



# Loudon County Planning Department

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## WORKSHOP LOUDON COUNTY REGIONAL PLANNING COMMISSION JULY 17, 2018

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to discuss amending the site plan requirements in the Zoning Resolution. Also discussed were standards for travel trailer parks, pre-approval letters for agenda items, and uses permitted and uses permitted as special exceptions in each zoning district.

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## MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION MEETING JULY 17, 2018

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Members Present	Members Absent	Others Present
John Napier, Chairman		Benjamin Morris
Carlie McEachern		Jeff Russell
Jimmy Williams		Others
Pat Couk		Laura Smith, Planner
Pam McNew, Secretary		Jim Jenkins, Codes Enforc.
Leon Shields		
Jim Brooks		
Adam Waller		
Ryan Bright		
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 June 19, 2018 meeting were unanimously approved on a motion by Ed Lee seconded by Adam Waller.

### SUBDIVISION PLAT, 3-LOTS TO 1-LOT, L. R. MAPLES PROPERTY, APPLICANT, BENJAMIN MORRIS, HWY. 11E, TAX MAP 011G, GROUP B, PARCELS 001.00, 002.00, AND 003.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 1.03 ACRES

Mr. Morris was present and requested combining three adjacent lots into one. Planner, Laura Smith stated that the plat met the subdivision regulations requirements and recommended approval.

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ACTION

Carlie McEachern moved to approve the plat which was seconded by Mr. Waller and approved unanimously.

REZONING REQUEST FROM C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT; APPLICANT AND PROPERTY OWNER, JEFF RUSSELL, 299 DAVIS FERRY RD., TAX MAP 050, PARCEL 193.02, 1<sup>ST</sup> LEGISLATIVE DISTRICT, APPROXIMATELY 1.69 ACRES

Property owner, Jeff Russell was present to request that the property he owns on Davis Ferry Road be rezoned from C-1 Rural Center District to C-2 General Commercial District because he wants to develop an outdoor storage facility and he would have a barn like structure. Pam McNew asked Mr. Russell about the location of the proposed spaces. Mr. Russell said there would be about 15 spaces and they would generally be to the back of the property. There was a discussion of the impact to the surrounding area and adjacent property owners. Mr. Russell also owns the duplex on the adjacent property to the west.

ACTION

Mr. McEachern moved to recommend rezoning of the property which was seconded by Leon Shields. Chairman Napier stated that adjacent property owners were concerned about the appearance of the site. The motion was then approved with all voting yes except Ms. McNew who recused herself.

REZONING REQUEST FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, APPLICANT, SEAN ROGERS, PROPERTY OWNERS, CHARLES AND ELIZABETH BUTLER, 7250 HWY. 11E, TAX MAP 016, PARCEL 042.00, 6<sup>TH</sup> LEGISLATIVE DISTRICT, APPROXIMATELY .5 ACRES;

No one present. Item to be placed on August agenda.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith noted the rezoning request that was on the County Commission Workshop agenda.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JUNE 2018

The Building Activity Summary for the previous month was attached.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Ms. Smith stated that an assistant's position had been approved for the Planning Department and a vacancy announcement would be posted soon.

ADJOURNMENT

The meeting adjourned at 5:45 p.m.

\_\_\_\_\_  
Chairman

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\_\_\_\_\_  
Date





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MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS  
JULY 17, 2018

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Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		Vickie Lee & Shannon Lee Brewster
Jim Brooks		Buddy Bradshaw, Mayor
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Ryan Bright		Jay Henderlight
		Van Shaver, Commissioner
		Others

### CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:45 p.m., roll was called and audience members who wanted to speak were sworn in. The minutes of the June 19, 2018 meeting were unanimously approved on a motion by Jim Brooks seconded by Ryan Bright.

### SPECIAL EXCEPTION REQUEST TO PLACE MOBILE HOME ON LOT WITH EXISTING DWELLING, APPLICANTS, VICKIE LEE & SHANNON LEE BREWSTER, 541 RIVERVIEW ROAD, LENOIR CITY, TAX MAP 026G, GROUP E, PARCEL 014.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .34 ACRES

Ms. Brewster had submitted a letter to the board explaining the hardships she was facing which lead her to request the special exception to place a mobile home on her family's property. She was present with Co. Commissioner, Van Shaver who stated that no one objected to the proposal, and that all the lots in the area were small. He also stated that a mobile home had been there before, back in the 1990's. Ms. Brewster presented two options on a drawing, showing the first option would have the mobile home next to the existing dwelling, with the second option showing the mobile home behind the existing dwelling. Ms. Brewster stated that she preferred the second option. Leon Shields stated that sewer was available.

### ACTION

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

### SPECIAL EXCEPTION TO BUILD ACCESSORY BUILDING IN FRONT YARD, APPLICANT AND PROPERTY OWNER, GARY TURNER, 9601 HWY. 70E, TAX MAP 010, PARCEL 137.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 3.58 ACRES

Mr. Turner's property is a flag-lot with the house built to the rear of the property. He wants to

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build an accessory structure which would be in the front yard, several hundred feet from the highway.

ACTION

Chairman McEachern moved to approve the special exception which was seconded by Mr. Shields and approved unanimously.

SPECIAL EXCEPTION FOR SELF-STORAGE WAREHOUSE, APPLICANT, WILL ROBINSON, WILL ROBINSON & ASSOCIATES, FOR NICK PATEL, 6775 HWY. 411 S, TAX MAP 080, PARCEL 077.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 7.84 ACRES

Mr. Robinson was present with Mr. Patel to request a special exception to build a 3-building, self-storage facility on Hwy. 411S.

ACTION

Chairman McEachern moved to approve the special exception which was seconded by Ryan Bright and approved unanimously.

VARIANCE REQUEST FROM FRONT SETBACK AND LANDSCAPING, ALICIA MCAULEY FOR MICHAEL BRADY INC., LOUDON COUNTY JUSTICE CENTER, 12680 U.S. HWY. 11, TAX MAP 025K, GROUP C, PARCELS 002.00 AND 003.00, A-2, RURAL RESIDENTIAL DISTRICT

Jay Henderlight with Michael Brady Inc. was present to request variances from the front setbacks and for landscaping requirements. Mr. Henderlight stated that the proposed Justice Center building expansion would bring it right to the property line of the existing Loudon County Fire Rescue property. He stated that it was his understanding that the Fire Rescue building would be demolished when the new facility was built and the County acquired the property. He stated that landscaping is not recommended for security reasons.

ACTION

Mr. Brooks moved to approve the front setback variance and a variance from the landscaping requirements. The motion was seconded by Mr. Shields and approved unanimously.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURN

The meeting adjourned at 6:00 p.m.

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Chairman

Date