

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 July 9, 2024
ACTION

Members Present	Members Absent	Others Present
Mike Waller	Jimmy Williams	Phil Bunch, Planning and Codes
Keith Buckles		James Jenkins, Planning and Codes
Todd Kennedy		Jeannie Burchfield, Planning and Codes
Leon Shields		Holli Tucker, Zoning
Jim Brooks		Chad Bell
John Napier, Chairman		Deborah & Stewart Rossi
Pam McNew, Secretary		Dale Costner
Ryan Bright		Lon Shockley
		Matthew Tink
		Zane Madtes

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

Conducted by Jeannie Burchfield

APPROVAL OF MINUTES FROM JUNE 11, 2024 MEETING

ACTION

Mr. Waller made a motion to approve the minutes, seconded by Mrs. McNew and unanimously approved.

COMMERCIAL SITE PLAN, APPLICANT LOUDON COUNTY BOARD OF EDUCATION, TAX MAP 070, PARCEL 178.00, LOCATED 400 CHILHOWEE AVE, A-1 AGRICULTURE-FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 15.5 ACRES

Mr. Jenkins addressed the board; this is for the Greenback High School ball fields for 2 open pavilions for the batting cages to be constructed on the property.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Shields and unanimously approved

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT/PROPERTY OWNER COOK BROTHERS CONSTRUCTION, TAX MAP 016E, GROUP A, PARCELS 032.00, 065.00, 066.00 & 067.00, LOCATED 377 CEDAR BRANCH TRAIL, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6

A representative for Cook Brothers stated that nothing was actually changing with the home sites, this was to relocate the sidewalks from one side of the street to the other due to the grade on the original plat.

ACTION

Mr. Waller made a motion to approve and 2nd by Mrs. McNew and unanimously approved

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER COOK BROTHERS CONSTRUCTION, TAX MAP 016E, GROUP A, PARCEL 064.00, LOCATED 139 DOGWOOD PLACE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6

The representative for Cook Brothers stated that this was to adjust lot lines to meet the setbacks for the community pavilion and swimming pool

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Kennedy and unanimously approved

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER ZANE MADTES, TAX MAP 049, PARCEL 031.02, LOCATED VONORE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 5 ACRES

Mr. Madtes addressed the board, stating the subdividing on his property was so that he could have the give each son a parcel of property.

ACTION

Mrs. McNew made a motion to approve and 2nd by Mr. Bright and unanimously approved

SUBDIVISION PLAT FOR 5 LOTS, APPLICANT/PROPERTY OWNER DEBORAH ROSSI, TAX MAP 051, PARCEL 008.00, LOCATED 70 SUMMIT HILL DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 13.26 ACRES

Mrs. Rossi stated that this was a large parcel of property that she is subdividing into 2.5 acre parcels.

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Buckles and unanimously approved

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER DANIEL ANDERSON, TAX MAP 011, PARCEL 224.00, LOCATED 14436 VIRTUE RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 14.05 ACRES

No show from property owner at meeting but the board did approve the plat. The property owner contacted the planning office requesting that this item be pulled from the agenda as they will be making changes to the original plat. The property owner will resubmit a new plat and go thru the process again for review

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Kennedy and unanimously approved

SUBDIVISION PLAT FOR 6 LOTS TO 1 LOT, APPLICANT/PROPERTY OWNER GERALD COLE, TAX MAP 033K, GROUP B, PARCEL 001.01, LOCATED LEE HWY, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1

No show from property owner at meeting. Mr. Jenkins stated that the plat has been reviewed and looked to be in order with no issue.

ACTION

Mr. Shields made a motion to approve and 2nd by Mr. Brooks and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER MICHAEL WALLER, TAX MAP 011, PARCEL 283.01, LOCATED MARTEL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, REZONE APPROXIMATELY 5.25 ACRES

Mr. Waller addressed the board and stated that he owns 37.5 acres, and 5.25 acres is located on the north side of Martel Rd, and that is property that he would like rezoned to A-3 so that it can be developed into five, one acre lots for new homes to be constructed

ACTION

Mr. Shields made a motion to approve and 2nd by Mr. Brooks and unanimously approved. Mr. Waller recused himself from voting

REZONE REQUEST FROM C-2 TO A-3 ZONING, APPLICANT TRAVIS RENO/PROPERTY OWNER JAY LINDSEY, TAX MAP 084, PARCEL 038.00, LOCATED 7588 HWY 411 SOUTH, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3, APPROXIMATELY 1.02 ACRES

Representative with Knoxville Title Agency representing Mr. Reno discussed that the applicant put a contract on this property for a single-family home and was not aware at the time that the current zoning was C-2 which doesn't allow homes so that is the reason for the rezone request.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mrs. McNew and unanimously approved

