

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 REGIONAL PLANNING COMMISSION November 15, 2016

Members Present	Members Absent	Others Present
Ryan Bright	Barbara Cardwell	Phillip Moser, 5 Star
Jim Brooks	Adam Waller	Angela Smith, 5 Star
John Napier, Chairman		Kevin Eakes, Luckett & Farley
Leon Shields		Harold Cox, Luckett & Farley
Carlie McEachern		Wesley Woodby
Pam McNew, Secretary		Richard King, American Paving LLC
Janis Terry		Laura Smith, Planning
Jimmy Williams		Jim Jenkins, Codes Enforcement
Ed Lee		

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman, John Napier called the meeting to order at 5:30 p.m., the pledge of allegiance was given and roll was called. The minutes of the November 18, 2016 meeting were unanimously approved on a motion by Ryan Bright seconded by Carlie McEachern.

REZONING REQUEST. MITCHELL HYDE, HWY. 411S., TAX MAP 084, PARCEL 033.00, C-1, CENTRAL BUSINESS DISTRICT FROM A-1, AGRICULTURAL-FORESTRY DISTRICT, GREENBACK

Although no one present, Planner, Laura Smith summarized that Mr. Hyde has a farm on the property and according to him, it had always been a farm and he requested the rezoning so that the property would be zoned as it is used. She had understood that he would be at the meeting.

ACTION

Carlie McEachern moved to rezone the property from C-1 to A-1 which was seconded by Jim Brooks and approved unanimously.

FINAL SUBDIVISION PLAT FOR 4-LOTS, MIDWAY SUBDIVISION, APPLICANT, JEREMY PITEO FOR BENCHMARK SERVICES, MIDWAY ROAD, TAX MAP 011G, GROUP C, PARCEL 030.01, APPROXIMATELY 3.5 ACRES, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Piteo was present to request subdivision approval for 4-lots. He plans to build the homes on the property. Lot 1 will be approximately .59 acres, Lot 2 will be approximately .51 acres, Lot 3 will be approximately .64 acres and Lot 4 will be approximately .67 acres. All the lots will have subsurface septic systems and access to public water. Staff stated the plat met the subdivision regulations and recommended approval.

ACTION

Mr. McEachern moved to approve the plat which was seconded by Ed Lee and approved unanimously.

At about this time, Mr. Hyde came in and was told that his rezoning request had been approved and it would be forwarded to the City of Greenback for approval from City Council.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR SEPTEMBER 2016

The Building Activity Summary for October 2016 was attached.

ADDITIONAL PUBLIC COMMENTS

N/A

UPDATE FROM THE PLANNING DEPARTMENT

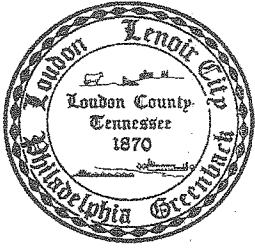
Staff reminded the commission of the upcoming Joe Minicozzi presentation which would give them continuing education and training hours. There was a discussion of the four hours of training required each year. The Planning Commission agreed to have a training workshop prior to the December meeting and staff will include it on the agenda.

ADJOURN

The meeting adjourned at 5:40 p.m.

Chairman

Date



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 15, 2016

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Kevin Eakes, Luckett & Farley
Jim Brooks		Harold Cox, Luckett & Farley
Ryan Bright		Phillip Moser, 5 Star
John Napier		Angela Smith, 5 Star
Janis Terry		Richard King, American Paving LLC
		Wesley Woodby
		Pamela Woodall
		Laura Smith, Planning Department
		Jim Jenkins, Codes Enforcement

CALL TO ORDER

Chairman Carlie McEachern called the meeting to order at 5:45 p.m. and the roll was called and audience members, who wanted to speak, were sworn in. The minutes of the October 18, 2016 meeting were unanimously approved on a motion by Jim Brooks seconded by Janis Terry.

