



Loudon County Planning Department

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**WORKSHOP
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 SEPTEMBER 17, 2019
 4:30 p.m.**

The Loudon County Regional Planning Commission held a workshop to review and discuss proposed amendments to the Loudon County Zoning Resolution, Section 4.090. Standards for Signs, Billboards, and Other Advertising Structures. The discussion was in regards to lighted, digital, electronic message signs, church signs, and included lighting, number of signs permitted, square footage of signs included message area, foot candles, lumens, and ambient measures.

Members Present	Members Absent	Others Present
Leon Shields	Jimmy Williams	Ron Hutson
Pat Couk		Laura Smith, Planner
Ed Lee		Jim Jenkins, Codes Enforce.
Jim Brooks		Richard Lemay
Andy Hamilton		Jack Woods
John Napier, Chairman		Henry Kalakauskis
Carlie McEachern		Jim Bright
Ryan Bright		Tammy Bright
Pam McNew, Secretary		Bill Murr
Mike Waller		Girish Thakker
		Gary Norman

PUBLIC HEARING

A public hearing was opened at 5:30 p.m. to receive public comments on the MS4 (Municipal Separate Storm Sewer System) Phase II Program Annual Report for the period covering July 1, 2018 through June 30, 2019 as required by TDEC. With no public comments the public hearing was closed.

**MINUTES
 REGIONAL PLANNING COMMISSION MEETING**

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 was called. The minutes of the August 20, 2019 meeting were unanimously approved on a motion by Carlie McEachern.

SITE PLAN FOR PET SUPPLY STORE, APPLICANT AND OWNER, TERRY BROWN,
7003 HWY 411, TAX MAP 079 PARCEL 117.00, C-1 RURAL CENTER DISTRICT,
APPROXIMATELY 0.78 ACRES

This item had been tabled at the August 20, 2019 meeting but had incorrectly been shown as being approved. Engineer, Girish Thakkar was present representing the property owners and stated that all lacked items had been obtained for the site plan, except for the final driveway approval from TDOT. Planner, Laura Smith stated that the site plan met all the site plan requirements and recommended approval subject to the confirmation that the driveway permit was obtained.

ACTION

Ryan Bright made a motion to approve the site plan subject to confirmation of the driveway permit which was seconded by Carlie McEachern and unanimously approved. Then, Mr. Bright moved to amend the minutes from the August 20, 2019 meeting to show that the site plan had not been approved, but tabled. The motion was seconded by Leon Shields and unanimously approved.

SUBDIVISION PLAT WITH SHARED DRIVEWAY, APPLICANT, JOSEPH COLVIN,
SURVEYOR, JMC SURVEYING & MAPPING, PROPERTY OWNERS, FREDRIC G.
LOVELACE, BOBBY AND CHARLOTTE QUEEN, 34693 HWY. 72 N AND 34683 HWY.
72 N., TAX MAP 038 PARCELS 014.00 & 015.00, A-1, AGRICULTURE-FORESTRY
DISTRICT, AND R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 19.44
ACRES

Realtor, Jack Woods was present to request subdivision plat approval for the properties owners. There is an existing driveway for access to Lot 2 which the property owners request extending for an additional lot. However, the extension of the driveway would be greater than 500' which is the maximum.

ACTION

Mr. Shields moved to table the item which was seconded by Mike Waller and approved unanimously.

SUBDIVISION PLAT TO COMBINE FOUR LOTS INTO ONE LOT, APPLICANT,
MATTHEW DAWSON, SURVEYOR, PROPERTY OWNERS, RAY DEAN WALKER AND
KATIE NEAL ROBINSON, ENGEL RD., TAX MAP 33L, PARCELS 009.00, 010.00, 011.00,
AND 012.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, F-1 FLOODWAY DISTRICT,
APPROXIMATELY 3.0 ACRES

The surveyor had requested this item be postponed.

ACTION

Carlie McEachern made a motion to table for one month, seconded by Mr. Bright and unanimously approved.

FINAL SUBDIVISION PLAT FOR ASHTON FIELDS, APPLICANT, RICHARD LEMAY,
SURVEYOR FOR FRED LONG CONSTRUCTION, 4860 BEALS CHAPEL RD., TAX MAP

021 PARCEL 093.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, F-1, FLOODWAY DISTRICT, APPROXIMATELY 9.70 ACRES

Surveyor, Richard Lemay stated that Ms. Smith had sent a list of lacked items for final approval and all items had been obtained except for repair of detention basin and that TDEC had no problems with the site. Mr. Waller stated that he had been watching the progress of the development as he lived beside the site, and he was ok with it. Mr. LeMay stated that signatures had not been obtained yet, but he could get them upon approval. Ms. Smith stated that repair to the pond, repair of some sections of silt fencing, and planting of ground stabilization still needed to occur based on the last site visit and without the submittal of a bond, recommended postponing the item. Mr. LeMay stated that all utilities had been installed and approved and the road had been built and approved. Mr. LeMay stated that they do not want to have a permanent detention basin because everything drains into the lake. Mr. LeMay stated that a bond could be submitted for the project if required.

