



# Loudon County Planning Department

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MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
MARCH 17, 2020  
5:30 p.m.

Members Present	Members Absent	Others Present
Andy Hamilton	Pam McNew, Secretary	Jim Jenkins, Codes Enforcement
Leon Shields	Ed Lee	Nancy Henson
Pat Couk	Jimmy Williams	Billy Smith
Mike Waller		Richard LeMay
Jim Brooks		David Palmer
John Napier, Chairman		Daniel Cavin
Carlie McEachern		Harold Brown
Ryan Bright		Jason Stark
		Hunter McDonald
		John Cook

### CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM.

### ROLL CALL AND APPROVAL OF MINUTES FROM FEBRUARY 18, 2020 MEETING

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

### PRELIMINARY SUBDIVISION PLAT, 10 LOTS, APPLICANT, RICHARD LEMAY, PROPERTY OWNER, WESTSIDE FARMS LLC., WILKERSON RD., TAX MAP 017, PARCEL 086.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 74.2 ACRES

Mr. Richard LeMay was present to present the subdivision plat.

Mr. Jim Jenkins stated that there would be variances that would be waived for the sidewalks and sediment ponds with the approval of the site plan.

Mr. McEachern said that there is no need for sidewalks in this development.

Mr. LeMay stated that only 8 acres of the 74.2 acres would be disturbed.

Mr. Jenkins said that he had a letter from Eddie Simpson, Highway Department, about changes to the road.

Mr. LeMay stated that TDEC was OK with the development not having sediment ponds.

### ACTION

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

SITE PLAN, ADDITION OF CAR MAINTENANCE, APPLICANT AND PROPERTY OWNER, HAROLD BROWN, 2316 HWY. 11, TAX MAP 020D GROUP B, PARCEL 001.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.30 ACRES

Mr. Harold Brown was present. He stated that this property had been a car lot for 50 years. He said the building was a simple engineered building 43' x 30'.

Mr. McEachern asked Mr. Brown if this was an accessory building for the car lot.

Mr. Brown stated that it was to be on the car lot. He said that it had one car lift to do mechanic work.

Mr. Jenkins stated that the accessory building meets the required setbacks and there would not be any additional parking required.

ACTION

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

SUBDIVISION PLAT FOR STAMFORD BRIDGE SUBDIVISION (19 LOTS), APPLICANT, STEPHAN CLAAR FOR TURNER HOMES, OWNER, TURNER HOMES LLC, HWY 11, TAX MAP 011, PARCEL 037.00, R-1, SUBURBAN RESIDENTIAL DISTRICT WITH PUD OVERLAY, APPROXIMATELY 7.6 ACRES

Withdrawn

ACTION

No action taken.

SITE PLAN AMENDMENT, APPLICANT, ARLIN GURLEY, PROPERTY OWNER, PAC MANAGEMENT, LLC., SUGAR LIMB MINI STORAGE, 16300 & 16350 HOTCHKISS VALLEY RD., TAX MAP 024 PARCELS 037.00 & 038.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 9.2 ACRES

Mr. Gurley was not present.

Mr. Jenkins stated that he had talked with Mr. Gurley with regards to his revised site plan. He said that Mr. Gurley's first site plan had been approved. He stated that the buildings did meet the required setbacks, but the revised site plan had removed a detention pond.

ACTION

A motion was made to table the request by Mr. Brooks, seconded by Mr. Waller and unanimously approved.

PRELIMINARY PLAT EXTENSION OF TIME FOR BLAKELY PARK, 79 LOTS, APPLICANT AND PROPERTY OWNER, HERITAGE LAND DEVELOPMENT, JOHN COOK, BEALS CHAPEL RD., TAX MAP 16 PARCEL 214.04, R-1 SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 34.4 ACRES

Mr. Cook was present.

He stated that he had already purchased the property, and that the property had been dormant since 2010. He said that he planned on developing the property. He said that he plans on getting a certified right of way.

Mr. Jenkins said that the existing preliminary plat would expire April 16, 2020.

Mr. McEachern asked how long of an extension he needed.

Mr. Cook stated that he was asking for a 1-year extension.

Mr. Waller said that he heard there were some utility issues that needed to be taken care of.

ACTION

A motion was made by Mr. Shields to approve a 1-year extension, seconded by Mr. Bright and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the County Commission approved the rezoning for Waller Ferry Road and Chatuga Drive. He said they also placed a 90-day moratorium for multi-family housing.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR FEBRUARY, 2020  
(ATTACHED)

No comment

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:15 PM

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



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MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 MARCH 17, 2020  
*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Leon Shields		Jim Jenkins, Codes Enforcement
John Napier		Nancy Henson
Ryan Bright		David Palmer
Jim Brooks		Hunter McDonald
Carlie McEachern, Chairman		Harold Brown
		John Cook
		Billy Smith
		Jason Stark
		Daniel Cavin

CALL TO ORDER

Carlie McEachern, Chairman called to order at 6:16 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Nancy Henson conducted roll call and Carlie McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM FEBRUARY 18, 2020 MEETING

A motion was made to approve minutes by Mr. Bright, seconded by Jim Brooks and unanimously approved.

