



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
 JULY 18, 2017

Members Present	Members Absent	Others Present
John Napier, Chairman	Ed Lee	Michael Scandlyn
Carlie McEachern		JoAnn and James Pope
Leon Shields		Kevin Ward
Pat Couk		Kenneth and Ann Wiggins
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Adam Waller		Scott Pearson
Jimmy Williams		Pat and Steve Bright
Jim Brooks		Craig Cooper
Vacancy		Jeremy McNally
		Courtney Wombles
		Bob Tullock
		Henry Julian
		Jerry and Shirley North
		Martha Black
		Others

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 called. A correction was noted to the June 20, 2017 minutes which had the adjournment at 5:15 p.m. and it should have read 6:15 p.m. The minutes were then unanimously approved with the corrected adjournment time on a motion by Carlie McEachern seconded by Pam McNew.

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

Developer, Mark White was present to request final approval of Unit 4 in Stone Crossing with a letter of credit for completion of road improvements in Unit 4 in the amount of \$30,000. There is also a letter of credit on file for the road improvements in Unit 3 for \$30,000. Planner, Laura Smith stated that the plat met the subdivision requirements and recommended approval.

ACTION

Adam Waller moved to approve the final plat for Unit 4 which was seconded by Mr. McEachern and approved unanimously.

REZONING REQUEST FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-1, RURAL CENTER DISTRICT, APPLICANT, KEVIN WARD, K-5 REALTY, 150 BEALS CHAPEL ROAD, TAX MAP 016, PARCEL 214.08, F-1, FLOODWAY DISTRICT, APPROXIMATELY .67 ACRES

Mr. Ward was present to request rezoning of property from R-1/PUD to C-1, Rural Center District so that he can lease the building to a tenant to use for an auto repair business, not an auto body business. Mr. Ward noted that the C-1 requires a minimum 22,000 square foot lot and the building is at 2,000 square feet. He also stated that there would be plenty of room for parking. Ms. Smith stated that the property was currently in the R-1/PUD/F-1 District and not the A-2 District as put on the agenda. Mr. Ward's representative discussed some history of the property. It had been used for Mr. Ward's garbage collection facility and had been before the BZA and recently closed. He understood that the neighbors did not want it there. He presented photos of the property as it currently looks. Mr. Waller stated that he lived in the area and people he had spoken with were against the rezoning. Mr. Ward stated that he had spoken with neighbors too. Mr. McEachern stated that if it were rezoned to C-1, any use permitted in the district would be allowed. There was a discussion of the flood hazard area and that it looked as though the building was out of the FHA.

ACTION

Mr. McEachern moved to recommend the rezoning. There was continued discussion including a resident who was concerned with potential runoff from the property into the stream. Another resident was concerned about the 3-way intersection and ingress/egress. Craig Cooper, retired US Marine Corp. stated that he was the proposed operator of the repair shop. He wanted the opportunity to start his own business and ensured that everything would be conducted safely. There motion died for lack of a second.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

n/a

CODES DEPARTMENT BUILDING ACTIVITY REPORT

The June 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 stated that she had received calls regarding tiny homes, solar panel farms, and distilleries, and they were not listed in the Zoning Resolution as permitted uses. There was also a discussion regarding shipping containers used as accessory structures and dwellings. The planning commission will begin having workshops to discuss the items beginning with the topic of tiny homes.

Audience member, Mark White suggested Clayton Homes as a source of information on tiny homes. Another audience member stated that shipping containers used as dwellings had been shown on TV.

ADJOURN

The meeting adjourned at 6:05 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 JULY 18, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Michael O'Hara
Ryan Bright		Michael Scandlyn
John Napier		Jim Jenkins, Codes Enforcement
Jim Brooks		Laura Smith, Planning
Leon Shields		Manuel Hernandez
		Others

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:05 p.m., audience members, who wanted to speak, were sworn in and the roll was called and a quorum confirmed. The minutes of the June 20, 2017 meeting were unanimously approved on a motion by John Napier seconded by Ryan Bright.

ADMINISTRATIVE REVIEW, SPECIAL EXCEPTION APPROVED AUGUST 16, 2016 FOR STORING LANDSCAPING MATERIALS IN ACCESSORY STRUCTURE WITHOUT PRINCIPAL STRUCTURE, APPLICANT AND PROPERTY OWNER, MICHAEL O'HARA, 25884 HWY. 321S., TAX MAP 044, PARCEL 45.01, APPROXIMATELY 3.64 ACRES, A-1, AGRICULTURE-FORESTRY DISTRICT

Mr. O'Hara was present. Jim Jenkins summarized that Mr. O'Hara had been granted a special exception on 8/16/16 to store equipment on the property. Mr. Jenkins stated that he had received complaints that a business was being run on the property. Mr. O'Hara stated that the building was used for storage of equipment. No action was taken.

