

Loudon County Planning Department

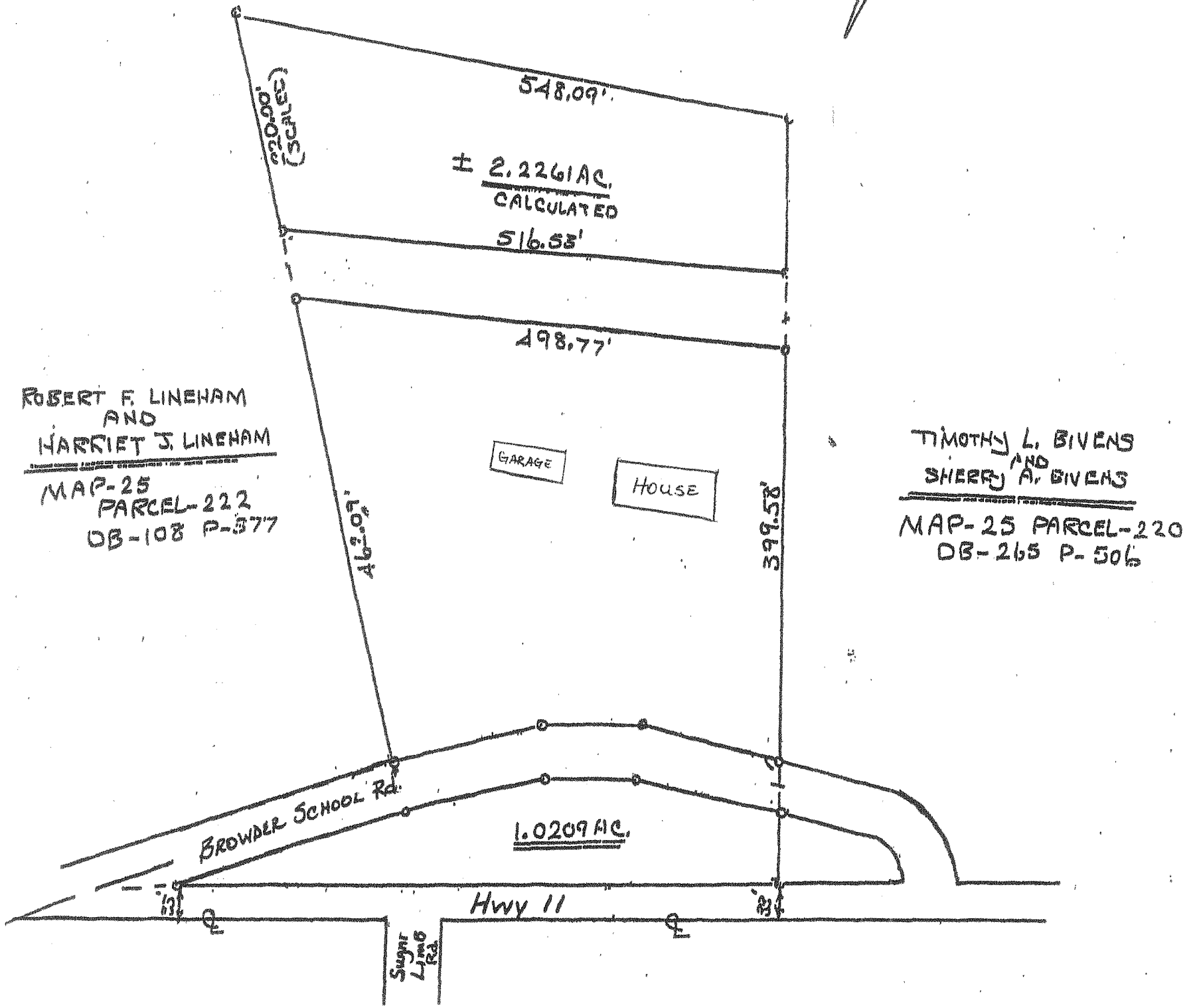
101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION March 15, 2016 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes from February 16, 2016 meeting
4. Planned Agenda Items:
 - A. Rezoning Request, from C-2, General Commercial District, to A-2, Rural Residential District, property owner, Mark Shubert, Tax Map 025, Parcel 221.00;
 - B. Discussion and Review Loudon County Zoning Resolution, Article 3, General Provisions;
5. Codes Department Building Activity Summary for February 2016 (see attached)
6. Additional Public Comments
7. Update from Planning Department
 - A. Training reminder:

