



Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, FEBRUARY 5, 2020
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Dennis Brennan	Ron Hutson, Planning
Ham Carey	LeeAnn Chihasz	Travis Gray, Codes Enforcement
Carlie McEachern, Chairman		Jeff Harris
Jim Greenway		Bryan Petett
Gene Gammons		Rodney Grugin
Debbie Hines		Chris Freels
Salvador Mejia		Tom Harvey
		Doug Serrette
		Clifton Teeters
		Ty Ross

CALL TO ORDER AND ROLL CALL

Chairman, Carlie McEachern called the meeting to order at 12:30 p.m. and roll was called.

APPROVAL OF MINUTES FROM THE JANUARY 8, 2019 MEETING

A motion was made to approve the minutes by Debbie Hines, seconded by Tim Dixon and unanimously approved.

FINAL SUBDIVISION PLAT, 5 LOTS, APPLICANT, THOMAS HARVEY, PROPERTY OWNER, JAMES P. PURDY, 889 & 1021 MATLOCK BEND RD., TAX MAP 031 PARCELS 011.00 AND 015.00, A-1, AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 5.5 ACRES

Doug Serrette is the executor of the Purdy estate, approximately 10 acres. Owners want to sell to develop property for homes. Laura Smith pointed out that the surveyed plat was lacking two monuments. Mr. Serrette stated the final survey will be revised to include the monuments required. Mr. Serrette stated that the storage shed on the property will be removed.

ACTION

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

FINAL PLAT, CEDAR GROVE SUBDIVISION, 30 LOTS, PROPERTY OWNER, BRYAN PETETT, CEDAR PARK DR., TAX MAP 40, PARCELS 90-94, R-3, URBAN RESIDENTIAL DISTRICT, APPROXIMATELY 11 ACRES

Carlie McEachern read from the Laura Smith recommendation document; Bryan Petett property owner, must provide a written document from Mr. Littleton ensuring that an additional 25' road frontage will be provided for access to property noted for future development on the final site plan submitted by Mr. Petett.

ACTION

A motion was made by Debbie Hines to approved, seconded by Tim Dixon and unanimously approved.

REQUEST TO CLOSE PART OF ALLEY, APPLICANT, CLIFTON TEETERS, TAX MAP 041I, GROUP A, PARCEL 002.00, APPROXIMATELY 15' X 75', C-2, HIGHWAY BUSINESS DISTRICT

Clifton Teeters stated that he owns the property at the end of the alley in question. Mr. Teeters has no knowledge of residents that have access to the alley actually using the alley for entry or exiting the length of the alley. Ty Ross ask Public Works does garbage trucks utilize the alley but has not yet be provided a response.

ACTION

A motion was made by Ham Carey to close a portion of the alley, seconded by Debbie Hines and unanimously approved.

RESOLUTION TO AMEND SUBDIVISION REGULATIONS, ROAD FRONTAGE

A motion was made by Ham Carey, seconded by Debbie Hines to table this agenda item until March 2020 meeting and unanimously approved.

ANNUAL MEETING, ELECTION OF OFFICERS

A motion was made by Tim Dixon, seconded by Ham Carey for the current officers to remain the same for another term and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

ADJOURNMENT

A motion was made to adjourn by Tim Dixon, seconded by Gene Gammons and unanimously approved. The meeting adjourned at 12:52 PM.

Chairman

Date



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MINUTES
 LOUDON BOARD OF ZONING APPEALS
 LOUDON CITY HALL
 2480 Hwy. 72 N.
 WEDNESDAY, FEBRUARY 5, 2020
Immediately following the Planning Commission meeting

Members Present	Members Absent	Others Present
Tim Dixon	Dennis Brennan	Ron Hutson, Planning
Ham Carey	LeeAnn Chihasz	Travis Gray, Codes Enforcement
Carlie McEachern, Chairman		Jeff Harris
Jim Greenway		Bryan Petett
Gene Gammons		Rodney Grugin
Debbie Hines		Chris Freels
Salvador Mejia		Tom Harvey
		Doug Serrette
		Clifton Teeters
		Ty Ross

CALL TO ORDER

Carlie McEachern, Chairman called the meeting to order at 12:53 P.M.

ROLL CALL, JANUARY 8, 2020 MEETING MINUTES

Ron Hutson conducted roll call. A motion was made by Debbie Hines to approve meeting minutes for January 8, 2020, seconded by Ham Carey and unanimously approved.

VARIANCE REQUEST, TO REBUILD DWELLING; LOT SIZE APPROXIMATELY 7,400 SQ. FT., MINIMUM LOT SIZE 10,000 SQ. FT., APPLICANT AND PROPERTY OWNER, ISRAEL ZAVALA JIMENEZ, COLLINS ST., TAX MAP 033P, GROUP B, PARCEL 016, R-1, LOW DENSITY RESIDENTIAL DISTRICT

Salvador Mejia interpreted board discussion with regard to Israel Jimenez's variance request for reduction of lot size. Mr. Jimenez stated his intention is to build a small house for a relative to live near him. He also owns other property in the same area.

ACTION

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

ANNUAL MEETING, ELECTION OF OFFICERS

A motion was made for the Officers to rename the same for another term by Tim Dixon, seconded by Ham Carey and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

1:00 P.M.

Chairman

Date