

**LOUDON COUNTY  
PLANNING  
& CODES  
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
865-458-4470  
Fax: 865-458-3598  
www.loudoncountyplanning.com

**MINUTES**

**LOUDON COUNTY REGIONAL PLANNING COMMISSION**

**September 16, 2014**

The September meeting of the Loudon County Regional Planning Commission was called to order at 5:30 p.m. Present were Mr. Brown, Mr. Luttrell, Mr. McEachern, Ms. McNew, Mr. Jim Brooks, Ms. Terry, Mr. Lee, Ms. Ross, Mr. Bright, and Mr. Napier. Absent was Ms. Cardwell.

Motion to approve the minutes for the August 19, 2014 meeting was made by Mr. McEachern, seconded by Mr. Luttrell, and approved 10-0.

**Agenda Item A: Consideration of request to rezone property referenced on Tax Map 16, Parcels 214.00, 214.01, and 214.07, located on Beals Chapel Rd. (formerly Cedar Hills Golf Club) from R-1/PUD at 2.0 units per acre to R-1/PUD at 2.5 units per acre, consisting of 63.3 acres, 6<sup>th</sup> Legislative District. Owner/Applicant: Sethfield, LP File # 14-02-07-RZ-CO**

This item was withdrawn.

**Agenda Item B: Consideration of request to rezone property referenced on Tax Map 16, Parcels 234.01 and 377.00, located on Beals Chapel Rd. from R-1/PUD 3.0 units per acre to R-1/PUD 2.5 units per acre, consisting of 34.65 acres, 6<sup>th</sup> Legislative District. Owner: Creston Group Inc./Applicant: Sethfield, LP File #14-07-44-RZ-CO**

This item was withdrawn.

**Agenda Item C: Consideration of request for final plat approval for Morganton Landing, a 36-lot subdivision, referenced on Tax Map 78, Parcel 71.00, consisting of 28.26 acres, Zoned R-1, City of Greenback, 3<sup>rd</sup> Legislative District. Owner/Applicant: Baker's Creek Partnership, G.P. File #14-08-49-SU-CO**

Mr. Brown stated that he had called Mr. Ed Loy, one of the partners in the Baker's Creek Partnership, and had explained the situation with the new planner just being on the job for 2 weeks. He said that he had asked Mr. Loy if it would be an inconvenience to postpone the request until next month's meeting. He stated that Mr. Loy said that it would not be an inconvenience to him.

Mr. McEachern made the motion to postpone the final plat approval until next month, second was made by Mr. Brooks. Motion carried 10-0.

**Agenda Item D: Consideration of a 3-lot re-subdivision located on 1963 Martel Rd., Lenoir City, referenced on Tax Map 21, Parcels 12.00, 12.01, and 13.00, consisting of 9.13 acres, Zoned C-2, 2<sup>nd</sup> Legislative District. Owners: Matt Guldan, Crossroads Christian School, and Highland Hills Church. File # 14-09-52-SU-CO**

Mr. David Thompson, representative for the church, was present.

Mr. Brown asked Mr. Thompson asked the reason for the re-subdivision.

Mr. Thompson stated that Mr. Guldan, Tumbling and More, wanted to purchase the gymnasium.

Mr. McEachern said that all 3 parcels had more than the requirement for road frontage on Martel Road. He stated that it looked like that the re-subdivision met all the criteria.

Mr. Thompson stated that all the people involved were in agreement for the re-subdivision.

Mr. Luttrell made the motion to approve the 3-lot re-subdivision request, second was made by Mr. McEachern. Motion carried 10-0.

**Planning and Codes Department Building Activity Report for the month of August, 2014:**

**August - 40 permits issued with estimated value of \$7,799,894 and fees collected of \$23,832 (17 single-family building permits issued)**

**County Commission Action on Planning Commission recommendations:**

**Approved amendment to the Loudon County Zoning Resolution Article 4, Section 4.230. Development Standards for Permitting Telecommunications Towers and Antennas and Article 5, Section 5.043. R-1 Suburban Residential District to address prohibiting telecommunications towers in the R-1 (Suburban Residential) zoning district.**

Mr. Brown stated that County Commission had passed a moratorium for no additional telecommunication towers to be approved in Loudon County until the Loudon County Zoning regulations concerning telecommunication towers could be reviewed and revised if appropriate. He said that the Mayor is to appoint a committee to review the regulations and make recommended changes if needed. He stated that, as far as he knew, that committee has not been appointed. He said when he contacted the chairman of the Loudon County Commission in regards to the committee, he said Mr. Harrelson said that he thought the committee would be appointed on this day.

