

Loudon County Planning Department

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MINUTES
LOUDON COUNTY REGIONAL PLANNING COMMISSION
March 21, 2017

Members Present	Members Absent	Others Present
Adam Waller	Jimmy Williams	Steve Bethel
Jim Brooks		Peter Inman
John Napier, Chairman		Randal Dabbs
Leon Shields		Sam Maynard
Carlie McEachern		William Sharp
Pam McNew, Secretary		Jim Jenkins, Codes Enforcement
Janis Terry		Laura Smith, Planning
Ed Lee		Others
Ryan Bright		
<i>vacancy</i>		

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 February 21, 2017 meeting, http://planningandcodes.loudoncounty-tn.gov/documents/meetings/LoudonCounty/2017/20170221_CORPCBZA_Minutes.pdf were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

DISCUSSION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, SECTION 4.080, PLANNED UNIT DEVELOPMENT REGULATIONS

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to review and discuss the Loudon County Zoning Resolution, Section 4.080. Planned Unit Development Regulations. A six member committee including; John Napier, Ed Lee, Adam Waller, Van Shaver, Jim Jenkins and Laura Smith, was formed to review the PUD regulations and prepare any proposed amendments to the Planning Commission.

SUBDIVISION PLAT, 5-LOTS, KENNETH MORRIS PROPERTY, 1050 MORTON RD., TAX MAP 11, PARCEL 285, APPROXIMATELY 7.29 ACRES, R-1, SUBURBAN RESIDENTIAL DISTRICT, 17-01-03-SU-CO

This item was tabled at the last meeting for one month. The applicant will submit at a later date.

ACTION

Carlie McEachern moved to take the item off the table and retable it until a later date. The motion was seconded by Jim Brooks and approved unanimously.

FINAL SUBDIVISION PLAT WITH ROAD FRONTAGE VARIANCE, MICHAEL MILLER PROPERTY, TAX MAP 084, PARCEL 163.01 AND 165.00, TRIGONIA ROAD, A-2, RURAL RESIDENTIAL DISTRICT, 16-06-48-SU-CO, (ON BZA AGENDA FOR SPECIAL EXCEPTIONS FOR EXISTING STRUCTURES, LOT 1 HAS BARN WITH NO PRINCIPAL BUILDING, LOT 2 HAS GARAGE IN FRONT YARD)

Mr. Miller requests plat approval to subdivide his property into two lots with 73.29' of road frontage for each lot instead of the required 75'.

ACTION

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

FINAL SUBDIVISION PLAT WITH ROAD FRONTAGE VARIANCES, MARTEL ROAD, COMBINING 3 LOTS INTO 2 LOTS, TAX MAP 016D, GROUP D, PARCELS 004.00, 005.00, AND 006.00, PROPERTY OWNER, PARCEL 4, JOHN SAGGIO, PROPERTY OWNERS, PARCELS 5 AND 6, DEBRA AND WILLIAM MORONEY, APPROXIMATELY 6.53 ACRES, A-2, RURAL RESIDENTIAL DISTRICT, 17-02-10-SU-CO

The Maroney's, who own Parcel 6 with an existing dwelling and Parcel 5 which is vacant and Mr. Saggio, who owns Parcel 4.0 with an existing dwelling, request resubdividing their properties so that the 3 lots become 2 lots. Mr. Saggio's lot frontage would increase to 36.52' and the Maroney's would have 37.52'.

ACTION

Adam Waller moved to approve the plat which was seconded by Ed Lee and approved unanimously.

FINAL SUBDIVISION PLAT, RE-SUBDIVIDE 4 PARCELS INTO 2 LOTS, PROPERTY OWNERS, ANTHONY AND CINDY ARNOLD, TAX MAP 070L, GROUP F, PARCELS 11, 12, 13, AND 14, TENNESSEE AVENUE, APPROXIMATELY 1.2 ACRES, R-1, LOW DENSITY RESIDENTIAL DISTRICT, 17-02-12-SU-GREENBACK

Mr. Arnold requests resubdividing property lines of Parcels 11, 12, 13, and 14, creating two lots of approximately .6 acres each. There is an existing dwelling on Parcel 11, and an existing barn on Parcel 12 which is to be removed. These lots were originally platted as Lots 8-14 of the Alleghany Addition to Greenback plat.

