



Loudon County Planning Department

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MINUTES
LOUDON COUNTY REGIONAL PLANNING COMMISSION
MEETING
FEBRUARY 20, 2018

Members Present	Members Absent	Others Present
John Napier, Chairman	Ed Lee	John Okon
Carlie McEachern		John Stobierski
Andy Hamilton		Doug Falls
Pat Couk		Colin Walsh
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Ryan Bright		Laura Smith, Planner
Adam Waller		Angela Pifer
Jimmy Williams		Rosemary Graziano
Leon Shields		Frank Graziano
Jim Brooks		Alex Banegas
		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 the roll was called. The minutes of the January 23, 2018 meeting were unanimously approved on a motion by Ryan Bright seconded by Carlie McEachern.

REZONING REQUEST, FROM R-1, SUBURBAN RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT, PUD OVERLAY TO R-1, SUBURBAN RESIDENTIAL DISTRICT, PUD FOR 3.67 UNITS PER ACRE, APPLICANT, SURVEYOR, JAMES LOVEDAY FOR STEVE KILLIAN, OWNER, GB LAND LLC, MOUNTAIN DRIVE, AVALON SUBDIVISION, TAX MAP 006, PARCEL 075.03, 5TH LEGISLATIVE DISTRICT, APPROXIMATELY 13.6 ACRES

Surveyor, James Loveday was present for Mr. Killian who he said was on the way to the meeting. There are two parcels that they would like to develop and request the PUD density be increased to 3.67 units per acre. Mr. Loveday stated that at this time they do not know what they want to build. The commission decided to move on to the next agenda item to give Mr. Killian more time to make it to the meeting. Staff summarized researching whether the property had been rezoned to a higher density in the past, but did not find any records indicating that. Avalon resident, John Okon said that the parcels were part of Avalon but that the HOA had stated that they were not, and he read part of the covenants. Mr. McEachern stated that the County did not enforce HOA covenants. Mr. Killian who had since arrived stated that property developed adjacent to this parcel had a 3.67 unit per acre density. He also stated that he wanted 50-60 units and the access would be through the Masters'. Mr. Killian also referenced the horizontal property act. Mr. McEachern reminded Mr. Killian that a resolution had been passed with the

maximum density in a PUD at 2.5 units per acre. Mr. Killian has met with Lenoir City and Leon Shields noted that he thought they were proposing a small lots subdivision. Mr. Killian stated that he did not know if the parcels were considered Avalon properties.

ACTION

Jim Brooks moved to deny the density increase which was seconded by Mr. McEachern and approved unanimously.

REZONING REQUEST, FROM R-1, SUBURBAN RESIDENTIAL DISTRICT, PLANNED UNIT DEVELOPMENT, PUD OVERLAY TO R-1, SUBURBAN RESIDENTIAL DISTRICT, PUD FOR 3.67 UNITS PER ACRE, APPLICANT, JAMES LOVEDAY FOR STEVE KILLIAN, OWNER, BURLESON GILLENWATER PARTNERS LP, MOUNTAIN DRIVE, AVALON SUBDIVISION, TAX MAP 010, PARCEL 094.01, 5TH LEGISLATIVE DISTRICT, APPROXIMATELY 5 ACRES

ACTION

Mr. Brooks moved to deny this item too which was seconded by Mr. McEachern and approved unanimously.

SUBDIVISION PLAT WITH SHARED DRIVEWAY, APPLICANT, SURVEYOR, JOSEPH COLVIN, OWNER, BOBBY AND CHARLOTTE QUEEN, AND FREDRICK LOVELACE, HWY. 72 N, TAX MAP 038, PARCELS 015.00 AND 014.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 13.67 ACRES

Surveyor, Joseph Colvin was present and stated that the smaller lot on the plat uses the driveway, but otherwise has no road frontage. The realtor stated that the property owners want to split the land keep part of it and sell the other part. There was a discussion regarding the parcel that is shown as being on the driveway having no road frontage, so further subdivision may be unlikely. Mr. Colvin indicated that he would redraw the plat ensuring the acreage on the end of the driveway had road frontage.

ACTION

Mr. Brooks moved to approve the shared driveway which was seconded by Mr. McEachern and approved unanimously.

