

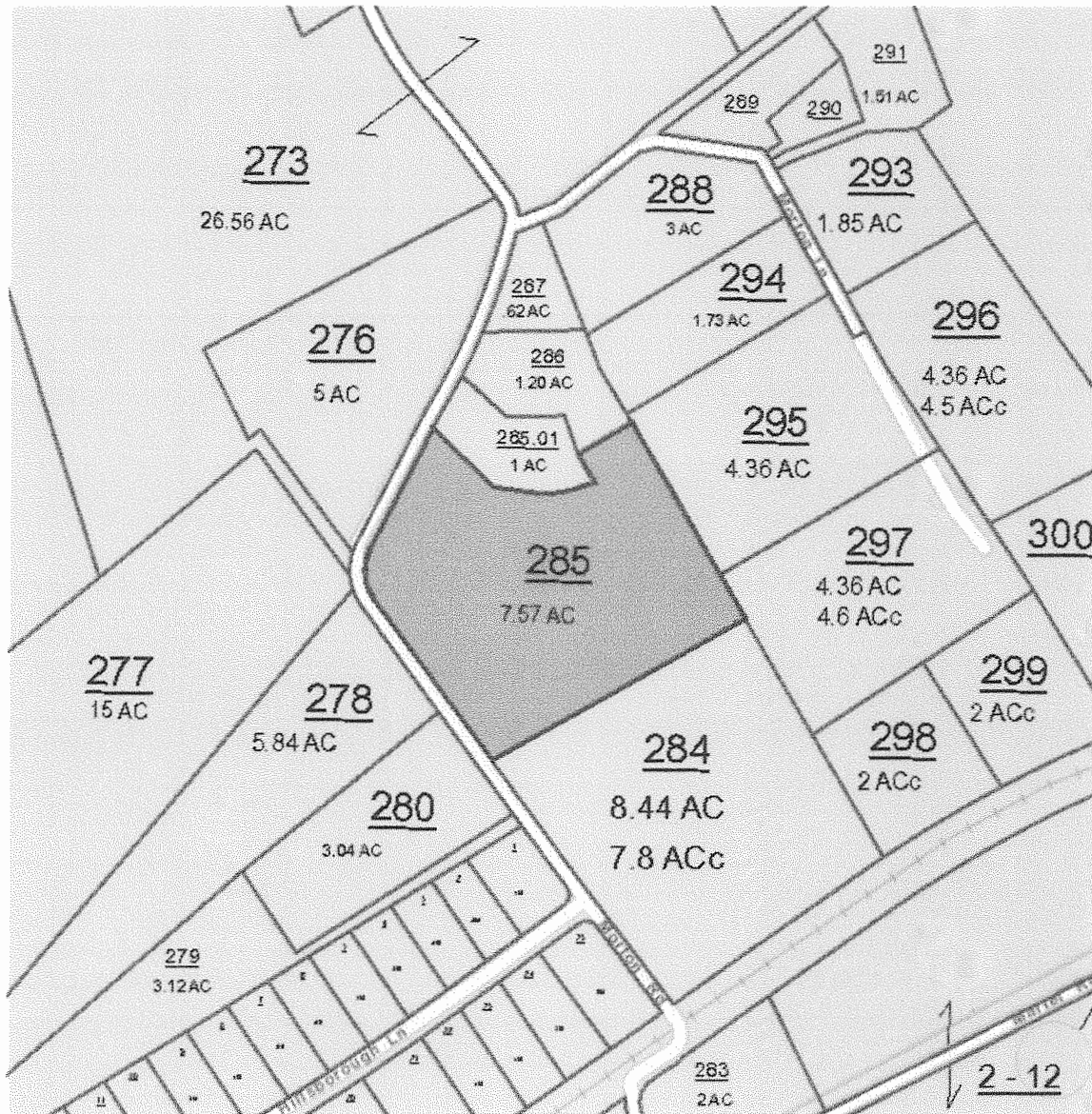
Loudon County Planning Department

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
FEBRUARY 21, 2017
5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes from January 17, 2017 meeting;
4. Planned Agenda Items:
 - A. Subdivision Plat, 5-lots, Kenneth Morris property, 1050 Morton Rd., Tax Map 11, Parcel 285, 7.29 acres, R-1, Suburban Residential District, **17-01-03-SU-CO**;
 - B. Subdivision Plat, 3-lots, Otella Long property, 1767 Waller Ferry Rd., Tax Map 009, Parcel 103.00, approximately 3.8 acres, R-1, Suburban Residential District, **17-02-06-SU-CO**;
 - C. Subdivision Plat, 2 lots, with a shared driveway, Rosa Bastida 8495 Hwy. 321 S., Tax Map 005, Parcel 008.00, 6.03 acres, A-2, Rural Residential District, **17-02-04-SU-CO**;
5. County Commission Action on Planning Commission Recommendations
 - *2/6/17 County Commission approved rezoning of Parcel 50.03, Tax Map 84, on Hwy. 411 S from A-2 Rural Residential to C-2 General Commercial District.*
6. Codes Department Building Activity Summary for January 2017 (see attached)
7. Additional Public Comments
8. Update from Planning Department
9. Adjournment

Loudon County - Parcel: 011 285.00



SURFACE
2017
2017
2017



2017

TO BE SURE UNDER THE
NEWLY IN A SURVEY TO BE
WAS PL. CORRECTLY DEFECTS
AND CORRECT TO THE BEST OF
PERSONAL OPINION AND THAT
ONLY THE BASIS OF PRECISION
WAS LESS THAN 1/100 OF A FOOT


THIS SURVEY DOES NOT CERTIFY
TITLE OR OWNERSHIP OF PROPERTY
SHOWN. OWNERS ARE LISTED
ACCORDING TO LOUDON COUNTY
PROPERTY ASSESSORS RECORDS.

is, Trustee

GRAPHIC SCALE



- Notes:
- 1. Number of Lots = 5
 - 2. Building Setbacks:
Front = 30 feet
Rear = 25 feet
Side = 15 feet
 - 3. This plot is subject to any and
easements and/or restrictions
 - 4. This property is not in a speci
Flood Insurance Rate Map 475
dated August 18, 1992
 - 5. Zoning is R-1
 - 6. Iron pins at all corners
 - 7. 5' utility and drainage easement
all interior lot lines; 10' inside
lines and along all roads.
 - 8. Street addresses provided by S
 - 9. Deed Reference. Warranty Deed

CERTIFICATION OF APPROVAL FOR RECORDING		Record Plat			
<p>all books, is required by requirements regarding</p>  <p>Surveyor</p>	<p>I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such corrections, if any, which are noted. All encumbrances have been stated, except easements already passed in order to insure compliance. This plat is approved for recording in the office of the County Register.</p> <p>_____ Book</p> <p>_____ Secretary, Regional Planning Commission</p>	Subdivision of Kenneth R. Morris I			
		TOTAL ACRES	7.29	TOTAL LG	
		ACRES NEW ROAD	none	MILES HE	
		OWNER	Kenneth R. Morris	CIVIL DIS	
		SURVEYOR	Jimmy D. Ogle	CLOSURE	
				118 Maple Drive, Loudon, Tennessee 37774 268-080-0351 \$1	

Loudon County - Parcel: 009 103.00



ITEM B

This survey or plat 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.

100 0 50 100 200 400

GRAPHIC SCALE 1"=100'

CERTIFICATE 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: 12/30/16 Owner: [Signature] Owner: [Signature]

CERTIFICATE OF ACCURACY

I certify that the plot shown and described hereon is a true and correct survey to the accuracy required by the Regional Planning Commission and the monuments have been placed as shown hereon to the specifications of the Regional Planning Commission.

Date: 12/30/16 Registered Engineer/Surveyor: [Signature]

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: 12/30/16 City or County Health Officer or Authorized Representative: [Signature]

CERTIFICATE OF SUBSURFACE DISPOSAL

Approval is hereby granted for lot(s) defined as Loudon County, Tennessee, as being suitable for subsurface sewerage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Date: 12/30/16 Environmental Specialist: [Signature] Division of Ground Water Protection

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: 12/30/16 Road Engineer/Highway Commission: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision requirements for the 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 plat is approved for recording in the office of the County Register.

Date: 12/30/16 Secretary, Regional Planning Commission: [Signature]

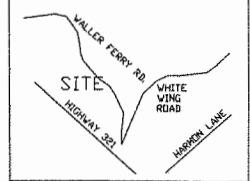
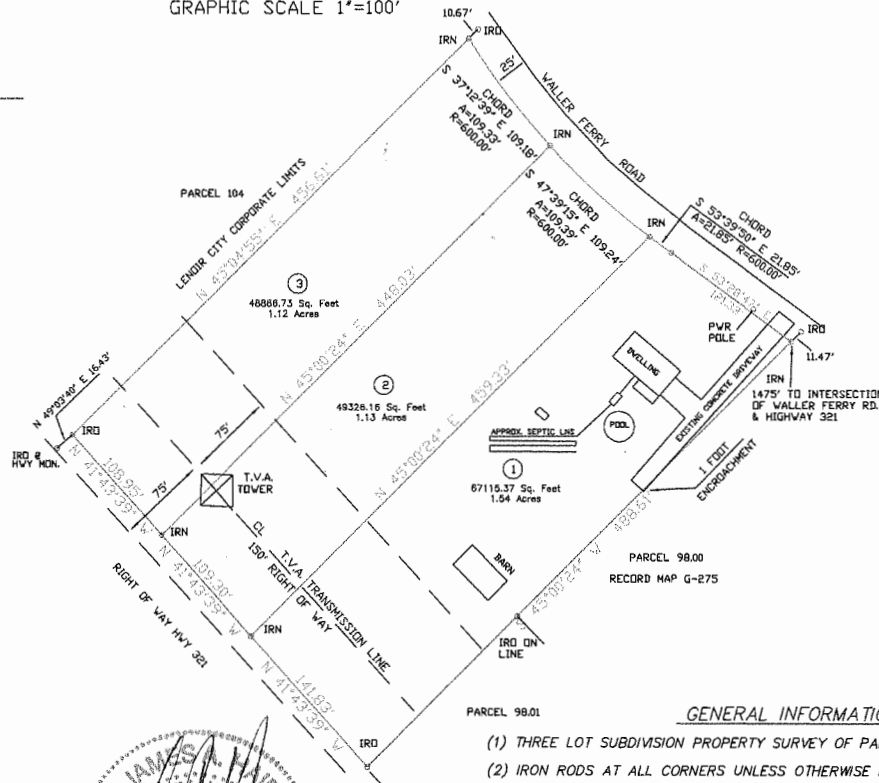
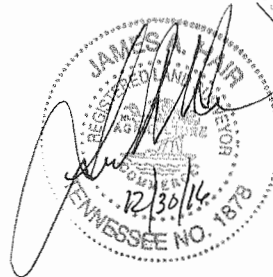
CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that (1) the names of existing public roads on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date: 12/30/16 E-911 Authority: [Signature]

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 1:10,000 AS SHOWN.

