



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

WORKSHOP LOUDON COUNTY REGIONAL PLANNING COMMISSION September 18, 2018

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to discuss amending the Zoning Resolution. Topics discussed were the effects of lighting on the traveling public and residential areas, signs and accessory buildings.

MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION MEETING September 18, 2018

Members Present	Members Absent	Others Present
John Napier, Chairman	Pam McNew	Ed Loy
Carlie McEachern		Brian Pettett
Pat Couk		Laura Smith, Planner
Jimmy Williams		Jim Jenkins, Codes Enforcement
Leon Shields		Michael Waller
Jim Brooks		Joseph Colvin
Ryan Bright		Myron Mullins
Ed Lee		Aileen Longmire
Andy Hamilton		Richard LeMay
Mark White		Other audience members

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. Chairman Napier welcomed new planning commissioner, Mark White. Approval of the minutes of the August 21, 2018 meeting were postponed until the next meeting on a motion by Carlie McEachern seconded by Ed Lee and approved unanimously.

REZONING REQUEST TO R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD, PLANNED UNIT DEVELOPMENT OVERLAY FOR PROPOSED SUBDIVISION, ASHTON FIELDS, 15-LOTS, PROPERTY OWNER, FRED LONG CONSTRUCTION CONCEPTS, APPLICANT, SURVEYOR, RICHARD LEMAY, TAX MAP 021, PARCEL 093.00, BEALS CHAPEL ROAD APPROXIMATELY 9.7 ACRES

Surveyor, Richard LeMay was present to request rezoning of the property for the property owner. Mr. LeMay stated that the PUD Overlay would allow for more flexible design of the proposed 15-lot subdivision with lot widths of 85 feet. Adjacent property owner, Mike Waller discussed setbacks, landscaping setbacks and commercial development that may occur on the property. Planner, Laura Smith summarized the process for a planned unit development. If it is successfully rezoned with a PUD overlay, a site plan would have to be presented to the BZA and

subdivision plat to the Planning Commission. Mr. Waller spoke with Mr. LeMay regarding putting conditions of the proposal.

ACTION

Mr. McEachern moved to recommend the approval of the rezoning to R-1 with PUD Overlay which was seconded by Mr. Brooks and approved unanimously.

SUBDIVISION PLAT, AMEND PERMANENT EASEMENTS FOR TRINITY EQUESTRIAN ESTATES, APPLICANT, JOSEPH COLVIN, JMC SURVEYING, 7500 WHITE WING ROAD, TAX MAP 005, PARCEL 022.00, A-2, RURAL RESIDENTIAL DISTRICT

Surveyor, Joseph Colvin was present with property owner, Myron Mullins. Mr. Colvin stated that the proposed amendments were to combine some of the lots so that the approved shared driveways, Secretariat Way, Canter Way, and a portion of Travelers Way would be eliminated. Staff stated that all lots would be greater than 5 acres and have frontage on Travelers Way and recommended approval.

ACTION

Leon Shields moved to approve the amended plat which was seconded by Mr. McEachern and approved unanimously.

ZONING RESOLUTION AMENDMENT, SECTION 4.240. SITE PLAN REVIEW

The resolution to amend Section 4.240 Site Plan Review to include site plans to be approved by the planning commission was discussed as it had been in the workshop.

ACTION

Mr. McEachern moved to approve the amendment which was seconded by Mr. Lee and approved unanimously.

ZONING RESOLUTION AMENDMENT, ARTICLE 4. SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS, SECTION 4.250. TRAVEL TRAILER AND CAMPING PARKS DESIGN STANDARDS

This item was tabled until next meeting.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Ms. Smith reported that the rezoning of the property on Hwy. 11 was discussed at the September 17, 2018 County Commission workshop.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JULY 2018

The August 2018 Codes Department Building Activity Summary was presented.

