



# Loudon County Planning Department

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

MINUTES  
LOUDON COUNTY REGIONAL PLANNING COMMISSION  
January 15, 2019  
5:30 p.m.

Members Present	Members Absent	Others Present
John Napier, Chairman	Carlie McEachern	Chasey Hachman
Jimmy Williams		John & Brenda Rapper
Leon Shields		Ron Hutson
Pat Couk		Laura Smith, Planner
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Richard LeMay
Mark White		Audience Members
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 and December 18, 2018 minutes were unanimously approved on a motion by Pam McNew seconded by Ryan Bright.

### SUBDIVISION PLAT WITH SHARED DRIVEWAY, APPLICANT AND PROPERTY OWNER CHASEY HACHMANN, 6698 OLD MIDWAY RD AND CATTLEMANS DRIVE, TAX MAP 16G GROUP D PARCELS 002 AND 012, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 5.2 ACRES;

Ms. Hachman was present and proposes combining Parcel 002.00 and Parcel 012.00 on Tax Map 016G, Group B into one lot. There is an existing 25' wide driveway shown that provides access to an existing dwelling on Parcel 027.00. Ms. Hachman presented a letter summarizing the history of the partitions of the lots as well as reference to a portion of unimproved right-of-way at the end of Cattelman's Drive that was vacated in 1998 (Resolution 091498-Q) by County Commission. If combined, the total acreage of the property would be approximately 5.2 acres. Ms. Smith stated that the surveyor will include the resolution information on the plat.

### ACTION

Ryan Bright moved to approve the plat subject to the surveyor noting the information regarding the right-of-way closure. The motion was seconded by Leon Shields and approved unanimously.

### PRELIMINARY SUBDIVISION PLAT, ASHTON FIELDS SUBDIVISION, 15 LOTS, APPLICANT, RICHARD LEMAY, PROPERTY OWNER FRED LONG CONSTRUCTION CONCEPTS, BEALS CHAPEL RD TAX MAP 021 PARCEL 93, R-1 SUBURBAN RESIDENTIAL DISTRICT WITH PUD, PLANNED UNIT DEVELOPMENT OVERLAY

DRAFT

APPROXIMATELY 9.7 ACRES:

Surveyor, Richard LeMay was present to request preliminary subdivision plat approval for Ashton Fields Subdivision on Beals Chapel Road with a 45' cul-de-sac length from 600' to 645'. Mr. LeMay stated that neighboring property owner, Mr. Waller, was opposed to the development but that they had agreed that there would be no commercial development would occur on the property. Ms. Smith stated that the plat met the subdivision regulations requirements and recommended preliminary approval.

ACTION

Jim Brooks moved to approve the plat which was seconded by Ed Lee and approved by all except Mark White who recused himself.

ANNUAL MEETING. ELECTION OF OFFICERS:

The January meeting is the annual meeting when election of officers occurs.

ACTION

Mr. Brooks moved to keep the existing officers for another term. The motion was seconded by Ryan Bright and approved unanimously.

APPROVAL OF MEETING CALENDAR 2019

Copies of the meeting calendar for 2019 were included in the agenda packets.

ACTION

Pam McNew moved to approve the calendar for 2019 which was seconded by Mr. Bright and approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith noted that the four resolutions that had recently recommended by the Planning Commission had been approved at the most recent County Commission meeting.

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

The December 2018 Building Activity Summary was included in the agenda packets.

ADDITIONAL PUBLIC COMMENTS

Ms. Smith introduced new employee, Ron Hutson, who would be assisting in the Planning Department.

ADJOURN

The meeting adjourned at 5:40 p.m.

DRAFT

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



# Loudon County Planning Department

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

## MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS January 15, 2019

Members Present	Members Absent	Others Present
Ryan Bright	Carlie McEachern	John and Brenda Raper
Jim Brooks		David Blanton
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
		Ron Hutson
		Richard Davis
		Richard LeMay

### CALL TO ORDER

Vice Chairman, Jim Brooks, called the meeting to order at 5:45 p.m., roll was called and audience members who wanted to speak were sworn in. The minutes of the November 13, 2018 and December 18, 2018 meetings were unanimously approved on a motion by Leon Shields seconded by Ryan Bright.

### ADMINISTRATIVE REVIEW, NOTICE OF VIOLATION, APPLICANT AND PROPERTY OWNER, DAVID BLANTON 1601 HWY 11, LENOIR CITY, TAX MAP 026B, GROUP E, PARCEL 001.01, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY .7 ACRES

Mr. David Blanton was present and questioned a letter he had received. Building Official, Jim Jenkins briefly left the meeting so that he could obtain paperwork from his office. Upon returning, Mr. Jenkins stated that he had received a complaint on December 4, 2018 and conducted a site visit on December 11, 2018 when he took pictures of the property. Mr. Blanton questioned the notice and the time frame he had for cleaning up the property. He said he has already been cleaning up the property and he had other things going on besides what he termed landscaping.

### ACTION

Mr. Shields moved to give Mr. Blanton another 90 days to continue with the clean-up, and they would review again at that time. The motion was seconded by John Napier and approved unanimously.

### VARIANCE REQUEST FOR FRONT SETBACKS FROM 30' TO 20', APPLICANT, RICHARD LEMAY, FOR EMILY'S LANDING SUBDIVISION, PARCELS 016, 022, 023, AND 024, TAX MAP 027, R-1, SUBURBAN RESIDENTIAL DISTRICT, WITH PUD, PLANNED UNIT DEVELOPMENT OVERLAY

Surveyor, Richard LeMay was present for the developer to request 10' variances for 4 lots in the Emily's Landing Subdivision. Mr. LeMay stated that the rear yards of the lots have steep slope, and pictures were of the properties were shown.

ACTION

Mr. Napier moved to grant the variances which was seconded by Mr. Shields and approved unanimously.

SPECIAL EXCEPTION, PLACE MOBILE HOME BEHIND EXISTING BUILDING, APPLICANT AND PROPERTY OWNER, RICHARD DAVIS, 2268 ALLISON TOWN ROAD, TAX MAP 55, PARCEL 37.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY .64 ACRES

Mr. Davis stated that there is an existing house on the property and he wants to place a new home behind it. Mr. Davis stated that it would be too costly to tear down the old house which is not habitable. He stated that there is water, but no power to the existing house.

ACTION

Mr. Bright moved to approve the new home being placed behind the existing dwelling subject to no one living in the old dwelling, and no power hooked up to it. The motion was seconded by Mr. Shields and approved unanimously.

VARIANCE REQUEST OF 8' 9" FROM SIDE SETBACK, APPLICANT AND PROPERTY OWNERS, JOHN AND BRENDA RAPER, 431 MORGANTON COVE RD., GREENBACK, TAX MAP 079I, GROUP A, PARCEL 012.00, R-1 LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 1.0 ACRE;

Mr. and Mrs. Raper were present to request a 8'9" side yard variance on property they purchased for a new home in Morganton Landing. Because of the shape of the lot and size of house, they propose building it 6'1" from the side property line that is adjacent to the Open Space. The Raper's stated that the developer, Bryan Pettit, was unopposed to the variance.

ACTION

Mr. Brooks moved to approve the variance which was seconded by Mr. Bright and approved unanimously.

APPROVAL OF MEETING CALENDAR FOR 2019:

Mr. Shields moved to approve the meeting calendar dates for 2019 which was seconded by Mr. Bright and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ADJOURN

The meeting adjourned at 6:15 p.m.

---

Chairman

---

Date