



# Loudon County Planning Department

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[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

MINUTES  
 LOUDON COUNTY REGIONAL PLANNING COMMISSION  
 June 21, 2016

Members Present	Members Absent	Others Present
John Napier, Chairman	Ed Lee	Linda Rhea
Carlie McEachern	Monty Ross	Steve Goodson
Jim Brooks	Barbara Cardwell	Robert (Boz) Lindgren, Luckett & Farley
Adam Waller		Kevin Eakes, Luckett & Farley
Jimmy Williams		Phillip Moser, Five Star Sr. Living
Ryan Bright		Angela Smith, Five Star Sr. Living
Janis Terry		Robert Turnbow
Pam McNew, Secretary		Jane Turnbow
		Jim Jenkins, Codes Enforcement
		Laura Smith, Planning
		Others

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 May 17, 2016 meeting were unanimously approved on a motion by Carlie McEachern seconded by Jim Brooks.

REZONING REQUEST, R-1, SUBURBAN RESIDENTIAL DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT FOR AGRICULTURAL USE AND GREENHOUSES, MATTHEW JOHNSON, HWY. 70E, TAX MAP 011, PARCEL 007.00, APPROXIMATELY 16 ACRES

No one present. Will take up at end of the meeting to give time for applicant to appear.

REVIEW AND DISCUSSION OF ZONING RESOLUTION, ARTICLE 6, EXCEPTIONS AND MODIFICATIONS

The Planning Commission and staff continued the review of the Loudon County Zoning Resolution with Ms. McNew reading Article 6. No amendments were proposed.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The May 2016 monthly Codes Department Building Activity Summary was included.

ADDITIONAL PUBLIC COMMENT

N/A

UPDATE FROM THE PLANNING DEPARTMENT

N/A

At this time, no one had appeared for the rezoning request of the Johnson property.

ACTION

Mr. McEachern moved to table the item until the next month which was seconded by Mr. Brooks and approved unanimously.

ADJOURN

The meeting adjourned at 5:45 p.m.



Chairman

7-19-2016

Date



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MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
JUNE 21, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Linda Rhea
Jim Brooks		Steve Goodson
Ryan Bright		Boz Lindgren
John Napier		Kevin Eakes
Janis Terry		Phillip Moser
		Jim Jenkins, Codes Enforcement
		Laura Smith, Planning Department
		Others

### CALL TO ORDER

Chairman Carlie McEachern called the meeting to order at 5:45 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in.

### SPECIAL EXCEPTION FOR ANIMAL RESCUE FACILITY, APPLICANT, JOAN WESSER, PROPERTY OWNER, PETER YOUNG, TAX MAP 067, PARCEL 138.14, A-1, AGRICULTURE-FORESTRY DISTRICT, WARD ROAD

Ms. Wesser was present to request building a structure of approximately 2000 square feet. She would like to use half of the building for personal use and the other half for the housing and medical care of cats. She discussed the process of getting stray cats and having them neutered or spayed, giving them medical care until they are ready to be adopted or released if they are feral cats. Ms. Wesser plans to have a home on the property, but it wouldn't be at this time. Ms. Wesser works with rescue groups. She anticipates that there would be no more than 20 cats at a time maximum.

Audience members spoke in opposition to the proposal and stated that there were deed restrictions for this property. Mr. Ward stated that the lots couldn't be changed. He stated that he was opposed to the proposal. Another audience member who stated they owned the property next to where Ms. Wesser proposes building the structure had a copy of deed restrictions and it would devalue his property. He also discussed the potential increase in traffic it would cause. Jane Turnbow who lives in a house in the area stated that commercial or non-profits were not allowed and she was opposed to the proposal.

Kimberly Goodson, president of Loudon County Friends of Animals stated that they were saving animals. They pull animals out of the animal shelter to adopt them out. They place them in foster homes.

Chairman McEachern stated that the BZA listens to the concerns of the adjacent property owners. Pete Young, who is the current property owner, stated that the entire tract was originally the Murray-Johnson Subdivision. He is selling 2 of the 5 lots he owns and the sale is contingent on the granting of the special exception. Other audience members, Cathy Webber and another audience member who lives out of town wouldn't have known about the special exception if a neighbor hadn't called them when they noticed the "Special Exception" sign that was put out.

