

MINUTES  
 LOUDON COUNTY  
 REGIONAL PLANNING COMMISSION  
 February 11, 2025  
ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Todd Kennedy	James Jenkins, Planning & Codes
Jim Brooks	Leon Shields	Phil Bunch, Planning Jeannie Burchfield, Planning
Mike Waller		Holli Tucker, Zoning
Jimmy Williams		Mike Waller
John Napier, Chairman		Edmond Ledford
Pam McNew, Secretary		James Hair
Keith Buckles		Jennifer Brown Waldrop
		Roger Boring
		Sean Smith
		Elizabeth Barr
		Greg Barr
		Father Job Watt
		Richie Lemay
		Jonnathan Mendoza

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 JANUARY 14, 2025 MEETING

ACTION

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

SUBDIVISION PLAT FOR 5 LOTS, APPLICANT/PROPERTY OWNER MICHAEL WALLER, TAX MAP 011, PARCEL 283.01, LOCATED MARTEL RD, A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 6

Mr. Waller addressed the board; this property has 4 one-acre lots and the remaining lot is 1.25 acres.

ACTION

Mr. Brooks made a motion to approve and 2<sup>nd</sup> by Mrs. McNew and unanimously approved, Mr. Waller recused himself from voting

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT/PROPERTY OWNER WILLIAM KELLAM TAX MAP 039, PARCEL 087.02, LOCATED 600 BRADSHAW HOLLOW RD, A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 4

Surveyor James Hair spoke representing the property owner. This plat was to adjust lot lines.

ACTION

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

Surveyor Mr. Lemay addressed the board for final plat approval. This plat was to adjust lot lines.

ACTION

Mr. Waller made a motion to approve and 2<sup>nd</sup> by Mr. Williams 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

Mr. Boring addressed the board stating this was to add an accessory building to the existing commercial property. The building's size noted would be 7000 square feet.

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT ROMAN CATHOLIC DIOCESE OF KNOXVILLE, PROPERTY OWNER SALLY SEFTON (TRUSTEE), TAX MAP 017, PARCEL 055.014, LOCATED NORTHSORE DR, CFD COMMUNITY FACILITIES DISTRICT, DISTRICT 6

Representative Mr. Sean Smith stated to the board this site plan is for a cemetery. This property has an entrance and exit directly to Northshore Drive and already has an existing building that will be used for office area, chapel and storage. The property will have four different cemetery areas. They do have plans to add more trees around the property for more privacy and to pave the roads throughout for cemetery use. Current regulations state all burial plots must be 25' from any property lines.

ACTION

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

Mr. Mendoza needs to rezone his parcel so that his lot lines can be adjusted on his property.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 & A-3 ZONING, APPLICANT ELIZABETH & TYLER BARR, PROPERTY OWNER GREGORY BARR, TAX MAP 065, PARCEL 057.01, LOCATED 2608 WASHINGTON PIKE, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mrs. Barr addressed the board; The current property has two dwellings and they will be replacing one of the homes so they will need to rezone in order to be able subdivide the property for the new home.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT/PROPERTY OWNER CORY CABLE, TAX MAP 051, PARCEL 046.09, LOCATED 28374 HWY 95, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3, APPROXIMATELY 1 TO 1.5 ACRES

No show from owner

ACTION

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

REZONE REQUEST FROM A-2 TO CFD ZONING, APPLICANT MARQUES JORDAN, PROPERTY OWNER SARA WOLKAMP, TAX MAP 005, PARCEL 068.00, LOCATED WHITE WING RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 13.02 ACRES

Father Job Watts, representative of the parish, and their realtor both addressed the board. The church currently has an offer on the property to purchase if the rezone request is granted. They would like to build a new church and fellowship hall. Mr. Jenkins asked if they had a plan for the size of church and congregante numbers. Father Watts stated they would like to build around a 3600 square foot parish and the numbers of members are around 200 people. Mr. Willaims asked if the church had to be hooked to sewer and Mr. Jenkins stated sewer was not required. Ms. Waldrop spoke on behalf of her and her family that owns property on White Wing Road in opposition. Mr. Jenkins stated that they would have to come back through planning and be approved on a site plan. Mr. Waller asked about water detention and water runoff and Mr. Buckles was concerned if the property was rezoned to CFD and the church failed to go through with their plans, how could we stop other things that fall in the CFD zoning district to go on this property. Mr. Waller asked if this would require a traffic study and Mr. Jenkins stated that they would be required to get a connection permit from the highway department and if they see deemed, they could request a traffic study.

ACTION

Mr. Brooks made a motion to approve this rezone be for this specific church only and 2<sup>nd</sup> by Mr. Bright and unanimously approved, Mr. Willaims voted nay

REZONE REQUEST FROM A-2 TO A-3 ZONING, APPLICANT ALLEN CANSLER, PROPERTY OWNER KEISHA CANSLER, TAX MAP 084, PARCEL 064.00, LOCATED MCGHEE RD, A-2 RURAL RESIDENTIAL DISTRICT 3, APPROXIMATELY ONE ACRE ONLY

Mr. Cansler stated his daughter the property owner would like to rezone one acre only so she could subdivide the acre to give to her son.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 ZONING, APPLICANT/PROPERTY OWNER PHILLIP THOMAS, TAX MAP 024, PARCELS 040.00 & 040.01, LOCATED 3275 HOTCHKISS VALLEY RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1

Surveyor James Hair represented the property owner. This rezone request is so the lot lines can be adjusted to subdivide

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the County Commission voted to follow the recommendations through the planning commission and the only thing that has not addressed is the road standards

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JANUARY

(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:57 PM

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Chairman

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MINUTES  
 LOUDON COUNTY BOARD OF ZONING APPEALS  
 February 11, 2025  
*Immediately following the Planning Commission Meeting*

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

CALL TO ORDER

Mr. Brooks called to order at 5:58 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JANUARY 14, 2025, MEETING

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

VARIANCE REQUEST FOR 13’ FRONT YARD SETBACK DUE TO CUL DE SAC RADIUS AND TOPOGRAPHY TO CONSTRUCT NEW HOME, APPLICANT KEN BOWMAN, PROPERTY OWNER STEPHEN MALONE, TAX MAP 022C, GROUP A, PARCEL 003.00, LOCATED 2522 PALMER DR, A-2/F-1 RURAL RESIDENTIAL DISTRICT, FLOODWAY DISTRICT, DISTRICT 6

Mr. Bowman President of Mike Stevens Homes spoke representing the property owner. He explained that the house is a small house but with the required 40’ front yard setback and with the radius of the Cul de sac it pushes the house down the hill further in the back than the property owner would like. They request to have the front yard setback to be 27’ and that will still have the house at 41’ from the front of the asphalt.

ACTION

Mr. Waller made a motion to approve 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 6:02 pm

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Chairman

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Date