



# Loudon County Planning Department

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**WORKSHOP  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 OCTOBER 15, 2019  
 4:30 p.m.**

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to review and discuss proposed amendments to the Loudon County Zoning Resolution, Section 4.090. Standards for Signs, Billboards, and Other Advertising Structures and Article 7 Administration and Enforcement.

Members Present	Members Absent	Others Present
Leon Shields	Andy Hamilton	Ron Hutson
Pat Couk		Laura Smith, Planner
Ed Lee		Jim Jenkins, Codes Enforce.
Jim Brooks		Ray Walker
John Napier, Chairman		Cory Vineyard
Carlie McEachern		Jerardo Hernandez
Ryan Bright		Zoe Ballew
Pam McNew, Secretary		Violet Dailey
Mike Waller		Jackie Lawson
Jimmy Williams		Mindy Graves
		Mike Snyder
		Rachel Hartline
		Ricardo Mejia

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

Chairman, John Napier called the meeting to order at 5:30 p.m., the Pledge of Allegiance was given and roll was called. Jim Brooks pointed out errors which should be corrected in the September minutes. The vote count on the final subdivision plat for Ashton Fields should have been 6 yes's, 2 no's, and 1 abstention. Also noted was that Jimmy Williams was listed as absent, but was actually present. Carlie McEachern moved to approve the corrected September 17, 2019 minutes which was seconded by Mike Waller 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

No one present. Ms. Smith stated that this item had been postponed from the September meeting and summarized that a final plat with a shared driveway was approved in February 2018 and this was a request to further subdivide the property. Ms. Smith stated it did not meet the subdivision regulations and had relayed to the surveyor that denial would be recommended.

ACTION

A motion was made to deny by Jim Brooks, seconded by Leon Shields and unanimously approved.

REZONING REQUEST FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO M-1, CENTRAL BUSINESS DISTRICT, APPLICANT AND PROPERTY OWNER, VIOLET L. DAILY, HWY. 95, CITY OF GREENBACK TN, TAX MAP 080 PARCEL 014.00, APPROXIMATELY 3.19 ACRES

Violet Daily stated that she had several people interested in buying the property to operate a business or a new fire hall in the existing building her ex-husband had built. Mr. Brooks stated that there was an earlier request by her husband to use the building for storage but instead he used it to operate an auto/truck repair business. There was a discussion regarding the rezoning process and adjacent properties zoned M-1.

ACTION

Mr. McEachern moved to recommend the rezoning of the 3.19 acres which was seconded by Ryan Bright and unanimously approved.

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 F-1, FLOODWAY DISTRICT, APPROXIMATELY 2.19 ACRES

Ray Walker was present and stated that he purchased 4 adjacent lots with a dwelling. Each lot is 50' wide with an existing platted 25' public right-of-way that is not maintained by the County and Mr. Walker proposed combining all the lots so that he could add an accessory structure, and Ms. Smith recommends approval.

ACTION

A motion was made to approve Mr. Mike Waller seconded by Ed Lee and unanimously approved.

RESOLUTION AMENDMENT, ARTICLE 7, ADMINISTRATION AND ENFORCEMENT

Mr. McEachern moved to approve the Article 7 resolution amendment which was seconded by Pam McNew and approved unanimously.

RESOLUTION AMENDMENT, SECTION 4.090, STANDARDS FOR SIGNS,  
BILLBOARDS, AND OTHER ADVERTISING STRUCTURES

Mr. Brooks moved to approve the amendment to the Zoning Resolution, Section 4.090 regarding lighted signs for churches, schools and public buildings. The motion was seconded by Mr. McEachern and unanimously approved.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR SEPTEMBER 2019  
(ATTACHED)

The activity summary was included.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Handouts regarding a Continuing Education Training workshop scheduled for October 31, 2019 at the Farragut Municipal Building in Farragut at 6:00 were handed out. The training would count towards the 4 hours required for the year.

ADJOURNMENT

The meeting was adjourned at 5:51 PM



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MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
OCTOBER 15, 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, Planning
Ryan Bright		Jim Jenkins, Codes Enforce.
Jim Brooks		Jerardo Hernandez
		Rachel Hartline
		Cory Vineyard
		Jordan Atkins
		Ricardo Mejia
		Mindy Graves

### CALL TO ORDER

Chairman, Carlie McEachern called to order at 5:53 P.M. the meeting of the Loudon County Board of Zoning Appeals.

### ROLL CALL AND SWEARING IN ALL WITNESSES

Roll was called and witnesses were sworn in by Chairman McEachern.

### APPROVAL OF MINUTES FROM SEPTEMBER 17, 2019 MEETING

A Motion was made to approve the minutes of the Sept. 17, 2019 meeting by Jim Brooks, seconded by Ryan Bright and unanimously approved.

