

Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES
 LOUDON COUNTY REGIONAL PLANNING COMMISSION
 MARCH 15, 2016

Members Present	Members Absent	Others Present
Jon Napier, Chairman	Ryan Bright	Chantell Pelfry
Carlie McEachern		Roy Baker
Jim Brooks		Brenda Brenan
Monty Ross		Mark Shubert
Barbara Cardwell		Ray Linginfelter
Janis Terry		Jessica Linginfelter
Ed Lee		Jeff Linginfelter
Pam McNew, Secretary		Sarah Linginfelter
Jimmy Williams		V.W. Linginfelter
Adam Waller		Bobby Rice
		Pam Rice
		Ben Hazel
		Allie Carico, Intern
		Jim Jenkins, Codes Enforcement Dir.
		Laura Smith, Planning Dir.

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, John Napier called the meeting to order at 5:30 p.m. and roll was called. The minutes of the February 16, 2016 meeting were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

REZONING REQUEST, FROM C-2, GENERAL COMMERCIAL DISTRICT, TO A-2 RURAL RESIDENTIAL DISTRICT, PROPERTY OWNER, MARK SHUBERT, TAX MAP 025, PARCEL 221.00, 12600 E. LEE HWY;

Mark Shubert stated that in 2004 the property was rezoned from A-2 to C-2 for a potential convenience store. However, the transaction did not go through and Mr. Shubert requests zoning it back to A-2 so his family can continue to use the dwelling as a residence and add a potential accessory structure. Planner, Laura Smith stated that rezoning the property back to A-2 would make it consistent with the adjacent properties and recommended approval.

ACTION

Monty Ross motioned to recommend the rezoning which was seconded by Jim Brooks and approved unanimously.

DISCUSSION AND REVIEW LOUDON COUNTY ZONING RESOLUTION, ARTICLE 3,
GENERAL PROVISIONS:

Ms. McNew began reading through Article 3, General Provisions of the Zoning Resolution. There was a discussion of clarification of which zones are affected, the width of ingress/egress compared with the TDOT requirements and the reason for any differences such as standard width of vehicles. Driveway widths and the effect on storm water collection, and examples of what an "accessory use" is defined as, were also discussed. Ms. Smith will bring examples of accessory uses for discussion as the review of the Resolution continues. There was also a discussion regarding existing non-conforming structures which are shown on subdivision plats, and the definition and size of accessory structures. Jim Jenkins, Codes Enforcement Director, summarized the provision for the commission. He suggests that the commission eliminate "area of coverage" from the provision. Monty Ross also agreed "area of coverage" should be removed from the provision.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The monthly report was attached.

ADDITIONAL PUBLIC COMMENT

N/A

UPDATE FROM THE PLANNING DEPARTMENT

Ms. Smith updated the commission that the recent rezoning recommended to County Commission had been approved at their last meeting. There was also a reminder of the two upcoming training opportunities: the Plain Talk Conference on April 28, 2016 at the Airport Hilton in Alcoa, TN, from 8 am-4 pm, and the TDOT, Linking Land Use and Transportation workshop on March 29, 2016 at Farragut Town Hall from 6-8 pm.

ADJOURN

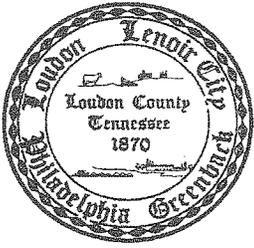
The meeting adjourned at 6:22 p.m.



Chairman

4-19-2016

Date



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MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 MARCH 15, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chair.	Ryan Bright	Chantell Pelfry
John Napier		Roy Baker
Jim Brooks		Brenda Brenan
Janis Terry		Mark Shubert
		Ray Linginfelter
		Jessica Linginfelter
		Jeff Linginfelter
		Sarah Linginfelter
		V.W. Linginfelter
		Bobby Rice
		Pam Rice
		Ben Hazel
		Allie Carico, Intern
		Jim Jenkins, Codes Enforcement Dir.
		Laura Smith, Planning Dir.

