

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
JULY 14, 2026
ACTION

Members Present	Members Absent	Others Present
Ryan Bright	Jimmy Williams	James Jenkins, Planning & Codes
Jim Brooks		Holli Tucker, Zoning
Pam McNew, Secretary		Jeannie Burchfield, Planning
Mike Waller		Phil Bunch, Planning
Keith Buckles		Kevin Tipton
John Napier, Chairman		Trevor Billings
Leon Shields		David Bruner
Todd Kennedy		Benjamin Moorman
		Steven Matlock
		Karen Fitzpatrick
		Mark Miller

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:31 PM. Lead the Pledge of Allegiance.

ROLL CALL

Conducted by Jeannie Burchfield

APPROVAL OF MINUTES FROM JUNE 9, 2026, MEETING

ACTION

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

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER SKELLY PROPERTIES,
TAX MAP 007, PARCEL 016.00, LOCATED 601 N. WATT RD, C-2 GENERAL
COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 8.11 ACRES

Mr. Skelly stated that he intends to build a 10,000 sq ft building on the property for a tenant of a wholesale plumbing supplier. Mr. Jenkins stated that he has spoken with the engineer and they will go back to the property and do a new evaluation of the property based on the new regulations of water dentition. The engineer asked if the site plan could be approved pending the reevaluation.

ACTION

Mr. Waller made a motion to approve pending the reevaluation and 2nd by Mr. Buckles and unanimously approved

COMMERCIAL SITE PLAN, APPLICANT/PROPERTY OWNER TREVOR BILLINGS, TAX MAP 011, PARCEL 182.00, LOCATED HWY 11 EAST, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 5, APPROXIMATELY 2 ACRES

Mr. Billings stated this is for a 25,000 sq ft building for his business.

ACTION

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

INDUSTRIAL SITE PLAN, APPLICANT STEVEN MATLOCK, PROPERTY OWNER WAMPLER'S FARM SAUSAGE COMPANY, TAX MAP 009, PARCELS 154.03, LOCATED HWY 70, M-1 GENERAL INDUSTRIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.7 ACRES

Mr. Matlock addressed the board stating this is for a new storage facility around 9,000 sq ft in size that will be adjacent to the existing building on the property. This will not be a refrigerated building.

ACTION

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

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

Representative Benchmark Mr. Moorman stated this plat is in compliance with the subdivision & zoning regulations with the variance approval for lot #2 due to the acreage. Mr. Waller asked if this would have a shared driveway and Mr. Moorman stated yes.

ACTION

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

SUBDIVISION PLAT FOR 3 LOTS, APPLICANT MIKE OGLE, PROPERTY OWNER TIMOTHY COLE, TAX MAP 011, PARCEL 289.00, LOCATED 341 MORTON LANE, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 7.62 ACRES

Representative Ms. Everett was present to address the board; this plat is to create 1.2 acre lot for the son and to combine a couple of pieces to remove the line that runs through Mr. Cole's house.

ACTION

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

REZONE REQUEST FROM C-2 TO R-1, APPLICANT/PROPERTY OWNER DAVID BRUNER, TAX MAP 084, PARCEL 057.02, LOCATED 7270 HWY 411, C-2 GENERAL COMMERCIAL DISTRICT, DISTRICT 3, APPROXIMATELY 0.57 ACRES

Mr. Bruner stated the rezone request is so his daughter can build a home on the property.

ACTION

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

REZONE REQUEST FROM A-1 TO A-2 FOR (1) 2.5 ACRE LOT, APPLICANT/PROPERTY OWNER DAVE & KAREN FITZPATRICK, TAX MAP 045, PARCEL 011.03, LOCATED 2480 FOSHEE RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 4, APPROXIMATELY 12.83 ACRES

Mr. & Mrs. Fitzpatrick stated that this rezone request is so they can subdivide off the existing home on the property to their daughter and build their new home on the back of the property.

