

Loudon County Planning Department

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MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION SEPTEMBER 15, 2015

Members Present	Members Absent	Others Present
Janis Terry	Martin Brown, Chairman	Allen Shepher
Carlie McEachern		Chris Sharp
Jim Brooks		Stewart Rossi
Monty Ross		Tom Dean
Barbara Cardwell		Melanie Lemons
Ed Lee		Mark Matlock
John Napier		Stephen Smith
Pam McNew, Secretary		Steve Bicknell
Ryan Bright		Jim Jenkins, Director, Codes Enforce.
Adam Waller		Laura Smith, Planner

CALL TO ORDER AND APPROVAL OF MINUTES

Secretary, Pam McNew called the meeting to order at 5:30 p.m. and roll was called. The minutes of the August 18, 2015 meeting were unanimously approved on a motion by John Napier seconded by Barbara Cardwell

REQUEST FOR EXTENSION OF PRELIMINARY PLAT APPROVAL FOR RIVER COVE SUBDIVISION, PHASE I, PROPERTY OWNERS, STEWART AND DEB ROSSI, LOUDON COUNTY TAX MAP 51, PARCEL 008.03

Chris Sharp, Engineer from Urban Engineering, Inc. 11851 Kingston Pike, Knoxville, TN 37934 was present with property owner, Stewart Rossi, 700 Summitt Hill Drive, Greenback, TN 37742 to request an extension of the preliminary plat approval of Phase I, River Cove Subdivision which is set to expire on October 14, 2015. Mr. Sharp stated that weather conditions have caused delays and it was taking longer than they anticipated. Planner, Laura Smith recommended extension of the approval for the preliminary plat.

ACTION

Monty Ross moved to approve a 12-month extension for the preliminary plat setting the new date at October 14, 2016. The motion was seconded by Ms. Cardwell and approved by majority vote with Mr. Brooks, Ms. Ross, Ms. Cardwell, Mr. Lee, Mr. Napier, Ms. McNew, Mr. Bright, Mr. Waller and Ms. Terry voting yes to approve and Mr. McEachern voting no, not to approve.

DISCUSSION, ANNUAL REPORT SUMMARY

Ms. Smith presented draft copies of the Annual Report, a document summarizing activities for the past year, and proposed activities for the new fiscal which began in July. She stated that the

document is something she had used previously and thought the Planning Commission might find the information useful.

UPDATE ON LETTERS OF CREDIT AND BONDS

Ms. Smith also presented copies of a spreadsheet showing existing letters of credit held by the County. This was for informational purposes for the Planning Commission to know which developments had active letters of credit.

DISCUSSION, PLANNING COMMISSIONER HANDBOOK

Copies of the Planning Commissioner Handbook were distributed to the Planning Commission with the goal of reviewing it in the next few months during regular meetings as continuing education.

DISCUSSION, ZONING RESOLUTION AMENDMENTS

There was a discussion regarding amending the Zoning Resolution regarding “temporary uses” and the definition of “duplex.”

Section 4.030 Temporary Use Regulations states the following:

The following regulations are necessary to govern the operation of certain necessary or seasonal uses nonpermanent in nature. Application for a temporary use permit shall be made to the Building Commissioner. Said application shall contain a graphic description of the property to be utilized and a site plan, a description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. The following uses are all-inclusive and shall be subject to the specific regulations and time limits which follow and to the regulations of any district in which such use is located:

The Planning Commission discussed deleting the phrase “all-inclusive” in the last sentence and adding “any other activities shall be reviewed by the Board of Zoning Appeals” to the end of the paragraph. They also discussed the term “duplex” in the Definitions section of the Zoning Resolution. Currently, the definition states the following:

Duplex dwelling means a building and accessories thereto principally used, designed, or adapted for use by two (2) households, the living quarters of each of which are completely separate.

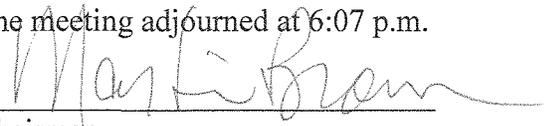
The Planning Commission discussed adding “and share a common wall” to the end of the sentence. These proposed amendments and any more discussed in the next few months would be compiled into one resolution to be reviewed by the Planning Commission at the end of the year.

