



Loudon County Planning Department

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WORKSHOP
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
DECEMBER 18, 2018
4:30 p.m.

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to watch the ActiveKnox, "Creating Truly Safer Streets" video that was presented in Knoxville by Seth LaJeunesse with the University of North Carolina, Highway Safety Research.

MINUTES
LOUDON COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 18, 2018
5:30 p.m.

Members Present	Members Absent	Others Present
John Napier, Chairman	Jimmy Williams	Paula Miller
Carlie McEachern		Ronald Belcher
Leon Shields		Ben Davidson
Pat Couk		Laura Smith, Planner
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		
Mark White		
Ed Lee		
Jim Brooks		
Andy Hamilton		

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 called. Approval of the November 13, 2018 minutes will be deferred until the next meeting.

SUBDIVISION PLAT, 3-LOTS, PROPERTY OWNER, LONNIE JONES, 6115 MARTEL RD., TAX MAP 021A, GROUP B, PARCELS 018.00, 019.00, 020.00, 021.00, 022.00, AND 035.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 5.15 ACRES

Realtor, Paula Miller was present for property owner, Lonnie Jones to request subdivision plat approval. Mr. Jones owns 6 lots on Martel Road and requests combining the lots so there would be 3 lots total. Parcel 035 is platted as being combined with Parcel 022 and part of Parcel 021 and is separated from the five other parcels on Martel Road by a 20' wide alley that is not maintained by the County. There was a discussion of the alley and lack of access to Parcel 035. It was determined that more information was needed regarding the alley and Ms. Miller requested approval for combining two of the lots into one lot, so the property owner can sell it. Ms. Miller will resubmit a plat for the remaining lots after obtaining more information on the alley.

ACTION

Carlie McEachern moved to approve the plat for the 2-lot subdivision which was seconded by Mark White and approved unanimously.

SUBDIVISION PLAT, 4-LOTS INTO 2-LOTS, PROPERTY OWNER, RONALD BELCHER, 7566 HWY. 411 S., GREENBACK, TAX MAP 084, PARCELS 039.00, 040.00, 041.00 AND 042.00.; C-2, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 5.5 ACRES

Mr. Belcher was present to request combining Parcels 039 and 040 into one lot and Parcels 041 and 042 into another lot.

ACTION

Jim Brooks moved to approve the plat which was seconded by Pam McNew and approved unanimously.

SUBDIVISION PLAT VARIANCE TO REDUCE ROAD FRONTAGE FROM 60' TO 44', APPLICANT, BEN DAVIDSON, PROPERTY OWNERS, PENSCO TRUST CO., 532 SYCAMORE WAY AND DONNA HARRIS, 580 SYCAMORE WAY, TAX MAP 016G, GROUP E, PARCELS 015.00 AND 016.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Surveyor, Ben Davidson was present to request a road frontage variance be approved for property owners of Parcel 015 so that a subdivision could be approved. Mr. Davidson stated that a fence had been built crossing the rear property line. He stated that the adjacent property owners had agreed to a property line swap, and the plat shows that it would decrease the road frontage of parcel 015.00 from the required 60' to 44'. There was further discussion and Mr. Davidson stated that the property owner's had been inconvenienced by obtaining signatures on the plat before Ms. Smith had noted the lack of required road frontage.

ACTION

Mr. McEachern stated that there was a lack of a hardship and moved to deny the variance. Mr. Brooks seconded and the motion and it was approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

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

The November 2018 Building Activity Summary was attached.

ADDITIONAL PUBLIC COMMENTS

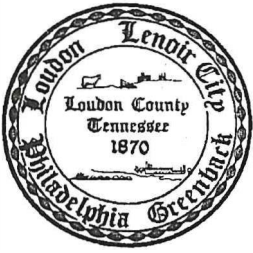
None

ADJOURN

The meeting adjourned at 6:25 p.m.

Chairman

Date



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MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 DECEMBER 18, 2018

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Ken Moore
Jim Brooks		Tanner Perdue
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Ryan Bright		Michael Crum
		Audience Members
		Gary Williams
		Richard LeMay
		Joy Wells

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:25 p.m., roll was called and audience members who wanted to speak were sworn in. Chairman McEachern asked applicants who have signs in their yards for the tonight's meeting, to please leave the signs up until the Building Official takes them down on Thursday.

