



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
APRIL 20, 2021  
5:30 p.m.

Members Present	Members Absent	Others Present
Ryan Bright		Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Greg Montooth, Planning
Pat Couk		Ron Hutson, Planning
Mike Waller		Dean Cusick
Jim Brooks		Jody Cusick
John Napier, Chairman		Audience Members
Andy Hamilton		
Keith Buckles		
Leon Shields		
Carlie McEachern		
Jimmy Williams		

### 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 FEBRUARY 16, 2021 MEETING

Roll was called and a motion was made to approve the March minutes by Mr. McEachern, seconded by Mr. Brooks and unanimously approved.

### ACTION

A motion was made by Mr. Waller to add an agenda item to hear a request for road closure, seconded by Keith Buckles and unanimously approved. Mr. Napier, Chairman stated the request is to be added as item H on the agenda.

### SUBDIVISION REQUEST FOR 4 LOTS, APPLICANT AND PROPERTY OWNER, FANNIE REECE & SARAH FOSHEE, HINES VALLEY RD., TAX MAP 018 PARCEL 023.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 12.2 ACRES

Nobody present.

ACTION

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

SUBDIVISION REQUEST FOR 3 LOTS, APPLICANT, THOMAS HARVEY, PROPERTY OWNER, BARBARA SUE CARVER, MEADOW RD., GREENBACK, TN., TAX MAP 061, PARCEL 008.05, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 4.3 ACRES

Nobody present

ACTION

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

REZONING REQUEST FOR APPROXIMATELY 5 ACRES OF 32.4 ACRES FROM A-2, RURAL RESIDENTIAL DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT, APPLICANT AND PROPERTY OWNER, MITCHELL HYDE, 7431 HWY. 411 S, GREENBACK, TN., TAX MAP 084, PARCEL 044.00, A-2, RURAL RESIDENTIAL DISTRICT

Mr. Hyde stated that he purchased the property in October and the beginning process was to process the meat for himself. He spoke to Mr. Jenkins about the process to get the processing set up for service to customers. He was advised to rezone to an industrial use to provide meat processing for customers. He has been receiving calls from the community and from the state of Tennessee ag department encouraging him to open for individual customer processing. To have USDA inspected meat, he cannot do that until he has the proper zoning. He has a five-acre tract to operate this business. He has not done a survey yet. In your pack you will see a location where the business will be location. He can explain to the board where the 5 acres are. He does not have a survey today. There is sewage available to the property. The state has approved the current septic system for the business. The state of Tennessee does not require him to hook-up to sewage, so he is not. He talked to TASS, the sewage is there underground but is not active. It has not been hooked up. It has been in the ground for ten plus years. The state of Tennessee gave him a permit to use his septic system.

ACTION

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

REZONING REQUEST FROM C-1, RURAL CENTER DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT, APPLICANT AND PROPERTY OWNER, RICHARD & DANA CORNELL, 1280 DAVIS FERRY RD., TAX MAP 050, PARCEL 185.02, C-1, RURAL CENTER DISTRICT, APPROXIMATELY 1.7 ACRES

ACTION

Mr. Cornell stated he wants a RV garage on the only flat ground is in the back corner of his property. Mr. Jenkins advised to change the property to A-2. Mr. Jenkins explained when the zoning was created other property around there were zoned for rural type business. Most all

property have dwellings on them. It is time to rezone property to the suitable use. He has been told to first have a survey completed to combine the two lots which then will be rezoned to A-2.

ACTION

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

SITE PLAN REQUEST TO BUILD A COMMERCIAL BUILDING, APPLICANT AND PROPERTY OWNER, JOSEPH A. HOUCK, HOUCK CONSTRUCTION CO., INC., 991 GLADSTONE RD., TAX MAP 007A, GROUP A, PARCEL 011.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.2 ACRES

Mr. Houck stated he wants to build an 80' X 125' commercial building on the property. Mr. Jenkins stated the site plan is complete with some minor landscape requirements. Mr. Jenkins when a tenant moves in, he will need to comply with requirements at that time.

ACTION

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

SITE PLAN REQUEST TO BUILD A COMMERCIAL BUILDING, APPLICANT, WILL ROBINSON, PROPERTY OWNER, WILLIAM H. REED III & 6 RED FERN CIRCLE, HICKORY CREEK RD., TAX MAP 004, PARCEL 008.01, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 3.0 ACRES

Withdrawn by applicant.

ACTION

No action taken.

ADMINISTRATIVE REVIEW TO CLARIFY, WHAT WOULD BE CONSIDERED UTILITY FACILITIES NECESSARY FOR THE PROVISION OF PUBLIC SERVICES.

Mr. Jenkins stated under the zoning regulations would we consider these companies a utility? We are simply asking the Planning Commission for their initial response to a future request. We do not have a zoning district for to allow solar panels. Mr. Fitzpatrick, Nexamp is proposing to install fix style solar panels on approximately 37 acres and sell the electricity to only Loudon Utility. TVA has put out an RFP for bid to produce and sell 5% electricity to a distributor. His company has installed solar panels in different counties across the United States. The company is prepared to lease a property for installing solar panels. He brought photographs to show. Mr. Jenkins stated County regulations provide that we must comply with a special exception in R-1.

