



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

AGENDA  
LOUDON REGIONAL PLANNING COMMISSION  
LOUDON CITY HALL  
WEDNESDAY, FEBRUARY 7, 2018  
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the January 3, 2018 meeting.
4. New Business
  - A. Subdivision Plat for 2-lots with road frontage variance from 75' to 25' for one of lots, Property owner and applicant, Greg Simons, 712 Steekee Street, Tax Map 41H, Group K, Parcel 26.0, R-2, High Density Residential District, approximately .39 acres;
  - B. Discuss and review of Zoning Ordinance, Chapter 4, Zoning Districts;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

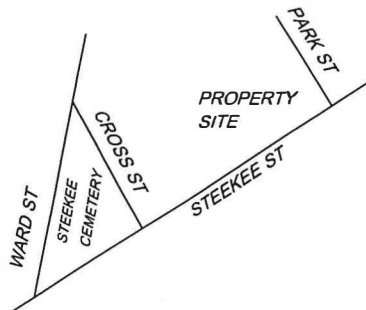
## Item A

Loudon County - Parcel: 041H K 026.00



County: Loudon  
Owner: SIMONS GREGORY LAIRD ETUX  
Address: STEEKEE ST 712  
Parcel Number: 041H K 026.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015





TAX MAP 041H GRP.K PARCEL 26.00

LOCATION MAP (N.T.S.)

- LEGEND**
- PMS POINT NOT SET
  - IPS IRON PIN SET (5/8" REBAR W/ CAP)
  - IPF IRON PIPE FOUND
  - CM CONCRETE MONUMENT
  - ▲ ES EXISTING STONE
  - ⊙ SSMH SANITARY SEWER MANHOLE
  - ⊙ WM WATER METER
  - ⊙ PP POWER POLE
  - ⊙ WFP WOOD FENCE POST



THIS IS A CATEGORY IV SURVEY  
I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE  
WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE  
AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL  
SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION

MICHAEL D. LOWE R.L.S. No. 2212



**TELLOCO  
AND**

195 H and H Road  
Tellico Plains, Tennessee 37385  
Telephone (423) 252-2405

**General Notes:**

AREA: 0.41 ACRES  
A portion tract is in a Flood Hazard Area Zone X  
FEMA Map 47105C0177D Effective Date May 16, 2007  
Iron pins placed or found on all corners unless noted.  
This plat represents property recorded in:  
D.B. 397 PG. 372  
12' Utility & Drainage Easements on all side  
and rear lot lines  
Sewage Disposal by City Sewer.  
WATER BY THE L.U.B.  
ZONING R-2  
BUILDING SETBACKS:  
FRONT YARD - 25 FEET  
REAR YARD - 15 FEET PRINC. STRUCT.  
SIDE - 10 FEET PLUS 2' FOR EACH ADD.

**CERTIFICATE OF STREET NAMES AND ADDRESSES**

I certify that the name of the existing public roads shown on this subdivision  
plat are correct; the names of any new road, whether public or private, do not  
duplicate any existing names and said names are approved, and the property  
addresses of the lots shown on this plat are in conformance with the E-911 System

Date \_\_\_\_\_ E-911 AUTHORITY \_\_\_\_\_

**CERTIFICATE OF SEWERAGE SYSTEMS**

I certify that the sewerage disposal system installed, or proposed for installation  
fully meet the requirements of the Tennessee State Health Department and  
is approved as shown with all restrictions/conditions as noted

Date \_\_\_\_\_ City or County Health Authority \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

This is to certify that the owner(s) of the property shown and described  
hereon hereby adopt this subdivision plat and dedicate all streets, alleys,  
walks, park or other public ways and open space to public or private  
use as noted.

Date \_\_\_\_\_ Owner \_\_\_\_\_ Owner \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I certify that the plat shown and described hereon, is a true and correct  
survey to the accuracy required by the regional planning commission and  
that the monuments have been placed as shown hereon, to the  
specifications of the regional planning commission.