ADDITIONAL PUBLIC COMMENTS

Audience member, Aileen Longmire discussed the landfill and stated they were going to open a new one. It was noted that nothing had yet to be submitted to the planning commission. Ms. Longmire stated that a law had been adopted because of the "Jackson Law." She said that no new landfills are to be approved and she wants people to know about that.

UPDATE FROM PLANNING DEPARTMENT

n/a

ADJOURNMENT

The meeting adjourned at 5:50 p.m.

PUBLIC HEARING

A public hearing was opened at 5:50 p.m. to receive public comment on the MS4 Phase II Program Annual Report, July 1, 2017-June 30, 2018 which is required by TDEC every year. Staff summarized the report.

ADJOURN

With no public comments the public hearing was closed at 5:55 p.m.

Chairman

Date



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MINUTES LOUDON COUNTY BOARD OF ZONING APPEALS SEPTEMBER 18, 2018

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman		David Carter
Jim Brooks		Jo Ann Arden
John Napier		Jim Jenkins, Codes Enforcement
Leon Shields		Laura Smith, Planning Department
Ryan Bright		Jeff Russell
		Christopher Hodshon
		Farhaz Nooralli
		Doug Brown
		Jessica Jenkins
		Barry Totten
		Bill Satterfield, Co. Commissioner
		Audience members

CALL TO ORDER

Chairman, Carlie McEachern called the meeting to order at 5:55 p.m., roll was called and audience members who wanted to speak were sworn in. The minutes of the August 21, 2018 meeting were deferred until the next meeting.

SPECIAL EXCEPTION TO PLACE ACCESSORY BUILDING IN SIDE YARD, APPLICANT, ANTHONY ARNOLD, PROPERTY OWNER, DAVID CARTER, 300 TENNESSEE AVENUE, TAX MAP 070L, GROUP F, PARCEL 011.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .59 ACRES, GREENBACK

An accessory building has been placed in the side yard of the property and Greenback's Zoning Ordinance states that they shall not be permitted in the side or front yard. Property owner, David Carter stated that he had received permission from city council to place the structure in the location.

ACTION

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

SPECIAL EXCEPTION, OUTDOOR STORAGE FACILITY WITH VARIANCE FROM PAVING OF PARKING LOT, JEFF RUSSELL, 299 DAVIS FERRY RD., TAX MAP 050, PARCEL 193.02, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.7 ACRES;

Mr. Russell requests special exception to develop the outdoor storage facility on his property which is unpaved. There was a discussion of the driveway. Mr. Russell will pave the entrance of the driveway for 25' at the entrance to Davis Ferry Road.

ACTION

Mr. Shields moved to approve the special exception with the 25' paved driveway. The motion was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION TO BUILD A GUEST HOUSE ON PROPERTY, APPLICANT, CHRISTOPHER HODSHON, 1550 JONES RD., TAX MAP 002, PARCEL 004.00, A-1, AGRICULTURE FORESTRY DISTRICT, APPROXIMATELY 4.8 ACRES

Mr. Hodshon has approximately 4.8 acres and proposes building a pool house. The property appears to lack road frontage and Mr. Hodshon stated that he had a 10' deeded right-of-way for access to his property. Frequency of use was discussed as well as whether Mr. Hodshon could connect the proposed pool house to his existing house. He stated that the decks will be connected, but he did not want to build a connecting breezeway. He stated that there was a 3-4 foot drop in grade on the property. The proposed pool house would be approximately 560 square feet in size. It was suggested that Mr. Hodshon see about obtaining road frontage for his property.

ACTION

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

SPECIAL EXCEPTION TO USE CAMPER FOR MEDICAL HARDSHIP, APPLICANT, JO ANN ARDEN, 2972 CORINTH CHURCH RD., MAP 057, PARCEL 220.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 1.2 ACRES

Ms. Arden was present and stated that she has a medical hardship. She has mini strokes and her doctor said that it would be good if she and her daughter, who has diabetes and son-in-law lived together. The camper would sit behind the house. She had put a mobile home on her parents property years ago. She stated that there were two septic systems on the property. Her son-in-law will hook up electricity because she said she can't do it on her own.

