



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
WEDNESDAY, DECEMBER 6, 2017
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes of October 4, 2017 meeting (no meeting in November)
5. New Business
 - A. Rezoning Request from R-2, High Density Residential District to C-2, Highway Business District to, applicant and property owner, Clifton Teeters, 950 Steekee Road, Tax Map 041I, Group B, Parcel 033.00, approximately 7.0 acres;
 - B. Alley Closure Request, applicant Tim Brewster for property owners, Veronica and Bradley Scott, approximately 15' wide right-of-way adjacent to Tax Map 041A, Group G, Parcels 20.0, and Parcel 19.0 property owner, City of Loudon, R-2, High Density Residential District;
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment

Item A

Loudon County - Parcel: 0411 B 033.00



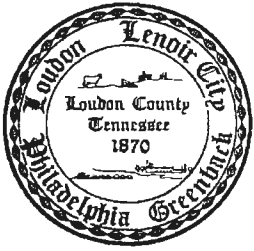
County: Loudon
Owner: TEETERS CLIFTON J ETUX JANICE D
Address: STEEKEE RD 950
Parcel Number: 0411 B 033.00
Deeded Acreage: 6.86
Calculated Acreage: 0
Date of Imagery: 2015

Item B

Loudon County - Parcel: 041A G 020.00



County: Loudon
Owner: SCOTT BRADLEY ETUX
Address: WARD AVE 401
Parcel Number: 041A G 020.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015



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AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
WEDNESDAY, DECEMBER 6, 2017
Immediately following the Planning Commission meeting

1. Call to Order
2. Roll Call and Approval of Minutes from the October 4, 2017 meeting (*no meeting in November*)
3. Planned Agenda Items
 - A. Variance request from side yard setbacks on corner lot, property owner, Edward and Judith Story, applicant, Mark Heet, 170 Cape Lookout Light, Lighthouse Point, Tax Map 032A, Group A, Parcel 034.00, R-2, High Density Residential District;
 - B. Variances requests: lot size variances, side and front yard setback variances, road frontage variances, lot width at building setback variances, for proposed 3-lot subdivision, applicant, Dean Gerchar, Surveyor for property owner, Noel Poindexter, 619 Cedar Street, Tax Map 041A, Group G, Parcel 012.00, R-2, High Density Residential District, approximately .5 acres;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment

Item A

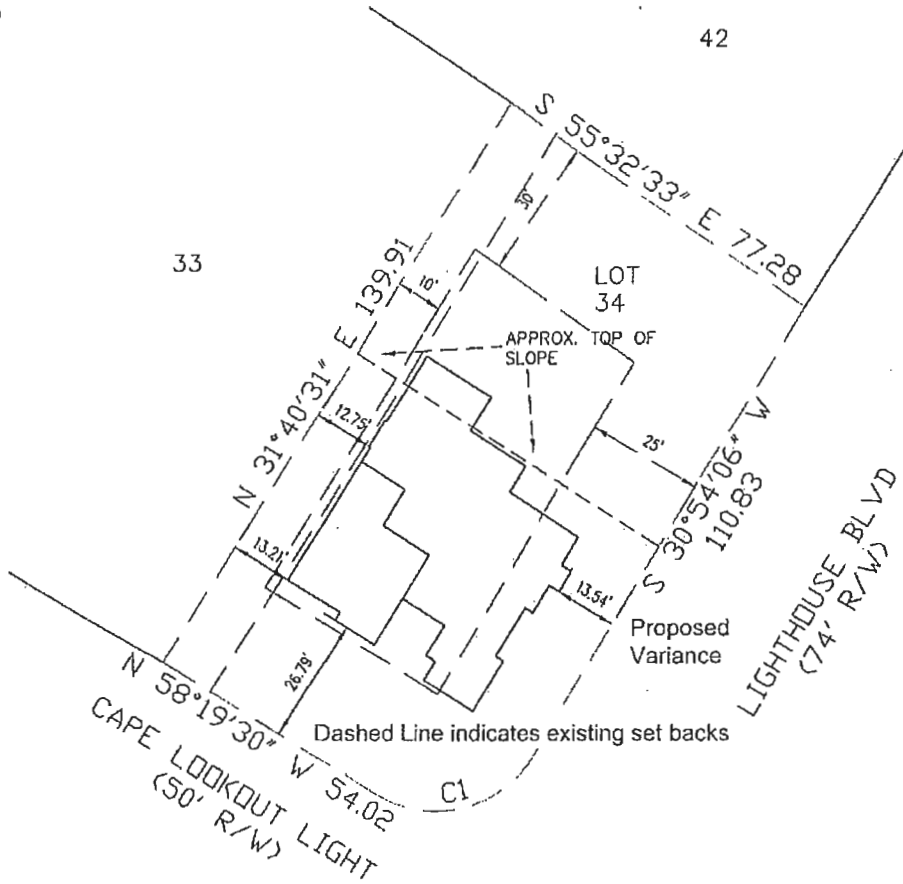
Loudon County - Parcel: 032A A 034.00



County: Loudon
Owner: STORY EDWARD C ETUX JUDITH F
Address: CAPE LOOKOUT LIGHT 170
Parcel Number: 032A A 034.00
Deeded Acreage: 0.24
Calculated Acreage: 0
Date of Imagery: 2015

Exhibit A

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.28	25.00	N75°54'13"E	35.36



5' UTILITY & DRAINAGE EASEMENT EACH SIDE
ALL INTERIOR LOT LINES, 10' INSIDE ALL
EXTERIOR LOT LINES.