1-23 \_\_\_\_\_  
Date \_\_\_\_\_ Michael D. Lowe, RLS 2212

**CERTIFICATE OF APPROVAL FOR RECORDING**

I certify that this plat has been found to comply with the subdivision  
requirements of the Loudon County planning region, with the exception  
of such variances, if any, which are noted. All improvements have been  
installed, or an acceptable surety posted in order to assure completion.  
This subdivision is approved for recording in the office of the county  
register.

Date \_\_\_\_\_ Secretary, Loudon County Planning Commission

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

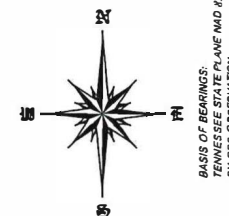
I certify that the water system installed, or proposed for installation  
fully meet requirements of the Tennessee State Health  
Department, and is hereby approved as shown.

Date \_\_\_\_\_ City or County Health Officer

**CERTIFICATE OF STREETS**

I certify that streets and related appurtenances installed, or proposed for  
installation, fully meet the specifications established by the Regional  
Planning Commission

Date \_\_\_\_\_ ROAD ENGINEER/HIGHWAY COMMISSION

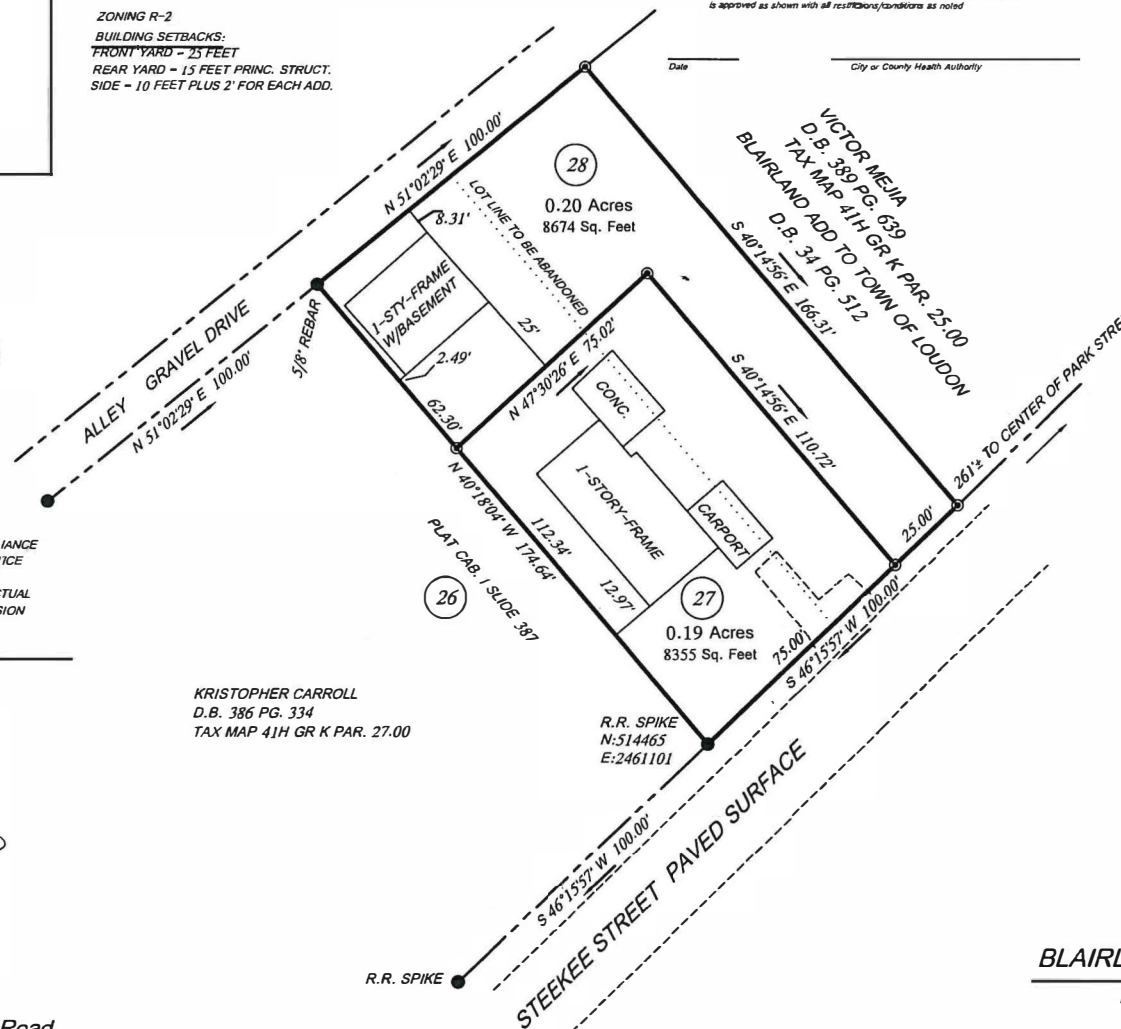


**RE-DIVISION  
LOTS 27 & 28**

**BLAIRLAND ADD. TO TOWN OF LOUDON**

LOCATED IN THE FIRST CIVIL DISTRICT  