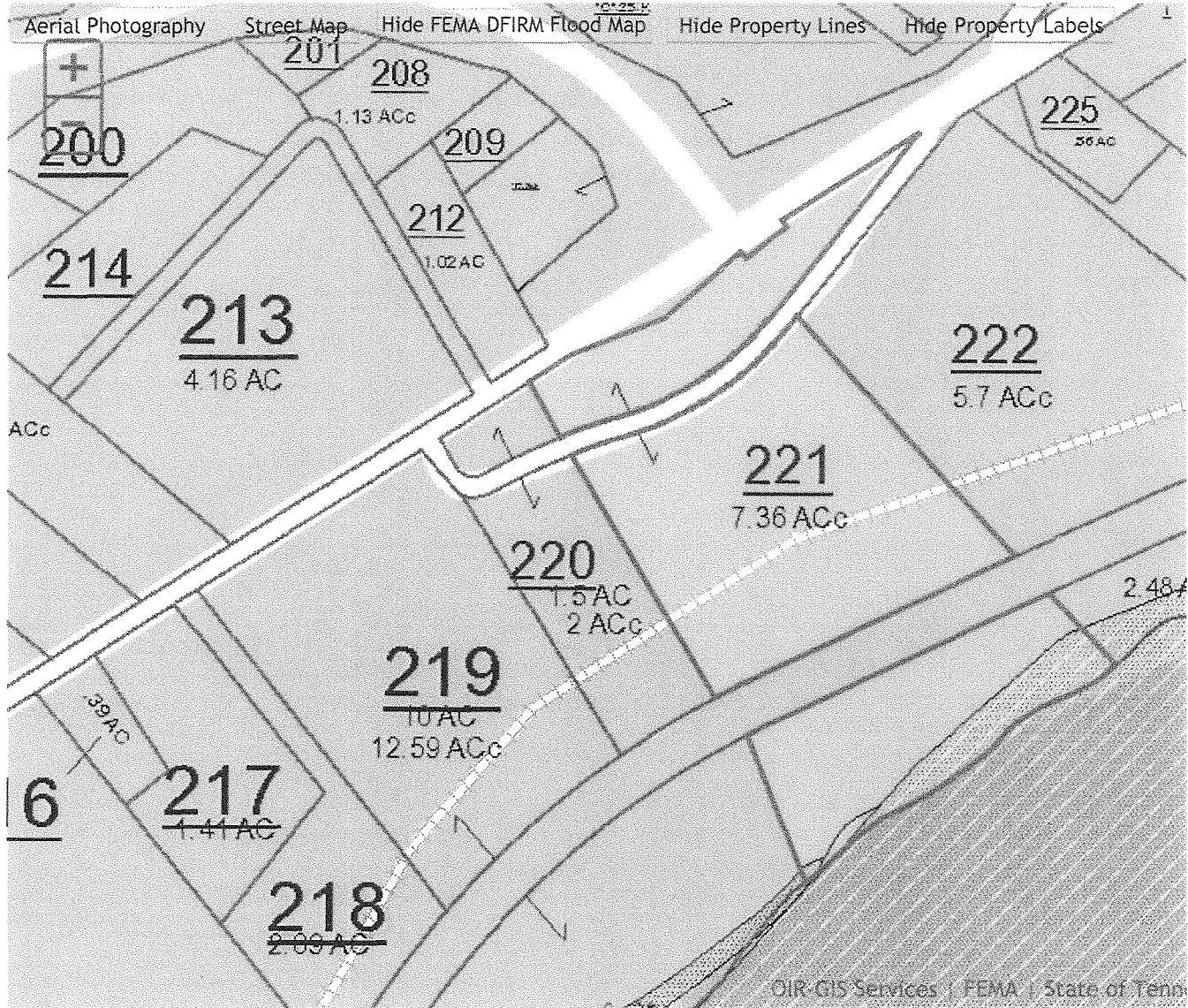
Plain Talk , April 28, 2016 at the Airport Hilton in Alcoa, TN, from 8am- 4pm;

TDOT Linking Land Use and Transportation workshop on March 29, 2016 at Farragut Town Hall from 6-8 pm;
8. Adjournment





Tennessee Property



CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2016	Fees	Value	2015	Fees	Value	2014	Fees	Value	2013
January	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20	\$10,742	\$2,957,218	22
February	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28	\$11,888	\$3,101,993	20
March				36	\$ 20,232	\$ 5,548,633	34	\$14,418	\$3,792,021	33
April				37	\$ 14,543	\$ 3,657,482	42	\$19,021	\$5,838,442	39
May				29	\$ 10,641	\$ 2,690,637	30	\$16,674	\$4,409,645	33
June				30	\$ 10,892	\$ 2,658,983	33	\$8,762	\$2,972,266	37
July				35	\$ 22,302	\$ 6,224,534	29	\$11,757	\$2,942,219	35
August				37	\$ 22,059	\$ 5,945,858	40	\$23,832	\$7,799,894	48
September				35	\$ 22,178	\$ 6,019,912	39	\$16,670	\$4,418,410	47
October				55	\$ 24,793	\$ 6,978,700	34	\$17,782	\$4,802,880	30
November				34	\$ 16,974	\$ 4,517,761	15	\$7,608	\$1,893,712	30
December				25	\$ 18,414	\$ 5,378,992	36	\$16,859	\$4,199,225	29
TOTALS	61	\$35,496	\$9,434,597	409	\$209,465	\$56,312,265	380	\$176,013	\$49,127,925	403

REGISTER NOW!

Confirmed Speakers:

Gary Toth (Transportation Initiatives) recognizes that transportation has been one of the most meaningful shapers of the public realm in the 20th century. We will learn about the importance of turning transportation planning upside-down, and he will provide guidance for how communities can build excitement and public support for projects.

