



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

November 18, 2014

The November meeting of the Loudon County Board of Zoning Appeals was called to order at 6:00 p.m. Present were Mr. Brown, Mr. Luttrell, Mr. McEachern, Mr. Bright, and Ms. Terry.

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

Motion to approve the October 21, 2014 minutes was made by Mr. McEachern, second was made by Mr. Bright. Motion carried 5-0.

Agenda Item A: Consideration of a special exception request to live in existing house while building new house located at 1250 Cemetery Rd., Loudon, referenced by Tax Map 57, Parcel 172.00, zoned A-2. Owner: Gary Bivens
Mr. Bivens was present.

Mr. Bivens stated that he wanted to build a new house consisting of 2,300 sq. ft. on his property. He said they had approximately 1.8 acres, and they did not want to subdivide the property for the new home. He said the existing home consisting of 1,152 sq. ft. built in 1977 which was falling apart. He stated that when they finished building the new house, they would turn the existing house into a storage building. He said once there was a certificate of occupancy issued, they would have the utilities to disconnect the water and electric off from the old house. He stated that later, they would demolish the old house. He said they were open to whatever the board required them to do. He stated that the new home should be completed by the end of March, 2015.

Mr. McEachern asked Mr. Bivens if he said that he was willing to demolish the old house.

Mr. Bivens said that they would eventually demolish the old home. He stated that right now, they wanted to use the old home as a storage building. He said all of the furniture would be moved out, and they would dismantle the kitchen and bathroom.

Loudon County BZA Minutes

11/18/14

Page 2

Mr. McEachern asked Mr. Bivens if he had septic.

Mr. Bivens stated that he had received his septic permit for the new house.

Mr. McEachern said he needed to have verification that the old home would never be used as a second home.

Mr. Brown explained to Mr. Bivens that with the 1.8 acres of land he owned, he could not have 2 dwellings on the property. He stated that the old house could never be used again. He said that if the old home was going to be used as an accessory structure, it needed to be in the rear or side of the new house.

Mr. Bivens stated that the old home would be setting to the side of the new house.

Mr. Luttrell said that he had a concern with the 2 dwellings on the property. He stated that a couple of years down the road, someone could move into the old house.

Mr. McEachern stated that the older home would not make the new home look very good. He said to be uniform with the other approvals, the board would have to give Mr. Bivens 12 months to build his new home and demolish the old home.

Mr. Luttrell said he could support that.

Mr. Bivens stated that he could put that statement in his building contract.

Mr. McEachern said that the time limit would start the time the contractor got the building permit.

Mr. McEachern made the motion to approve living in the existing structure until the new home was completed with a certificate of occupancy and within 12 months the older home be demolished, second was made by Ms. Terry. Motion carried 5-0.

Agenda Item B: Consideration of a special exception request to place a temporary office located at 7727 Hwy. 411, South, Greenback, referenced by Tax Map 84, Parcel 30.00, zoned A-1. Owner: Thomas Olson

Mr. Olson was present.

Mr. Olson stated that his business was an electronic manufacturing and engineering company that was a California corporation. He said they had been in business for 30 years, and has been in East Tennessee since 1999. He stated that he and his wife owned the company and the property they were currently using. He said that the

engineering company was using the old Volunteer Federal Bank building on Hwy 411. He stated that the company was currently working on a project that required more space than the 700-800 feet they currently had. He said they were designing some tools for the oil industry which takes up a lot of room. He stated they needed a temporary space until they could find another space to do this project. He said they wanted to put in a 10' X 30' office to put in front of the existing structure. He showed the board some pictures of where he wanted to place the building.

Mr. Brown asked Mr. Olson if this was a temporary situation.

Mr. Olson said that it was a temporary situation for a year or less. He stated that it was a mobile office structure.

Mr. Brown asked Mr. Olson if this structure would be an eye sore.

Mr. Olson stated that it could possibly be an eye sore.

Mr. McEachern said that if the structure was temporary, it looked temporary. He stated that he did not see a problem.

Mr. McEachern made the motion to approve the request for a temporary office for 12 months, second was made by Ms. Terry. Motion carried 5-0.

Agenda Item C: Consideration of a special exception request to building a storage building located at 40421 Hwy. 95, North, Lenoir City, referenced by Tax Map 44, Parcel 2.00, zoned C-1. Owner: Robert Foshee
Mr. Foshee was not present.

Mr. Jenkins, Building Official, stated that what he understood was that Mr. Foshee wanted to build a storage building behind the existing structure that looked like a small commercial building on the property. He said he also understood that Mr. Foshee planned on removing the existing mobile home on the property. He stated that he didn't think the current zoning would allow a storage building.

Mr. McEachern said that he thought Mr. Foshee needed to be at the meeting to answer questions the board had about his request.

Mr. Luttrell suggested delaying action until Mr. Foshee came to the board to answer questions about his request.

Mr. McEachern made the motion to postpone action until the next meeting, and if he did not come to the next meeting, the board would take action, second was made by

Loudon County BZA Minutes
11/18/14
Page 4

Mr. Luttrell. Motion carried to postpone the request until next meeting was 5-0.

Additional public comments: There were none.

Announcements and/or comments from Board/Commission:

Mr. Luttrell made the motion to adjourn. Meeting was adjourned at approximately 6:30 p.m.

Mark Brown
Signed

12/16/14
Date