



# Loudon County Planning Department

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## MINUTES LOUDON REGIONAL PLANNING COMMISSION JANUARY 3, 2018

Members Present	Members Absent	Others Present
Jimmy Parks		Isidro B. Gonzalez
Gene Gammons		A. K. Gonzalez
Carlie McEachern		James Loveday
LeeAnn Chihasz		Lynn Millsaps
Salvador Mejia		Laura Smith, Planning
Ham Carey, Chairman		Travis Gray, Codes Enforcement
Jeff Harris		Ty Ross
Debbie Hines		
Dennis Brennan		

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:50 p.m. and the roll was called. The minutes of the December 6, 2017 meeting were unanimously approved on a motion by Jeff Harris seconded by Debbie Hines.

### SUBDIVISION PLAT, 3-LOTS, 10675 CORPORATE PARK DRIVE, APPLICANT, JAMES HAIR, SURVEYOR, PROPERTY OWNER, PATRICK INGRAM, TAX MAP 032, PARCEL 004.00, A-1, AGRICULTURE FORESTRY DISTRICT, CITY OF LOUDON PLANNING REGION, APPROX. 3.0 ACRES

Withdrawn prior to meeting and will be re-platted as a 2-lot subdivision, per Surveyor.

### REZONING REQUEST FROM R-2, HIGH DENSITY RESIDENTIAL DISTRICT TO P-1, PROFESSIONAL AND CIVIC DISTRICT, APPLICANT AND PROPERTY OWNER, LYNN MILLSAPS, 826 COMMERCE STREET, TAX MAP 041H, GROUP D, PARCEL 12.0, APPROXIMATELY .43 ACRES

Carlie McEachern stated that Mr. Millsaps was selling the property which has apartments in the back, detached from the building that had been a laundry.

### ACTION

Mr. McEachern moved to recommend approval for the rezoning which was seconded by Ms. Hines 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

Tim Brewster was present for his daughter, Veronica Scott, stating that they wanted to pave the driveway which is on the right-of-way and request closing it. Ty Ross was present and stated that there was no conflict with city services if the alley were closed. Chairman Carey summarized the process for closing unopened rights-of-way which require a recommendation from the Planning Commission before going to City Council. Mr. Brewster stated that he had spoken with his daughter's neighbor who has no conflict with the proposed alley closure.

ACTION

Mr. McEachern moved to recommend the right-of-way closing which was seconded by Mr. Harris and approved unanimously.

SUBDIVISION PLAT, ISIDRO GONZALEZ PROPERTY, 833 ROSEDALE AVENUE, TAX MAP 041H, GROUP L, PARCEL 020.00 AND 021.00, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Although not on the agenda, Surveyor, James Loveday requests that it be added, for the combination of two existing lots into one lot. Ms. Hines then moved to add the item to the agenda which was seconded by Mr. Harris and approved unanimously. Mr. Loveday requested that property lines be approved as platted showing the one from Highland Avenue, 15' from the centerline of the road instead of the required 25' from centerline. The property line fronting on Rosedale is already 25' from the centerline of the road.

ACTION

Mr. McEachern moved to approve the plat with the property line 15' from the centerline of Highland Avenue which was seconded by Ms. Hines and approved unanimously.

ANNUAL MEETING, ELECTION OF OFFICERS; CHAIRMAN, VICE CHAIRMAN, AND SECRETARY

Ms. Hines moved to keep the same officers for another term. The motion was seconded by Dennis Brennan and approved unanimously. Ham Carey is Chairman, Gene Gammons is Vice Chairman, and Carlie McEachern is Secretary.

ADOPT 2018 MEETING CALENDAR

Ms. Smith distributed a handout with the meeting dates for 2018. Since the July meeting would fall on the 4<sup>th</sup> of July, it was agreed to hold the July meeting on the 11<sup>th</sup>.

ACTION

Mr. Harris moved to adopt the 2018 Meeting Calendar with the meeting in July on the 11<sup>th</sup>. The motion was seconded by Mr. McEachern and approved unanimously.

ANNUAL SUMMARY REPORT

Ms. Smith summarized the annual report noting that since July 2016 there have been 31 planned agenda items, which included subdivision plats, site plans and other planning related items. There were eighteen (18) BZA agenda items which included variance requests, special exceptions and use on review requests.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

The commission briefly discussed receiving their Statements of Disclosure forms from the State of Tennessee Ethics Commission which can be completed online. There was also a discussion regarding extension of electricity lines.

ADJOURN

The meeting adjourned at 1:20 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



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MINUTES  
 LOUDON BOARD OF ZONING APPEALS  
 WEDNESDAY, JANUARY 3, 2018

Members Present	Members Absent	Others Present
Jimmy Parks		James Loveday
Gene Gammons		Lynn Millsaps
Carlie McEachern		Laura Smith, Planning
LeeAnn Chiasz		Travis Gray
Salvador Mejia		Mr. and Ms. Gonzalez
Ham Carey, Chairman		
Jeff Harris		
Debbie Hines		
Dennis Brennan		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m. with the pledge of allegiance and roll called.

VARIANCE REQUEST, FRONT YARD SETBACK AND MINIMUM LOT SIZE TO COMBINE 2 LOTS INTO 1-LOT, APPLICANT, JAMES LOVEDAY, SURVEYOR, PROPERTY OWNER, ISIDRO GONZALEZ, 833 ROSEDALE AVENUE, TAX MAP 041H, GROUP L, PARCEL 021.00, APPROXIMATELY .09 ACRES AND PARCEL 020.00, APPROXIMATELY .09 ACRES, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Surveyor, James Loveday discussed the history of the property and the right-of-way distance from the intersecting streets. Mr. and Mrs. Gonzalez propose combining the 2-lots into one and building a new house that would front on Rosedale Avenue with the side of the house facing Highland Avenue. According to the Zoning Ordinance, corner lots shall meet the front yard setback from each intersecting street. The setbacks in the R-2, High Density Residential District are 25' front, 15' rear, and 10' side for a single story, 12' for 2-stories with the minimum lot size to be 7,500 square feet. Combining the 2-lots would result in a 7,330 square foot lot, but with the additional right-of-way dedication, the lot would be reduced to 5,937 square feet. If the property line along Highland Avenue is approved as platted, 15' from the centerline of the road, the side of the proposed house would be 13' from the property line and all other setbacks would also be met.

ACTION

Carlie McEachern moved to approve Highland Avenue as a side yard with the property line 15' from the centerline of the road as platted so the lots can be combined creating a 7,330 square foot lot so the property can be used for the proposed house. The motion was seconded by Dennis Brennan and approved unanimously.

The minutes of the December 6, 2017 meeting were then unanimously approved on a motion by Mr. McEachern seconded by Jeff Harris.

ADOPT 2018 MEETING CALENDAR

The 2018 meeting date calendar was distributed noting that the July meeting would fall on July 4<sup>th</sup>.

ACTION

Mr. McEachern moved to approve the 2018 meeting calendar with July's meeting on July 11<sup>th</sup> because of the July 4<sup>th</sup> Holiday. The motion was seconded by Gene Gammons and approved unanimously.

ANNUAL MEETING, ELECTION OF OFFICERS, CHAIRMAN, VICE CHAIRMAN, AND SECRETARY

Mr. McEachern moved to nominate existing officers for another term. The motion was seconded by Mr. Brennan and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 12:45 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date