REMINDER OF CONTINUING EDUCATION AND TRAINING OPPORTUNITIES

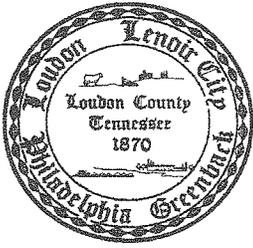
Ms. Smith reminded the Planning Commission of the upcoming training events on September 24, 2015 in Oak Ridge on Addressing Stormwater and Drainage Issues and on October 29, 2015 in Farragut on Private Property Rights.

ADJOURN

The meeting adjourned at 6:07 p.m.


Chairman


Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS SEPTEMBER 15, 2015

Members Present	Members Absent	Others Present
Janis Terry	Martin Brown, Chair.	Melanie Lemons
Carlie McEachern, Secretary		Mark Matlock
Jim Brooks		Stephen Smith
Ryan Bright		Steve Bicknell
		Jim Jenkins, Codes Enforcement Dir.
		Laura Smith, Planner
		Others

CALL TO ORDER AND APPROVAL OF MINUTES

Carlie McEachern called the meeting to order at 6:10 p.m., the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the August 18, 2015 meeting were unanimously approved on a motion by Ryan Bright seconded by Jim Brooks.

SPECIAL EXCEPTION, REQUEST TO BUILD A CHURCH FACILITY AT 14269 NORTHSHORE DRIVE, TAX MAP 17G, GROUP A, PARCELS 001.00-004.00, IN THE A-2, RURAL RESIDENTIAL DISTRICT

Mark Matlock with CDM and Pastor, Stephen Smith were present representing the Northshore Fellowship Church of God. Mr. Matlock stated that the church had acquired some property and they would like to build a new church on the property. The size of the proposed church has not been determined yet. Mr. Matlock stated that it was still in the planning stages. Pastor Smith stated that there is an existing church, but that they were outgrowing it and they have approximately 180 church members. The property they have acquired is approximately 4 acres in size.

Tom Dean, a member of the audience who lives on Deerfield Lane which according to him is located west of the property, stated that the residents of the area are opposed to the church. Mr. Dean stated that he had concerns regarding noise levels, after school programs adjacent to residents and traffic concerns on side streets. It was confirmed that if the church is built, access to the church would be off Northshore Drive. Mr. Dean stated that the neighbors were upset about the prospect of a new church located on the property.

ACTION

Mr. Brooks moved to approve the special exception to use the property for the proposed church. The motion was seconded by Janis Terry and approved unanimously.

SPECIAL EXCEPTION TO ALLOW AN INGROUND POOL IN THE FRONT YARD OF PROPERTY LOCATED AT 305 TRIGONIA ROAD, TAX MAP 084, PARCEL 149.00, A-2 RURAL RESIDENTIAL, MELANIE LEMONS, PROPERTY OWNER

Melanie Lemons stated that her house faces Trigonía Road, but she would like to place an in ground pool next to an existing above ground pool which is in the front yard. According to the Loudon County Zoning Resolution, accessory structures are permitted in the rear or side yard, 5' from the property line.

ACTION

Mr. Brooks moved to approve the special exception allowing the pool to be placed in the front yard. The motion was seconded by Ms. Terry and approved unanimously.

VARIANCE REQUEST, 9' FRONT YARD SETBACK FOR GARAGE ADDITION, PATRICIA SHEPHERD, 1121 DIXIE LEE CIRCLE, TAX MAP 007J, GROUP B, PARCEL 049.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Shepherd requests a 9' front yard setback variance in order to add a garage to the main level of his home so his wife and mother would have easier access to the home.

ACTION

Mr. Brooks moved to grant the 9' front yard setback variance for the garage. The motion was seconded by Mr. Bright and approved unanimously.

ADJOURN

The meeting adjourned at 6:30 p.m.


Chairman


Date