



**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
865-458-4470
Fax: 865-458-3598
www.loudoncountypanning.com

MINUTES

LOUDON COUNTY REGIONAL PLANNING COMMISSION

December 17, 2013

The December meeting of the Loudon County Regional Planning Commission was called to order at 5:30 p.m. Present were Mr. Brown, Mr. Luttrell, Ms. McNew, Mr. Jim Brooks, Ms. Terry, Mr. Hale, Ms. Ross, Mr. Napier, and Mr. Bright. Absent were Mr. McEachern and Ms. Cardwell.

Motion to approve the minutes for the November 19, 2013 meeting was made by Mr. Napier, seconded by Mr. Luttrell, and approved 9-0.

Agenda Item A: Consideration of request to rezone 28.26 acres of property located at 7779 Morganton Rd., Greenback, from A-1 (Agricultural Forestry District) to R-1 (Low Density Residential District), referenced on Tax Map 78, Parcel 71.00, 3rd Legislative District. Owner: Victor Ramsey Estate Applicant: Ed Loy File #13-12-85-RZ-GB

Mr. Loy was present.

Mr. Newman referred to the aerial view that was included in the agenda packet. He explained the location of the property, and he stated that this property was inside the city limits of Greenback. He said that the Planning Commission's recommendation would go to Greenback's City Council. He stated this was waterfront property. He said that sewer and water were available in this area. He stated that the Commission was not approving the site plan, just the rezoning at this time. He said there would be a new road access that would come off Morganton Road. He asked Mr. Loy if there would be dockable lots and what the limitations would be.

Mr. Loy said there would be dockable lots. He stated that there would be 1 dock per 100'.

Mr. Brooks asked Mr. Loy how many lake front lots there were.

Mr. Loy stated there were 17 lake front lots.

Mr. Newman said that there would be 2 cul-de-sacs.

Mr. Loy explained that there would not be any overnight dockage.

Ms. Ross commented that she would like to see more subdivisions with the rural look to them and asked how the Planning Commission could do this. She stated that this would be an advantage
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to the developer.

Mr. Brown said that the issue with this was there would be large areas of vacant land that sometimes was not maintained.

Mr. Loy stated that there was not a zone to support this, and also there was not a market for it.

Mr. Brooks agreed with Mr. Loy.

Mr. Bryan Petite, realtor, said that there was an area close by that had a walking trail that was open to the public.

Ms. Ross stated that this would add value to these properties.

Mr. Newman said that the zoning would be better if rezoned to R-2 instead of R-1.

Mr. Luttrell made the motion to approve the rezoning, second was made by Mr. Brooks. Motion carried 9-0.

Agenda Item B: Consideration of request to accept the dedication of Old Hickory Lane located in Jackson Crossing Subdivision as a public road. Owner/Applicant: Southern Heritage Bank

No one from Southern Heritage Bank was present.

Mr. Newman stated that Old Hickory was the main access road off Hwy. 70. He said there were mostly single family residents on Old Hickory Lane. He stated that Old Hickory Lane was the only road built to be dedicated as a public road. He said he had checked with the County Road Superintendent, and he had no issues about dedicating Old Hickory as a public road.

Mr. Newman recommended to accept the dedication of Old Hickory Lane as a public road.

Mr. Luttrell made the motion to approve the request, second was made by Mr. Brooks. Motion carried 9-0.

Agenda Item C: Consideration of request to approve a revised final plat for Jackson Crossing, Phase 4, consisting of 49 lots, a resubdivision of part of Jackson Crossing, Phase 3, located in Jackson Crossing Subdivision, referenced on Tax Map 10K, Group C, Parcels 1.01 and 13.00-84.00, zoned R-1/PUD for 3.0 units/acre, 5th Legislative District. Owner: Southern Heritage Bank Applicant: Esquire Development, LLC File #13-11-78-SU-CO (F)

Mr. Ameesh Kherani, Esquire Development, LLC, and his architect from Benchmark, were present.

Mr. Newman explained the revised final plat that will involve Phase 4 and a portion of Phase 3 of Jackson Crossing. He stated that the subdivision was originally developed in 2005 and platted in 3 phases. He said that Phase 1 consisted of the clubhouse and pool near the entrance. He stated that Phase 2 is a single-family section consisting of ½ acre lots along Old Hickory Lane.

He said that Phase 3 is platted as a condominium project on 19 acres for 98 townhouse units. He stated that the applicant has a contract to purchase the remainder (15 acres) of Phase 3, excluding the 8 completed townhouses and 6 lots across the street which was owned by another bank. He said that since this plat is a change from Phase 3, they were calling it Phase 4. He stated that the change is to convert the condo lots (72 units) to 49 single-family lots. He said that the infrastructure is in place and completed to the County's minimum requirements, but one short road segment is proposed to be removed by this plat. He stated that the area will become part of the lots fronting on Old Hickory Lane and Jacksonian Way. He said that all the streets in Phase 3 and Phase 4 were approved previously as private streets. He stated that the new prospective owner has met with the Home Owners Association and reviewed the plat and proposed house plans. He said that Mr. Kherani told him that he had the HOA support for the plat and design plan changes.

