



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, APRIL 3, 2019
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the March 6, 2019 meeting.
4. New Business
 - A. Preliminary Subdivision Plat, (46 lots), Applicant, Josh Smith, Owner, Primos Land Company, Sweetwater Creek Blvd. Phase 2, Tax Map 048 Parcel 041.02, R-2 Rural Residential District, Approximately 11.77 acres;
 - B. Subdivision Plat with right-of-way dedication reduction from 25' to 10', Applicant, Joseph Colvin, Owner, Marvin and Francine McFalls, 179 Brookshire St, Tax Map 040E, Group G, Parcel 008.00, R-1 Suburban Residential District, Approximately 0.34 acres;
 - C. Extension of current Letter of Credit \$150,000 for improvements, Greg Smith for Legacy Park, Hwy 11, Tax Map 048, Parcel 114.01, Approximately 24.3 acres, 60 lots;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

Loudon County - Parcel: 048 041.02



Date: March 26, 2019
 County: Loudon
 Owner: PRIMOS LAND COMPANY LLC
 Address: SWEETWATER CREEK BLVD 698
 Parcel Number: 048 041.02
 Deeded Acreage: 11.7
 Calculated Acreage: 11.7
 Date of Imagery: 2015

TN Comptroller - OLG
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 TDOT
 State of Tennessee, Comptroller of the Treasury, Office of Local Government
 (OLG)

Loudon County - Parcel: 040E G 008.00

ITEM B



Date: March 27, 2019
County: Loudon
Owner: MCFALLS MARVIN ETUX FRANCINE
Address: BROOKSHIRE ST 179
Parcel Number: 040E G 008.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

TN Comptroller - OLG
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The property lines are compiled from information maintained by your local county Assessor's



NAD 83, A10 2011, EPOCH 2010 ~ TGRN

(30102)
FOUND 1-1/2"
AXLE ROD
"NO 10"

N00°40'52"W - 140.05'(M)
N01°08'E - 140.5'(P)

RICK L. KIRBY, ETUX
(DEED BOOK 296, PAGE 796)
TAX MAP 040, GROUP NONE,
CONTROL MAP 040, PARCEL 072.00

N00°40'52"W - 99.67'(M) N01°08'E - 100.04'(D&P)

(61030)
FOUND 1/2"
IRON ROD
"NO 10"

KAREN ROSE MCNEIL
(DEED BOOK 378, PAGE 816)
TAX MAP 040, GROUP G, CONTROL
MAP 040, PARCEL 018.00

GURTHIE MCCOLLISTER
(PLAT BOOK 2, PAGE 10)
ANNA M. BRYANT
(DEED BOOK 320, PAGE 792)
TAX MAP 040, GROUP G, CONTROL MAP
040, PARCEL 007.00

20' RIGHT-OF-WAY EASEMENT
(PLAT BOOK 2, PAGE 10)

10' RIGHT-OF-WAY
EASEMENT
(PLAT BOOK 2, PAGE 10)

S88°51'18"E - 154.10'(M)
S87°18'E - 164.18'(D&P)

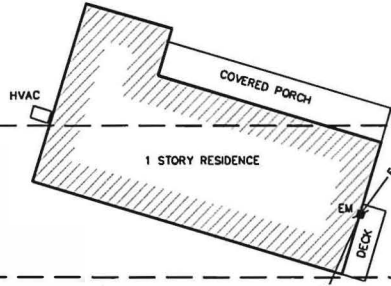
S88°51'18"E - 215.02'(M)

GURTHIE MCCOLLISTER
(PLAT BOOK 2, PAGE 10)
WILLIAM A. BROOKSHIRE
(DEED BOOK 407, PAGE 290)
TAX MAP 040, GROUP G, CONTROL MAP
040, PARCEL 006.00

25' SEWER EASEMENT
(DEED BOOK 76, PAGE 467)

BROOKSHIRE STREET
20' RIGHT-OF-WAY EASEMENT
(PLAT BOOK 2, PAGE 10)

LOT 1
GURTHIE MCCOLLISTER
(PLAT BOOK 2, PAGE 10)
MARVIN & FRANCINE MCFALLS
(DEED BOOK 398, PAGE 359)
TAX MAP 040, GROUP G, CONTROL MAP
040, PARCEL 008.00



LOT 1R
15,936 SQUARE FEET OR
0.37 ACRES, MORE OR LESS

PART OF LOT 2
GURTHIE MCCOLLISTER
(PLAT BOOK 2, PAGE 10)
MARVIN & FRANCINE MCFALLS
(DEED BOOK 398, PAGE 359)
TAX MAP 040, GROUP G, CONTROL MAP
040, PARCEL 009.00

PART OF LOT 2
GURTHIE MCCOLLISTER LANDS
(PLAT BOOK 2, PAGE 10)
JEFFREY BIVENS
(DEED BOOK 355, PAGE 331)
TAX MAP 040, GROUP G, CONTROL MAP
040, PARCEL 010.00

INTERSECTION OF
BROOKSHIRE STREET AND
MCCOLLISTER STREET

N88°49'34"W - 212.42'(M)