ACTION

Carlie McEachern made a motion to approve the plat contingent to obtaining all required signatures and the submission of a bond for improvements listed above. The motion was seconded by Mr. Bright and approved with 5 voting yes, 2 voting no, and 1 abstaining.

DISCUSSION OF THOMAS WOODS SUBDIVISION, HENRY KALAKAUSKIS

Mr. Kalakauskis distributed copies of an easement agreement to the commission. He discussed changing easements, signatures, and utilities. He stated he was suing the homeowners association regarding the road. He requested that the Planning Commission take legal action. Commissioners commented that it appeared that it was a civil matter and Mr. Shields summarized how utility easements were obtained and reconfirmed that the easement agreement document was not a final plat and suggested that Mr. Kalakauskis take the matter up with the courts and his POA.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR AUGUST 2019 (ATTACHED)

The building activity summary was attached.

ADDITIONAL PUBLIC COMMENTS

Mr. Woods stated that he had spoken with the surveyor and relayed information that the plat was an amended one that had been approved previously. Ms. Smith will check into it.

UPDATE FROM PLANNING DEPARTMENT

Ms. Smith updated the commission on items that had been on the County Commission agenda at their Sept. 16th workshop meeting.

OTHER

Residents from Simmons Road and Daily Ave. were present to discuss the tractor trailer traffic that is cutting through their neighborhood to access Blair Bend Industrial Park. The trucks drive through and cut across properties damaging lawns. Cars traveling through the neighborhood are speeding too. The residents stated that the Sheriff's Dept. has been called but usually do not catch anyone when they go out. Members suggested that they keep calling the Sheriff's Dept.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Chairman

Date



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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
September 17, 2019

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Leon Shields		Audience Members
John Napier		Ron Hutson
Carlie McEachern, Chairman		Laura Smith, Planner
Ryan Bright		Jim Jenkins, Codes Enforce.
Jim Brooks		Girish Thakker
		Gary Norman

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:30 P.M.

ROLL CALL AND SWEARING IN ALL WITNESSES

Roll was called and audience members who wanted to speak were sworn in by Chairman McEachern.

APPROVAL OF MINUTES FROM AUGUST 20, 2019 MEETING

A Motion was made to approve the minutes by John Napier, seconded by Ryan Bright and unanimously approved.

PLANNED AGENDA ITEMS

SPECIAL EXCEPTION, PRIVATE RECREATION FACILITY, APPLICANT AND PROPERTY OWNER, JORDAN ATKINS, BIRD RD., TAX MAP 006 PARCEL 083.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 15.8 ACRES

No person present.

ACTION

A motion was made to table for one month by Jim Brooks, seconded by Mr. Napier and unanimously approved.

VARIANCE REQUEST FOR A GARAGE IN FRONT OF THE HOUSE, APPLICANT, DARYL JOHNSON, PROPERTY OWNER, CAROL AND SCOT ROBERT BENSON, 24214 BEALS CHAPEL RD., TAX MAP 028 PARCEL 076.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 2.5 ACRES

Architect, Daryl Johnson was present with the Benson's requesting a variance. He stated that the house was on the 820 contour line so the proposed 4-car garage would be in the front of the house and they would minimize tree loss.

ACTION

A motion was made to approve due to topography by Mr. Brooks, seconded by Leon Shields and unanimously approved

VARIANCE REQUEST TO EXTEND ACCESSORY BUILDING INTO FRONT YARD, APPLICANT AND PROPERTY OWNER, RICARDO MEJIA, 1114 OUTER DR., TAX MAP 015B GROUP B PARCEL 001.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 0.46 ACRES

No person present.

ACTION

A motion was made to table for one month by Mr. Brooks, seconded by Chairman McEachern and unanimously approved. Neighbors who were present stated that they were opposed to the variance.

VARIANCE REQUEST TO ELIMINATE DETENTION BASIN, FOR ASHTON FIELDS, RICHARD LEMAY, SURVEYOR FOR FRED LONG CONSTRUCTION, 4860 BEALS CHAPEL RD., TAX MAP 021 PARCEL 093.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, F-2 FLOODWAY DISTRICT, APPROXIMATELY 9.70 ACRES

Mr. Lemay summarized that there was no more need for the detention basin because stormwater would drain into the river.

ACTION

A motion was made to approve by Mr. Brooks, seconded by Mr. Napier and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

Gary Norman and residents from the Dailey Ave. and Simmons Rd. asked the board if they could do something to stop the trucks from damaging roads and speeding in their neighborhood. The police had been contacted in the past but the problems continued. The issues could not be addressed by the Planning Commission.

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

The meeting was adjourned at 7:00 PM

Chairman

Date