



Loudon County Planning Department

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www.loudoncounty-tn.gov

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

Members Present	Members Absent	Others Present
Jimmy Williams	Carlie McEachern	Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Ron Hutson, Planning
Pat Couk		Greg Montooth, Planning
Mike Waller		Bill Satterfield
Jim Brooks		Adam Waller
John Napier, Chairman		Derick Jones
Andy Hamilton		Brandon Rose
Keith Buckles		Steve Hurst
Leon Shields		Bret Hurst
Ryan Bright		Alan Sefton
		Matt Kellar

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 OCTOBER 20, 2020 MEETING

Roll was called and a motion was made to approve the October minutes by Mr. McEachern, seconded by Mrs. McNew and unanimously approved.

REZONING REQUEST FROM M-1, GENERAL INDUSTRIAL DISTRICT TO A-1, AGRICULTURE-FORESTRY DISTRICT, APPLICANT AND PROPERTY OWNER, BARRY ROBERSON, CORPORATE PARK DR., TAX MAP 032 PARCEL 003.00, M-1, GENERAL INDUSTRIAL DISTRICT

Barry Roberson has a potential buyer for this property and has thought the property was residential but is M-1 and would like to rezone to A-1. Mr. Jenkins stated that most of the surrounding properties are zoned A-1 and thinks it appropriate to be rezoned.

ACTION

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

SUBDIVISION FINAL PLAT REQUEST , APPLICANT, JAMES LOVEDAY, PROPERTY OWNER, HERITAGE LAND DEVELOPMENT PARTNERS, LLC., W. CHATUGA DR., TAX MAP 068 PARCELS 024.02, 024.04, 024.05, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY, APPROXIMATELY 13.326 ACRES

Derrick Jones, Project Engineer, stated the property in the beginning was 13.74 acres. After all the design was completed, we found the property was 11.9 acres. The change created a problem, so Mr. Cook was able to purchase additional property to comply with 2.5 units per acre. Since the purchase, it is now 2.54 units per acre. The infrastructure is completed. Mr. Cook stated the plan should now show a total of 34 units in the subdivision. However, he would like to have the 33 units plan to be approved. Mr. Jenkins stated the storm drainage is not complete.

ACTION

A motion was made to approve the final plat with the total 33 units by Mr. Napier, seconded by Mr. Shields and 2 yes, and 8 no, the motion fails.

SUBDIVISION FINAL PLAT REQUEST, 16 LOTS, 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

ACTION

Postponed by Richard LeMay on 11-17-2020

VARIANCE REQUEST TO INCREASE ROAD GRADE FROM 10% TO 15%, APPLICANT, RICHARD LEMAY, PROPERTY OWNER, WESTSIDE FARMS, LLC., WILKERSON RD., TAX MAP 017 PARCEL 086.00, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Sefton stated that the old road grade is from 20% to 30% and is making it difficult for access to the property. They have already cleared the road. Mr. Waller stated that he is familiar with this project. Eddie Simpson has already approved the change in grade.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

County Commission approved the 75 acres minimum size acreage for a Planned Unit development (PUD). Approved road closure on Hwy. 321.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JULY 2020 (ATTACHED)

No comment

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:52 PM

Chairman

Date



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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
NOVEMBER 17, 2020

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Vice Chair	Carlie McEachern, Chairman	Jim Jenkins, Codes Enforcement
John Napier		Ron Hutson, Planning
Ryan Bright		Greg Montooth, Planning
Leon Shields		Jeff France
		Melissa France
		Mike Gaddis
		Krystal Ervin
		J. Nikki Price
		Harold Brown
		Gaurang Patel
		Carlos Lopez
		Bill Satterfield
		Barbara Christian
		Brandon Rose

CALL TO ORDER

Jim Brooks, Vice Chairman called to order at 5:55 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Ron Hutson conducted roll call and Mr. Brooks swore in all witnesses.