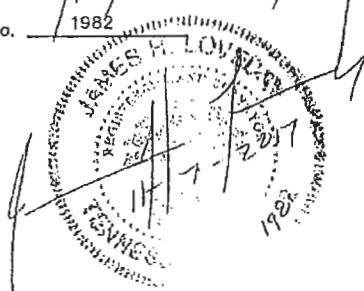
"SITE PLAN"

Certification of Category and Accuracy of Survey
I hereby certify that this is a category 1 survey and the ratio
of precision of the unadjusted survey is
1:10,000 as shown hereon.

Surveyor

Tennessee Reg. No. 1982

SURVEY FOR MARK HEET
ADDRESS 170 CAPE LOOKOUT HIGH
SUBDIVISION LIGHTHOUSE POINT
CLT _____ PARCEL _____
DIST. _____ WARD _____
CITY OF LOUDON
COUNTY LOUDON
DEED REF. _____
LOT 34 BLOCK _____ PHASE 1
SCALE 1"=30' DATE 11-7-2017



CENTURY Surveying

198 CASSIDY COURT
LENOIR CITY, TN 37772
PHONE (865) 986-1982

JOB # 17218

Addendum A

Subject Property: 170 Cape Lookout Light Loudon, TN

Reasoning for Variance: Extraordinary circumstances apply to the property which do not generally apply to the other properties in the same subdivision. There are two street set backs on this property and also the back side of the property slopes significantly downward.

Current Set Backs: 170 Cape Lookout is a corner lot. 25' set back in the front and 25' set back on one side along Lighthouse Blvd. For a 1 ½ story home, a 12' set back is required on the side next to another lot.

Requested Variance: As shown in Exhibit A, a 13' set back is requested along Light house Blvd.

Exhibit A: Site Map drawn by James Loveday. Site Map shows dashed lines that indicate existing setbacks and footprint of house

Exhibit B: Plat shows joint permanent easement that exists also on the exterior of the properties (10')

Exhibit C: Lighthouse Utility Easement

Exhibit D: Approximate location of proposed variance

Exhibit E: Backside of lot

Exhibit F: Lot from a distance

Exhibit G: Proposed House

1500^{sq} SU.
0.172 ACRES

(43) MIN. FF=751.00
[562]

(42) [590]

(C27)

N34° 27' 28" E
100.00'

8356^{sq} FT.
0.192 ACRES
MIN. FF=751.00

87.82' TOTAL
N55° 32' 33" W

75.00' TOTAL
S55° 32' 33" E

S55° 32' 33" E
75.09' TOTAL

S55° 32' 33" E
77.28'

[186]

(33)

AREA 30^{sq} FT.
244 ACRES

N31° 40' 31" E

139.91'

[170]

(34)

AREA 10,641^{sq} FT.
0.244 ACRES

Exhibit B

110.83'

JOINT PERMANT EASEMENT
LIGHTHOUSE BLVD

S30° 54' 06" W

LINE OF ROW

MATCH LINE SEE SHEET 4 OF 5

- C27
- C28
- C29
- C30
- C31
- C32
- C33
- C34
- C35
- C36
- C37
- C38

73.68'

EJB

54.02'

(C21)

ST EJB

37'

ST

ST JOINT PERMANT EASEMENT

58° 19' 30" W CAPE LOOKOUT LIGHT

BWSC

ENGINEERS ARCHITECTS
LANDSCAPE ARCHITECTS AND SURVEYORS

**BARGE
WAGGNER
BUNNER &
GANNON, INC.**

PLANNERS
AND SURVEYORS



Lighthouse Pointe Community Association
and Dock Owners Association
203 Lighthouse Boulevard
Loudon, TN 37774

November 10, 2017

To: Mark Heet
2417 Poppywood Road
Knoxville TN, 37932

Dear Mark,

The Board of the Lighthouse Point HOA has reviewed your request to the Loudon County Zoning Board for a Setback variance on lot 34 at LHP.

We support your request to modify the Setback required on the (South) side of your lot adjoining Lighthouse Blvd. The variance requested is to change the setback from 25' to 13'. The proposed building layout (attached) shows that the future planned driveway will come off the "front" of the house with the 25' setback remaining on the front side (side adjoining Cape Lookout Light)

NOTE: LHP ACC and Board does not support the approval of a driveway connection to the street on any "variance setback – reduced side" of any home in the Community.

We look forward to having you as a neighbor in the near future.

If you have any questions, please call.

John Ginn
ACC – Chairman
865 368-5127

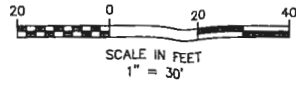
Item B

Loudon County - Parcel: 041H G 012.00



County: Loudon
Owner: POINDEXTER NOEL
Address: CEDAR ST 619
Parcel Number: 041H G 012.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

and described herein, is a subdivision of land as shown on the plat and that monuments have been placed in accordance with the specifications of the Regional Planning Commission.