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT SHAYLA LUNSFORD/PROPERTY OWNER PAUL LUNSFORD JR, TAX MAP 082, PARCEL 007.00, LOCATED 826 OAKLAND RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 2.02 ACRES

Ms. Lunsford would like to have the property rezoned to A-3 so that it can be subdivided into 2 parcels, each parcel will be 1 acre each

ACTION

Mr. Bright made a motion to approve and 2nd by Mr. Waller and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER DEBBIE CORDELL CABLE, TAX MAP 042, PARCEL 038.00, LOCATED 7600 LITTLE VALLEY RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, REZONE APPROXIMATELY 1 ACRE

Mr. Chad Bell spoke on behalf of his mother Mrs. Cable, would like one acre to be rezoned to A-3 so that a new home can be constructed on the property

ACTION

Mrs. McNew made a motion to approve and 2nd by Mr. Waller and unanimously approved

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT LON SHOCKLEY, PROPERTY OWNER MELISSA FEE, TAX MAP 060, PARCEL 120.00, LOCATED 5710 BROOK RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, REZONE APPROXIMATELY 1 ACRE

Mr. Shockley would like one acre to be rezoned for a new home

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Shields and unanimously approved

REZONE REQUEST FROM A-2/R-E TO A-3/R-E, APPLICANT/PROPERTY OWNER DALE COSTNER, TAX MAP 056, PARCELS 052.00 & 054.00, LOCATED 4790 STEEKEE RD/5042 CORINTH CHURCH RD, A-2 RURAL RESIDENTIAL DISTRICT/R-E SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, DISTRICT 4

Mr. Jenkins addressed the board that this was a rezone request so that Mr. Costner can adjust the lot lines on both parcels of 052.00 & 054.00, each parcel will be at least one acre each

ACTION

Mr. Waller made a motion to approve and 2nd by Mr. Bright and unanimously approved

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that all the rezones from last month were approved by County Commission

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY 2024 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins stated that the June 28th, 2024, was the deadline for the old subdivision regulations

ADJOURNMENT

Adjourned at 5:49 PM

Chairman

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 July 9, 2024

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks, Chairman		Phil Bunch, Planning
Mike Waller		James Jenkins, Planning and Codes
John Napier		Jeannie Burchfield, Planning
Leon Shields		Holli Tucker - Zoning
Ryan Bright		Jeff Cline
		David Dudley
		Kevin Hudson
		Brian Johnson

CALL TO ORDER

Mr. Brooks called to order at 5:51 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

Jeannie Burchfield conducted roll call and Mr. Brooks swore in all witnesses.

APPROVAL OF MINUTES FROM JUNE 11, 2024 MEETING

Mr. Shields made a motion to approve the minutes and 2nd by Mr. Waller and unanimously approved.

VARIANCE REQUEST TO BUILD ACCESSORY STRUCTURE IN FRONT YARD,
 APPLICANT/PROPERTY OWNER GRAYSON HICKS, TAX MAP 072, PARCEL 067.00,
 LOCATED 12817 BLUE SPRINGS RD, C-1 RURAL CENTER DISTRICT, DISTRICT 4,
 APPROXIMATELY 0.71 ACRES

Mr. Hicks addressed the board, he originally wanted to build a garage but now will only be doing a metal carport.

ACTION

Mr. Shields made a motion to approve and 2nd by Mr. Bright and unanimously approved

VARIANCE REQUEST FOR EXISTING ACCESSORY STRUCTURE WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER JEFF CLINE, TAX MAP 047, PARCEL 058.04, LOCATED 6555 DRY VALLEY RD, A-2/F-1, RURAL RESIDENTIAL DISTRICT, FLOODWAY DISTRICT, DISTRICT 4, APPROXIMATELY 8.15 ACRES

Mr. Cline stated that the size of his accessory structure is a 30'x 30'. Mr. Clines' intention is to build a residential home on the property within a year. Mr. Jenkins stated to the board that this was a unique property, this was a large parcel that had been subdivided into smaller tracts and is owned by the family. Mr. Cline was not aware at the time that he would need to obtain a building permit for the accessory structure.

ACTION

Mr. Waller made a motion to approve the request, and that Mr. Cline has one year to obtain a home building permit and start the process of construction and 2nd by Mr. Bright and unanimously approved

VARIANCE REQUEST TO BUILD ACCESSORY STRUCTURE IN FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER TERRY PATTON, TAX MAP 017, PARCEL 088.00, LOCATED 2036 WILKERSON RD, A-2/F-1, RURAL RESIDENTIAL DISTRICT, FLOODWAY DISTRICT, DISTRICT 6, APPROXIMATELY 1.51 ACRES

Mr. Patton addressed the board with his request, he had previously presented to the board that all of the surrounding neighbors to his property had no issues with his request to build the structure. He would like this structure so that he can store his personal property. Mr. Jenkins stated that where the site plan shows where the proposed building would not meet the front yard setback of the adjoining property. The proposed site would only be 15' instead of the 40' front yard requirements. The building size would be 40'x 35' with a big high bay in the center. Mr. Patton stated that his engineer states he would be 10' to 15' from the rear property line of lot 4. Mr. Jenkins states this is an administrative review of the adjoining lot 4 and the front of Mr. Patton's lot, Mr. Jenkins stated you would need to establish the front, rear & side yard setbacks of the adjoining lots and Mr. Jenkins states this would be a front yard violation of the adjoining property.

