

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER BILL BISHOP, TAX MAP 058, PARCELS 043.00 & 044.00, LOCATED 1000 BISHOP RD, A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 1

Representative for Mr. Bishop stated that he is adding a 2.71 acre lot with his house and the old farmhouse will be subdivided off the property on an acre parcel.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT TERRY PATTON, PROPERTY OWNER TRUE TO LIFE, TAX MAP 017, PARCELS 088.00, 088.02, & 088.03, LOCATED WILKERSON RD, A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 6,

Mr. Patton addressed the board; this plat was for lot line adjustments so that he could construct a garage on his property within the setbacks.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT WARD LAND SURVEYING, PROPERTY OWNER ROBERT HUDSON, TAX MAP 019, PARCEL 075.01, LOCATED 6300 HUBBARD RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5

Steve Ward was present representing Robert Hudson. This property has 3 dwellings on the property that have been there for a period of time, it would have been a lot of record but at some point, in the past, they sold off a piece of the property and it is now not a lot of record. This subdivision plat will get the property back in compliance with zoning so that they can obtain a building permit.

ACTION

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

REZONE REQUEST FROM R-1 TO C-2 ZONING, APPLICANT WELSHMAN PROPERTIES
PROPERTY OWNER WILLIAM LEWELLYN, TAX MAP 070L GROUP B, PARCELS 007.00
THRU 010.00, LOCATED MAPLE STREET, R-1 SUBURBAN RESIDENTIAL DISTRICT,
DISTRICT 3

The property owner addressed the board members. When it purchased the property, he was informed that the current zoning was R-1 and Mr. Jenkins stated that if the property became a total loss, he would not be able to rebuild as it is. He owns a 3D printing company and that is why he requested a C-2 zone. Mr. Jenkins stated that this will go to the City of Greenback to vote.

ACTION

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

REZONE REQUEST FROM A-1/R-E/F-1 TO A-3/R-E/F-1 ZONING,
APPLICANT/PROPERTY OWNER PAMELA HOOD, TAX MAP 036, PARCEL 158.00,
LOCATED 270 KISER STATION RD, A-1 AGRICULTURE FORESTRY DISTRICT, SINGLE
FAMILY EXCLUSIVE OVERLAY DISTRICT, FLOODWAY DISTRICT, DISTRICT 3,
REZONE APPROXIMATELY 1.796 ACRES ONLY

Mrs. Hood would like to subdivide the farmhouse off of the property so that she can sell the house and 1.796 acres only.

ACTION

Mr. Brooks 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
DONNIE DEBUTY, TAX MAP 084, PARCEL 085.00, 7299 NILES FERRY RD, A-2 RURAL
RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 1 ACRE ONLY

Surveyor Zeb Beason spoke on behalf of the property owner. The property currently has two dwellings, and this rezone request is to be able to subdivide the homes on the property.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT TONYA GLENN, TAX
MAP 084, PARCEL 069.02, LOCATED 859 MCGHEE RD, A-2 RURAL RESIDENTIAL
DISTRICT, DISTRICT 3, APPROXIMATELY 1 ACRE

Mr. Glenn explained to the board this rezone is so he can subdivide one acre off so his son can build a house.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Waller and unanimously approved REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT ANTHONY GARNER, PROPERTY OWNER STEVE HARRISON, TAX MAP 077, PARCEL 008.00, LOCATED MAYO RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 2 ACRES ONLY

This rezone request is so that he could subdivide to give to his children.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT/PROPERTY OWNER TY DAVIS, TAX MAP 076, PARCEL 055.00, LOCATED 15101 SUNNYSIDE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 3 ACRES ONLY

Mr. Davis would like to subdivide the small tract segregated by the road so his sister could build a home.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT/PROPERTY OWNER LESLIE PAYNE, TAX MAP 072, PARCEL 058.08, LOCATED 8475 ERIE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 1 ACRE ONLY

Mr. Payne wants to subdivide one acre so his in laws can build a home.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that all the rezones from last month were approved by the County Commission. He also stated that they approved the county road standards.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR AUGUST (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:51 PM

Chairman

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 October 8, 2024

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Ryan Bright		Phil Bunch, Planning
Mike Waller		James Jenkins, Planning and Codes
John Napier		Jeannie Burchfield, Planning
Leon Shields		Holli Tucker - Zoning
Jim Brooks - Chairman		

CALL TO ORDER

Mr. Brooks called to order at 5:53 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM SEPTEMBER 10, 2024, MEETING

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

VARIANCE REQUEST TO COMBINE 2 LOTS ON A 6 LOT SHARED DRIVEWAY AND SUBDIVIDE A LARGER TRACT INTO 2 LOTS LEAVING 6 LOTS ON THE SHARED DRIVEWAY. APPLICANT/PROPERTY OWNER SALVADOR MEJIA, TAX MAP 041, PARCEL 110.00, LOCATED 7618 HWY 72 SOUTH, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1

Mr. Jenkins stated this was a shared driveway that was created years ago, and now the standards for shared driveways have changed. The property owner wants to combine the two smaller tracts into one tract, and the large tract at the end he wants to create two tracts that will be larger than 5 acres each. It will leave the same number of tracts which was originally six but now our regulations are for four only.

ACTION

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

VARIANCE REQUEST TO OCCUPY GUINEA PIG RESCUE ON PROPERTY, APPLICANT SHAWN BAUMAN, PROPERTY OWNER JAMIE ROBERTS, TAX MAP 009, PARCEL 127.00, LOCATED 1254 US HWY 70, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

The property owners addressed the board. There was a discussion with the board members.

ACTION

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

VARIANCE REQUEST TO BUILD GARAGE WITHOUT PRIMARY DWELLING, APPLICANT/PROPERTY OWNER RUSSELL HOLLAND, TAX MAP 059, PARCEL 009.00, LOCATED 901 BEELER LOOP RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Holland would like to store his personal property on this property without primary dwelling. He does not intend to build a residence on the property.

ACTION

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

VARIANCE REQUEST FOR 15' FRONT YARD SETBACK, APPLICANT/PROPERTY OWNER YENI SANCHEZ, TAX MAP 067, PARCEL 084.00, LOCATED 612 CALDWELL RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

The property owner described to the board members that there was a smaller trailer on the property, and she is now moving in a doublewide which is larger, and she needs the variance due to where the existing septic is on the property.

ACTION

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

ADMINISTRATIVE REVIEW ON DETERMINATION OF ZONING INTERPRETATION,
APPLICANT MICHAEL PACKETT, TAX MAP 020, PARCEL 081.00, LOCATED 4300
BROWDER HOLLOW RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 2

Mr. Packett addressed the board with his concerns on the accessory structure that sits on his neighbor's property. On the July agenda we had an administrative review to determine the front lot line of the neighbor's property and in that meeting there was discussion between Mr. Jenkins and the board members to determine the front, side & rear yard. On the September agenda we had a variance request for the front yard setback, it was determined after the July meeting that the structure was in compliance and no action was needed in the September meeting.

ACTION

Mr. Bright made a motion and 2nd by Mr. Waller to uphold the recommendation presented in September that the building complies with Loudon County regulations

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:23 pm

Chairman

Date