

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

December 10, 2024

ACTION

Members Present	Members Absent	Others Present
Todd Kennedy	Ryan Bright	James Jenkins, Planning & Codes
Jim Brooks		Phil Bunch, Planning
Leon Shields		Jeannie Burchfield, Planning
Mike Waller		Holli Tucker, Zoning
Jimmy Williams		Deb Rossi
John Napier, Chairman		Doyle Chadwell
Pam McNew, Secretary		Sean Smith
Keith Buckles		Jeff Franklin
		Debra Lee
		Thomas Koenig
		Chris Gollither
		Raymond Cooper
		Derick Jones

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 DECEMBER 10, 2024 MEETING

ACTION

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

ANNUAL MEETING, ELECTION OF PLANNING COMMISSION OFFICERS

ACTION

Mr. Waller made a motion to keep officers as seated, and 2nd by Mr. Williams unanimously approved

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT CHRIS ROSSER, 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

A representative for Sterling Engineering addressed the board, this plat will be for three single family residents

ACTION

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

SUBDIVISION PLAT FOR 5 LOTS, APPLICANT DEBORAH ROSSI, PROPERTY OWNER GIESLER FAMILY HOLDINGS, TAX MAP 051B, GROUP A, PARCEL 023.00, LOCATED SUMMIT HILL DR, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3,

Mrs. Rossi spoke on behalf of the property owner for final plat approval.

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT/PROPERTY OWNER DEBORAH ROSSI, TAX MAP 051, PARCEL 008.00. LOCATED SUMMIT HILL DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mrs. Rossi addressed the board for final plat approval.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT ROGER BORING, PROPERTY OWNER RECKLESS PROPERTY, TAX MAP 080, PARCEL 013.01, LOCATED 100 TARWATER ROAD, M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 3

No show from applicant or property owner

ACTION

Mr. Brooks made a motion to table and 2nd by Mr. Waller and unanimously approved to table

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER DOYLE CHADWELL, TAX MAP 056, PARCEL 178.00, 930 CORINTH CHURCH RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 3.18 ACRES

Mr. Chadwell stated that he would like to subdivide their property so that they can sell the larger parcel of property.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT STEVENS SIMMONS, PROPERTY OWNER JONATHAN MENDOZA, TAX MAP 036, PARCELS 123.00 & 123.01, LOCATED 5805 UNITIA RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

No show from applicant or property owner

ACTION

Mr. Waller made a motion to table and 2nd by Mr. Brooks and unanimously approved to table

REZONE REQUEST FROM A-2/F-1 TO A-3/F-1 ZONING, APPLICANT/PROPERTY OWNER THOMAS KOENIG, TAX MAP 028, PARCEL 071.00, LOCATED 22606 BEALS CHAPEL RD, A-2 RURAL RESIDENTIAL DISTRICT/FLOODWAY DISTRICT, DISTRICT 6, APPROXIMATELY 1.56 ACRES ONLY

Mr. Koenig addressed the board; the property has a home built in 1792 that he would like to subdivide that home onto a 1.56-acre lot from the original property. He will also be gifting acreage to both of his two daughters.

ACTION

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

REZONE REQUEST FROM C-2 TO R-1 ZONING, APPLICANT/PROPERTY OWNER RAYMOND COOPER, TAX MAP 070L, PARCEL 019.00 & 019.01, LOCATED 600 CHILHOWEE AVE, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3

Mr. Cooper purchased this property in 1986 and lived there until 2005. He would like to demo the existing the home but was notified when he came into the codes office for the demo permit that due to the current zone of C-2, he would not be able to build a new home on the property at its current zoning district, in order to demo & rebuild a home on the property, he would need to rezone and combine the two parcels. This will be voted on through City of Greenback.

ACTION

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

REZONE REQUEST FROM A-1 TO R-2 ZONING, APPLICANT/PROPERTY OWNER TURNER HOMES, TAX MAP 044, PARCELS 061.28, 061.29 & 061.30, LOCATED 700 FRIENDSVILLE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 17.4 ACRES

The representatives for Turner Homes, Shawn Roderiques & Chris Golliher addressed the board for the rezone request. The rezone of the parcels would allow Turner Homes to propose a 26-lot single family subdivision on the property. Board member Mr. Williams asked why request R-2 zoning instead of R-1 zoning on the property. Mr. Golliher explained that the R-2 zoning would allow the same number of homes but will use the cluster development option. Mr. Jenkins described the cluster development option as the lots could be smaller in size with different setbacks to allow for more common area and open space for buffering. The entrance & exit of this property will come from Friendsville Road. Mr. Brooks asked Mr. Jenkins if this development will apply to the new standard road resolution if passed by the county commission. Mr. Jeff Franklin addressed his concerns to the board on the traffic from this proposed rezone/subdivision on Friendsville Road. There was discussion from Turner Homes, audience members and board members on whether the proposed subdivision could access the property from Hwy 321 instead of Friendsville Road.

ACTION

Mr. Brooks made a motion to approve with the stipulation that the County Commission approve the subdivision plats with the new standard road changes and 2nd by Mr. Waller and unanimously approved

REZONE REQUEST FROM A-2 TO CFD, APPLICANT ROMAN CATHOLIC DIOCESE OF KNOXVILLE, PROPERTY OWNER SALLY SEFTON (TRUSTEE), TAX MAP 017, PARCEL 055.04, LOCATED NORTSHORE DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 10.9 ACRES

Representative Mr. Sean Smith addressed the board with the above rezone request.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that no updates as December rezones will not be voted on through County Commission until February

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:22 PM

Chairman

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 January 14, 2025
Immediately following the Planning Commission Meeting

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

CALL TO ORDER

Mr. Brooks called to order at 6:25 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. Shields made a motion to approve the minutes and 2nd by Mr. Napier and unanimously approved.

ANNUAL MEETING, ELECTION OF BOARD OF ZONING OFFICERS

Mr. Shields made a motion to keep officers as seated, and 2nd by Mr. Napier unanimously approved

VARIANCE REQUEST FOR 10' FRONT YARD SETBACK TO BE ABLE TO CONSTRUCT PORCH ON NEW MOBILE HOME, APPLICANT/PROPERTY OWNER WILLIAM PADGETT, TAX MAP 067, PARCEL 084.00, LOCATED 600 CALDWELL RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. Padgett explained that he purchased this property and removed the older mobile home from the property and wants to new mobile home to the property and would need the variance to use the existing concrete slab and porch. The property has rear sloping issues and the home can't be placed farther back on the property.

ACTION

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

VARIANCE REQUEST FOR 10' FRONT YARD SETBACK TO BE ABLE TO SET NEW MOBILE HOME, APPLICANT/PROPERTY OWNER TYLER MCGILL, TAX MAP 010, PARCEL 008.00, LOCATED 3660 WILLIAMS FERRY RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5

Representative for Clayton Homes was present to address the board. The property originally had a single wide mobile home and is being replaced with a larger double wide.

ACTION

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

ADMINISTRATIVE REVIEW FOR LETTER OF VIOLATION, APPLICANT/PROPERTY OWNER TRACY WINTERS, TAX MAP 039, PARCEL 071.00, LOCATED 1866 PROSPECT CHURCH RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

No show from property owner

ACTION

Mr. Shields made a motion to uphold the regulations of the county, no camper to be used for living quarters and 2nd by Mr. Napier and unanimously approved

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:31 pm

Chairman

Date