



Loudon County Planning Department

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WORKSHOP AGENDA
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 AUGUST 15, 2017
 4:30 p.m.

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to review and discuss tiny homes and the Loudon County Zoning Resolution.

MINUTES
 LOUDON COUNTY REGIONAL PLANNING COMMISSION
 AUGUST 15, 2017

Members Present	Members Absent	Others Present
John Napier, Chairman		J. Michael & Melissa McCoy
Carlie McEachern		Harold and Kim Hein
Leon Shields		Debbie Coffey
Pat Couk		Kim Slusher
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Adam Waller		June Kleistine
Jimmy Williams		Jody & Dean Cusick
Jim Brooks		Kathleen Affholter
Ed Lee		Susan Rhyne
vacancy		Steve Bethel
		William & Kimberly Kane
		Jennifer Dawson
		Ed Loy
		Lesly Brown
		Others

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, roll called and a quorum confirmed. The minutes of the July 18, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright.

DISCUSSION OF SHARED DRIVEWAY, PROPERTY OWNER, JOHN GALYON, OLD SINKING CREEK ROAD, TAX MAP 070, PARCEL 042.00, A-2, RURAL RESIDENTIAL DISTRICT

No one present.

ACTION

Jim Brooks moved to table until next month's meeting which was seconded by Mr. McEachern and approved unanimously.

REZONING REQUEST FROM O-1, OFFICE PROFESSIONAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT, BRYAN PETETT, PROPERTY OWNER, NANCY KELSO MYERS, OLD STAGE ROAD, TAX MAP 007, PARCEL 131.00, APPROXIMATELY 5.5 ACRES

Realtor, Bryan Petett was present to request rezoning for Nancy Kelso Myers from O-1, Office Professional District to C-2, General Commercial District for proposed storage units. Mr. Petett stated that the property had been rezoned 10 years ago to O-1 and has been for sale since then. Mr. Petett discussed proposed design of the units and said it would be fenced. Audience member, Sheila Woody who lives on Old Stage Road stated that she had spoken with approximately 60 people who were not in favor of storage buildings. She stated that O-1 was a better transitional zone and turning left from Old Stage Road was dangerous and had numerous accidents. She said that she shares a property line with the Myers and was afraid of some activities that may go on in the storage buildings and when she had spoken with Mr. Myers in 2007 he had told her that he wanted to sell to someone who would be a good neighbor. Audience member, Mr. Henry, stated that there was already available commercial property in the area. There were questions regarding the TDOT expansion of the highway and the increase in traffic to the area. Mr. Hansen stated that he had lived on Old Stage Road for 15 years and that O-1 was a good transitional zone and C-2 would be incompatible with the neighborhood. He stated that 13 years ago, Doug Horne wanted to build upscale storage building and had gone before the Planning Commission then but had been denied rezoning. Another audience member stated that she considered the area a safe community. Mr. Petett said that he had letter from the TDOT for access and that the proposal was for 300-500 units. And another audience member read a letter opposing the rezoning and stated that he thought it would devalue homes values.

ACTION

Mr. Brooks moved to recommend the rezoning which was seconded by Adam Waller and was denied by a tie vote with Mr. McEachern, Mr. Brooks, Mr. Shields, Mr. Waller, and Mr. Williams voting yes to approve and Mr. Lee, Ms. Couk, Mr. Napier, Ms. McNew and Mr. Bright voting no.

REZONING REQUEST FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO R-1 WITH PUD, (PLANNED UNIT DEVELOPMENT OVERLAY) 2.5 UNITS PER ACRE, 19 LOTS, PROPERTY OWNER, JASON RENNICH, HWY. 11E, TAX MAP 011, PARCEL 037.00, APPROXIMATELY 7.65 ACRES

Surveyor, Richard LeMay was present representing developer, Steve Bethel to request rezoning of the property to R-1, Suburban Residential District with Planned Unit Development Overlay with a density of 2.5 units per acre. Planner, Laura Smith noted that the property was approximately 7.65 acres and not 9.65 acres which was printed on the agenda. The development would have 21 lots which included 2 lots for open space and recommended the rezoning of the PUD Overlay. When asked, Mr. LeMay stated that sidewalks are usually installed when the driveways are built and the amenities for the open space have not been planned yet.

ACTION

Ed Lee moved to approve the rezoning to R-1 with PUD Overlay with a density of 2.5 units per acre. The motion was then seconded by Jimmy Williams.

Debbie Coffey was present representing her brother who owns the adjacent property. She is concerned with the impacts of the proposed development on her brother's property and stated that Mr. Rennich had done some filling in the past which caused run off on her brother's property. Property owners from neighboring subdivision, Garnett Hills were present and said they were concerned with how water retention would be addressed and flooding concerns. Mr. LeMay stated that detention would be addressed with the development. With no more discussion, the motion was then unanimously approved.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The August 2017 monthly Codes Department Building Activity Summary (attached) was summarized by Codes Enforcement Director, Jim Jenkins.

ADDITIONAL PUBLIC COMMENT

UPDATE FROM THE PLANNING DEPARTMENT

Ms. Smith reminded commissioners of upcoming training on August 31, 2017 which would count towards the required training hours for 2017.

