



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
www.loudoncounty-tn.gov

# DRAFT

## WORKSHOP LOUDON COUNTY REGIONAL PLANNING COMMISSION NOVEMBER 13, 2018 4:30 p.m.

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to discuss amending the Zoning Resolution. Topics discussed included allowing accessory structures in front yards in the A-1 and A-2 zoning districts, eliminating the requirement for obtaining a building permit for accessory buildings of a certain size, outdoor lighting standards, and signs.

## AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION 5:30 p.m.

# DRAFT

Members Present	Members Absent	Others Present
John Napier, Chairman	Pat Couk	David Valentine
Andy Hamilton	Ed Lee	James Baker
Jimmy Williams		Laura Smith, Planner
Mark White		Jim Jenkins, Codes Enforcement
Pam McNew		Members of the public
Carlie McEachern		
Jim Brooks		
Ryan Bright		
Leon Shields		

### CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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 October 23, 2018 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright.

### SUBDIVISION PLAT, 3-LOTS, JAMES AND JEAN BAKER PROPERTY, 3456 BROOK ROAD, TAX MAP 060, PARCEL 111.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROX. 4.29 ACRES;

The Baker's purchased approximately 33 acres on Brooks Road that had an existing barn. They built a home and now request subdividing 3-lots from the property. Proposed Lot 1 would be 2.28 acres with the dwelling and the barn in the front yard. Lot 2 would be 1.0 acre and Lot 3 would be 1.0 acre with approximately 28 acres of remaining lands. Ms. Smith noted that the plat met the subdivision regulations requirements and that the surveyor has noted that if the barn is ever destroyed or moved, a replacement would have to meet the zoning requirements.

# DRAFT

DRAFT

ACTION

Mr. McEachern moved to approve the plat which was seconded by Leon Shields and approved unanimously. Mr. McEachern noted that any further subdivision would take more of the property owner's road frontage, and that they may want to keep that in mind for the future.

SUBDIVISION PLAT, 3-LOTS, GARY AND WILLA ZOE NORMAN PROPERTY, BUTTERMILK ROAD AND WOODLAWN ROAD, TAX MAP 002, PARCEL 062.00 & 062.01, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROX. 4.86 ACRES

This item was withdrawn.

REZONING REQUEST FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT, DAVID VALENTINE, PROPERTY OWNER, SHANNON LITTLETON, HWY. 11 E., TAX MAP 016, PARCEL 303.00, APPROXIMATELY ONE (1) ACRE;

David Valentine of Auto Director was present to request rezoning of the Littleton property from R-1 to C-2 for a potential car lot. Ms. Smith discussed the location of the property and the location of existing C-2 districts, and summarized permitted uses in the district if the property were to be rezoned. She also stated that the Land Use Plan shows the area as medium density residential use.

DRAFT

ACTION

Jim Brooks moved to recommend the rezoning which was seconded by Leon Shields and approved unanimously.

ZONING RESOLUTION AMENDMENTS: LOCATION OF ACCESSORY STRUCTURES, ACCESSORY STRUCTURES PERMITTING

In the workshop, the commission discussed amending Article 5, to amend the location of accessory buildings to allow them in the front yards of A-1 and A-2 Districts on lots that are over 3 acres in size and the buildings shall meet the setback requirements of the principal building. They also discussed amending the building permit requirements in Section 7.030 so that a building permit is not required for residential accessory storage buildings that are no more than 500 square feet in size, are not on a permanent foundation and meet all other zoning requirements of the Resolution.

ACTION

Ryan Bright moved to recommend approval for the resolution to amend Section 5.041, A-1 Agriculture Forestry District and Section 5.042, A-2, Rural Residential District for accessory buildings. The motion was seconded by Mr. Brooks and approved unanimously.

Carlie McEachern then moved to recommend approval of the resolution to amend Section 7.030, Building Permits which was seconded by Pam McNew and approved unanimously.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR OCTOBER 2018 (SEE ATTACHED)

It was noted that 65 building permits were issued in October 2018 which is the most since April 2007.

DRAFT

**DRAFT**

ADDITIONAL PUBLIC COMMENTS

n/a

ADJOURNMENT

The meeting adjourned at 5:50 p.m.

**DRAFT**

Chairman \_\_\_\_\_

Date \_\_\_\_\_

DRAFT



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
www.loudoncounty-tn.gov

DRAFT

## MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS NOVEMBER 13, 2018

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Mark Sundie
Jim Brooks		Mark Matlock
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Ryan Bright		Thomas Norman
		Audience Members

### 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 October 23, 2018 meeting were unanimously approved as written.

### SPECIAL EXCEPTION. APPLICANT, KEN MOORE FOR BLUE TANK & PUMP RENTAL, STORAGE OF RENTAL EQUIPMENT, TANKS, ROLL-OFF BOXES AND PUMPS, 1639 W. BUTTERMILK ROAD, TAX MAP 002, PARCEL 092.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 16.3 ACRES

No one present.

