



# Loudon County Planning Department

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MINUTES  
 LOUDON COUNTY REGIONAL PLANNING COMMISSION  
 JUNE 20, 2017

Members Present	Members Absent	Others Present	
John Napier, Chairman		Daniel Wilson	Travis Palatinus
Carlie McEachern		Thomas Robinson	Tiffany Dorn
Leon Shields		Tim Decker	Alyson Bingham
Ed Lee		Bo Caldwell	John Bingham
Pam McNew, Secretary		Jim Jenkins, Codes Enforcement	
Ryan Bright		Laura Smith, Planner	Larry A. Doss
Adam Waller		Alma Presley	John D. Galyon
Jimmy Williams		Patricia Thornber	Rhonda Ellison
Jim Brooks		Angie Abston	Stephanie Fetter
Pat Couk		Drew and Taylor Dowd	
vacancy		Eric Nelson	Eric D. Fetter
		John Childress	Tim Cole
		James Bean	Kathy Finger
		Leslie Bean	Allen Finger
		Rick Wells	
		John Martin	
		Sylvia Lawhorn	
		Debbie Reed	
		Dorothy Morton	
		Andrea Myers	

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 Chairman Napier introduced and welcomed new planning commissioner, Pat Couk. Roll was then called and the minutes of the May 16, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Pam McNew.

SUBDIVISION PLAT WITH SHARED DRIVEWAY AND VARIANCE REQUEST FOR LENGTH OF DRIVEWAY, PROPERTY OWNER, JOHN GALYON III, APPLICANT, JOHN PATTESON, MICHAEL BRADY INC. OLD SINKING CREEK ROAD, TAX MAP 070, PARCEL 042.00, A-2, RURAL RESIDENTIAL DISTRICT

Property owner, Mr. Galyon was present to request plat approval with a shared driveway. He stated that the property had been his fathers and he is selling a lot to his nephew to build a house. Mr. Galyon stated that he wanted to keep the property in the family. Planner, Laura Smith summarized the shared driveway requirements which included; all shared driveways must intersect a county public road for minimum width of 25', all shared driveways must have a minimum width of 25', the shared driveway easement shall not exceed 500' in length. *Proposed*

driveway is approximately 1088.55' per survey, no more than 4 lots shall have access to a shared driveway, all lots shall be 2 acres or larger in size, excluding the area provided for the shared driveway, an agreement for maintenance of the shared driveway shall be established between all lots served by the shared driveway and recorded in the ROD's office along with the final plat, construction requirements, driveway names ending in Way, driveway signs, maintenance responsibilities. Staff stated that the shared driveway shown is approximately 1000' and the maximum was not to exceed 500'. Mr. Galyon stated that he may sell Lot 1 to a neighbor and keep the other lot.

ACTION

Jim Brooks moved to approve the plat with the driveway length at about 1,000 subject to the requirements listed above. The motion was seconded by Adam Waller and approved unanimously.

SUBDIVISION PLAT, PROPERTY OWNER, REX NANNEY, 4810 CRUZE ROAD, TAX MAP 027, PARCEL 148.00, A-2, RURAL RESIDENTIAL DISTRICT, AND F-1, FLOODWAY DISTRICT;

The subdivision plat shows two lots on Cruze Road with the right-of-way platted using a survey done by Harry Fraser several years ago which never got recorded. Cruze Road is a public county road. There is an existing house on Lot 1 and an existing garage on Lot 2.

ACTION

Mr. McEachern moved to approve the plat subject to a note added which states that the existing garage was a non-conforming building and if it were ever destroyed; to build back it would have to meet the current zoning requirements. The motion was seconded by Ed Lee and approved unanimously.

REZONING REQUEST FROM O-1, OFFICE PROFESSIONAL DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT, PROPERTY OWNER, THOMAS ROBINSON, PROPERTY ADDRESS, 15140 WATT CEMETERY ROAD, TAX MAP 058, PARCEL 094

Mr. Robinson was present to request rezoning of his property on Watt Cemetery Road from O-1 Office Professional District to A-2, Rural Residential District so that he can build a house. The properties adjacent to Mr. Robinson's property to the north and west are in the A-2 District.

ACTION

Mr. McEachern moved to recommend the rezoning which was seconded by Mr. Brooks and approved unanimously.

FINAL SUBDIVISION PLAT, STONE CROSSING UNIT 4, 28 LOTS, FIELDSTONE DRIVE, TAX MAP 007, PARCEL 099, APPLICANT, MARK WHITE, THE CROSSING GROUP, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT W/PUD OVERLAY

Richard LeMay was present representing Mr. White to request final plat approval for Unit 4 of Stone Crossing. Ms. Smith stated that she had forwarded a list of items to be included on the plat. Mr. LeMay stated that he would be including all the items and that the asphalt and curbs were to be completed that day and that they would probably have to bond or submit a letter of

credit for the topcoat, which would have to be reviewed and approved by the planning commission.

