



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
 Loudon, Tennessee 37774  
 Office: 865-458-2055  
 Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 NOVEMBER 19, 2019  
 5:30 p.m.

Members Present	Members Absent	Others Present
Leon Shields	Pat Couk	Ron Hutson
Jimmy Williams	Ed Lee	Laura Smith, Planner
Andy Hamilton		Jim Jenkins, Codes Enforce.
Jim Brooks		Audience Members
John Napier, Chairman		Eddie Simpson
Carlie McEachern		Van Shaver
Ryan Bright		Martin Goodman
Pam McNew, Secretary		Pam Goodman
Mike Waller		Josh Kerr
		Pat Hunter

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

John Napier, Chairman, called the meeting to order at 5:30 PM and the Pledge of Allegiance was given.

ROLL CALL AND APPROVAL OF MINUTES FROM OCTOBER 15, 2019 MEETING

Roll was called and a motion was made to approve the previous month's minutes by Carlie McEachern seconded by Jim Brooks and unanimously approved.

PLANNED AGENDA ITEMS

SUBDIVISION PLAT WITH ROAD FRONTAGE VARIANCE, APPLICANT, JOSH KERR, PROPERTY OWNERS, MARTIN L. AND PAMELA GOODMAN, 2113 VINEYARD RD., TAX MAP 035 PARCEL 074.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 1.70 ACRES

The Goodman's propose subdividing property into two lots so that Josh Kerr can place his home on the vacant lot. There is approximately 143'9" of road frontage and the proposed lot with the Goodman's house would have 75' of road frontage, leaving 68.9 feet of road frontage. Mr. Kerr explained the reason for reduced road frontage to approximately 69' entry to the proposed building site. He is awaiting easement approval from TVA to place driveway under existing power lines which run through the Goodman's property with power line setbacks. Ms. Smith

stated that the plat met all the subdivision regulation requirements except for approximately 6 more feet of road frontage requirement.

ACTION

A motion was made to approve by Leon Shields, seconded by Pam McNew and unanimously approved.

SUBDIVISION PLAT TO DIVIDE TWO PARCELS INTO FOUR PARCELS, APPLICANT AND PROPERTY OWNER, LARRY R. BROWN, 16350 OLD STAGE RD., TAX MAP 007, PARCELS 116.00 AND 117.00, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 3.5 ACRES

Surveyor, Tom Harvey summarized subdividing the existing two parcels with an existing dwelling into four parcels on Old Stage Road and Ms. Smith recommends approval as it meets the subdivision regulations.

ACTION

A motion was made to approve by Mr. McEachern, seconded by Mike Waller and unanimously approved.

CHASEY HACHMANN, CATTLEMAN'S DRIVE;

Ms. Hachmann was not present.

ACTION

A motion was made to table until next month by Mr. Brooks, seconded by Mr. McEachern and unanimously approved.

RESOLUTION TO AMEND GREENBACK FLOODPLAIN ZONING ORDINANCE, JIM JENKINS, LOUDON COUNTY CODES ENFORCEMENT DIRECTOR AND FLOODPLAIN ADMINISTRATOR.

Mr. Jenkins stated that both the Loudon County and Greenback ordinances are basically the same except for specific special flood hazard areas. The changes made in the documents are to ensure compliance with current FEMA requirements.

RESOLUTION TO AMEND LOUDON COUNTY FLOOD DAMAGE PREVENTION RESOLUTION, JIM JENKINS, LOUDON COUNTY CODES ENFORCEMENT DIRECTOR AND FLOODPLAIN ADMINISTRATOR.

The Loudon County Flood Damage Prevention Resolution also needs updating to be in compliance with FEMA.

ACTION

Mr. Brooks suggested the Planning Commissioners review copies of both Floodplain Ordinances prior to them being submitted to the Loudon County Commission. Copies are to be mailed to members of the Planning Commission prior to next month's meeting.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR OCTOBER 2019  
(ATTACHED)

The October 2019 Building Activity Summary was attached.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Andy Hamilton and Jim Brooks stated that they had attended the recent ETDD Training on Subdivision Regulations, Zoning and Private Property Rights that were held in October. Mr. Hamilton attended the training in Farragut and Mr. Brooks attended the training in Jefferson City.

ADJOURNMENT

The meeting adjourned at 5:40 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
 Loudon, Tennessee 37774  
 Office: 865-458-2055  
 Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 November 19, 2019  
*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Leon Shields		Audience Members
John Napier		Ron Hutson
Carlie McEachern, Chairman		Laura Smith, Planner
Ryan Bright		Jim Jenkins, Codes Enforce.
Jim Brooks		Kevin Gryder
		Martin Goodman
		Pam Goodman
		Pat Hunter
		Van Shaver

### CALL TO ORDER

Carlie McEachern, Chairman called to the meeting to order at 5:40 PM.

### ROLL CALL AND SWEARING IN ALL WITNESSES

Roll was called and Chairman McEachern swore in all witnesses.

### APPROVAL OF MINUTES FROM OCTOBER 15, 2019 MEETING

A motion was made to approve the previous months minutes by John Napier, seconded by Jim Brooks and unanimously approved.

### VARIANCE REQUEST TO ALLOW 2 ACCESSORY STRUCTURES IN FRONT YARD, APPLICANT AND PROPERTY OWNER, KEVIN GRYDER, 2350 GRYDER LN., TAX MAP 052 PARCEL 069.01, A-1, AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 16.7 ACRES

Kevin Gryder stated the house is 75' from the property line. The proposed garage would be in the front yard which he considers to be the side yard. Jim Jenkins explained the determination of the front yard and that the proposed garage would be located in the front yard. Mr. Gryder interprets the front yard as his side yard requests a 30' variance approval to build a garage and a pool in the front yard. There was also discussion that although there are several acres, the house was built in the most level area and there are steep slopes on the property.

### ACTION

A motion was made to approve the variance by Jim Brooks, seconded by John Napier and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

The meeting adjourned at 6:50 PM

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date