



# Loudon County Planning Department

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## WORKSHOP AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION OCTOBER 17, 2017 4:30 p.m.

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to continue the review and discussion of proposed amendments to the Zoning Resolution and Subdivision Regulations. Discussion items included amending the definitions section of the Zoning Resolution in regards to accessory structures and the use of shipping storage containers.

## MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION OCTOBER 17, 2017

Members Present	Members Absent	Others Present
John Napier, Chairman		Wilky Fain, IFS Co.
Carlie McEachern		Steven Naab, Valiant Enterprises
Leon Shields		Darrell Kirby
Pat Couk		Wanda Kirby
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Adam Waller		Angie Aboton
Jimmy Williams		Jim Thomas
Jim Brooks		Janice Snyder
Ed Lee		Audrey Lewis
Andy Hamilton		

### 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 September 19, 2017 meeting were unanimously approved on a motion by Ed Lee seconded by Adam Waller.

### SUBDIVISION PLAT, 3-LOTS, APPLICANT, WILKY FAIN, PROPERTY OWNERS, CHARLES AND MELISSA CULBERTSON, 11123 WATKINS RD., LOUDON, TAX MAP 057, PARCEL 119.0, A-2, RURAL RESIDENTIAL DISTRICT, APPROX. 10 ACRES

Wilky Fain with Industrial Facility Services was present to request subdivision plat approval for 3-lots on Malone Road and Watkins Road. Lot 10R1 would be approximately 2. Acres, Lot 10R2 would be approximately 1.7 acres and Lot 10R3 would be approximately 1.32 acres and the remaining property would be greater than 5 acres in size. Planner, Laura Smith stated that plat met the subdivision regulations requirements and recommended approval.

ACTION

Carlie McEachern moved to approve the subdivision which was seconded by Pam McNew and approved unanimously.

REZONING REQUEST FROM O-1, OFFICE PROFESSIONAL DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT, CLEAR BRANCH ROAD, TAX MAP 049, PARCEL 039.00, APPROXIMATELY 2.0 ACRES, APPLICANT AND PROPERTY OWNER, JANICE SNYDER

Property owner, Janice Snyder was present and stated that back in the year 2000 the property had been rezoned to O-1, Office Professional District for a proposed daycare center, but that it had fallen through. She requests that the property be rezoned back to A-2, Rural Residential District so that a home can be built.

ACTION

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

DISCUSSION, SUBDIVISION REGULATIONS AMENDMENT, SHARED DRIVEWAYS

There was a discussion regarding a request from Jennifer Estes and Ryan Janikula from E911 addressing and mapping that the subdivision regulations be amended so that street signs for shared driveways for just 2 lots, not be required. To provide more information, Ms. Smith stated she would ask Ms. Estes and Mr. Janikula to attend the next meeting.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith reported that County Commission approved the rezoning of the 7.65 acres on Hwy. 11 from R-1 to R-1 with PUD Overlay, 2.5 units at the October 2, 2017 meeting.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR SEPTEMBER 2017 (SEE ATTACHED)

The September 2017 building activity summary was attached.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

There was a reminder of the upcoming housing conference in Knoxville on Nov. 8<sup>th</sup> and flyers were distributed.

ADJOURN

The meeting adjourned at 5:40 p.m.

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Chairman

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Date



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### MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS OCTOBER 17, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Richard LeMay
Ryan Bright		Charles Riddle
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Jim Brooks		Steven Naab
		Audrey Lewis

#### CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:40 p.m., roll was called and audience members, who wanted to speak, were sworn in.

#### SPECIAL EXCEPTION FOR PLANNED UNIT DEVELOPMENT (PUD), STAMFORD BRIDGE SUBDIVISION, 19 LOTS, APPROXIMATELY 7.65 ACRES, HWY. 11, TAX MAP 011, PARCEL 037.00, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY, 2.5 UNITS PER ACRE, PROPERTY OWNER, JASON RENNICH

Surveyor, Richard LeMay was present with the concept plan for the proposed PUD, Stamford Bridge with an example of a proposed farmhouse style house plan. The houses to be built will be similar to the example and maximum size will be approximately 2,600 square feet. Mr. LeMay will include the maximum square footage of the houses on the plat. The building setbacks proposed are 25' front, 25' rear, and 10' side and will also be shown on the plat.

#### ACTION

John Napier moved to approve the concept plan for the PUD with the setbacks listed above. The motion was seconded by Mr. McEachern and approved unanimously.

#### VARIANCE REQUEST FOR 15' FROM 65' FRONT YARD SETBACK (MINIMUM WIDTH OF 100' FOR SEPTIC SYSTEM), APPLICANT, CHARLES RIDDLE, 390 HILLTOP DRIVE, LENOIR CITY, TAX MAP 016-C, GROUP D, PARCEL 13.0, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH R-E, SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, APPROXIMATELY 1.0 ACRE

Mr. Riddle requests a front yard setback of 15' to build a house 50' from the front property line instead of 65'. He stated that he will have to have 300' of drainfield which will be behind the house and there is a detention pond on the rear of the property which will cause him to build the

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house closer to the front property line. Mr. McEachern noted that there were topographic issues in the back of the property.

ACTION

Leon Shields moved to approve the variance due to the topographic constraints on the property. The motion was seconded by Jim Brooks and approved unanimously.

VARIANCE REQUEST 5' FROM SIDE YARD SETBACK, APPLICANT, STEVEN NAAB, PROPERTY OWNER, GEORGE AND LINDA DAYRINGER, 1372 OLD HICKORY LANE, TAX MAP 10K, GROUP B, PARCEL 10.0, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

Steven Naab stated that the homeowners want to build a garage and workshop 5' from the side property line instead of 15' so that it would line up with the driveway and the owners would have easier access. The adjacent property owner was present and stated that the proposed garage would be encroaching on her property. It was noted that just a few months ago, a variance for the same property was requested for a side yard variance and denied.

ACTION

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

SPECIAL EXCEPTION TO BUILD 2<sup>ND</sup> DWELLING (APARTMENT ABOVE BARN) ON PROPERTY, APPLICANT AND PROPERTY OWNER, AUDREY LEWIS, 7520 FORK CREEK ROAD, TAX MAP 056, PARCEL 153.02, A-1, AGRICULTURE FORESTRY DISTRICT, APPROXIMATELY 5.4 ACRES

Property owner, Audrey Lewis was present and stated that they had purchased the property approximately 2 ½ years ago. One of the structures on the side has been removed and the barn has deteriorated and she wants to rebuild it with an upstairs apartment for her mother to live in. They are moving a fence back so that the driveway can be extended to the barn which is about 570' from the road.

ACTION

Mr. Brooks moved to approve the special exception to build the barn and apartment on the same building footprint. The motion was seconded by Mr. Napier and approved unanimously.

ADJOURN

The meeting adjourned at 6:15 p.m.

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Chairman

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Date