ACTION

Mr. Brooks moved to table the item until next month so that the letter of credit could be reviewed. The motion was seconded by Ryan Bright and approved unanimously.

GREENBACK ZONING ORDINANCE AMENDMENT, CHAPTER 4, ZONING DISTRICTS, SECTIONS 4-403 THROUGH 4-409

A proposed amendment to the Greenback Zoning Ordinance was presented to the planning commission. Ms. Smith stated that the proposed amendments were changes to the zoning ordinance forwarded to her by Mayor Peeler.

ACTION

Mr. McEachern moved to recommend approval of the zoning ordinance amendments which was seconded by Mr. Brooks and approved unanimously.

NOMINATION TO FILL VACANT SEAT ON BOARD OF ZONING APPEALS

With Ms. Terry's resignation there is a vacancy on the BZA to be filled by a member of the planning commission. Mr. McEachern moved to nominate Leon Shields for the vacancy which was seconded by Mr. Brooks and approved unanimously.

OTHER

Ms. Smith stated that a minor subdivision plat had been presented of property in Greenback which showed a portion of an alley being closed. The portion of the alley is to be deeded to the property owner by the City of Greenback.

ACTION

Mr. Brooks moved to recommend the closing of the portion of the alley shown on the plat. The motion was seconded by Mr. McEachern and approved unanimously.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith updated the planning commission on recent County Commission actions. County Commission approved a resolution amending the PUD requirements and lifted the PUD moratorium at the June 5, 2017 meeting.

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The May 2017 monthly Codes Department Building Activity Summary (attached) was summarized by Codes Enforcement Director, Jim Jenkins.

ADDITIONAL PUBLIC COMMENT

N/A

UPDATE FROM THE PLANNING DEPARTMENT

Ms. Smith reminded the planning commission of upcoming Continuing Education and Training opportunities.

July 31, 2017, TDOT, Street Development Process, Farragut Town Hall, 6-8 p.m.

August 31, 2017, ETDD, Private Property Rights, Farragut Town Hall, 6-8 p.m.

ADJOURN

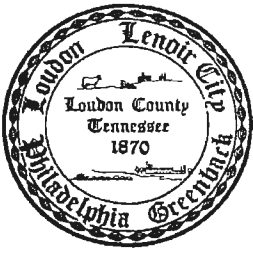
The meeting adjourned at 5:15 p.m.

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Chairman

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Date



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## MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS JUNE 20, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Debbie Reed
Ryan Bright		Bo Caldwell
John Napier		Jim Jenkins, Codes Enforcement
Jim Brooks		Laura Smith, Planning Department
Leon Shields (new member)		Andrea Meyers
		Patricia Thornber
		Others

### CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:20 p.m., roll was called and audience members, who wanted to speak, were sworn in. The minutes of the May 16, 2017 meeting were unanimously approved on a motion by Jim Brooks seconded by John Napier.

### VARIANCE REQUEST, PROPERTY OWNER LACKS ROAD FRONTAGE AND BUYER TO BUILD A HOUSE, APPLICANT, DEBBIE REED, B.C. MORTON PROPERTY, MORTON LANE, TAX MAP 011, PARCEL 292.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Ms. Reed was present and stated that her family had owned the property for over 100 years. The surveyor who surveyed the property found a survey attachment done by Harold Dawson done in 1992 showing a private road. The attorney for Ms. Reed who was also present stated that they had to determine who owned the property. Chairman McEachern explained that the BZA could not tell them who owned the property and that they needed a surveyor and attorney determine that.

### ACTION

Mr. Brooks moved to take no action which was seconded by Leon Shields and approved unanimously.

### VARIANCE REQUEST OF 21' FROM FRONT YARD SETBACK, CORNER LOT, APPLICANT AND PROPERTY OWNER, DANIEL WILSON, 20996 EAST COAST TELLICO PARKWAY, TAX MAP 059, PARCEL 055.07, A-1, AGRICULTURE FORESTRY DISTRICT

Mr. Wilson has a corner lot at the intersection of Bellview Road and East Coast Tellico Parkway and proposes building a carport on his house and it would be 29' from the property line instead

of 50' and so he requests a variance of 21'. Corner lots have to meet the same front yard setbacks on intersecting streets.

ACTION

Mr. Brooks moved to approve the variance so that Mr. Wilson can build the carport 28' from the property line instead of 50'.

