

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
June 10, 2025

ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Jimmy Williams	James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Leon Shields		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
		Benjamin Moorman
John Napier, Chairman		Brian Pierce
Pam McNew, Secretary		Jacov Miller
Keith Buckles		Dan Spaulding
Todd Kennedy		Jacob Forster
		Zeb Beason
		Andrew Brackett
		James Hair
		Alan Sefton
		Michael Jacobs
		James Cornett

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 MAY 13, 2025, MEETING

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER JACOV MILLER, TAX MAP 025, PARCEL 185.00, LOCATED 11179 HWY 11 EAST, C-1 RURAL CENTER DISTRICT, DISTRICT 1

Mr. Jenkins stated that this was for an accessory structure on the same parcel as the principal structure with no additional parking and meets the necessary setbacks.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT CHRIS CARTER, PROPERTY OWNER NICKEY OSBORNE, TAX MAP 084, PARCEL 095.00, LOCATED 3330 N. TRIGONIA RD, A-2 RURAL RESIDENTIAL DISTRICT, A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 3

No show from applicant or property owner. Mr. Jenkins explained this was previously rezoned and this was just for a 3-lot subdivision of the property, and everything looks to be in order.

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS TO 2 LOTS, APPLICANT 3D LAND SURVEYING, PROPERTY OWNER ERIC BROWN, TAX MAP 021, PARCELS 042.00, 042.01, 046.00, & 006.00 – 009.00, LOCATED LAKEVIEW RD, R-1 SUBURBAN RESIDENTIAL DISTRICT, F-1 FLOODWAY DISTRICT, DISTRICT 6

Mr. Dan Spaulding with 3D Land Surveying addressed the board on behalf of the property owner.

ACTION

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

SUBDIVISION PLAT FOR 11 LOTS TO 2 LOTS, APPLICANT CHRISTOPHER YOUNG, PROPERTY OWNER DANIEL VANCE, TAX MAP 020D, GROUP E, PARCELS 002.00 – 005.00 & 008.00 – 013.00 & TAX MAP 021, PARCELS 006.01 & TAX MAP 020 PARCEL 012.01, LOCATED HWY 11 EAST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 2

Mr. Jacob Forster with ETN Surveying addressed the board on behalf of the property owner. He explained that the property owns 11 city lots and 2 larger parcels of which one is currently land locked, all of the above parcels have been on the same deed for 41 years. The property owner wants to combine the lots and separate into 2 lots only.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS TO 2 LOTS, APPLICANT JAY WILLIS, PROPERTY OWNER SALLY SEFTON TRUSTEE, TAX MAP 017N, GROUP C, PARCELS 005.00 – 007.00, LOCATED WILKERSON RD, A-3 DEVELOPING AGRICULTURAL DISTRICT, F-1 FLOODWAY DISTRICT, DISTRICT 6

Mr. Willis explained that they are combining the three lots into two lots with one having topo issues in the middle.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS TO 2 LOTS, APPLICANT/PROPERTY OWNER JEROME WIGGINS, TAX MAP 056, PARCELS 007.00 – 009.00, LOCATED 10345 LEE HWY WEST, C-1 RURAL CENTER DISTRICT, A-3 DEVELOPING AGRICULTURAL DISTRICT, DISTRICT 4

Surveyor James Hair spoke on behalf of property owner. This property was recently rezoned but still not in compliance with 50' ROW but does have 25', combining the lots as one was land locked, adjusting lot lines. Mr. Jenkins stated it does affect three lots but is dissolving a land locked parcel, it has been noted that it doesn't have the 50' but is not creating a new 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 BENCHMARK ASSOCIATES, PROPERTY OWNER MILES MENCER, TAX MAP 017, PARCEL 089.00, LOCATED 2028 WILKERSON RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 2.03 ACRES

Mr. Moorman with Benchmark Associates, the representative of Mr. Mencer addressed the board. Mr. Mencer owns 12 acres and with the current zoning could do 4 lots, but with the configuration of the property with the road running through it, he is asking to rezone one parcel of 2 acres and dedicating ROW for the road.

ACTION

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

REZONE REQUEST FROM A-1/C-2 TO C-2 ZONING, APPLICANT ZEB BEASON, PROPERTY OWNER CHAD SWANK, TAX MAP 004, PARCEL 018.00, LOCATED 16020 EL CAMINO LANE, A-1 AGRICULTURE FORESTRY DISTRICT, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Beason addressed the board, the property owner would like to rezone the entire parcel to C-2 zoning due to the development around the property.