Ms. Ross asked if there was a time limit.

Mr. Brown said that there was not a time limit placed on the moratorium.

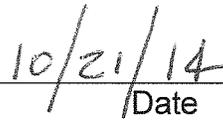
**Additional Public Comment:** There were none.

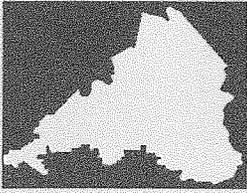
**Comments from the Commission:** Mr. Brown suggested to the Planning Commission to work on the zoning regulations section by section in the future.

The Planning Commission was reminded about the Planning Commissioners Training to be held on September 30, 2014 at Farragut Town Hall at 6 p.m.

Mr. Luttrell made the motion to adjourn, second was made by Ms. McNew. Meeting was adjourned at approximately 5:55 p.m.

  
Signed

  
Date



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**MINUTES**

**LOUDON COUNTY BOARD OF ZONING APPEALS**

**September 16, 2014**

The September meeting of the Loudon County Board of Zoning Appeals was called to order at 6:00 p.m. Present were Mr. Brown, Mr. Luttrell, Mr. McEachern, Mr. Bright, and Ms. Terry.

Mr. Brown, Chairman of the Board, swore in those who were to give testimony in the meeting.

Motion to approve the August 19, 2014 minutes was made by Mr. McEachern, second was made by Ms. Terry. Motion carried 5-0.

**Agenda Item A: Consideration of a Special Exception request to place an accessory structure in the front yard of the property located at 600 Manning Private Ln., consisting of 2 acres, referenced by Tax Map 16, Parcel 113.00, Zoned R-1 (Suburban Residential), 6<sup>th</sup> Legislative District. Applicant: Donnie Bittle**

Mr. Howard Zoldessy, the owner, and Mr. Bittle, the contractor, were present.

Mr. Zoldessy stated that he wanted to build the accessory structure (carport) to be able to protect his vehicles. He said that the most logical place to build this accessory structure by his driveway. He showed the Board a photo of the property with the existing structures. He stated that his neighbors were in support of building this accessory structure in the front of his property. He said that if he were required to build the accessory structure beside his house, he would have an enormous expense in concrete to extend his driveway and build a retaining wall. He stated that he would also have some water runoff toward his log home.

Mr. McEachern said that it looked like Mr. Zoldessy had a hardship because of the shape of the lot.

Mr. McEachern made the motion to approve the special exception request, second was made by Ms. Terry. Motion carried 5-0.

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**Agenda Item B: Consideration of a Special Exception request to allow owner to live in existing mobile home while building new home on property located at 540 Kiser Rd., Philadelphia, consisting of 10.48 acres, referenced by Tax Map 76, Parcel 32.00, Zoned A-1 (Agriculture-Forestry), 4<sup>th</sup> Legislative District. Owner: Curt Harper**

Mr. Harper was present.

Mr. Harper stated that he wanted to build the new home behind the existing mobile home.

Mr. Brown said that typically the Board approved these types of request for a 12-month period.

Mr. Harper stated that he hoped to have the new home built in 12 months.

Mr. McEachern asked Mr. Brown if a time limit would be required for this type of situation. He said that the 12-month time was for owners to live in campers while building their new homes. He asked if the time limit could be extended.

Mr. Luttrell agreed with Mr. McEachern that the time limit could be extended.

Mr. Brown said that was up to the Board about the time limit.

Mr. Harper stated that when his new home was finished, that he planned on moving the mobile home off the property.

Mr. Bright asked Mr. Harper if 12 months would be enough time to finish his new home.

Mr. Harper said that 12 months would be close.

Ms. Terry suggested approving the 12-month time limit; and if he needed more time to finish the home (if he has made progress on the home), the Board could give him more time.

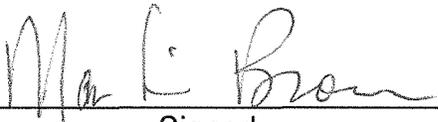
Mr. Harper stated that if it took him more than 12 months to build the home, he would come back to the Board to ask for an extension.

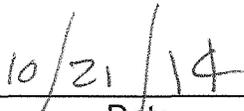
Mr. McEachern made the motion to allow Mr. Harper to continue to live in his mobile home while building his new home for 12 months from the time he gets his building permit, second was made by Mr. Bright. Motion carried 5-0.

**Additional public comments:** There were none.

**Announcements and/or comments from Board/Commission:** There were none.

Mr. McEachern made the motion to adjourn. Meeting was adjourned at approximately 6:15 p.m.

  
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Signed

  
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Date