ACTION

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

REZONE REQUEST FROM A-2 TO A-3 FOR (5) ONE ACRE LOTS, & (1) 7.3 ACRE LOT, APPLICANT/PROPERTY OWNERS DENISE & MARK MILLER, TAX MAP 022, PARCEL 140.00, LOCATED BEALS CHAPEL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 13.05 ACRES

Mr. Miller addressed the board; They would like to subdivide the lower portion of acreage from the larger tract they own into smaller tracts for potential home sites. Mr. Waller stated he has received phone calls in opposition, and the codes/planning office has also received calls from adjoining neighbors asking the intent of lengthen the existing road to accommodate these new parcels. Mr. Miller stated the intent is to lengthen the road about 100' – 150' feet to accommodate the new parcels and utilities. There was discussion between the board members concerning the 7.3-acre lot to not be rezoned to A-3. Mr. Miller shows a 25' road on his drawing for access to the larger 30-acre property, Mr. Waller stated they could access from the cul-de-sac. The neighbor in attendance was very concerned about the future development of the family property.

ACTION

Mr. Kennedy made a motion to approve and 2nd by Mr. Bright and approved for the (5) one-acre lots only, the 7.3 acre lot shall stay A-2 zone; opposed vote by Mr. Waller & Mr. Buckles

REZONE REQUEST FROM A-1 TO A-3 FOR (1) ONE ACRE LOT, APPLICANT JAMES TIPTON, PROPERTY OWNER MARTHA PETTY, TAX MAP 060, PARCEL 122.00, LOCATED 6600 BROOK RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPPROXIMATELY 12.28 ACRES

ACTION

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

VOTE TO ADOPT AN AMENDED ZONING ORDINANCE FOR THE TOWN OF GREENBACK

ACTION

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

VOTE ON ORDINANCE TO ADOPT COMPREHENSIVE ZONING MAPS OF TOWN OF GREENBACK

ACTION

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

VOTE ON RESOLUTION FOR TEMPORARY MORATORIUM ON DATA CENTER/FACILITIES IN THE TOWN OF GREENBACK

ACTION

Mr. Brooks made a motion to approve and 2nd by Mr. Bright and approved; Mr. Shields abstained his vote

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 APRIL (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:04 PM

Chairman

Date

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
JULY 14, 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		Philip Olson
		Vincent Morea
		James Johnson & Theresa Carrington
		John & Jane Smith
		Eric Watkins
		Andrew Ingram
		Amanda Ingram
		Terry Landrum

CALL TO ORDER

Mr. Brooks called to order at 6:05 pm.

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JUNE 9, 2026, MEETING

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

VARIANCE REQUEST TO PLACE ACCESSORY STRUCTURE ON PROPERTY WITHOUT A PRIMARY DWELLING, APPLICANT/PROPERTY OWNER PATRICIA STANDIFER, TAX MAP 080, PARCEL 014.03, LOCATED HWY 95 S, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 6.33 ACRE

Ms. Standifer requested to build a garage without primary dwelling; she stated at the front area of her property there is an existing concrete pad, and she would like to build her garage on that. Mr. Jenkins stated this property is in the City of Greenback and their regulations state that all accessory structures must be in the rear yard.

ACTION

Mr. Waller made a motion to approve for a one-year time frame to construct the home on the property and 2nd by Mr. Napier and unanimously approved

VARIANCE REQUEST TO BUILD A DETACHED GARAGE 48' X 48' IN SIDE YARD, APPLICANT/PROPERTY OWNER ERIC WATKINS, TAX MAP 071, PARCEL 069.01, LOCATED 4265 TARWATER RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 15 ACRES

Mr. Watkins stated his request is to build the detached garage in the side yard due to the location of the driveway. Mr. Jenkins stated this property is in the City of Greenback and their regulations state that accessory structures are to be in the rear yard. He does have septic in the rear portion of his property with heavily wooded area with natural drainage.

ACTION

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

VARIANCE REQUEST TO INSTALL A DETACHED CARPORT 18' X 20' IN FRONT YARD, APPLICANT/PROPERTY OWNER JOHN & JANE SMITH, TAX MAP 018, PARCEL 031.00, LOCATED 120 HOUK RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 5, APPROXIMATELY 1.19 ACRES

Mr. & Mrs. Smith stated this request is so that can store antique cars. They do have septic in the rear portion of the property. Mr. Waller said that there looks to be a lot of structures on the property. The owners stated that those structures were there before they placed the house. Mr. Jenkins stated that if this request be granted, he would recommend that they meet side yard setbacks of 20'.

