



Loudon County Planning Department

101 Mulberry Street, Suite 101
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www.loudoncounty-tn.gov

MINUTES LOUDON REGIONAL PLANNING COMMISSION DECEMBER 6, 2017

Members Present	Members Absent	Others Present
Jimmy Parks	Dennis Brennan	Mark Heet
Gene Gammons		Clifton Teeters
Carlie McEachern		Jeff Frye
LeeAnn Chihasz		Teresa Frye
Salvador Mejia		Laura Smith, Planning
Ham Carey, Chairman		Travis Gray, Codes Enforcement
Jeff Harris		
Debbie Hines		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m., the pledge of allegiance was given and the roll was called. The minutes of the October 4, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Salvador Mejia.

REZONING REQUEST FROM R-2, HIGH DENSITY RESIDENTIAL DISTRICT TO C-2, HIGHWAY BUSINESS DISTRICT, APPLICANT AND PROPERTY OWNER, CLIFTON TEETERS, 950 STEEKEE ROAD, TAX MAP 041I, GROUP B, PARCEL 033.00, APPROXIMATELY 7.0 ACRES

Chairman Carey stated that the property was currently residential and contiguous to existing commercial property. Mr. Teeters was present and stated that he wanted to rezone the property to commercial for potential storage buildings, RV and boat storage. He discussed pouring concrete on the car lot property he owns which fronts on Mulberry Street. He plans to sell the car lot. There was a discussion of drainage issues, and the process for rezoning property.

ACTION

Mr. McEachern moved to recommend the rezoning which was seconded by Jimmy Parks and approved unanimously.

ALLEY CLOSURE REQUEST, APPLICANT TIM BREWSTER FOR PROPERTY OWNERS, VERONICA AND BRADLEY SCOTT, APPROXIMATELY 15' WIDE RIGHT-OF-WAY ADJACENT TO TAX MAP 041A, GROUP G, PARCELS 20.0 AND PARCEL 19.0 PROPERTY OWNER, CITY OF LOUDON, R-2, HIGH DENSITY RESIDENTIAL DISTRICT
No one was present but there was a brief discussion of the location of the alley.

ACTION

Mr. McEachern moved to table the item until the next meeting. The motion was seconded by Mr. Mejia and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

Planner, Laura Smith gave a reminder of the continuing education workshop on December 19th in the Loudon County Courthouse Annex at 4:00 p.m. The topic will be on the MS4 Stormwater Program.

ADJOURN

The meeting adjourned at 1:00 p.m.

Chairman

Date



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MINUTES LOUDON BOARD OF ZONING APPEALS WEDNESDAY, DECEMBER 6, 2017

Members Present	Members Absent	Others Present
Jimmy Parks	Dennis Brennan	Mark Heet
Gene Gammons		Grazyna Gammons
Carlie McEachern		Laura Smith, Planning
LeeAnn Chihasz		Travis Gray
Salvador Mejia		Jeff Frye
Ham Carey, Chairman		Teresa Frye
Jeff Harris		Clifton Teeters
Debbie Hines		Dean Gerchar

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 1:00 p.m. and roll was called. The minutes of the October 4, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Jimmy Parks.

VARIANCE REQUEST FROM SIDE YARD SETBACKS ON CORNER LOT, PROPERTY OWNER, EDWARD AND JUDITH STORY, APPLICANT, MARK HEET, 170 CAPE LOOKOUT LIGHT, LIGHTHOUSE POINT, TAX MAP 032A, GROUP A, PARCEL 034.00, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Mr. Heet proposes building a house that will front on Cape Lookout Light Road and the lot slopes in the rear. The lot is a corner lot so he requests a 12' variance to build the house.

ACTION

Mr. McEachern moved to approve the 12' setback variance which was seconded by Jeff Harris and approved unanimously.

VARIANCES REQUESTS: LOT SIZE VARIANCES, SIDE AND FRONT YARD SETBACK VARIANCES, ROAD FRONTAGE VARIANCES, LOT WIDTH AT BUILDING SETBACK VARIANCES, FOR PROPOSED 3-LOT SUBDIVISION, APPLICANT, DEAN GERCHAR, SURVEYOR FOR PROPERTY OWNER, NOEL POINDEXTER, 619 CEDAR STREET, TAX MAP 041A, GROUP G, PARCEL 012.00, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY .5 ACRES

Surveyor, Dean Gerchar was present and stated that originally there were 3 lots, but is one lot now. There is an existing dwelling on the property and the proposal is to recreate 3-lots. As shown, neither of the lots would meet minimum lot size requirements, road frontage requirements, the existing dwelling would not meet setback requirements, and the existing shed would be an accessory structure with no principal structure. Mr. McEachern stated that a need

for a variance could not be created by the BZA. There was a discussion of “lots of record” and roads.

ACTION

Mr. McEachern moved to deny the requests which was seconded by Debbie Hines and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

There was a discussion regarding the status of recent rezoning recommendations, and reviewing the Zoning Ordinance for potential amendments.

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

n/a

ADJOURN

The meeting adjourned at 1:40 p.m.

Chairman

Date