



Loudon County Planning Department

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MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION MEETING
 APRIL 17, 2018

Members Present	Members Absent	Others Present
John Napier, Chairman	Andy Hamilton	Tom Wade
Carlie McEachern	Adam Waller	Victoria Farmer
Ed Lee		Steve Killian
Pat Couk		Tim Strunk
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Jim Brooks		Ron Morton
Jimmy Williams		Sandra Morton
Leon Shields		Tammy Bortz
		Brenda Biggar
		Howard & Christine Hayes
		Kenneth Hunt

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 the roll was called. The minutes of the March 20, 2018 meeting were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

PRELIMINARY SUBDIVISION PLAT WITH SHARED DRIVEWAY, APPLICANT AND SURVEYOR, JOSEPH COLVIN, STRUNK PROPERTY, BEALS CHAPEL ROAD, TAX MAP 028, PARCELS 73.0, 74.0, & 75.0, AND TAX MAP 028K, GROUP A, PARCELS 1.00, 4.00, & 5.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 6.6 ACRES

Mr. Tim Strunk was present to request subdivision plat approval to resubdivide 6-lots that belonged to his parents, into 4 lots. He discussed the history of how his parents acquired the property and when, indicating that they were lots of record and that with the subdivision, the rights-of-way on the properties would go away and the portion of Beals Chapel Road adjacent to the Strunk property will have been platted. Mr. Strunk stated that the 25' easement that his neighbors use will remain and he has had legal documentation regarding maintenance. Mr. Strunk also noted that he had been working with staff and his surveyor for over a year on a plat and configuration of the lots according to the Subdivision Regulations. Lot 1 has an existing residence and is approximately 1.0 acre, Lot 2 also has an existing residence, carport and garage in the front yard and is approximately 2.96 acres, Lot 3 is vacant with only 25' of road frontage, but also on the shared driveway shown as Strunk Way. Lot 4 is vacant with 75' of road frontage and only about .5 acres in size. There was a discussion of the improvement of the configuration of property and Ms. Smith recommended approval.

ACTION

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

SUBDIVISION PLAT, 4-LOTS INTO 2-LOTS, APPLICANT, CHRISTINE HAYES, PROPERTY OWNER, BOBBY EBLEN, WINCHESTER DRIVE, HARDIN ESTATES, TAX MAP 016P, GROUP B, PARCELS 033.00, 034.00, 035.00, AND 036.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .91 ACRES

Mr. and Mrs. Hayes have four 10,000 square foot lots on Winchester Drive and request combining them to create two, 20,000 square foot lots. Mr. Hayes stated that he was going to build a home for his mother-in-law on one of the lots.

ACTION

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

SUBDIVISION PLAT FOR 3-LOTS, PROPERTY OWNERS, TIMOTHY ADAMS AND HAROLD BREWSTER, HWY. 95, GREENBACK, TAX MAP 080, PARCEL 013.00, M-1, LIGHT INDUSTRIAL DISTRICT AND C-1, CENTRAL BUSINESS DISTRICT, GREENBACK, APPROXIMATELY 8.16 ACRES

No one present

ACTION

Mr. Brooks moved to table the item until next meeting. The motion was seconded by Mr. McEachern and approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

n/a

DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY 2018 (ATTACHED)

The Development Building Activity Summary for March was presented

UPDATE FROM PLANNING DEPARTMENT

Staff reminded the Planning Commission about the Stormwater Board Training that will take place on April 24 in Oak Ridge and to let her know if planning to attend.

ADJOURNMENT

The meeting adjourned at 5:45 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS APRIL 17, 2018

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Kenneth Hunt
Ryan Bright		Ron Morton
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Jim Brooks		Rick Arp
		Tammy Bortz

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 20, 2018 meeting were unanimously approved on a motion by John Napier seconded by Jim Brooks.