LOUDON COUNTY, TENNESSEE

JANUARY 23, 2018 JOB No.18-007  
OWNER: GREGORY & CHRISTINA SIMONS



KRISTOPHER CARROLL  
D.B. 386 PG. 334  
TAX MAP 41H GR K PAR. 27.00

R.R. SPIKE  
N:514465  
E:2461101



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AGENDA  
LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
WEDNESDAY, FEBRUARY 7, 2018  
*Immediately following the Planning Commission meeting*

1. Call to Order
2. Roll Call and Approval of Minutes from the January 3, 2018 meeting
3. Planned Agenda Items
  - A. Special Exception for self-storage buildings, applicant and property owner, Clifton Teeters, 950 Steekee Road, C-2, Highway Business District, Tax Map 041I, Group B, Parcel 033.00, approximately 7.0 acres;
  - B. Variance Request, for addition of back porch to existing home, corner lot, proposed porch approximately 8.5 feet from West Street, Peggy Benton, 511 Wharf St., Tax Map 041A, Group C, Parcel 010.00, R-2, High Density Residential District and HZD, Historic Zoning District;
  - C. Variance Request for additional sign, Matt Caldwell, Realtor for ExacCare walk-in clinic, 702 Grove Street, Map 041A, Parcel 9.00, C-1, Central Business District;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment



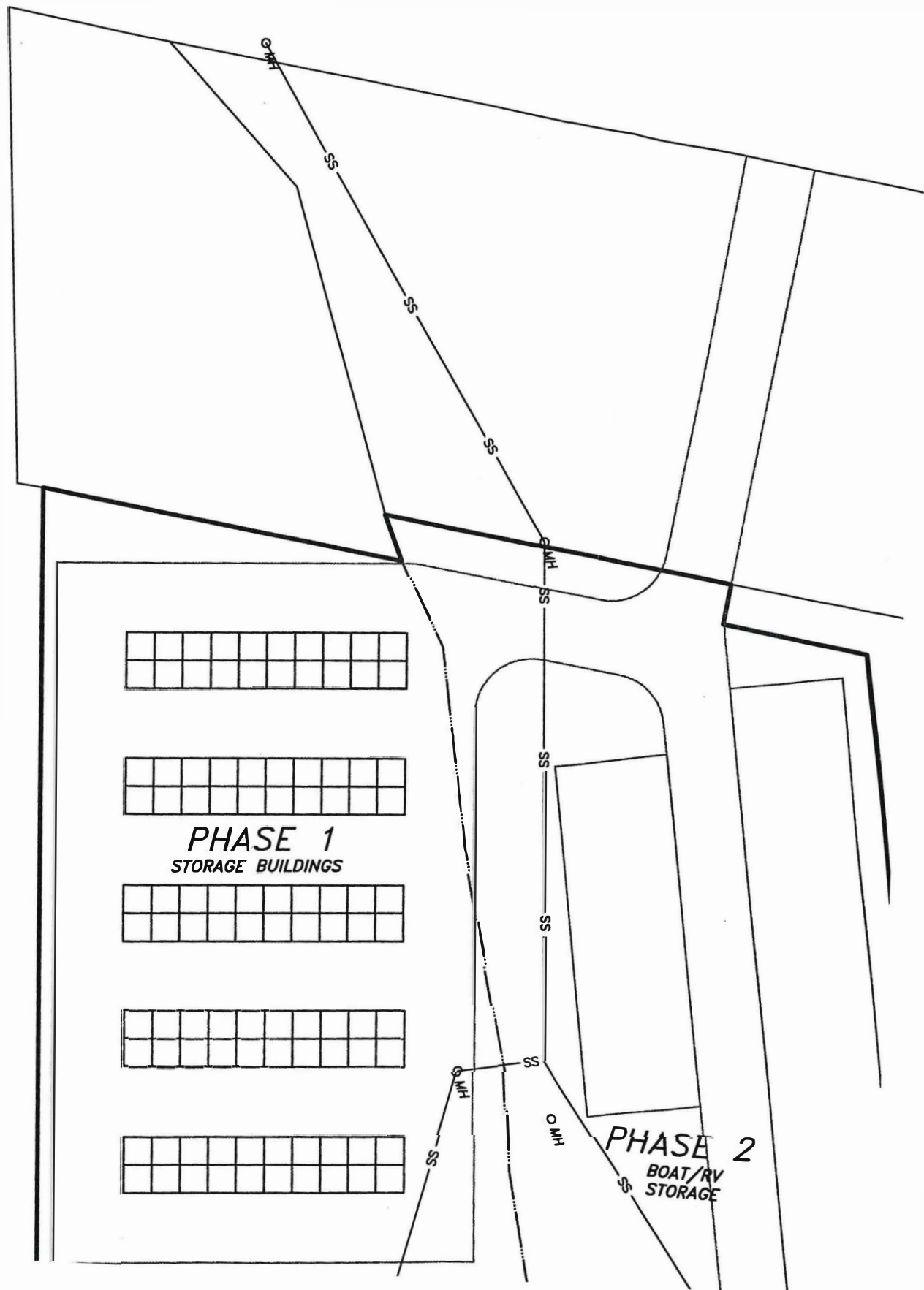
## Item A

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 A





## ITEM B

### Loudon County - Parcel: 041A C 010.00



County: Loudon  
Owner: BENTON PEGGY ET VIR  
Address: WHARF ST 511  
Parcel Number: 041A C 010.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015

January 22, 2018

Dear MS Laura Smith:

My name is Peggy Benton, I live at 511 Wharf Street, Loudon. My house was built in 1950. I did an extensive renovation in 2016, however, there is more to be done.

I am requesting a" variance set back" from Loudon. The house is on the corner, and has only 104" to the Road.

I am also requesting permission to build a screen enclosure that would be 10" X 15'. The enclosure would be 12' from the road. It would be on an existing patio cement floor. My property has many old and beautiful trees. Due to the trees it is impossible to go outside during day or night, due to the many mosquitos.

There would be 26' from the back of the new enclosure to the back retaining wall.

The enclosure would start at the back door with only a breezeway to the main enclosure. It is not possible to have a "built in" porch due to the existing add on addition. The existing "add on additions" must have been built in the 1970's.

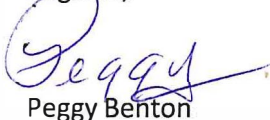
I have just been made aware that the house is in the historical district.

The addition will be very good looking, and painted white, like the back of the house. It will be made of wood (see enclosed picture) and have only screens, no windows. The roof will be metal.

Enclosed are the drawings of the house and proposed addition.

I am anxiously awaiting your approval.

