



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
 FEBRUARY 18, 2020
 5:30 p.m.

Members Present	Members Absent	Others Present
Ed Lee	Carlie McEachern	Ron Hutson
Leon Shields		Laura Smith, Planner
Pat Couk		Jim Jenkins, Codes Enforce.
Mike Waller		Jack Qualls
Jim Brooks		Chris Wampler
John Napier, Chairman		Richard LeMay
Jimmy Williams		Audience Members
Ryan Bright		
Pam McNew, Secretary		
Andy Hamilton		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM.

ROLL CALL AND APPROVAL OF MINUTES FROM JANUARY 21, MEETING

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

SITE PLAN AMENDMENT, APPLICANT, ARLIN GURLEY PROPERTY OWNER, PAC MANAGEMENT, LLC., SUGAR LIMB MINI STORAGE, 16300 & 16350 HOTCHKISS VALLEY RD., TAX MAP 024 PARCELS 037.00 & 038.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 9.2 ACRES

Laura Smith stated the site plan was amended by adding another building.

ACTION

A motion was made to table by Jim Brooks, seconded by Pam McNew and unanimously approved.

REZONING REQUEST, APPLICANT, CHRIS WAMPLER, PROPERTY OWNERS, DAVID FISER, MARK RILEY, AND CHRIS WAMPLER, HICKORY CREEK RD., TAX MAP, 007, PARCELS, 2.00, 2.02, 2.03, 2.04, 2.05, REZONE FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 32.5 ACRES

Chris Wampler stated he represents David Fiser. Mark Riley has decided to withdraw his request to rezone Parcel 2.00. Mr. Wampler did not realize there would be so much opposition. James

Kannard lives in Avalon subdivision and disagrees with all the property being rezoned to commercial. Hickory Creek Road intersects Avalon subdivision and currently heavy trucks are speeding and tearing up the roads. He believes the traffic has increased since the commercial business started. He has spoken to the HOA and County Sheriffs department and has never seen one ticket given. There were other residents of Avalon that spoke of the dangers to people walking and riding bicycles on Hickory Creek Rd. and in Avalon subdivision. Mr. Wampler noted from his research that traffic will not increase with the rezoning of his property. Mr. Wampler plans to start an office warehouse business. If the property remains residential and houses are built, there would be an increase in vehicle traffic in that area. Mr. Wampler stated that he had lived in Avalon for twenty years and understood the opposition of Avalon residents. Laura Smith suggested that a updated traffic study be done.

ACTION

A motion was made to approve rezoning all lots except parcel 002.00 for Mark Riley by Leon Shields, seconded by Jim Brooks, the vote was 7 yes, and 3 no, the motion was approved.

SUBDIVISION PLAT FOR STAMFORD BRIDGE SUBDIVISION (19 LOTS), APPLICANT, STEPHAN CLAAR FOR TURNER HOMES, OWNER, TURNER HOMES LLC, HWY 11, TAX MAP 011, PARCEL 037.00, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD OVERLAY, APPROXIMATELY 7.6 ACRES

Postponed since nobody was present.

REZONING REQUEST FROM R-1 SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT, RICHARD LEMAY, PROPERTY OWNERS, TERRY AND ANDREA MOATS, 12272 HWY.70 E, TAX MAP 007, PARCEL 109.01, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 4.7 ACRES

Daryl Cavin stated the plan is to build storage units approximately 14' X 40' for each unit. Richard LeMay stated there is a 25' road that will accommodate two-way traffic. He continued to state the current property has access to a public road.

ACTION

A motion was made to approve by Leon Shields, seconded by Ed Lee, the vote was 6 yes and 4 no, the motion was approved.

PRELIMINARY SUBDIVISION PLAT, 10 LOTS, APPLICANT, RICHARD LEMAY, PROPERTY OWNER, WESTSIDE FARMS LLC., WILKERSON RD., TAX MAP 017, PARCEL 086.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 74.2 ACRES

Richard LeMay stated the preliminary plan is to straighten Wilkerson Rd. and establish 10 lots which will all have a Wilkerson Rd. address. Laura Smith stated there are some things lacking that were communicated to Mr. LeMay. Ms. Smith recommends for this to stay on the agenda as a concept plan. Mr. LeMay stated the needed items would be added and that he wants to proceed.

