



Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 JANUARY 21, 2020

Members Present	Members Absent	Others Present
Leon Shields	Ed Lee	Ron Hutson
Pat Couk	Jimmy Williams	Laura Smith, Planner
Mike Waller	Andy Hamilton	Jim Jenkins, Codes Enforce.
Jim Brooks		Mark Hargis
John Napier, Chairman		Terry Jeffries
Carlie McEachern		Chasey Hachmann
Ryan Bright		Steven Lerner
Pam McNew, Secretary		Mike O'Hara
		Brian Brown
		John Cook
		Darrel Cavin

CALL TO ORDER AND PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS
 REGARDING AMENDING THE SUBDIVISION REGULATIONS,
 ARTICLE III, C, LOTS, SUBSECTION 2. ROAD FRONTAGE REGULATION
 PLEDGE OF ALLEGIANCE

Chairman, John Napier called the meeting to order at 5:56 PM and opened the public hearing to receive public comments on amending the Subdivision Regulations, Article III, C. Lots, Subsection 2., Road Frontage Regulations. There were no public comments.

ROLL CALL AND APPROVAL OF MINUTES FROM DECEMBER 17, 2019 MEETING

Roll was called and a motion was made to approve the previous months' minutes by Carlie McEachern seconded by Pam McNew and unanimously approved.

REZONING REQUEST, APPLICANT, JOHN COOK, PROPERTY OWNER, HERITAGE
 LAND DEVELOPMENT, CHATUGA DR., TAX MAP 068, PARCELS 24.02, 24.04, 24.05,
 REZONE FROM R-1 SUBURBAN RESIDENTIAL DISTRICT, TO R-1 WITH PUD
 OVERLAY, SUBURBAN RESIDENTIAL DISTRICT W/ PLANNED UNIT DEVELOPMENT
 OVERLAY, APPROXIMATELY 13.74 ACRES

John Cook is requesting a PUD overlay to build 3.7 units an acre and is aware that the maximum density permitted is 2.5 units per acre, but wanted to request it anyway. He initially requested approval for 51 units, but has recalculated at 2.5 units per acre and that would be 34 units. He stated that buyers are looking for smaller lots and there will be plenty of green space. There was a discussion regarding the maximum density permitted and although the drawing shows 51 units,

Mr. Cook will have the drawing amended to reflect the 34 units and Ms. Smith recommended the rezoning with the PUD Overlay at 2.5 units per acre. If the properties are approved for rezoning, Mr. Cook will also have to get a special exception from the BZA and submit his drawings to the Planning Commission.

ACTION

A motion was made to approve the rezoning with the PUD Overlay at 2.5 units per acre with Mr. Cook to submit an updated drawing to reflect the change, by Mr. McEachern seconded by Leon Shields and unanimously approved.

CHASEY HACHMANN, CATTLEMAN'S DRIVE, REQUEST VACATING UNOPENED, UNIMPROVED PORTION OF RIGHT-OF-WAY AT END OF CATTLEMANS DR., APPROXIMATELY 50' WIDE BY 250' IN LENGTH, (POSTPONED FROM DECEMBER 17, 2019 MEETING)

Mike Waller reported that some surveyor contacts he has have looked at the surveys and deeds and it was understood that Ms. Hachmann would have to go to a judge regarding the disputed area with the adjacent property owner. Mr. Hawk, who lives on the adjacent property, discussed the deeds. Chairman, John Napier stated the Planning Commission cannot rule on the matter and they should get it platted and it appears to be a civil issue for the court to decide a resolution between the two property owners.

ACTION

Carlie McEachern made a motion to take no action in the matter, seconded by Jim Brooks and unanimously approved.

SITE PLAN, BOAT REPAIR FACILITY, APPLICANT, MICHAEL O'HARA, PROPERTY OWNER, BRYAN BRISSON AND BB&T, 225 HICKORY VALLEY RD., TAX MAP 044, PARCEL 045.13, C-1, RURAL CENTER DISTRICT, APPROXIMATELY 2.19 ACRES, (ALSO ON BZA AGENDA)

Mr. O'Hara has submitted a site plan for the boat repair facility.

ACTION

A motion was made to approve by Jim Brooks, seconded by Mike Waller and unanimously approved.

RESOLUTION 2020-01A, AMENDMENT TO SUBDIVISION REGULATIONS, ARTICLE III, C, LOTS, SUBSECTION 2, ROAD FRONTAGE REGULATION

The resolution to amend the road frontage requirements was presented. The resolution will be reviewed by the Loudon Planning Commission as well as the Lenoir City Planning Commission as it affects the planning regions.

