



Loudon County Planning Department

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WORKSHOP LOUDON COUNTY REGIONAL PLANNING COMMISSION October 23, 2018

The Loudon County Regional Planning Commission held a workshop at 4:30 p.m. to discuss amending the Zoning Resolution. Topics included: travel trailer park and camping parks design standards, application fees for BZA items, accessory structures in front yards, and building permits for accessory structures.

MINUTES LOUDON COUNTY REGIONAL PLANNING COMMISSION MEETING October 23, 2018

Members Present	Members Absent	Others Present
John Napier, Chairman	Pat Couk	Jennifer Roche
Ed Lee		Patti Whalen
Mark White		Bill Satterfield
Pam McNew		Stewart Rossi
Carlie McEachern		Tim Strunk
Jim Brooks		Van Shaver
Ryan Bright		Phyllis Stewart
Leon Shields		Jim Jenkins, Codes Enforcement
Jimmy Williams		Laura Smith, Planner
Andy Hamilton		Barbara Chambers
		Eddie Brooks
		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 roll was called. It was noted that at the previous meeting, Mark White abstained from voting on "Item A" the rezoning request. Carlie McEachern then moved to approve the minutes as corrected which was seconded by Jim Brooks and approved unanimously.

FINAL SUBDIVISION PLAT, 5-LOTS, APPLICANT, RUSTY BAKSA, LAND DEVELOPMENT SOLUTIONS, PROPERTY OWNERS, RANDALL AND DEBRA SPARKS, GRUBB ROAD, TAX MAP 005, PARCELS 028.00 & 029.00, A-1, AGRICULTURE FORESTRY DISTRICT, APPROXIMATELY 11.02 ACRES

No one present. Will take up when applicant arrives.

AMENDED SUBDIVISION PLAT, APPLICANT, TIM STRUNK, BEALS CHAPEL ROAD,

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TAX MAP 028, PARCELS 73.0, 74.0, & 75.0, AND TAX MAP 028K, GROUP A, PARCELS 1.00, 4.00, & 5.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 6.6 ACRES
Mr. Tim Strunk received subdivision plat approval in April 2018. A maintenance agreement for the existing shared access was to be recorded after he obtained signatures of adjacent property owners which he has been unable to do and requests approval of the plat as shown with the existing access easement.

ACTION

Mr. McEachern moved to approve the plat as presented. The motion was seconded by Mark White and approved unanimously.

FINAL SUBDIVISION PLAT, 5-LOTS, APPLICANT, RUSTY BAKSA, LAND DEVELOPMENT SOLUTIONS, PROPERTY OWNERS, RANDALL AND DEBRA SPARKS, GRUBB ROAD, TAX MAP 005, PARCELS 028.00 & 029.00, A-1, AGRICULTURE FORESTRY DISTRICT, APPROXIMATELY 11.02 ACRES

At this time Mr. Baksa arrived to represent property owners Randall and Debra Sparks who propose subdividing approximately 11.0 acres into 5 lots for potential sale. Laura Smith stated that the 5-lot subdivision met the Loudon County Subdivision Regulations and recommended approval.

ACTION

Mr. McEachern moved to approve the plat which was seconded by Pam McNew and approved unanimously.

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

The proposed zoning resolution amendment to adopt standards for travel trailer and camper parks that was discussed in the workshop was presented.

ACTION

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

ZONING RESOLUTION, AMENDMENTS, BZA APPLICATIONS FEES, LOCATION OF ACCESSORY STRUCTURES, AND ACCESSORY STRUCTURES PERMITTING

The commission discussed BZA application fees. The consensus of the commission was that the \$100 fee would maintain consistency with making application and the process for appealing to the BZA. It was also noted that when asked informally of previous applicants, the fee was not a deterrent in applying to the BZA, nor were applicants denied application because of lack of payment of the fee.

ACTION

Ms. McNew moved to keep the fees for BZA applications. The motion was seconded by Carlie McEachern and approved unanimously.

Location of accessory structures was also discussed. Jennifer Roche from Loudon County Chapter of Realtors and Knox Real Estate was present. She stated that area realtors had held a meeting and discussed the items proposed for amendment and she presented a handout with their feedback. She stated the concerns of the realtors included protecting the property values of residents and established subdivisions that may not have homeowners associations. County Commission, Van Shaver stated that he was opposed to the fees and that he thought accessory structures should be able to be placed in the front yard and building permits should not be required.

Currently, accessory structures are permitted in the side or rear yards, 5' from the property lines in the A-1, A-2, and the R-1 districts. Many applicants for front yard accessory structures are requested from large lot property owners typically in the A-1 or A-2 districts, the consensus of the commission was to draft an amendment stating that accessory structures would be permitted in the front yard in the A-1 and A-2 districts, on lots greater than 3 acres in size, as long as they met the setback requirements of the district. Not requiring building permits for accessory structures was then discussed. Items such as permitting structures with a foundation or without a foundation, size of structure, roll off buildings, and what is required in the Building Code were discussed.

ACTION

Ryan Bright moved to have Ms. Smith prepare draft amendments which included a detailed definition of accessory structures and information on structures that would not require permits, and location of accessory structures in front yards for review to the next meeting. The motion was seconded by Mr. Brooks and approved unanimously.

FINAL SUBDIVISION PLAT, STONE CROSSING, UNIT 5, 18-LOTS, APPLICANT, RICHARD LEMAY, PROPERTY OWNERS, THE CROSSING GROUP, HWY. 70, TAX MAP 007, PARCEL 099.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, WITH PUD, PLANNED UNIT DEVELOPMENT, APPROXIMATELY 8.79 ACRES

Mr. LeMay was present to request final approval for Unit 5 of Stone Crossing which is the final phase of the subdivision. He stated that the roads have been completed except for the final topcoat. He also requests acceptance of a letter of credit in the amount of \$29,000 for the improvements. Ms. Smith stated that the plat met the subdivision regulations and recommended approval and that Mr. Eddie Simpson had been out to the site and confirmed that it was going well.

ACTION

Mr. McEachern moved to approve the plat with the letter of credit which was seconded by Mr. Brooks and approved with 8 ayes and Mr. White recusing himself.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR SEPTEMBER 2018

The Building Activity Summary for September was attached.

UPDATE FROM PLANNING DEPARTMENT

Ms. Smith reminded everyone the November meeting is scheduled for Tuesday, November 20, 2018, two days before Thanksgiving. Commissioners agreed to move it up one week in case of scheduling conflicts.

ACTION

Mr. McEachern moved to hold the Nov. meeting on Nov. 13, 2018 instead of the 20th of November. The motion was seconded by Ms. McNew and approved unanimously.

ADJOURNMENT

The meeting adjourned at _____

Chairman

Date