



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