

Loudon County Planning Department

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

WORKSHOP
LOUDON COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 20, 2016
4:30 p.m.

The Loudon County Regional Planning Commission held a continuing education and training workshop at 4:30 p.m. on the Tennessee Planning Commissioner Handbook.

MINUTES
LOUDON COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 20, 2016
5:30 p.m.

| Members Present | Members Absent | Others Present |
|-----------------------|----------------|--------------------------------|
| Ryan Bright | Ed Lee | Joe Everett |
| Jim Brooks | | Jason Lainhart |
| John Napier, Chairman | | Guy Burrow |
| Leon Shields | | Dee Ann Burrow |
| Carlie McEachern | | Jeff Gagley, TVPOA |
| Pam McNew, Secretary | | Joseph Colvin |
| Janis Terry | | Ralph Fuller |
| Jimmy Williams | | Tina Fuller |
| Adam Waller | | Kevin Stevens |
| vacancy | | Steve Trudnak |
| | | Daniel Walker |
| | | Dan Muhs |
| | | Stuart Anderson |
| | | Renae Copeland |
| | | Tony Park |
| | | Jim Jenkins, Codes Enforcement |
| | | Laura Smith, Planning |

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 15, 2016 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright.

REZONING REQUEST, APPLICANT, JOE EVERETT, OWNERS, BARBARA AND ROBERT GILLEY, HWY. 411 S., TAX MAP 084, PARCEL 050.03, A-2, RURAL RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 5.2 ACRES

Joe Everett proposes purchasing the Gilley's property on Hwy. 411S in order to build storage buildings. If the rezoning is approved, a special exception would have to be granted for the use and site plan submitted. The property is adjacent to existing C-2 property. Audience member and adjacent property owner, Ralph Tallent stated that he was concerned with potential drainage issues, but he was not opposed to the rezoning. Mr. Everett stated that he had an agreement with the Gilley's to purchase the property for storage buildings, and that a portion of the property would not be used because it was across the railroad tracks.

ACTION

Mr. McEachern moved to recommend approval of the rezoning which was seconded by Jim Brooks and approved unanimously. It was noted that there are existing communication lines across the back of the property.

SUBDIVISION PLAT COMBINING 10 LOTS INTO 1, APPLICANT AND PROPERTY OWNER, JASON & STACEY LAINHART, 100 OAK STREET S. GREENBACK, TAX MAP 70L GROUP E, PARCELS 8-11, 17-21, & 23, R-1, LOW DENSITY RESIDENTIAL, APPROXIMATELY 1.8 ACRES

Mr. Lainhart was present to request that the ten lots he owns in Greenback be combined into one lot. He would like to put up an accessory structure. There was a discussion regarding an alley which appears to be on adjacent property, but not showing on Mr. Lainhart's plat.

ACTION

Mr. Brooks moved to approve the plat which was seconded by Adam Waller and approved unanimously.

SUBDIVISION PLAT WITH JOINT PERMANENT EASEMENT, PROPERTY OWNER JEFFREY & LORI MUHS, HIGHWAY 70 EAST LENOIR CITY, TAX MAP 010, PARCEL 175.00, SUBURBAN RESIDENTIAL DISTRICT, 8.7 ACRES

Dan Muhs was present for his brother, Jeff Muhs who owns 8.7 acres on Hwy. 70E. Surveyor, Joseph Colvin was also present to discuss the subdivision of the property. The proposal is to split the 8.7 acres into 4 lots using a 25' wide joint private driveway. There is an existing residence on the property which the Muhs' have rented out. There is an existing asphalt driveway and the Muhs are requesting that it be used as the joint private driveway with the only new construction being to extend it, but not to improve it. Planner, Laura Smith summarized the shared driveway requirements in the Subdivision Regulations which includes: the maximum length is 500', the maximum number of lots that it can serve is 4, the minimum size of each lot shall be 2 acres, a maintenance agreement must be established for the driveway, a sign is required naming it as "Way" and the sign shall be blue with white letters.

ACTION

Mr. McEachern moved to approve the plat with the joint private driveway utilizing the existing driveway subject to the items listed above. The motion was seconded Mr. Brooks and approved unanimously.

SUBDIVISION PLAT, PROPERTY OWNER CHARLES THOMPSON, SMALLEN ROAD, TAX MAP 34, PARCELS 25 & 26, A-2, RURAL RESIDENTIAL DISTRICT, 4.5 ACRES

Charles Thompson owns approximately 4.5 acres on Small Road and proposes subdividing it into 3 lots. Lot 1 would have approximately 1.05 acres with an existing dwelling. Lot 2 would be approximately 1.8 acres and Lot 3 would have approximately 1.5 acres and an existing barn. Mr. Thompson's grandson, Jesse Thompson, was to attend the meeting, but had called earlier to say he had been in an accident and would not be able to attend. Ms. Smith stated that the plat met the subdivision regulations except for the certificate signatures.

ACTION

Mr. McEachern moved to approve the plat subject to the required certificate signatures. The motion was seconded by Mr. Waller and approved unanimously.

APPROVAL OF MEETING DATES FOR 2017

A list of the meeting dates for 2017 was attached.

