

Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION October 18, 2016

Members Present	Members Absent	Others Present
Ryan Bright	Barbara Cardwell	Sam Stephens
Jim Brooks	Jimmy Williams	Kevin Cargill
John Napier, Chairman	Ed Lee	Bill McSpadden
Leon Shields	Adam Waller	John Colamarino
Carlie McEachern		Wes Channell
Pam McNew, Secretary		Jim Jenkins, Codes Enforcement
Janis Terry		Laura Smith, Planning

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 September 20, 2016 meeting were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

REVISION OF FINAL PLAT FOR OAK CREEK SUBDIVISION, DEVELOPMENT VENTURES G.P., SOUTH NORTHSORE DRIVE, R-1/PUD, 2.0 UNITS/ACRE, RE-SUBDIVISION OF LOTS 9-26, AND 39-54, TOTAL LOTS 45, 17.61 ACRES, TAX MAP 17G, GROUP D, PARCELS 9-26, AND 39-54 AND 45

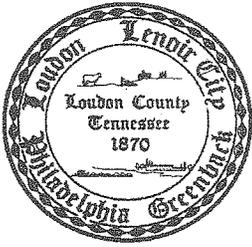
Developer, Winston Cox was present to request revision of the final plat of Oak Creek Subdivision, Lots 9-26, 39-54, and 45. Mr. Cox stated that the utilities had already been installed back in 2013. This subdivision had been approved in 2006 for 73 lots with a revision approved in 2013 for a total of 92 lots on approximately 46 acres. The plat approved in 2013 was for revision of part of the subdivision and this revision of the final for the remaining part of the subdivision.

ACTION

Mr. McEachern moved to approve the plat which was seconded by Janis Terry and approved unanimously.

SUBDIVISION PLAT, WESLEY CHANNELL, 17000 STEEKEE ROAD, TAX MAP 057.00, PARCELS 15.00 AND 15.01, A-2 RURAL RESIDENTIAL DISTRICT

Although not on the agenda, Mr. Channell requested that his subdivision plat be added to the agenda as he and his neighbor were adjusting common lot lines, and his neighbor's property is less than the minimum lot size of one acre. Mr. Channell explained that time was of the essence for him as the closing was scheduled for November 15th and he was unaware of the process for getting the plat approved until he had presented it after the agendas had already been sent out.



Loudon County Planning Department

101 Mulberry Street, Suite 101
 Loudon, Tennessee 37774
 Office: 865-458-2055
 Fax: 865-458-3598
 www.loudoncounty-tn.gov

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 OCTOBER 18, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		John Colamarino
Jim Brooks		Bill McSpadden
Ryan Bright		Jim Jenkins, Codes Enforcement
John Napier		Laura Smith, Planning Department
Janis Terry		Sam Stephens
		Others

CALL TO ORDER

Chairman Carlie McEachern called the meeting to order at 6:50 p.m. and the roll was called and members of the audience, who wanted to speak, were sworn in. The minutes of the September 20, 2016 meeting were unanimously approved on a motion by John Napier seconded by Ryan Bright.

SPECIAL EXCEPTION FOR TRUCK AND AUTO REPAIR FACILITY APPLICANT: JOHN COLAMARINO, BILL MCSPADDEN, HICKORY CREEK PARTNERS, PROPERTY ADDRESS, 195 GLADSTONE, TAX MAP 007A, GROUP A, PARCELS 16.0 AND 17.0, C-2 GENERAL COMMERCIAL DISTRICT

Mr. Colamarino proposes building a truck and auto repair facility on the property. Auto repair services are permitted as a special exception in the C-2 General Commercial District. Mr. Colamarino would also submit a site plan for the project.

ACTION

Jim Brooks moved to approve the special exception for the use of an auto and truck repair facility which was seconded by Janis Terry and approved unanimously.

SPECIAL EXCEPTION FOR TRAVEL TRAILER PARK, APPLICANT: WESLEY WOODY, 12850 BLUE SPRINGS ROAD, TAX MAP 072, PARCEL 061.00, A-1, AGRICULTURE-FORESTRY DISTRICT, AND C-1, RURAL CENTER DISTRICT, APPROXIMATELY 17 ACRES

No one present

ACTION

Mr. Brooks moved to table the item for 30 days or the next meeting, which was seconded by Mr. Napier and approved unanimously.

VARIANCE REQUEST FOR FRONTYARD SETBACK, APPLICANT: SAM STEPHENS, 5502 BROWDER HOLLOW ROAD, TAX MAP 020, PARCEL 53.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Stephens requests a variance so that he can put a roof on his existing front porch. The existing porch is approximately 23' from the front property line, and the house 30' from the front property line.

ACTION

Mr. Brooks moved to approve a variance of 8' for adding a roof on the porch. The motion was seconded by Mr. Bright and approved unanimously.

DISCUSSION, USE OF PROPERTY, CODES ENFORCEMENT OFFICE, 4511 WATKINS ROAD, TAX MAP 057, PARCEL 332.00, A-2, RURAL RESIDENTIAL DISTRICT

Codes Enforcement Director, Jim Jenkins said that he had received complaints that an animal rescue was being operated from the property. He visited the property and said there were "Friends of Loudon County Animals" signs in the living room as well as a few cats. There was no one at the home at that time. Mr. Jenkins stated that he received more complaints and went to the house again and met with the property owner who stated that the house was her second home and not their primary residence. She stated that her husband used it as a place to get away since he traveled a lot. No advertising signs were at the house at that time. There was a discussion of running an animal shelter and audience members stating that people are allowed to have second homes and have cats. There was disagreement between some audience members and members of the BZA regarding the use of the property. Mr. Jenkins stated that he had brought this to the BZA for discussion only and Mr. Napier stated that the discussion has been noted.

VARIANCE LOT SIZE, WESLEY CHANNELL, 17000 STEEKEE ROAD, TAX MAP 057.00, PARCELS 15.00 AND 15.01, A-2 RURAL RESIDENTIAL DISTRICT

Mr. Channell, who had been added to the Planning Commission agenda requests being added to the Board of Zoning Appeals agenda so that he can request a lot size variance so that he and his neighbor could complete a lot line adjustment between their properties. Mr. Channell's neighbor, Telisha Gentry has approximately .51 acres with an existing dwelling and septic system. Readjusting the adjoining lot line with the Channell's would increase Ms. Gentry's property by approximately .13 acres while also squaring up the lot with more property in the back yard where the septic system exists.

ACTION

Mr. Brooks moved to add the lot size variance request to the agenda which was seconded by Ms. Terry and approved unanimously.

Mr. Brooks then moved to grant the lot size variance which was seconded by Mr. Napier and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

There were additional comments and arguments between audience members and BZA members regarding the use of the second home on Watkins Road. Chairman McEachern stated that there would be no more discussion.

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 6:15 p.m.

Chairman

Date

ACTION

Jim Brooks moved to add the item to the agenda and approve the lot line adjustment with the approval of the BZA for a lot size variance for Parcel 15.01 which has an existing single family dwelling and septic system. The motion was seconded by Mr. McEachern who noted that it would slightly increase the size of Parcel 15.01 making for a better situation. The motion was then unanimously approved.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR SEPTEMBER 2016

The Building Activity Summary for August was attached.

ADDITIONAL PUBLIC COMMENTS

N/A

UPDATE FROM THE PLANNING DEPARTMENT

N/A

ADJOURN

The meeting adjourned at 5:45 p.m.

Chairman

Date