PLAIN TALK 2016

CONNECTING COMPETITIVE COMMUNITIES

EAST TENNESSEE QUALITY GROWTH

THURSDAY, APRIL 28, 2016
8 A.M. UNTIL 4 P.M. EST
AT THE AIRPORT HILTON

2001 ALCOA HWY. | ALCOA, TN

Robert Gibbs (Gibbs Planning Group) will present new trends and research in creating economic growth and how communities can compete for both employment centers and major population groups. The session will include a special segment on walkability and transportation planning.

Billy Hattaway (Department of Transportation, Florida) is described as one of the most important champions of bike/pedestrian safety, complete streets, and the new transportation paradigm in our universe.

Whitney Kimball Coe (Center for Rural Strategies) will speak to the lack of broadband, a key barrier for most rural communities. She is Director of National Programs for Rural Strategies and an advocate for connecting all communities.

Also speaking is **Toks Omishakin**, Chief of Environment and Planning and Assistant Commissioner for TDOT.

SAVE THE DATE!

PLAIN TALK 2016

APRIL 28, 2016

PLEASE JOIN EAST TENNESSEE QUALITY GROWTH FOR OUR THIRD PLAIN TALK CONFERENCE. THE 2016 THEME IS CONNECTING COMPETITIVE COMMUNITIES.

THIS CONFERENCE WILL BRING TOGETHER URBAN AND RURAL DECISION MAKERS TO HEAR NATIONAL THOUGHT LEADERS DISCUSS EXPANDED REGIONAL CONNECTIVITY AND ECONOMIC DEVELOPMENT STRATEGIES.

Together we can build healthy and livable communities by coordinating infrastructure, land-use, and transportation projects and by connecting our region through modern communication technologies.

Register Now and Learn More About Plain Talk 2016 at tinyurl.com/PlainTalk2016
#PlainTalk16

Register before April 6 for a fee of \$60. Regular registration fees are \$75. Elected Officials and Planning Commissioners pay only \$50. Scholarships are also available. Inquire at info@etqualitygrowth.org for more information.