ACTION

Mr. Waller 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/PROPERTY OWNER JAMES CORNETT, TAX MAP 005, PARCEL 044.00, LOCATED 1630 MATLOCK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1+ ACRE ONLY

Mr. Cornett stated that the request is so that he can subdivide so his granddaughter can place a mobile home on the lot

ACTION

Mr. Shields 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/PROPERTY OWNER MICHAEL JACOBS, TAX MAP 067, PARCEL 037.00, LOCATED 4879 CALDWELL RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY (2) ONE ACRE LOTS

Mr. Jacobs originally requested (2) one acre lots but after measuring he is only able to create (1) one acre lot. He requested one year to be able to remove the existing mobile home on the property so he can create a deed for his son that also has a home on the property.

ACTION

Mr. Bright 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 JUSTYN BLACK, PROPERTY OWNER MARK KLOCK, TAX MAP 036F, GROUP B, PARCEL 002.00, LOCATED 706 GILBERT LANE, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Black stated he is trying to relocate his family to Tennessee from Indiana, he is trying to create a 1.29-acre lot and place the driveway off Gilbert Lane. He is also requesting that the 50' road frontage to be dropped to 25'. Mr. Jenkins stated that if the rezone request is granted that it be stipulated that only if this would be able to be subdivided once the property has been surveyed. If the property is not able to be subdivided, then the property would revert back to the original A-1 zone.

ACTION

Mr. Brooks made a motion to approve with the stipulation listed above and 2<sup>nd</sup> by Mr. Kennedy and unanimously approved

ADMINISTRATIVE REVIEW FOR SITE PLAN CONCEPT, APPLICANT/PROPERTY OWNER ANDREW BRACKETT, TAX MAP 068, PARCEL 010.00, LOCATED WADE RD WEST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 4

Mr. Brackett explained that he would like to use this property for a retail nursery/landscaping business. Mr. Napier asked about the toad either from Wade Rd or Hwy 72. Mr. Brackett stated he would like to have access to the property to come off of Wade Rd due to the issues and cost if he had to use Hwy 72 due to it being a state highway. Mr. Bright stated that he had been through Wade Rd and it is a very narrow road with a steep hill. Mr. Shields asked if he gained access from Hwy 72 what the distance is to the intersection and does it meet the TDOT requirements. Mr. Shields' concern would be that the business would be using dump trucks, trailers and commercial traffic on Wade Rd due to the narrowness of the road.

ACTION

Mr. Bright made a motion to recommend access to the property from HWY 72 and 2<sup>nd</sup> by Mr. Brooks and unanimously approved the recommendation

COUNTY BOARD OF EDUCATION GREENBACK HIGH SCHOOL, TAX MAP 070,  
PARCEL 178.00, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Pierce stated that they are looking to move the football field 10' yards to the right-hand side and remove the old bleachers. Add new bleachers, lights and turf. Mr. Brooks said he thought that the football field was moving to the old school. Mr. Pierce said he received the new survey yesterday and they are still reviewing it to see if it will fit and if it would be cost-effective. Mr. Brooks asked why we are voting on this if they are reviewing another option. There was discussion between board members and audience. Mr. Shields asked Mr. Jenkins if they decide not to build on this site then this site plan is void and Mr. Jenkins stated that is correct, they will have to resubmit a new site plan.

ACTION

Mr. Shields made a motion approve and 2<sup>nd</sup> by Mr. Waller and unanimously approved,  
Mr. Brooks voted nye

COMMERCIAL SITE PLAN, APPLICANT BRIAN PIERCE, PROPERTY OWNER  
LOUNDON COUNTY BOARD OF EDUCATION, TAX MAP 070, PARCEL 163.00, A-1  
AGRICULTURE FORESTRY DISTRICT, DISTRICT 3

Mr. Pierce stated this is for the auxiliary gymnasium.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Jenkins stated that the County Commission approved to follow planning commission recommendations

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

Ms. Hunter addressed the board with her concerns on the Greenback High School football field.

