



# Loudon County Planning Department

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PUBLIC HEARING  
AND MINUTES  
LOUDON COUNTY REGIONAL PLANNING COMMISSION  
OCTOBER 20, 2015

Members Present	Members Absent	Others Present
Martin Brown, Chairman	Ed Lee	Gwen Jenkins
Carlie McEachern		Betty B
Jim Brooks		Earl Nix
Monty Ross		Robert Campbell
Barbara Cardwell		Jason Studwell
Janis Terry		Greg Smith
John Napier		Michelle Smith
Pam McNew, Secretary		Betty McAllister
Ryan Bright		Jim Jenkins, Director, Codes Enforce.
Adam Waller		Laura Smith, Planner

## PUBLIC HEARING

A public hearing was held at 5:30 p.m. to receive public comment on a resolution to amend Article II, Procedure for Plat Approval, Section A. General of the Loudon County Regional Subdivision Regulations. With no public comment the hearing was closed.

## CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Martin Brown called the meeting to order at 5:30 p.m. and roll was called. The minutes of the September 15, 2015 meeting were unanimously approved on a motion by Carlie McEachern seconded by Barbara Cardwell.

## RESOLUTION NO. 2015-10-20 TO AMEND THE LOUDON COUNTY SUBDIVISION REGULATIONS, ARTICLE II. PROCEDURE FOR PLAT APPROVAL, SECTION A.

### GENERAL

Resolution to amend the subdivision regulations:

4. A preliminary and/or a final plat shall not be accepted or considered by the Planning Commission for an applicant who, prior to approval of the preliminary and/or final plat, is in violation of any provision of the Municipal and Regional Subdivision regulations of the Loudon County Regional Planning Commission or any development related resolutions of Loudon County, Tennessee in any development within the county. The term "applicant" shall include an individual (including his or her spouse or children) or business entity (i.e., corporation, limited liability company [LLC] etc.) and/or any owner, member, shareholder, or partner in any business entity that is in violation of any such resolution or regulation in any development within the County.

ACTION

Mr. McEachern moved to approve the resolution which was seconded by Pam McNew and approved unanimously.

REQUEST RELEASE OF \$128,800 LETTER OF CREDIT, U.S. BANK NATIONAL ASSOCIATION FOR STONEBROOK SUBDIVISION, GREG SMITH, CMH DEVELOPERS

Robert Campbell, of Robert Campbell & Associates was present with an as-built drawing of the Stonebrook Subdivision to request the release of the \$128,800 letter of credit which was being held for the completion of the roads in the subdivision. Planner, Laura Smith stated that County Road Superintendent, Eddie Simpson had confirmed that the roads had been built to County standards.

ACTION

Mr. McEachern moved to release the letter of credit for Stonebrook Subdivision for the completion of the road improvements. The motion was seconded by Jim Brooks and approved unanimously.

REQUEST ACCEPTANCE OF ROADS IN THE WARRIOR'S CHASE SUBDIVISION INTO THE COUNTY ROAD SYSTEM

The roads in the Warrior's Chase Subdivision had been improved by the property owners so that they could be accepted into the County road system. The roads include 780' of N. Wilkerson Lane, 835' of Battlecreek Way, 265' of Blackfoot Way, and 260' of Red Wolf Way. Ms. Smith stated that Mr. Simpson had confirmed that the roads had been built to County standards.

ACTION

Mr. Brooks moved to recommend acceptance of the roads into the County road system. The motion was seconded by Mr. McEachern and approved unanimously.

SUBDIVISION PLAT, RESUBDIVISION OF 5 LOTS, LAKEVIEW VILLAGE, SUSAN WHITE, BEALS CHAPEL ROAD, TAM MAP 016, PARCELS 393.00 AND 393.01 AND TAX MAP 021, PARCEL 92.01

The plat showed lot line adjustments.

ACTION

Mr. McEachern moved to approve the resubdivision plat which was seconded by Janis Terry and approved unanimously.

DISCUSSION, ROAD FRONTAGE REQUIREMENTS IN THE LOUDON COUNTY SUBDIVISION REGULATIONS

There was a discussion regarding the 75' road frontage requirement for lots less than 5 acres in size and flag lots.

REMINDER OF CONTINUING EDUCATION AND TRAINING

There was a reminder that there would be a training opportunity on October 29, 2015 in Farragut on Private Property Rights.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The monthly report was attached.

ADJOURN

The meeting adjourned at 6:10 p.m.

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Chairman

\_\_\_\_\_  
Date

MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 OCTOBER 20, 2015

Members Present	Members Absent	Others Present
Martin Brown, Chairman		Gwen Jenkins
Carlie McEachern, Secretary		Earl Nix
Jim Brooks		Jason Studwell
Ryan Bright		Laura Smith, Planner
Janis Terry		Jim Jenkins, Codes Enforcement Dir.

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Martin Brown called the meeting to order at 6:15 p.m., the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the September 15, 2015 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright.

SPECIAL EXCEPTION, AUTOMOTIVE REPAIR, 180 LITTLETON DRIVE, TAX MAP 41, PARCEL 130.01, C-2, GENERAL COMMERCIAL DISTRICT, PROPERTY OWNER, GWEN JENKINS

Ms. Jenkins requests a special exception to operate a car repair shop. Mr. Nix, who was in attendance with Ms. Jenkins, stated that Mr. Jenkins had recently passed away. The Jenkins' purchased the property and were unaware of any requirements to operate the shop. The property has since been rezoned to C-2, which permits automotive repair as a special exception.

ACTION

Mr. McEachern moved to grant the special exception for Ms. Jenkins to run the automotive repair shop, and if it were sold, the next owner would have to request a special exception. The motion was seconded by Mr. Bright and approved unanimously on a roll call vote.

SPECIAL EXCEPTION, ONLINE GUN SALES, 780 DUNRIDGE LANE, TAX MAP 021L, GROUP A, PARCEL 060.00, A-2, RURAL RESIDENTIAL DISTRICT, JASON STUDWELL

Mr. Studwell requests a special exception to allow him to sell firearms from his home. He stated that in order for him to be permitted by the Bureau of Alcohol and Firearms, he needed the approval of the BZA. He stated that he would have few transactions at his home, and mainly he would be conducting online sales. He stated that he is unaware of any covenants restricting home occupations in his subdivision, Blackberry Landing.

ACTION

Mr. McEachern moved to approve the special exception to Mr. Studwell which was seconded by Janis Terry and approved unanimously.

ADJOURN

The meeting adjourned at 6:35 p.m.

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 Chairman

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 Date