

# Loudon County Planning Department

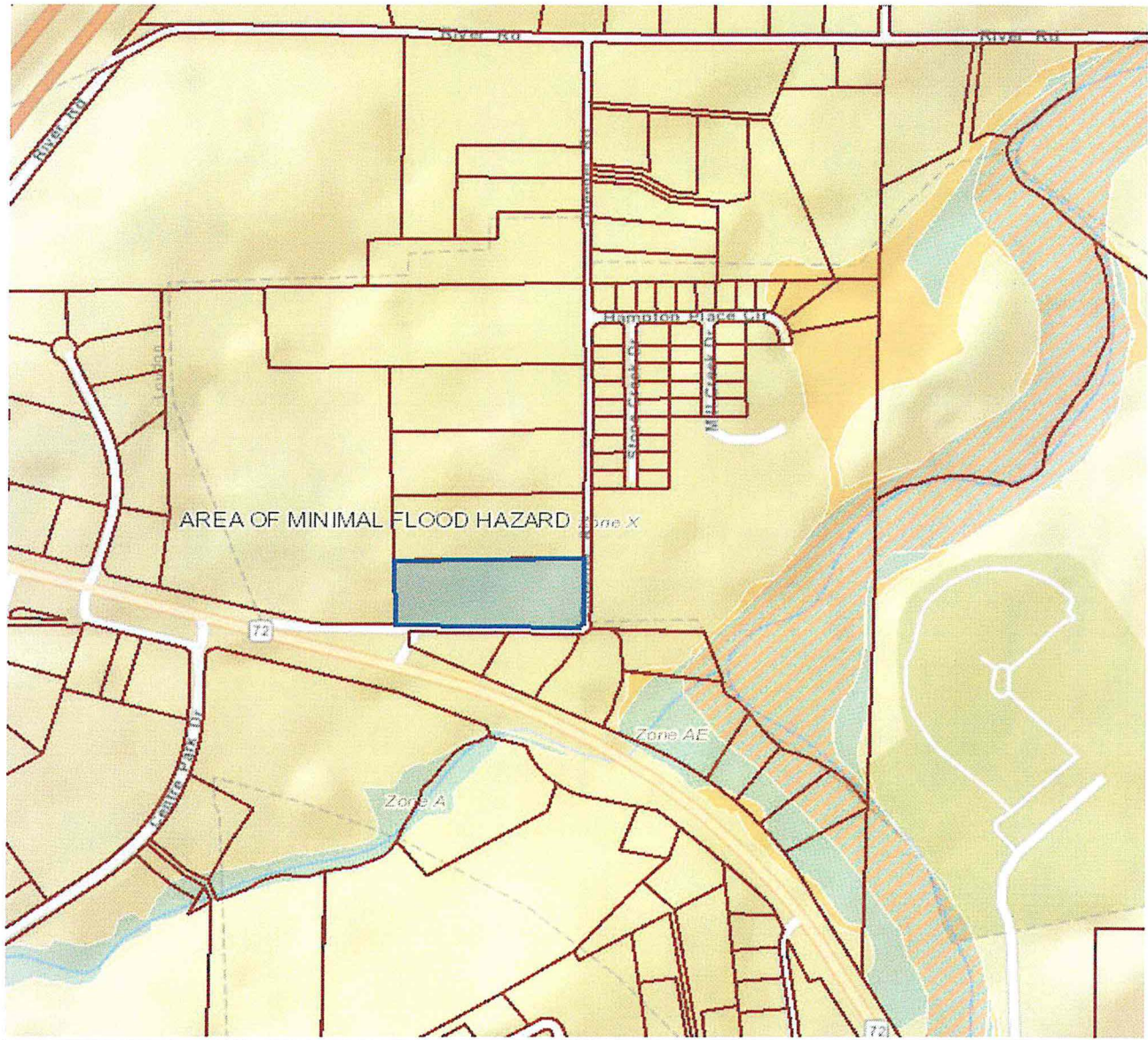
101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

