



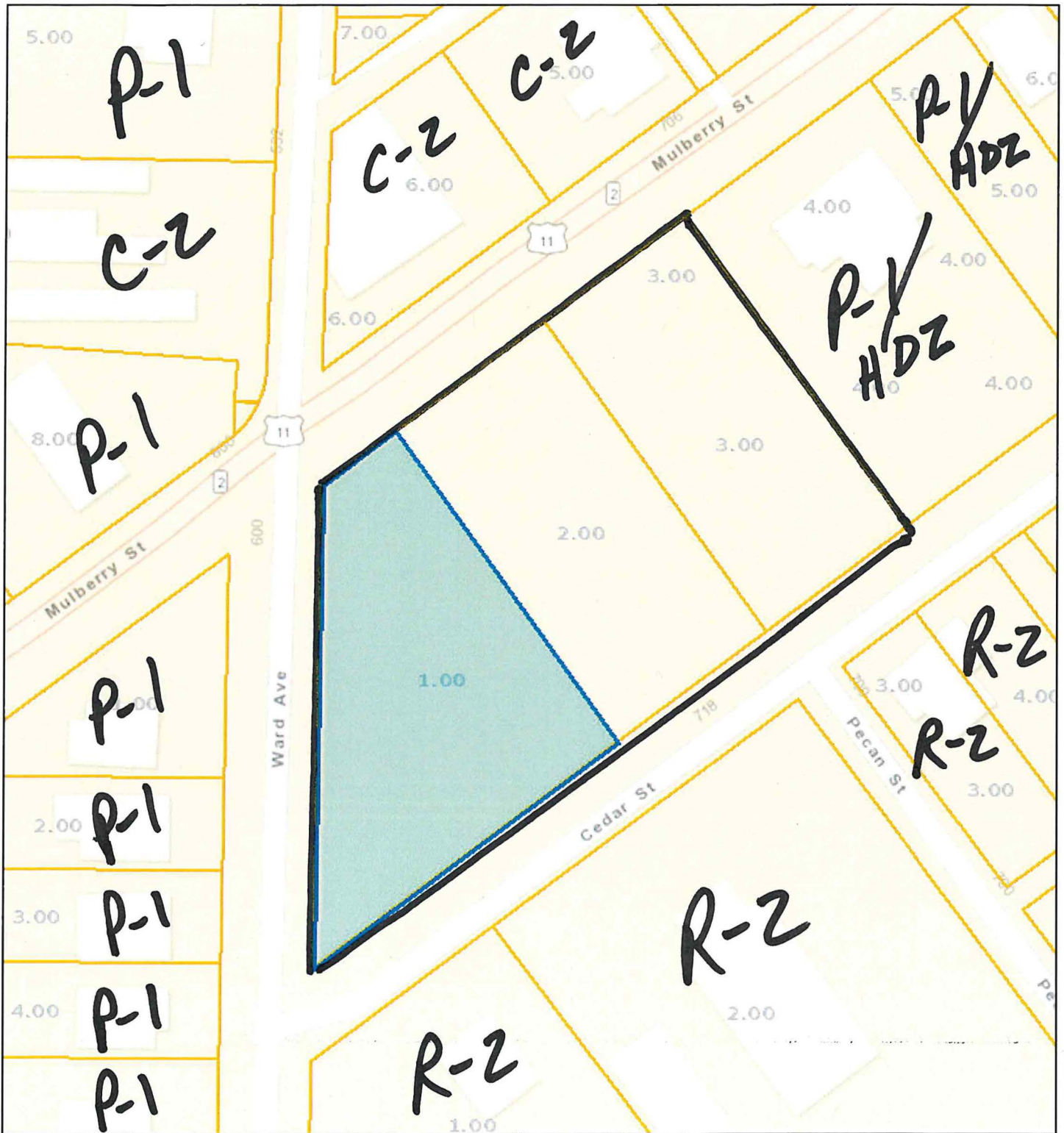
# Loudon County Planning Department

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  
2480 Hwy. 72 N.  
WEDNESDAY, AUGUST 5, 2020  
12:30 P.M.

1. Call to Order;
2. Pledge of Allegiance and Roll Call;
3. Approval of Minutes from the July 8, 2020 meeting;
4. New Business;
  - A. Rezoning Request for three lots from P-1, Professional and Civic District with H-1, Historic Overlay District to C-2, Highway Business District with H-1, Historic Overlay District, Applicant and Property Owner, Kathryn McGill, Mulberry St., Tax Map 041H Group F Parcels 001.00, 002.00, and 003.00, R-1, Low Density Residential District;
3. Additional Public Comments
4. Announcements and/or Comments from the Board/Commission
5. Adjournment

# Loudon County - Parcel: 041A F 001.00



Date: June 25, 2020  
County: Loudon  
Owner: MCGILL TERRY C ETUX  
Address: MULBERRY ST  
Parcel Number: 041A F 001.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
TN Comptroller - OLG  
State of Tennessee, Comptroller of the Treasury, Office of Local Government

