



# Loudon County Planning Department

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[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

## MINUTES LOUDON REGIONAL PLANNING COMMISSION FEBRUARY 7, 2018

Members Present	Members Absent	Others Present
Jimmy Parks	Dennis Brennan	Peggy Benton
Gene Gammons		Christina Deyo
Carlie McEachern		Helen Nicholson Carey
LeeAnn Chihasz		Tina Simons
Salvador Mejia		Laura Smith, Planning
Ham Carey, Chairman		Travis Gray, Codes Enforcement
Jeff Harris		Sean Stephens
Debbie Hines		Matt Caldwell, Exac Care
		Grazyna Gammons

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 12:30 p.m. and the Pledge of Allegiance given and roll was called. The minutes of the January 3, 2018 meeting were unanimously approved on a motion by Carlie McEachern seconded by Debbie Hines.

### SUBDIVISION PLAT FOR 2-LOTS WITH ROAD FRONTAGE VARIANCE FROM 75' TO 25' FOR ONE OF LOTS. PROPERTY OWNER AND APPLICANT, GREG SIMONS, 712 STEEKEE STREET, TAX MAP 41H, GROUP K, PARCEL 26.0, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY .39 ACRES

Mr. and Mrs. Simons own an approximate .41 acre lot on Steekee Street which has an existing dwelling, carport and building in the rear of the property that they have done some improvements to. The Simons' propose fixing up the building for a dwelling to sell or rent. So far they have done cosmetic improvements and there are no utilities hooked up. The building is approximately 2.5' from the side property line, and approximately 8.3' from the alley right-of-way. The proposed lot would have 25' on Steekee Street instead of the required 75'. Travis Gray stated that he didn't have a problem with it. Mr. Simons stated that he knows people who would want to live in the building and that currently they are accessing the property from the alley. Mr. Simons also stated that he would like to build a retaining wall. There was a discussion regarding guest houses. Ms. Simons stated that they had improved the building with siding, guttering and soffits and does not want to invest any more if they cannot subdivide the property. Ms. Smith stated that the building does not meet the setbacks for a dwelling. If a subdivision plat were to be approved, a note stating that in case the building was demolished, damaged by fire, wind, etc. to be rebuilt it would have to meet the zoning requirements. The right-of-way for Steekee Street and the alley need to be added as well as the drawing scale.

ACTION

Jeff Harris moved to approve the road frontage variance for Lot 28 with 25' of road frontage on Steekee Road, and subject to the surveyor adding the building setback lines and note about rebuilding the structure, and adding the lacked items listed above. The motion was seconded by Mr. McEachern and approved unanimously.

The meeting was then adjourned at 1:05 p.m. until after the BZA meeting which adjourned at 1:45 p.m. when the planning commission reconvened.

DISCUSS AND REVIEW OF ZONING ORDINANCE, CHAPTER 4, ZONING DISTRICTS

There was a discussion regarding chapter 4 of the Zoning Ordinance which included site plan requirements, existing buildings that were originally built as dwelling in commercial districts.

ADJOURN

With no further business, the meeting then adjourned.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



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## MINUTES LOUDON BOARD OF ZONING APPEALS WEDNESDAY, FEBRUARY 7, 2018

Members Present	Members Absent	Others Present
Jimmy Parks	Dennis Brennan	Peggy Benton
Gene Gammons		Christina Deyo
Carlie McEachern		Laura Smith, Planning
LeeAnn Chiasz		Travis Gray
Salvador Mejia		Sean Stephens
Ham Carey, Chairman		Matt Caldwell
Jeff Harris		Grazyna Gammons
Debbie Hines		Helen Nicholson Carey

### CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Ham Carey called the meeting to order at 1:05 p.m. and roll was called.

### SPECIAL EXCEPTION FOR SELF-STORAGE BUILDINGS, APPLICANT AND PROPERTY OWNER, CLIFTON TEETERS, 950 STEEKEE ROAD, C-2, HIGHWAY BUSINESS DISTRICT, TAX MAP 041I, GROUP B, PARCEL 033.00, APPROXIMATELY 7.0 ACRES

Mr. Teeters property was recently rezoned to C-2, Highway Business District and he requests a special exception for self-storage buildings. If approved, he will have a site plan prepared for submittal.

### ACTION

Jeff Harris moved to approve the special exception which was seconded by Carlie McEachern and approved with Mr. Parks, Mr. Gammons, Mr. McEachern, Ms. Chiasz, Mr. Mejia, Mr. Carey and Mr. Harris voting aye, and Ms. Hines recusing herself.

### VARIANCE REQUEST, FOR ADDITION OF BACK PORCH TO EXISTING HOME, CORNER LOT, PROPOSED PORCH APPROXIMATELY 8.5 FEET FROM WEST STREET, PEGGY BENTON, 511 WHARF ST., TAX MAP 041A, GROUP C, PARCEL 010.00, R-2, HIGH DENSITY RESIDENTIAL DISTRICT AND HZD, HISTORIC ZONING DISTRICT

Ms. Benton requests variances in order to build a screened-in back porch on an existing concrete pad. The proposed porch will be connected to the house by a breezeway.

### ACTION

Mr. McEachern moved to approve the setback variances which was seconded by Ms. Hines and approved unanimously.

SPECIAL EXCEPTION FOR ADDITIONAL SIGN, MATT CALDWELL, REALTOR FOR EXACCARE WALK-IN CLINIC, 702 GROVE STREET, MAP 041A, PARCEL 9.00, C-1, CENTRAL BUSINESS DISTRICT

Mr. Caldwell requests a special exception so that new occupant in the building can have their own sign, not adding a sign to the existing pole. Mr. Caldwell stated that there was no place on the building for them to add a wall sign, and the existing pole sign is on the pharmacy side of the property. The proposed ground sign would be 22.5' square feet and would be connected to 2 existing outlets in the ground.

ACTION

Mr. Harris moved to approve the sign which was seconded by Jimmy Parks and approved unanimously.

VARIANCES REQUEST, PROPERTY OWNER AND APPLICANT, GREG SIMONS, 712 STEEKEE STREET, TAX MAP 41H, GROUP K, PARCEL 26.0, R-2, HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY .39 ACRES

Mr. and Mrs. Simons request variances so that their property may be subdivided and the building on Lot 28 which they have improved for a dwelling, be 2.5' from the side property line and 8.3' from the right-of-way of the alley. Although the alley is utilized, Steekee Street is the front of the property and where access would be shown.

ACTION

Ms. Hines moved to grant the setback variances subject to the surveyor noting that Steekee is the front road and access, and if the existing building is ever torn down, damaged by wind, fire or other way, a new structure would have to be built according to the zoning regulations and setbacks. The motion was seconded by Gene Gammons and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ADJOURN

The meeting adjourned at 1:45 p.m.

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Chairman

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Date