

Loudon County Planning Department

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MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION July 19, 2016

Members Present	Members Absent	Others Present
John Napier, Chairman	Ed Lee	Gordon Harless
Carlie McEachern	Barbara Cardwell	E. B. Bud Hall
Jim Brooks		Connie Hall
Adam Waller		Luke Kellam
Jimmy Williams		Linda Lee
Ryan Bright		David Lee
Janis Terry		John Tuck
Pam McNew, Secretary		Matthew E. Johnson
Monty Ross		Lesly Brown
		Jim Jenkins, Codes Enforcement
		Laura Smith, Planning

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 June 21, 2016 meeting were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

SUBDIVISION PLAT, 3 LOTS, PROPERTY OWNER, LOIS WAGNER, TAX MAP 057, PARCEL 072.00, STEEKEE SCHOOL ROAD AND COOK DRIVE, APPROXIMATELY 8 ACRES, A-2, RURAL RESIDENTIAL DISTRICT

Ms. Wagner requests subdividing approximately 8 acres she owns on Steekee School Road where there is an existing mobile home into 3 lots. Lot 1 with the existing mobile home would be 2 acres, Lot 2 would be approximately 2.08 acres and Lot 3 would be approximately 4 acres. Planner, Laura Smith stated that the plat met the subdivision regulations and recommended approval.

ACTION

Mr. McEachern moved to approve the plat which was seconded by Monty Ross and approved unanimously.

SUBDIVISION PLAT, 3 LOTS, PROPERTY OWNER, GORDON HARLESS, TAX MAP 066, PARCEL 036.00, APPROXIMATELY 7 ACRES, A-1, AGRICULTURE-FORESTRY DISTRICT, STEEKEE CREEK ROAD

Mr. Harless owns approximately 7 acres on Steekee Creek Road he requests subdividing into 3 lots. Lot 1 would be approximately 2.08 acres, Lot 2 with an existing dwelling would be

approximately 2.76 acres and Lot 3 would be approximately 2.14 acres. Ms. Smith stated that the plat met the subdivision regulations and recommended approval.

ACTION

Mr. McEachern moved to approve the plat which was seconded by Jim Brooks and approved unanimously.

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

Mr. Johnson was present to request rezoning property that had been his grandparents', from R-1, Suburban Residential District to A-2, Rural Residential District because he wanted to continue farming the property and build greenhouses for growing vegetables and fruit trees which he said would take approximately 4 to 5 years.

ACTION

Mr. McEachern moved to recommend the rezoning from R-1 to A-2 which was seconded by Mr. Brooks and approved unanimously.

ANNUAL REPORT AND PROGRAM REVIEW

Postponed

REVIEW AND DISCUSSION OF THE LOUDON ZONING RESOLUTION, ARTICLE 4

The Planning Commission continued reviewing the Zoning Resolution through Section 4.010.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The June 2016 monthly Codes Department, Building Activity Summary was included.

ADDITIONAL PUBLIC COMMENT

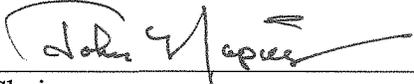
Although not on the agenda, Linda Lee was present to request rezoning of her property in Greenback, 6849 Hwy. 411S, Tax Map 80, Parcel 94.00 from C-1, Central Business District to C-2, Highway Commercial District. Ms. Lee stated that the property had been used as a video store and a doctor's office and she was having difficulty getting anyone to rent it. Luke Kellam, who wants to rent the property was present and stated that he wanted to use the property for a used car lot. He showed copies of the zoning map and stated that across the street from the Lee's property is an existing car lot. There was a discussion regarding the process for rezoning property in Greenback which takes a recommendation from the planning commission, then goes to the Greenback City Council for approval. Ms. Lee indicated that she was aware of the process and knew it would have to go to Greenback City Council.

ACTION

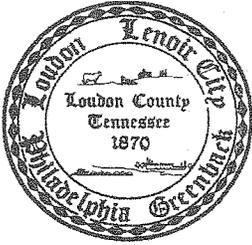
Adam Waller moved to add the rezoning request to the agenda which was seconded by Janis Terry and approved unanimously. Mr. Brooks then moved to recommend the rezoning of the Lee property on Hwy. 411S from C-1 to C-2 which was seconded by Ms. Terry and approved unanimously.