AGENDA  
LOUDON REGIONAL PLANNING COMMISSION  
LOUDON CITY HALL  
WEDNESDAY, APRIL 4, 2018  
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the March 7, 2018 meeting.
4. New Business
  - A. Rezoning request from R-1, Low Density Residential to C-2, Highway Business District, Applicant, James Cogdill, for Cogdill Properties LLC, Queener Road, Tax Map 040, Parcel 084.05, approximately 5.15 acres;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

Item A

Loudon County - Parcel: 040 084.05



County: Loudon  
Owner: COGDILL PROPERTIES LLC  
Address: QUEENER RD  
Parcel Number: 040 084.05  
Deeded Acreage: 5.15  
Calculated Acreage: 0  
Date of Imagery: 2015



# Item A





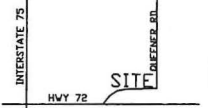
This survey or plot is a Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for free or any fees other than the surveyor himself to any person or company without the Authorization of James A. Hair.



MAGNETIC  
NORTH  
11/17

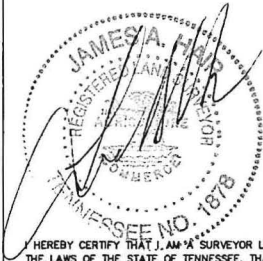
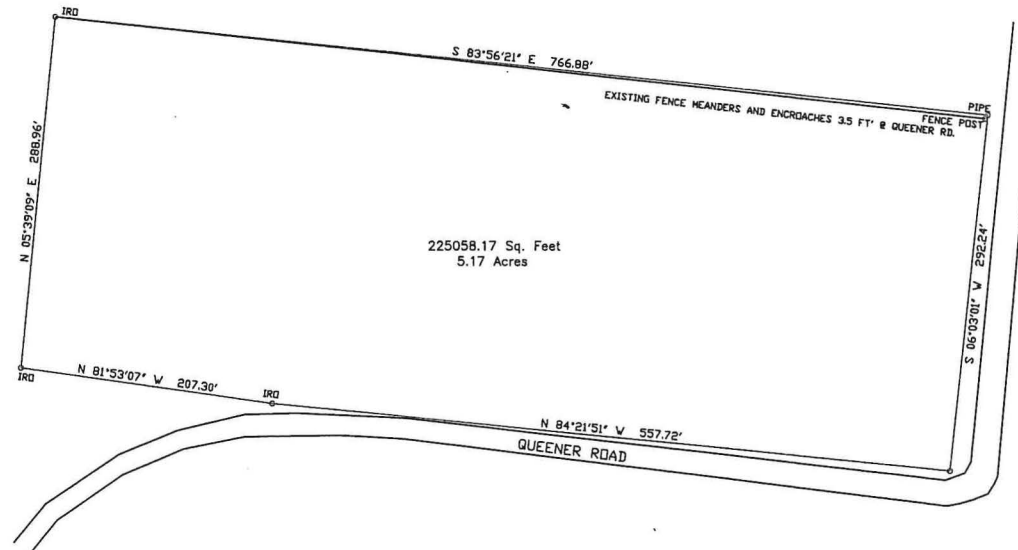
### GENERAL INFORMATION

- (1) GENERAL PROPERTY SURVEY OF PARCEL 84.05 ON TAX MAP 40.00.
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.
- (5) NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.



LOCATION MAP

IRO= IRON ROD OLD  
IRN= IRON ROD NEW



I HEREBY CERTIFY THAT I, AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON 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, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY 1 ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:100,000, AS SHOWN.

