



Loudon County Planning Department

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www.loudoncounty-tn.gov

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
MAY 18, 2021
5:30 p.m.

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

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 APRIL 20, 2021 MEETING

Roll was called by Mr. Hutson. Mr. Waller stated there are two errors in Item A and B under the ACTION heading. The errors were that both actions were not approved, they were both tabled and should be placed to be placed on the May meeting agenda.

ACTION

A motion was made to approve by Mr. McEachern, seconded by Mr. Brooks and unanimously approve the April minutes with the corrections as stated.

PRELIMINARY SUBDIVISION REQUEST FOR 6 LOTS, APPLICANT, RICHARD LEMAY, JR., PROPERTY OWNER, RONALD GOBLE, 2020 WILKERSON RD., TAX MAP 017, PARCEL 090.00, A-2. RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 9.1 ACRES

Mr. Jenkins stated that everything looks to be in order with exception of a variance for sidewalks which should be included on the final subdivision request.

ACTION

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

SUBDIVISION REQUEST FOR 3 LOTS, APPLICANT, THOMAS HARVEY, PROPERTY OWNERS, SALLYANNE AND THOMAS CONGDON, 8430 LAKELAND DRIVE, TAX MAP 017, PARCEL 039.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 11.5 ACRES

Mr. Harvey stated this was originally a 4-lot subdivision. Which did not meet the setback requirements which caused us to reduce it to 3 lots to meet the setbacks. Mr. Jenkins stated that it all is in order and can be approved.

ACTION

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

Mr. Harvey stated all that is needed should be signatures. Mr. Jenkins stated that is all in order.

ACTION

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

SUBDIVISION REQUEST FOR 3 LOTS, APPLICANT AND PROPERTY OWNER, JEFFERY TODD FIPPS, FIPPS LANE, GREENBACK, TN., TAX MAP 079, PARCEL 059.00, A-1, AGRICULTURAL-FORESTRY DISTRICT, APPROXIMATELY 7.8 ACRES

Mr. Fipps stated that we have one piece of land and now plan to divide into 3 pieces. Mr. Jenkins stated that it all looks to be in order.

ACTION

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

SUBDIVISION REQUEST FOR 4 LOTS, APPLICANT, DAVID HARBIN, PROPERTY OWNERS, KOPANONG LODGE USA, LLC, LOT 1, RICHARD & LESLIE CONSOLI, LOT 2, RAY & TRICIA SEXTON, LOT 3, RAY SEXTON, LOT 4, MILLERWOOD LANE, TAX MAP 028C, GROUP A, PARCELS, 001.00,002.00,003.00, AND 004.00, APPROXIMATELY 5.8 ACRES

Mr. Duncan stated the original sets backs were incorrect and were corrected by our survey company.

ACTION

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

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 approve, seconded by Mr. Waller and unanimously approved.

SITE PLAN REQUEST TO BUILD A COMMERCIAL BUILDING (LUTTRELL COMMUNITY CENTER), APPLICANT AND PROPERTY OWNER, LOUDON COUNTY, TN., 2540 OAKLAND ROAD, TAX MAP 076 PARCEL 006.01, C-1, RURAL CENTER DISTRICT, APPROXIMATELY 2.8 ACRES

Ms. Huskey was present but made no statement.

ACTION

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

SUBDIVISION NAME CHANGE FROM YELLOWWOOD TO RIVER COVE, APPLICANT AND PROPERTY OWNER, STEWART ROSSI, SUMMIT HILL DR., A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 53 ACRES

Nobody present.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated there is a need to change the Planning Commission meeting date. The County Commission would like recommendations. One recommended day is the second Tuesday of the month. Ms. Hunter stated the solid waste meetings are held on the second Tuesday of each month and there is a problem with moving the meeting to the County building because the possibility of having a large enough meeting room in the event there are many people to attend the meeting. The County building cannot provide a large meeting room. The final decision will come from the County Commission regarding the best date. The Planning Commission agreed the second Tuesday seem to be the best date.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR APRIL 2020
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:10 PM

Chairman

Date



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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
MAY 18, 2021

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks	Carlie McEachern, Chairman	Jim Jenkins, Codes
John Napier	Ryan Bright	Ron Hutson, Planning
Leon Shields		Greg Montooth, Planning
		Cary Crisp
		Nathan Scott
		Audience Members

CALL TO ORDER

Mr. Brooks, called to order at 6:15 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM APRIL 20, 2021 MEETING

A motion was made to approve with one error correction stated by Mr. Napier; April minutes by Mr. Brooks, seconded by Mr. Shields and unanimously approved.

VARIANCE REQUEST TO REDUCE REAR YARD SETBACK BY 11', APPLICANT AND PROPERTY OWNER, CARY CRISP, 139 CASSIDY COURT, TAX MAP 10F, GROUP A, PARCEL 012.00, R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT

Mr. Crisp stated that he wants to add glass windows on the back porch which was built at the time the house was built. The house did not meet the rear setback at that time. Mr. Jenkins stated that the survey submitted at that time did meet the rear setback but the house, including the porch did not meet the rear setback as shown on the drawing.

ACTION

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

VARIANCE REQUEST TO REDUCE FRONT YARD SETBACK BY 5', APPLICANT AND PROPERTY OWNER, NATHAN SCOTT, 701 DAILEY AVE., TAX MAP 033K, GROUP F, PARCEL 015.00, R-1, SUBURBAN RESIDENTIAL DISTRICT

Mr. Scott stated the house was built 5' closer to the street and does not meet the required set back. Mr. Jenkins does approve of the variance request.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:25 PM

Chairman

Date