SPECIAL EXCEPTION TO OPERATE BOAT AND RV STORAGE FACILITY, APPLICANT, HUNTER MCDONALD, PROPERTY OWNER, HUBBS LAND MANAGEMENT, LLC., 14224 HICKORY CREEK RD., TAX MAP 007, PARCEL 012.00, C-2, GENERAL COMMERCIAL DISTRICT

Mr. McDonald was present.

He stated that the structure would be very basic with a canopy and have electricity.

Mr. McEachern asked Mr. McDonald if there would be any overnight staying?

Mr. McDonald said there would be no overnight staying.

Mr. Jenkins stated the surrounding properties were also zoned C-2. He said that the zoning required a Special Exception for storage in the C-2 zoning.

ACTION

A motion was made to approve by Jim Brooks, seconded by Mr. McEachern and unanimously approved.

SPECIAL EXCEPTION TO ADD CAR MAINTENANCE BUILDING, APPLICANT AND PROPERTY OWNER, HAROLD BROWN, APPLICANT AND PROPERTY OWNER, HAROLD BROWN, 2316 HWY. 11, TAX MAP 020D GROUP B, PARCEL 001.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.30 ACRES

Mr. Brown was present.

Mr. Jenkins stated that an accessory building on a C-2 property is allowed by Special Exception.

ACTION

A motion was made by Mr. Shields to approve, seconded by Mr. Brooks and unanimously approved.

SPECIAL EXCEPTION FOR A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY, APPLICANT AND PROPERTY OWNER, HERITAGE LAND DEVELOPMENT PARTNERS LLC., JOHN COOK, PRESIDENT, CHATUGA DRIVE, TAX MAP 068, PARCELS 024.02, 024.04, AND 024.05, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 12.0 ACRES

Mr. Cook was present.

He stated that County Commission had approved the Planned Unit Development rezoning for this property. He said that this property was on the south end of Tellico Village. He stated that it met all the requirements for the Planned Unit Development overlay.

Mr. McEachern asked Mr. Cook if it would still be 2.5 units per acre.

Mr. Cook said that he was still at 2.5 units per acre.

ACTION

A motion was made by Mr. Napier to approve, seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO PLACE A 40' X 60' GARAGE IN FRONT YARD, APPLICANT, BILLY SMITH, PROPERTY OWNER, ANGELA SMITH, 18165 HWY. 11, TAX MAP 007N, GROUP B, PARCEL 028.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 0.87 ACRES

Mr. and Mrs. Smith were present.

Mr. Smith stated that he had combined 2 properties which made the property an L shape. He said that the garage would be close to his existing home, but part of his property faces Old Stage Road. He said the garage would be in this vicinity of the property.

ACTION

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

VARIANCE REQUEST FOR EGRESS LANDINGS AND STEPS AT EXIT, APPLICANT, JASON M. STARK, PROPERTY OWNER, KIDDIE KORNER DAYCARE AND PRESCHOOL INC., 615 LEEPER PARKWAY, TAX MAP 021A, PARCEL 001.00, C-2, GENERAL COMMERCIAL DISTRICT

Mr. Stark was present.

Mr. Stark showed the board a site plan drawing.

Mr. McEachern stated that the building meets all the setback requirements but needs exists.

Mr. Stark said that they were doing ramps.

ACTION

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

VARIANCE REQUEST FOR LOT SIZE OF 35, 953 SQ. FT. (43,560 SQ. FT. TO 7,607 SQ. FT., AND ROAD FRONTAGE (25" TO 0"), APPLICANT, TELICO AREA SERVICES SYSTEM, PROPERTY OWNER, JOHNNIE FAYE PATTERSON, 17800 HWY 321 (ANTIOCH CHURCH RD.), TAX MAP 035, PARCEL 036.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 3.2 ACRES

Mr. Mark Clinton, superintendent for Tellico Area Services System (TASS), was present.

Mr. Brooks recused himself from voting on this item, due to being on the TASS board.

Mr. Clinton stated that the current water tank was undersized, and they needed to construct a new water tower that would be a 1.2 million-gallon tank. He said that the size of the tank needed to be on cut area rather than fill. He stated that this property would be used for utility purposes only. He said that eventually they planned on combining the 3 parcels after they purchase this property.

Mr. McEachern stated that he presumed that the only time anyone would be going on this property would be for inspections and mowing. He said that this was done often for utilities.

Mr. Jenkins said that the same kind of variance had been done for the current water tank when Russ Newman was the Director of Planning in 2007.

ACTION

A motion was made by Mr. Shields to approve, seconded by Mr. Napier, the vote was 4 yes and 1 recused, the motion was approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:00 PM

*Loudon County BZA*  
*March 17, 2020*

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date