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

Ken Moore, Operations Manager and Tanner Perdue with Blue Tank & Pump Rental were present to request a special exception for the operation on Buttermilk Road. Mr. Perdue discussed the operation and handed out brochures of information on the company. There will be approximately 25 frac tanks, 25 roll off boxes, 6 pumps, and trucks with boxes. No waste is stored in the tanks or on site. They propose putting gravel down on part of the lot for parking and using an office trailer. Later in the year they will put in a shop and they will employ truck drivers and mechanics. Leon Shields asked about the process for cleaning the trucks and tanks and Mr. Perdue stated that there is no waste kept on-site and the users clean the trucks off-site.

ACTION

Ryan Bright moved to approve the request which was seconded by John Napier and approved unanimously.

VARIANCE REQUEST FOR GARAGE 2'5" FROM SIDE/REAR PROPERTY LINE ON CORNER LOT, APPLICANT AND PROPERTY OWNER, MICHAEL CRUM, 2530 WADE RD. WEST, TAX MAP 067, PARCEL 066.00, A-1, AGRICULTURE FORESTRY DISTRICT, APPROXIMATELY 2.18 ACRES

Mr. Crum was present to request the 2 ½ foot setback variance from the 5' setback which is required for accessory buildings in the A-1 District, for a garage that has already been built. Mr. Crum stated that a survey had not been done and a contractor had built the garage while Mr. Crum was out of town. A neighboring property owner complained that the building was too close to the property line. According to Mr. Crum, the garage had been built about a year ago on a permanent foundation.

ACTION

Jim Brooks moved to approve the variance which was seconded by Ryan Bright and approved on a vote of 3-2. Mr. Shields, Mr. Bright and Mr. Brooks voted yes, Mr. McEachern and Mr. Napier voted no.

VARIANCE REQUEST FOR PROPOSED GARAGE IN FRONT YARD, 12' FROM PROPERTY LINE, APPLICANT AND PROPERTY OWNER, GARY WILLIAMS, 2130 PALMER DR., SHILOH ACRES SUBDIVISION, TAX MAP 022C, GROUP A, PARCEL 007.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY .46 ACRES

Mr. Williams was presented and showed pictures of his property to the board members. He stated that he wants to add a garage that would be in the front of the house. He has already built a workshop with siding to the side of his house and his property slopes down in the rear to the lake and there is a steep bank area in the front of his house. He stated that when he adds a garage he has to be 5' from the septic system. The property is a narrow lot. Chairman McEachern stated that there did not appear to be a hardship and Mr. William's has a small lot and already has a workshop.

ACTION

Mr. Napier moved to deny the variance which was seconded by Chairman McEachern and approved unanimously.

Mr. Williams asked the board members where he could build a garage on his property. Chairman McEachern noted that there is a maximum lot coverage size and the setback requirements in the district as well as the accessory building not permitted in the front yard. Mr. Napier asked Mr. Williams if had thought about turning the workshop into a garage, and Mr. Williams stated that he may try to do that.

VARIANCE REQUEST FROM FRONT SETBACKS, APPLICANT AND PROPERTY OWNER, JOY WELLS, 1215 GILBERT LANE, A VALLEY ESTATES SUBDIVISION, TAX MAP 036E, GROUP B, PARCEL 021.00, A-1, AGRICULTURE FORESTRY DISTRICT, F-1, FLOODWAY DISTRICT, APPROXIMATELY .45 ACRES

Ms. Wells was present and stated that there had been a trailer on the property she owns on Gilbert Lane but it had been ruined by tenants. The trailer has been removed and Ms. Wells who has sold her home in Knoxville and purchased a modular home, plans to move back to the property. The lot is steep in the rear yard as it drops off into the lake. Ms. Wells' requests a 26'

front yard setback to avoid the steep area to the rear of the property and the flood hazard area. The dwelling would also be in line with adjacent property owners' dwellings.

ACTION

Mr. Bright moved to approve the 26' front yard variance which was seconded by Chairman McEachern and approved unanimously.

SPECIAL EXCEPTION FOR A PLANNED UNIT DEVELOPMENT, ASHTON FIELDS, APPLICANT, SURVEYOR, RICHARD LEMAY, PROPERTY OWNER, FRED LONG CONSTRUCTION CONCEPTS, 4860 BEALS CHAPEL ROAD, TAX MAP 021, PARCEL 093.00, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD, PLANNED UNIT DEVELOPMENT, APPROXIMATELY 9.7 ACRES

Surveyor, Richard LeMay was present representing Fred Long Construction CC to request special exception approval for the preliminary concept plan of the Ashton Fields Subdivision that received approval from the Loudon County Commission for rezoning of the property with a PUD Planned Unit Development Overlay at their December 3, 2018 meeting.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

It was noted that approval of the minutes of the November meeting would be taken up at the next meeting.

ADJOURN

The meeting adjourned at 7:15 p.m.

Chairman

Date