

Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION April 18, 2017

Members Present	Members Absent	Others Present
John Napier, Chairman	Jimmy Williams	Jason Rennich
Carlie McEachern		Steve Harrison
Jim Brooks		Ed Loy
Ed Lee		Steve Harrelson
Pam McNew, Secretary		Jim Jenkins, Codes Enforcement
Ryan Bright		Laura Smith, Planner
Adam Waller		Others
Leon Shields		

WORKSHOP

The Loudon County Regional Planning Commission held a workshop at 5:00 p.m. to review and discuss the Planned Unit Developments sections of the Loudon County Zoning Resolution. Planning Commission Secretary, Pam McNew read the proposed resolution amendment to Section 4.080 and Section 5.050 and the planning commission received comments from the audience.

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 March 21, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Jim Brooks.

SUBDIVISION PLAT, 1-LOT WITH VARIANCE FOR LOT FRONTAGE, PROPERTY OWNER, SANDRA SHELL BROWN, APPLICANT, STEVE HARRISON, 3581 WASHINGTON PIKE, TAX MAP 065, PARCEL 059, A-1, AGRICULTURE-FORESTRY DISTRICT, 17-03-40-SU-CO

The Shell property is approximately 5.15 acres with an existing house. Mr. Harrison owns the adjacent property which is approximately 23 acres and is acquiring 4.15 acres of the Shell property leaving it at 1-acre, with the existing house. The Shell property has an existing septic system and water is provided by a well. With those conditions, the minimum lot width at the building setback line is 200' and the plat shows it at approximately 175' so a lot width variance is requested. Mr. Harrison stated that there was a branch in the back of the property and it rose steeply upwards.

ACTION

Mr. McEachern moved to grant the variance which was seconded by Mr. Brooks and approved unanimously.

SUBDIVISION PLAT, ELLA WILKERSON PROPERTY, MIDWAY ROAD, TAX MAP 7.0, PARCELS 120.0 AND 121.0 AND TAX MAP 11.0, PARCEL 25.0, R-1, SUBURBAN RESIDENTIAL DISTRICT

There are 3 lots with an existing dwelling on Parcel 25.0, Parcel 120.0 and 121.0 are vacant. The property owners request subdividing the property so that the lot in the center, Parcel 120.0 would be eliminated, increasing the size of Parcel 121 and Parcel 25.

ACTION

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

REVIEW AMENDMENT TO THE LOUDON COUNTY ZONING RESOLUTION, SECTION 4.080 PLANNED UNIT DEVELOPMENTS AND SECTION 5.050 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

Mr. McEachern moved to recommend the resolution which was seconded by Mr. Brooks and approved unanimously. No recommendation was made in regards to the moratorium on PUD's.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The March 2017 monthly Codes Department Building Activity Summary was included.

ADDITIONAL PUBLIC COMMENT

N/A

UPDATE FROM THE PLANNING DEPARTMENT

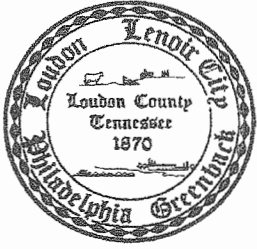
N/A

ADJOURN

The meeting adjourned at 5:45 p.m.

Chairman

Date



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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
APRIL 18, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Brenda Mooningham
Jim Brooks		Walt Hillis
John Napier		Dan Marschke
Ryan Bright		Jim Jenkins, Codes Enforcement
		Mr. Franklin
		James Hair
		Laura Smith, Planning Department

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:50 p.m., roll was called and audience members, who wanted to speak, were sworn in. The minutes of the March 21, 2017 meeting were unanimously approved on a motion by Jim Brooks seconded by Ryan Bright.

SPECIAL EXCEPTION, REQUEST EXTENSION BECAUSE OF MEDICAL HARDSHIP, TO CONTINUE LIVING IN CAMPER WHILE CLEANING UP PROPERTY FOR A MOBILE HOME, APPLICANT, BRENDA MOONINGHAM, 887 NEWTON ROAD, TAX MAP 26G, GROUP C, PARCEL 32, R-1, SUBURBAN RESIDENTIAL DISTRICT

Ms. Mooningham stated that after she was granted the special exception in March 2016 to live in a camper while cleaning up the lot after a fire destroyed the house, she became ill. Then, her husband passed away, and her son became ill, and with weather constraints she requests an extension of the special exception as she is waiting on a mobile home to be moved onto the property shortly.

ACTION

Mr. Brooks moved to extend the special exception until May 31, 2017 so that the mobile home can be moved onto the property and the camper moved out or no one living in it. The motion was seconded by John Napier and approved unanimously.

VARIANCE REQUEST, APPLICANT, WALT HILLIS FOR AGGREGATES USA, ADDITION OF STORAGE AND MAINTENANCE BUILDING 100 FEET FROM PROPERTY LINES, SETBACKS ARE 250 FEET, 2107 BIG HILL ROAD, TAX MAP 052, PARCEL 010.00, A-2, RURAL RESIDENTIAL DISTRICT

Walt Hillis with Aggregates USA showed the site plan of the proposed building. Mr. Hillis requests that the proposed building be 110' from Friendsville Road instead of the required 250

feet. The building would be built below the grade of the road and Mr. Hillis stated most of the building would not be visible from the road.

ACTION

Mr. Napier moved to approve the variance request which was seconded by Mr. Brooks. Audience member, Mr. Franklin stated that he was concerned with lighting around the building, and Mr. Marschke, who is also with Aggregates USA stated that the lights will be directed downward. The motion was then unanimously approved.

ADDITIONAL PUBLIC COMMENTS

Surveyor, James Hair was present to request that an item be added to the agenda.

ACTION

Mr. Brooks moved to add the item to the agenda which was seconded by Mr. Napier and approved unanimously. Mr. Hair presented a subdivision plat showing that his clients request combining two parcels on an existing easement on Cruze Road. After discussion of the easement and where it is located, Mr. Hair was told he just needed to submit the plat for signature.

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

N/A

ADJOURN

The meeting adjourned at 6:30 p.m.

Chairman

Date