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



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AGENDA  
LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
2480 Hwy. 72 N.  
WEDNESDAY, AUGUST 5, 2020  
*Immediately following the Planning Commission meeting*

1. Call to Order
2. Roll Call, July 8, 2020 Meeting Minutes
3. Planned Agenda Items;
  - A. Variance Request to reduce side yard setback (see attached information),  
Applicant, Nathan Scott, Property Owner, African M. E. Zion Church, Walnut St.,  
Tax Map 041A Group G Parcel 017.00, R-2, High Density Residential District;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment



### Description

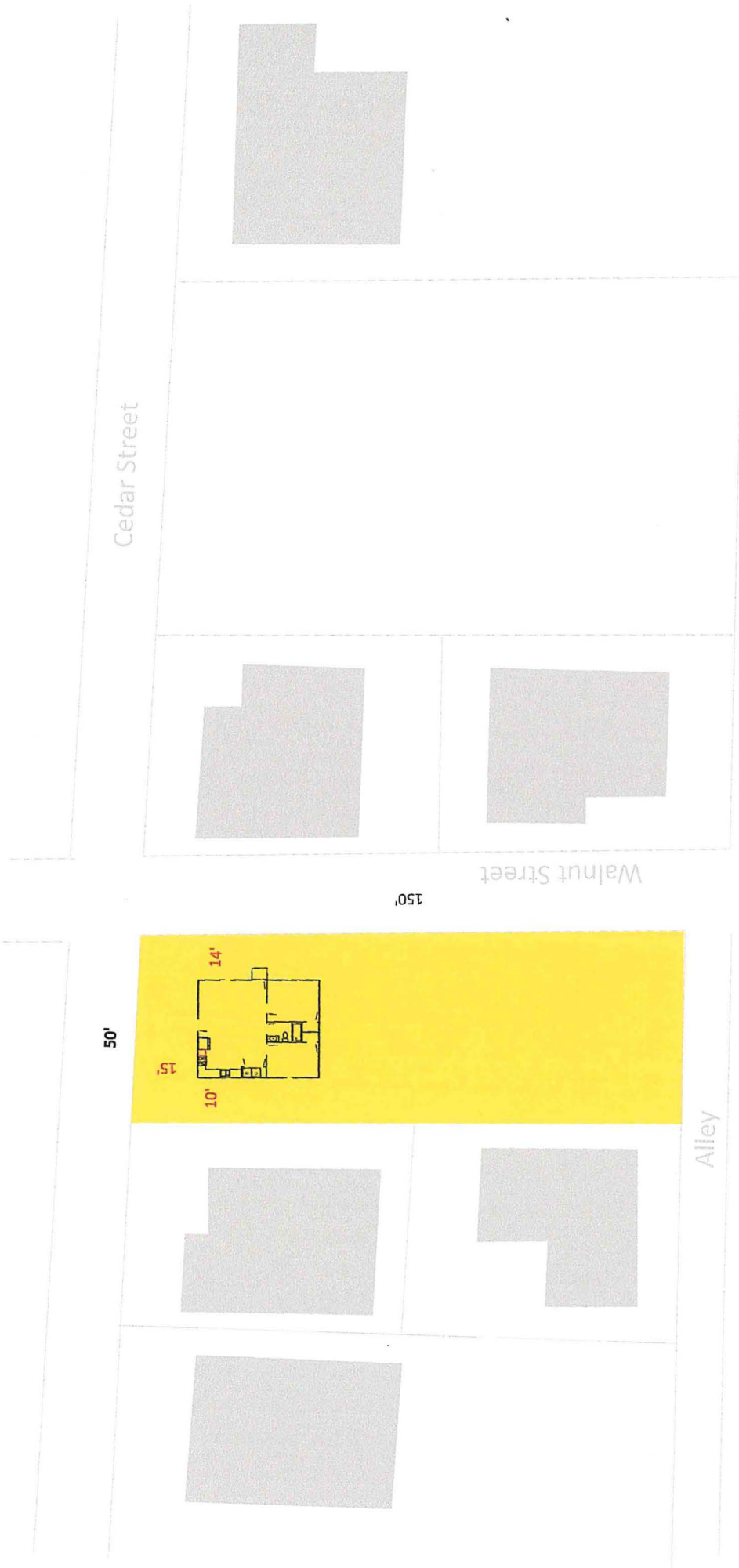
The property located on the corner of Walnut Street and Cedar Street is 50' x 150' (7,500 square feet). Because it is a corner lot it requires a 25' set back on both the front yard and side yard. I am requesting a variance to allow for a 14' side yard setback. In addition, I am asking for a front yard setback of 15'. The front yard setback is not necessary for building, but it will allow the home to look more natural in the setting by matching the setback of all the other homes on the block.

This is a lot of record that previously had a home on it until 2008 when the owner of the property, Zion Church, tore it down with the hopes of selling the property. They have been unable to sell it because of the setback requirements.