ACTION

Mr. Brooks moved to approve the special exception for 12 months and if Ms. Arden needs to renew it, she would have to come back to the BZA. The motion was seconded by Mr. Bright and approved unanimously.

SPECIAL EXCEPTION, TEMPORARY FIREWORKS SALES ON PROPERTY WITH EXISTING STORAGE FACILITY, APPLICANT, FARHAZ NOORALLI, 6537 HWY. 411S, GREENBACK, TAX MAP 080, PARCEL 034.00, C-1, CENTRAL BUSINESS DISTRICT, APPROXIMATELY .92 ACRES

Mr. Nooralli proposes selling fireworks temporarily on the property. The right-of-way access was discussed as well as the lack of a parking area for customers.

ACTION

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

SPECIAL EXCEPTION, FOR INTERMITTENT LIGHTED SIGN, APPLICANT, DOUG BROWN, MT. ZION BAPTIST CHURCH, 5480 MT. ZION CHURCH RD., TAX MAP 050, PARCEL 091.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 5.0 ACRES

Mr. Doug Brown was present for the church. They want to replace the message sign with an LED changeable message sign. The message would be 48" x 86" in size and it would scroll. The background would be black and the letters would be three different colors. There was a discussion of insuring that no vision obstruction occurred.

ACTION

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

SPECIAL EXCEPTION FOR 2 CAMPERS TO BE ON PROPERTY AND USED AS DWELLINGS, APPLICANT, JESSICA JENKINS, 100 JONES DR. GREENBACK, TAX MAP 070, PARCEL 057.02, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY .58 ACRES

There is an existing dwelling and two campers on the property. Ms. Jenkins stated that of the two campers, one is not lived in now.

ACTION

Chairman McEachern moved to deny the request which was seconded by Mr. Brooks and approved unanimously.

SPECIAL EXCEPTION TO BUILD ACCESSORY BUILDING WITH NO PRINCIPAL STRUCTURE, APPLICANT AND PROPERTY OWNERS, CLARENCE AND KELLEY PATTEN, 4888 BROOKSVIEW RD., LENOIR CITY, TAX MAP 027F, GROUP B, PARCEL 019.00, R-1, SUBURBAN RESIDENTIAL DISTRICT AND F-1, FLOODWAY DISTRICT, APPROXIMATELY 1.0 ACRE;

The applicant was not present, however audience members who were stated their opposition to the proposal. County Commissioner, Bill Satterfield was present and stated he supported a denial of the proposal.

ACTION

Mr. Brooks moved to table the item until next meeting since they were not present. The motion was seconded by Mr. McEachern and approved unanimously.

SPECIAL EXCEPTION, ACCESSORY BUILDINGS IN FRONT YARD, APPLICANT, PHYLLIS STEWART, 4095 CALDWELL RD., TAX MAP 067, PARCEL 032.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 5.0 ACRES

No one present.

ACTION

Mr. Brooks moved to table the item until next meeting. The motion was seconded by Mr. Bright and approved unanimously.

VARIANCE REQUEST FOR 20' FROM FRONT SETBACK, (SETBACKS FOR THE A-2 DISTRICT ARE: 40' FRONT, 20' SIDE (SINGLE-STORY), 30' REAR), APPLICANT, BARRY TOTTEN, 294 COVE VIEW LANE, TAX MAP 021K, GROUP A, PARCEL 048.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 1.0 ACRE

Mr. Totten distributed illustrations of his survey and requested a front setback variance. He stated that there was steep slope on the front and side of the property. There was a discussion of a drainage culvert. The property is in the Point Harbor Subdivision. Mr. Shields discussed the required 30' LCUB utility easement. Mr. Totten will work with the utilities regarding the easement.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

Chairman McEachern stated that a realtor had attended the recent Loudon Planning Commission meeting and commented that he was opposed to the limits on density in the County PUD requirements.

ADJOURN

The meeting adjourned at 6:55 p.m.

Chairman

Date