

# Loudon County Planning Department

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[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

**WORKSHOP AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
APRIL 18, 2017  
5:00 p.m.**

The Loudon County Regional Planning Commission will hold a workshop at 5:00 p.m. to review and discuss the Loudon County Zoning Resolution, Section 4.080. Planned Unit Development Regulations. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

**AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
APRIL 18, 2017  
5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from March 21, 2017 meeting;
3. Planned Agenda Items:
  - A. Review amendment to the Loudon County Zoning Resolution, Section 4.080, Planned Unit Development regulations;
  - B. Subdivision plat, 1-lot with variance for lot width, property owner, Sandra Shell Brown, applicant, Steve Harrison, 3581 Washington Pike, Tax Map 065, parcel 059, A-1, Agriculture-Forestry District, file # 17-03-40-SU-CO;
  - C. Subdivision Plat, re-plat 3 lots into 2, Ella Wilkerson property, Midway Road, Tax Map 7.0, Parcels 120.0 and 121.0 and Tax Map 11.0, Parcel 25.0, R-1, Suburban Residential District;
4. County Commission Action on Planning Commission Recommendations:
5. Codes Department Building Activity Summary for March 2017 (see attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment



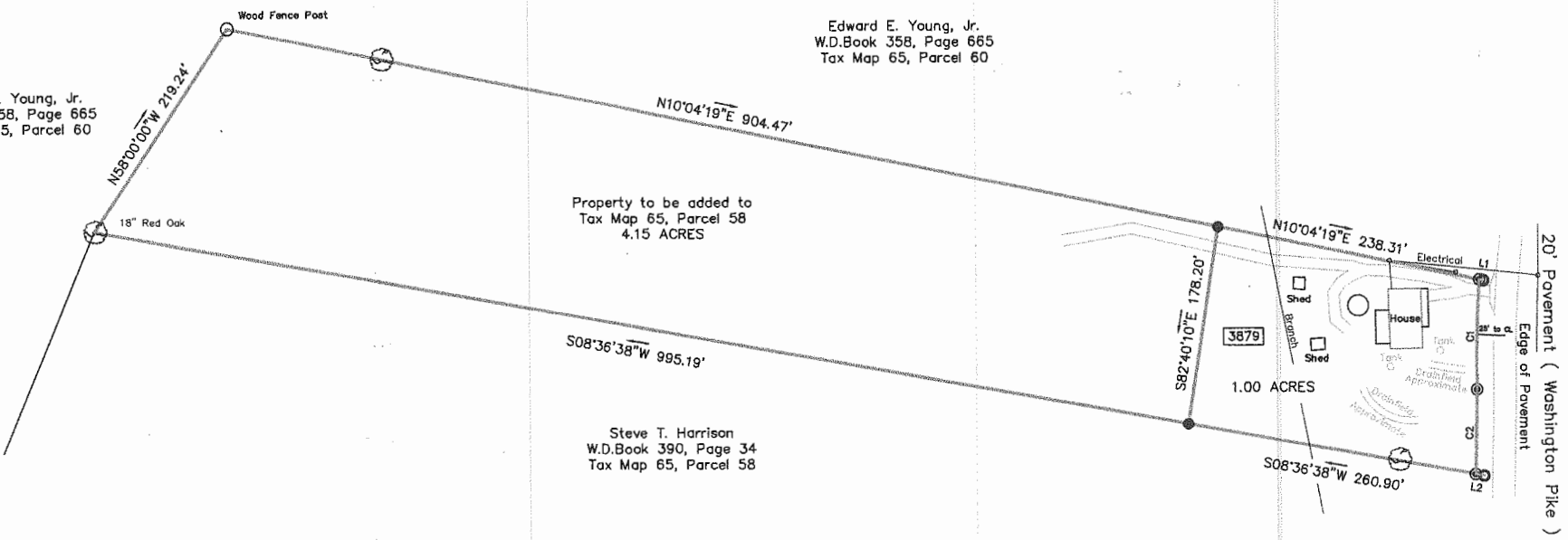
Edward E. Young, Jr.  
W.D. Book 358, Page 665  
Tax Map 65, Parcel 60