LISA TACKETT
(DEED BOOK 400, PAGE 876)
TAX MAP 040, GROUP G, CONTROL
MAP 040, PARCEL 013.00

S01°19'05"W - 36.70'(M)
S02°49'W - 36.70'(D)

TONY H. BIVENS, ET X
(DEED BOOK 384, PAGE 253)
TAX MAP 040, GROUP G, CONTROL
MAP 040, PARCEL 012.00

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
WEDNESDAY, APRIL 3, 2019
Immediately following the Planning Commission meeting

1. Call to Order
2. Roll Call, February, 2019 meeting canceled.
3. Planned Agenda Items
 - A. Variance Request for minimum lot size, Applicant and Property Owner, Gregory and Janet Chambers, 821 Rosedale Ave, Tax Map 041H, Group L, Parcel 025.00, R-2 Rural Residential District, Approximately 0.17 acres;
 - B. Variance Request for rear set back, Applicant and Owner, Ray and Gail Welch, 874 Cape Hatteras Light, Tax Map 032A, Group A, Parcel 005.00, R-2 High Density Residential District, Approximately 1.00 acre;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment

Loudon County - Parcel: 041H L 025.00

ITEM A



Date: March 27, 2019
County: Loudon
Owner: BURRESS JESSICA N ETVIR
Address: ROSEDALE AVE 821
Parcel Number: 041H L 025.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

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Attachment to – City of Loudon, Board of Zoning Appeals Request
Application

Lot – Recorded in Plot Cablinet D, slide 114

Rosedale Park or Woods Addition, Lot 40

Lot width is roughly 75 feet in width with a depth showing as 100 feet.
The lot narrows slightly in the middle. Set backs will not be an issue
with the proposed house plan.

The lot size is 7,374 sq ft and just shy of the 7,500 sq ft requirement. I
am seeking a variance to build a new house on this lot.

A handwritten signature in black ink, appearing to read "Joseph Chu". The signature is fluid and cursive, with a long horizontal line extending to the right.

3-6-2019

Loudon County - Parcel: 032A A 005.00

ITEM B



Date: March 12, 2019
County: Loudon
Owner: WELCH RAY A JR ETUX GAIL D
Address: CAPE HATTERAS LIGHT 874
Parcel Number: 032A A 005.00
Deeded Acreage: 0.19
Calculated Acreage: 0
Date of Imagery: 2015

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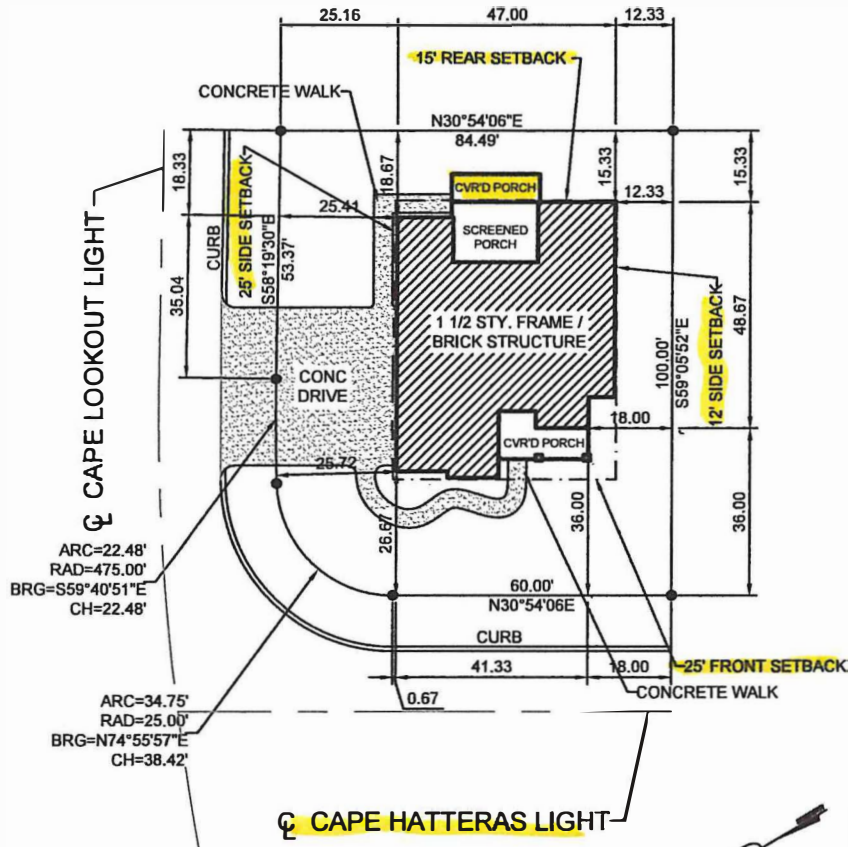
 **SOUTHLAND**
DESIGNS

RESIDENTIAL DESIGN
4827 BALL ROAD • KNOXVILLE, TN 37917 • (615) 963-0262

SHEET NO.

FOR CONSTRUCTION

SCALE 1" = 40'-0"



1) ALL DIMENSIONS ARE TO FRAME LINE.
2) THIS LOT IS SERVED BY PUBLIC WATER
AND SEWER.