ACTION

A motion was made to approve by Mr. McEachern, seconded by Ms. McNew and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2019
(ATTACHED)

The December 2019 Building Activity Summary was attached.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Ryan Bright reported on the continuing education webinar that he participated in, on January 8th. The topic of the webinar was "Investigating the Stormwater: Quantity and Quality Impacts of Urban Trees." Mr. Bright summarized that the speaker from Nashville discussed successes as well as failures of the tree planting project.

ADJOURNMENT

The meeting adjourned at 6:21 p.m.

Chairman

Date



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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
JANUARY 21, 2020
5:30 p.m.

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		Sondra Lingenfelter
		Steven Lerner
		Mark Hargis
		Terry Jeffries
		Mike Castell
		Michael O'Hara

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:30 PM.

ROLL CALL AND SWEARING IN ALL WITNESSES

The Pledge of Allegiance was given, and roll was called and Chairman McEachern swore in all witnesses who wanted to speak.

APPROVAL OF MINUTES FROM DECEMBER 17, 2019 MEETING

A motion was made to approve the previous month's minutes by Jim Brooks seconded by Ryan Bright and unanimously approved.

VARIANCE REQUEST OF 5'REAR YARD SETBACK, APPLICANT AND PROPERTY OWNERS, STEVEN AND RENEE LERNER, 2444 HOPE CREEK RD., TAX MAP 003K, GROUP B, PARCEL 019.00, A-1, AGRICULTURAL-FORESTRY DISTRICT/ F-1 FLOODWAY DISTRICT

Steven Lerner requests a 5' rear yard setback in order to cover a carport and he would not have to excavate a lot of dirt. Chairman McEachern noted the topography and flood district constraints.

ACTION

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

ADMINISTRATIVE REVIEW FOR TIME EXTENSION TO REMOVE DEBRIS, APPLICANT, SONDRA LINGENFELTER, PROPERTY OWNER, CHARLES LINGENFELTER, 768 FOSTER RD., TAX MAP 020, PARCEL 122.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 0.40 ACRES

Sondra Lingenfelter stated that her husband had serious health problems since October of 2019. She has been trying to clean up the property, but she will need to have help from her family. Ms. Lingenfelter asks for more time, possibly first of the summer when the weather is better. Jim Jenkins stated he has been working with her and there was a March 1st deadline, but if she needed more time, she would have to request it from the BZA. Mr. McEachern asked Ms. Lingenfelter how much time she thought she needed, and she stated that her son could help her when the weather got better.

ACTION

A motion was made to approve a deadline of June 30, 2020 by Jim Brooks, seconded by Ryan Bright and unanimously approved.

VARIANCE REQUEST FOR A 9' SIDE SETBACK, APPLICANT AND PROPERTY OWNERS, MARK AND PAULA HARGIS, 101 WESLEY RD., TAX MAP 016P, GROUP C, PARCEL 026.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mark Hargis explained that he had a concrete pad behind his existing garage that he wants to cover for a garage to keep a boat. Mr. Hargis purchased the house with 3 lots that he has since combined. The existing dwelling encroaches into the 15' side setback. Mr. Hargis stated that he had not spoken with his neighbor regarding the variance.

ACTION

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

VARIANCE REQUEST TO BUILD AN ACCESSORY STRUCTURE IN FRONT YARD, APPLICANT AND PROPERTY OWNER, TERRY JEFFRIES, 1881 WHITE WING RD., TAX MAP 009E, GROUP A, PARCEL 018.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 7.28 ACRES

Terry Jeffries presented photographs of his property and discussed the steepness of the property.

ACTION

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

VARIANCE REQUEST TO INSTALL A 3.5'X 7' LED SIGN, APPLICANT, BRIAN BROWN, PROPERTY OWNER, LOUDON COUNTY BOARD OF EDUCATION, 6939 MORGANTON RD., TAX MAP 070, PARCEL 172.00, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 1.07 ACRES, GREENBACK

Mike Castell handed out an example of the proposed sign and stated it will be located about 45' from the centerline of Morganton Rd. The background will not be white and will not be turned off at night, but it has an automatic switch for dimming.

ACTION

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

VARIANCE REQUEST TO OPERATE A BOAT REPAIR BUSINESS, APPLICANT, MICHAEL O'HARA, PROPERTY OWNERS, BRYAN C. BRISSON AND BB&T, 225 HICKORY VALLEY RD., TAX MAP 044, PARCEL 045.13, C-1, RURAL CENTER DISTRICT, APPROXIMATELY 2.19 ACRES

Michael O'Hara explained the facility is to be used to operate a boat repair business.

ACTION

A motion was made by Jim Brooks, seconded by John Napier and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

5:53 PM

Chairman

Date