SPECIAL EXCEPTION TO BUILD ACCESSORY STRUCTURE (2-CAR GARAGE) IN FRONT YARD, APPLICANT AND PROPERTY OWNER, ALMA PRESLEY, 800 RUSSELL ROAD, TAX MAP 058, PARCEL 020.00, A-2, RURAL RESIDENTIAL DISTRICT

Alma Presley was present to request a special exception to build an accessory structure in the front yard of her property. She stated that her son has several cars on the property that they are cleaning up and he will store them in the garage.

ACTION

Mr. Brooks moved to approve the special exception for the 2-car garage in the front yard to store the existing personal cars in the yard. The motion was seconded by Mr. Bright and approved unanimously.

VARIANCE REQUEST OF 7' FROM SIDE YARD SETBACK TO REBUILD ADDITION DESTROYED BY TREE, APPLICANT AND PROPERTY OWNER, BRIAN BEAN, 21612 BUTTERMILK ROAD, TAX MAP 004, PARCEL 001.00, A-1, AGRICULTURE FORESTRY DISTRICT

Mr. Bean stated that a tree fell on his house on April 27 and he would like to rebuild the addition on his home. He stated that the original structure had been there approximately 35 years and the neighbor on the adjacent property has no objection.

ACTION

Mr. Napier moved to approve the variance request to rebuild the addition which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION FOR 2<sup>ND</sup> DWELLING ON PROPERTY AND VARIANCE REQUEST FROM REAR YARD SETBACK, APPLICANT, BO CALDWELL, PROPERTY OWNERS, TIMOTHY AND JULIE DECKER, 25000 BEALS CHAPEL ROAD, TAX MAP 028, PARCEL 027.00, A-2, RURAL RESIDENTIAL DISTRICT AND F-1, FLOODWAY DISTRICT

Bo Caldwell showed pictures of the property and stated that they wanted to build a second dwelling on the property. He stated that the TVA had approved their request and that they must stay above the 820' contour.

ACTION

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

SPECIAL EXCEPTION TO REPLACE EXISTING DWELLING ON PROPERTY, APPLICANT, ERIC NELSON, BUILDER, PROPERTY OWNERS, TAYLOR DOWD AND KIMBERLY JENKINS, 3552 LAKELAND DRIVE, TAX MAP 022, PARCEL 039.01, R-1, SUBURBAN RESIDENTIAL DISTRICT

Builder, Eric Nelson was present to request that the existing structure on the property be torn down so that they could build a new dwelling on the property. The property appears to lack road frontage but a 25' access easement was shown on a survey done by Stephen William Ward. The property was described as the old Boy's Club property by Mr. Nelson.

ACTION

Mr. Brooks moved to grant the special exception which was seconded by Mr. McEachern and approved unanimously.

VARIANCE REQUEST OF 10' FROM SIDE YARD SETBACK FOR HOME ADDITION, APPLICANT TRAVIS PALATINUS, REALTY EXECUTIVES ASSOCIATE, 1372 OLD HICKORY LANE, JACKSON CROSSING SUBDIVISION, TAX MAP 010K, GROUP B, PARCEL 010.00, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD OVERLAY

Andrea Myers with Realty Executives was present to request a side yard variance to build a garage 5' from the property line but that they could also build it 9' from the property line. She stated that because of the steep grade in the rear of the house, the garage would have to be built on the side of the house. Ms. Myers pointed out an example of another garage built close to the property line in the subdivision. The neighboring property owner was present stating that she was concerned about the potential garage so close to her property. Chairman McEachern noted that the subdivision was a PUD development so the developer could get the houses closer together. The current property owner was present and stated that he was not going to build the garage and he had the property for sale was contingent on the variance for the garage.

ACTION

Mr. Brooks moved to deny the variance request which was seconded by Mr. Bright and approved unanimously.

VARIANCE REQUEST FROM SIDE YARD SETBACKS TO PLACE HOME 16' FROM ONE SIDE, 15' FROM THE OTHER SIDE, APPLICANT AND PROPERTY OWNER, PATRICIA THORNER, 4130 CORINTH CHURCH ROAD, TAX MAP 057, PARCEL 252.0, A-2, RURAL RESIDENTIAL DISTRICT

Ms. Thornber tore the existing dwelling down and is in the process of replacing it with a mobile home but when it was moved onto the property it was determined that she would not be able to meet the 20' side yard setbacks. The home would be approximately 16' from one side property line and 15' from the other side. Ms. Thornber stated that she may want to build a new home on the property in the future.

ACTION

Mr. Bright moved to approve the variance request for the mobile home only and if it were to be moved or destroyed, then a new dwelling would have to meet the zoning requirements. The motion was seconded by Mr. Brooks and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

N/A

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

N/A

ADJOURN

The meeting adjourned at 7:10 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date