JAMES A. HAIR, RLS #1878



LOCATION MAP

IRO= IRON ROD OLD
IRN=IRON ROD NEW

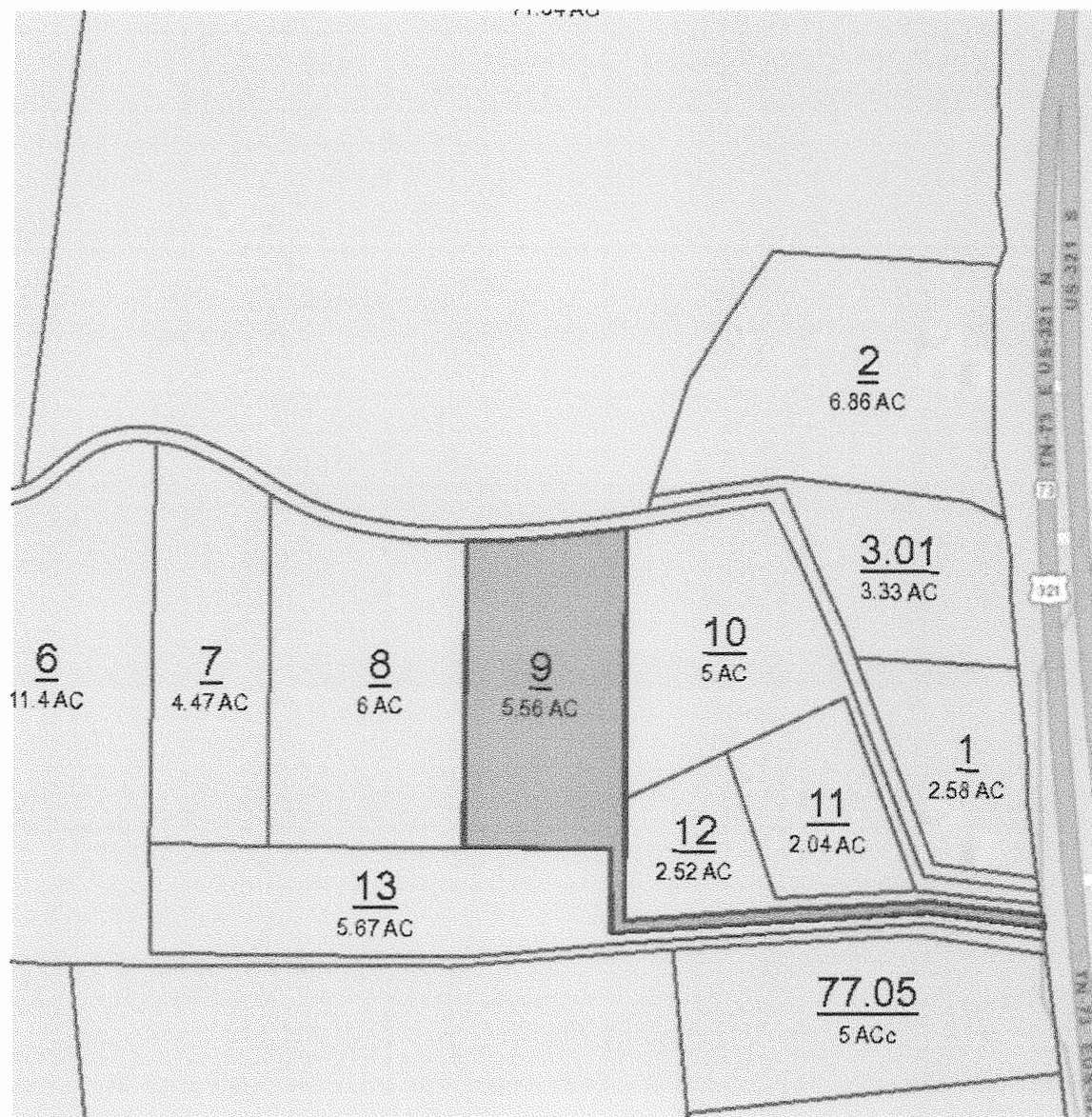
SETBACKS;
FRONT 30'
REAR 25'
SIDE 15'

GENERAL INFORMATION

- (1) THREE LOT SUBDIVISION PROPERTY SURVEY OF PARCEL 103.00 ON TAX MAP 009.00.
- (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) PROPERTY IS CURRENTLY ZONED R-1.
- (6) THE SOUTHWESTERLY CORNER OF THE CONCRETE DRIVEWAY IS FOUND TO HAVE A 1 FOOT ENCROACHMENT AS SHOWN BY THIS SURVEY.

PROPERTY OF J.H. LONG ETUX OTELLA LONG 1767 WALLER FERRY ROAD LENOIR CITY, TENNESSEE 37771		
SCALE: 1"=100'	APPROVED BY: [Signature]	DRAWN BY JAH
DATE: 12/30/16		REVISED
FIFTH DISTRICT LOUDON COUNTY		LENOIR CITY TENNESSEE
TAX MAP 009 PARCEL 103.00	3.79+/- ACRES WDB 147 PG 450 WDB 130 PG 618	DRAWING NUMBER TL1116-1

Loudon County - Parcel: 005 009.00

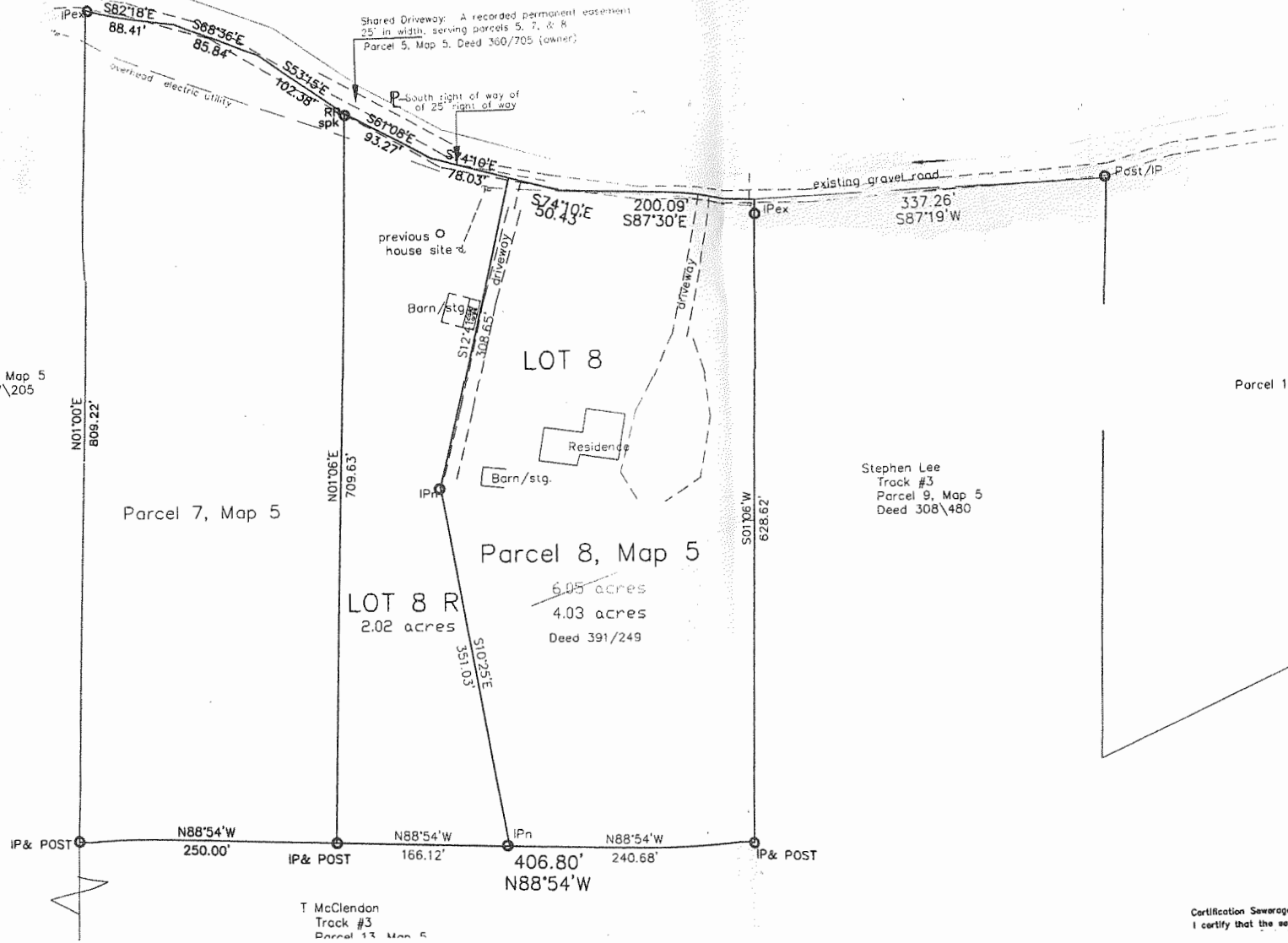


VICINITY SKETCH
nts

ITEM C

R. Robinette
Track #2
Parcel 5, Map 5
Deed 360\705

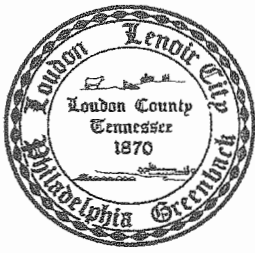
R. Overbay
Track #2
Parcel 6, Map 5
Deed 357\205



CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2017	Fees	Value	2016	Fees	Value	2015	Fees	Value	2014
January	33	\$23,564	\$6,620,670	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20
February				32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28
March				37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34
April				51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42
May				43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30
June				35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33
July				42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29
August				42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40
September				38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39
October				38	\$22,918	\$8,870,683	55	\$ 24,793	\$ 6,978,700	34
November				23	\$11,789	\$3,121,380	34	\$ 16,974	\$ 4,517,761	15
December				36	\$21,075	\$5,581,120	25	\$ 18,414	\$ 5,378,992	36
TOTALS	33	\$23,564	\$6,620,670	446	\$260,518	\$74,190,554	409	\$209,465	\$56,312,265	380

20 Single-Family building permits issued for January, 2017



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 BOARD OF ZONING APPEALS FEBRUARY 21, 2017 *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 17, 2017 meeting
5. Planned Agenda Items
 - A. Special Exception for upgrade of existing kennel and training facilities, Smoky Mountain Service Dogs, Jim Goyert, 8376 Fairview Road, Tax Map 035, Parcel 095.00, A-2, Rural Residential District;
 - B. Special Exception for MBX Tactical LLC, gunsmith, repair, light manufacturing, Applicant, Adrian Cobb, 180 Littleton Drive, Loudon, Tax Map 041, Parcel 130.01, C-2, General Commercial District;
 - C. Special Exception for detached garage in front yard, Property owner, Heriberto Gonzalez, 8015 Town Creek Road, Tax Map 010, Parcel 159.00, R-1, Suburban Residential District;
 - D. Special Exception, add 2nd dwelling for guesthouse, Property owner, Teresa Gayle Payne, 2298 Paterson Road, Tax Map 078, Parcel 020.00, A-1, Agriculture Forestry District;
 - E. Variance Request, 20' front yard setback, Applicant, Zane and Crystal Todd, 1001 Gilbert Lane, Tax Map 036F, Group B, Parcel 024.00, A-1, Agriculture Forestry District and F-1, Floodway District;
 - F. Special Exception for structure on existing farm for guided quail hunting groups, Applicant, Steven Brewington, property owner, Melon Properties LLC, 1180 Poplar Springs Blair Bend Rd., Tax Map 034, Parcel 003.00, A-1, Agriculture Forestry District and F-1, Floodway District;

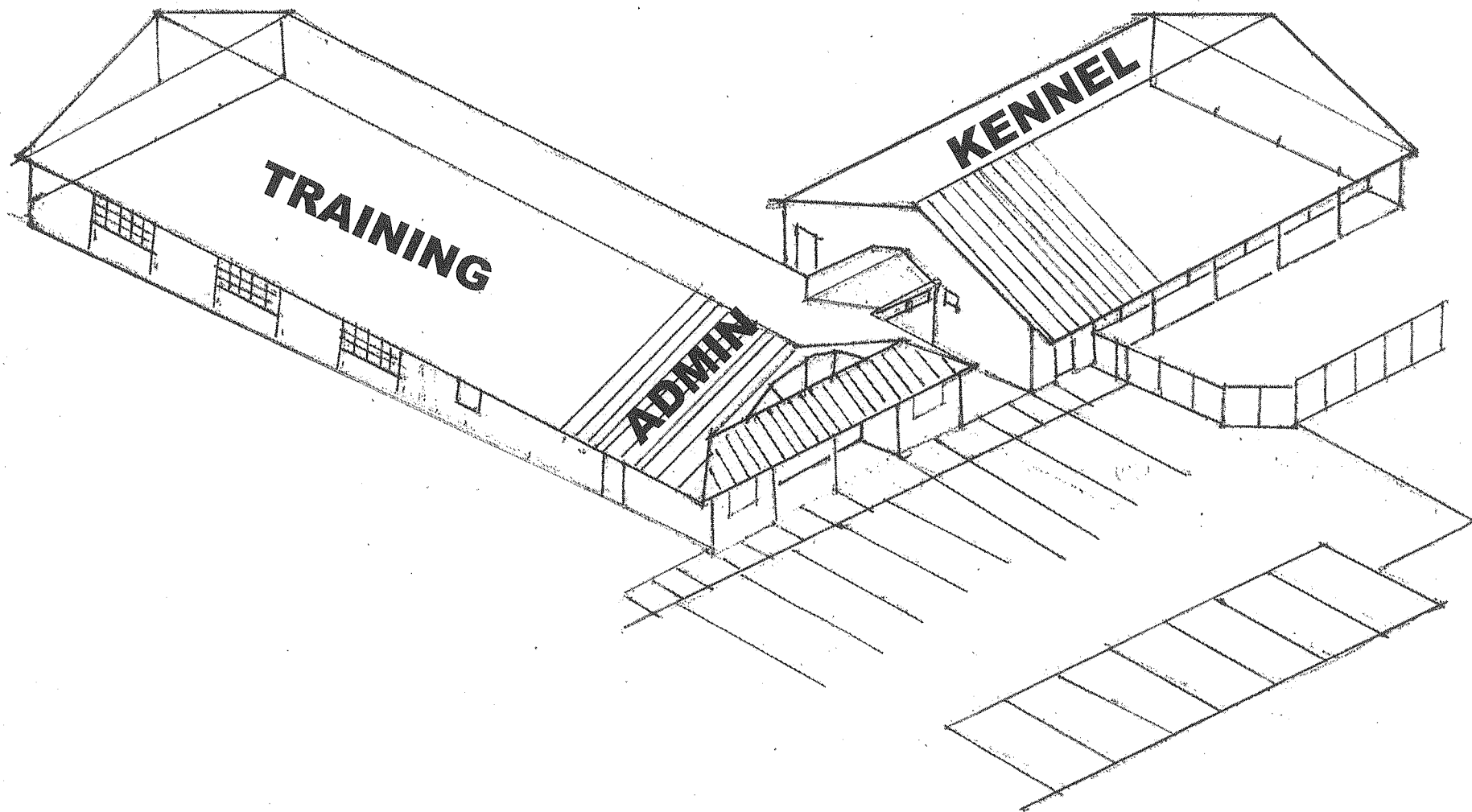
- G. Special Exception, Customary Home Occupation for consulting services and sale of firearms and equipment, Applicant, Jeffrey Cornett, current property owner, John and Jerry Browder, 4075 Hwy. 11 W, Lenoir City, Tax Map 026, Parcel 070.00, R-1, Suburban Residential District;
 - H. Special Exception to continue using as offices, store equipment, truck parking, store garbage cans, Applicant, K5 Realty Beals Chapel, Owner, Kevin Ward, Agent, Robert Hinton, 150 Beals Chapel Road, Tax Map 016, Parcel 214.08, R-1, Suburban Residential District, PUD, F-1, Floodway District;
 - I. Special Exception, self-storage warehouse facility, Owner and Applicant, Joe Everett, 7442 Hwy. 411S, Greenback, Tax Map 084, Parcel 050, C-2, General Commercial District;
 - J. Special Exception to build accessory building in front yard and Variance Request for 15' front yard setback for accessory building, Applicant, Meagan & Robert Harris, 1100 Waller Ferry Road, Lenoir City, Tax Map 009, Parcel 083.00, R-1, Suburban Residential District;
 - K. Special Exception for second dwelling on lot with existing dwelling, Rosa Bastida, 8495 Hwy. 321, Lenoir City, Tax Map 005, Parcel 008.00, A-2, Rural Residential District;
- 6. Additional public comments
 - 7. Announcements and/or comments from Board/Commission
 - 8. Adjournment