Registered Surveyor dmgerchor@phnacelandsurvey.com
No. 2663

CERTIFICATION OF SEWERAGE SYSTEM

sewerage system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown on this plat. (not required if 4b is applicable).

Local Health Authority

CERTIFICATION OF APPROVAL WATER SYSTEMS

water system installed, or proposed for installation fully meet the requirements of the Tennessee State Health Department, and is hereby approved shown.

City or County Health Officer or his Authorized Representative

CERTIFICATION OF STREETS

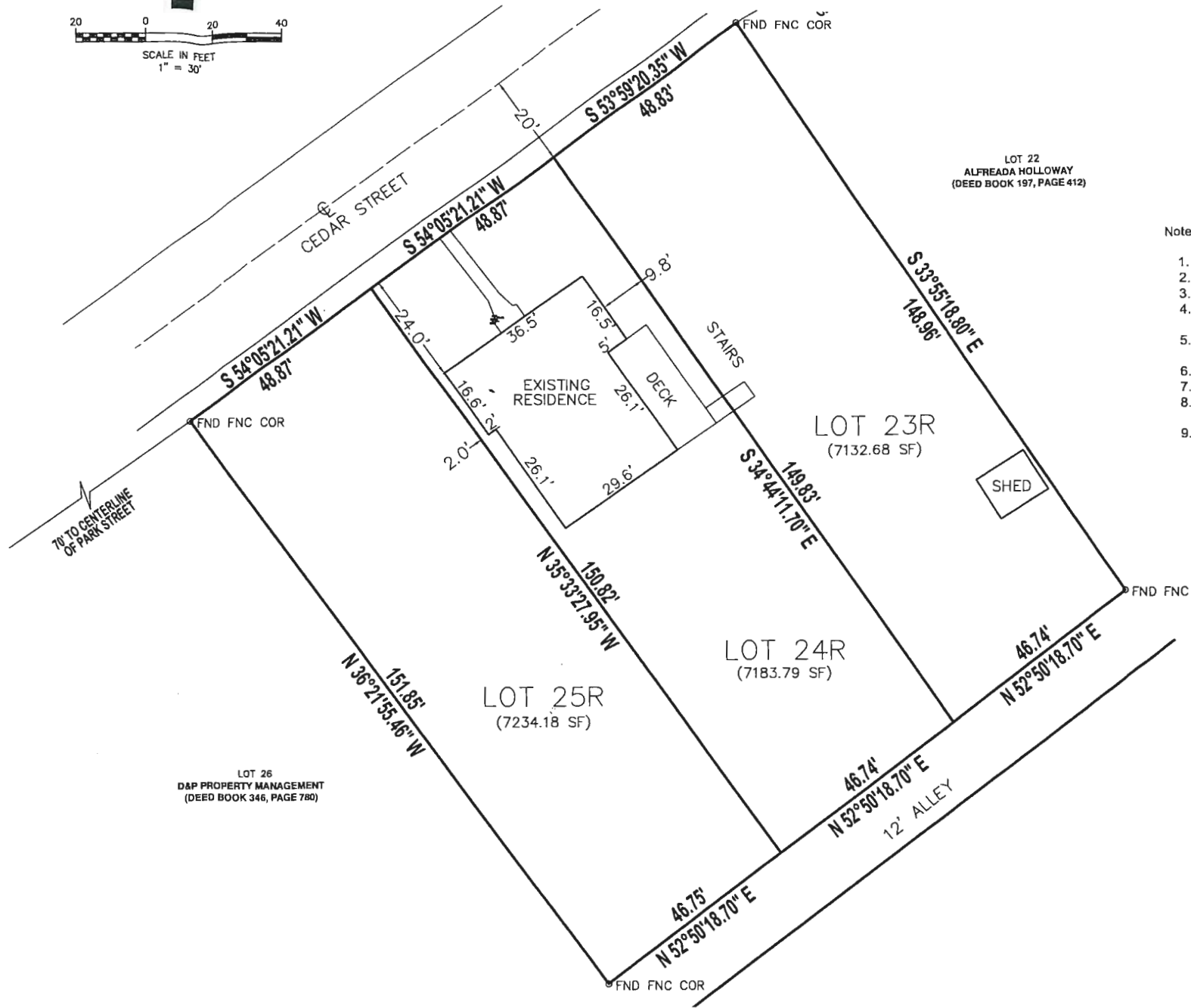
streets and appurtenances installed, or proposed for installation, fully meet the requirements of the Regional Planning Commission.

Road Engineer/Highway Commission

CERTIFICATE OF APPROVAL FOR RECORDING

It has been found to comply with the subdivision requirements for the plat, with the exception of such variances, if any, which are noted. All conditions have been installed or an acceptable surety posted in order to assure compliance with the requirements of the County Register.

Secretary, Regional Planning Commission



- Notes
1. F
 2. N
 3. J
 4. J
 5. F
 6. F
 7. F
 8. F
 9. F