Regards,

  
Peggy Benton

511 Wharf Street

Loudon, TN 37774

561-308-2709

peggydbenton@gmail.com



ITEM B





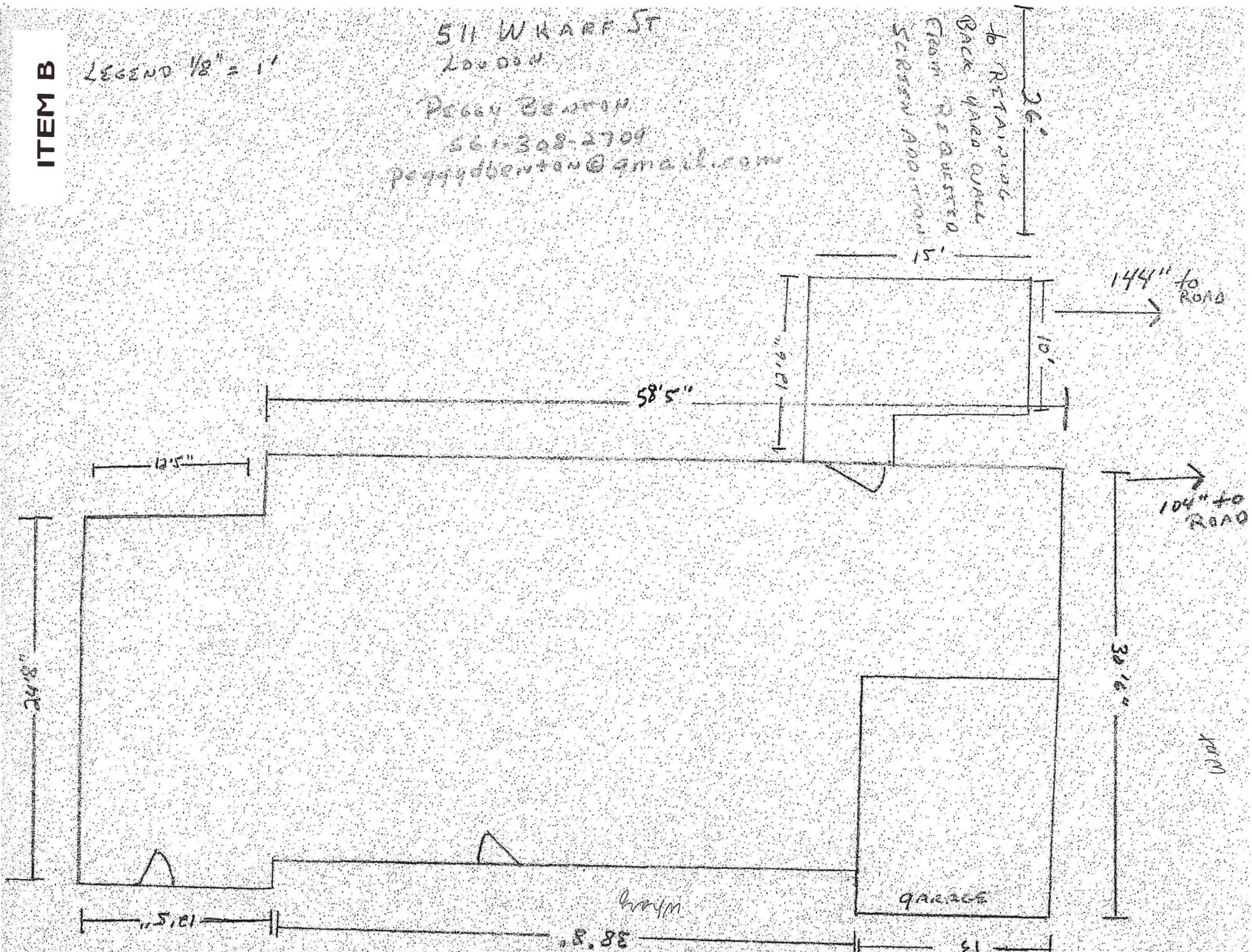
ITEM B

LEGEND  $\frac{1}{8"} = 1'$

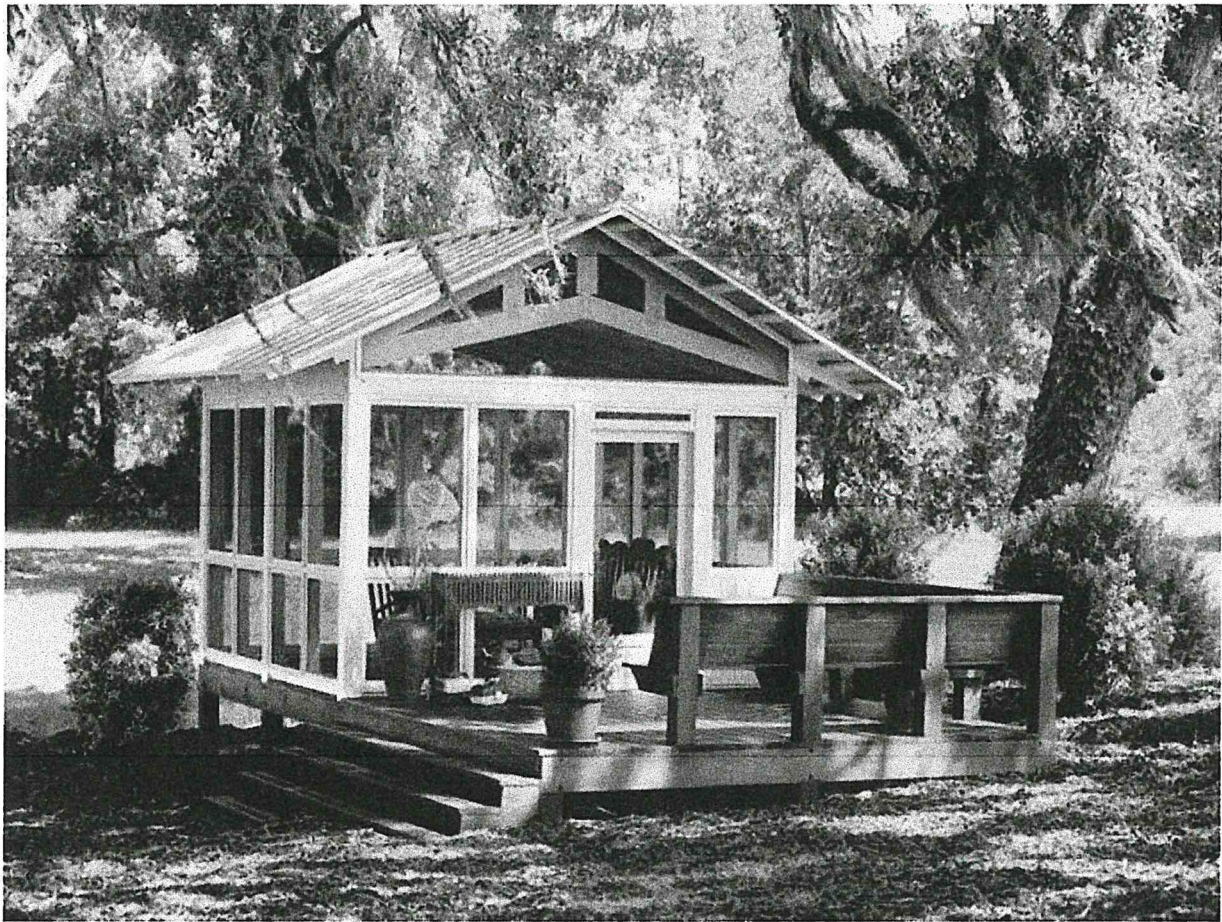
511 W KARP ST  
LONDON

Peggy Benton  
561-308-2709  
peggydbenton@gmail.com

26'  
to RETAINING  
BACK YARD CURB  
FROM AS REQUESTED  
SCREEN ADDITION







Wood  
tin roof  
Screen / no glass  
White















## Item C

Loudon County - Parcel: 041A E 009.00



County: Loud on  
Owner: MUNSEY JAMES W  
Address: GROVE ST 702  
Parcel Number: 041A E 009.00  
Deeded Acreage: 0  
Calculated Acreage: 0



A photograph of a single-story brick house with a dark roof. The house has several white-framed windows and two glass doors. In the foreground, there is a large, overgrown lawn with tall grass and weeds. A white sign is placed on the lawn, featuring the text 'ExacCare' in green and blue, and 'walk-in clinic' in black. To the left of the sign, there is a vertical scale with markings for '30"' and '9'.'

30"  
9'

**ExacCare**®  
walk-in clinic