



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
 JULY 16, 2019
 5:30 p.m.

Members Present	Members Absent	Others Present
Leon Shields		Henry A. Kakakauskis
Pat Couk		Kelle Northup
Ed Lee		Steven Northup
Jim Brooks		Richard Leon
Andy Hamilton		Sonja Frye
Jimmy Williams		Jim Jenkins, Codes Enforcement
Carlie McEachern		Laura Smith, Planning
Ryan Bright		Ron Hutson, Planning
Pam McNew, Secretary		Audience Members
John Napier, Chairman		

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL AND APPROVAL OF PREVIOUS MEETING 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 June 18, 2019 meeting were unanimously approved on a motion by Carlie McEachern seconded by Leon Shields.

REZONING REQUEST FROM R-1 SUBURBAN RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, APPLICANT, SEAN ROGERS, PROPERTY OWNER, EDITH AND JAMES ROBERSON, 453 MONUMENT ST., TAX MAP 021H PARCEL 014.00, APPROXIMATELY 0.14 ACRES;

Sean Rogers stated that he wanted to buy property on Monument Street, tear down the existing house and move the animal retort that is currently on property across the street to use for his business. Mr. Rogers had purchased property on Hwy. 11 several months ago, and it had been rezoned for him to use as the office for his pet cremation business. He was to continue to use the retort located at 283 Monument St. When the owner makes changes, Mr. Rogers will no longer have use of the facility, so he wants to move it. Planner, Laura Smith stated that the property at 453 Monument St. does not meet the minimum lot size of 20,000 square feet required for commercial use and rezoning is not recommended.

ACTION

Leon Shields moved to deny the request which was seconded by Ryan Bright and unanimously approved.

SITE PLAN OFFICE, APPLICANT AND PROPERTY OWNER, SEAN ROGERS, 7250 HWY. 11, C-2 GENERAL COMMERCIAL DISTRICT, TAX MAP 016 PARCEL 042.00, APPROXIMATELY 0.50 ACRES;

There was a discussion of where the retort could be moved. Mr. Rogers said he wanted to move forward with moving the retort to his Hwy. 11 office location. Ms. Smith stated that the site plan for the office lacked required information and to include a retort, he would have to add it to the site plan as well as request action from the BZA. Mr. Rogers is to come back next month with his updated site plan and request for the BZA.

SITE PLAN FOR BUILDING EXPANSION, PRO VISION ACADEMY (R2R STUDIO, LLC), APPLICANT AND PROPERTY OWNER, CHOATE RIDGE PROPERTY, 665 GLADSTONE RD., C-2 GENERAL COMMERCIAL DISTRICT, TAX MAP 007A PARCEL 012.00, APPROXIMATELY 0.97 ACRES;

Brad Sharp with Urban Engineering explained the request is to add 341 square feet to the existing building.

ACTION

Carlie McEachern made a motion to approve, which was seconded by Ed Lee and unanimously approved.

SITE PLAN FOR INDUSTRIAL BUILDING, BLUE TANK AND PUMP RENTAL, APPLICANT, RANDY DENTON, PROPERTY OWNER, SDP PROPERTIES, 1639 BUTTERMILK RD., C-2 GENERAL COMMERCIAL DISTRICT, TAX MAP 002 PARCEL 092.00, APPROXIMATELY 14.95 ACRES

Engineer, Randy Denton was present and discussed a need to add a lay down yard for equipment. Ms. Smith stated that she had sent Mr. Denton a list of lacked items on the site plan and recommended approval subject to confirmation of those items.

ACTION

Ryan Bright made a motion to approve subject to confirming the addition of the lacked items on the site plan which was seconded by Pam McNew and unanimous approved.

REVIEW ZONING RESOLUTION AMENDMENTS, SIGNS AND BZA APPLICATIONS;

Ms. Smith explained recommended changes to regulations in Article 7 regarding sign posting for zoning and BZA applications. It currently says that they will be posted within 5 days of application, and the suggested change is to read that they will be placed at least 7 days prior to the meeting at which they will be heard.

ACTION

Mr. McEachern made motion to approve recommended changes which was seconded by Mr. Bright and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION

County Commissioner, Van Shaver discussed County Commission recommending that the Planning office review applications for digital church signs instead of sending requests to the BZA. The planning commission agreed to review language in a proposed amendment in a workshop next month.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JUNE 2019

The summary of June building activity was attached.

ADDITIONAL PUBLIC COMMENTS

Hank Kalakauskis, a resident in Thomas Woods Subdivision stated that a septic line was installed and easement agreement recorded without approval from the Planning Commission. Mr. Kalakauskis talked about some history of the subdivision and said he thought the commission should nullify the easement. He requests being placed on the agenda for next month. Chairman Napier told Mr. Kalakauskis that it would be checked into.

