

Loudon County Planning Department

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MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION September 20, 2016

Members Present	Members Absent	Others Present
Ryan Bright	Barbara Cardwell	David Hurst
Jim Brooks		Karen Grant
Jimmy Williams		Greg Presnell
Ed Lee		Chris Wampler
Carlie McEachern		Patty Beaty
Pam McNew, Secretary		Dale Hayes
John Napier, Chairman		Malcolm Williams
Leon Shields		Jim Jenkins, Codes Enforcement
Janis Terry		Laura Smith, Planning
Adam Waller		Vernon Barnett
		Others

PUBLIC WORKSHOP

The Loudon County Regional Planning Commission held a public workshop at 4:30 p.m. to review the Loudon County Zoning Resolution, Section 4.080 Planned Unit Developments and the Loudon County Subdivision Regulations road frontage requirements. Planning Commissioner's requested that County Commission pass a moratorium on any further PUD's until the Zoning Resolution can be reviewed and amended. Road frontage requirements were discussed and staff will prepare a resolution to present to the Planning Commission for proposed amendment.

PUBLIC HEARING

There was a Public Hearing to receive public comments on the MS4 Phase II Program, Annual Report, July 1, 2015-June 30, 2016 at 5:30 p.m. following the workshop.

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman John Napier called the meeting to order at 5:35 p.m. the pledge of allegiance was given and roll was called. The minutes of the August 16, 2016 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright.

REQUEST FOR TABLED ITEM EXTENDED FOR ANOTHER MONTH, REZONING REQUEST 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

This item had been tabled the previous month at the August 16, 2016 meeting. Planner, Laura Smith said that Mr. Loy had called earlier in the day and withdrew his request and stated that he would not be pursuing the request and the property was no longer under contract with him.

ACTION

Mr. McEachern moved to take the item from the table and deny the extension request which was seconded by Jim Brooks and approved unanimously.

VARIANCE REQUEST FOR RIGHT-OF-WAY DISTANCE, KATHERINE ELLIS, 1788 LAKESIDE DRIVE, LENOIR CITY, TAX MAP 21, PARCEL 128 AND PART OF 129, A-2, RURAL RESIDENTIAL DISTRICT

Surveyor, David Hurst presented a resubdivision of Parcel 128 and Parcel 129 with an adjustment of the side lot line. The right-of-way is shown at 15' from the centerline of the road and the regulations call for 25'. Mr. Hurst requests a variance for the distance.

ACTION

Mr. McEachern moved to grant the right-of-way variance from 25' to 15' as platted. The motion was seconded by Janis Terry and approved unanimously.

SUBDIVISION PLAT WITH ROAD FRONTAGE VARIANCE FROM 75' TO 25', CALVIN RAY GREEN, JR., 1564 OREN WHITE ROAD, TAX MAP 014, PARCEL 023.00, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Green owns approximately 6.2 acres on Oren White Road and would like to give his son approximately 1.0 acre for a future home. Mr. Green stated that it had always been his intention to give his son an acre and give him approximately 25' of road frontage with a driveway that parallels his own driveway. A survey had been done several years ago but never finalized or recorded. An audience member requested clarification of the request because he had seen a sign on Mr. Green's property.

ACTION

Mr. McEachern moved to grant the road frontage variance so that Mr. Green can have the lot surveyed with 25' of road frontage instead of 75'. The motion was seconded by Mr. Brooks and approved with Mr. Bright, Mr. Brooks, Mr. Lee, Mr. McEachern, Ms. McNew, Mr. Napier, Mr. Shields, and Mr. Waller voting to approve and Ms. Terry and Mr. Williams voting no.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR AUGUST 2016 The Building Activity Summary for August was attached.

ADDITIONAL PUBLIC COMMENTS

N/A

UPDATE FROM THE PLANNING DEPARTMENT

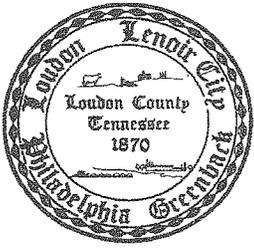
Ms. Smith noted that the Greenback City Council had denied the recent rezoning request in Greenback, and reminded everyone of the TAPA conference which would begin tomorrow.

ADJOURN

The meeting adjourned at 5:55 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS SEPTEMBER 20, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Chris Wampler
Jim Brooks		Greg Presnell
Ryan Bright		Jim Jenkins, Codes Enforcement
John Napier		Laura Smith, Planning Department
Janis Terry		David Hurst
		Malcolm Williams
		Karen Grant
		Dale Hayes
		Patty Beaty
		Others

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:55 p.m. and members of the audience, who wanted to speak, were sworn in. The minutes of the August 16, 2016 meeting were unanimously approved on a motion by Jim Brooks seconded by John Napier.