ACTION

No action taken.

*Loudon County Planning Commission  
April 20, 2021*

REQUEST FOR A PORTION OF OLD MUDDY CREEK ROAD CLOSURE, APPLICANT  
AND PROPERTY OWNER, MICKEY JORDAN, MUDDY CREEK ROAD, TAX MAP 016,  
PARCEL 152.00, R-1/F-1, SUBURBAN RESIDENTIAL DISTRICT/F-1, FLOODWAY  
DISTRICT, APPROXIMATELY 3.5 ACRES

Mr. Jenkins stated the Road Commissioner has agreed they do not intend to use this abandoned road which has not been used for years. The roadbed is grown up and will never be used.

ACTION

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

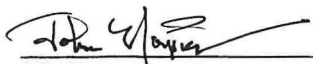
COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS  
NONE

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MARCH 2020  
(ATTACHED)  
None

ADDITIONAL PUBLIC COMMENTS  
None

UPDATE FROM PLANNING DEPARTMENT  
None

ADJOURNMENT  
Adjourned at 6:20 PM

  
Chairman

5 - 18 - 2021  
Date





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MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
APRIL 20, 2021

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present
Jim Brooks		Jim Jenkins, Codes
John Napier		Ron Hutson, Planning
Carlie McEachern, Chairman		Greg Montooth, Planning
Leon Shields		Harold Brown
Ryan Bright		Jessica Stepp
		Brian Fitzpatrick
		John Morris
		Judy Smalling
		Marlene Smalling
		Frances Smalling

### CALL TO ORDER

Carlie McEachern, Chairman called to order at 6:25 PM

### ROLL CALL AND SWEARING IN ALL WITNESSES

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

### APPROVAL OF MINUTES FROM MARCH 16, 2021 MEETING

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

### SPECIAL EXCEPTION REQUEST TO OPERATE AN AUTOMOTIVE REPAIR BUSINESS, APPLICANT, TRAVIS BROWN, PROPERTY OWNER, HAROLD BROWN, 2316 HWY. 11E., TAX MAP 020D, GROUP E., PARCEL 001.00, C-2, GENERAL COMMERCIAL DISTRICT, APPROXIMATELY 1.3 ACRES

Mr. Brown stated we are asking permission to work on customer vehicles. The garage is being used to work on cars owned by him. Mr. Jenkins stated they have permission to work on their own vehicles. The building is being built now on the same property. Mr. McEachern stated the BZA will give the special exception only to Mr. Harold Brown and his son, Travis Brown.

ACTION

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

VARIANCE REQUEST TO BUILD GARAGE WITHOUT A HOUSE ON PROPERTY, APPLICANT AND PROPERTY OWNER, GRETCHEN ROBERTS, HOPE CREEK RD., TAX MAP 003N, GROUP B, PARCEL 032.00, A-1, AGRICULTURE-FORESTRY DISTRICT, APPROXIMATELY 1.0 ACRES

Ms. Roberts stated it is not a garage, it is a barn. It is zoned agricultural. Mr. Jenkins originally planned to build a residence there or park an RV or a boat. Due to a sink hole on the property, she decided instead to build a garage. The barn is to store tractors, etc. The setbacks are met on all sides. Mr. Jenkins stated that originally, she wanted to build a house but due to sink holes she decided to build a garage. The request does not have the required acreage to comply with the agricultural requirement for equipment. Mr. John Morris is opposed because the deed restrictions prevent building an accessory structure without a house built first. There were disagreements with the property owner about restrictions. There is no current Homeowners Association (HOA). Mr. McEachern, Chairman stated the BZA does not make rulings regarding deed restrictions.

ACTION

A motion was made to approve by Mr. Brooks, seconded by Mr. Bright, vote count; 4 yes, 1 no, motion approved.

ADMINISTRATIVE REVIEW TO OPERATE A PET GROOMING BUSINESS, APPLICANT AND PROPERTY OWNER, JORDAN MEECE, 124 COX RD., TAX MAP 33N, GROUP E, PARCEL 016.00, R-1, SUBURBAN RESIDENTIAL DISTRICT, APPROXIMATELY .48 ACRES

Mr. Jenkins stated the property is zoned residential and regulations prevents having business. Home occupations does not specify pet grooming be approved. The business, if approved must be operated in the primary dwelling. It cannot look like there is a business at the location. Ms. Meece stated her experience and training the pet grooming business will take in two dogs a day and no overnight boarding. Parking will be provided in the driveway and on the street. They intent to do the business from an out-building on the property. Judy Smalling stated she has a petition signed by 51 residents opposing the pet grooming business. Marlene Smalling stated her concerns about the increase in traffic. Frances Smalling stated concerns about having enough parking.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

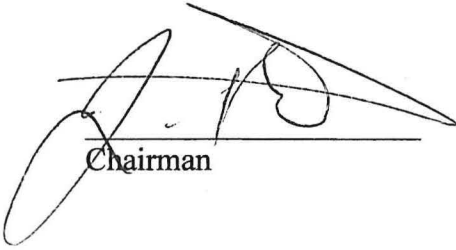
Loudon County BZA  
April 20, 2021

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:55 PM



Chairman

5-18-21  
Date