



Loudon County Planning Department

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LOUDON COUNTY
REGIONAL PLANNING COMMISSION WORKSHOP
NOVEMBER 21, 2017
4:30 p.m.

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. Ryan Janikula with E911 presented information on addressing of property on shared driveways.

MINUTES
LOUDON COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 21, 2017

Members Present	Members Absent	Others Present
John Napier, Chairman		Richard LeMay
Carlie McEachern		Ryan Janikula
Leon Shields		Steve Bethel
Pat Couk		Mark White
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Adam Waller		Audience Members
Jimmy Williams		
Jim Brooks		
Ed Lee		
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 October 17, 2017 meeting were unanimously approved on a motion by Carlie McEachern seconded by Ryan Bright.

PRELIMINARY SUBDIVISION PLAT, 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 presented the preliminary plat. The left turn lane requirement in the subdivision regulations was briefly discussed and Mr. LeMay stated that they would comply with all requirements including the left turn lane.

ACTION

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

REQUEST TO RELEASE LETTER OF CREDIT FOR ROAD IMPROVEMENTS, STONE CROSSING, PHASE III, MARK WHITE, HWY. 70

Mr. White was present for the request to release the letter of credit being held for road improvements in phase 3 of Stone Crossing. Ms. Smith stated that she had received a letter from Loudon County Road Superintendent, Eddie Simpson stating that he had inspected the road and found no issues with it, recommending the release of the letter of credit.

ACTION

Mr. McEachern moved to release the letter of credit being held for the road improvements in phase 3 of Stone Crossing. The motion was seconded by Jim Brooks and approved unanimously.

DISCUSSION, SUBDIVISION REGULATIONS AMENDMENT, SHARED DRIVEWAYS

None

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith stated that County Commission denied the rezoning request of the property on Beals Chapel Road at the last meeting.

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

The October 2017 building activity summary was attached.

ADDITIONAL PUBLIC COMMENTS

None.

UPDATE FROM PLANNING DEPARTMENT

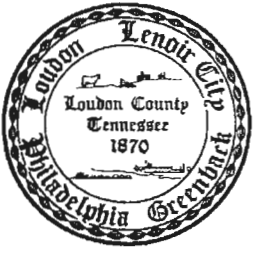
There was a reminder that there would be a training workshop prior to the December 19, 2017 meeting beginning at 4:00 p.m. on stormwater presented by the TNSA Education Chairman, David Carver.

ADJOURN

The meeting adjourned at 5:35 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS NOVEMBER 21, 2017

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		James Hair
Ryan Bright		Joey Garner
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Jim Brooks		James Fagg
		Terry Snoblen
		Brenda Mooningham
		Jessica Burress
		Darrell Waldrop, Clayton Homes
		Audience members

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:35 p.m., roll was called and audience members, who wanted to speak, were sworn in.

VARIANCE REQUEST FOR CELL TOWER SETBACK, APPLICANT, JAMES HAIR, SURVEYOR, PROPERTY OWNER, J. D. WHEELER & TRUST CO. KNOXVILLE, 1025 BEALS CHAPEL ROAD, TAX MAP 016, PARCEL 214.04; R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD OVERLAY

Surveyor, James Hair was present to request a setback variance for an existing cell tower in order to subdivide the property. The Loudon County Zoning Resolution calls for setbacks to be a minimum of 50' from all property lines and towers over 50' shall be 1' for each additional foot of tower which would make the proposed lot approximately 6 acres in size. Mr. Hair requests for Mr. Wheeler, showing a 300' fall zone easement on the adjacent property which he also owns. A preliminary subdivision plat had been submitted several years ago for the approximately 35 acres which he may still propose subdividing in the future. No final plat was ever submitted.

ACTION

Ryan Bright moved to approve the variance with the fall zone easement. The motion was seconded by John Napier and approved unanimously.

SPECIAL EXCEPTION, CONTINUE TO USE GARAGE FOR START UP BUSINESS, APPLICANT AND PROPERTY OWNER, JOEY GARNER, 2940 DIXIE LEE CIRCLE, TAX MAP 075, PARCEL 28.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Garner requests a special exception to continue using his garage for custom metal and wood work. Mr. Garner is an engineer who wants to use his garage to get his business started. He has no walk in customers and there are no materials stored outside. He noted that any equipment he uses should not create any noise disturbance either.

ACTION

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

SPECIAL EXCEPTION FOR TRUCKING TERMINAL ON EXISTING PARKING LOT WITH APPROXIMATELY 66 SPACES, APPLICANT, WILLIAM REED, TAX MAP 004, PARCEL 014.00, 14805 HICKORY CREEK ROAD, C-2, GENERAL COMMERCIAL DISTRICT

Mr. Reed requests using lot with existing concrete pad and compacted gravel for a trucking, drop yard.

ACTION

Mr. Brooks moved to approve the special exception to use the existing parking lot for a trucking terminal. The motion was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION FROM PAVING OF REMOTE PARKING LOT (SEE ITEM C), APPLICANT, WILLIAM REED, TAX MAP 004, PARCEL 008.01, HICKORY CREEK ROAD, C-2, GENERAL COMMERCIAL DISTRICT

Mr. Reed requests a special exception for an unpaved remote parking lot with no proposed buildings, for parking trucks.