ACTION

Mr. Brooks moved to adopt the dates for 2017 which was seconded by Mr. McEachern and approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

n/a

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR NOVEMBER 2016

The Building Activity Summary for November was attached.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM THE PLANNING DEPARTMENT

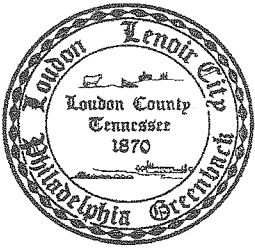
None

ADJOURN

The meeting adjourned at 6:00 p.m.

Chairman

Date



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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
DECEMBER 20, 2016
5:30 p.m.

| Members Present | Members Absent | Others Present |
|----------------------------|----------------|--------------------------------|
| Ryan Bright | | Rena Copeland |
| Jim Brooks | | Stuart Anderson |
| John Napier | | Guy Burrow |
| Janis Terry | | Dee Ann Burrow |
| Carlie McEachern, Chairman | | Jeff Gagley, TVPOA |
| | | Ralph Fuller |
| | | Tina Fuller |
| | | Kevin Stevens |
| | | Steve Trudnak |
| | | Daniel Walker |
| | | Jim Jenkins, Codes Enforcement |
| | | Laura Smith, Planning |

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:00 p.m. and the roll was called and audience members, who wanted to speak, were sworn in. Jim Brooks noted a correction to the previous minutes. At the November 15, 2016 meeting, a motion to grant the height variance for the independent living facility with the included dining facility was seconded by Carlie McEachern, not Jim Brooks, and approved with Mr. Napier, Mr. Bright, and Mr. McEachern voting yes, and Ms. Terry and Mr. Brooks voting no. With the correction made, the minutes were then unanimously approved on a motion by Jim Brooks seconded by John Napier.

VARIANCE REQUEST FOR 13' 6" SIDE YARD SETBACK TO ENCLOSE EXISTING DECK, APPLICANT DEE ANN ELAM, 105 ALEXANDER ROAD, TAX MAP 036, PARCEL 16.0, A-1 AGRICULTURE FORESTRY DISTRICT AND F-1 FLOODWAY DISTRICT, APPROXIMATELY .5 ACRES

Mr. and Mrs. Elam were present to request a side yard variance to enable them to enclose their deck for a sunroom. They are in an A-1 District as well as the F-1 District which limits the areas where they can expand.

ACTION

Mr. Brooks moved to grant the side yard variance to enclose the existing deck which was seconded by Mr. Napier and approved unanimously.

VARIANCE REQUEST FOR 4' FROM FRONT YARD SETBACK AND 5' EACH SIDE YARD SETBACK, APPLICANT AND OWNER ANITA COPELAND, 2980 LAKEWOOD DRIVE, TAX MAP 32, PARCEL 18.00, A-1 AGRICULTURE FORESTRY DISTRICT WITH R-E SINGLE FAMILY EXCLUSIVE OVERLAY AND F-1 FLOODWAY DISTRICT, APPROXIMATELY 1.1 ACRES

Anita Copeland was present requesting front and side yard setbacks to place a home on the property. She has brought in fill dirt for an area to place the home, but any more may affect her septic system. The property is in an R-E Single Family Exclusive Overlay District as well as an F-1 Floodway District.

ACTION

Mr. Napier moved to grant the variances request which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION FOR POTENTIAL NEW OWNERS OF PROPERTY TO CONTINUE LIVING IN HOUSE AND OPERATING A SPECIAL EVENT FACILITY, OWNER AND APPLICANT, DANIEL WALKER, 18350 MARTEL ROAD, MAGNOLIA MANNER, TAX MAP 16D, GROUP D, PARCEL 2, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 2 ACRES

Property owner, Daniel Walker was present to request a special exception for the continuance of using the home as a special event facility to potential new buyers. Mr. Walker currently lives in the home which he purchased in 2008. In 2010, a special exception was granted specifically to Mr. Walker, to hold special events such as weddings, group meetings and parties, and that Mr. Walker would not always live on the property. (*See February 16, 2010 BZA Minutes*). Mr. Walker stated that he had a buyer for the property who wanted to continue to use it as Mr. Walker had, but the sale did not occur. Mr. Walker now requests that the special exception be extended so that he can advertise it as residential with the special exception to potential buyers. There was a discussion regarding the special exception being specific to Mr. Walker and if he does sell it to someone who wants to continue to use it as a special events facility, then they may request a special exception specific to them at that time.

SPECIAL EXCEPTION FOR EXPANSION OF WELLNESS CENTER TO INCLUDE MEDICAL OFFICE, TELLICO VILLAGE PROPERTY OWNERS ASSOCIATION, APPLICANTS, JEFF GAGLEY AND KEVIN STEVENS, 200 DOHI DRIVE, TAX MAP 58, PARCEL 77, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 71 ACRES

Architect, Stuart Anderson was present to discuss the proposed expansion of the Tellico Village Property Owner's Association, Wellness Center. They propose adding a 5,000 square foot building for a medical office. The existing wellness center building is 27,000 square feet and a special exception and site plan were approved in 2005, for the private recreation facility with access on Chota Road only. A tennis court was added in 2009 and a pickle ball court in 2013.

ACTION

Mr. Napier moved to approve the expansion of the wellness center for the addition of the medical office using the same access off Chota Road not Watt Cemetery Road. The motion was seconded by Janis Terry and approved unanimously.

December 20, 2016

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ADDITIONAL PUBLIC COMMENTS

None

ADJOURN

The meeting adjourned at 6:30 p.m.

Chairman

Date