



Loudon County Planning Department

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MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION MEETING
MAY 15, 2018

Members Present	Members Absent	Others Present
John Napier, Chairman	Ryan Bright	Brian Kelser
Carlie McEachern	Ed Lee	David Taylor
Andy Hamilton	Jimmy Williams	J. C. Goyert
Pat Couk		Mike Waller
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Leon Shields		Laura Smith, Planner
Jim Brooks		Others
Adam Waller		

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 17, 2018 meeting were unanimously approved on a motion by Carlie McEachern seconded by Jim Brooks with the correction that some attendees that were shown as present at the April meeting had actually been to a prior meeting.

SUBDIVISION PLAT, 3-LOTS, APPLICANT, CHRIS GOFORTH, STERLING ENGINEERING, PROPERTY OWNERS, TIMOTHY ADAMS AND HAROLD BREWSTER, 5101 HWY. 95, GREENBACK, C-1, CENTRAL BUSINESS DISTRICT AND M-1, LIGHT INDUSTRIAL DISTRICT, APPROXIMATELY 8.16 ACRES

This item was withdrawn by the applicant.

REZONING REQUEST FROM C-1, CENTRAL BUSINESS DISTRICT AND M-1, LIGHT INDUSTRIAL DISTRICT, TO R-1, LOW DENSITY RESIDENTIAL DISTRICT FOR LOTS 2 AND 3 (SEE ITEM A ABOVE), APPLICANT, CHRIS GOFORTH, STERLING ENGINEERING, PROPERTY OWNERS, TIMOTHY ADAMS AND HAROLD BREWSTER, 5101 HWY. 95, GREENBACK, 3RD LEGISLATIVE DISTRICT, APPROXIMATELY 3.9 ACRES

This item was withdrawn.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

n/a

DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY 2018 (ATTACHED)

The Development Building Activity Summary for April was presented

UPDATE FROM PLANNING DEPARTMENT

Ms. Smith passed out handouts on an upcoming training opportunity at MTAS on the National Flood Insurance Program scheduled for August 2, 2018 and said if anyone planned to attend, they could let her know and she would forward their names to MTAS.

ADJOURNMENT

The meeting adjourned at 5:35 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS MAY 15, 2018

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman	Ryan Bright	J. C. Goyert
Jim Brooks		Alex Banegas
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
		Brian Keiser
		Others

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:35 p.m., roll was called and audience members who wanted to speak were sworn in. The minutes of the April 17, 2018 meeting were unanimously approved on a motion by John Napier seconded by Jim Brooks.

VARIANCE REQUEST FROM SETBACKS AND APPROVAL OF 16 PARKING SPACES, APPLICANT, MIKE KITCHENS FOR SMOKY MOUNTAIN SERVICE DOGS, PROPERTY ADDRESS, 8376 FAIRVIEW RD., TAX MAP 035, PARCEL 095.00, A-1, AGRICULTURE FORESTRY DISTRICT, APPROXIMATELY 9.9 ACRES

Mr. Goyert was present for Smoky Mountain Service Dogs and explained that expansion for the existing facility will not meet the 200' setback from adjacent residential property requirement. He stated that they have contacted the adjacent property owner that would be affected and he was not in opposition to the expansion.

ACTION

Mr. McEachern moved to approve the variance from the 200' setback and for the 16 parking spaces proposed. The motion was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION FOR MULTI-FAMILY DEVELOPMENT, 14-DUPLEXES AND 3 SINGLE-FAMILY UNITS, APPLICANT, RIGOBERTO BANEGAS, PROPERTY OWNER, CITIZENS FIRST BANK, PROPERTY ADDRESS, 14574 HWY. 70E, TAX MAP 007, PARCEL 083.00, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD, PLANNED UNIT DEVELOPMENT, APPROXIMATELY 4.7 ACRES

Mr. Banegas was present with a realtor who presented the proposal of duplexes and single family units as a multi-family development. County Commissioner, Van Shaver stated that he was opposed to the development because of the density and that it should be no more than 2.5 units per acre. An audience member who said he was a resident stated that he was opposed to the development because of how it looked. Ms. Smith discussed multi-family use and the R-1

section in the Zoning Resolution which pertains to the use as a special exception. Another audience member who said she lived in the area stated that she was also opposed because of the density and if the special exception was approved then every one of them would be approved. Mr. Banegas stated that he wanted a nice development and his goal was to be a good neighbor. He has communicated with TDEC regarding required permits as well.

ACTION

Mr. Brooks moved to deny the special exception which was seconded by Leon Shields and approved with Mr. Brooks, Mr. Shields, and Mr. Napier voting yes, and Mr. McEachern voting no.

SPECIAL EXCEPTION FOR ACCESSORY BUILDING IN FRONT YARD, APPLICANT, BRIAN KEISER, PROPERTY OWNERS, ROBERT AND CRYSTAL JOHNSON, PROPERTY ADDRESS, 10431 W. LEE HWY., TAX MAP 056, PARCEL 006.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 7.2 ACRES

Mr. Keiser was present for the Johnson's to request that a special exception be approved for an accessory building in the front yard. There is approximately 450' from the property line to the house and the garage would be about 260' from the front property line. The setbacks for the R-1 District which are 30' front, 25' rear, 15' sides, with accessory structures 5' from side and rear property lines were discussed. Mr. McEachern stated that further development on the property may be a problem. Mr. Keiser stated that they would put the building in the rear, but cable runs through the property.

ACTION

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

SPECIAL EXCEPTION TO PARK TRAILER TO USE AS KITCHEN TO MAKE CANDY PRODUCT TO SELL OFF-SITE, APPLICANT, DOUG HAWXHURST, PROPERTY OWNER, WALTER MCGROARY, PROPERTY ADDRESS, 13151 HWY. 321 S., TAX MAP 027, PARCEL 142.00, C-1, RURAL CENTER DISTRICT, APPROXIMATELY .7 ACRES

Withdrawn.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 6:10 p.m.

Chairman

Date