CREDIT HOURS FOR PLANNERS AND
ELECTED OFFICIALS



EAST TENNESSEE
QUALITY GROWTH

@ETQualityGrowth



#PlainTalk16

#PlainTalk16



The Tennessee Department of Transportation

will present a planning commissioner workshop on

Linking Land Use and Transportation

on

March 29 at Farragut Town Hall from 6 to 8 pm

11408 Municipal Center Drive, Farragut TN

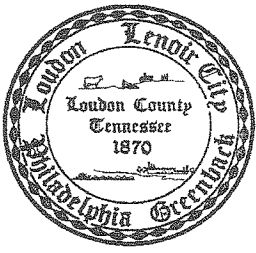
and

March 31 at Jefferson City Library from 6 to 8 pm

112 City Center Drive, Off Highway 92, City Hall Complex

Counts as two hours planning commissioner training
No Reservations Required

Need more information? Call Midge Jessiman at ETDD 865-748-5113



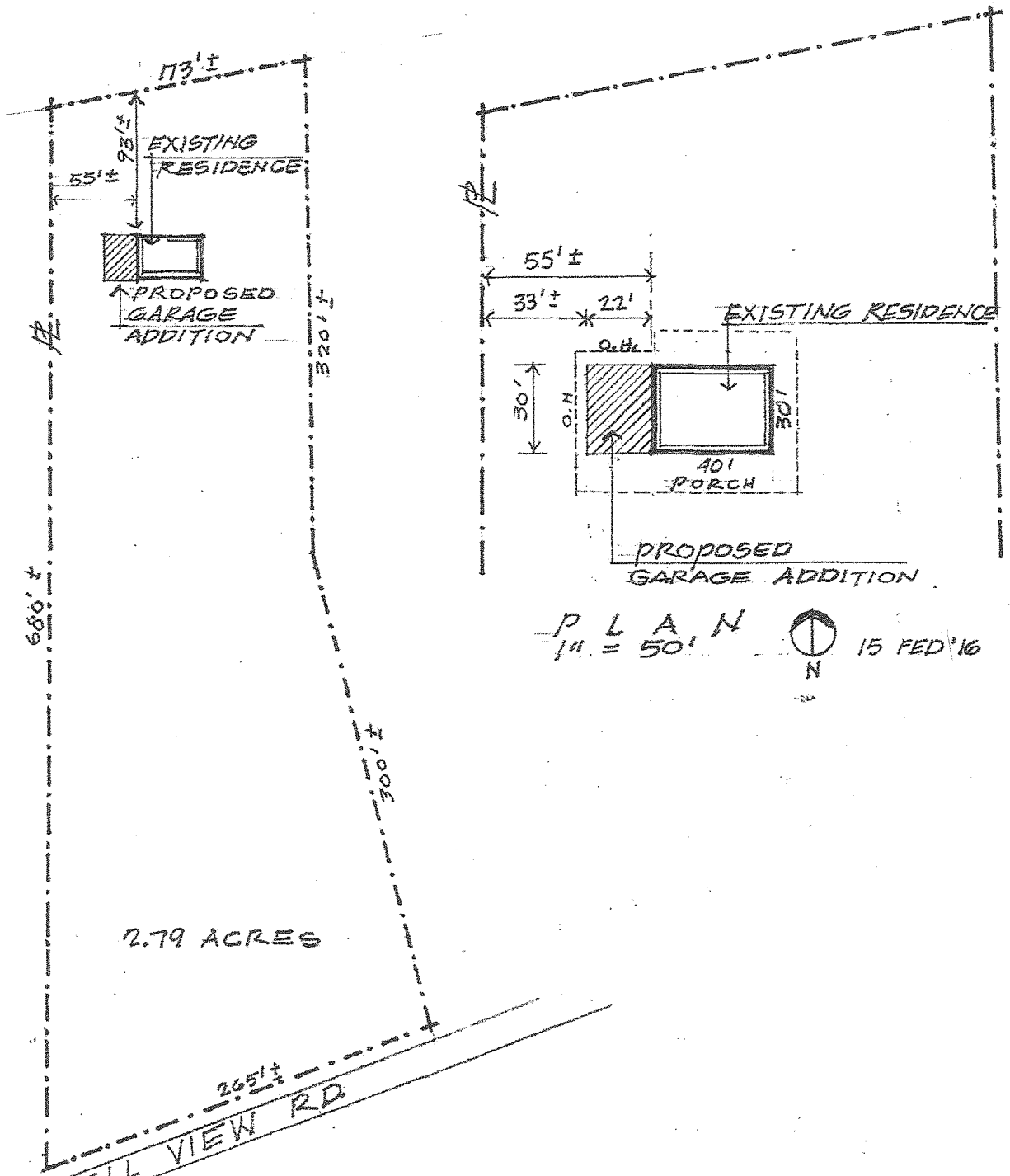
Loudon County Planning Department

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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
MARCH 15, 2016
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the January 19, 2016 meeting and the February 16, 2016 meeting.
5. Planned Agenda Items
 - A. Variance Request, side/front yard setback for addition of garage on corner lot, Ben Hazel, 147 Bell View Road, Greenback, Tax Map 059, Parcel 053.00, A-1, Agriculture-Forestry District;
 - B. Special Exception, applicant, Bobby Rice, request to allow a bed and breakfast on property, property owner, Jackie Housely, 3351 Hackney Chapel Road, Tax Map 036, Parcel 098.00, A-1, Agriculture-Forestry District, currently run bed and breakfast on adjacent property, 3380 Hackney Chapel Road, property owner, Steve Spell;
 - C. Special Exception, applicant, Sarah Linginfelter, request for Dead Man's Farm and Zombie Theaters Paintball, 9567 Highway 11 E, Lenoir City, property owner, V.W. Linginfelter, Tax Map 016, Parcel 010.03, R-1, Suburban Residential District;
 - D. Special Exception, applicant, Ray Baker, request to live in a camper on the property until singlewide can be purchased, property owner: Brenda Mooningham, 887 Newton Road, Tax Map 026G, Parcel 032.00, R-1, Suburban Residential District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

EAST COAST TELLICO PARKWAY



PLAN
1" = 50' N
N
15 FEB '16

147 BELL VIEW RD

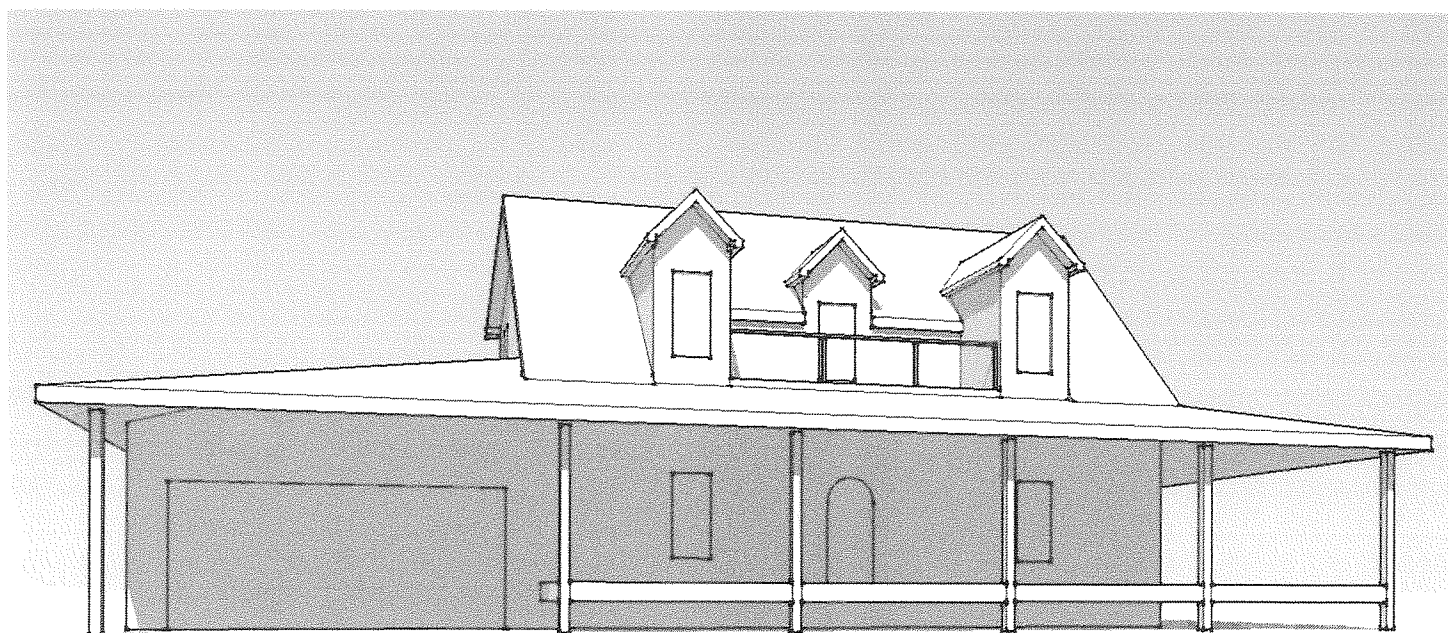
LOT PLAN
7" = 100'

BEN HAZEL
PROPERTY

LOT 53
LOUDON CO.

