



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
MARCH 19, 2019
5:30 p.m.

Members Present	Members Absent	Others Present
John Napier, Chairman	Jimmy Williams	Mark Bialik
Carlie McEachern		Ron Hutson
Leon Shields		Laura Smith, Planner
Pat Couk		Jim Jenkins, Codes Enforce.
Pam McNew, Secretary		Rodney Phillips
Ryan Bright		Audience Members
Mark White		
Ed Lee		
Jim Brooks		
Andy Hamilton		

CALL TO ORDER, PLEDGE OF ALLEGIANCE 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. The minutes of the February 19, 2019 meeting were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

PRELIMINARY SUBDIVISION PLAT FOR 79 LOTS, APPLICANT, RICHARD LEMAY FOR PROPERTY OWNER, D. J. WHEELER, & TRUST CO. OF KNOXVILLE. BEALS CHAPEL ROAD, TAX MAP 16, PARCEL 214.04, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 34.44 ACRES

This item has been postponed.

REZONING REQUEST, PORTION OF THE PROPERTY FROM A-1 AGRICULTURAL-FORESTRY DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT. PROPERTY OWNER, C&A PROPERTIES, APPLICANT, ARLIN GURLEY, HOTCHKISS VALLEY RD., TAX MAP 24, PARCELS 37.00 & 38.00, APPROXIMATELY 9.27 ACRES

Mr. Arlen Gurley was present to request rezoning. He is to purchase parcels 37 & 38 and approximately half are already zoned C-2, General Commercial. The proposed use would be as an outdoor storage facility for boats, campers, etc. The current property owners are James and Dorothy Cleveland and Mr. Gurley described the property. Planner, Laura Smith summarized the steps to be taken if the property were to be rezoned which included submitting a site plan. Some of the items to be shown on the plan would include; parking, landscaping, ingress/egress, and the erosion and sediment control plan, and Ms. Smith recommended the rezoning.

ACTION

Carlie McEachern made motion to recommend the rezoning which was seconded by Jim Brooks, and approved unanimously.

SITE PLAN FOR PROPOSED OFFICE/WAREHOUSE, APPLICANT, MARK BIALIK, PROPERTY OWNERS, RAY KNICK & NOAH L. MYERS, 255 KEVIN LN., TAX MAP 007P, PARCEL 001.00, C-2 GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.15 ACRES

Engineer, Mark Bialik was present to request approval for a site plan for a proposed office/warehouse on Kevin Lane. Mr. Bialik discussed amount of soil disturbance and proposed soil fill that will not affect the detention area. Ms. Smith stated that the site plan met the requirements and recommended approval.

ACTION

Mr. Brooks moved to approve the site plan which was seconded by Mr. McEachern and unanimously approved.

FINAL SUBDIVISION PLAT FOR 3 LOTS, APPLICANT, RICHARD LEMAY FOR PROPERTY OWNER GARY NORMAN, 225 WOODLAWN RD., LENOIR CITY, TAX MAP 002, PARCEL 062.00, A-1 AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 4.02 ACRES

This item was postponed.

REZONING REQUEST FROM A-2 RURAL RESIDENTIAL DISTRICT TO R-1 SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY, 2.5 UNITS PER ACRE FOR PROPOSED 81 LOT SUBDIVISION, APPLICANT, CAPITAL COMMERCIAL, C/O RODNEY PHILLIPS, PROPERTY OWNER, HERBERT JENKINS, 7431 HWY 411, TAX MAP 84, PARCEL 44, APPROXIMATELY 32.4 ACRES;

Rodney Phillips was present to request rezoning for a proposed residential development near the industrial park. He stated that the concept may change, but there is a builder who wants to build dwellings in the \$150,000 price range. Greenback's growth and talk of an industry that may be expanding were discussed.

ACTION

Mr. Brooks moved to recommend the rezoning which was seconded by Mr. McEachern and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith noted the rezonings and road closures discussed at the recent County Commission workshop.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

The February 2019 Building Activity Summary was attached.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Ms. Smith reminded commissioners of upcoming TAPA Spring Conference in Pigeon Forge that would provide continuing education hours if anyone attended.