Edward E. Young, Jr.  
W.D. Book 358, Page 665  
Tax Map 65, Parcel 60

Property to be added to  
Tax Map 65, Parcel 58  
4.15 ACRES

Steve T. Harrison  
W.D. Book 390, Page 34  
Tax Map 65, Parcel 58

1.00 ACRES



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°04'19"E	3.64'
L2	N08°36'38"E	7.68'

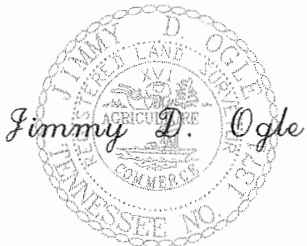
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	DISTANCE
C1	98.22'	1088.85'	N89°54'27"E	98.18'
C2	75.95'	3885.59'	N89°40'33"E	75.95'

LEGEND

- 1/2" Iron Pin, Set
- 1/2" Iron Pin, Found
- ⊙ Unmonumented Point

Notes:

1. All public utilities shall have a 15' easement centered on line as installed.
2. Building Setbacks:  
Front = 30 feet  
Rear = 25 feet  
Side = 15 feet
3. This plat is subject to any and all rights-of-way, easements and/or restrictions that may exist.
4. This property is not in a special flood hazard area.



jimdogle@yahoo.com  
March 13, 2017

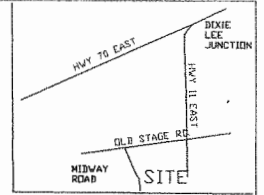
CERTIFICATION

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE CONSTITUTION AND LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED OR HAD SURVEYED TO BE DONE ON THE HEREIN DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT THIS SURVEY MEETS CATEGORY 1 ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION FOR AN UNADJUSTED SURVEY IS 1/10,000, OR LESS THAN 1/10 OF A FOOT CORNER ON SMALL LOTS.

THIS SURVEY DOES NOT CERTIFY TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS ARE LISTED ACCORDING TO LOUDON COUNTY RECORDS.

THIS PROPERTY IS NOT LOCATED  
IN A SPECIAL FLOOD HAZARD AREA

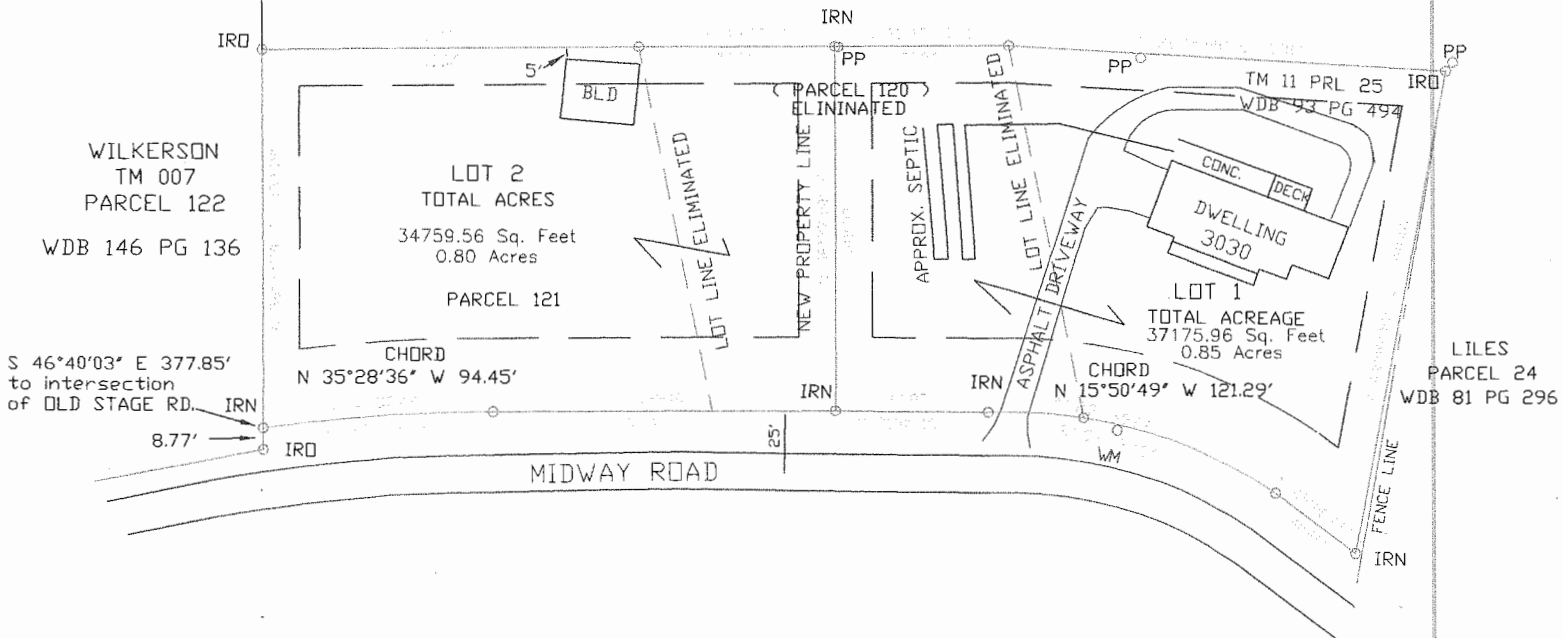
PROPERTY ZONED R-1 SUBURBAN RESIDENTIAL  
SETBACKS ARE;  
FRONT 30 FEET  
REAR 25 FEET  
SIDE 15 FEET  
PERMITTED ACCESS, STRUCTURES  
5 FEET REAR AND SIDE