NOTE: PROPERTY LINE
DIMENSIONS SCALED FROM
ON PROPERTY VIEWER MAP
ONLINE

ITEM A



ITEM A

Tennessee Property Viewer



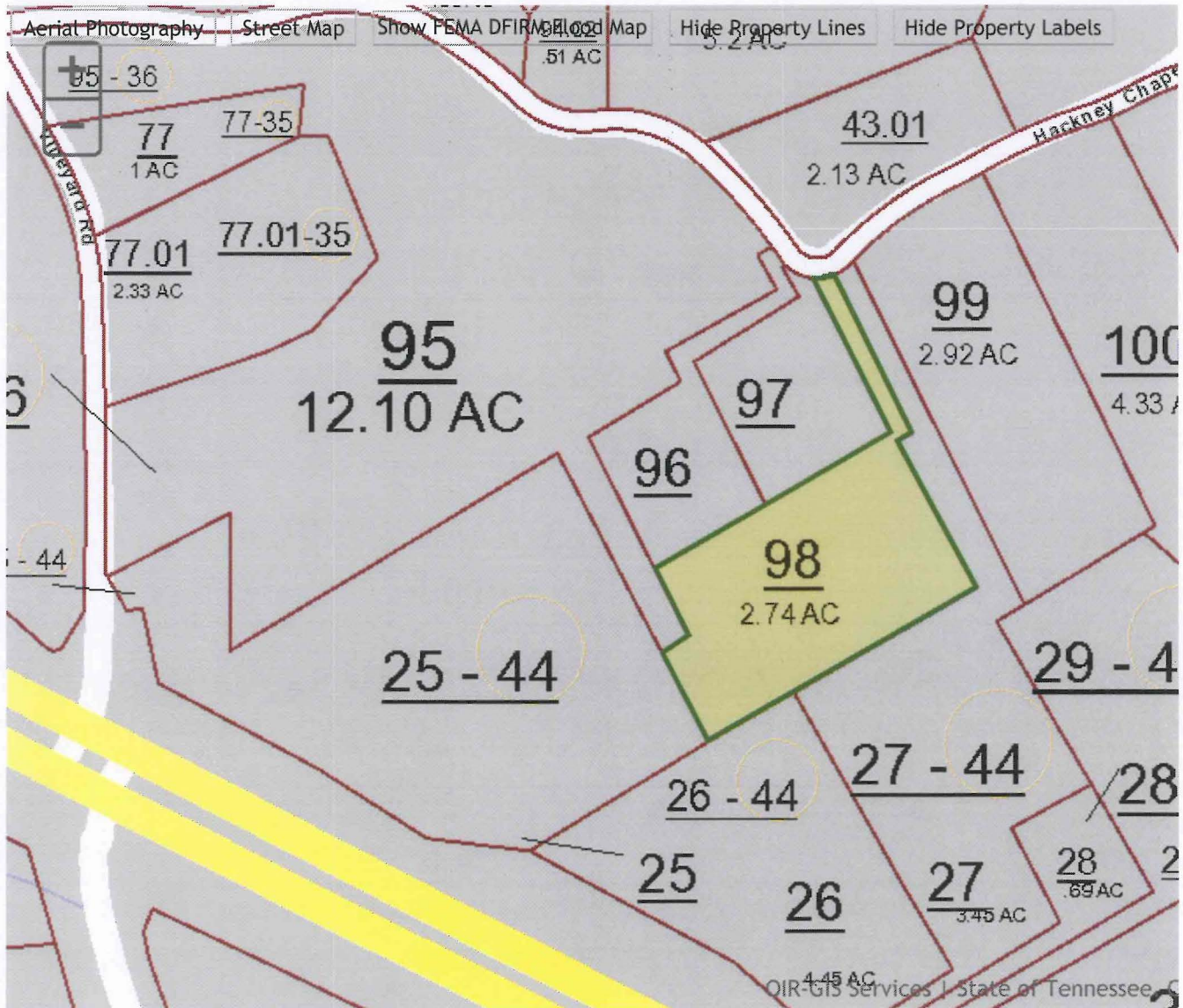


ITEM A

ITEM B



Tennessee Property





ITEM B

ITEM B



Tennessee Property Viewer



ITEM C



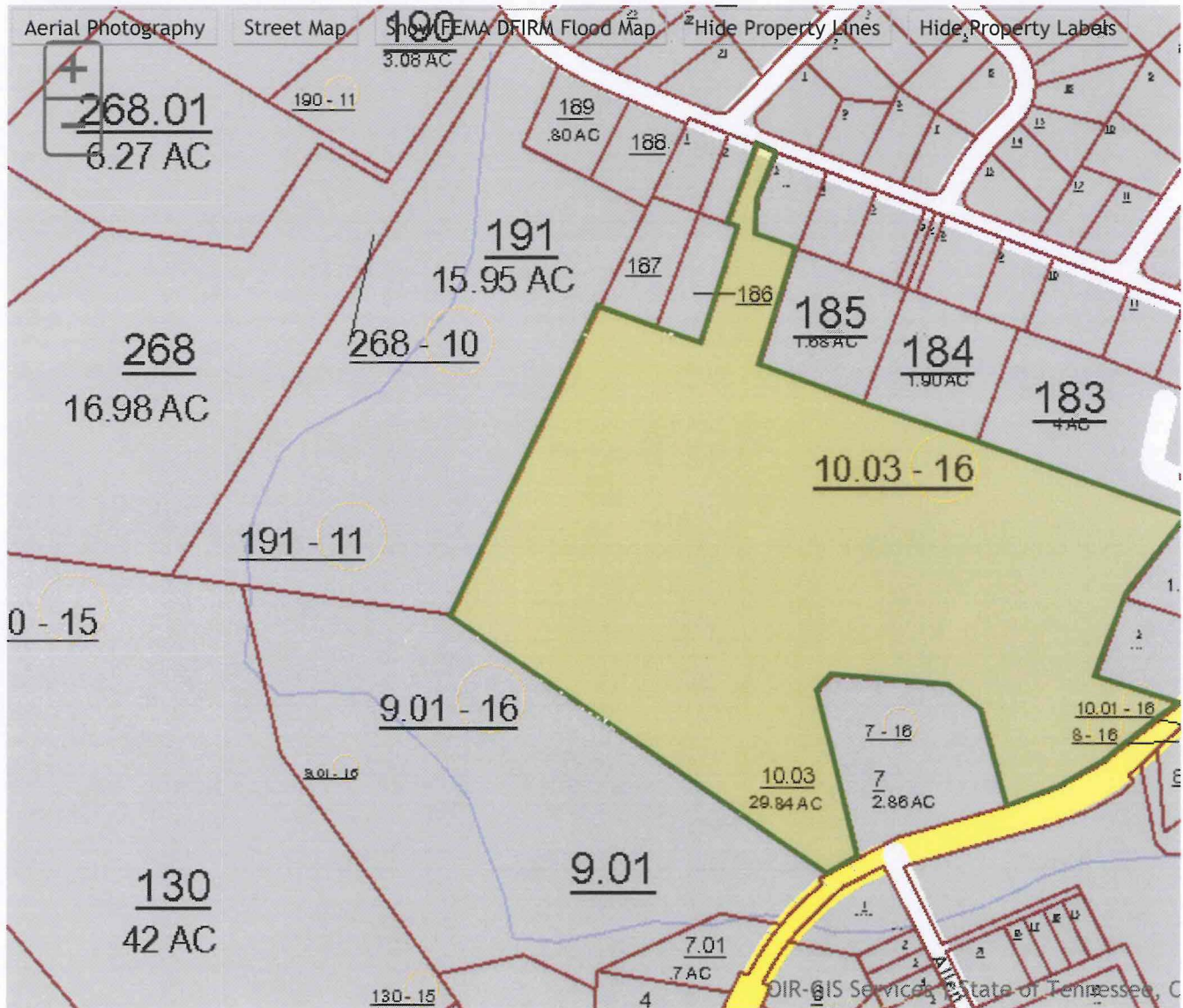
Tennessee Property Viewer



ITEM C



Tennessee Property





ITEM C



ITEM C



ITEM C

March 7, 2016

RE: Loudon County Board of Zoning Appeals

To Members of the Board:

Dead Man's Farm LLC is seeking a special exception. Dead Man's Farm LLC is a walk through haunted attraction that lies on the land located at 9567 Hwy 11E. We have been operating each since 2009 with a business license and a temporary use permit. We are on a 30-acre farm, owned by my father-in-law, V.W. Linginfelter. The business is owned and operated by my husband and myself. Dead Man's Farm LLC is a member of the Loudon County Chamber of Commerce. Jeff is a member of the Loudon County Visitors Bureau Board. I am a member of the Leadership Loudon County Class of 2016.

We operate for a total of about 20 nights each October leading up to Halloween. Each year is different depending on how the weekends before Halloween fall but we are typically open the 5 weekends before Halloween and then closed until the next year. This year we are tentatively planning to be open from 7pm-9pm on Oct 19 & 26 for lights on guided tours and 7:30pm-10pm on Oct 2, 6, 9, 13, 16, 20, 23, 27, 30 & 31.; from 7:30pm-11pm on Sept 30, Oct 7, 14, 21, & 28; and from 7:30pm-12am on Oct 14, 15, 21, 22, 28, & 29 for lights off haunted tours.

Dead Man's Farm LLC has had an active business license and a temporary use permit for the last 7 years. After 7 years, I believe we are more of a seasonal event than a temporary business. We pay business, franchise & excise, sales and income tax. In January of this year we were physically inspected and successfully passed the TN State Safety Inspections for a Haunted Attraction Amusement Device and have since applied for the TN Amusement Device Permit. We maintain both property insurance and \$2,000,000 liability insurance.