### SPECIAL EXCEPTION TO OPERATE RODEO EVENTS, APPLICANTS, MANUEL HERNANDEZ AND J. HERNANDEZ, PROPERTY OWNERS, WILLIAM WALLER HENRY AND THOMAS G. HENRY III, 10100 W. LEE HWY., TAX MAP 056 PARCEL 003.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 213.5 ACRES

Jerardo Hernandez stated that they are the buyers of the property and described the location. The realtor in attendance with Mr. Hernandez and Mr. Hernandez stated that they were purchasing 24 acres of the 213 acres that was next to the "Dead Man's Farm" location. He plans to submit a site plan which will show including the driveway and parking.

### ACTION

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

VARIANCE REQUEST OF 14' FRONT SETBACK, APPLICANT AND PROPERTY OWNERS, GARY MEALER AND RACHEL HARTLINE, 3900 HINES VALLEY RD., TAX MAP 009 PARCEL 186.01, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 2.5 ACRES

Rachel Hartline explained that because of the existing septic system and field line, they request moving the new mobile home closer to the front property line and are requesting a variance. There was limited area for the septic system as the rear of the property drops off steeply.

ACTION

A motion was made to approve the variance due to topographic hardship was made by Mr. Shields seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION TO OPERATE A MALT PROCESSING FACILITY, APPLICANT, CORY VINEYARD, PROPERTY OWNER, CHARLESSA SWANEY, CARPENTER LOOP RD., TAX MAP 059 PARCEL 75.02 & 75.03, A-1 AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 11 ACRES

Cory Vineyard presented a Power Point presentation and explained the malting process. He plans to grow the barley and then it will be wetted, germinated, and left to dry. Mr. Vineyard stated that he did not plan to stay in that location long term. It was a start to see if it is successful. The building will be approximately 2,000 sq. ft. A low temperature kiln is needed to dry the fermented grain, stored in stainless steel vats, placed in bags, placed on pallets, and hauled to micro-brewers for use in producing beer. A high air flow fan will ensure the building will maintain a constant 65 degree temperature level. There will also be an exhaust fan. The smell emitted is likened to biscuits or toast cooking. Greg Watson stated he had built a house next to this property and presented a list of questions regarding the proposed business regarding increased traffic created by having large trucks on the narrow road and whether the smell will be offensive since he is 200 yards down wind. He also asked about stormwater runoff and wastewater management. Mr. Vineyard explained there are large grain hauling trucks on the road during harvest season and it takes a week or so before he can haul off the finished malt product. The smell should not be offensive he stated. The waste water from the process will be captured in large tanks located on the property. He has to have a controlled environment and it will be a one-man operation. The products will be local. Mr. Watson, who had spoken with Mr. Vineyard about the project, stated that there was only one other in the State and he will be able to see it from his property. Chairman McEachern noted it fell under agriculture processing.

ACTION

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

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

Mr. Atkins, who was on the previous month's agenda, apologized for not being at the last meeting. He stated the plans are to offer barn style weddings, parties, etc. Offering u-pick seasonal vegetables and fruit. He has purchased planting equipment and a new no weed, ground plastic type irrigation. He lives five minutes from the property. A nearby neighbor, Dennis

Cooper is in support and offered to be present today. Mr. Shields stated that it looked as if he was bringing back the orchard.

ACTION

A motion was made to approve by Mr. Shields. Mr. Napier stated that it appeared more of a business. Mr. Atkins stated that he wants to have ongoing events and has not built the facility yet. He proposes building a barn like structure and wants to live on the farm and raise his family. An audience member who was a neighbor to Mr. Atkins stated that he had concerns but was ok with it. Mr. Bright then seconded the motion which was then 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

Mr. Mejia was present and Jim Jenkins showed a photograph of the building which Mr. Mejia had started constructing on the property. The property is a corner lot at the intersection of Outer Drive and Ellis Rd.

ACTION

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

VARIANCE REQUEST OF 2' EACH SIDE SETBACK, APPLICANT, MINDY GRAVES, PROPERTY OWNERS, JACKIE C. AND PATRICIA LAWSON, 4845 HICKORY CREEK RD., TAX MAP 006 PARCEL 083.01, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 1.09 ACRES

Mindy Graves was present to request the need for the side setbacks request. The new home purchased from Clayton Mobile Homes, when placed facing Hickory Creek Rd. would encroach into the side setbacks. The septic system has already been installed.

ACTION

A motion was made by Mr. Brooks to approve the variance which was seconded by Mr. Bright and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

The meeting was adjourned at 6:45 PM.

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Chairman

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Date