ACTION

A motion was made by Jim Brooks to table, seconded by Pam McNew, and unanimously approved.

SUBDIVISION PLAT WITH VARIANCE FOR SHARED DRIVEWAY AND LENGTH, APPLICANT, LISA BALDWIN, PROPERTY OWNERS, LISA AND RONALD TERRY BALDWIN AND KIM & CLAUDE HIPPS, JACOBS ESTATE, 2030 EAST TELLICO PARKWAY, GREENBACK, TN., TAX MAP 084 PARCELS 11.02 & 11.03, A-1, AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 2.0 ACRES

Lisa Baldwin explained were her sister and she lived and that her sister wants to buy lot 3 and continue the existing shared easement. There will be no new private road or easements.

ACTION

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

SITE PLAN, HAROLD BROWN, ADDITION OF CAR MAINTENANCE, APPLICANT AND PROPERTY OWNER, HAROLD BROWN, 2316 HWY. 11, TAX MAP 020D GROUP B, PARCEL 001.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.3 ACRES; (BZA AGENDA)

Harold Brown was not present.

ACTION

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

REZONING REQUEST, A1/C2 AGRICULTURE-FORESTRY DISTRICT, GENERAL COMMERCIAL DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT, APPLICANT, DON FOWLER, PROPERTY OWNER, EL CAMINO PROPERTIES, 14542 EL CAMINO LN., TAX MAP 004, PARCEL 004.00, APPROXIMATELY 17.3 ACRES

Jack Qualls stated the property has split zoning and the entire building /property should be light manufacturing. M-1 will allow them to have additional uses for light manufacturing business. Laura Smith recommends approval.

ACTION

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

ANNUAL MEETING, ELECTION OF OFFICERS

A motion was made for the PC officers to remain the same by Jim Brooks, seconded by Leon Shields and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JANUARY, 2020 (ATTACHED)

No comment

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

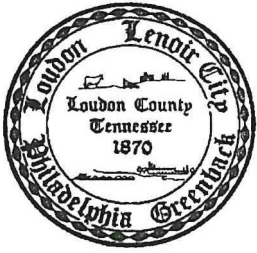
Laura Smith stated there will be Planning Commission training at the upcoming Winter CAPA meeting in Gatlinburg, TN. March 4, 5, and 6, 2020.

ADJOURNMENT

Adjourned at 6:40 PM

Chairman

Date



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MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 FEBRUARY 18, 2020
Immediately following the Planning Commission Meeting

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

CALL TO ORDER

Jim Brooks, Vice Chairman called to order at 6:45 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Laura Smith conducted roll call and Jim Brooks, Vice Chairman swore in all witnesses.

APPROVAL OF MINUTES FROM JANUARY 21, 2020 MEETING

A motion was made to approve minutes by John Napier, seconded by Leon Shields and unanimously approved.

VARIANCE REQUEST OF 9' SIDE YARD SETBACK, APPLICANT AND PROPERTY OWNER, RHETT COLEMAN, 5370 BROOKSVIEW RD., TAX MAP 027F, PARCEL 024.00, R-1, SUBURBAN RESIDENTIAL DISTRICT AND F-1, FLOODWAY DISTRICT

Rhett Coleman stated he wants to build another screened in porch, the size will be 1,200 sq. ft. Mr. Coleman was not aware of how close to the side property line the house was when he purchased the house. He found out the house was built prior to the Loudon county Planning regulations. He has spoken to his neighbors and they have no objections to the addition being built.

ACTION

A motion was made to deny the variance request by Leon Shields, seconded by Ryan Bright and unanimously approved.

SPECIAL EXCEPTION TO ADD CAR MAINTENANCE BUILDING, APPLICANT AND PROPERTY OWNER, HAROLD BROWN, APPLICANT AND PROPERTY OWNER, HAROLD BROWN, 2316 HWY. 11, TAX MAP 020D GROUP B, PARCEL 001.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.30 ACRES

There was nobody present.

ACTION

A motion was made to table by Ryan Bright, seconded by Leon Shields and unanimously approved.

ANNUAL MEETING, ELECTION OF OFFICERS

A motion was made for the BZA officers to remain the same by Leon Shields, seconded by Ryan Bright and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:00 PM

Chairman

Date