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

Mr. Chris Wampler was present and stated that he had purchased the house on Old Midway Road that had been built in 1934. Mr. Wampler is renovating the house and wants to add a porch which would violate the front setbacks and requests a variance. Mr. Wampler tore the old porch down about 2-3 weeks ago.

ACTION

Mr. Brooks moved to grant the variance which was seconded by Janis Terry 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

Mr. Greg Presnell with CEC was present and stated that the company was working on the

Highland Park Elementary School additions and renovations and they would be using some of the existing parking space for the addition, and new spaces would be 162 square feet instead of the required 200 square feet. Each space would be 9'x18'.

ACTION

Mr. Napier moved to approve the parking space size variance which was seconded by Ms. Terry and approved unanimously.

VARIANCE REQUEST FOR LOT SIZE OF .96 ACRES, KATHERINE ELLIS, 1788 LAKESIDE DRIVE, LENOIR CITY, TAX MAP 21, PARCEL 128 AND PART OF PARCEL 129, A-2, RURAL RESIDENTIAL DISTRICT

Surveyor, David Hurst was present with the subdivision plat for the Ellis property. They propose adjusting the side lot line between Parcel 128 and Parcel 129. It will increase the lot size of Lot 2R to 41,988 square feet, less than the 1 acre minimum lot size, so Mr. Hurst requests a lot size variance so the plat can be approved.

ACTION

Mr. Brooks moved to approve the lot size variance which was seconded by Ryan Bright and approved unanimously.

SPECIAL EXCEPTION FOR EXISTING ACCESSORY STRUCTURE TO BE IN FRONT YARD OF PROPERTY, KAREN GRANT PROPERTY, TAX MAP 013, PARCEL 041.00, 2000 CARDWELL CHAPEL ROAD, A-2, RURAL RESIDENTIAL DISTRICT

Ms. Grant owns approximately 7.7 acres on Cardwell Chapel Road and proposes subdividing one lot of approximately 2.0 acres from it. There is an existing workshop on the proposed lot which would be in the front yard. Ms. Grant requests a special exception to allow the workshop to remain. Her former husband will be acquiring the lot for a future dwelling and would like to keep using the workshop.

ACTION

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

SPECIAL EXCEPTION, APPLICANT, PATTY BEATY, TO PLACE DWELLING AND OPERATE THE GENTLE BARN, A NON-PROFIT ANIMAL RESCUE AND OPEN TO THE PUBLIC ON THE WEEKENDS AND WORKING WITH CHILDREN THROUGH THE WEEK, APPROXIMATELY 25 ACRES, 1355 LAKE DRIVE, TAX MAP 032, PARCEL 095.00, A-2, RURAL RESIDENTIAL DISTRICT

Property owner, Patty Beaty was present and stated that she proposes selling part of her farm to the operators of the Gentle Barn who are currently leasing property in Knoxville. They would like to purchase approximately 25 acres from Ms. Beaty, who plans to continue living on the property. She also plans to keep her horses. The Gentle Barn is a non-profit organization which rescues farm animals and is open to the public on the weekends and works with children. The proposed buyers of the property stated that they have a licensed therapist who works with visiting children's therapists. There is an existing camper which they plan to remove from the property and they plan to have the silos redone. They also plan to move a manufactured home

onto the property for their residence.

ACTION

Mr. Napier moved to grant the special exception for the operators of the Gentle Barn for the rescue of farm animals, not as a dog or cat shelter, with a limit of 50 animals. The motion was seconded by Ms. Terry and approved unanimously. Mr. Bright expressed concerns that some people who visit the Gentle Barn were opposed to farming practices of local farmers. Mr. Weiner stated that they do not advocate against local farmers and try to develop relationships with the local community.

VARIANCE REQUEST FOR SETBACKS, MALCOLM WILLIAMS, 9203 VONORE ROAD, TAX MAP 049, PARCEL 072.00, C-1, RURAL CENTER DISTRICT

Mr. Williams, who owns approximately 6.8 acres on Vonore Road would like to split the property so that Lot 1 would be approximately 1 acre with an existing house, and Lot 2 would be approximately .5 acres with an existing old store and accessory building. There would be more than 5 acres of remaining property. Neither the store nor the house meets the setback requirements and Mr. Williams requests setback variances in order to split the property and sell them separately.

ACTION

Mr. Napier moved to grant the setback variances which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION, VERNON BARNETT, PLACE GARAGE 18' FROM PROPERTY LINE, 3645 HINES VALLEY ROAD, TAX MAP 014, PARCEL 079.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Barnett owns approximately 13 acres on Hines Valley Road. Approximately 10-12 years ago, Mr. Barnett got approval to place a 2nd dwelling on the property. Mr. Barnett requests a special exception so that a garage can be placed in the front yard of the property, approximately 18' from the side property line.

ACTION

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

ADJOURN

With no additional business the meeting was adjourned.

Chairman

Date