



# Loudon County Planning Department

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Office: 865-458-2055  
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[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
DECEMBER 15, 2020  
5:30 p.m.

Members Present	Members Absent	Others Present
Jimmy Williams	Ryan Bright	Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Ron Hutson, Planning
Pat Couk		Greg Montooth, Planning
Mike Waller		Susan Bentley
Jim Brooks		Donnie Bentley
John Napier, Chairman		John Cook
Andy Hamilton		Derick Jones
Keith Buckles		
Leon Shields		
Carlie McEachern		

## 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 NOVEMBER 17, 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.

## 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., 33 LOTS, 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

Derick Jones stated that the infrastructure is completed, and the drainage is also now completed. Mr. Jenkins stated the sidewalks are not installed but those are usually the last things to be completed. The lot depths are correct, and everything appears to be completed.

ACTION

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

SITE PLAN REQUEST, APPLICANT AND PROPERTY OWNERS, SUSAN AND DONNIE  
BENTLEY, HWY. 321, TAX MAP 027 PARCEL 142.00, C-1, RURAL CENTER DISTRICT,  
APPROXIMATELY 0.73 ACRES

Susan Bentley stated we have plans to build an office structure. Mr. Jenkins the original submittal had a building at 7,200 square feet, the zoning district will allow for 5,000 square feet. The representative has corrected the building size. It appears everything is in order.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2020  
(ATTACHED)

Mr. Jenkins stated that it has been a record year for issuing building permits.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:40 PM

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Chairman

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Date



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MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
DECEMBER 15, 2020

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Jim Brooks, Vice Chair	Ryan Bright	Jim Jenkins, Codes Enforcement
John Napier		Ron Hutson, Planning
Carlie McEachern, Chairman		Greg Montooth, Planning Director
Leon Shields		Steve Young
		William D. Scott
		Derick Jones
		John Cook

### CALL TO ORDER

Carlie McEachern, Chairman called to order at 5:45 PM

### ROLL CALL AND SWEARING IN ALL WITNESSES

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

### APPROVAL OF MINUTES FROM NOVEMBER 17, 2020 MEETING

A motion was made to approve November minutes by Mr. Napier, seconded by Mr. Shields and unanimously approved.

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

Steve Young stated the plans were to build a house but would like to build a garage to occupy until the house is built. The hope is to utilize it for storage. There is plenty of setbacks. Mr. Jenkins stated once the garage is built, they will get a certificate of occupancy. Once the house is built another C.O. will be issued. Mr. Young explained the garage is not going to be occupied.

William Scott stated by the end of next year they want everything to be completed.

ACTION

A motion was made to approve by Mr. Brooks, contingent upon the house be completed by January 1, 2022, seconded by Mr. McEachern and unanimously approved.

VARIANCE REQUEST TO ALLOW 2.55 UNITS PER ACRE, APPLICANT, APPLICANT, JAMES LOVEDAY, PROPERTY OWNER, HERITAGE LAND DEVELOPMENT PARTNERS, LLC., W. CHATUGA DR., TAX MAP 068 PARCELS, 024.02, 024.04, 024.05, 025.00 R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY, APPROXIMATELY 13.326 ACRES

Derick Jones stated the difference of the 33 lots verses the 34 units. John Cook was able to purchase additional property near the Tellico Parkway and got him close to having 2.5 units per acre. He is still short by .2 acres. The other properties are either occupied or the owners are not willing to sell. The Loudon County Commission will not approve more than 2.5 units per acre. The BZA cannot approve more.

ACTION

A motion was made to deny by Mr. Brooks, seconded by Mr. McEachern and unanimously denied.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:00 PM

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Chairman

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Date