



Loudon County Planning Department

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MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 MAY 19, 2020
 5:30 p.m.

Members Present	Members Absent	Others Present
Andy Hamilton	Ed Lee	Jim Jenkins, Codes Enforcement
Jimmy Williams	Leon Shields	Ron Hutson, Planning
Pat Couk		Audience Members
Mike Waller		Van Shaver
Jim Brooks		Henry Cullen
John Napier, Chairman		Gary Whitfield
Carlie McEachern		
Ryan Bright		
Pam McNew, Secretary		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM. Mr. Napier stated for the safety of all in attendance, once a representative speaks to an agenda item, they may leave the meeting room.

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.

REZONING REQUEST FROM A-2 RURAL RESIDENTIAL DISTRICT TO A-1, AGRICULTURE-FORESTRY DISTRICT WITH T-1 TELECOMMUNICATIONS OVERLAY DISTRICT. APPLICANT, SHAMAURY MYRICK, (TEP), 5378 STEEKEE CREEK. RD., TAX MAP 056 PARCEL 181.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 38.1 ACRES;

Mr. Myrick stated the cell tower is to be 390 feet from the nearest property line and over 500 feet from the nearest house. The tower is needed to increase the coverage for wireless reception. Mr. McEachern ask how the tower would fall if that were to happen. Mr. Myrick stated because height of the tower. He offered to get with Jim Jenkins once he finds out the answer of how the tower would fall to answer that question. Mr. Tim Amos stated he was speaking for five neighbors. He wrote to the FCC to request a copy of the environmental study. His request was denied and stated that the FCC could not be forced to provide the study. A question was asked; what are the effects of 5G on health? Mr. Myrick stated that to his knowledge, he was not aware of health problems caused by 5G.

ACTION

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

REZONING REQUEST FROM R-1 SUBURBAN RESIDENTIAL DISTRICT TO R-1/PUD OVERLAY, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY, APPLICANT, BROOK HORNE, PROPERTY OWNER, HORNE PROPERTIES INC., 19666 HWY. 11 AT OLD STAGE RD., TAX MAP 007 PARCEL 062.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 8.7 ACRES;

Mr. Jenkins explained that PUD requests can only be a maximum of 2.5 units per acres. There is a moratorium on multi-family housing in Loudon County.

ACTION

A motion was made to table until the next meeting by Mr. Brooks, seconded by Mr. Williams and unanimously approved.

SUBDIVISION FINAL PLAT FOR STAMFORD BRIDGE SUBDIVISION (19 LOTS), APPLICANT, STEPHAN CLAAAR 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;

Mr. Jenkins looked at the subdivision and sidewalks, pavilion is on the plans but not yet built. The catch basin is not on the final plat. The culvert should be 36 inches. Mr. Claar stated he did not know about the pavilion. The current runoff runs across the location for the pavilion.

ACTION

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

SUBDIVISION PRELIMINARY PLAT, APPLICANT, JOHN COOK, PROPERTY OWNER, HERITAGE LAND DEVELOPMENT, CHATUGA DR., TAX MAP 068, PARCELS 24.02, 24.04, 24.05, R-1 WITH PUD OVERLAY, SUBURBAN RESIDENTIAL DISTRICT, 2.5 UNITS PER ACRE, APPROXIMATELY 13.74 ACRES;

Mr. Jenkins stated the subdivision streets will be built and accepted by the Tellico Village standards. Loudon County will not maintain the roads. John Cook stated walking trails will be installed for the residents. Mr. Jenkins the subdivision allowed to have a 10' side setback. Mr. Cook is requesting a 7.5' side setback. Mr. Jenkins stated that our minimum and maximum calculations do not match Mr. Derrick's ratio calculations. The minimum and maximum ratio calculations must fall within regulations.

ACTION

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

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;

There was nobody present. Mr. Gurley's request has been scheduled on the agenda for the past three months.

ACTION

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

SUBDIVISION REGULATION MINIMUM ROAD FRONTAGE VARIANCE, APPLICANT, BOBBY CULVAHOUSE, PROPERTY OWNER, JIMMY AND KAREN FURROW, 2024 LITTLE VALLEY RD., TAX MAP 050 PARCEL 016.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 1.0 ACRES;

Mr. Culvhouse stated that he wants to trade a part of this property for his neighbor's property in order to meet the required road frontage.