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:05 PM

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Chairman

MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
June 10, 2025

*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
Ryan Bright		Holli Tucker - Zoning
Leon Shields		Flavio & Hanna Deac
		Ed DeBoer
		Lee Truan

CALL TO ORDER

Mr. Brooks called to order at 6:08 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM MAY 13, 2025, MEETING

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

VARIANCE REQUEST TO LIVE IN EXISTING STRUCTURE WHILE CONSTRUCTING NEW HOME ON PROPERTY, APPLICANT/PROPERTY OWNER EDWARD DEBOER, TAX MAP 038, PARCEL 014.01, LOCATED 33999 HWY 72 NORTH, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. DeBoer would like to construct a new home on the property; they currently have a barn on the property that has living quarters that they reside in. If granted he will construct his new home and remove the contents of the barn that constitutes as dwelling.

ACTION

Mr. Shields made a motion to approve for one-year time frame and 2<sup>nd</sup> by Mr. Bright and unanimously approved

ADMINISTRATIVE APPEAL OF BUILDING COMMISSIONERS NON-ISSUANCE OF NON-BUILDING PERMIT, APPLICANT SHERRON SHELTON, PROPERTY OWNER SARAH ARDEN, TAX MAP 067, PARCEL 080.00, LOCATED 5806 CALDWELL RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

No show from applicant or property owner. Mr. Jenkins explained to the board that this is a one-acre parcel with a primary dwelling and a medical hardship dwelling already on the lot. The applicant was requesting another medical hardship mobile home to be placed on the property for their family member. The codes office denied the request.

ACTION

Mr. Waller made a motion to uphold the codes office decision and 2<sup>nd</sup> by Mr. Bright and unanimously approved to deny

ADMINISTRATIVE REVIEW TO CONDUCT HEAVY EQUIPMENT REPAIR IN C-1 ZONING, APPLICANT TRUAN EQUIPMENT, PROPERTY OWNER PURPOSE TRANSPORT, TAX MAP 042, PARCEL 063.00, LOCATED 6995 DAVIS FERRY RD, C-1 RURAL CENTER DISTRICT, DISTRICT 1

Mr. Truan currently has a contract to purchase this parcel and wanted to verify that he would be able to conduct his business on this property. Mr. Shields stated that this is former Curtis property and within the last 24 to 36 months that had the same type of request that the board denied for multiple reasons including the rating of the road, structures, or the use of the buildings. Mr. Truan explained that they already have a business in Knoxville and are looking for a shop that could house long-term repairs. Mr. Jenkins stated he & Mr. Truan discussed the allowable uses in the C-1 zoning which includes automotive repair, service station but excludes auto body repair. This type of heavy equipment repair would be allowable in the C-2 zoning. This property was previously denied a rezone request from C-1 to C-2 by the board members.

ACTION

Mr. Waller made a motion to deny and 2<sup>nd</sup> by Mr. Bright and unanimously denied

ADMINISTRATIVE APPEAL FOR TWO DWELLINGS ON PROPERTY, APPLICANT/PROPERTY OWNER FLAVIO DEAC, TAX MAP 050, PARCEL 186.00, LOCATED 1225 DAVIS FERRY RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1

Mr. Deac stated that when they purchased the property in 2013, they looked for suitable land so that he could potentially move his parents on to the property in a separate dwelling. He pulled a building permit to add an addition to the larger home, but he did not pull permits to remodel the small dwelling that was on the property. The small home is currently used as an Airbnb. Mr. Napier asked what the acreage was of the property, Mr. Deac stated 6 acres. Mr. Waller asked if the property could be subdivided so that both homes would be on their own parcel to follow the regulations, Mr. Deac stated that the septic is tied in together. Mr. Shields asked how this was brought to the attention of the county. Mr. Jenkins stated that a letter was issued for a notice of violation of 2 dwellings on the same parcel, he also stated going back through tax records that an old dwelling was noted with a \$200.00 value. It has now been turned into a separate dwelling

and the parcel is not a lot of record. Mr. Jenkins stated that if a permit had been pulled for the remodel that we would have informed the owner that 2 dwellings on the property would not be allowed. Mr. Deac stated he was not aware that a remodel permit was needed. Mr. Shields stated that a survey would be needed to subdivide, Mr. Jenkins stated that he doesn't believe that there is enough land between the homes, the board members suggested to the property owners to move the small home to comply.

#### ACTION

Mr. Bright made a motion to uphold the codes department decision of violation and 2<sup>nd</sup> by Mr. Waller and unanimously approved.

#### ADDITIONAL PUBLIC COMMENTS

None

#### ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

#### ADJOURNMENT

Adjourned at 6:29 pm

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Chairman

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Date