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURN

The meeting adjourned at 6:20 PM



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
 JULY 16, 2019

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Leon Shields	Jim Brooks	Audience Members
John Napier		Ron Hutson, Planning
Carlie McEachern		Laura Smith, Planning
Ryan Bright		Jim Jenkins, Codes Enforcement
		Henry A. Kakakauskis
		Richard Leon
		Kelle Northup
		Steven Northup
		Sonja Frye

CALL TO ORDER

Carlie McEachern called the meeting to order at 6:25 p.m. and audience members who wanted to speak were sworn in, and roll was called and the minutes of the June 18, 2019 meeting were unanimously approved on a motion by John Napier seconded by Ryan Bright.

VARIANCE REQUEST TO BUILD DETACHED GARAGE IN FRONT OF HOUSE, APPLICANT AND PROPERTY OWNER, CHASEY HACHMANN, 6694 OLD MIDWAY RD., TAX MAP 16G GROUP B PARCEL 012.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 5.51 ACRES;

Chasey Hachmann summarized the new storage building would be used to store items such as a tractor and requests approval to build it without a dwelling. She stated that she wanted to build the accessory structure first so that she would know where to locate a house. There are no plans for a house at this time. Chairman McEachern explained that the commission heard the request but would not grant approval for without knowing the principle structure location shown and storage structure cannot be located in front of the principle structure.

ACTION

Motion made deny by John Napier, seconded by Ryan Bright, and unanimously approved.

VARIANCE REQUEST TO REDUCE PROPERTY LOT WIDTH BY 29', APPLICANT AND PROPERTY OWNER, JUSTIN PURCELL, 3021 PROSPECT CHURCH ROAD, TAX MAP

39.0 PARCEL 143.00, A-1 AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 1.58 ACRES;

Justin Purcell was present to request a variance. In the A-1 District, the minimum lot width at the front building setback line is 150'. Mr. Purcell explained that there is steep slope in the rear of the property and to meet the 150' width minimum he would have to do a lot of dirt moving and is concerned about run-off flows to the left and right and damage to a foundation. Ms. Smith stated that erosion to the foundation. The house would be located approximately 120' from the front property line instead of 150'.

ACTION

Motion made to approve by Chairman McEachern, seconded by Ryan Bright and unanimously approved.

VARIANCE REQUEST TO USE RECREATIONAL VEHICLE PERIODICALLY, APPLICANT AND PROPERTY OWNER, RICHARD LEON, 1015 FOX HUNTERS RD., TAX MAP 022 PARCEL 005.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 2.00 ACRES;

Richard Leon stated he lived in Florida, the duplex on this property is a source of income and the campers are only temporary for his sons. Mr. Leon stated that he lives in Florida from October to January. The deed had no restrictions and he said he has all permits required. Audience members stated their opposition and there was an argument between Mr. Leon and some members of the audience. Ms. Smith stated that the principal use of the property is the dwelling and the Zoning Resolution did not permit living in campers. There was a discussion of permitting a single wide mobile home in case of medical hardships, but that was not what Mr. Leon was requesting.

ACTION

Mr. Shields moved to deny the variance and give Mr. Leon 30 days to vacate the campers. The motion was second Mr. Bright and unanimously approved.

VARIANCE REQUEST TO BUILD COVERED PORCH, APPLICANT AND PROPERTY OWNER, SONJA FRYE, 1151 OLD SPEARS RD., TAX MAP 022, PARCEL 085.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 0.50 ACRES;

The last action by the BZA was to deny variance request because no one was present. Ms. Frye stated that she misunderstood the meeting date. The BZA agreed to hear the same request again. Ms. Frye stated that she had bought the property in January and requested a variance to build the porch to cover the front entrance.

ACTION

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

SPECIAL EXCEPTION FOR A MULTI-FAMILY DEVELOPMENT, APPLICANT AND PROPERTY OWNER, RANDY SPARKS, 14574 HWY.70 E., TAX MAP 007 PARCEL 083.00, R-1 SUBURBAN RESIDENTIAL DISTRICT WITH PUD OVERLAY, APPROXIMATELY 4.7 ACRES

No one present. An audience member who lives near the property said he was concerned with his property values and another property owner said she had been to the meetings 3 times regarding the property. Postponed to a future date.

ADDITIONAL PUBLIC COMMENTS:

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION:

None

ADJOURNMENT:

The meeting adjourned at 7:10 p.m.