UPDATE FROM THE PLANNING DEPARTMENT
N/A

ADJOURN
The meeting adjourned at 5:55 p.m.


Chairman

8-16-2016
Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS JULY 19, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Don White
Jim Brooks		Bud Hall
Ryan Bright		John Tuck
John Napier		Jim Jenkins, Codes Enforcement
Janis Terry		Laura Smith, Planning Department
		Others

CALL TO ORDER

Chairman Carlie McEachern called the meeting to order at 5:55 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in.

SPECIAL EXCEPTION, REQUEST 12 MONTH EXTENSION BEFORE RENTED CAMPER REMOVED FROM PROPERTY, OWNER, DON WHITE CONSIDERING PLACING MOBILE HOME/SUBDIVIDING PROPERTY, 810 OLD MIDWAY RD., TAX MAP 016, PARCEL 324.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Property owner, Don White who was at the June meeting stated that he was not prepared to move the tenant out of the camper yet and requested a 12 month extension for the tenant to remain living in the camper. He was thinking of subdividing the property, but was not sure about the costs yet. He stated that the tenant wants to continue to live in Loudon County and he understands that he will have to subdivide the property. There had been a mobile home on the property which burned down. The tenant contacted Mr. White about placing the camper on the property while he was in school. He has since finished school and has his own business. There was a discussion regarding the length of time the camper had been on the property which is approximately seven years, and potential actions which may be taken. Mr. White stated that when he purchased the property, he was unaware that living in campers was not permitted.

ACTION

John Napier moved to grant the special exception for another 12 months which was seconded by Janis Terry. The motion was denied with Mr. Napier and Ms. Terry voting yes, Mr. McEachern, Mr. Bright, and Mr. Brooks voting no.

SPECIAL EXCEPTION, BUD HALL, REQUEST TO CONTINUE TO USE EXISTING CARRIAGE HOUSE FOR GUESTS AFTER CONSTRUCTION OF RESIDENCE HAS BEEN COMPLETED, 1967 DEWITT DRIVE, LENOIR CITY, TAX MAP 011, PARCEL 160.01, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Hall was present and stated that he had built a carriage house to live in while he builds his home. When he moves into the new home he wants to be able to use the carriage house as a guest house. Mr. Hall currently uses the bottom floor of the carriage house as his work shop and the living area is upstairs.

ACTION

Mr. Napier moved to approve the special exception which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION, APPLICANT, JOSHUA RYAN LINDSEY, REQUEST CUSTOMARY HOME OCCUPATION TO SELL FIREARMS ON THE INTERNET OUT OF THE HOME, 1859 OREN WHITE ROAD, LENOIR CITY, TAX MAP 014, PARCEL 26.01, A-2, RURAL RESIDENTIAL DISTRICT

Withdrawn.

SPECIAL EXCEPTION, APPLICANT, CHARLES SMITH, REQUEST LEAVING ACCESSORY STRUCTURE ON PROPERTY WITH NO PRINCIPAL STRUCTURE, 1879 COULTER SHOALS CIRCLE, TAX MAP 022F, GROUP B, PARCEL 010.00, A-2, RURAL RESIDENTIAL DISTRICT

Withdrawn.

SPECIAL EXCEPTION, PROPERTY OWNER, JOHN TUCK, 2145 CARTERS CHAPEL ROAD, TAX MAP 014, PARCEL 037, REDUCE TOTAL ACREAGE OF AIRPORT (APPROVED 4/20/04) FROM APPROXIMATELY 21 ACRES TO APPROXIMATELY 18 ACRES, A-1, AGRICULTURE-FORESTRY DISTRICT

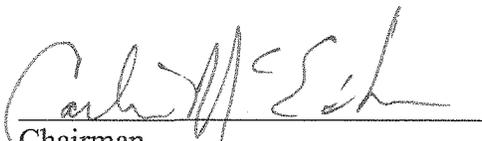
Mr. Tuck wants to subdivide a lot of approximately 3 acres from his property for sale. He had been granted a special exception in 2004 for the private airport on his 21 acres. Mr. Tuck presented information on similar airports in the area that are on smaller parcels, so reducing his total acreage should not have any effect on the airport.

ACTION

Mr. Brooks moved to grant the reduction in total acreage of the airport that was approved in 2004. The motion was seconded by Mr. Napier and approved unanimously.

ADJOURN

With no further business, the meeting was adjourned.


Chairman

8-16-16
Date