



Loudon County Planning Department

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

MINUTES
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, JULY 8, 2020
12:30 P.M.

Members Present	Members Absent	Others Present
Tim Dixon	Salvador Mejia	Jim Jenkins
Ham Carey		Travis Gray, Codes Enforcement
Carlie McEachern, Chairman		Ron Hutson, Planning
LeeAnn Chihasz		Ty Ross
Debbie Hines		Jeff Harris
Teressa Webb		Lonnie Hawkins
Gene Gammons		Sylvia Hawkins
Dennis Brennan		Kelley Patten

CALL TO ORDER AND ROLL CALL

Chairman, Carlie McEachern called the meeting to order at 12:30 p.m. Ron Hutson conducted the roll call.

APPROVAL OF MINUTES FROM THE JUNE 3, 2020 MEETING

A motion was made to approve the minutes by Debbie Hines, seconded by Tim Dixon and unanimously approved.

A motion was made to approve by Ham Carey, seconded by Mr. Dixon and unanimously approved.

SUBDIVISION REQUEST TO COMBINE 3 LOTS INTO 1 PARCEL, APPLICANT AND PROPERTY OWNER, TEDDY MARTIN, 522 SMOKEY DR., TAX MAP 041J PARCELS 012.00, 013.00, 014.00, R-1-S, SINGLE FAMILY RESIDENTIAL DISTRICT, APPROXIMATELY .73 ACRES

Mr. Carey stated the request would improve the area. Mr. Jenkins there are a few minor changes to be made by the surveyor, once the changes are addressed everything appears to be acceptable.

ACTION

A motion was made to approve by Mrs. Hines, seconded by Mr. Carey and unanimously approved.

UNANIMOUS VOTE TO ADD NOMINATION AND ELECTION OF A CITY OF LOUDON
PLANNING SECRETARY

ACTION

A motion was made to add the item to the agenda by Ms. Chihasz, seconded by Ms. Hines and unanimously approved.

CITY OF LOUDON PLANNING COMMISSION TO NOMINATE AND ELECT A
SECRETARY

Hearing no objections, Mr. McEachern agreed to serve as Secretary to the Planning Commission.

ACTION

A motion was made to nominate Carlie McEachern by Ms. Chihasz, seconded by Ms. Hines and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM THE BOARD/COMMISSION

None

ADJOURNMENT

1:00 PM

Chairman

Date



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MINUTES
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
2480 Hwy. 72 N.

WEDNESDAY, JULY 8, 2020

Immediately following the Planning Commission meeting

Members Present	Members Absent	Others Present
Tim Dixon	Salvador Mejia	Jim Jenkins, Planning and Codes Director
Ham Carey		Travis Gray, Codes Enforcement
Carlie McEachern, Chairman		Ron Hutson, Planning
Jim Greenway		Jeff Harris
Gene Gammons		Ty Ross
Debbie Hines		Lonnie Hawkins
Dennis Brennan		Sylvia Hawkins
LeeAnn Chihasz		Nathan Scott
		Christopher Liddicoat

CALL TO ORDER

Carlie McEachern, Chairman called the meeting to order at 1:00 P.M.

ROLL CALL

Ron Hutson conducted roll call.

VARIANCE REQUEST TO REDUCE FRONT SETBACK TO 10", (CORNER LOT), APPLICANT, NATHAN SCOTT, PROPERTY OWNER, FRED E. STALEY, 601 FERRY ST., TAX MAP 041H GROUP I, PARCEL 015.00, R-2, HIGH DENSITY RESIDENTIAL DISTRICT

Nathan Scott stated that he is under contract to purchase the lot and would like to build a 24' X 30' house on it. He is requesting a 10' front setback because it is a corner lot. Travis Gray stated that every lot in that area is sub-standard. Lonnie Hawkins is opposed to a house being built on this lot. It will be a hazard to his mother. When West street was widened some of the lot was taken. The square footage is approximately 5,000. The minimum lot size in R-2 is 7,500 square feet. Mr. McEachern stated that a vacant lot does not qualify for a variance. Mr. Jenkins there is probably language for a lot of record. Mr. McEachern is making a motion to deny the request, do I hear a second? The idea is for these lots to be done away with. Sylvia Hawkins has been push mowing the lot for 25 years. Mr. Jenkins read 14-501 (City of Loudon Zoning Resolution), lot of record regulation. It provides that the Planning

Commission has the authority to grant a variance for a lot of record.

ACTION

A motion was made to deny the variance request by Mr. McEachern, seconded by Tim Dixon. The vote to deny; 6 yes, 1 no, and 1 abstained. The motion to deny was passed.

SPECIAL EXCEPTION REQUEST TO BUILD DETACHED GARAGE AT SIDE YARD, APPLICANT AND PROPERTY OWNER, CHRISTOPHER LIDDICOAT, 154 HOLT DR., TAX MAP 040 PARCEL 128.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT

Mr. Liddicoat stated there is limited space to build a detached garage. There are potential drainage problems if he were to attach a garage to his house. Placing a breezeway from the house effects drainage and is not something he prefers to build. He currently asked guests to park on the street and in the ditch. He would like to have a driveway for parking. Mr. Gray read City of Loudon Ordinance 14-403, R-1, Low Density Residential District, Section 6, A. which does not allow an accessory structure to be built in the side or front yard of a lot. Teresa Webb stated that the side yard appeared to be the best location on this property.

ACTION

A motion was made to approve by Ms. Webb, seconded by Mr. Dixon and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

2:00 P.M.

Chairman

Date