Section 14-806 of the Loudon Zoning Ordinance gives the Board of Zoning Appeals the power to grant such variance based on the "exceptional narrowness" of the lot size resulting in "exceptional practical difficulties to.....the owner of such property". This variance may be granted provided it is "without substantial detriment to the public good". I would make the argument that granting a variance is allowable under the guidelines set forth in Chapter 8 of the Loudon Zoning Ordinance and it would be in accord with other corner lot variances recently granted (Corner of Highland & Rosedale) and most importantly it would benefit the community. Affordable housing has never been more important and harder to find. We plan to build a modest 2 bedroom 1 bath house that will be the lowest price new home available on the market. This is most effective when such a home is built in an area where it is most natural and fits its surroundings, such as a city lot.

While building or improving homes is our way of supporting ourselves, we could pursue this in any community and at any price point. However, our goal is to work within our local community providing affordable housing. To date we have personally invested in and improved 18 homes within the Loudon City Limits. Each project removed a substandard home, increased property values, and brought new life to the community. I feel we share a common goal with the board and all Loudon Officials, improving our community.

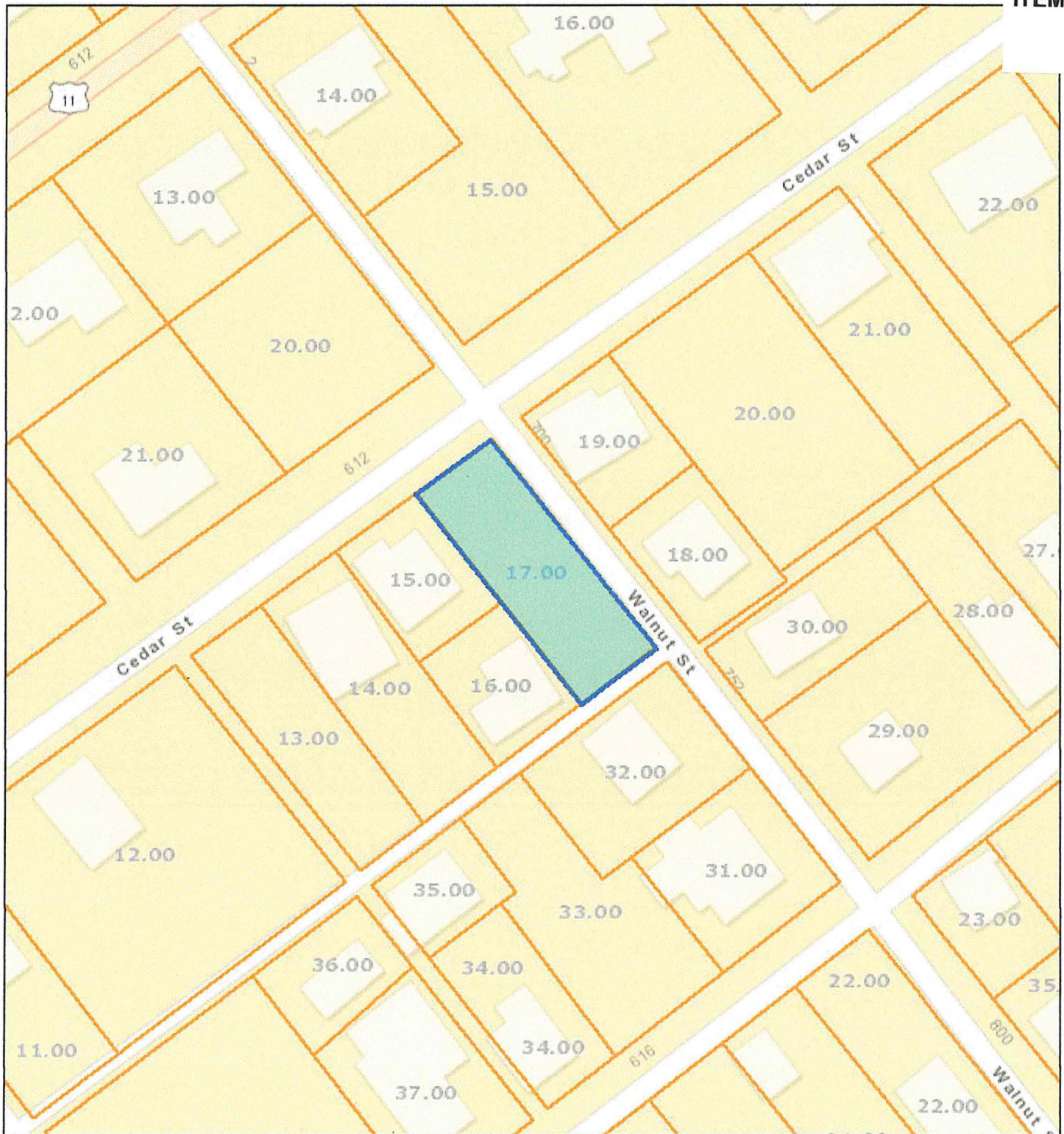
Nathan and Lori Scott





# Loudon County - Parcel: 041H G 017.00

ITEM A



Date: July 20, 2020  
County: Loudon  
Owner: AFRICAN M E ZION CHURCH  
Address: WALNUT ST  
Parcel Number: 041H G 017.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
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