

Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES
 LOUDON COUNTY REGIONAL PLANNING COMMISSION
 August 16, 2016

Members Present	Members Absent	Others Present
Ryan Bright	Barbara Cardwell	Ed Loy
Jim Brooks		Jack Chambers
Jimmy Williams		Keith Bradford
Ed Lee		Richard LeMay
Carlie McEachern		Mark White
Pam McNew, Secretary		Mr. Brown
John Napier, Chairman		Others
Leon Shields (appt. Aug. 2016)		Jim Jenkins, Codes Enforcement
Janis Terry		Laura Smith, Planning
Adam Waller		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman John Napier called the meeting to order at 5:30 p.m. the pledge of allegiance was given and roll was called. The minutes of the July 19, 2016 meeting were unanimously approved on a motion by Ryan Bright seconded by Adam Waller. Chairman Napier stated that Ms. Monty Ross was going to introduce Mr. Leon Shields who was elected to the Lenoir City Regional Planning Commission at their previous meeting, and therefore would be taking her place on the Loudon County Regional Planning Commission. Ms. Ross thanked members of the planning commission and said she had enjoyed serving and had learned a lot by being on the board, and she would miss it.

FINAL PLAT, RESUBDIVISION OF LOT 63, JOHNNY BENSON, LOT 64, MILDRED HARMON AND LOT 65, RONALD KIRK, STONE CROSSING SUBDIVISION UNIT 2, TAX MAP 007, PARCEL 099.00, MILLSTONE LANE, R-1/PUD

Surveyor, Richard LeMay was present requesting approval for the resubdivision of Lots 63, 64, and 65 in Stone Crossing Subdivision, Unit 2. Planner, Laura Smith stated that she understood that some call numbers had been left off the original plat and Mr. LeMay confirmed that.

ACTION

A motion was made by Carlie McEachern to approve the final plat of Lots 63, 64, and 65 in Stone Crossing, Unit 2 and seconded by Janis Terry and approved unanimously.

FINAL PLAT, MARK WHITE, STONE CROSSING SUBDIVISION UNIT 3, 24 LOTS, TAX MAP 007, PARCEL 099.00 WITH LETTER OF CREDIT FOR UNIT 3 AND RELEASE OF LETTER OF CREDIT FOR UNIT 2, \$41,002.50

Developer, Mark White had received preliminary approval for the entire subdivision which included 5 units back in October 2005 for 138 lots on 76.5 acres zoned R-1/PUD with a density of 2 units per acre. Unit 1 has 48 lots, Unit 2 has 22 lots, Unit 3 has 24 lots, Unit 4 will have 28 lots and Unit 5 will have 22 lots. Mr. White has completed Unit 3 including the paving of the road which has been reviewed by Eddie Simpson, County Road Superintendent. Mr. White requests release of the letter of credit he has on file for Unit 2 in the amount of \$41,002.50 and the acceptance of a letter of credit for Unit 3 in the amount of \$30,000 and final plat approval for Unit 3. Ms. Smith stated that the plat met the subdivision regulations requirements and recommended approval.

ACTION

Ed Lee moved to approve the release of the letter of credit for Unit 2, acceptance of the letter of credit for Unit 3, and final plat approval for Unit 3. The motion was seconded by Mr. Waller and approved unanimously.

REZONING REQUEST FOR R-1 WITH PUD, APPROXIMATELY 3.1 UNITS PER ACRE, APPLICANT, ED LOY, TAX MAP 007, PARCEL, 114.00, 101 WILKERSON LANE, APPROXIMATELY 30 ACRES WITH PROPOSED 87 LOTS

Mr. Ed Loy was present to request rezoning of approximately 30 acres to R-1 with a PUD overlay of approximately 3.1 units per acre. Mr. Loy discussed developing to the highest and best use of the property and feels that the property would be ideal for lower income houses similar to Stonebrook which was built about two to four years ago. He stated that Loudon County does not have a lot of lot size allowances and the development would be on sewer and utilities. The homes would be priced in the \$225,000 to \$250,000 range. Chairman Napier expressed concern regarding the one proposed entrance on Hwy. 70. Mr. Loy stated that they would look into a traffic study and he has developed this model successfully in adjacent counties. Carlie McEachern noted that property taxes don't support schools and there was a discussion regarding lot sizes. Mr. Brown (a resident who stated he lived in a nearby subdivision) also discussed increased density. Another resident who lives in Stone Crossing opposes the increase in density. He stated that the rules should not change and a lot of retirees come to the area and he asked that the Planning Commission deny recommendation. Another resident who also lives in Stone Crossing stated that he was concerned with how this new subdivision would affect home values. The concept plan lacked characteristics of a PUD such as common open space or amenities.

