

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
November 12, 2025
ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Todd Kennedy	James Jenkins, Planning & Codes
Jim Brooks	Leon Shields	Holli Tucker, Zoning
Jimmy Williams		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
Pam McNew, Secretary		Wade Lovin
John Napier, Chairman		Mike Thomas
Keith Buckles		Mary Witort
		Chris Beckstrand

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 OCTOBER 14, 2025, MEETING

ACTION

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

ROAD CLOSURE FOR END OF DEEP COVE LANE, APPLICANT/PROPERTY OWNER
MICHAEL GOLDSBORO, TAX MAP 036F, GROUP A, PARCELS 009.00 – 011.00,
LOCATED AT DEEP COVE LANE, A-1 AGRICULTURE FORESTRY DISTRICT, F-1
FLOODWAY DISTRICT, DISTRICT 3

Mr. Richard Lemay addressed the board members. Mr. Jenkins stated that this is a closure of an unapproved right away, they will be doing a combination of lots once the road closure has been approved.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS TO 2 LOTS, APPLICANT WADE LOVIN, PROPERTY OWNER JANE WILCOX (LIFE ESTATE), TAX MAP 080, PARCELS 018.03 – 018.05, LOCATED 6406 HWY 411 SOUTH, C-1 RURAL CENTER DISTRICT, DISTRICT 3
Mr. Lovin stated this was to reconfigure the property lines.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 for (3 or 4) ONE ACRE LOTS, APPLICANT/PROPERTY OWNER ROSENDO BEDOLLA, TAX MAP 039, PARCEL 134.00, LOCATED 3875 PROSPECT CHURCH RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1

No show from applicant/property owner, this was tabled from last meeting for no show

ACTION

Mr. Brooks made a motion to deny and 2nd by Mrs. McNew and unanimously agreed to deny

REZONE REQUEST FROM R-1 TO C-2, APPLICANT CHRIS BECKSTRAND, PROPERTY OWNER ROBERT SCHILLING, TAX MAP 068, PARCELS 024.00 & 024.08, LOCATED CHATUGA DRIVE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 7

Mr. Beckstrand addressed the board as an owner/operator of Avail, an assisted living facility in Cleveland Tennessee. He is requesting the rezone of these two parcels so that he can build an assisted senior living facility in this area. His intent is to construct an 80-unit two story building with senior living & memory care. The opposing neighbors have concerns about the building blocking views, congestion of traffic, lighting, water and sewer and property values. The neighbor would like to see the building concept design, the board members stated that it would be in the site plan review, this is on the agenda for the rezone request.

ACTION

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

RESOLUTION TO AMEND ARTICLE 5, SECTION 5.45, D, CLUSTER DEVELOPMENT OPTION

Mr. Jenkins stated this is a resolution based off the workshop meetings to eliminate the cluster development option for the county zoning regulations.

ACTION

Mr. Waller made a motion to approve the removal and 2nd by Mr. Brooks 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 OCTOBER
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 5:58 PM

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
November 12, 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

CALL TO ORDER

Mr. Brooks called to order at 6:00 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 14, 2025 MEETING

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

VARIANCE REQUEST FOR 7' SIDE YARD SETBACK, APPLICANT/PROPERTY OWNER
ANNETTE KECK, TAX MAP 009E, GROUP C, PARCEL 002.00, LOCATED 250
PARKWAY DR, R- 1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5

Ms. Keck is requesting a side yard variance so that she can construct a 42' three car garage on the property. The adjoining neighbor was okay with the variance request. Mr. Bright asked why the garage couldn't be placed in the rear yard. The property has no topographical hardship, the board members agreed that the property owner needs to reduce the size of the garage so that no variance would be needed.

ACTION

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

VARIANCE REQUEST FOR 8' SIDE YARD SETBACK, APPLICANT/PROPERTY OWNER
MILES MENCER, TAX MAP 017N, GROUP A, PARCEL 003.00, LOCATED 2109
LAKEPOINT DR, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6

Representative for the applicant stated that he was under the assumption that the Loudon County regulations were like those of Knox County where you could have different side yard setbacks on each side of the property. The representative stated the only way to remove the request would be to reconfigure the floor plan of the home. The board members stated this property did not have a topographical hardship. Mr. Waller suggested the property owner adjust lot lines between his and his sons property so that he would not need a variance.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:12 pm

Chairman

Date