ACTION

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

FINAL SUBDIVISION PLAT, 5-LOTS, PROPERTY OWNER, JAMES MARTIN, MARBLE BLUFF ROAD, TAX MAP 030.00, PARCEL 002.00, APPROXIMATELY 6.9 ACRES, A-2, RURAL RESIDENTIAL DISTRICT AND F-1, FLOODWAY DISTRICT, 17-02-13-SU-CO

Mr. Martin requests subdividing his 6.9 acres into 5 lots on Marble Bluff Road and Watts Bar Lake along the back of the property. There was a discussion of setback lines which are shown on the plat.

ACTION

Mr. Lee moved to approve the plat which was seconded by Mr. Waller and approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

N/A

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY 2017

A copy of the building activity summary for February 2017 was presented.

ADDITIONAL PUBLIC COMMENTS

N/A

UPDATE FROM THE PLANNING DEPARTMENT

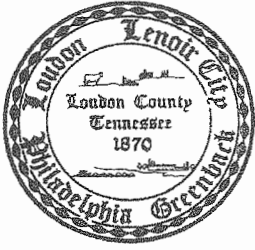
Flyers for upcoming continuing education and training opportunities were handed out.

ADJOURN

The meeting adjourned at 5:50 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS MARCH 21, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Kevin Eakes
Jim Brooks		Ross Jette
John Napier		Laura Smith, Planning Department
Janis Terry		Jim Jenkins, Codes Enforcement
Ryan Bright		Karen Moree
		Michael Moree
		Steve Robbins
		Sam Maynard
		Robert Ward
		Randal Dabbs
		Chris Sharp
		Ricky Robinett
		William Sharp
		Others

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:55 p.m., and audience members, who wanted to speak, were sworn in. The minutes of the February 21, 2017 meeting were unanimously approved on a motion by Jim Brooks seconded by Ryan Bright.

FINAL APPROVAL OF SPECIAL EXCEPTION SITE PLAN FOR THE NEIGHBORHOOD AT TELLICO VILLAGE, INDEPENDENT LIVING FACILITY, A MULTI-FAMILY UNIT, APPLICANT, R. SCOTT HERZIG, SR. VICE PRESIDENT, FSQC TELLICO VILLAGE LLC, TAX MAP 068, PARCEL 27.03, LINDEN LANE, R-1, SUBURBAN RESIDENTIAL DISTRICT W/PUD

Kevin Eakes, engineer with Luckett and Farley was present to request final site plan for The Neighborhood at Tellico Village and reminded members that they had reduced the number of floors, making the building 3 stories on one side and 2 stories on the other.

ACTION

John Napier moved to approve the final plan which was seconded by Janis Terry and approved unanimously.

SPECIAL EXCEPTION, EXTENSION OF MEDICAL HARDSHIP SPECIAL EXCEPTION WHICH EXPIRES THIS MONTH, APPLICANT, BRENDA MOONINGHAM, 887 NEWTON ROAD, TAX MAP 26G, GROUP C, PARCEL 32

No one present.

SPECIAL EXCEPTION TO PLACE ACCESSORY STRUCTURE ON LOT WITHOUT PRINCIPAL STRUCTURE, PROPERTY OWNER, ROSS JETTE, CRESTVIEW CIRCLE, TAX MAP 016J, GROUP C, PARCEL 5.0, MARTEL ESTATES EAST, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH R-E OVERLAY

Mr. Jette owns two adjacent lots on Crestview Circle with his house on one of them. He requests putting up a 6' x 6' construction metal pole barn on the vacant lot without a principal structure. Mr. Jette stated that he moved in about 3 months ago and does not want to combine the lots because he said he may want to sell one in the future. An audience member who lives in the neighborhood stated that he did not want to look at a carport on a vacant lot. Chairman McEachern stated that the neighborhood was in an R-E Overlay district and several years ago, the residents had requested the overlay district which is intended for established residential neighborhoods, and requires 75% of the residents to consent to the overlay.

