



ROAD CLOSURE REQUEST, APPLICANT/PROPERTY OWNER TIM BIVENS, TAX MAP 005K, GROUP E, PARCEL 015.00, LOCATED 500 ENGEL ROAD, R-1/F-1 SUBURBAN RESIDENTIAL DISTRICT, FLOODWAY DISTRICT, DISTRICT 1

Property Owner Mr. Bivens addressed the board explaining that he would like the road closed due to the road splitting his property in half. Mr. Jenkins stated the highway department had no issue with closing the road and releasing the right of way to the property owners.

ACTION

Mrs. McNew made a motion to approve and 2<sup>nd</sup> by Mr. Kennedy and unanimously approved

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT STERLING ENGINEERING, PROPERTY OWNER CHESTER FRANKLIN, TAX MAP 027, PARCEL 017.01, LOCATED 821 ALLEN SHORE DRIVE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 2.33 ACRES

No show from applicant or property owner

ACTION

Mr. Brooks made a motion to table and 2<sup>nd</sup> by Mrs. McNew and unanimously approved to table

SUBDIVISION PLAT FOR 5 LOTS, APPLICANT/PROPERTY OWNER SHANNON LITTLETON, TAX MAP 068, PARCEL 003.00, LOCATED 2387 WADE RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 2.78 ACRES

Mr. Littleton was not able to attend so surveyor James Hair spoke on his behalf.

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Brooks and unanimously approved

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER GERALD COLE, TAX MAP 033K, GROUP B, PARCEL 001.01, LOCATED LEE HWY, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 1

Mr. Chris Rogers, partial owner of the property, addressed the board. This will be a storage facility for boats, campers & RVs. This will be an open-air storage facility, no buildings with a gravel lot and only paved up to the entrance where the control unit will be, the area will have a five-foot fence with three strands of barbed wire.

ACTION

Mr. Shields made a motion to approve the request but stated that if the property owner decided in the future to add a structure or covered slips, they will need to come back to the board and ask for a special exception. Mrs. McNew 2<sup>nd</sup> the motion and unanimously approved

COMMERCIAL SITE PLAN, APPLICANT AARON FOSHEE, PROPERTY OWNER  
HICKORY CREEK PROPERTIES, TAX MAP 007, PARCEL 006.00, LOCATED 13701  
HICKORY CREEK RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Foshee would like to add a building to the property to store trucks in. Mr. Jenkins added that this is just an accessory structure as the property already has a primary structure.

ACTION

Mr. Kennedy made a motion to approve and 2<sup>nd</sup> by Mr. Shields and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER  
LARRY PRESNELL, TAX MAP 079, PARCEL 109.00 & 111.00, LOCATED 7115 HWY 411,  
A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Presnell stated that his son is buying the house on the one acre and he wanted to just add another ½ acre to the lot.

ACTION

Mr. Brooks made a motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT DANA ZEHNER,  
PROPERTY OWNER ELOISE ZEHNER, TAX MAP 005J, GROUP A, PARCEL 026.00,  
LOCATED 673 MONTVIEW DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5,  
APPROXIMATELY 7.46 ACRES

Ms. Dana Zehner spoke representing the estate. She stated that they would like to subdivide the property into four or five lots, depending on the outcome of the survey. She did state the lots on the other side of Montview Drive are about one acre in size also.

ACTION

Mr. Kennedy made a motion to approve and 2<sup>nd</sup> by Mr. Shields and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER  
BRYAN WATT, TAX MAP 035, PARCEL 074.01, LOCATED 2539 VINEYARD RD, A-2  
RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Watt addressed the board; he is purchasing 0.06 acres from his neighbor to add to his parcel so that he can build a garage on his property.

ACTION

Mr. Brooks made a motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT JAMES HAIR, PROPERTY OWNER WILLIAM KELLAM, TAX MAP 039, PARCEL 087.02, LOCATED 600 BRADSHAW HOLLOW RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 5.95 ACRES

Surveyor James Hair spoke on behalf of the property owner. Mr. Hair explained to the board that a subdivision plat had already been previously approved for this property, which showed the property divided into three parcels prior to the new zoning laws. A mobile home was placed on the property and in the process was placed close to a property line so Mr. Hair had to reconfigure the property so that the home would meet the required setbacks. In the process of reconfiguring the property line, it now must meet the latest zoning requirements and that is the reason for the above request. If the rezone request is approved the newest plat will be submitted to the planning office for review. The board heard opposition for two neighbors.

