



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

MINUTES  
LOUDON COUNTY REGIONAL PLANNING COMMISSION  
NOVEMBER 17, 2015

The November 17, 2015 meeting of the Loudon County Regional Planning Commission was cancelled due to a lack of agenda items.

MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 NOVEMBER 17, 2015

Members Present	Members Absent	Others Present
Martin Brown, Chairman	Carlie McEachern	Jim Stiles
Jim Brooks		Karen Stiles
Ryan Bright		Robert Morrison
Janis Terry		Charles & Carol Woodward
		Jacob & Kelli Little
		Betty Brown
		Bob Rutherford
		Jeannie Rutherford
		Robert Coffman
		Roy Coffman
		Laura Smith, Planner
		Jim Jenkins, Codes Enforcement Dir.

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Martin Brown called the meeting to order at 5:30 p.m., the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the October 20, 2015 meeting were unanimously approved on a motion by Jim Brooks seconded by Ryan Bright.

VARIANCE REQUEST, SIDE YARD SETBACK, JAMES AND KAREN STILES, 2126 CRUZE ROAD, TAX MAP 027, PARCEL 156.00, A-2 RURAL RESIDENTIAL DISTRICT

Mr. Stiles stated that he had purchased his property in 1998. According to Mr. Stiles, the 1<sup>st</sup> structure was built in 2008 and the 2<sup>nd</sup> in 2003. Mr. Stiles' neighbor, Mr. Rutherford had a survey for his property which shows that Mr. Stiles is closer to the side property line. Mr. Rutherford had complained that a gully had formed on his property because of the water draining off the Stiles' property. Mr. Rutherford is concerned that his drainfield will be damaged. Mr. Rutherford has filled the gully in and now he is concerned that the Stiles' have built their house and carport too close to the property line, and actually cross his property line. Mr. Rutherford has installed 75' of drain to try to alleviate the problem. Mr. Stiles stated that he believed part of the problem was that trees had been cut down by Mr. Rutherford. Mr. Stiles was asked if he'd had a survey done prior to building his house and he said that he had not. There was a discussion of what course of action the BZA could take such as granting a variance, telling Mr. Stiles he had to tear down his house, or taking no action. Chairman Brown told Mr. Stiles that he needed to take care of the drainage issue on his property that is running off onto Mr. Rutherford's property.

ACTION

Mr. Bright moved to approve the 18.5 foot side yard variance which was seconded by Janis Terry and approved on a roll call vote with Mr. Bright, Ms. Terry, and Mr. Brown voting yes to approve and Mr. Brooks voting no.

VARIANCE REQUEST, 15' FRONT YARD SETBACK FOR ADDITION TO DWELLING, JACOB LITTLE, 588 McTEER ROAD, GREENBACK, TAX MAP 079, PARCEL 035, A-1 AGRICULTURE-FORESTRY DISTRICT

Mr. Little purchased the property at 588 McTeer Road which has an existing home. The existing home is approximately 35' from the property line and the front yard setback is 50'. Mr. Little would like to build an addition to the existing structure with the 35' front yard setback.

ACTION

Mr. Brooks moved to approve the 15' front yard setback in order for Mr. Little to build the addition to the home. The motion was seconded by Ms. Terry and approved unanimously.

VARIANCE REQUEST, 11' REAR YARD SETBACK TO ENCLOSE DECK, CHARLES WOODWARD, 530 CHEYENNE BOULEVARD, TAX MAP 10F, GROUP A, PARCEL 081.00, R-1 SUBURBAN RESIDENTIAL DISTRICT WITH PUD

Mr. Woodward stated that he had purchased his home a few months ago. There was an existing deck which he replaced back in July. He wants to enclose the deck and make it a screened in porch. The rear setbacks are 25' and enclosing the deck would put it 14' from the property line. Mr. Woodward requests an 11' rear yard setback variance to enclose the deck.

ACTION

Mr. Brooks moved to approve the 11' rear yard variance request so that Mr. Woodward can build the screened in porch. The motion was seconded by Ms. Terry and approved unanimously.

SPECIAL EXCEPTION REQUEST FOR GARAGE TO BE IN THE FRONT YARD, ROBERT MORRISON, 950 WHITE WING ROAD, NORTH, TAX MAP 002, PARCEL 20.03, A-1, AGRICULTURE-FORESTRY DISTRICT

Mr. Morrison owns approximately 9 acres on White Wing Road, North. With no existing principal structure, he had built a garage without obtaining a permit in the front of the property. He is now in the process of building a home for which he obtained a permit and requests a special exception for the garage location.

ACTION

Ms. Terry moved to approve the special exception which was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION, AUTOMOTIVE REPAIR IN THE C-2, GENERAL COMMERCIAL DISTRICT, ROBERT COFFMAN, 104 PORT MADISON DRIVE, TAX MAP 33K, GROUP H, PARCEL 008.00

Mr. Coffman requests building an automotive repair business on his property which is currently vacant. The use is permitted as a special exception in the C-2 District. Planner, Laura Smith summarized the information she had found that had been filed on this property. On 9/18/12 the Loudon County Regional Planning Commission recommended denial of the rezoning of this property to C-2. However, on 11/5/12 County Commission approved the rezoning to C-2 and on 4/12/13 a site plan was approved by staff. The Zoning Resolution states that the use is a special exception granted by the BZA. There was a discussion regarding Mr. Coffman's existing business and concern that the new location could look junky as it is on a lot in an existing subdivision.

ACTION

Mr. Brooks moved to approve the use as a special exception. Ms. Terry seconded the motion and it was approved unanimously.

ADDITIONAL PUBLIC COMMENTS

There was a discussion regarding the content of the packets mailed to members of the BZA. All present agreed that paper copies were not necessary; they could receive information via email. Site plans should be drawn to scale and forwarded with the packets.

ADJOURN

The meeting adjourned at 6:30 p.m.

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Chairman

\_\_\_\_\_  
Date