



Loudon County Planning Department

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MINUTES
MEETING REPORT
LOUDON REGIONAL PLANNING COMMISSION
APRIL 3, 2019
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Dennis Brennan	Jeff Harris, Mayor
Carlie McEachern, Chairman	Debbie Hines	Grazyna Gammons
Ham Carey	LeeAnn Chihasz	Laura Smith, Planning
Salvador Mejia		Travis Gray, Codes Enforcement
Jim Greenway		Ron Hutson, Planning
Gene Gammons		Rhonda Ellison, JMC Surveying
		Greg Smith
		Audience Members

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Carlie McEachern called meeting to order at 12:30 p.m. attendees recited the Pledge of Allegiance and roll was called. It was noted that Grayling Littleton was present at the last meeting, but was not shown on the list of attendees. The minutes of the March 6, 2019 meeting were then unanimously approved, adding Mr. Littleton as being present, on a motion by Gene Gammons seconded by Salvador Mejia

PRELIMINARY SUBDIVISION PLAT, (46 LOTS), APPLICANT, OWNER, PRIMOS LAND COMPANY, SWEETWATER CREEK BLVD. PHASE 2, TAX MAP 048 PARCEL 041.02, R-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 11.77 ACRES

Josh Sanderson was present to request preliminary approval. Planner, Laura Smith summarized the preliminary plat noting that it lacked the coverage from TDEC and copies of the SWPPP.

ACTION

A motion to approve the preliminary plat subject to the submitting the lacked items listed above was made by Jim Greenway, seconded by Tim Dixon and unanimously approved.

SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATION REDUCTION FROM 25' TO 10', APPLICANT, JOSEPH COLVIN, OWNER, MARVIN AND FRANCINE MCFALLS, 179 BROOKSHIRE ST. TAX MAP 040E, GROUP G, PARCEL 008.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 0.34 ACRES

Surveyor, Rhonda Ellison representing the McFall's stated that they wanted to combine their two lots into one so that they could build a garage. However, platting the right-of-way at 50' with property line 25' from the centerline would show that the existing house did not meet the setback requirements and would reduce the total lot size of the property. There was a discussion

regarding Brookshire Street with Ms. Ellison stating that it is a private road and the City does not maintain it and she had completed a deed search and the neighbors have an agreement. Ms. Smith stated that she had checked with the City and was told that Brookshire was a city street. Travis Gray stated that the property had been developed by the Brewster family and Councilman Brewster had confirmed it was a private drive.

ACTION

Mr. McEachern moved to approve the plat as drawn without the additional right-of-way. The motion was seconded by Ham Carey and approved unanimously.

EXTENSION OF CURRENT LETTER OF CREDIT \$150,000 FOR IMPROVEMENTS, GREG SMITH FOR LEGACY PARK, HWY 11, TAX MAP 048, PARCEL 114.01, APPROXIMATELY 24.3 ACRES, 60 LOTS;

Greg Smith was present to request extension of the letter of credit. Some of the improvements have been completed such as left turn lane and signs. An adjacent property owner was present and raised flooding concerns regarding run-off from Legacy Park. Mr. Smith stated they hired Geo-Tech to evaluate the area and make recommendations to resolve flooding issues brought up by home owner. Travis Gray stated he had complaints about damage done by retention pond run-off and he noted that the roads must be paved when 75% of the homes had been built. Mr. Smith stated they had built on about 29 lots and were 50% complete. Mr. Gray stated that he had considered not issuing building permits until paving and flooding issues were addressed and said that the original letter of credit stated the builder would be finished in one year. There was a discussion of the water issues onto the adjacent property owner. There was a discussion regarding TDOT extending a pipe from across Hwy. 11 into the pond. The property owner said he wanted to extend a pipe about 40' past his driveway and that Legacy Park had TDEC violations. Mr. Smith stated that they had worked with Valerie McFall at TDEC regarding measures they had to take. They have hired an engineer at Geo Services and have included all the items TDEC recommends to them. The neighbor's contractor stated that the only solution was for TDOT to pump the water back across the street. The property needs help with his driveway. Mr. Gray stated that there was drainage from the pond and he's had complaints. Mr. Smith stated that the problems with water were probably from last year. Mr. Gray stated that the situation would be better if the roads were paved. The neighbor wants to build his driveway up to the top of the pond with 17' of fill so that it's even to the pond.

ACTION

Jim Greenway moved to approve the extension of the letter of credit of \$150,000 for another year which was seconded by Mr. Dixon and unanimously approved. Mr. Smith stated that they have about 25-27 lots left to build.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

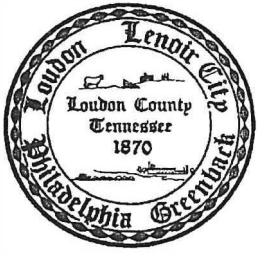
Ms. Smith gave out flyers the Rain Barrel Workshop to be held on April 27, 2019 in Lenoir City which would count towards continuing education hours.

ADJOURNMENT

The meeting adjourned at 1:45 p.m.

Chairman

Date



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MINUTES LOUDON BOARD OF ZONING APPEALS WEDNESDAY, APRIL 3, 2019

Members Present	Members Absent	Others Present
Tim Dixon	Dennis Brennan	Jeff Harris, City Major
Gene Gammons	LeeAnn Chiasz	Ray and Gail Welch
Ham Carey, Chairman	Debbie Hines	Laura Smith, Planning
Jim Greenway		Travis Gray, Codes Enforcement
Salvador Mejia		Ron Hutson, Planning
Carlie McEachern		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, Carlie McEachern called the meeting to order at 1:50 p.m. and the roll was called. The minutes of the March 6, 2019 meeting were approved as presented.

VARIANCE REQUEST FOR MINIMUM LOT SIZE, APPLICANT AND PROPERTY OWNER, GREGORY AND JANET CHAMBERS, 821 ROSEDALE AVE., TAX MAP 041H, GROUP L, PARCEL 025.00, R-2 HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY .017 ACRES

No one present.

ACTION

Tim Dixon moved to table the item for one month which was seconded by Gene Gammons and approved unanimously.

VARIANCE REQUEST FOR REAR SET BACK, APPLICANT AND PROPERTY OWNERS, RAY AND GAIL WELCH, 874 CAPE HATTERAS LIGHT, TAX MAP 032A, GROUP A, PARCEL 005.00, R-2 HIGH DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY .19 ACRES

The Welch's lot is on a corner and they request a variance to build the house where the rear of the dwelling will be less than 15' from the property line. There was a discussion regarding house downspouts and drainage.

ACTION

Jim Greenway moved to approve the variance which was seconded by Mr. Dixon and approved unanimously.

ADJOURN

The meeting adjourned at 2:00 p.m.

Chairman

Date