JAMES A. HAIR, RLS #1878



JIMMY COGDILL QUEENER ROAD LOUDON, TENNESSEE 37774		
SCALE: 1"=100'	APPROVED BY:	DRAWN BY JAH
DATE: 11/17/		REVISED
FIRST DISTRICT LOUDON COUNTY	LOUDON TENNESSEE	
TAX MAP 40	WDB 393 PG 573	DRAWING NUMBER
PARCEL 84.05	5.17+/- ACRES	JC1117-1



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## AGENDA

LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL

WEDNESDAY, APRIL 4, 2018

*Immediately following the Planning Commission meeting*

1. Call to Order
2. Roll Call and Approval of Minutes of the Feb. 7, 2018 meeting (*no meeting in March*)
3. Planned Agenda Items
  - A. Special Exception/Administrative Review, regarding zoning violation, request having small business to be run on same floor as living space, applicant, Christina Shurina, for Butternut Property Management, 813 Mulberry Street, Tax Map 041H, Group F, Parcel 033.00, C-2, Highway Business District, approximately .31 acres, (*see attached letter*);
    - *9/6/17 Special Exception for renters to live in building and operate business in same structure denied.*
    - *10/4/17 Rezoning request from C-2 to R-2 recommended for approval, but withdrawn from City Council agenda.*
  - B. Variance request to build carport on existing pad replacing existing carport approximately 2' from side property line, applicant, Harrison Akers, property owner, Alyce Golden, 906 Valley Vista Drive, Tax Map 041H, Group N, Parcel 004.00, R-2, High Density Residential District, approximately .14 acres;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment



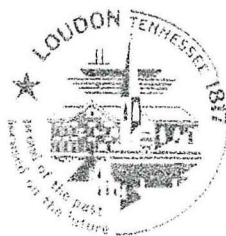
# Item A

## Loudon County Tax Map 041H F Parcel 033.00



County: Loudon  
Owner: BUT T ERNUT PROPERT Y MGMT LLC  
Address: MULBERRY ST 813  
Parcel Number: 041H F 033.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015





CITY OF LOUDON

CITY HALL  
P.O. BOX 189  
LOUDON, TENNESSEE 37774

Butternut Property Management LLC  
Attn: Ms. Christina Shurina  
11912 Butternut Lane  
Knoxville, Tennessee 37934

February 9, 2018

RE: Notice of Ordinance Violation at 813 Mulberry Street, Loudon, Tennessee

Dear Property Owner:

You are hereby notified that your property is in violation of the City of Loudon's Zoning Ordinance § 14-201. As you are aware, this property is zoned C-2, Highway Business District. Upon investigation of your property, this Officer has determined that the structure is being used as a single-family and/or multiple-family dwelling in violation of the Ordinance because this is not a permitted use. You previously obtained permission from the Board of Zoning Appeals on October 4, 2017 to have this property reclassified as R-2, High Density Residential District. However, you halted this zoning change before it became effective. As result, the structure remains in violation of the Ordinance.

Notice is hereby given that you have the right to request a hearing before the Board of Zoning Appeals to present your cases for why you believe your property is not in violation. To do so, you may return this notice with your request for hearing to Travis Gray, at Loudon City Hall, 201 Alma Place, Loudon, Tennessee 37774 within ten (10) days of your receipt of this Notice.

Failure to respond to this Notice within ten (10) days will result in further action by the City to enforce this Ordinance. The City may initiate any other enforcement remedies with respect to such violations as may be provided by law, including, but not limited to, seeking injunctive relief in the Chancery Court for Loudon County to compel your compliance. Please contact me at (865) 458-7520 if you have any questions regarding this Notice.

Sincerely,

Travis Gray  
Building Inspector  
City of Loudon

cc: City Planner Laura Smith  
Loudon Regional Planning Commission Members



## Item B

Loudon County - Parcel: 041H N 004.00



County: Loudon  
Owner: GOLDEN ALYCE J  
Address: VALLEY VISTA DR 906  
Parcel Number: 041H N 004.00  
Deeded Acreage: 0  
Calculated Acreage: 0



SUBJECT \_\_\_\_\_

PROJECT \_\_\_\_\_

COMPUTED BY \_\_\_\_\_

DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