LOCATION MAP

IRO= IRON ROD OLD  
IRN=IRON ROD NEW

MEADOW WALK VILLAS  
TM 11 PARCEL 26  
PLAT CAB 'G' SLIDE 336;347



WILKERSON  
TM 007  
PARCEL 122  
WDB 146 PG 136

S 46°40'03" E 377.85'  
to intersection  
of OLD STAGE RD.

8.77'

CHORD  
N 35°28'36" W 94.45'

LOT 2  
TOTAL ACRES  
34759.56 Sq. Feet  
0.80 Acres

PARCEL 121

(PARCEL 120)  
ELIMINATED

LOT LINE ELIMINATED

NEW PROPERTY LINE

APPROX. SEPTIC

LOT LINE ELIMINATED

ASPHALT DRIVEWAY

LOT 1  
TOTAL ACREAGE  
37175.96 Sq. Feet  
0.85 Acres

CHORD  
N 15°50'49" W 121.29'

DWELLING  
3030  
CONC. DECK

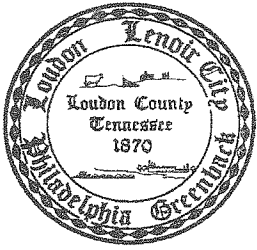
LILES  
PARCEL 24  
WDB 81 PG 296

FENCE LINE

## CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2017	Fees	Value	2016	Fees	Value	2015	Fees	Value	2014
January	33	\$23,564	\$6,620,670	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20
February	37	\$21,244	\$6,073,905	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28
March	50	\$29,072	\$7,742,918	37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34
April				51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42
May				43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30
June				35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33
July				42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29
August				42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40
September				38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39
October				38	\$22,918	\$8,870,683	55	\$ 24,793	\$ 6,978,700	34
November				23	\$11,789	\$3,121,380	34	\$ 16,974	\$ 4,517,761	15
December				36	\$21,075	\$5,581,120	25	\$ 18,414	\$ 5,378,992	36
<b>TOTALS</b>	<b>120</b>	<b>\$73,880</b>	<b>\$20,437,493</b>	<b>446</b>	<b>\$260,518</b>	<b>\$74,190,554</b>	<b>409</b>	<b>\$209,465</b>	<b>\$56,312,265</b>	<b>380</b>

28 single-family building permits issued for March, 2017



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## AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS APRIL 18, 2017