ADJOURN

The meeting adjourned at 6:30 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS AUGUST 15, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		James McCoy
Ryan Bright		Victor Jernigan
John Napier		Jim Jenkins, Codes Enforcement
Jim Brooks		Laura Smith, Planning Department
Leon Shields		Rosa Bastida Bastida
		Mellissa Johnson
		Mr. and Mrs. Hein
		Debra Helton Junk

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:30 p.m., roll was called and audience members, who wanted to speak, were sworn in. The minutes of the July 18, 2017 meeting were unanimously approved on a motion by John Napier seconded by Jim Brooks with Ms. Debra Helton Junk added to the agenda as Item F.

SPECIAL EXCEPTION, JAMES MICHAEL MCCOY; HOME OCCUPATION TO SELL FIREARMS FROM HOME ON INTERNET ONLY, 7911 PINE GROVE PROVIDENCE, TAX MAP 018K GROUP A, PARCEL 005.00, APPROXIMATELY 7.3 ACRES, A-1, AGRICULTURE FORESTRY DISTRICT

Mr. McCoy requests a special exception so that he can continue to sell firearms in his home. He does not have customer traffic and does not have or propose having any signs.

ACTION

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

SPECIAL EXCEPTION, APPLICANT, VICTOR JERNIGAN, COMBINE 3-LOTS WITH TWO DUPLEXES AND A 4-PLEX AND ADD A DUPLEX AND 4-PLEX TO HAVE MULTI-FAMILY USE, SHAW FERRY ROAD, TAX MAP 015, PARCELS 140.0, 141.0, AND 142.0, APPROXIMATELY 2.3 ACRES (3 PARCELS), R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Jernigan owns 3 parcels with two existing duplexes and a 4-plex on Shaw Ferry Road in the Lenoir City Planning Region. He proposes combining the parcels so that he can add another duplex and 4-plex utilizing an existing 22' wide driveway. Leon Shields who works for the LCUB noted that the existing utilities are only sufficient for 10 units and adjacent property

owners had been denied sewer service and that Mr. Jernigan's property was at capacity now. Mr. Jernigan discussed an extra septic system on the property, but multi-family developments must connect to public sewer and water.

ACTION

Mr. McEachern moved to grant the special exception to only combine the parcels on one lot as a multi-family development. The motion was seconded by Mr. Napier and approved unanimously on a roll call vote.

Mr. Jernigan is to work with LCUB and if he is able to connect to the sewer system, he will submit a site plan to the Lenoir City Planning Commission.

SPECIAL EXCEPTION TO REPLACE EXISTING MOBILE HOME ON LOT WITH NO ROAD FRONTAGE; PROPERTY OWNER, ROSA BASTIDA BASTIDA, 8507 HWY. 321, TAX MAP 005, PARCEL 007.00, APPROXIMATELY 4.5 ACRES, A-2, RURAL RESIDENTIAL DISTRICT

Ms. Bastida requests replacing an existing mobile home with a newer one on her property with no road frontage.

ACTION

Mr. McEachern moved to approve the special exception which was seconded by Mr. Napier and approved unanimously.

SPECIAL EXCEPTION TO CONTINUE LIVING IN CAMPER ON PROPERTY TO ASSIST MOTHER DURING ILLNESS, APPLICANT, MELLISSA JOHNSON, PROPERTY OWNER, CHARLES AND BRENDA JENKINS, 3354 HAPPY HOLLOW ROAD, TAX MAP 014, PARCEL 147.00, APPROXIMATELY 1.4 ACRES, R-1, SUBURBAN RESIDENTIAL DISTRICT

Ms. Johnson requests an extension to a special exception so that she can occasionally live in a camper on the property to provide assistance to her mother. She stated that she visits the property occasionally and only sleeps in the camper. The camper has been on the property about 1 ½ years and has a septic system.

ACTION

Mr. Brooks moved to approve the special exception for Ms. Johnson to live in the camper for 12 more months. The motion was seconded by Mr. Shields and approved unanimously.

VARIANCE REQUEST FOR 0' SIDE YARD SETBACK FOR OUTDOOR KITCHEN/PAVILION, APPLICANT AND OWNER, HAROLD HEIN, 909 FIELDSTONE DRIVE, LENOIR CITY, TAX MAP 007, PARCEL 099, APPROXIMATELY .5 ACRES, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD OVERLAY

Mr. Hein had a pool and outdoor kitchen built. A permit was obtained for the pool that did not include the kitchen which was built on the property line with the roof line extending over the property line of the common area of the Stone Crossing Homeowners Association. Mr. Hein stated that his contractor was aware that he had built the kitchen on the property line and that they had discussed rebuilding it.

ACTION

Mr. Brooks moved to deny the variance which was seconded by Mr. Napier and approved unanimously. Mr. Hein will work with Mr. Jenkins regarding the tear down and rebuilding of the kitchen.

VARIANCE REQUEST, DEBRA HELTON JUNK, 23183 EAST COAST TELLICO PARKWAY, TAX MAP 059, PARCEL 060.00, A-1, AGRICULTURE FORESTRY DISTRICT

Ms. Junk stated that in May her home burned down and she wants to replace it with a 52' x 28' doublewide on the approximate site where the previous home was. The front yard setback in the A-1 district is 50' and Ms. Junk requests a 25' setback variance to place the new doublewide 25' from the property line.

ACTION

Mr. McEachern moved to approve the 25' variance which was seconded by Mr. Brooks and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

ADJOURN

The meeting adjourned at 7:15 p.m.

Chairman

Date