### ACTION

Jim Brooks moved to table the item until the next meeting. The motion was seconded by Ryan Bright and approved unanimously.

### SPECIAL EXCEPTION TO OPERATE BUSINESS IN DETACHED GARAGE, PROPERTY OWNER, MARK SUNDIE, 820 DIXIE LEE CIRCLE, TAX MAP 007J, GROUP B, PARCEL 010.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .5 ACRE

Mr. Sundie was present and stated that he runs a ceramics business from his home. He built a detached garage approximately 4 years ago for the business. He wants to run the business out of the garage part-time and said he has been operating out of the building for about 1 ½ years. Mr. Sundie stated that he has two detached buildings and can have up to 5 or more cars at one time. He stated that he had talked to all the neighbors about running the business.

A member of the audience who said he lived in the neighborhood stated that he was in opposition to the business. Another audience member who lives in the neighborhood stated that he observed Mr. Sundie using the garage for storage for his business, and also stated that he



DRAFT

thinks it will devalue his property.

ACTION

Mr. Bright moved to deny which was seconded by Leon Shields and approved unanimously.

VARIANCE REQUEST FOR 12' FROM PROPERTY LINE FOR GARAGE, PROPERTY OWNER, THOMAS NORMAN, 511 DAILEY AVENUE AND SIMMONS RD., TAX MAP 033N, GROUP B, PARCEL 009.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .69 ACRE

Codes Enforcement Director, Jim Jenkins stated that Mr. Norman had applied for and been issued a permit to build his garage. However, during inspection for the framing, he noticed that the setbacks had been staked from the road and not the property line and work had already begun.

ACTION

Mr. McEachern moved to approve the 12' variance which was seconded by Mr. Brooks and approved unanimously.

DRAFT

VARIANCE, SETBACK, APPLICANT, BEALS CHAPEL PROP. LLC, MARK MATLOCK, GENERAL MANAGER, 23608 BEALS CHAPEL RD., TAX MAP 028K, GROUP A, PARCEL 002.00, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Jenkins summarized that he has worked with Mr. Matlock regarding complaints beginning in 2009 when a pool house was being constructed. Since then, he has received complaints in 2013, 2014, and 2015 regarding the structure which Mr. Matlock had added a roof to. In 2015, Planning Commission, Chairman, Martin Brown confirmed that if there was no roof, the structure did not have to meet the setback requirements. However, in September, Mr. Jenkins received another complaint about the building and a roof had been added.

Mr. Matlock stated that he had built a wall and handed out copies of photos to members of the BZA. He stated that in 2013 he began work on the structure. He also stated that he has had disagreements with his neighbor. He stated that he began the wall in 2013 and in 2014 he met with Mr. Jenkins. According to Mr. Matlock, at that time he had discussed building an open pergola with the Planning Director, which was allowed. However, earlier this year he started adding a roof. Mr. Matlock stated that his surveyor and his neighbor's surveyor had been out to the property. He stated that his neighbor had trees on his property that had died, and the limbs were falling on Mr. Matlock's property. Mr. Brooks asked if the building had plumbing and electricity, and Mr. Matlock confirmed that it did. Mr. Brooks also asked Mr. Matlock to clarify that he was adding a roof to the wall he had built and Mr. Matlock stated that he had added a roof.

ACTION

Mr. Brooks moved to deny the variance. There was a lack of a second, and Mr. Matlock then presented more pictures to the BZA. Chairman McEachern stated that Mr. Matlock had built a structure on the property line in violation of the setbacks and was calling it something else. He could take the structure back down to what is was previously without the roof, and if he had complaints about tree limbs falling, he should contact his neighbor and his insurance company,

DRAFT

Loudon County Board of Zoning Appeals  
November 13, 2018  
Page 3

and that the BZA did not get involved in that issue. John Napier then seconded the motion to deny the variance and Mr. Matlock is to remove the roof and take it back to how it previously existed, which was unanimously approved. Mr. Matlock confirmed that he would take it back to the open structure that it had been previously.

ADDITIONAL PUBLIC COMMENTS

Other than Steve Field stating that the Solid Waste Commission meets at 6:30 p.m., there were no public comments.

ADJOURN

The meeting adjourned at 6:30 p.m.

DRAFT

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date