APPROVAL OF MINUTES FROM OCTOBER 20, 2020 MEETING

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

VARIANCE REQUEST TO MOVE CURRENT SIGN TO FRONT PROPERTY LINE, APPLICANT, GAURANG PATEL, PROPERTY OWNER, BRAHMANI, ENTERPRISE TWO, LLC., 18555 HWY. 72, TAX MAP 049 PARCEL 129.00, C-1, RURAL CENTER DISTRICT

Brandon Rose stated the current location of the sign is at the store. The sign cannot be read from the road. The gas pricing sign is a 40-foot sign. We want to move it on the front property line. Mr. Jenkins stated the sign should be 30 ft. off the front property line in this district. Photographs were shown to the BZA Commissioners which identified the gas pricing sign. After more

discussion regarding the proper placement of the sign, it was decided that a 10' variance request is needed.

ACTION

A motion was made to approve a 10' variance by Mr. Brooks, seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO OBTAIN BUILDING PERMIT WITHOUT 25' ROAD FRONTAGE, APPLICANT AND PROPERTY OWNER, KRYSTAL ERVIN, KEENER LANE, TAX MAP 017 PARCEL 068.00, A-2, RURAL RESIDENTIAL DISTRICT

Mrs. Ervin stated she wants to clear up the historical record. All six parcels were recorded and the original parcel that she inherited was not recorded. A letter regarding the easement is included in your package. Nikki Price, Attorney stated she represents Barbara Christian as the owner of lot 67. Ms. Price understood that Ms. Ervin should have applied for a building permit before requesting a variance to shown it was denied. The suggested proposal is to not vote until the property was sold and the new owner applied for a variance request.

ACTION

A motion was made by Mr. Shields to approve the variance contingent on both party's surveyors completing the surveys and both property owner's agreement of the easement location, seconded by Mr. Bright, and unanimously approved.

VARIANCE REQUEST TO BUILD A GARAGE WITHOUT A PRINCIPLE DWELLING, APPLICANT, STEVE YOUNG, PROPERTY OWNER, WILLIAM DAVID SCOTT, HWY. 72, TAX MAP 038 PARCEL 012.00, A-1, AGRICULTURE-FORESTRY DISTRICT

Nobody in attendance.

ACTION

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

APPEAL BUILDING CODES OFFICIAL LETTER, PROPERTY BEING USED AS A JUNKYARD, APPLICANT, CARLOS CORRILLO, PROPERTY OWNER, HAROLD L. BROWN, 16345 HOTCHKISS VALLEY RD., TAX MAP 025 PARCEL 001.00, C-2, GENERAL COMMERCIAL DISTRICT

Carlos Lopez stated he is bringing Toyota cars to the location and removing parts. The cars would be removed after one to two weeks. Mr. Jenkins this would be considered a junk yard which is not permitted in this zoning district. M-1 is the only zoning district which will allow a junk yard. Mr. Jenkins stated he has received multiple complaints about a junkyard at this location.

ACTION

A motion was made to deny by Mr. Shields, seconded by Mr. Bright and unanimously denied.

SPECIAL EXCEPTION REQUEST TO BUILD A MARINA WITH AMENITIES,
APPLICANT AND PROPERTY OWNER, MICHAEL STEPHEN GADDIS, 607
ALEXANDER RD., TAX MAP 036 PARCEL 023.00, A-1, AGRICULTURE-FORESTRY
DISTRICT, APPROXIMATELY 49.2 ACRES

Mr. Gaddis is the property owner. He has approximately 96 acres. He wants to live there and install boat slips based on what TVA will allow. The slips will be for 18' to 20' boats, run-a-bouts and pontoons. He has roughly 300' of shoreline. Plans to be gated and seasonal uses. It is about 20,000 sq. ft. of docks. Mr. Jenkins stated docks are allowed with a special exception in A-1 zoning district. Steve Hurst lives across the river and is concerned about noise. Jeff France is concerned about traffic on the road. Mr. Satterfield ask about what is meant by future development? The response from Mr. Gaddis confirmed that any future development on the property would need to be approved by the commission.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:56 PM

Chairman

Date