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved

REZONE REQUEST FROM C-2 TO R-1 ZONING, APPLICANT KRISTIE SCARBROUGH, PROPERTY OWNER WAEL ABEAD, TAX MAP 015, PARCEL 215.00, LOCATED 1860 OLD HWY 95, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 2

Ms. Scarbrough explained to the board that the property was acquired about a year ago as residential property. The rezone request is so that the property owner can obtain the correct permits for the accessory structure and pool.

ACTION

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

A RESOLUTION AMENDING THE LOUDON COUNTY RESOLUTION FOR SECTION 4.120 DEVELOPMENT STANDARDS FOR CEMETERIES

Mr. Jenkins stated that the current regulation for cemeteries requires a minimum 20-acre parcel. The new regulation will still be minimum 20-acre parcel except for federally recognized nonprofit which will have a minimum of 5 acres. All structures shall meet the required setbacks of their current zoning districts. Also, must comply with permit requirements and go through the Planning Commission process.

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Bright and unanimously approved

A RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK, AND THE PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE III, GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, A. STREETS, SECTION 2, RELATION TO ADJOINING STREET SYSTEM

Mr. Jenkins stated that this is an item that has already been through a workshop, a few items changed, and Mr. Jenkins addressed those with the board members. Some of the changes included was the verbiage of greater of nine lots or nine dwellings' units, traffic studies, and these regulations shall apply to all land in Loudon County including land inside the UGB of Greenback, Philadelphia, Loudon & Lenoir City and any municipal land or land adjacent jurisdiction connecting to a county road.

ACTION

Mr. Brooks made a motion to approve and 2<sup>nd</sup> by Mr. Shields 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.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR NOVEMBER (ATTACHED)

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins advised the board members that our November 2025 meeting date is on a scheduled holiday, so the board decided to move our regular Tuesday night meeting to Wednesday.

ADJOURNMENT

Adjourned at 6:08 PM

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Chairman

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MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 December 10, 2024

*Immediately following the Planning Commission Meeting*

| Members Present       | Members Absent | Others Present                    |
|-----------------------|----------------|-----------------------------------|
| Ryan Bright           | Mike Waller    |                                   |
|                       |                | James Jenkins, Planning and Codes |
| John Napier           |                | Jeannie Burchfield, Planning      |
| Leon Shields          |                | Holli Tucker - Zoning             |
| Jim Brooks - Chairman |                | Heath Schuler                     |
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CALL TO ORDER

Mr. Brooks called to order at 6:10 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM OCTOBER 8, 2024, MEETING

Mr. Napier made a motion to approve the minutes and 2<sup>nd</sup> by Mr. Bright and unanimously approved.

SPECIAL EXCEPTION REQUEST TO USE PROPERTY FOR DOG BOARDING & TRAINING FACILITY, APPLICANT/PROPERTY OWNER PET RESORTS RE HOLDINGS, TAX MAP 047, PARCEL 068.01, LOCATED 6771 JIM DYKE ROAD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 150 ACRES

Mr. Heath Schuler addressed the board. They would like to construct a 30’x 60’ building to use for dog boarding as they are currently transporting dogs from their Knoxville facility to this property for training purposes. The regulations state that they can have up to 40 dogs for training purposes. Mr. Napier questioned the noise issues and Mr. Schuler stated that the building will be insulated, heated and cooled for boarding. Two opposing neighbors did address their concerns to the board.

ACTION

Mr. Shields made a motion to approve and 2<sup>nd</sup> by Mr. Napier and unanimously approved

ADMINISTRATIVE REVIEW FOR NOTICE OF VIOLATION, APPLICANT/PROPERTY OWNER BRUCE WILLIAMS, TAX MAP 042, PARCEL 041.00, LOCATED 8284 POPLAR SPRINGS RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1

Mr. Williams' son spoke to the board on behalf of his father. Mr. Williams explained to the board that the ground was poor and overgrown, and he was having leaves dumped on the property for compost in hopes of improving the soil on the property. Mr. Jenkins stated to the board that a letter was sent to the property owner for violation of illegal waste disposal. Mr. Jenkins spoke with Tellico Village POA, the POA has a deal with the property owner to clean up his land and dump leaves from the village and the property owner would receive money for this service.

ACTION

Mr. Sheilds made a motion that the property owner could continue to have leaves only dumped for a period of 24 months and continue to work closely with Mr. Jenkins on this and 2<sup>nd</sup> by Mr. Napier and unanimously approved

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:43 pm

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Chairman

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Date