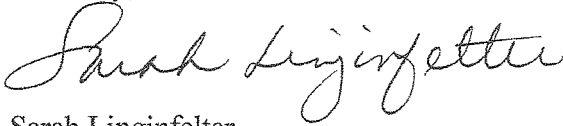
The haunted house has 5 permanent structures, this includes a ticket booth and a storage building that are off limits to guests. The haunted house is operated out of the barn, corn crib and tool shed attached by outdoor walkways, as well as a greenhouse. All of which have multiple fire extinguishers and emergency exits within 50ft of anywhere inside the attraction. The haunted house consists of approximately 60% outdoor area and 40% indoors.

We have a separate entrance and exit with large road access and ample parking. We have light poles at both the entrance and exit as well as two in the parking lot for safety. We have parking lot attendants to insure parking ease of our customers. We hire off duty police officers from the Loudon County Sheriff's Office to assist with any traffic and/or security issues. The Loudon County Fire & Rescue is present each night with a truck and two members to assist with any medical emergencies and fire safety. We provide portable restroom facilities in accordance with the number of guests we expect.

We spend a great deal of money each year in supplies that we purchase from businesses in Loudon County. We also generate revenue for Loudon County as we bring in customers from several surrounding counties and out of state. We have hosted several local businesses for team building events, youth groups, UT sororities, the UT track team, and many other corporate events. Dead Man's Farm LLC supports the Loudon County Volunteer Fire & Rescue by helping to raise awareness and has donated \$35,000 out of our proceeds to them over the last 7 years. We have a concession stand operated by a local children's charity each season that keeps 100% of their profits.

Again we are asking to be granted a special exception to continue to operate in the future. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Linginfelter".

Sarah Linginfelter
Dead Man's Farm LLC
12915 Peach View Drive
Knoxville, TN 37922
(865) 384-3841
SarahLinginfelter@gmail.com