ADJOURNMENT

The meeting adjourned at 5:50 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS March 19, 2019

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Jim Jenkins, Codes Enforcement
Jim Brooks		Laura Smith, Planning Department
John Napier		Ron Hutson
Leon Shields		Rick Arp
Ryan Bright		Rusty Loveday
		Bill Satterfield, Commissioner
		Audience Members

CALL TO ORDER:

Chairman, Carlie McEachern called the meeting to order at 5:53 p.m. and audience members who wanted to speak were sworn in. Roll was called and the minutes of the February 19, 2019 meeting were approved on a motion by John Napier seconded by Jim Brooks.

VARIANCE REQUEST, ZERO SETBACKS FOR SIDE AND REAR YARDS TO BUILD ROOF AND CLOSE IN FOR STORAGE AREA, PROPERTY APPLICANT/OWNER, DARRELL SUMMEY, PROPERTY ADDRESS, 479 ENGEL RD., TAX MAP 033L, GROUP A, PARCEL 003.00. R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 1.01 ACRES.

Darrell Summey did not have any drawings with him, but stated that he wanted to add a carport with a roof enclosing both walls which were built on the property lines. Chairman, McEachern stated it would be illegal and told Mr. Summey that he could have a storage shed 5' from the side and rear yard property lines.

ACTION

Jim Brooks moved to deny which was seconded by Ryan Bright and approved unanimously.

SPECIAL EXCEPTION, FOR ONLINE PROPERTY MANAGEMENT BUSINESS, APPLICANT, RHONDA BLUE, PROPERTY OWNERS, RHONDA & RUTH BLUE, 375 HUBBARD RD., TAX MAP 025, PARCEL 020.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 27.24 ACRES;

Ms. Blue and her daughter live in the house on the property and want to run an online property management business. There will be no walk-in or parking traffic. Ms. Blue asked about the sign in her yard and Mr. Jenkins stated that it would be picked up the next day.

ACTION

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

SPECIAL EXCEPTION, FOR HALFWAY HOUSE, APPLICANT, ED LOY, PROPERTY OWNERS, MARK & TERESA SMITH, , 3462 HINES VALLEY RD., LENOIR CITY, TAX MAP 009, PARCEL 202, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 1.19 ACRES:

Planner, Laura Smith read Sections 13-24-101 through 13-24-104 of T.C.A. regarding persons with disabilities. Teresa King, who is the house director, summarized her personal history. She said that when Hines Valley Church became available, it was an opportunity to help women out of jail. She said they have rented the space for about 18 months and seven churches work with them providing donations. Ms. King discussed the structure and direction of the program. She also discussed some of the obstacles the women face such as lack of insurance, education, and place to live. Neighbor, Janette Scandlen who owns 17 acres about a mile and half away, stated that although she has had no problems with the residents, she had concerns regarding the road. She also stated that she had only found out about the issue from word of mouth and the newspaper.

ACTION

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

VARIANCE REQUEST, TO COMBINE LOTS TO MEET MINIMUM LOT SIZE, APPLICANT/OWNER, DANA L. SABATINO, 413 SKIATOOK LN., TAX MAP 041P, GROUP B, PARCEL 002.00, A-1 AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 1.00 ACRES

Surveyor, Tom Harvey was present with Ms. Sabatino who bought four adjacent lots at auction and wants to put two, together which would create a .69 acre lot leaving 2 other lots. Mr. Harvey stated that the lots were grandfathered. Ms. Sabatino wants the other lots for relatives. Chairman McEachern stated that the lots would have to be combined and if done so, she would not have to come to the BZA. There was a disagreement between Mr. Harvey and members of the BZA. At this time, Mr. Shields arrived at the meeting and Mr. Harvey explained the request to him

ACTION

Mr. McEachern moved to deny the request which was seconded by Mr. Brooks with Mr. McEachern, Mr. Brooks, Mr. Napier, and Mr. Bright voting yes and Mr. Shields abstaining. Ms. Sabatino expressed her frustration with the board and her mother said they were rude.

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 6:50 p.m.

Chairman

Date