VARIANCE REQUEST, APPLICANT LUCKETT & FARLEY, REPRESENTATIVE, KEVIN EAKES, FOR TELICO VILLAGE INDEPENDENT LIVING FACILITY, WITH DINING FACILITY FOR RESIDENTS ONLY, AND VARIANCE FOR HEIGHT OF BUILDING, 2-STORIES ON ONE SIDE AT 41'4", 3-STORIES ON OTHER SIDE AT 53'4". TAX MAP 068, PARCEL 27.03, LINDEN LANE, R-1, SUBURBAN RESIDENTIAL DISTRICT

Kevin Eakes and Harold Cox were present from Luckett & Farley to request a height variance for a proposed independent living facility on Linden Lane which would be 41' in height on the front and 53' in height on the rear. Mr. Eakes stated that the proposed project was for 91 units with 112 residents. The topography has a 42' elevation change. Mr. Cox stated that the initial plan was for 4-stories on the back side and 3-stories on the front side, but with reconfiguring, they propose eliminating one story. He stated that it would be 54' to the soffit of the building and 34' to the gutter. They lowered the proposed building without widening it with gabled roofs to make it more aesthetically pleasing. They discussed meeting with the state fire marshal, Tellico Village fire department and Loudon County Rescue and asked them to write a letter that they would respond and handle a fire. However, they were not willing to write a letter accepting responsibility. He also stated the fire chief discussed how they fight fires. There was a discussion regarding parking as well. Mr. Cox stated that they were still in the site design process and the building would be sprinkered with fire walls and fire proof roof assembly. Mr. Eakes stated that the eave of the roof would be 34'. Mr. Cox also discussed the proposed dining

facility on the bottom floor of the facility which would be for the residents and their guests only, not a public restaurant. The building would also have a theater and spa.

ACTION

John Napier moved to grant the height variance for the proposed independent living facility with the included dining facility. The motion was seconded by Mr. Brooks and approved with Mr. Napier, Ryan Bright, and Carlie McEachern voting yes and Ms. Terry and Mr. Brooks voting no.

SPECIAL EXCEPTION FOR STORAGE OF EQUIPMENT FOR AMERICAN PAVING, APPLICANT, RICHARD KING, 275 SHIPLEY LANE, LENOIR CITY, TAX MAP 007, PARCEL 070.02, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY .7 ACRES

Mr. King, who has a paving business, has been using his property on Shipley Lane to park his equipment for about 10 years. He would now like to put up a 40' x 70' building to store his equipment. The building will have (2) 12' x 12' doors.

ACTION

Mr. Brooks moved to approve the special exception for the proposed building which was seconded by Mr. Napier and approved unanimously.

SPECIAL EXCEPTION TO BUILD ACCESSORY STRUCTURE (POOL) IN FRONT YARD, PAUL ACUFF LANE, TAX MAP 025, PARCEL 085.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 2.4 ACRES;

Ms. Woodall requests a special exception to build a pool which would be beside her house facing Crock Road, so in the front yard.

ACTION

Mr. Napier moved to approve the special exception which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION FOR TRAVEL TRAILER PARK, APPLICANT: WESLEY WOODBY, 12850 BLUE SPRINGS ROAD, TAX MAP 072, PARCEL 061.00, A-1, AGRICULTURE-FORESTRY DISTRICT, AND C-1, RURAL CENTER DISTRICT, APPROXIMATELY 17 ACRES

Mr. Woodby proposes a travel trailer park on approximately 17 acres of property owned by his mother. He does not propose paving or installing water lines or utility lines, but just providing a pad for the travel trailers. He stated no one would be permitted to live in their campers and he does not have information yet regarding septic tanks or providing water. Mr. Woodby stated that he understood that a site plan would still be required prior to his opening the business.

ACTION

Ms. Terry moved to approve the special exception to Mr. Woodby which was seconded by Mr. Brooks and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 6:15 p.m.

Chairman _____

Date _____