Mr. Kherani stated that when he talked with the current homeowners, they were concerned about the 84 PUD units. He said when he figured how many people would be living in subdivision under the existing plan; there would be about 350 people with one pool. He stated that he wanted this project to blend and flow with the existing homes that were already built in the subdivision. He said that the best way to make this happen would be with single-family homes. He stated that the homeowners were excited about his plan. He said with the approval from the Commission, he hoped to get started in January.

Mr. Hale asked if a sign had been posted.

Mr. Newman said that the homeowners were aware of the replat. He stated that the plan does meet the minimum requirements of the County's subdivision regulations and zoning regulations. He recommended approval of the proposed plan subject to some recommendations: (1) the revision of Lots 57R, 58R, and 59R to be reduced to 2 lots that would be consistent in size to the other single-family lots on Old Hickory Lane; (2) submission of a maintenance and inspection agreement for the detention basin; and (3) submission of revised covenants and restrictions for Phase 4 and Phase 3 that provide for maintenance of all common areas.

Mr. Kherani stated that he had spent a lot of time and money on this project, and he would like to see a return on it. He said he had already reduced the amount from 84 condo units to 49 single-family houses. He stated that his architect had looked at blending the proposed project with the existing houses. He said they had changed the front of the houses to face Old Hickory Lane rather than the back of the houses facing Old Hickory Lane.

Mr. Brooks made the motion to approve the revised final plat for Jackson Crossing subject to the changes to be made that Mr. Newman recommended, second was made by Mr. Luttrell. Motion carried 8-1, with Ms. Ross voting no.

Planning and Codes Department Building Activity Report for the month of November, 2013: Mr. Newman gave the building report for the month of November, 2013.

County Commission Action on Planning Commission recommendations: None last month

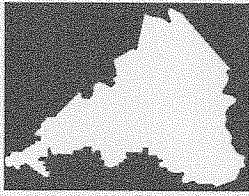
Additional Public Comment: There were none.

Comments from the Commission: There were none.

Mr. Napier made the motion to adjourn, second was made by Mr. Brooks. Meeting was adjourned at approximately 6:15 p.m.


Signed


Date



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MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

December 17, 2013

The December meeting of the Loudon County Board of Zoning Appeals was called to order at 6:20 p.m. Present were Mr. Brown, Mr. Luttrell, Mr. Bright, and Ms. Terry. Absent was Mr. McEachern.

Mr. Brown, Chairman of the Board, swore in those who were to give testimony in the meeting.

Motion to approve the November 19, 2013 minutes was made by Mr. Bright, second was made by Ms. Terry. Motion carried 4-0.

Agenda Item A: Consideration of request for a 4' front yard setback variance for accessory structure located at 175 Bedlow Way, Tax Map 49, Parcel 17.00, zoned A-2, 4th Legislative District. Owner: Gene Meeks

Mr. Meeks was present.

Mr. Newman referred to the drawing in the agenda packet that Mr. Meeks had supplied the office. He stated that the Bedlow Way was an access road off Hwy. 72. He said that the closest public road was Get Good Hollow Road. He stated that Bedlow Road was a joint permanent easement. He said that currently there were no structures in the subdivision, and that it was also gated. He stated that Mr. Meeks owns 2 lots in this subdivision. He said that last month the Board of Zoning Appeals had approved a Special Exception to build an accessory structure without a primary dwelling. He stated that Mr. Meeks had come into the office to get his building permit after approval. He said that is when it was noted that the approved structure would not meet the required front yard setback. He stated that Mr. Meeks owns the property to the center of the road, which would require Mr. Meeks to ask for a 4' front yard setback variance. He said this property was extremely rough and the property was narrow. He recommended approval for the variance request.

Ms. Terry made the motion to approve the variance request, second was made by Mr. Bright. Motion carried 4-0.

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Agenda Item B: Consideration of request for Special Exception to build a shed on property without a primary structure for storage while building a home located at 200 Bedlow Way, Tax Map 49, Parcel 17.10, zoned A-2, 4th Legislative District. Owner: Gene Meeks

Mr. Meeks stated he wanted to build the shed on the property he was going to build his house to store his building materials and mowers.

Mr. Newman asked Mr. Meeks if he could store these items in the garage he was approved for last month.

Mr. Meeks said that he was going to store his larger items in the garage.

Mr. Brown referred to the previous month's minutes that stated that Mr. Meeks had said he was going to use the garage to also store the materials to build his house.

Mr. Meeks stated that he already had his trusses to build the shed, and he wanted to go ahead and build it first.

Mr. Brown asked Mr. Meeks when he planned on building his house.

Mr. Meeks said he planned on starting the construction of the house within 12 months.

Mr. Brown stated that if he would go ahead and build the house before the shed, he would not need to get the Special Exception.

Mr. Newman recommended approval for the Special Exception subject to Mr. Meeks starting construction of the house within 12 months.

Mr. Luttrell said that the Board had approved last month to build the garage with the understanding to building the house in the future.

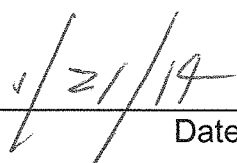
Mr. Luttrell made the motion to deny the request, second was made by Ms. Terry. Motion carried to deny the Special Exception request 4-0.

Additional public comments: There were none.

Announcements and/or comments from Board/Commission: There were none.

Meeting was adjourned at approximately 6:30 p.m.


Signed


Date