#### ACTION

Mr. Brooks moved to deny the request because it's an accessory structure without a principal structure. The motion was seconded by Janis Terry and approved unanimously.

#### SPECIAL EXCEPTION TO CONTINUE LIVING IN CAMPER ON PROPERTY WITH DUPLEX, PROPERTY OWNER, DON WHITE, 810 OLD MIDWAY RD., TAX MAP 016, PARCEL 324.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Don White, who is the property owner, stated that he purchased the property with an existing duplex and trailer. The trailer burned and it was replaced with a camper which someone rents. Mr. White was informed that the camper was not permitted. Mr. White requests more time before moving the camper off the property so he can determine whether he wants to or can subdivide the property or if he might place a mobile home on the property. Mr. White requests another year in order to achieve this. The person in the camper was a student and needed a place to stay. He is no longer a student, but the camper has been on the property for seven years. Mr. White stated that there is a septic system on the property which had been used for the mobile home. It may have been there since the 1980's according to Mr. White. There was a discussion regarding the length of time the camper had been on the property and Chairman McEachern stated that arrangements for removing the camper or subdividing the property needed to be submitted next month.

#### VARIANCE REQUEST, APPLICANT LUCKETT & FARLEY, REPRESENTATIVE, KEVIN EAKES, FOR TELLICO VILLAGE INDEPENDENT LIVING FACILITY, WITH DINING FACILITY FOR RESIDENTS ONLY, AND VARIANCE FOR HEIGHT OF BUILDING, 3 STORIES ONE SIDE AT 55'2", 4 STORIES ON OTHER SIDE AT 67'2", TAX MAP 068, PARCEL 27.03, LINDEN LANE, R-1, SUBURBAN RESIDENTIAL DISTRICT

Boz Lindgren with Lockett & Farley representing Five Star Senior Living, requested a height variance for the proposed independent living facility. The lowest point of the building would be 48' in height. The Loudon County Zoning Resolution states that the maximum height of buildings shall be 3 stories or 35'. Chairman McEachern stated that a fire plan needed to be submitted with the request to ensure that a fire department could respond to a fire. He noted that it didn't matter who responded as long as there was an agreement. They would need to know the points of entry and which fire department would respond. At this time, no written agreement has been obtained. Mr. Lindgren stated that they could get the documentation and come back to the next meeting.

ACTION

Mr. Brooks moved to table the request until next month in order to give time to obtain the information needed for fire protection. The motion was seconded by John Napier and approved unanimously.

SPECIAL EXCEPTION TO BUILD PRIVATE SCHOOL, CONCORD CHRISTIAN SCHOOL, HWY 70 E., TAX MAP 007, PARCEL 110.00, REPRESENTATIVE, ROGER JONES, R-1, SUBURBAN RESIDENTIAL DISTRICT

Roger Jones, Director of Planning for Concord Christian School was present to discuss the proposal to build a private high school on Hwy. 70E. Mr. Jones stated that LCUB has approved utilities for the proposed school. The school would be a high school only for a maximum of 400-500 students. He stated that more than 25% of Concord Christian School students are from Loudon County. He stated that they are outgrowing the existing school. He also stated that they want to fit into the community. They will have tennis courts, a track, walking trails, and downward shining lights. Proposed completion is estimated at one to two years. They are having a capital campaign to obtain funding.

Audience member, Mr. Hawks(sp) stated that he lives at the top of the hill and is concerned with increased traffic. He stated that people will want to get to one place at the same time, and he is also concerned with potential increase in accidents and traffic studies needed to be done. Mr. Hawk also stated that he taught at Farragut and suggested that the TDOT do a study.

Mr. Jones stated that they would have entrances off Highway 70 and Wilkerson Lane and that TDOT had already been contacted.

Robert Patterson on N. Wilkerson Lane stated that he was required to put in a deceleration and acceleration lane when he developed his subdivision. He stated that he didn't oppose the school but had traffic concerns. Mr. Jones stated that there would be a traffic study done.

ACTION

Mr. Brooks moved to grant the special exception for the private school which was seconded by Mr. Napier and approved unanimously.

ADJOURN

The meeting adjourned at 6:45 p.m.

  
Chairman

  
Date