CALL TO ORDER

Chairman Carlie McEachern called the meeting to order at 6:24 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the February 16, 2016 meeting were unanimously approved on a motion by Janis Terry seconded by Jim Brooks.

VARIANCE REQUEST, SIDE/FRONT YARD SETBACK FOR ADDITION OF GARAGE ON CORNER LOT, BEN HAZEL, 147 BELL VIEW ROAD, GREENBACK, TAX MAP 059, PARCEL 053.00, A-1, AGRICULTURE-FORESTRY DISTRICT

Ben Hazel addressed the commission and explained that he wants to build an attached garage to the side of his dwelling, but since he was on a corner lot, the side yard setback would have to meet the same as the front yard setback which is 50' in the A-1 District. Mr. Hazel requests a 25' variance to be 25' from the property line.

ACTION

Mr. Brooks moved to approve the 25' side yard setback request which was seconded by Ms. Terry. The motion was approved unanimously.

SPECIAL EXCEPTION, APPLICANT, BOBBY RICE, REQUEST TO ALLOW A BED AND BREAKFAST ON PROPERTY, PROPERTY OWNER, JACKIE HOUSELY, 3351 HACKNEY CHAPEL ROAD, TAX MAP 036, PARCEL 098.00, A-1, AGRICULTURE-FORESTRY DISTRICT, CURRENTLY RUN BED AND BREAKFAST ON ADJACENT PROPERTY, 3380 HACKNEY-CHAPEL ROAD, PROPERTY OWNER, STEVE SPELL

Bobby Rice is in the process of buying the property, and as part of the bank loan agreement he needed a special exception to run a bed and breakfast. Bobby Rice plans on having up to 4 fishing trip guests on the property at his bed and breakfast which is in an existing building.

ACTION

John Napier moved to approve the special exception for the bed and breakfast which was seconded by Mr. Brooks. The motion was approved unanimously.

SPECIAL EXCEPTION, APPLICANT, SARAH LINGINFELTER, REQUEST FOR "DEAD MAN'S FARM" AND "ZOMBIE THEATERS PAINTBALL," 9567 HIGHWAY 11 E, LENOIR CITY, PROPERTY OWNER, V.W. LININFELTER, TAX MAP 016, PARCEL 010.03, R-1, SUBURBAN RESIDENTIAL DISTRICT

Ms. Smith stated that for the last several years, Sarah Linginfelter was given special use permits to allow her to run the haunted house and paintball during the fall. She is requesting a special exception since her business was no longer temporary, but seasonal. No changes to her business will occur.

ACTION

Ms. Terry moved to approve the special exception for Dead Man's Farm and Zombie Theatres Paintball every fall with Ms. Linginfelter continuing to get a permit every year from the Building Official. The motion was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION, APPLICANT, RAY BAKER, REQUEST TO LIVE IN A CAMPER ON THE PROPERTY UNTIL SINGLEWIDE CAN BE PURCHASED, PROPERTY OWNER, BRENDA MOONINGHAN, 887 NEWTON ROAD, TAX MAP 026G, PARCEL 032.00, R-1, SUBURBAN RESIDENTIAL DISTRICT;

Ray Baker stated that for about the last five months, he had been living in a camper on property where a house had burned down. He stated that he had been cleaning up the property and would like to continue to live in the camper for an additional six months to a year to continue cleaning up and allow time to move a single-wide mobile home onto the property. Property owner and Mr. Baker's mother, Brenda Mooninghan was present with her son making the request.

ACTION

Mr. Napier moved to approve the special exception to allow Ray Baker to live in the camper for a maximum of 12 months beginning today, to continue cleaning up the property, and give him time to move in a single-wide mobile home. The motion was seconded by Ms. Terry and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

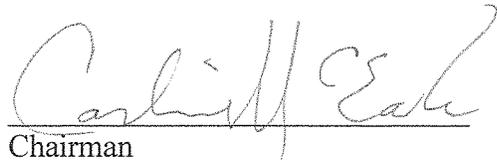
N/A

ANNOUNCEMENTS/COMMENTS

N/A

ADJOURN

The meeting adjourned at 6:50 p.m.


Chairman


Date