VARIANCE REQUEST FOR LOT WIDTH FOR PROPOSED SUBDIVISION, APPLICANT, KANSAS SAMPSON, 4671 PROSPECT CHURCH ROAD, TAX MAP 039, PARCEL 133.00, A-1, AGRICULTURE FORESTRY DISTRICT, APPROXIMATELY 4.63 ACRES. CITY OF LOUDON PLANNING REGION

No one present. Mr. Brooks moved to table the item which was seconded by Mr. Napier and approved unanimously.

SPECIAL EXCEPTION, REPLACE EXISTING MOBILE HOME ON LOT WITH NO ROAD FRONTAGE, APPLICANT AND PROPERTY OWNER, KENNETH HUNT, 7501 VONORE ROAD, TAX MAP 049, PARCEL 063.01, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 19.9 ACRES

Codes Enforcement Director, Jim Jenkins, stated that Mr. Hunt requests replacing a mobile home on his property which is land-locked. According to Mr. Hunt, there is a deeded 14' right-of-way to the property.

ACTION

Mr. McEachern moved to approve the replacement of the home on the property with no road frontage. The motion was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION, ADAPT THE HISTORIC ROBINSON MILL TO HOLD SPECIAL EVENTS, APPLICANT AND PROPERTY OWNER, RON AND SANDY MORTON, C/O M&M PROPERTIES, 691 VONORE RD., TAX MAP 041, PARCEL 134.00, A-2, RURAL RESIDENTIAL DISTRICT AND F-1, FLOODWAY DISTRICT, APPROX. 2.26 ACRES

Ron and Sandy Morton were present and stated that they propose holding small events at the mill. The occupancy would be at 75 or less. Mr. Morton stated that he has met with Mr. Jenkins on site and there will be some challenges including health department approval for a septic system for the bathroom. There was a discussion regarding the property including access for neighbors, drainage, and the right-of-way of Hwy. 72. Mr. Morton confirmed that their company is M&M Properties of Rocky Hill and that there is another company with a similar name, but not this one.

ACTION

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

VARIANCE REQUEST FOR 8' SIDE YARD FOR 22' X 8' ADDITION TO DWELLING, APPLICANT AND PROPERTY OWNER, RICK ARP, 521 ENGLE ROAD, TAX MAP 033L, GROUP A, PARCEL 004.00, R-2, SUBURBAN RESIDENTIAL DISTRICT, SIDE YARD SETBACKS ARE 15' FOR 1-STORY AND 2-STORY DWELLINGS, APPROX. .74 ACRES

Rick Arp was present to request an 8' side setback variance so that he could build on to his home. The proposed expansion is 22' x 8' which would bring the house 7' from the side property line. Mr. Arp presented pictures of his property and a letter from his adjacent neighbor who is not opposed to the variance. Mr. Arp stated that he is requesting the variance because of the severe slope on his property.

ACTION

Mr. Shields moved to grant the variance because of the narrowness and steepness of the property which was seconded by Ryan Bright and approved unanimously.

SPECIAL EXCEPTION FOR GROOMING SALON, BOARDING AND KENNEL, APPLICANT AND PROPERTY OWNER, TAMMY BORTZ, 10395 W. LEE HWY., TAX MAP 056, PARCEL 009.00, C-1, RURAL CENTER DISTRICT, APPROX. 2.7 ACRES

Ms. Bortz requests a special exception in order to operate a kennel, boarding and grooming salon on the property. The property was rezoned to C-1 in 2012 for the proposed use. The kennel will be approximately 85' from the residential property on the west side and approximately 150' from the property on the east side of the property, not the 200' required in the Zoning Resolution.

ACTION

Mr. Brooks moved to approve the special exception noting that the building will not be 200' from the adjacent residential property. The motion was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION FOR TRUCK DRIVING TRAINING, APPLICANT, EARL ARWOOD, TLD LOGISTICS SERVICES, INC., PROPERTY OWNER, STAR DEVELOPMENT INC., 16200 EL CAMINO LANE, TAX MAP 004, PARCEL 005.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 5.12 ACRES

No one present.

ACTION

Mr. Brooks moved to table the item until the next meeting. The motion was seconded by Mr. McEachern and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 6:20 p.m.

Chairman

Date