

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 JUNE 9, 2026

ACTION

Members Present	Members Absent	Others Present
Ryan Bright		James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Jimmy Williams		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
Keith Buckles		James Hair
John Napier, Chairman		Gloria Martinez
Leon Shields		Gene Hine
Todd Kennedy		John Sinclair
Pam McNew, Secretary		Debra Cook Hardie
		Kyra Yeager
		Rebecca McClanahan
		Jerry Taylor
		Jeff Cornett
		Chris Slate – Sterling Engineering
		Joseph McCameron

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:35 PM. Lead the Pledge of Allegiance.

ROLL CALL

Conducted by Jeannie Burchfield

APPROVAL OF MINUTES FROM MAY 12, 2026 MEETING

ACTION

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

PRELIMINARY SUBDIVISION PLAT FOR 79 LOTS, APPLICANT STERLING ENGINEERING, PROPERTY OWNERS SANDRA & ERIC HILL, & JAMES & MONA SMITH, TAX MAP 011, PARCELS 002.00 & 002.01, LOCATED HWY 70 E, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 52.77 ACRES

Mr. Chris Slate with Sterling Engineering was the present to address the board. He stated this is the same plat that came before the board but added the lines for phase 1 & phase 2. Mr. Waller asked about the TDOT approval, his response was that they are still working with TDOT for the widening of the road for the turn lane.

ACTION

Mr. Waller made a motion to approve with the condition of the TDOT approval and 2nd by Mr. Kennedy and unanimously approved

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT/PROPERTY OWNER JUSTIN KENNEDY, TAX MAP 042, PARCEL 064.00, LOCATED DAVIS FERRY RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 13.41 ACRES

Surveyor James Hair stated this plat was for 4 lots with each over 2.5 acres each.

ACTION

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

SUBDIVISION PLAT FOR 4 LOTS, APPLICANT BENCHMARK ASSOICATES, PROPERTY OWNER MILES MENCER, TAX MAP 017, PARCEL 089.00, LOCATED WILKERSON RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 12.71 ACRES

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-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER JAMES BERRY, TAX MAP 035, PARCEL 003.00, LOCATED 10410 ANTIOCH CHURCH RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 6.48 ACRES

Mr. Barry stated that this rezone request is so the property can be subdivided for his daughter to be able to build a home

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 FOR (2) ONE ACRE LOTS,
APPLICANT/PROPERTY OWNERS VICTOR MARTINEZ, TAX MAP 049, PARCEL 236.00,
LOCATED 1295 COOK DRIVE, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 1,
APPROXIMATELY 2 ACRES

Ms. Martinez stated that this rezone request is so that they can subdivide the property as she has already placed a second mobile home on the property for rental purposes. Opposing neighbor Ms. Debra Cook Hardin spoke her concerns about the condition of the mobile home.

ACTION

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

REZONE REQUEST FROM R-1 TO CFD FOR A PORTION OF THE PROPERTY,
APPLICANT COREY NELSEN, PROPERTY OWNER DANIEL COLEMAN, TAX MAP 010,
PARCEL 105.00, LOCATED 6069 HWY 70 E, R-1 SUBURBAN RESIDENTIAL DISTRICT,
DISTRICT 5, APPROXIMATELY 9.5 ACRES

Mr. Joseph McCameron was present on behalf of the property owners; he stated that Mr. Coleman is donating a portion of his property to the Lenoir City of Christ Church to build a new church. The existing home on the property will be subdivided off. The engineer Mr. Nelsen was not in attendance but did send information that Mr. McCameron read during the meeting, stating that TDOT was contacted in early May, and they would require need to align with the current intersection and restripe to reflect a turn lane. Once the rezone is approved and a survey is conducted then TDOT will be contacted along with all utilities. Mr. Napier asked what the size of the congregation was and his response was about 150 – 175 members with the capacity up to about 350.

ACTION

Mr. Brooks made the motion to approve and 2nd by Mr. Buckles with the stipulation that if the sell/donating of property does not go through then the property reverts to the original zone of R-1 and unanimously approved

REZONE REQUEST FROM A-2 TO A-3 FOR LOT LINE ADJUSTMENT,
APPLICANT/PROPERTY OWNER RYAN MAYES, TAX MAP 021L, GROUP A, PARCEL
002.00, LOCATED 921 PHELPS RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6,
APPROXIMATELY 1.3 ACRES

Mr. Mayes addressed the board stating this rezone request is for lot line adjustment between him and his neighbor so that Mr. Mayes can build a detached garage on his property and meet the required setbacks. The president of the HOA for Blackberry Landing spoke to the board about the deed restrictions and covenants in this neighborhood. Mr. Jenkins stated that the HOA does have restrictions when reducing the size of a lot. There was discussion between the HOA representative and property owner.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 FOR LOT LINE ADJUSTMENT, APPLICANT/PROPERTY OWNER NICHOLAS CREAMER, TAX MAP 021L, GROUP A, PARCEL 001.00, LOCATED 857 PHELPS RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 1.40 ACRES