ACTION

Mr. Shields stated due to the size of the building and being in violation of setbacks he would make a motion to deny the request, and 2nd by Mr. Waller and unanimously approved to deny. Mr. Patton asked if he could appeal the decision of the board and Mr. Jenkins stated yes, through the court system.

ADMINISTRATIVE REVIEW FOR DETERMINATION OF THE FRONT LOT LINE LOCATION AND ALLOWABLE AREA OF THE LOT, APPLICANT GEOFF BRUTON, TAX MAP 020, PARCEL 081.00, LOCATED 4300 BROWDER HOLLW RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2, APPROXIMATELY 0.68 ACRES

Mr. Jenkins states this is administrative review, the applicant has an accessory building, no permit was required as the building is not over 500 sq ft and is not on permanent foundation. This came to the codes office as a neighboring complaint. Mr. Jenkins states this is a unique property with a strip of it going parallel. The building size is 12' x 40'. According to the GIS map measuring tool the strip is about 20' to 25' feet wide, the property owners state the width is 40', a survey would need to be done to get a true accurate measurement of the strip. This review is to establish the front, side & rear lines of this property. The board does agree that where the building is placed on the property would be considered the front yard. Mr. Shields stated that if you are going to request a variance through the Board of Zoning, he would like to see a legal stamped survey of the property.

ACTION

No action was taken by the board as a vote.

VARIANCE REQUEST TO BUILD DETACHED GARAGE IN FRONT/SIDE YARD. APPLICANT/PROPERTY OWNER BRIAN JOHNSON, TAX MAP 070L, PARCEL 013.00, LOCATED 731 CALHOUN DR, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 0.69 ACRES

Mr. Johnson addressed the board with his request. Mr. Waller asked if this had come in front of the board before and Mr. Jenkins stated that about 7 months ago it was on the agenda, no show from property owner twice and the board voted to deny the original request. Mr. Jenkins states that in the City of Greenback where this property is located that no accessory structure shall be erected in the front or side yard and shall not cover more than 30% of any rear yard and shall be at least 5 feet from all lot lines. This building would be in multiple Greenback code violations. An audience member stated to the board that the people that reside on Calhoun Drive are very much against this building.

ACTION

Mr. Shields made a motion to deny and 2nd by Mr. Waller and unanimously denied the request

VARIANCE REQUEST FOR 7' FRONT YARD SETBACK TO BUILD A 8' X 14' DECK, APPLICANT/PROPERTY OWNER DAVID DUDLEY, TAX MAP 016, PARCEL 232.00, LOCATED 13716 MARTEL RD, R-1 SUBURBAN RESIDENTIAL DISTRICT/R-E SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, DISTRICT 6, APPROXIMATELY 0.53 ACRES

Mr. Dudley and his wife bought a mobile home from Oakwood Homes in Powell and had it placed on his recently purchased property. The home meets the minimal required setbacks but that doesn't leave space for the front deck that he would like to build without violating the front yard setback. He is required to have at least a 3'x 3' landing by state laws. Mr. Napier asked if the deck would be covered, and he stated that it would not be.

ACTION

Mr. Napier made a motion to approve and 2nd by Mr. Bright and unanimously approved with no roof on deck. Mr. Waller opposed.

VARIANCE REQUEST FOR OUTSIDE BUSINESS SIGN, APPLICANT KEVIN HUDSON, TAX MAP 007, PARCEL 067.00, LOCATED 19668 US HWY 11, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Hudson stated that the building at some point before was a Subway restaurant and he went off of the original Subway sign dimensions not aware that the sign was too large for the square footage on the space per the regulations.

ACTION

Mr. Napier made a motion to approve and 2nd by Mr. Waller and unanimously approved

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

Mr. Jenkins addressed the board that a property owner contacted the Property Assessors Office on a piece of property about 8 acres located on Hwy 70 that currently has 2 houses on the tract that have been there for years. The deed to the property prior to zoning shows 3 tract descriptions. The property has since been combined into one lot. Mr. Jenkins asked the board members if they would consider that this property show as a lot of record exemption for the 2 houses? The board agreed that this property would stay as a lot of record.

ADJOURNMENT

Adjourned at 6:50 pm

Chairman

Date