ACTION

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

REZONING REQUEST FROM R-1 SUBURBAN RESIDENTIAL DISTRICT TO R-1/PUD OVERLAY, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY, APPLICANT, RUSSELL N. RACKLEY, PROPERTY OWNER, DAVID B. FISER, HICKORY CREEK RD., TAX MAP 007 PARCELS 002.04 AND 002.05, APPROXIMATELY 14.4 ACRES;

Russell Rackley, Engineer stated the request will allow for 2.5 units per acre and to allow for more open space and amenities. Mr. Jenkins stated this same property had not been previously approve for rezoning. Mr. Rackley stated that they had an agreement with LCUB to provide sewer to this area in the future.

ACTION

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

SUBDIVISION PRELIMINARY PLAT, APPLICANT AND PROPERTY OWNER, MARK WHITE, 8950 DAVIS FERRY RD., TAX MAP 042 PARCEL 073.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 55.7 ACRES;

There was nobody present. Mr. White requested to postpone.

ACTION

A motion was made by Mr. McEachern to table, seconded by Mr. Bright and unanimously approved.

*Loudon County Planning Commission
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COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that there will be a workshop scheduled at the June 16, 2020 meeting to discuss an amendment to the Zoning Resolution.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR APRIL, 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
 MAY 19, 2020

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Carlie McEachern, Chairman	Leon Shields	Jim Jenkins, Codes Enforcement
John Napier		Ron Hutson, Planning
Ryan Bright		Van Shaver
Jim Brooks		Henry Cullen
		Gary Whitfield
		Larry & Lesly Brown
		David Campbell
		Lynn Holmes
		Nick Myers
		Dawn Spillis
		Ed Spillis
		Donald Leo

CALL TO ORDER

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

ROLL CALL AND SWEARING IN ALL WITNESSES

conducted roll call and Carlie McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM MARCH 17, 2020 MEETING

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

VARIANCE REQUEST TO OPERATE PLANT NURSEY AND LANDSCAPE BUSINESS, NOAH MYERS, APPLICANT AND PROPERTY OWNER, 6372 WALLER FERRY RD., TAX MAP 005 PARCEL 105.00, A-2 RURAL RESIDENTIAL DISTRICT. APPROXIMATELY 17.4 ACRES

Nick Myers stated the requests is to build greenhouses to grow plants and provide landscape services. There should be approximately 15 to 20 employees during the peak season. There will not be a lot of equipment outside.

ACTION

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

VARIANCE REQUEST TO BUILD ACCESSORY BUILDING IN FRONT YARD, AND A 4' FRONT YARD SETBACK, APPLICANT AND PROPERTY OWNER, EDMUND & DAWN SPILLIS, 1274 OUTER DR., TAX MAP 15B GROUP A PARCEL 007.00, R-1 SUBURBAN RESIDENTIAL DISTRICT

Mr. Jenkins stated there is a slop behind the house that makes it difficult to build an accessory structure.

ACTION

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

VARIANCE REQUEST FOR A 21' REDUCTION OF THE FRONT SETBACK, APPLICANT, STEVE TIPTON (TIP SIGNS), PROPERTY OWNER, TERRY AND BELYNDA BROWN, 7003 HWY. 411, TAX MAP 079 PARCEL 117.00, C-1 RURAL CENTER DISTRICT

Mr. Jenkins stated the sign would be located 44' from the edge of the road. The proposed sign will not interfere with road traffic.

ACTION

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

VARIANCE REQUEST TO OPERATE A REAL ESTATE OFFICE OUT OF HOME, APPLICANT, ROBERT HARRISON, PROPERTY OWNER, DONALD LEO, 3501 ANTIOCH CHURCH RD., TAX MAP 035 PARCEL 065.00, A-1 AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 2.8 ACRES

Donald Leo stated his is has a commercial real estate license and the state of Tennessee requires an approval from the Loudon County Planning Commission approving his house location as his official office.

ACTION

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

SPECIAL EXCEPTION REQUEST TO BUILD OPEN AND ENCLOSED STORAGE, APPLICANT AND PROPERTY OWNER, LYNN HOLMES, WALLER FERRY RD., TAX MAP 009 PARCELS 081.00, 082.00, AND 088.00, C-2 GENERAL COMMERCIAL DISTRICT; APPROXIMATELY 3.48 ACRES

David Campbell stated the storage is for RV's, trailers, and interior storage units near the Interstate Battery business.

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ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 7:00 PM

Chairman

Date