ACTION

Mr. Brooks moved to approve which was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION, ADDITION TO EXISTING ACCESSORY STRUCTURE, GARAGE, WITH NO PRINCIPAL STRUCTURE, APPLICANT, JAMES FAGG, PROPERTY OWNER, JUDY SCARBROUGH, 1297 ECHO HOLLOW ROAD, TAX MAP 005, PARCEL 141.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Fagg was present and stated he is purchasing the property and plans to move out there. There was a house on the property which burned, and there is an existing accessory structure on the property. An audience member who said that she was a neighbor stated that someone had been living on the property for about 2 years, and there had been a camper on the site. She also noted that the property was overgrown and there was a lot of trash on the lot. Codes Enforcement Director, Jim Jenkins stated that there had been a complaint and he had been out to the property. He discussed the condition of the lot and told Mr. Fagg he could not add onto the accessory structure. Mr. Fagg stated that he was purchasing the property and had used the camper for a bathroom and he did not live in the accessory building. Mr. McEachern noted that if the expansion of the existing accessory structure was approved, Mr. Fagg could not run a

business from it or live in it and the lot would have to be cleaned up. Mr. Jenkins stated that he had looked inside the building and saw no indication that anyone lived there.

ACTION

Mr. Napier moved to deny the special exception which was seconded by Mr. McEachern, and then the motion was withdrawn by Mr. Napier. Mr. Bright then moved to approve the special exception subject to the lot being cleaned up within 30 days. Mr. Napier seconded the motion and it was approved unanimously.

SPECIAL EXCEPTION, ACCESSORY STRUCTURE IN FRONT YARD, APPLICANT AND PROPERTY OWNER, STEPHEN HARRIS, 2694 DRY VALLEY ROAD, PHILADELPHIA, TAX MAP 055, PARCEL 054.00, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Harris wants to put up a pre-engineered metal structure on his property for an accessory building. The proposed location is approximately 365' from the right-of-way, Dry Valley Road. There was a brief discussion on the definition of a front yard.

ACTION

Mr. Brooks moved to approve the accessory structure in the front yard which was seconded by Mr. Napier and approved unanimously.

SPECIAL EXCEPTION, ACCESSORY STRUCTURE IN FRONT YARD, APPLICANT, TERRY SNOBLEN, PROPERTY OWNERS, GARY AND SUSAN LITTLE, 887 POPLAR SPRINGS, BLAIR BEND ROAD, TAX MAP 033, PARCEL 80.07, A-1, AGRICULTURE FORESTRY DISTRICT

Mr. Snoblen owns about 5 acres and requests a special exception to place the accessory structure in the front yard approximately 100' from the right-of-way, Poplar Springs, Blair Bend Road, because the back of his property drops off.

ACTION

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

VARIANCE REQUEST, SIDE YARD SETBACKS, APPLICANT, JAVAN NORSWORTHY, CLAYTON HOMES, PROPERTY OWNER, BRENDA MOONINGHAM, 887 NEWTON ROAD, TAX MAP 028G, GROUP C, PARCEL 032.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Darrell Waldrop was present from Clayton Homes. Ms. Mooningham purchased a mobile home from Clayton Homes which was placed on the property before obtaining a permit. Ms. Mooningham stated that she had paid Clayton Homes for everything including the setup of the home. The mobile home was placed 13'8" from the south, side property line and 11'5" from the north, side property line. Resetting the home to meet the setbacks would require some more site work and the front of the structure would be facing the side of the lot. The side yard setbacks are 15' for a one story structure in the R-1 District. It was noted that similar situations have occurred with Clayton Homes previously, when homes are placed prior to obtaining permits.

ACTION

Mr. Brooks moved to approve the side yard setbacks variances which was seconded by Mr. Bright and approved unanimously. Mr. McEachern told Mr. Waldrop that they did not want to see this situation occur again.

SPECIAL EXCEPTION, JESSICA BURRESS, 366 WHITE WING ROAD, LENOIR CITY, TAX MAP 009L, GROUP A, PARCEL 004.00, C-2, GENERAL COMMERCIAL DISTRICT

Although not on the agenda, the BZA unanimously approved adding the special exception request to the agenda. Mrs. Burress stated that the property they obtained belonged to her husbands' aunt. The property had a home which has burned down. Mr. and Mrs. Burress would like to build a new home and are proceeding with a loan. However, the appraiser told them it was zoned commercial and even though the Loudon County Zoning Resolution has provisions for rebuilding non-conforming buildings, the bank will not move forward with the loan. Ms. Burress stated that the old house burned down in 1998. Mr. McEachern suggested they try requesting rezoning of the property to residential use. Ms. Burress stated that they are a family of six with special needs children and they needed to move quickly.

ACTION

Mr. Brooks moved to grant the special exception, recommending that they pursue the rezoning request, and they use the stricter setbacks for the house. The motion was seconded by Mr. Napier and approved unanimously.

ADJOURN

With no further business, the meeting was adjourned.

Chairman

Date