ACTION

Chairman McEachern moved to deny the request because of the R-E Overlay, which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION TO CONVERT GARAGE INTO 2ND DWELLING ON PROPERTY, APPLICANT, KAREN MOREE, 527 DIXON ROAD, TAX MAP 11, PARCEL 83.01, APPROXIMATELY 2.4 ACRES, R-1, SUBURBAN RESIDENTIAL DISTRICT

Ms. Moree was present and stated that they had purchased the property about one month ago. Ms. Moree and her husband wanted to add onto the home for additional family members, but the contractor they are working with stated that would not be easy and suggested turning the 3-car garage into an apartment. Ms. Moree stated that the septic system would have to be independent, and eventually she and her husband planned to live in the apartment and their son would live in the house. She said they would not rent the apartment to renters. An audience member stated concerns for traffic and that when she wanted to put a 2nd dwelling on her property, she was told she had to subdivide the property. Another audience member who stated he lived at 581 Dixon Road said it was too close to him. Ms. Moree stated that she had done some research about 2nd dwellings and thought it would be allowed. Mr. Napier read Section 3.020 of the Zoning Resolution regarding 2nd dwellings. Ms. Moree's property does not appear to be a lot of record however. Ms. Moree stated that they could add on to the house.

ACTION

Mr. Brooks moved to deny the request which was seconded by Ms. Terry and approved with Mr. Bright, Ms. Terry, Mr. Brooks, Chairman McEachern voting to deny the request and Mr. Napier voting no.

SPECIAL EXCEPTION FOR EXISTING GARAGE IN FRONT YARD ON PROPOSED LOT 2 WITH DWELLING AND EXISTING ACCESSORY STRUCTURE ON PROPOSED LOT 1 WITH NO PRINCIPAL BUILDING, MICHAEL MILLER PROPERTY, TRIGONIA ROAD,

TAX MAP 084, PARCEL 163.01 & 165.00, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Miller, who received a road frontage variance during the Planning Commission meeting, stated that there used to be a house and barn on the property. The barn had been built in the 1950's. Mr. Miller purchased the property about 8 years ago and all the structures were existing at that time. He requests a special exception for the existing structures for subdividing the property.

ACTION

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

SPECIAL EXCEPTION FOR MBX TACTICAL LLC, GUNSMITH, REPAIR, LIGHT MANUFACTURING, APPLICANT, ADRIAN COBB, 180 LITTLETON DRIVE, LOUDON, TAX MAP 041, PARCEL 130.01, C-2, GENERAL COMMERCIAL DISTRICT

This item was tabled at the February 21, 2017 meeting. Mr. Napier moved to bring it back to the table which was seconded by Mr. Brooks and approved unanimously. Steve Robbins with Lakeside Realty was present to represent the Cobb's who live out of state, plan to relocate to the area if they are granted the special exception. He stated that the existing building on the property would be used to manufacture parts for firearms and they would not be selling firearms. Mr. Robbins stated that the light manufacturing would be of small parts and would be shipped out via UPS or the U.S. Postal Service. Chairman McEachern noted that it sounded like tool and dye work. Used oil would have to be picked up and disposed of.

ACTION

Chairman McEachern moved to approve the special exception to Adrian Cobb only to operate the business. The motion was seconded by Mr. Napier and approved unanimously.

SPECIAL EXCEPTION TO OPERATE TRUCKING COMPANY AND WORK ON TRUCKS, PROPERTY OWNER, HOWARD RUSSELL, APPLICANT, SAM MAYNARD, 9786 VONORE ROAD, TAX MAP 049, PARCEL 080, APPROXIMATELY .33 ACRES, C-1, RURAL CENTER DISTRICT

Mr. Maynard who operates a trucking company and garage, is purchasing the property on Vonore Road by owner finance from Mr. Russell, and has been working on the trucks for about 2 years. Mr. Maynard lives approximately 1 mile from the garage. He has made some improvements to the building such as changing the garage doors and trusses.

