

Loudon County Planning Department

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MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

JUNE 16, 2015

The June meeting of the Loudon County Board of Zoning Appeals was called to order at 5:30 p.m. (due to not have a Planning Commission Meeting). 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 May 19, 2015 minutes was made by Mr. McEachern, second was made by Mr. Bright. Motion carried 5-0.

Agenda Item A: Consideration of a special exception request for Niles Ferry Baptist Church to replace existing sign with an intermittent sign placed in the same location as existing sign, located at 6895 Hwy. 411, S., City of Greenback, referenced by Tax Map 80, Parcel 103.00, Zoned C-1 (Rural Center District), 3rd Legislative District. Applicant: Harold Carpenter

No representatives from Niles Ferry Baptist Church were present.

Mr. McEachern made the motion to postpone the request for 30 days.

Agenda Item B: Consideration of a special exception request to place a subdivision sign for Warrior's Chase Subdivision on the corner of Hwy. 70 and Wilkerson Ln. in Lenoir City. Applicant: Barbara Clos, representative of Warrior's Chase HOA.

Ms. Clos, resident of Warriors Chase, and Mr. Ambrust, President of Warriors Chase HOA, were present.

Mr. Ambrust passed out the explanation of why the subdivision wanted the additional sign. He explained the location of the subdivision. He stated that the entrance road to their subdivision was off North Wilkerson Lane which comes off Hwy. 70. He said there was no clear identification on Hwy. 70 at Wilkerson Ln. for their subdivision. He stated that there was about 600'-700' from the intersection of Hwy. 70 and Wilkerson Ln. to the subdivision. He said that people could not see much of the subdivision from Hwy. 70. He

stated that they wanted to erect a sign at the intersection of Hwy. 70 and Wilkerson Ln. to direct people to the subdivision. He said that the proposed sign would be placed on Warriors Chase common property. He stated that the proposed sign would be brick construction similar to the brick on the existing homes. He said on each side of the brick structure would be a black plaque with the words, "Warriors Chase."

Mr. McEachern asked if there were any right of ways on the common property.

Mr. Ambrust said there was a power line easement along the highway. He stated that he didn't think the sign would affect the power line easement.

Mr. McEachern warned Mr. Ambrust that if the sign was affected by any easements, that the sign may get torn down if it got in the way of the easement.

Mr. McEachern asked what the rules were for subdivision signs.

Ms. Smith stated that there were no rules for subdivision signs in this instance. She said when the homeowners association came to ask questions to get a building permit for the sign, there were no regulations. She stated that is why the request was on the agenda. She said that the Planning Commission could look at updating the zoning resolution to add regulations for subdivision signs.

Mr. Brown asked Ms. Smith if she could tell if the location of the sign would be in the line of sight.

Ms. Smith said the homeowners association has not given her a site plan where the sign would be located.

Mr. Ambrust stated that the sign would be where the existing crape myrtle bush was in the picture taken by the codes enforcer.

Mr. McEachern said that he did not see a line of sight issue with the location of the sign and the size of the sign. He asked Mr. Ambrust if he had considered a 45 degree angle for the sign or if it would be facing Hwy. 70.

Mr. Ambrust stated that they were thinking about the proposed sign facing Hwy. 70. He said that the sign would be perpendicular to Hwy. 70, so people could see the sign from whatever direction they were traveling in.

Mr. Brown said that the line of sight was his main concern.

Mr. Ambrust stated that they would carefully place the sign in the location that would not impede vision.

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

Agenda Item C: Consideration of a special exception request to allow garage to be built on property without a dwelling, located at 4276 Hines Valley Road, referenced by Tax Map 9, Parcel 183.00, Zoned R-1 (Suburban Residential), 5th Legislative District. Owner/Applicant: Jason Henderson

Mr. Henderson was present.

Mr. Henderson stated that before he owned the property, the property had been 2 separate pieces. He said his current house was on the front lot from this property. He stated that the only existing structure on this property was a barn on the back side of the property. He said they wanted to build a garage next to this barn. He stated that they plan to build a house on this property in the future. He said that the closest neighbors to this proposed structure would be his in-laws, who didn't oppose the garage being built. He stated that they had thought about combining this property with the property his current house was on to be able to build the garage. He said that they were informed that if they did combine the two properties, they would not be allowed to build another dwelling on the property, since there would already be an existing dwelling on the property.

Mr. McEachern agreed that combining the two properties would solve his problem with the garage, but would not benefit them when they were ready to build their new home.

Mr. Bright asked Mr. Henderson when he proposed to build his new home.

Mr. Henderson said that they plan to build the new home in about 5 years. He stated that they wanted to get started building the garage as soon as possible.

Mr. McEachern asked Mr. Henderson what he would use the garage for.

Mr. Henderson stated that he planned to store his tractor and a car in the proposed garage.

Mr. McEachern informed Mr. Henderson that he could not operate a business in the garage.

Mr. Henderson said that the proposed garage would not be used for a business.

Ms. Smith stated that she had suggested to Mr. Henderson that if the BZA approved his

request, he needed to draw his site plan where he proposed to build his home to make sure he had room to build his home.

Mr. McEachern said that the proposed home also needed to be in front of the garage.

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

Additional public comments: There were none.

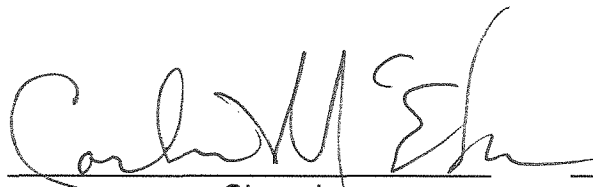
Announcements and/or comments from Board/Commission:

Mr. Brown announced that Mr. Howard Luttrell would be retiring from his position on the Planning Commission and the Board of Zoning Appeals. He stated that Mr. Luttrell had been the Vice Chairman on each of these boards. He said that since, he was the chairman and Mr. Luttrell was vice chairman, the board needed to re-elect someone to replace Mr. Luttrell in the case that he (Mr. Brown) was unable to attend the meeting. He stated that Ms. Smith had shown him the BZA by laws, which states that there was supposed to be an appointed secretary in addition to the chairman and vice chairman. He said that the board needed to either elect a temporary vice chairman to replace Mr. Luttrell or needed to elect a secretary. He stated that he could not remember the BZA ever electing a secretary.

Mr. McEachern made the motion to elect a secretary for the Board of Zoning Appeals, second was made by Ms. Terry. Motion carried 5-0.

Ms. Terry made the motion to elect Mr. McEachern as the secretary for the Board of Zoning Appeals. Mr. Bright made the motion that nominations cease and that Mr. McEachern be elected secretary for the Board of Zoning Appeals by acclamation.

Mr. Luttrell made the motion to adjourn the meeting. Meeting was adjourned at approximately 5:55 p.m.



Signed

7-21-15

Date