VARIANCE REQUEST, 10' SIDEYARD SETBACK, APPLICANT AND PROPERTY OWNER, TRACI FRITZ, 787 SUNSET BLUFF LANE, TAX MAP 036C, GROUP A, PARCEL 005.00, APPROXIMATELY 1.0 ACRES, R-1/R-E, SUBURBAN RESIDENTIAL DISTRICT WITH SINGLE FAMILY EXCLUSIVE OVERLAY

Planner, Laura Smith stated that Ms. Fritz had called prior to the meeting requesting this item be postponed.

SPECIAL EXCEPTION, ACCESSORY STRUCTURE WITHOUT PRINCIPAL STRUCTURE AND IN FRONT YARD, APPLICANT AND PROPERTY OWNER, THOMAS SCANDLYN, 205 LOUDON DR., TAX MAP 028, PARCEL 078.00, APPROXIMATELY 2.29 ACRES, A-1/R-E, AGRICULTURE FORESTRY DISTRICT WITH SINGLE FAMILY EXCLUSIVE OVERLAY

Mr. Michael Scandlyn was present to represent his brother and the property owner, Thomas Scandlyn who was out of town. He stated that the front of his brother's property was actually the rear and the garage would be on the lakefront. They also thought the neighbors would be upset. He said that only two neighbors would see the structure. Audience members who stated that they were neighbors to the Scandlyn's were present and said that they would see the proposed structure and it would be seen from the road. Mr. Scandlyn indicated on pictures where the proposed house would go and stated that his brother lived in Farragut and he wanted to have a garage so he could store his boat and tractor and other personal items. A neighbor stated that he thought it was too close to the property line, however, Mr. Scandlyn disagreed.

ACTION

Jim Brooks moved to deny the special exception which was seconded by Leon Shields and approved unanimously.

SPECIAL EXCEPTION, TEMPORARY USE PERMIT TO HOLD CHARITY RODEOS, AUG. 12, SEPT. 3, AND OCT. 7, 2017, FOR SCHOOL SPORTS TEAM FUNDRAISING, APPLICANT AND PROPERTY OWNER, MANUEL HERNANDEZ, 9500 ROBERSON SPRINGS ROAD, TAX MAP 048, PARCEL 001.00, APPROXIMATELY 11.0 ACRES, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Hernandez was present and stated that he proposes having bull riding events on his property in order to raise money for the soccer team at the high school. He stated that he had plenty of parking and he expects between 300-500 people to attend, but it could be more. There are trailers for the bulls that would be parked too. An audience member who stated that he lived in the neighborhood said that Mr. Hernandez held a rodeo previously and there were about 1,000 people. Another neighbor, Mr. Pope, stated that he had lived in the neighborhood for more than 40 years. The roads are paved, but narrow and he said Mr. Hernandez's property is steep. He said there may be more opportunities within the City of Loudon to hold the rodeo which would also have enough parking and provide lighting. He also stated that the other residents in the neighborhood live close to the road. The previous rodeo had been on a Sunday between 3:00-10:00 p.m. and he thinks the driving is dangerous on the narrow road. He also stated that he had heard that they had requested to sell beer, but they were turned down. He feels strongly that another location would be better suited for the event such as in the Loudon City Park where they could also have music.

Mr. Hernandez stated that the Codes Enforcement Office had been called with complaints, but he stated that the previous rodeo had been done by 9:00 p.m. not 10:00. Another resident, Mr. Julian, stated that he was concerned about people drinking and driving. Mr. Hernandez wants to generate funds to help the soccer teams of Loudon Middle School and Loudon High School. Mr. Hernandez's attorney asked about permitted uses, noise and traffic. Mr. Hernandez had two off duty officers from the Sheriff's Department at the rodeo. Another neighbor stated that the Sheriff's Department had been called several times because of speeding during the event.

Another neighbor complained about traffic congestion, but stated it had stopped by 9:00 p.m. Mr. Hernandez was asked how much was earned at the previous event and he said about \$3,000. He also stated that he wanted to hold the event on his property. Chairman McEachern stated that he knew the area well and Roberson Springs Road was too narrow and needed improvement, and there were a lot of children in the area and the traffic would be high volume and he thought the city park was better suited for the event. Mr. Pope asked Mr. Hernandez to reconsider having the event in the park.

ACTION

Mr. Bright moved to deny the special exception which was seconded by Mr. Brooks and approved on a roll call vote with Mr. Bright, Mr. Brooks, Mr. Napier and Mr. Shields voting yes to deny and Mr. McEachern recusing himself.

ADDITIONAL PUBLIC COMMENTS

n/a

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

n/a

ADJOURN

The meeting adjourned at 6:55 p.m. on a motion by Mr. Bright seconded by Mr. Napier.

Chairman

Date