REZONING REQUEST, FROM A-1, AGRICULTURE FORESTRY DISTRICT TO C-1, RURAL CENTER DISTRICT, APPLICANT, DAVID POWELL, BIG FISH OUTFITTERS, 12329 HWY. 321, TAX MAP 002, PARCEL 081.00, 5TH LEGISLATIVE DISTRICT, APPROXIMATELY 2.7 ACRES

Mr. Powell owns Big Fish Outfitters on Hwy. 321 and would like to expand the store. There was a discussion regarding staff recommendation to request rezoning so the use would be permitted in the district.

ACTION

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

REZONING REQUEST, FROM A-2, RURAL RESIDENTIAL DISTRICT TO R-1,
SUBURBAN RESIDENTIAL DISTRICT, APPLICANT AND PROPERTY OWNER, DOYLE
BROOME, 880 STEPHENS ROAD, GREENBACK, TAX MAP 079M, GROUP A, PARCEL
008.00, 3RD LEGISLATIVE DISTRICT, APPROXIMATELY 1 ACRE

Property owner, Doyle Broome requests rezoning so that he can subdivide his property into two lots. Mr. Broome stated that other people in the subdivision have had their properties rezoned to create smaller lots and he had also spoken with neighbors who were not opposed to the rezoning.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

At the February 19, 2018 County Commission workshop, the density increase for the duplexes on Beals Chapel Road was discussed.

DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JANUARY 2018 (ATTACHED)

The Development Building Activity Summary for January was presented.

ADDITIONAL PUBLIC COMMENTS

N/A

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

The meeting adjourned at 6:15 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS FEBRUARY 20, 2018

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Brenda Brewer
Ryan Bright		Terry Vargo
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Jim Brooks		David Powell
		Angela Lowry
		Kenneth Davis
		Others

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 6:15 p.m., roll was called and audience members, who wanted to speak, were sworn in. The minutes of the January 23, 2018 meeting were unanimously approved on a motion by John Napier seconded by Ryan Bright.

VARIANCE REQUEST FROM FRONT YARD SETBACK ON CORNER LOT TO PLACE MOBILE HOME 24.3' AND 28.8' FROM ALLEY INSTEAD OF 30'. APPLICANT AND PROPERTY OWNER, BRENDA BREWER, 885 HIGHLAND AVE., LENOIR CITY, TAX MAP 026G, GROUP C, PARCEL 007.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .25 ACRES

Ms. Brenda Brewer has purchased a new mobile home and it was placed where the previous home was sitting. Ms. Brewer's property is at the corner of Highland Avenue and an un-named alley/road so her side setback is equal to her front yard setback of 30'. The mobile home was set 34.5' from Highland Avenue, with the two corners facing the alley at 24.3' and 28.8' instead of 30'. Ms. Brewer requests the setback variances so that she can have the home on the previous home site.

ACTION

Jim Brooks moved to approve a 6' setback on the northern corner and a 2' setback on the southern corner of the home facing the alley. The motion was seconded by Mr. Napier and approved unanimously.

SPECIAL EXCEPTION, PARENTS TO STAY IN CAMPER ON PROPERTY THROUGHOUT THE YEAR, APPLICANT, TERRY VARGO, PROPERTY OWNER, D & P PROPERTY MANAGEMENT, LLC, 270 OAKWOOD ESTATES DRIVE, TAX MAP 016E, GROUP A, PARCEL 002.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .42 ACRES

Mr. Terry Vargo, who is the renter of the property, was present and requested a special exception so that his parents could stay in a camper on the property when they visited. Mr. Vargo handed out pictures of the camper as well as other campers in the neighborhood. He stated that his parents currently live in Michigan and his family has health issues and he thought it would be best to let them live in a camper for a few months out of the year. Mr. Vargo stated that the house is two stories and they cannot get up and down the stairs. When asked by Mr. Brooks, Mr. Vargo stated that his parents would stay for about 6 months at a time and he said he would install a septic system for the camper, but Chairman McEachern noted that the Health Department would not issue a permit for the separate septic system. Mr. McEachern stated that the BZA has granted approval in the past for mobile homes in case of medical hardship, but they had their own septic systems and utility connections, and occasionally a camper is permitted while a home is being built. He also noted that LCUB would charge commercial rates for the electricity.