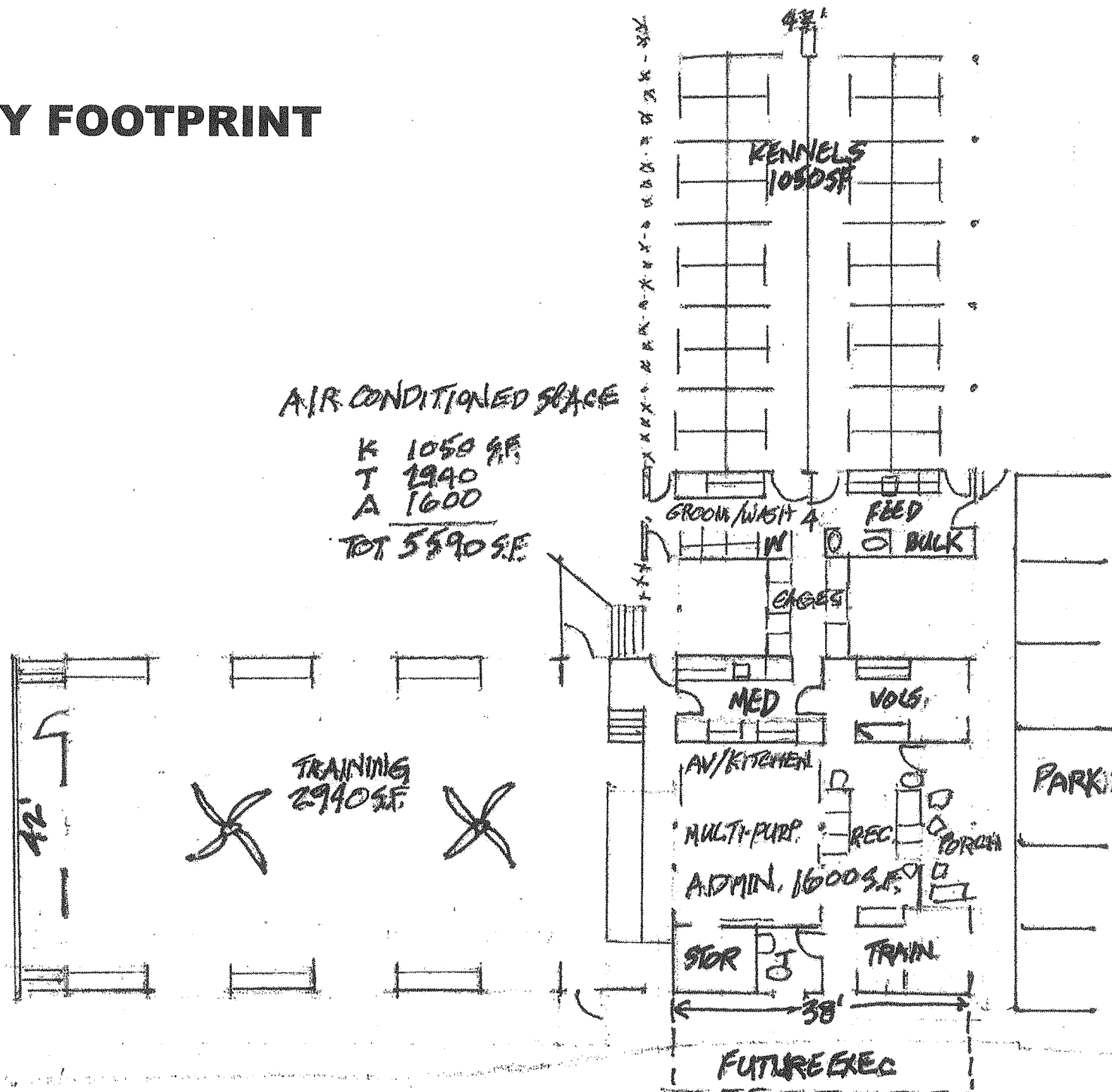
**SMOKY MOUNTAIN SERVICE DOGS
8376 FAIRVIEW ROAD – LENOIR CITY, TN - 37772**



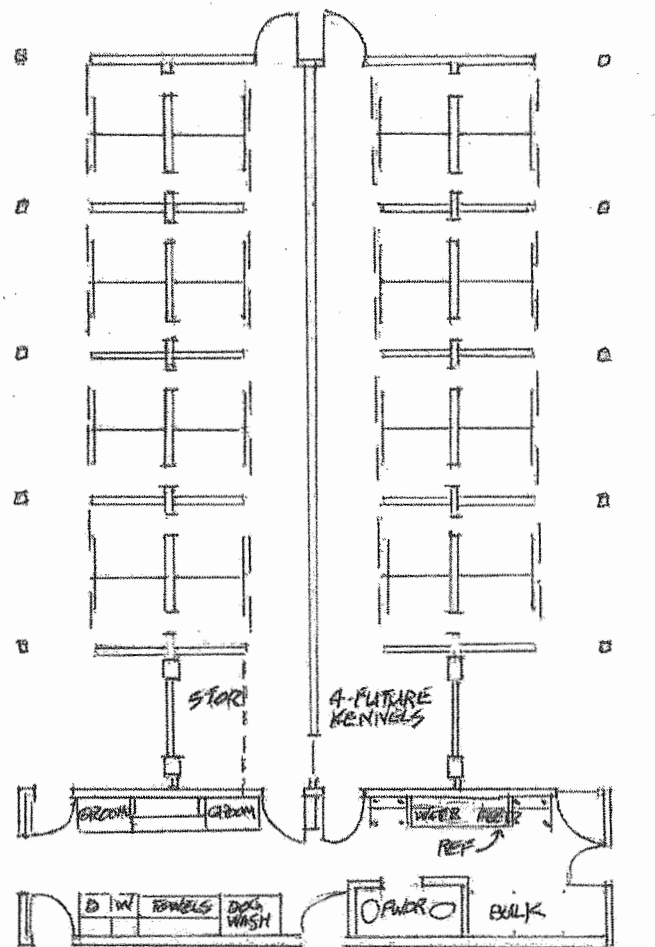
ITEM A



FACILITY FOOTPRINT



KENNEL



PHASE I-NEW
KENNEL OPERATIONS
2017/18

PHASE II-NEW
ADMIN/TRAINING OPERATIONS

ITEM B



Adrian Cobb
1029 Vista Grande Street
Paso Robles, CA 93446
805-835-9556

We are looking for a special exception for a commercial property that we are in the process of purchasing for our business.

Our company is MBX Tactical LLC and things we will be doing on the property consists of:

Gunsmith, repair of firearms, and custom builds.

Internet sales of Firearm Magazines and Parts (website is: www.mbxextreme.com)

Sheet Metal Welding

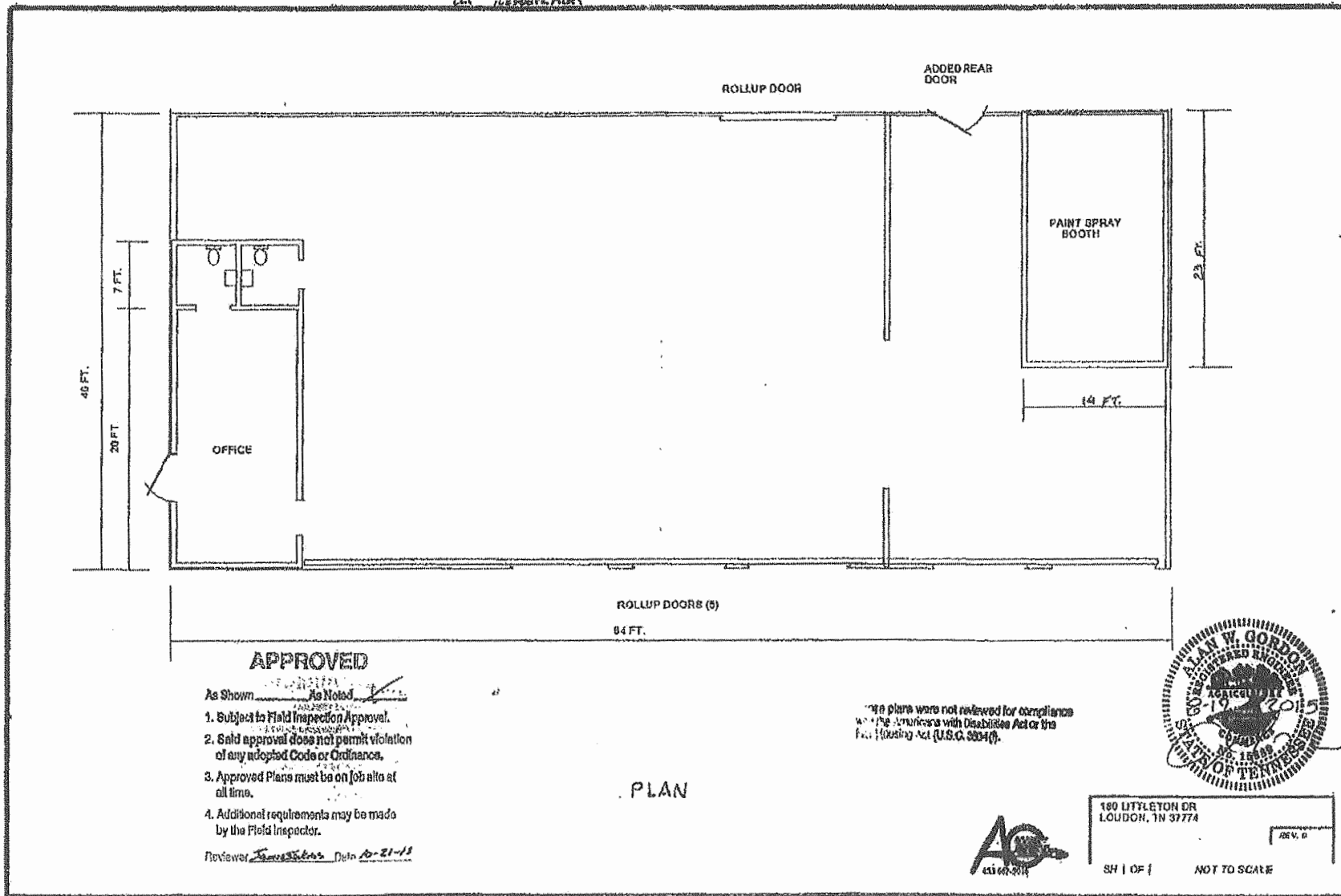
Light Fabrication of aluminum small Firearm parts. We use Large manufactures for high volume items.

Machinery that will be used on property:

Drill press, Mill, Lath, Welder, Metal shear, Metal polisher, Bench grinder, Small press, Vertical belt sander, and Polish buffer

We currently have FFL and registered with the State Department for our business.

We will have 2 employees.