 SUBJECT PROPERTY

 ADJOINING PROPERTIES ALSO OWNED BY V.W. LINGINFELT

**All information obtained through Courthouse Retrieval System

9567 Hwy 11E, Lenoir City, TN 37772

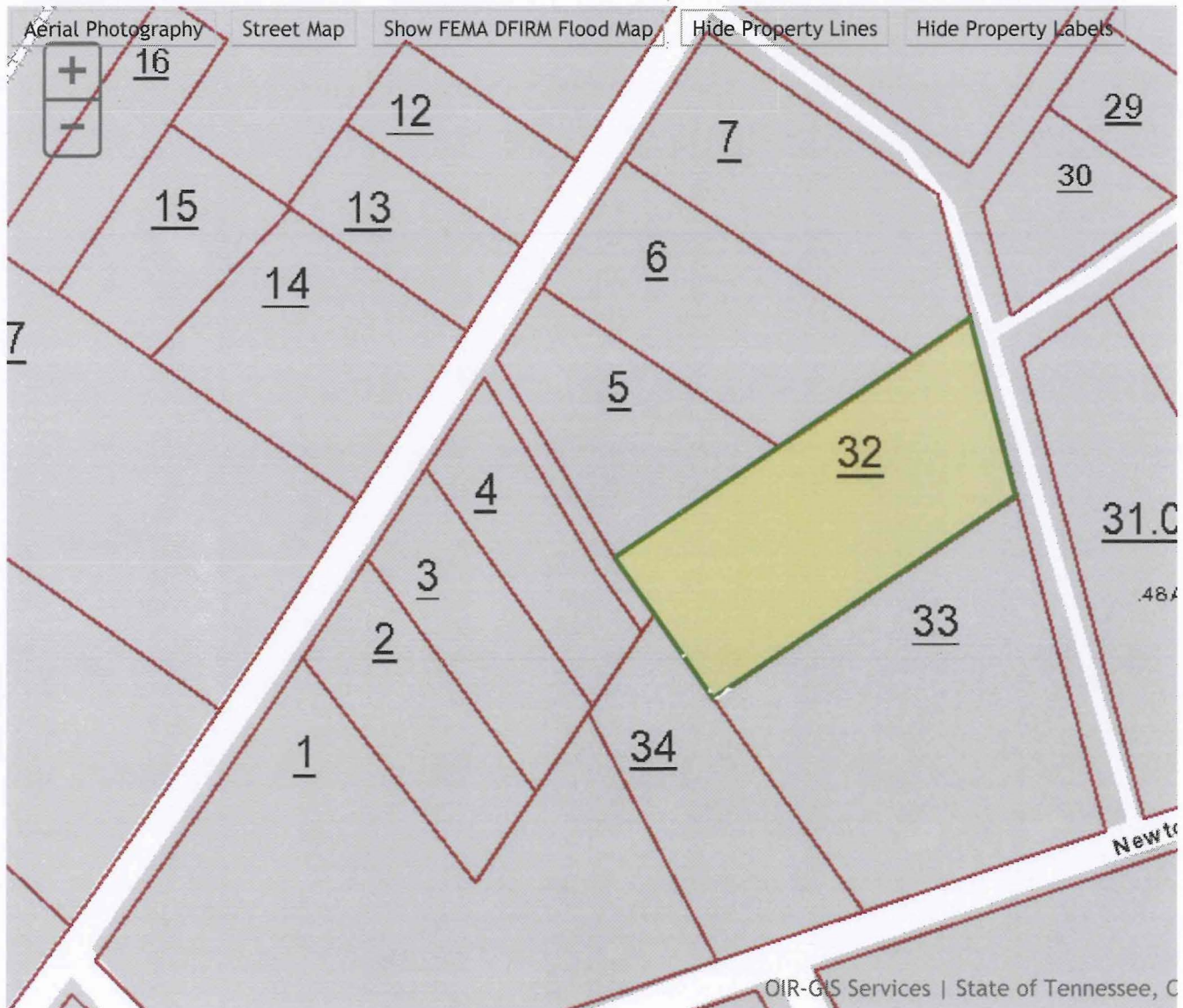


- Area used to operate Dead Man's Farm LLC from 2009-present
- Area used to operate Zombie Hunter's Paintball LLC from 2013-present

- Area used for parking totaling approx. 2.65 acres
- Traffic flow off of and back onto Hwy 11



Structures used in the operation of
Dead Man's Farm LLC and
Zombie Hunter's Paintball LLC

**ITEM D****Tennessee Property**

ITEM D

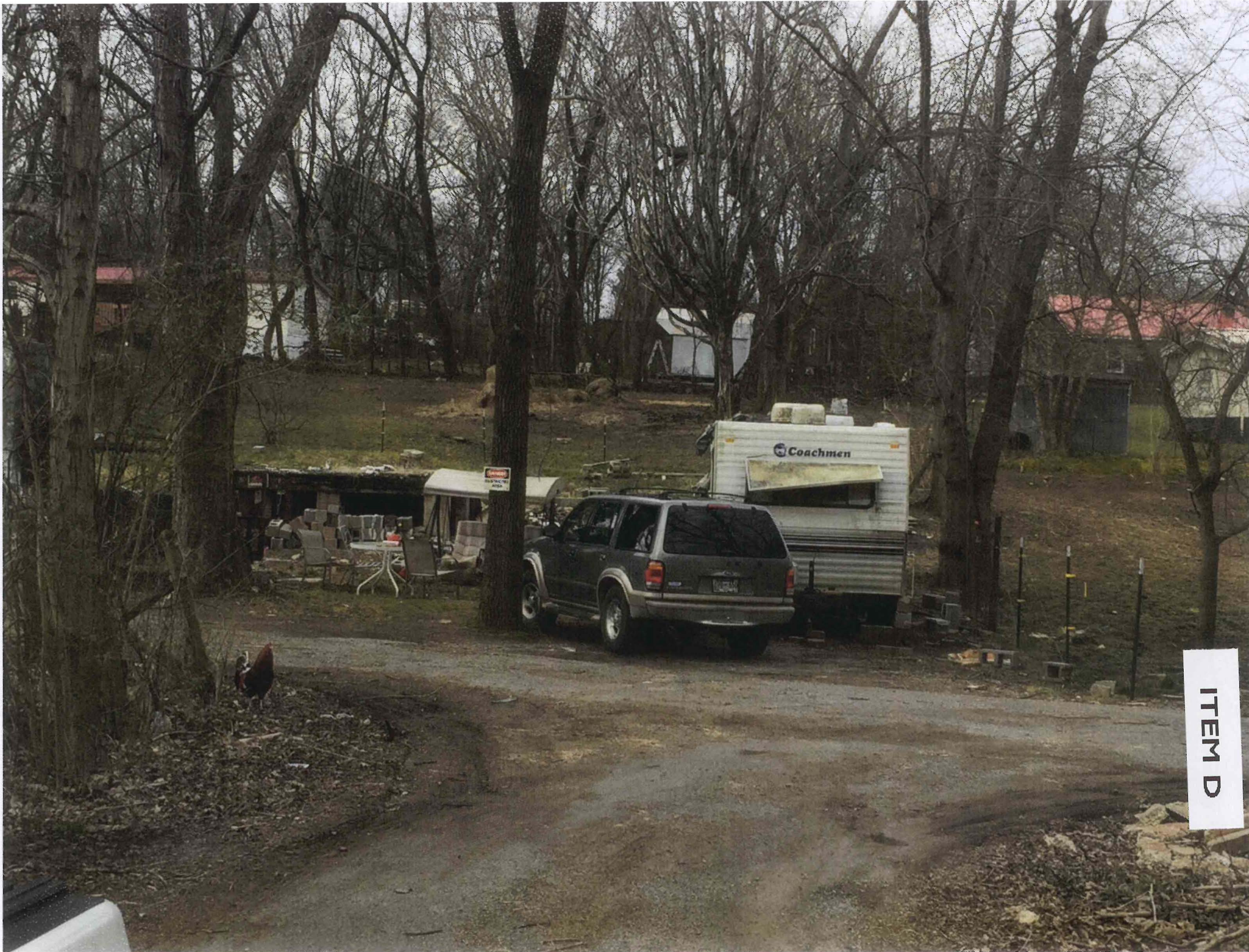


Tennessee Property Viewer





ITEM D



ITEM D

ITEM D

Tennessee Prope

