

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
July 8, 2025

ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Leon Shields	James Jenkins, Planning & Codes
Jim Brooks	Pam McNew, Secretary	Holli Tucker, Zoning
Jimmy Williams		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
Todd Kennedy		Clifford Glassman
John Napier, Chairman		Wade Lovin
Keith Buckles		David Drown
		Mitchell Hyde
		Angie Tallent
		Tyler Thomas

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 JUNE 10, 2025, MEETING

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS TO 1 LOT, APPLICANT ZEB BEASON, PROPERTY OWNER CLIFFORD GLASSMAN, TAX MAP 031J, GROUP D, PARCELS 001.00 – 004.00, LOCATED 280 MATLOCK SHORES, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1

Mr. Lovin explained this request and Mr. Jenkins stated that there was a few minor setbacks on the plat that need to be corrected but everything else is in order

ACTION

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

REZONE REQUEST FROM A-2 TO R-1, APPLICANT/PROPERTY OWNER DAVID DROWN, TAX MAP 028, PARCEL 003.01, LOCATED 3420 PARRIS DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6

Mr. Drown is requesting this rezone so he can possibly subdivide in the future. Mr. Jenkins stated to the board that there are some R-1 zoning in the area. He also stated that this lot would need to be surveyed to determine if a lot could be created and meet the required setbacks for a dwelling, with septic and drainage. Mr. Waller also stated he would not want to recommend this rezone request to county commission and then have the property owner come back and request a variance for building setbacks. Mr. Jenkins stated that the board members may want to put a caveat on this request that if the rezone to R-1 be granted only if a survey would be able to create a legal lot, if not the property would revert to the original A-2 zoning.

ACTION

Mr. Waller made a motion to approve with the caveat as stated above and 2nd by Mr. Kennedy and unanimously approved

REZONE REQUEST FROM A-2 TO A-3, APPLICANT/PROPERTY OWNER ANGELA TALLENT, TAX MAP 056, PARCEL 027.00, LOCATED 4535 GRIMES RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY (2) ONE ACRE LOTS

Ms. Tallent addressed the board, stating this rezone request is so that she can give her children each one acre of land.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3, APPLICANT/PROPERTY OWNER MARY MANIS, TAX MAP 065, PARCELS 001.00 & 002.00, LOCATED WASHINGTON PIKE, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 2 ACRES ONLY

Mr. Manis explained that this request is so that his niece can own 2 acres on land

ACTION

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

REZONE REQUEST FROM A-1 TO A-2, APPLICANT STEVE THOMAS, PROPERTY OWNER TYLER THOMAS, TAX MAP 045, PARCEL 013.03, LOCATED FOSHEE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4

Mr. Tyler Thomas stated this request is so that the property can be subdivided into 3 lots for the family, and each lot would be over 4 acres. Neighbors opposing this rezone spoke to the board about their concerns with the growth in this neighborhood.

ACTION

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

REZONE REQUEST FROM A-2 TO R-1, APPLICANT/PROPERTY OWNER MITCHELL HYDE, TAX MAP 084, PARCEL 059.00, LOCATED MCGHEE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Hyde explained that he would like to rezone this property so that he can create a subdivision with 30 homes on ½ acre lots. He has already spoken with TASS concerning city sewer even though the R-1 zoning does not require sewer hookup. If he decides to use sewer it would be at his cost to bring it to the property. He has also spoken with TDOT to enter the subdivision from Hwy 411 and not off of McGhee Rd.

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Williams and unanimously approved, Mr. Waller abstained his vote

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 JUNE (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins stated that a workshop will need to be held in August to discuss road connections.

ADJOURNMENT

Adjourned at 5:55 PM

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
July 8, 2025

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks - Chairman	Leon Shields	Phil Bunch - Planning
Mike Waller		James Jenkins, Planning and Codes
John Napier		Jeannie Burchfield, Planning
Ryan Bright		Holli Tucker - Zoning
		James & Cynthia Bunch
		John Garland
		Bob & Juystn Black
		Shawn Roderiques
		Coleman Sullivan
		Brian Thompson

CALL TO ORDER

Mr. Brooks called to order at 5:57 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 2nd by Mr. Napier and unanimously approved.

VARIANCE REQUEST FOR LOCATION TO CONSTRUCT A GARAGE,

APPLICANT/PROPERTY OWNER JOHN GARLAND, TAX MAP 070L, GOUP J, PARCEL 004.00, LOCATED 1141 HWY 95 SOUTH, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Garland explained that he would like to construct a 30'x30' garage on his property but his property is in the City of Greenback and they only allow accessory structures to be located in the rear yard.

ACTION

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

VARIANCE REQUEST FOR 25' ROAD FRONTAGE TO CREATE NEW ONE ACRE PARCEL, APPLICANT JUSTYN BLACK, PROPERTY OWNER MARK KLOCK, TAX MAP 036F, GROUP B, PARCEL 002.00, LOCATED 706 GILBERT LANE, A-3 DEVELOPING AGRICULTURE DISTRICT, DISTRICT 3

Mr. Brown the neighbor was here to represent the applicant & property owner. He explained that they would like to do 25' driveway up to where the property actually opens up in area. Mr. Jenkins stated that this was rezoned but county commission did not put a caveat on this property, he also stated that a variance should not be used to create a lot. There are accessory buildings on the other side of the property that are not allowing the driveway to be created on the other side of the property in which the standard 50' road frontage would be standard. There was discussion with Mr. Brown, board members and Mr. Jenkins that in order to create a legal lot with the 50' road frontage it would need to have resubmitted to our office placing the driveway on the other side and may need to remove the accessory structure to be in compliance.

ACTION

Mr. Waller made a motion to deny and 2nd by Mr. Bright and unanimously approved to deny

SPECIAL EXCEPTION REQUEST FOR CLUSTER DEVELOPMENT OPTION, APPLICANT/PROPERTY OWNER TURNER HOMES, TAX MAP 044, PARCELS 061.258, 061.29 & 061.30, LOCATED FRIENDSVILLE RD, R-2 MULTI FAMILY RESIDENTIAL DISTRICT, DISTRICT 3

Representative for Turner Homes addressed the board. Mr. Jenkins stated this was for administrative paperwork as all of this was already approved for this development

ACTION

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

VARIANCE REQUEST TO CONDUCT AUTO REPAIR IN A-2 ZONE, APPLICANT/PROPERTY OWNER BRIAN THOMPSON, TAX MAP 080, PARCEL 014.06, LOCATED 5771 HWY 95 SOUTH, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 3

Mr. Thompson would like to construct a garage on this property for auto repair. He had previously spoken with Mr. Jenkins and was told that it was not likely that the variance would be granted. Mr. Thompson has placed this property for sale and is looking currently at another property in conduct his auto repair.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:20 pm

Chairman

Date