133_0537



133_0538



133_0539



133_0540



133_0541



133_0542



133_0531



133_0532



133_0533



133_0534



133_0535



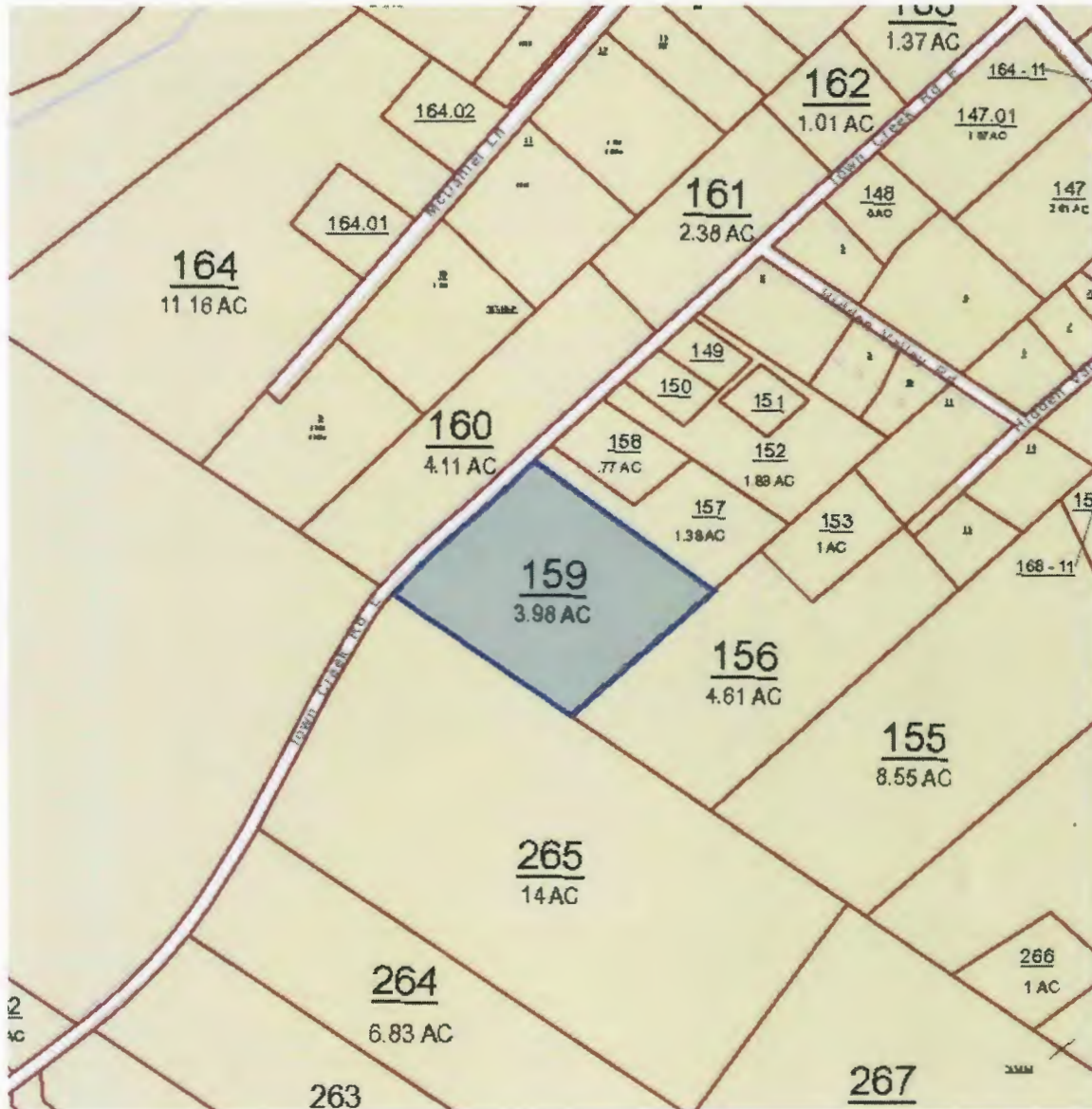
133_0536

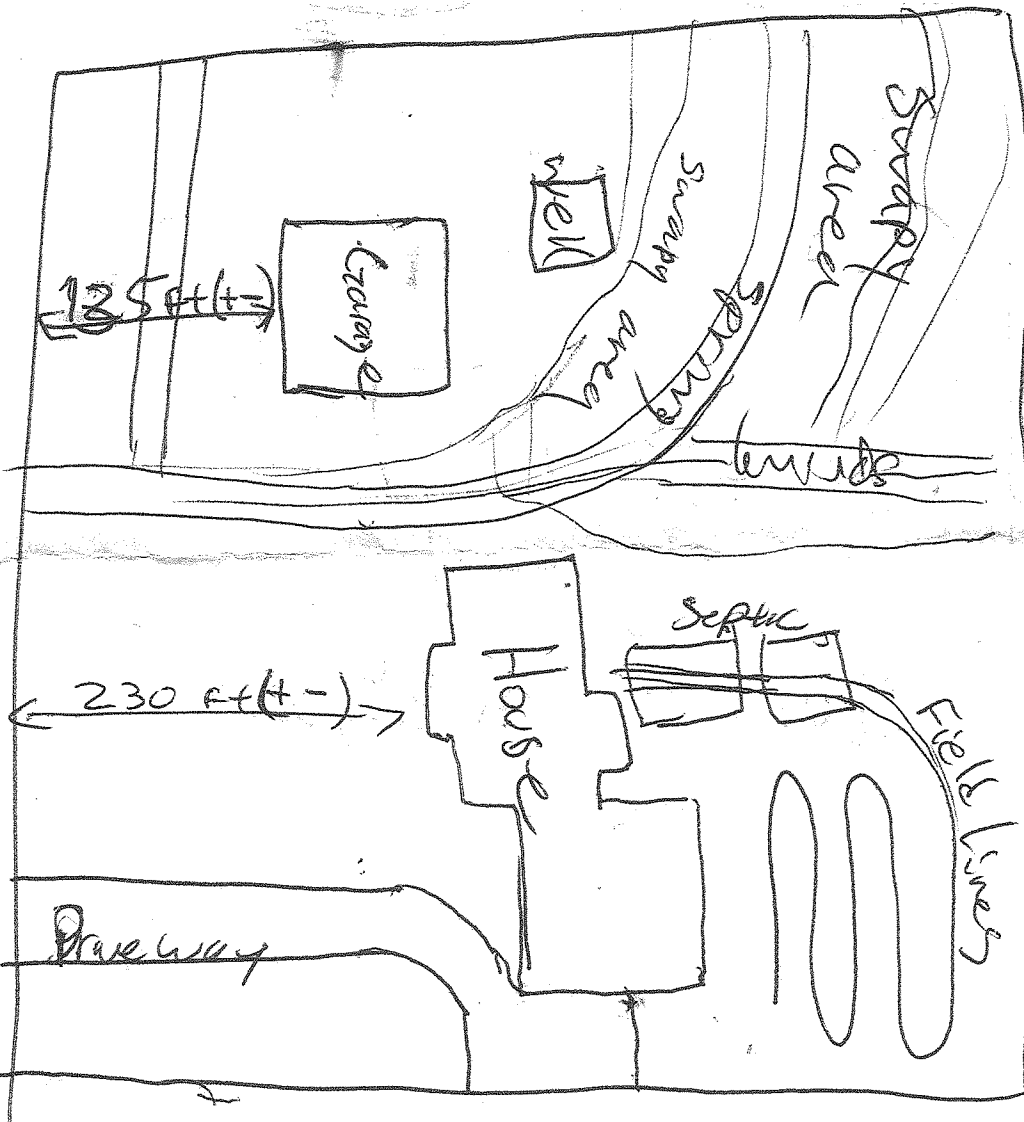




ITEM C

Loudon County - Parcel: 010 159.00





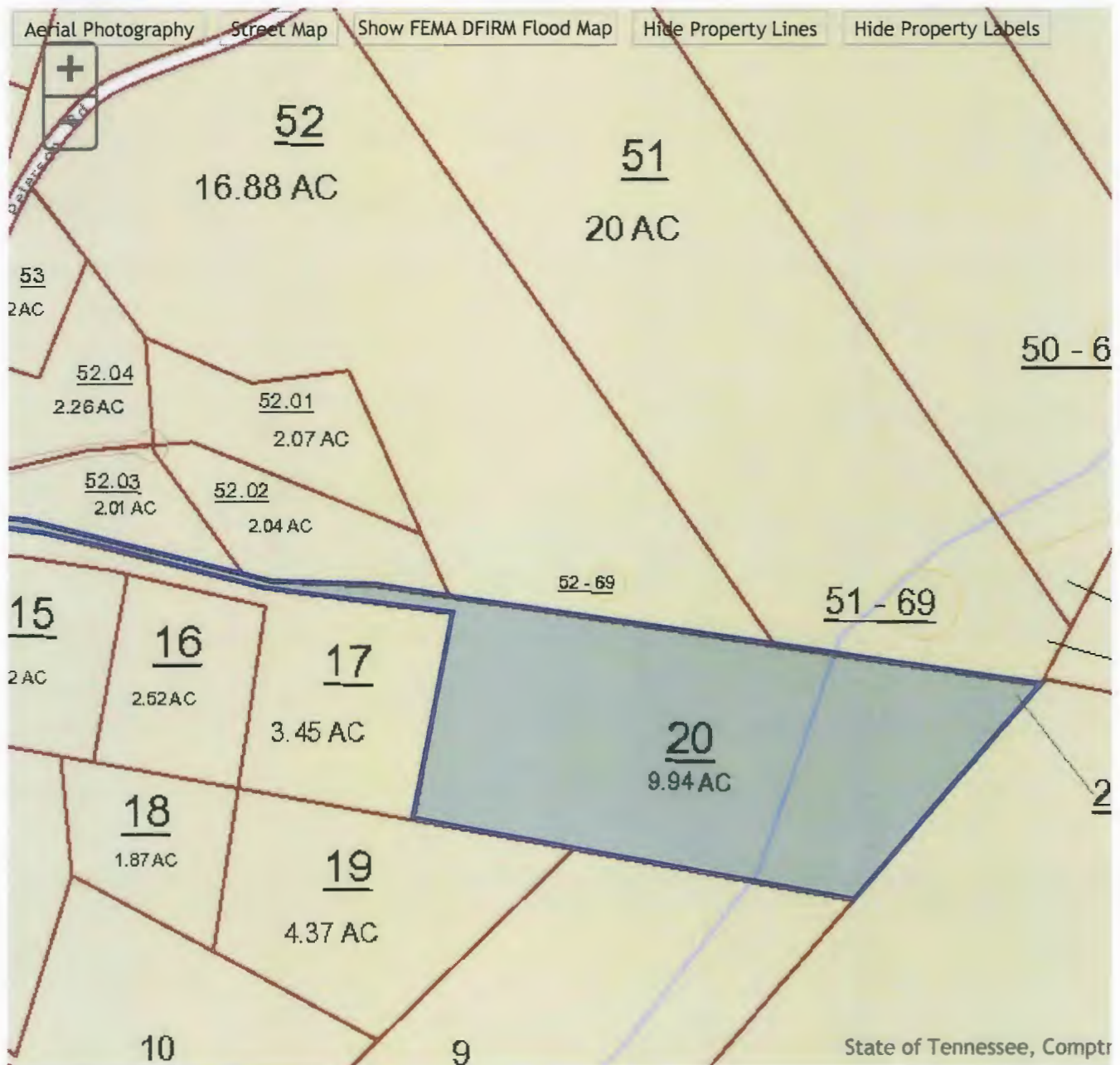
2015 Town Creek Rd E.

