



# Loudon County Planning Department

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[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

Minutes  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 August 20, 2019  
 5:30 p.m.

Members Present	Members Absent	Others Present
Leon Shields		Audience Members
Pat Couk		Ron Hutson
Ed Lee		Laura Smith, Planner
Jim Brooks		Jim Jenkins, Codes Enforce.
Andy Hamilton		Mayor, Buddy Bradshaw
John Napier, Chairman		Commissioner, Adam Waller
Carlie McEachern		Commissioner, Bill Satterfield,
Ryan Bright		Commissioner, Van Shaver
Pam McNew, Secretary		
Mike Waller		
Jimmy Williams		

Chairman, John Napier called the meeting to order at 5:30 p.m., the Pledge of Allegiance given and roll was called. The minutes of the July 16, 2019 meeting were unanimously approved on a motion by Carlie McEachern moved to approve the July 16, 2019 minutes. Mike Waller noted that the Blue Tank site plan had the required detention with addition to minutes, the motion was made then seconded by Mr. Waller and approved unanimously.

REZONING REQUEST C-1 GENERAL COMMERCIAL DISTRICT, TO C-2 GENERAL COMMERCIAL DISTRICT, APPLICANT, DAVID POWELL, PROPERTY OWNER, GET REAL PROPERTY MANAGEMENT, LLC., 12329 HWY 321, TAX MAP 002 PARCEL 81.00, APPROXIMATELY 2.68 ACRES;

Mr. Powell requests rezoning and possible annexation into Lenoir City.

ACTION

Motion made to by Jim Brooks, seconded by Carlie McEachern, unanimous approval

SITE PLAN FOR PET SUPPLIES, APPLICANT AND PROPERTY OWNER, TERRY BROWN, 7003 HWY 411, C-1, GENERAL COMMERCIAL DISTRICT, TAX MAP 079 PARCEL 117.00, APPROXIMATELY 0.78 ACRES;

Eddie Bittle, surveyor noted this is not pet grooming, it is a pet supply business. Jim Brooks complained about times.

ACTION

Motion made to approve by Leon Shields, seconded by Mike Waller, unanimous approval

SUBDIVISION PLAT, COMBINE FOUR LOTS INTO ONE LOT, APPLICANT AND PROPERTY OWNER, RAY DEAN WALKER, ENGEL RD., TAX MAP 033L PARCELS 009.00-012.00, R-1 SUBURBAN RESIDENTIAL DISTRICT AND FLOODWAY DISTRICT, APPROXIMATELY 2.19 ACRES;

Nobody present

ACTION

Motion made to table request by Jim Brooks, seconded by John Napier, unanimous approval.

REZONING FROM C-1, RURAL CENTER DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT, APPLICANT, DENNIS BRUNSELL, PROPERTY OWNER, DAVID T. HILL, 6621 HWY 411, TAX MAP 080 PARCEL 53.00 & 54.00, CITY OF GREENBACK, APPROXIMATELY 16.43 ACRES;

Dennis Brunsell and Mr. Mooney noted the intended use of the buildings is for light industrial processing of hemp.

ACTION

Motion to approve made by Carlie McEachern, seconded by Pam McNew, unanimous approval.

REZONING FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT AND PROPERTY OWNER, JOHN TUCK, 1400 BILL SMITH RD., TAX MAP 010 PARCEL 227.00, APPROXIMATELY 3.01 ACRES;

John Tuck noted the structures are to be used as offices. There should not be heavy automobile traffic. He noted that he owns adjacent property in C-4 with individuals who want to expand. Laura Smith confirmed that Bill Smith Rd. is a county road that should be widened. Individuals were opposed because of the entry road. Mr. Tuck noted that he would need to improve the road and the water line. Mrs. Smith stated the rezoning is for office use 8,000 to 10,000 square feet. Also Mr. Tuck has access to utilities.

ACTION

Motion made to approve by Carlie McEachern, seconded by Jim Brooks, vote 9 yes and 1 no, rezoning request approved. Ryan Bright voted no.

DISCUSSION OF THOMAS WOODS SUBDIVISION (SEE ATTACHMENTS), HENRY KALAKAUSKIS;

Henry Kalakauskis was not present.

ACTION

Mike Waller made motion to table discussion until next month meeting, seconded by Ed Lee, unanimous approval.

RIGHT-OF-WAY CLOSURE REQUEST OF A PORTION OF LUCY LN., (OAKWOOD DR.), PORTION OF RIGHT-OF-WAY ADJACENT TO PARCELS, 021.00, 022.00, 023.00, 006.00,

AND PART OF 007.00, (SEE ATTACHMENT), TAX MAP 17G GROUP A, APPLICANT, CHRISTOPHER SHARP, URBAN ENGINEERING, PROPERTY OWNER, NORHTSHORE FELLOWSHIP CHURCH, OAKWOOD DR., A-2 RURAL RESIDENTIAL DISTRICT, APPROXIAMELTY 0.57 ACRES;

Brad Sharpe with Urban stated the church wants to close .28 acres and replat. The road is not being utilized at this time and considered a paper driveway.

ACTION

Carlie McEachern made motion to approve, seconded by Pam McNew, unanimous approval.

AMENDMENTS TO THE ZONING RESOLUTION, SECTION 4.090, STANDARDS FOR SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURES;

Laura Smith summarized the information submitted regarding possible amendments discussed in the earlier workshop.