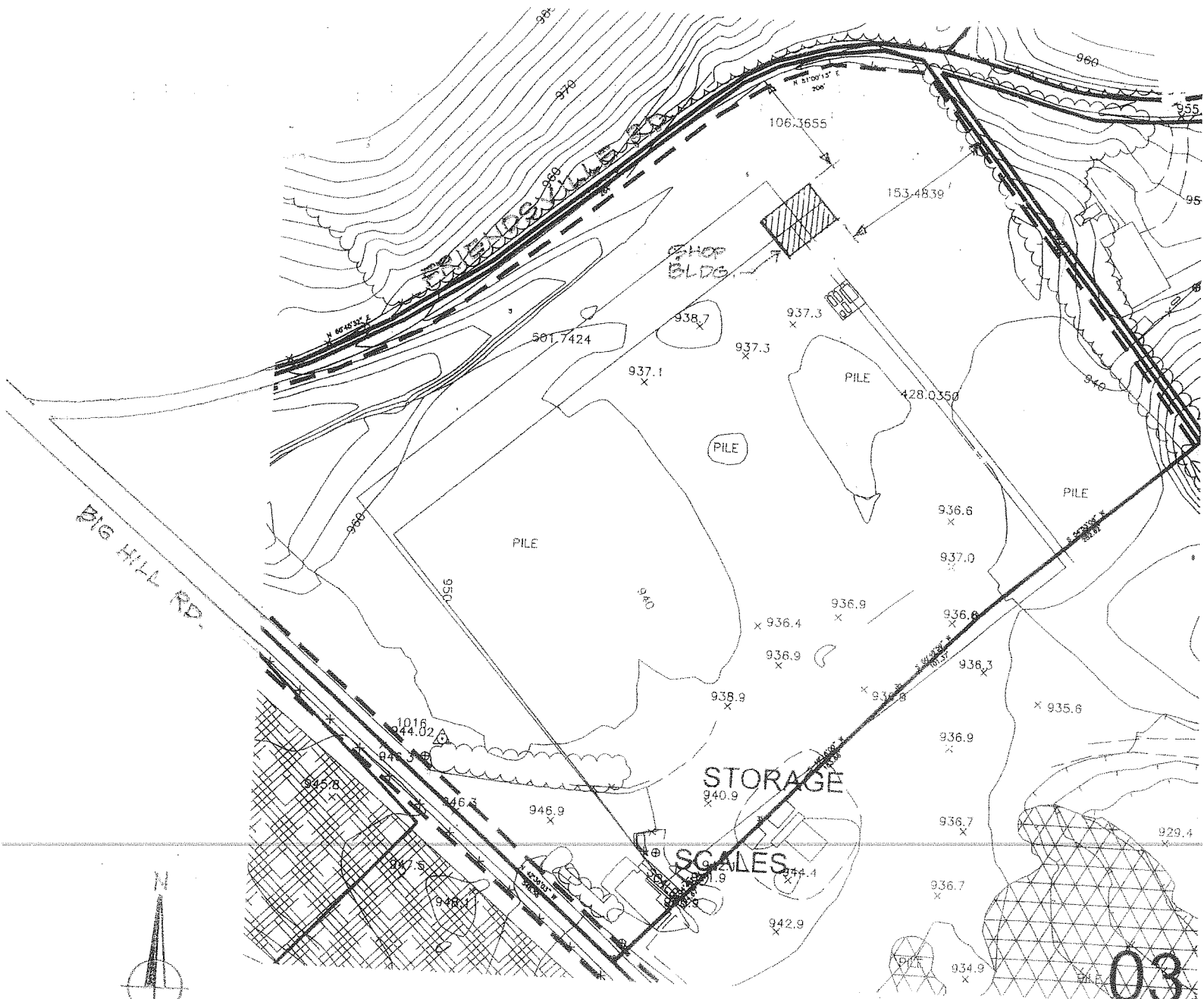
*Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the March 21, 2017
5. Planned Agenda Items
  - A. Special Exception, request extension because of medical hardship, to continue living in camper while cleaning up property for a mobile home, applicant, Brenda Mooningham, 887 Newton Road, Tax Map 26G, Group C, Parcel 32, R-1, Suburban Residential District,
    - *BZA meeting, March 15, 2016, Special exception approved for 12 months to continue living in camper while cleaning up lot after fire destroyed house.*
  - B. Variance Request, Applicant, Walt Hillis for Aggregates USA, Addition of Storage and Maintenance building 100 feet from property lines, setbacks are 250 feet, 2107 Big Hill Road, Tax Map 052, Parcel 010.00, A-2, Rural Residential District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

# Item A

Loudon County - Parcel: 026G C 032.00







ITEM B