ITEM D



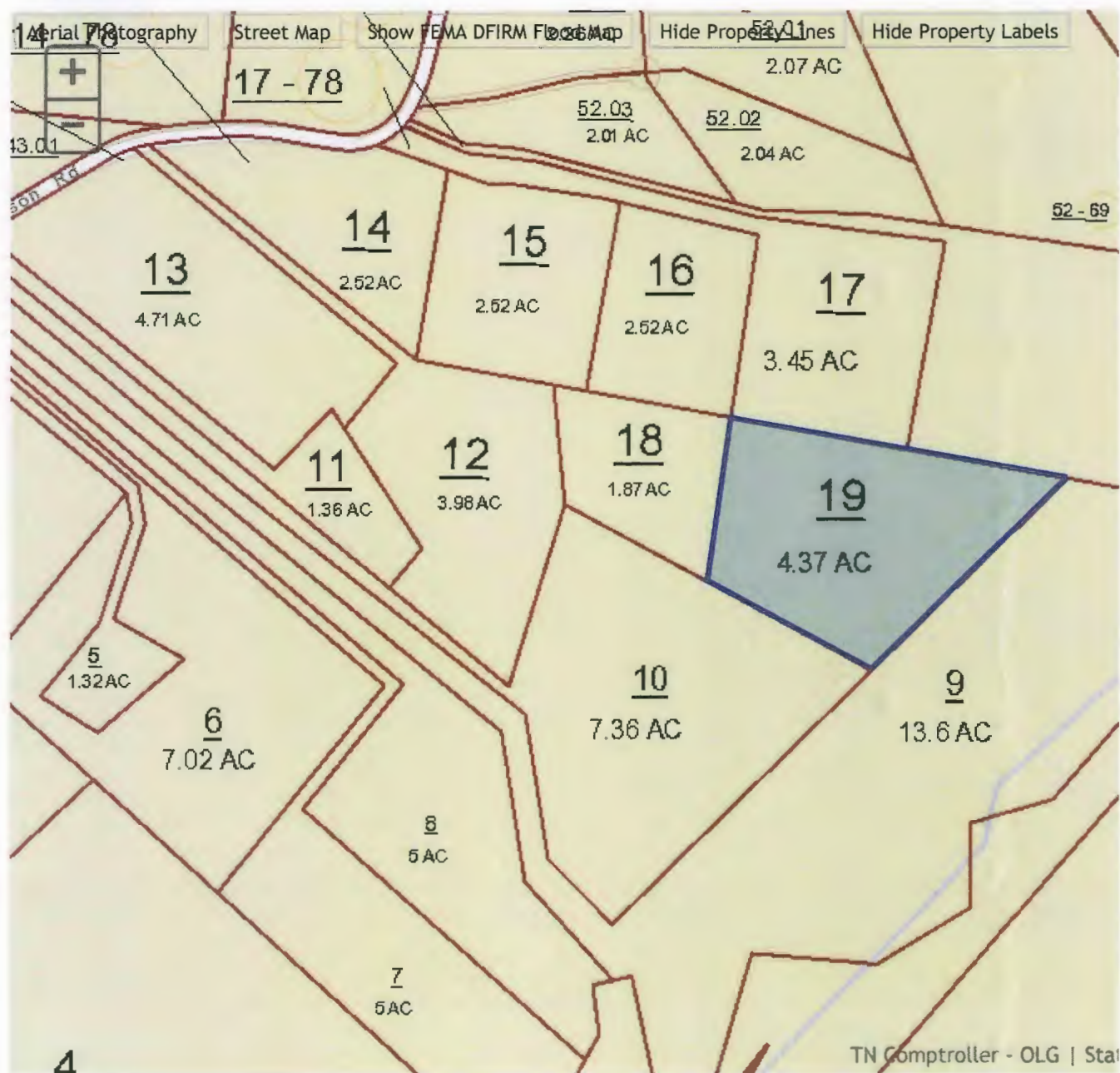


Tennessee





Tennessee





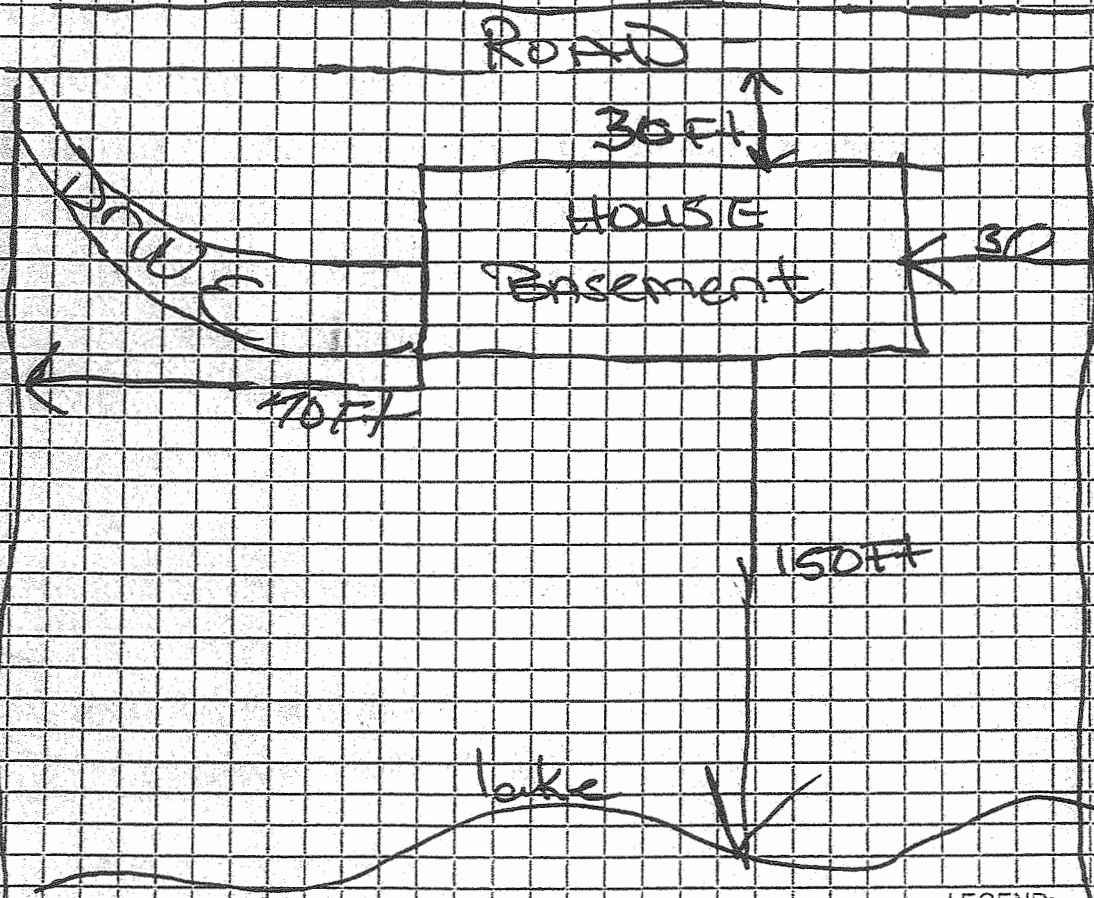


Tennessee Property



PLOT PLAN TODD

MUST BE IN COMPLIANCE WITH HUD HANDBOOK 4145.1.REV 2-4



BORROWER NAME:

CO-BORROWER NAME

ENTER PROPERTY ADDRESS
OR LEGAL DESCRIPTION:

LEGEND:

MH	Location of Manufactured Home
W	Location of Well System
DF	Location of Drain Field
S	Location of Septic System
CW	Location of City Water System
CS	Location of City Sewer System

Minimum well distance requirements:

Well to Foundation - 25 feet

List Actual Distance:

Well to Septic - 50 feet

List Actual Distance:

Well to Drainfield - 100 feet

List Actual Distance:

Well to Lot Line - 10 feet

List Actual Distance:

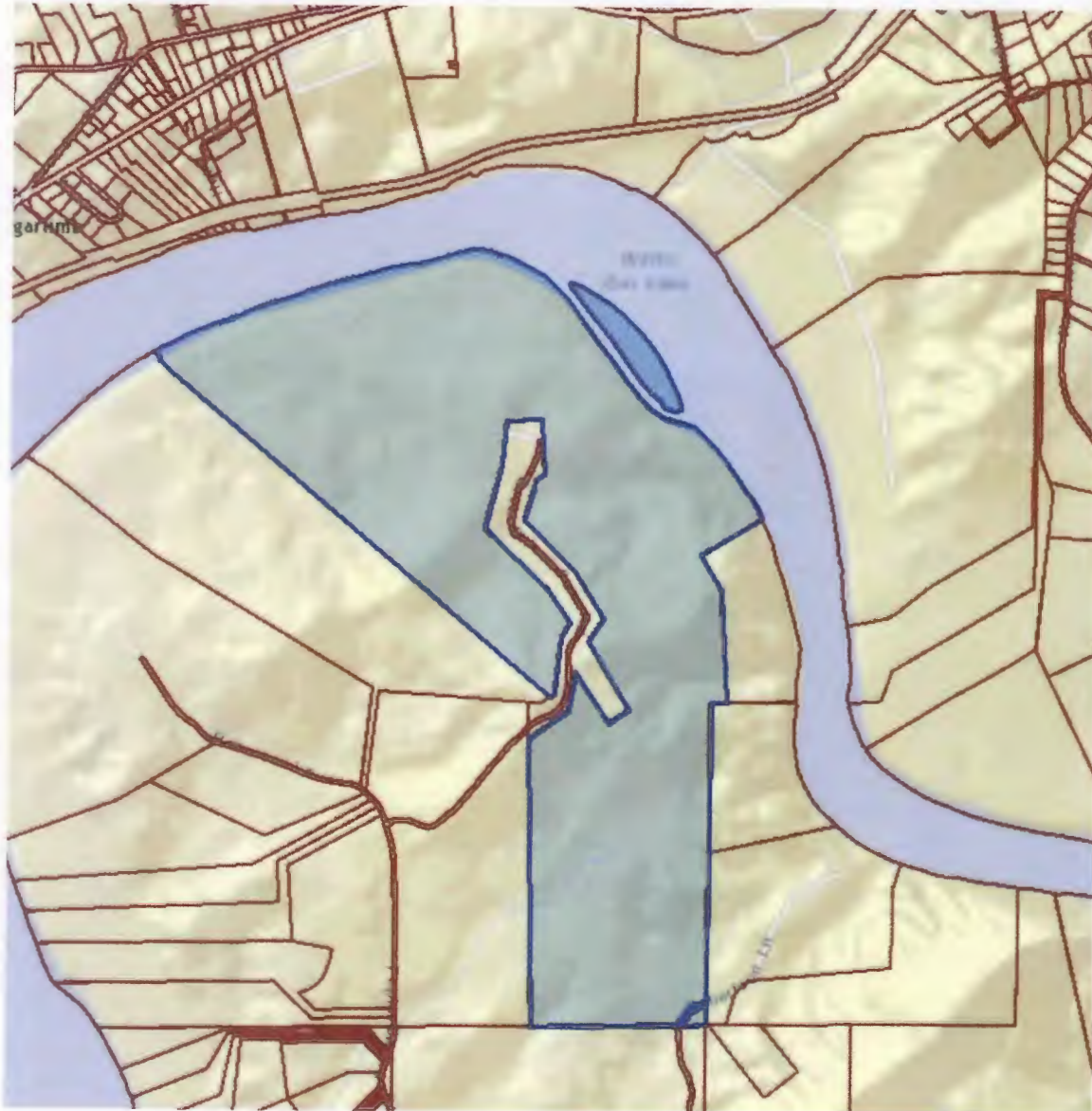
Dealer Signature: _____

Date: _____

ITEM F



Loudon County - Parcel: 034 003.00





ITEM G

Loudon County Board of Zoning Appeals Request.

