



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, JANUARY 8, 2019
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon		Ron Hutson, Planning
Ham Carey		Laura Smith, Planning
Dennis Brennan		Travis Gray, Codes Enforcement
Jim Greenway		Jeff Harris
Gene Gammons		Jim Jenkins, Philadelphia Floodplain Administrator
Debbie Hines		Wendy Carney
LeeAnn Chihasz		Bob Stublefield
Salvador Mejia		Bill Biles
Carlie McEachern, Chairman		

CALL TO ORDER

Carlie McEachern called the meeting to order at 1:25 P.M.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Carlie McEachern led the Pledge of Allegiance. Laura Smith conducted the roll call.

APPROVAL OF MINUTES FROM THE DECEMBER 4, 2019 MEETING

A motion was made to approve by Debbie Hines, seconded by Ham Carey and unanimously approved.

A REVIEW CITY OF LOUDON ZONING MAP (LARGE COPY WILL BE AVAILABLE AT THE MEETING)

City of Loudon Zoning Map was presented to the commissioners for review to be approved later.

ACTION

Commissioners to review and discuss at the next scheduled Planning meeting.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

ADJOURNMENT

1:40 PM



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, JANUARY 8, 2020
Immediately following the Planning Commission meeting

Members Present	Members Absent	Others Present
Tim Dixon	Dennis Brennan	Ron Hutson, Planning
Ham Carey		Laura Smith, Planning
Carlie McEachern, Chair.		Travis Gray, Codes Enforcement
Jim Greenway		Jeff Harris
Gene Gammons		Wendy Carney
Debbie Hines		Bob Stubblefield
LeeAnn Chihasz		Bill Biles
Salvador Mejia		Grazyna Gammons

CALL TO ORDER AND ROLL CALL AND APPROVAL OF MINUTES

Carlie McEachern, Chairman, called the meeting to order at 12:30 PM. Roll was called and the minutes of the December 4, 2019 meeting were unanimously approved on a motion by Debbie Hines, seconded by Gene Gammons.

SPECIAL EXCEPTION REQUEST FOR ALCOHOL AND DRUG TREATMENT FACILITY, APPLICANT, BOB STUBBLEFIELD, COO FOR 4M HEALTH SYSTEMS, INC., PROPERTY OWNER, SARJU, LLC., 110 RIVER RD. WEST, TAX MAP 039, PARCEL 043.00, P-1, PROFESSIONAL AND CIVIC DISTRICT, APPROXIMATELY 1.47 ACRES

Mr. Stubblefield presented a request to operate a drug and alcohol treatment center. There are plans for 48 beds and will include adolescents and women. They will provide detox and 48-day rehab for nursing and pregnant women as well. The for-profit facility will do a background check on employees and no vehicles will be allowed for patients. There will be a room provided for those who require detoxification. Many patients use TennCare to cover the costs of treatment that could be between 28 to 45 days. Patients have the right to leave the facility at any time. They have found that 3-4% will leave the program. They receive calls from Children’s Services, parole officers, pediatricians, and OB Gyn’s. Tennessee statute requires training for employees working with patients such as crisis management and cultural awareness. Mr. Stubblefield will oversee the facility for six months and then turn it over to a head nurse with A&D treatment experience.

ACTION

A motion was made by Ham Carey to approve, which was seconded by Jim Greenway and unanimously approved.

VARIANCE REQUEST TO REDUCE SIDE SETBACK, APPLICANT, WENDY CARNEY, OWNER, GREGORY H. CARNEY, 650 BUCKHORN WAY, TAX MAP 031C, GROUP B, PARCEL 075.00, TENNESSEE NATIONAL, PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY .053 ACRES

Ms. Carney is the property owner and realtor. She has lived in Tennessee National for nine years. Bill Biles is the builder and stated the porch is to have vertical posts and roof. Mr. Biles presented a drawing of elevation. It was noted that there should be the expectation of golf balls when living on the golf course. There was some discussion about previous variances when houses were close together.

ACTION

A motion was made to approve by Mr. Greenway to approve the setback variance, seconded by Tim Dixon and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

The meeting adjourned at 1:20 PM so that the Planning Commission meeting could resume.

Chairman

Date