ACTION

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

SPECIAL EXCEPTION TO PLACE PROPOSED 12' X 24' ACCESSORY STRUCTURE IN FRONT YARD, 24' FROM FRONT PROPERTY LINE, PROPERTY OWNER, ROBERT WARD, 6030 HOTCHKISS VALLEY ROAD, TAX MAP 019, PARCEL 043.00, APPROXIMATELY .97 ACRES, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Ward requests a special exception to place an accessory structure in the front yard of his property on Hotchkiss Valley Road. There is an existing dwelling, garage, awning, and shed

already on the property. The property is narrow and Hotchkiss Creek runs along the back property line.

ACTION

Mr. Bright moved to grant the special exception for the accessory structure in the front yard, 24' from the property line which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION FOR ACCESSORY STRUCTURE WITHOUT PRINCIPAL STRUCTURE, PROPERTY OWNER, RANDAL DABBS, 2119 LAKELAND DRIVE, TAX MAP 022G, GROUP A, PARCEL 007.00, APPROXIMATELY 3.2 ACRES, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Dabbs purchased the property on Lakeland Drive approximately eight years ago for the purpose of using it as storage because his house is in Miller's Landing. He wants to put his sons' batting cage, store an antique car, camper and leave enough room on the property to potentially build a house. He already has electricity and would add a bathroom and sink in the garage. He will build an apartment if he needs to. The illustration he presented shows the structure he proposes building. It is an approximately 40' x 80' metal building with a concrete floor so that he can pull his camper in. An audience member who lives at 1790 Lakeland Drive stated that 24' x 24' was an average 2-car garage and they live across the cove and would see the proposed building. The 40' side would face the road. Another audience member stated that he would be looking at the broadside of the building and thinks property values would go down and there would be an issue with lights. Chairman McEachern noted that the residents should check to see if there were any deed restrictions. Another neighbor stated that they were concerned with lighting. Mr. Dabbs stated that the goal was to build an eventual house in the front of the garage for future sale. He doesn't have a security light because someone keeps shooting it out. There was a discussion from neighbors who thought it would look like a factory in the middle of the neighborhood.

ACTION

Mr. Brooks moved to deny the special exception and noted that he thought Mr. Dabbs was trying to be a good neighbor. The motion was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION FOR HOCKEY TRAINING FACILITY WITH ICE RINK, APPLICANT, CHRIS SHARP, URBAN ENGINEERING, 665 GLADSTONE ROAD, TAX MAP 7A, PARCEL 12.0, C-2, GENERAL COMMERCIAL DISTRICT

Brad Sharp with Urban Engineering was present to request the special exception for the training facility which would include an ice rink. The facility would be for training only and there would be 6-7 students at a time that would come in to work on their hockey skills.

ACTION

Mr. Brooks moved to approve which was seconded by Ms. Terry and approved unanimously. It was noted that the age group for the training would be youth's.

SPECIAL EXCEPTION FOR 2ND DWELLING ON PROPERTY, PROPERTY OWNER,
RICKY ROBINETT, 8503 HWY. 321, TAX MAP 5, PARCEL 5.00, APPROXIMATELY 12.66
ACRES, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Robinett was present to request replacing a 2nd dwelling on his property.

ACTION

Chairman McEachern moved to approve which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION FOR DIGITAL SIGN, APPLICANT, DIXIE LEE FIREWORKS,
WILLIAM SHARP, 19696 HWY. 11E. TAX MAP 7, PARCEL 41.01, C-2, GENERAL
COMMERCIAL DISTRICT

Mr. Sharp stated that with expansion of the highway they will be losing part of their sign and request putting an 8 ½' digital sign on the front of the building which would face the flow of traffic.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

N/A

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

N/A

ADJOURN

The meeting adjourned at 7:20 p.m.

Chairman

Date