February 2, 2017

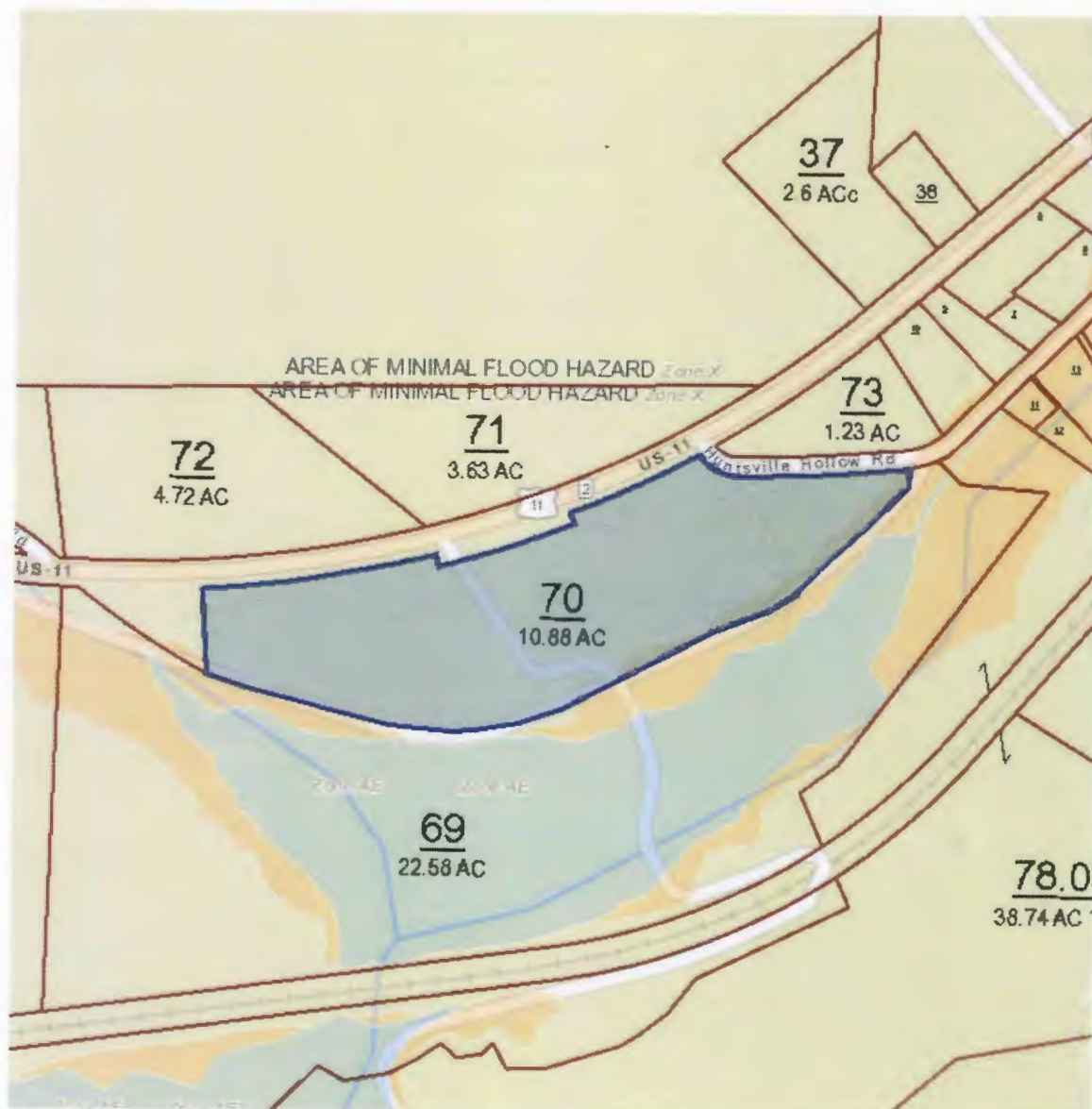
4075 Hwy 11W Lenoir City TN

Jeffrey B. and Danya B. Cornett are purchasing the above property. This request is to establish a part-time, Customary Home Occupation at this residence. The Home Occupation will involve specialized consulting services in the area firearms and equipment for public, private and government organizations. This occupation is very much like a sales representative. The business has been licensed in Knox County, Town of Farragut, and the Bureau of Alcohol Tobacco Firearms & Explosives (BATFE) as Bonnie Blue Outfitters since 2010. We have been operating successfully as a sole proprietor contributing to the tax base of the community. It is our goal to continue this business in Loudon County at the above address. We will operate in accordance with the ordinances of Loudon County and under the laws of the State of TN and the US Government under the BATFE.

This business is not a normal storefront firearms business, with a parking lot in front of the house. Our business is operated on an appointment basis and we take pride in providing our clientele with personal service. We offer very specific custom services. We have provided products to the regional Drug Task Force, Officers of the Loudon Police Department and other professional organizations within the region.

We specialize in firearms, suppressors, body armor and tactical gear, consulting and services related to the security industry. I have served in roles as a City Police Officer, Sheriff's Deputy, Protective Force/Tactical Operations in Oak Ridge and in the Aviation Security Industry. It is the mission of Bonnie Blue Outfitters to provide professional services, equipment and technology, and excellent customer service.

Loudon County - Parcel: 026 070.00



ITEM H



**HINTON
LAW FIRM**

Robert G. Hinton
Attorney at Law
RGHinton@HintonLawFirm.co

Lonnita H. Biggs
Office Manager
LHBiggs@HintonLawFirm.co

Feb 2 2017

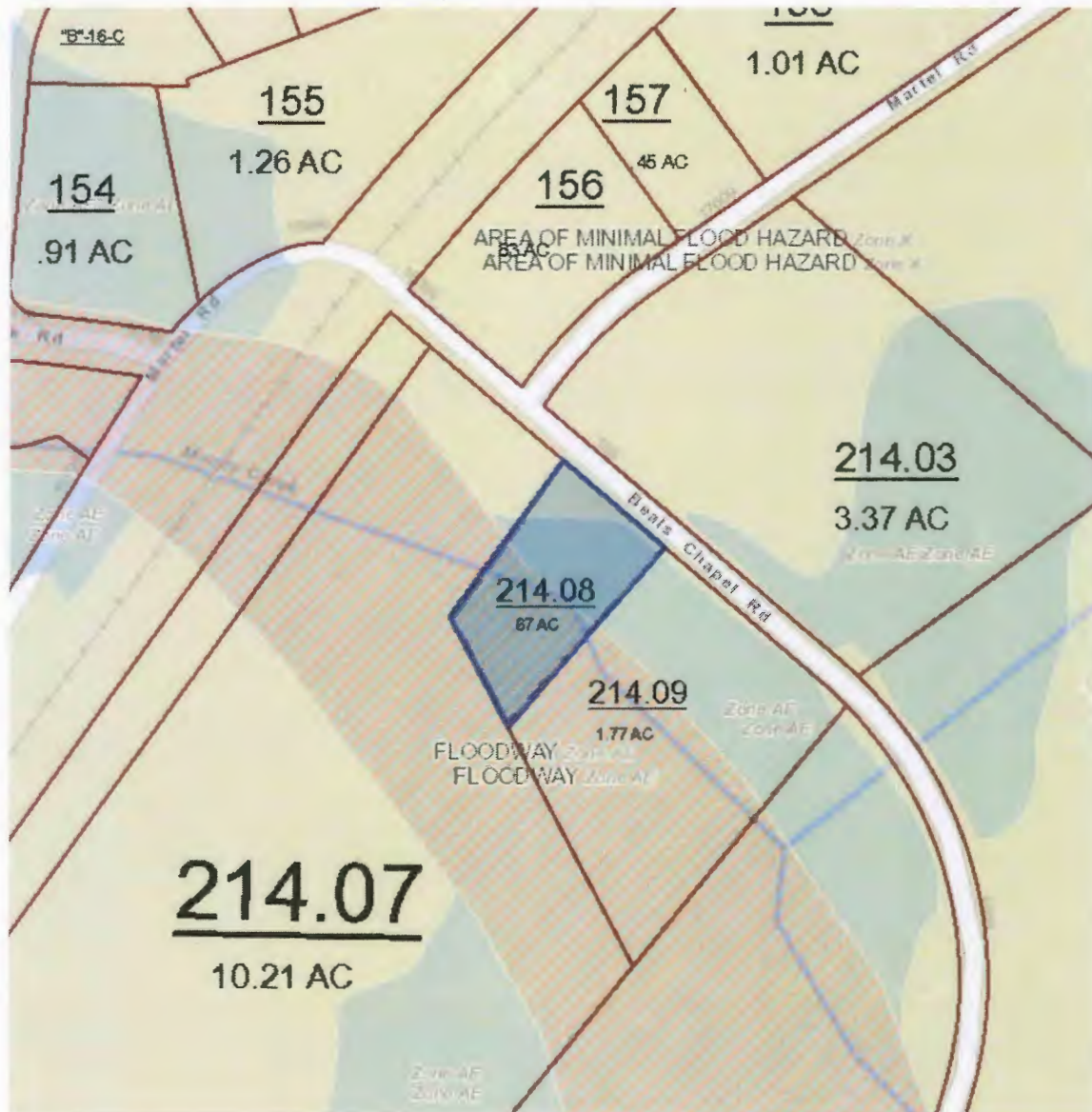
Attn: James Jenkins c/o Loudon Planning / Zoning
Mr Jenkins -

Mr Ward is asking for a temporary
90⁻¹²⁰ Day Special Exception. He wants to
apply for Commercial zoning since it is a
Warehouse on the property and its been
there for several years, and the building is
used for its intended purpose - storage.