ACTION

Mr. Napier made a motion to approve of the request with the requirement of the 20' side yard setback and 2nd by Mr. Bright and approved, Mr. Waller opposed

VARIANCE REQUEST TO PLACE A NON-PERMANENT FARM STAND WITHIN THE COUNTY EASEMENT AREA OF THE PROPERTY, APPLICANT/PROPERTY OWNER NICHOLAS & ELIZABETH MORSE, TAX MAP 049, PARCEL 022.00, LOCATED 14285 HWY 72 SOUTH, R-1 SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 1, APPROXIMATELY 7.5 ACRES

The property owners stated with the current guidelines, they would have to place the farmstand 120' onto their property and that is the reason that they are requesting the variance. The owners did state that if approved and if they ever needed to move it due to highway work or utilities, they request a written notice so that they can call the company to move the structure until the work is done, and they would not move it back until they received written permission that it could be placed back in the area. Mr. Napier asked Mr. Jenkins if the board could grant this variance due to this is a state highway, Mr. Jenkins stated no, Mr. Waller said this is TDOT ROW property. The property owners stated they spoke with TDOT representative, and they do not have any record of this property being TDOT. The board members decided not to violate any easement that is with another government entity. Mr. Jenkins stated the current building is in zoning violations.

ACTION

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

VARIANCE REQUEST TO PLACE POOL IN FRONT YARD, APPLICANT/PROPERTY OWNER VINCENT MOREA, TAX MAP 028, PARCEL 045.01, LOCATED 18177 BEALS CHAPEL RD, A-2 RURAL RESIDENTIAL DISTRICT, DISTRICT 6, APPROXIMATELY 3.52 ACRES

Mr. Morea stated this request is to place his pool in the front yard due to his septic is one side of his home and his geothermal is located on the other side of the property. His house has a large embankment in the front yard, and you would not be able to see the pool from Beals Chapel Rd. His current driveway enters his property from the upper side of his property to his garage. Mr. Jenkins stated this property is unique and you could consider that he has two front yards.

ACTION

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

VARIANCE REQUEST FOR 20' FRONT YARD SETBACK FOR A METAL GARAGE, APPLICANT/PROPERTY OWNER ERIN RUSSELL, TAX MAP 084, PARCEL 146.01, LOCATED 9309 N. TRIGONIA RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 3, APPROXIMATELY 1.13 ACRES

Ms. Russell stated she was granted a 20' front yard setback for her home and she would like the garage to be beside her home so she can utilize her side door to access the garage. Mr. Jenkins stated that the board granted the house setback due to topographic issues.

ACTION

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

VARIANCE REQUEST FOR 10' SIDE YARD SETBACK & 25' REAR YARD SETBACK TO CONSTRUCT THE HOME & DETACHED GARAGE, APPLICANT/PROPERTY OWNER JAMES JOHNSON & THERESA CARRINGTON, TAX MAP 058, PARCEL 124.02, LOCATED 11424 WATKINS RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 1, APPROXIMATELY 1.89 ACRES

The property owners described the property as being steep in the front and the only level area to build is at the rear of the property. Mr. Jenkins states if the variance is granted, it would put the house at being 10' off the rear property line and 10' off the side property line. Mr. Shields asked the owners if they could do dirt work in the front to be able to move the house forward. The adjoining neighbors opposed this request.

ACTION

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

VARIANCE REQUEST TO PLACE POOL IN FRONT YARD, APPLICANT/PROPERTY OWNER PHILLIP OLSON, TAX MAP 024, PARCEL 006.00, LOCATED 1300 EBLEN RD, A-1 AGRICULTURE FORESTRY DISTRICT, DISTRICT 5, APPROXIMATELY 37.50 ACRES

Mr. Olson stated that he turned his house a specific direction for the views, making the rear of his house to be in the front yard.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:38 pm

Chairman

Date