This rezone request goes along with the item listed above.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER KEITH TOWNSON, TAX MAP 039, PARCEL 118.00, LOCATED JIM DYKE RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 4, APPROXIMATELY 19.21 ACRES

Mr. Taylor was present for Mr. Townson; so that they can subdivide and build a new home

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER JEFFREY CORNETT, TAX MAP 026, PARCEL 070.00, LOCATED 4075 HWY 11 WEST, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 26.51 ACRES

Mr. Cornett stated this rezone is so that they can subdivide and build a new home

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 & A-3 FOR (1) ONE ACRE LOT & (1) FOUR ACRE LOT, APPLICANT/PROPERTY OWNER REBECCA TEFFETELLER, TAX MAP 084, PARCEL 028.00, LOCATED 465 BLACK RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 5.4 ACRES

Ms. Teffeteller stated this rezone request is due to a house fire that was existing on the property, they now will need to subdivide so that can place a new home on the property.

ACTION

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

REZONE REQUEST FROM A-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT/PROPERTY OWNER KYRA YEAGER, TAX MAP 081, PARCEL 004.01, LOCATED 2921 MOSS RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 25 ACRES

Ms. Yeager is requesting the rezone so that she can subdivide the existing house on a one acre lot.

ACTION

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

REZONE REQUEST FROM A-2/F-1 TO A-3/F-1 FOR (1) ONE ACRE LOT,
APPLICANT/PROPERTY OWNER J. FREDRICK LEE, TAX MAP 028, PARCEL 049.00,
LOCATED 18102 BEALS CHAPEL RD, A-2 RURAL RESIDENTIAL DISTRICT, F-1
FLOODWAY DISTRICT, DISTRICT 6, APPROXIMATELY 3.84 ACRES

The property owners recently purchased this property with two structures; the rezone request is so they can subdivide and finish the additional structure into a dwelling.

ACTION

Mr. Brooks made a motion to approve subject to a compliant survey and 2nd by Mr. Bright and unanimously approved; Mr. Waller & Mr. Shields voted nay

VOTE ON TEMPORARY MORATORIUM ON DATA CENTERS/FACILITIES

Mr. Jenkins stated this vote is for a 6-month period

ACTION

Mr. Waller made a motion to approve and 2nd by Mrs. McNew and unanimously approved; Mr. Shields abstained from voting

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

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

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

Mr. Jenkins stated that County Commission voted on resolution for property that is in the Urban Growth Boundary be reviewed and heard through the Planning Commission if needed

ADJOURNMENT

Adjourned at 6:13 PM

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
JUNE 9, 2026

Immediately following the Planning Commission Meeting

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

CALL TO ORDER

Mr. Brooks called to order at 6:15 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 12, 2026 MEETING

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

VARIANCE REQUEST TO BUILD A DETACHED GARAGE FORWARD OF HOME APPLICANT/PROPERTY OWNER TREVOR MCDONALD, TAX MAP 036C, GROUP A, PARCEL 008.00, LOCATED 1093 WINDRIDGE RD, A-2 RURAL RESIDENTIAL DISTRICT, R-E SINGLE FAMILY OVERLAY EXCLUSIVE, F-1 FLOODWAY DISTRICT, DISTRICT 3

The property owner would like to build a detached garage but would need to be forward of the house. The property does have topographic issues.

ACTION

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

SPECIAL EXCEPTION FOR OUTSIDE STORAGE, APPLICANT JAKE GREER,
PROPERTY OWNER SKELLY PROPERTIES, TAX MAP 007, PARCEL 016.00, LOCATED
601 N. WATT RD, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5

Mr. Skelly addressed the board regarding this request. The proposed tenant owns a plumbing business, and they would like to store equipment outside on the property. The commercial site plan for the business will be on another agenda for approval.

ACTION

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

VARIANCE REQUEST TO BUILD AN ACCESSORY STRUCTURE WITHOUT PRIMARY
DWELLING, APPLICANT/PROPERTY OWNER JOHN & LORA SANDERSON, TAX MAP
046, PARCEL 046.06, LOCATED 8247 JIM DYKE RD, A-1 AGRICULTURE FORESTRY
DISTRICT, DISTRICT 4

Family members were in attendance to represent the property owners. The owners would like to have an accessory structure at this time and will build their home in the future.

ACTION

Mr. Waller made a motion to approve for one year to construct the home and 2nd by Mr. Bright and unanimously approved

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:22 pm

Chairman

Date