Also if C zoning denied, he'll convert
to Multi-housing.

Thank you Robert Hinton

Loudon County - Parcel: 016 214.08



ITEM H

MITVUE
CAB.D
DES 184-5

1-100'

184

RP-B

27

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ITEM 1

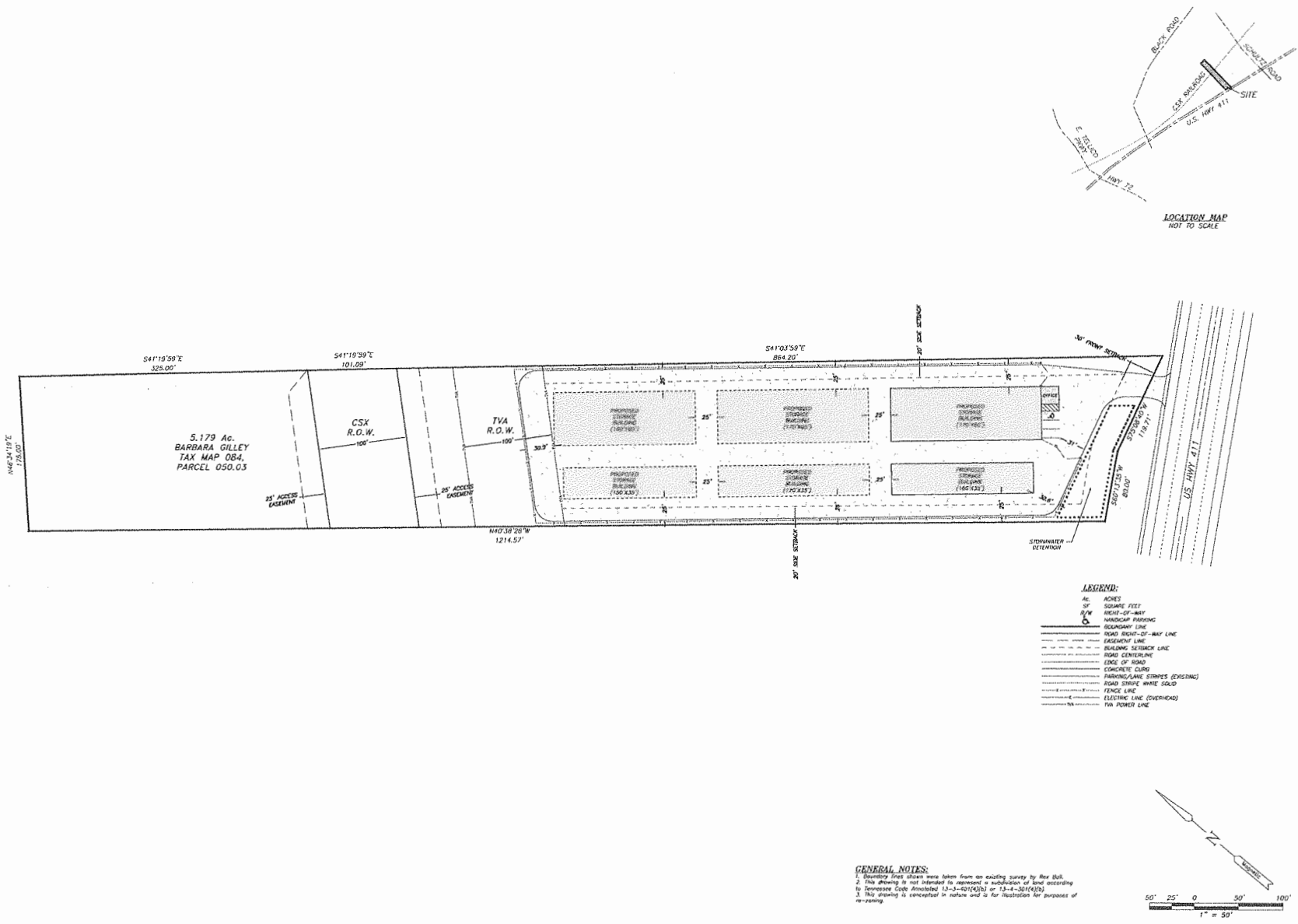


MAP ATTACHMENT FOR RESOLUTION _____

REZONE APPROXIMATELY 5.18 ACRES FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT) REFERENCED BY: TAX MAP 084, PARCEL 050.03, LOCATED AT HIGHWAY 411S, GREENBACK, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT



Loudon County - Parcel: 084 050.03



GENERAL NOTES:
1. Boundary lines shown were taken from an existing survey by Rex Bull.
2. This drawing is not intended to rezone a subdivision of land according to Tennessee Code Annotated 13-3-601(4)(b) or 13-4-301(4)(b).
3. This drawing is conceptual in nature and is for illustration for purposes of re-zoning.



SINCE 1979

STERLING
ENGINEERING, INC.

**CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING**

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MARYVILLE, TENNESSEE
37802-8601
P.O. BOX 4578
MARYVILLE, TENNESSEE
37802-4578
PHONE: VOL. 984-3005
FAX: VOL. 981-2815
www.sterling-us.com

LOUDON CO.

**PROPOSED
STORAGE FACILITIES**
JOE EVERETT

[illegible]

NOT TOP
CONSTRUCTION

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SHEET

EX

DESIGNED:	RDR
DRAWN:	RDR
CHECKED:	SDI

DATE: 11/22/16
SCALE: 1" = 50'

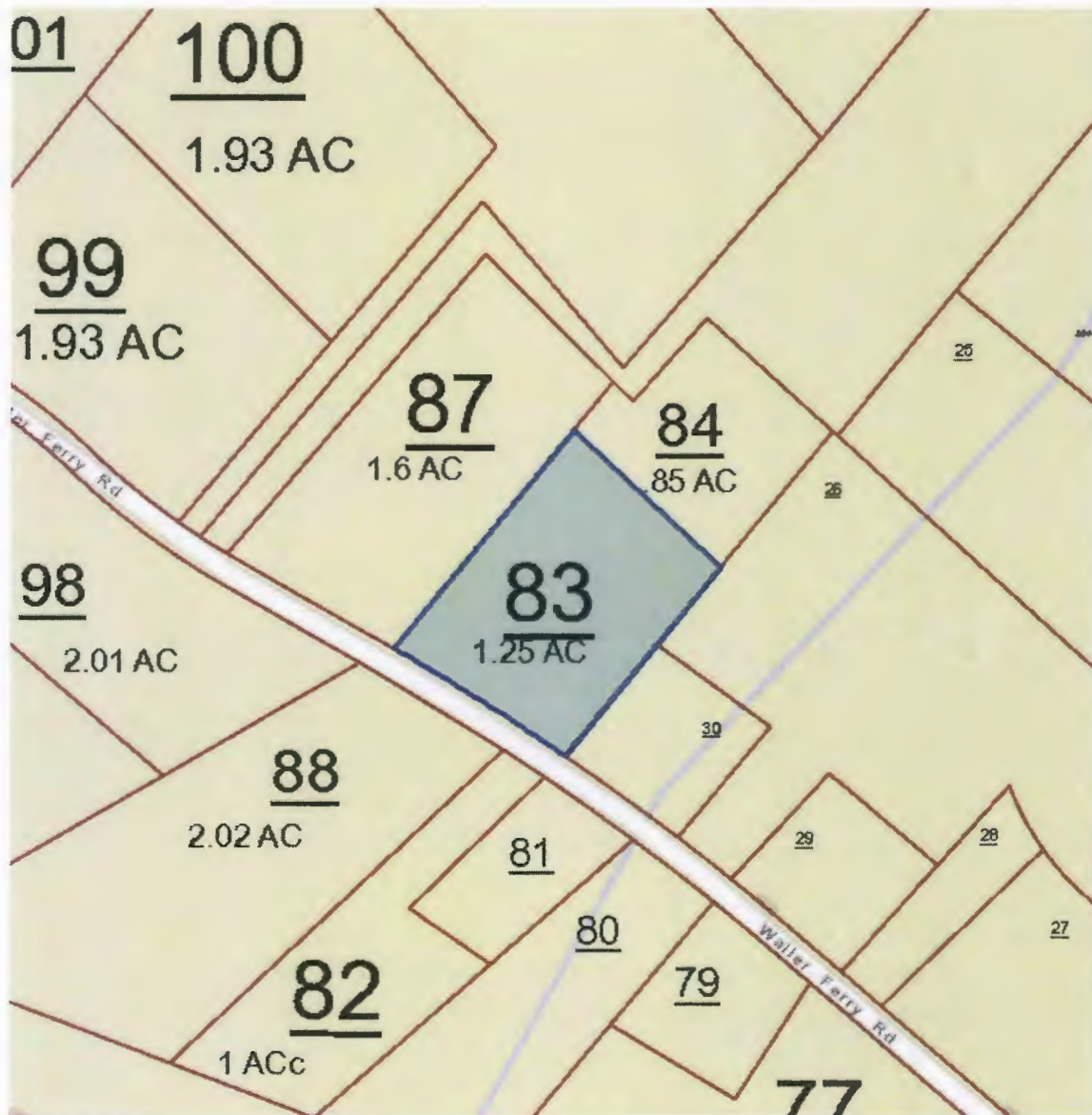
DRAWING: **6276**

PRODUCT NO:
SEI#6276

ITEM J



Loudon County - Parcel: 009 083.00



Waller Ferry

GARAGE

HOUSE

SEPTIC

Storage

15'



ITEM K



Loudon County - Parcel: 005 008.00



SKETCH
nts

ITEM K

binette
ck #2
cel 5, Map 5
d 360\705