ACTION

A motion was made by Mr. McEachern to table the item for one month so that Mr. Loy could come back showing amenities or common open space on his concept plan. The motion was seconded by Ryan Bright and approved unanimously.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JULY 2016 (SEE ATTACHED)

The Building Activity Summary for July was enclosed in the agenda packets.

ADDITIONAL PUBLIC COMMENTS

N/A

UPDATE FROM THE PLANNING DEPARTMENT

Ms. Smith reminded the Planning Commission of the upcoming TAPA Conference which they would receive continuing education and training hours for 2016. Four hours of training need to be completed by the end of December 2016.

Ms. Smith stated that County Commission requested that the Planning Commission review the PUD requirements and possibly pass a moratorium on them until the Zoning Resolution can be gone through and amended. Ms. Terry suggested having a workshop prior to the next meeting and all agreed to meet at 4:30 p.m. on Tuesday, September 20, 2016 to discuss PUD's and potential moratorium.

ADJOURN

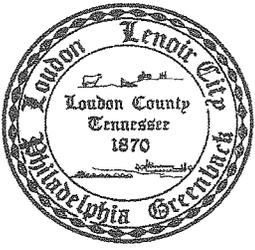
The meeting adjourned at 6:25 p.m.



Chairman

9-20-2016

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS AUGUST 16, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Mike O'Hara
Jim Brooks		Joe Mourfield
Ryan Bright		Jim Jenkins, Codes Enforcement
John Napier		Laura Smith, Planning Department
Janis Terry		

CALL TO ORDER

Chairman Carlie McEachern called the meeting to order at 6:30 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the July 19, 2016 meeting were unanimously approved on a motion by John Napier seconded by Jim Brooks.

SPECIAL EXCEPTION, MIKE O'HARA, ACCESSORY BUILDING TO STORE LANDSCAPING, AND SEEDING, AND SOD IN 40X60 BUILDING WITH A LEAN-TO WITHOUT A PRINCIPAL STRUCTURE, TAX MAP 44, PARCEL 45.01, 25884 HWY 321, A-1, AGRICULTURE-FORESTRY DISTRICT

Mr. O'Hara was present to request placing an accessory structure on the property without a principal structure to store landscaping materials. Mr. O'Hara stated that he had access off of Hwy. 321 and does not intend to live on the property.

ACTION

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

VARIANCE REQUEST FOR 11' FRONTYARD SETBACK, CHRIS WAMPLER, RENOVATION OF HOME AND PORCH, TAX MAP 016I, GROUP A, PARCEL 12.00, 1785 OLD MIDWAY RD., R-1, SUBURBAN RESIDENTIAL DISTRICT;

No one present.

SPECIAL EXCEPTION, RESIDE ABOVE GARAGE WHILE DWELLING UNDER CONSTRUCTION AND CONTINUE TO USE AS LIVING SPACE AFTER COMPLETION OF HOUSE, JOE MOURFIELD, JR., TAX MAP 033, PARCEL 054.02, 127 HARRISON BEND RD., A-2, RURAL RESIDENTIAL DISTRICT;

Mr. Mourfield stated that he is renovating the house on the property and had built a garage with a living space above it and realized that the garage had to be attached to the house. However, he prefers not to attach the garage and wants it to remain a living space even when the house is completely renovated. Mr. McEachern asked Mr. Mourfield if he intended to request annexation into the City of Loudon and Mr. Mourfield stated that he did not.

ACTION

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

VARIANCE REQUEST FOR PARKING SPACE SIZE FROM 200 SQUARE FEET TO 162 SQUARE FEET, GREG PRESNELL, CEC, CIVIL & ENVIRONMENTAL CONSULTANTS, INC., HIGHLAND PARK ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS, TAX MAP 015M, GROUP B, PARCEL 004.00, TINNEL ROAD, R-1, SUBURBAN RESIDENTIAL DISTRICT;

No one present.

ACTION

Mr. Napier moved to table Item B, variance request, Chris Wampler and Item D, variance request, Greg Presnell, CEC Engineering, for one month. The motion was seconded by Mr. Brooks and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

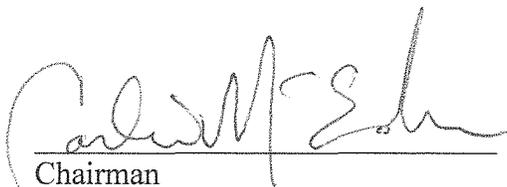
None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 6:40 p.m.


Chairman

9-20-2016
Date