ACTION

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

SPECIAL EXCEPTION, FOR 30 UNIT MULTI-FAMILY STRUCTURES, APPLICANT, RIGOBERTO BANEGAS, PROPERTY OWNER, CITIZENS FIRST BANK, 14574 HWY. 70E, TAX MAP 007, PARCEL 083.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 4.77 ACRES

It was noted that Mr. Alex Mejia (son of Mr. Banegas) had not been sworn in at the beginning of the meeting so Chairman McEachern did so before Mr. Mejia made his request to build three buildings of ten apartments (illustrations included with agendas). Neighbors who lived in the area voiced concerns they had with the increase in traffic that would occur. Staff stated that if the special exception were approved, a site plan and other permits were required including one from TDOT for the entrance. Mr. Mejia did not want to invest in detailed plans at this time, unless the special exception was approved. Commissioner, Van Shaver who was present, stated that residents in the area were opposed to the apartments because of the increase in traffic on Hwy. 70. Ms. McKelvey who stated she was a resident in Stonebrook subdivision and that she had read the Zoning Resolution, and that the apartments did not meet the requirements. She also stated that traffic going out of Stonebrook is backed up. Planning Commissioner, Adam Waller, who was in the audience, stated that he was opposed to the development as was Commissioner, Steve Harrelson. Although he has not had a traffic study done, Mr. Mejia stated that he could have one done.

ACTION

Mr. Brooks moved to deny the special exception because of the traffic concerns which was seconded by Chairman McEachern and approved unanimously. Chairman McEachern suggested that Mr. Mejia consult with TDOT and obtain more information on traffic impacts and he may be able to come back at that time.

VARIANCE REQUEST, 36.9' FRONT YARD AND SPECIAL EXCEPTION TO EXPAND EXISTING STORE, APPLICANT, DAVID POWELL, BIG FISH OUTFITTERS, 12329 HWY. 321N, TAX MAP 002, PARCEL 081.00, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 2.7 ACRES

Mr. David Powell was present to request a front yard variance to expand his store. He also requested rezoning of the property from A-1 to C-1, Rural Center District at the earlier Planning Commission meeting. The existing building is approximately 14' from the front property line with the proposed expansion to the side of the building, even with the front of the building.

ACTION

Mr. Napier moved to grant the variance and special exception to expand the store which was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION TO BUILD BARN FOR EVENTS AND WEDDINGS, APPLICANT AND PROPERTY OWNER, ANGELA LOWRY, 9995 WATKINS ROAD, TAX MAP 057, PARCEL 354.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 37.7 ACRES

Mr. and Mrs. Lowry have purchased approximately 37 acres and currently are under contract to purchase more adjacent property. They propose building a barn to have events such as weddings. They anticipate having 100-150 people at the events. Ms. Lowry proposes having a residence, the event barn, parking, and livestock on the property. Audience member, Mr. Davis who lives in the area said that Watkins Road is narrow and winding. Ms. Lowry said they were less than 1 mile from the intersecting road.

ACTION

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

SPECIAL EXCEPTION FOR ADDITION TO EXISTING GARAGE IN FRONT YARD, APPLICANT AND PROPERTY OWNER, KENNETH DAVIS, 4946 CORINTH ROAD, LOUDON, TAX MAP 057, PARCEL 179.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY .9 ACRES

Mr. Davis has an existing house and garage on his property on Corinth Road. The existing garage is in the front yard of the property, approximately 184' from the front property line. Mr. Davis proposes adding on to the existing 12' x 24' garage, extending further into the front yard by another 26'. The proposed garage would then be approximately 12' x 38' and would be approximately 158' from the front property line.

ACTION

Mr. Napier moved to grant the special exception for the garage in the front yard to be expanded. The motion was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION FOR PARKING TRUCKS AND VAN WITHOUT PARKING
SURFACE ON PROPERTY FOR CHAVEZ GUTTERING, APPLICANT, JORGE CHAVEZ,
PURCHASING PROPERTY FROM WINNIFRED MCKESEY, TRUST, 13831 STEEKEE
ROAD, TAX MAP 057, PARCEL 056.00, C-1, RURAL CENTER DISTRICT,
APPROXIMATELY .72 ACRES

No one present.

ACTION

Mr. Brooks moved to table the item until next month which was seconded by Mr. Napier and approved unanimously. Chairman McEachern noted that if no one is present at the next meeting, the item would not be permitted.

ADJOURN

With no further business, the meeting was adjourned.

Chairman

Date