

Loudon County Planning Department

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MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION May 16, 2017

Members Present	Members Absent	Others Present
John Napier, Chairman	Jimmy Williams	Myron Mullins
Carlie McEachern	Jim Brooks	Joseph Colvin
Leon Shields		Dale Hayes
Ed Lee		James Loveday
Pam McNew, Secretary		Jim Jenkins, Codes Enforcement
Ryan Bright		Laura Smith, Planner
Adam Waller		Larry Summey

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 April 18, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

SUBDIVISION PLAT WITH SHARED DRIVEWAY, PROPERTY OWNERS, SALLY TAYLOR AND GAIL STACY, 2000 KEATON ROAD, TAX MAP 036, PARCEL 141.00 APPROXIMATELY 4.81 ACRES, A-1, AGRICULTURE-FORESTRY DISTRICT

Surveyor, James Loveday was present with property owners, Sally Taylor and Gail Stacy. Ms. Taylor and Ms. Stacy have inherited their parent's property and they would like to subdivide the property so they could each have a home. Keaton Road dead ends at the property with approximately 17' of road frontage. The minimum road frontage for lots less than 5 acres in size is 75'. The property owner's request using an existing driveway into the property as a shared driveway. Carlie McEachern discussed the road frontage requirement and noted that the property owners could apply to the BZA for a special exception for two dwellings on the lot without subdividing. Mr. Loveday stated that the neighboring property owners, the McLean's, had said they would be agreeable to a shared driveway on their property.

ACTION

Ed Lee moved to grant preliminary plat approval subject to a shared driveway agreement. The motion was seconded by Adam Waller and approved unanimously.

SUBDIVISION PLAT WITH SHARED DRIVEWAY LENGTH VARIANCE REQUEST, JERRY SUMMEY, 398 SUMMEY WAY, TAX MAP 077, PARCEL 039.01, APPROXIMATELY A-1, AGRICULTURE-FORESTRY DISTRICT

Surveyor, Dale Hayes was present with Mr. Summey who is selling a portion of his property to his neighbor and requests extending the existing 25' wide, 369' long shared driveway by

approximately another 440'. Mr. Summey is to have a new maintenance agreement recorded for the shared driveway

ACTION

Mr. Lee moved to approve the extension of the shared driveway which was seconded by Ryan Bright and approved unanimously.

SUBDIVISION PLAT WITH JOINT PERMANENT EASEMENTS, TRINITY EQUESTRIAN ESTATES, PROPERTY OWNER, TRINITY FARM EAST TENNESSEE, LLC, MYRON MULLINS, 7500 WHITE WING ROAD, TAX MAP 005, PARCEL 022.00, APPROXIMATELY 106.01 ACRES, A-2, RURAL RESIDENTIAL DISTRICT

Property owner, Myron Mullins was present to request plat approval for the proposed subdivision with private joint permanent easements. Mr. Mullins stated that he had purchased the property about a year ago because his daughter was an equestrian rider. Mr. Mullins proposes subdividing the property into large lots, each greater than 5 acres in size, for sale. There will also be a barn on the property and Mullins passed out handouts with pictures of the proposed development.

ACTION

A motion to approve the plat which was made, and then seconded by Mr. Bright and approved unanimously.

UPDATE FROM THE PLANNING DEPARTMENT

Planner, Laura Smith gave a reminder of upcoming continuing education and training opportunities and said that a replacement to fill Janis Terry's vacant seat had been appointed and would start attending in June.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The April 2017 monthly Codes Department Building Activity Summary was summarized by Codes Enforcement Director, Jim Jenkins.

ADDITIONAL PUBLIC COMMENT

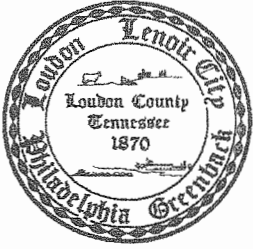
N/A

ADJOURN

The meeting adjourned at 6:15 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS MAY 16, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman	Jim Brooks	David Kautz
Ryan Bright		Steven Abbott
John Napier		Jim Jenkins, Codes Enforcement
		Laura Smith, Planning Department

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:20 p.m., roll was called and audience members, who wanted to speak, were sworn in. The minutes of the April 18, 2017 meeting were unanimously approved on a motion by John Napier seconded by Ryan Bright.

SPECIAL EXCEPTION, ACCESSORY STRUCTURE IN FRONT YARD, OWNER/APPLICANT, DAVID KAUTZ, 4142 MAPLE HILL ROAD, TAX MAP 50, PARCEL 109.00, A-2, RURAL RESIDENTIAL DISTRICT

Property owner David Kautz was present to request a special exception for an accessory building in the front yard. Mr. Kautz stated that he placed a carport in his front yard not knowing that he had to get a permit or that according to the Zoning Resolution, accessory structures are permitted in the side or rear yard, but not the front yard. Mr. Kautz presented pictures showing where the carport is located and stated that he has cleaned up the property since he purchased it. His dwelling is approximately 150' from the front property line.

ACTION

Mr. Bright moved to grant the special exception for the accessory structure only which was seconded by Mr. Napier and approved unanimously.

VARIANCE REQUEST, REAR YARD SETBACK FROM 25' TO 19.12', CORNER LOT, APPLICANT, STEVEN ABBOTT, RELIANCE DEVELOPMENT LLC, 160 CHALMETTE WAY, JACKSON CROSSING PHASE 4, TAX MAP 010K, GROUP C, PARCEL 031.00, R-1/PUD

Steve Abbott, Reliance Development LLC was present to request a rear yard setback of 6' for building a house on a corner lot in Jackson Crossing. The rear yard setback is 25' and Mr. Abbott requests that it be approximately 19'. The lot is on a corner so it has a 25' setback from

each street.

ACTION

Mr. Napier moved to grant the 6' rear yard variance which was seconded by Mr. Bright and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

N/A

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

N/A

ADJOURN

The meeting adjourned at 6:30 p.m.

Chairman

Date