



Loudon County Planning Department

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MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
JANUARY 19, 2021
5:30 p.m.

Members Present	Members Absent	Others Present
Ryan Bright	Jimmy Williams	Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Greg Montooth, Planning
Pat Couk		Ron Hutson, Planning
Mike Waller		Richard LeMay
Jim Brooks		Barbara Neely
John Napier, Chairman		Shamuary Myrick
Andy Hamilton		Jeff Gaylon
Keith Buckles		Tim Amos
Leon Shields		Katie Patterson
Carlie McEachern		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

ROLL CALL AND APPROVAL OF MINUTES FROM DECEMBER 15, 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 A-2 RURAL RESIDENTIAL DISTRICT TO T-1 TELECOMMUNICATIONS OVERLAY DISTRICT, APPLICANT, SHAMAURY MYRICK, (TEP), PROPERTY OWNER, ROBERT WAYNE HINDS, 5378 STEEKEE CREEK. RD., TAX MAP 056 PARCEL 181.00, A-2 RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 38.1 ACRES

Mr. Jenkins stated the request should read from A-2 to A-1 with a T-1 overlay. Mr. Myrick stated this case has been before you and he does not have additional information to submit. The County Commission denied so we got legal counsel. We had to wait 180 days before re-submitting the request. If the request is again denied by the County Commission, we plan to appeal the decision

appeal the decision in court. The County Commission did not give a reason for denying the request and according to the 1996 Telecom Act, specific reasons must be given. Restated more details of the tower which were submitted last year. The tower will utilize 4G technology and will allow three cell phone companies to use the tower. Tim Amos submitted a signed list in opposition to the cell tower located around the proposed cell tower area. Mr. Myrick stated the carrier is US Cellular.

ACTION

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

REZONING REQUEST FROM C-1, COMMERCIAL DISTRICT, TO R-1, RESIDENTIAL DISTRICT, APPLICANT AND PROPERTY OWNERS, SAMUEL C. AND BARBARA J. NEELEY, 181 LEE HWY., PHILADELPHIA, TN., C-1, COMMERCIAL DISTRICT., TAX MAP 065 PARCEL 021.00, APPROXIMATELY 1.1 ACRES

Mr. Jenkins stated that her son lives at the location and would like to build a garage. The current zoning would not allow it. The owner, Mrs. Neely must rezone to build a house and that is the reason for the request to rezone.

ACTION

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

SUBDIVISION REQUEST FOR 4 LOTS, APPLICANT, RICHARD LEMAY, PROPERTY OWNERS, WESTSIDE FARMS, WILKERSON RD., RICHARD A. GOBLE, 2030 WILKERSON RD, EARLENE R. NUTT, LAKE POINT DR., ROBERT E. & DANIELLE NUTT, 2121 LAKE POINT DR., TAX MAP 017 PARCELS 086.00, 088.00, 096.00, & 097.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 87.8 ACRES

Mr. LeMay stated that Westside Farms owns riparian rights to the parcels and wants to give the property to Mr. Goble and Mr. Nutt. It is basically a land swap. Mr. Jenkins stated that everything is in order.

ACTION

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

SUBDIVISION REQUEST FOR 4 LOTS, APPLICANT AND PROPERTY OWNER, J. EDWARD DONLEY, 2690 OAKLAND RD., TAX MAP 073 PARCEL 010.01, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 16.2 ACRES

ACTION

Withdrawn by Owner on 1/13/2021

SITE PLAN REQUEST FOR COMMERCIAL BUILDING, APPLICANT AND PROPERTY OWNER, BILL HAYS, 14200 EL CAMINO LANE, TAX MAP 004, PARCEL 007.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.0 ACRES

Mr. Jenkins stated everything is satisfactory to him. Jeff Gaylon stated they are adding 2,600 square feet. to the existing building to use for retail space.

ACTION

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

PRELIMINARY TO EXTEND WILKERSON RD., APPLICANT, BATSON, HIMES, NORVELL R. POE, PROPERTY OWNERS, ROBERT H. PATTERSON, RICHARD R. REED, 12841 HWY. 70 & THORNTON DR., TAX MAP 007 PARCELS 091.00 & 092.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY 54.9 ACRES

Katie Patterson stated that Mr. Reed would like to divide 30 acres into 5 lots. To divide the property, he needed more road frontage. Requesting 350-foot extension of Wilkerson Rd. to gain the needed road frontage. There is about .23 acres that have two existing catch basins which will handle the runoff. Mr. Jenkins talked to the Highway Commissioner and he approved the changes.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2020 (ATTACHED)

Mr. Jenkins stated that 2020 was record year for issuing building permits.

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:05 PM

 2-16-2021