ACTION

Ed Lee made motion to table the issue, Jim Brooks seconded, unanimous approval.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION

RECOMMENDATIONS;

Van Shaver stated the commissioners discussed applying ten business days instead of a seven day period for sign placement after receiving application. The amendments will be voted on at the September 3, 2019 meeting.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JULY 2019 (ATTACHED);

None

ADDITIONAL PUBLIC COMMENTS;

None

UPDATE FROM PLANNING DEPARTMENT;

None

ADJOURN;

6:09 PM



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Minutes  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 AUGUST 20, 2019

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Leon Shields		Audience Members
John Napier		Ron Hutson
Carlie McEachern		Laura Smith, Planner
Ryan Bright		Jim Jenkins, Codes Enforce.
Jim Brooks		Henry A. Kakakauskis
		Mayor, Buddy Bradshaw
		Commissioner, Adam Waller
		Commissioner, Bill Satterfield
		Commissioner, Van Shaver

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:10 p.m. and audience members who wanted to speak were sworn in, roll was called and the minutes of the July 16, 2019 meeting were unanimously approved on a motion by, John Napier, seconded by Ryan Bright.

VARIANCE REQUEST, 20 FEET FROM FRONT SETBACK, APPLICANT AND PROPERTY OWNER, ROBERT WILLIAMS, 10790 HWY. 321, TAX MAP 016 PARCEL 089.01, C-2 GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.39 ACRES

Robert Williams explained that he was compensated by the state of Tennessee that took a portion of his front property to construct Hwy. 321. He wants to build an additional storage building on the front of the property. There is no room in the rear to add a building.

ACTION

John Napier made a motion to approve, seconded by Leon Shields, unanimously approved.

ADMINISTRATIVE REVIEW, TO MOVE ANIMAL RETORT TO NEW LOCATION, APPLICANT AND PROPERTY OWNER, SEAN ROGERS, 7250 HWY. 11, TAX MAP 021H PARCEL 042.00, C-2 GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 0.14 ACRES

Sean Rogers stated that his business had performed thousands of cremations over the eighteen year period at the Monument St. location and never received one complaint. Mr. Rogers summarized the reasons for the move of the animal retort and the approximate location on the



Hwy. 11 property. The state of Tennessee and federal legal codes must be complied with in order operate the animal cremation business. The cremation machine operates only an average 3-4 hours a day.

There were several citizens in the Hwy. 11 area near the location that presented opposition with regard to having a cremation business in this location.

ACTION

Jim Brooks made a motion to approve, seconded by Carlie McEachern, unanimously approved.

VARIANCE REQUEST FROM SIDE SETBACKS, APPLICANT AND PROPERTY OWNER, TERESA AND STACY DELOACH, 324 ORCHARD DR., TAX MAP 016C GROUP B, PARCEL 033.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 0.62 ACRES

Stacey Deloach plans to build a 16' X 30' enclosed garage, 7' from the side property line. The neighbor does not object to the addition.

ACTION

John Napier made motion to approve, seconded by Jim Brooks, unanimously approved.

VARIANCE REQUEST FROM FRONT AND SIDE YARDS FOR ACCESSORY STRUCTURES, APPLICANT AND PROPERTY OWNER, FSQC TELLICO VILLAGE, LLC, 100 CHATUGA DR. WEST, TAX MAP 068 PARCEL 027.03, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 10.58 ACRES

Morgan Hawker with Luckett and Farley summarized variance request to build two carports at the independent living facility that is under construction. The two proposed carports are below main entry road level. They will build a total of five carports.

ACTION

Ryan Bright made motion to approve, seconded by Leon Shields, unanimously approved.

SPECIAL EXCEPTION FOR PUD AND AMENDED CONCEPT PLAN, APPLICANT, THE COVE AT BAKER CREEK AND PROPERTY OWNER, DAN BREWER, LAUREL PROPERTIES, 10616 EAST COAST TELLICO PARKWAY, TAX MAP 078 PARCEL 004.00, R-1 WITH PUD OVERLAY, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 20.18 ACRES

Dan Brewer is requesting amendment to concept plan submitted at a previous Planning Commission meeting. They plan to reduce the original number of lots from 50 to 30.

ACTION

Carlie McEachern made motion to approve, seconded by Ryan Bright, unanimously approved.

VARIANCE REQUEST, USE OF ACCESSORY BUILDING AS REQUESTED TO INCLUDE KITCHEN AND BATH (SEE ATTACHMENT), APPLICANT AND PROPERTY OWNER, M. LANGER, 145 DEERFIELD LN., TAX MAP 017 PARCEL 009.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 5.83 ACRES

Mr. Langer presented Home Owners Association (HOA), letter approving the use of the current secondary structure on this property. He bought the property in 2015 built by the previous owner. He wants to improve by adding a bathroom and kitchen for parties. It has water and electricity. Carlie McEachern stated this secondary structure can never be used as a residence.

ACTION

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

VARIANCE REQUEST FOR TEMPORARY OFFICE SPACE, APPLICANT DENNIS BRUNSELL, PROPERTY OWNER, DAVID T. HILL, 6621 HWY 411, TAX MAP 080 PARCEL 054.00, CITY OF GREENBACK, APPROXIMATELY 16.43 ACRES

Jim Mooney introduced himself and other members involved in the project. He request a temporary office as production starts.

ACTION

John Napier made motion to approve, seconded by Jim Brooks, unanimously approved.

ADDITIONAL PUBLIC COMMENTS;

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION;

None

ADJOURNMENT;

7:00 PM