



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 20, 2018 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from (rescheduled) January 23, 2018 meeting;
3. Planned Agenda Items:
 - A. Rezoning request, from R-1, Suburban Residential District, Planned Unit Development, PUD Overlay to R-1, Suburban Residential District, PUD for 3.67 units per acre, Applicant, Surveyor, James Loveday for Steve Killian, Owner, GB Land LLC, Mountain Drive, Avalon Subdivision, Tax Map 006, Parcel 075.03, 5th Legislative District, approximately 13.6 acres;
 - B. Rezoning request, from R-1, Suburban Residential District, Planned Unit Development, PUD Overlay to R-1, Suburban Residential District, PUD for 3.67 units per acre, Applicant, James Loveday for Steve Killian, Owner, Burleson Gillenwater Partners LP, Mountain Drive, Avalon Subdivision, Tax Map 010, Parcel 094.01, 5th Legislative District, approximately 5 acres;
 - C. Subdivision plat with shared driveway, Applicant, Surveyor, Joseph Colvin, Owner, Bobby and Charlotte Queen, and Fredrick Lovelace, Hwy. 72 N, Tax Map 038, Parcels 015.00 and 014.00, R-1 Suburban Residential District, approximately 13.67 acres;
 - D. Rezoning Request, from A-1, Agriculture Forestry District to C-1, Rural Center District, Applicant, David Powell, Big Fish Outfitters, 12329 Hwy. 321, Tax Map 002, Parcel 081.00, 5th Legislative District, approximately 2.7 acres;
 - E. Rezoning Request, from A-2, Rural Residential District to R-1, Suburban Residential District, Applicant and property owner, Doyle Broome, 880 Stephens Road, Greenback, Tax Map 079M, Group A, Parcel 008.00, 3rd Legislative District, approximately 1 acre;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for January 2018 (attached)
6. Additional Public Comments

Serving Loudon County
Loudon • Greenback • Philadelphia

7. Update from Planning Department

8. Adjournment

Item A

Loudon County - Parcel: 006 075.03



Owner: GB LAND LLC
Address: MOUNTAIN DR
Parcel Number: 006 075.03
Deeded Acreage: 14.22
Calculated Acreage: 14.22
Date of Imagery: 2015



Item B

Loudon County - Parcel: 010 094.01



County: Loud on
Owner: BURLESO N/GILLENWATER
Address: SKY VIEW DR
Parcel Number: 010 094.01
Deeded Acreage: 4.94
Calculated Acreage: 4.94
Date of Imagery: 2015



Item C

Loudon County - Parcel: 038 014.00



County: Loud on
Owner: LOVELACE FREDRICK G
Address: HWY 72 N 34693
Parcel Number: 038 014.00
Deeded Acreage: 0
Calculated Acreage: 47
Date of Imagery: 2015

LOU DON HIGHWAY ~ HIGHWAY 27 N.
PUBLIC RIGHT-OF-WAY ~ WIDTH VARIES

(10383) FOUND 1/2" IRON PIPE "NO ID"

S39°30'13"E - 15.27' (500)

T 5/8" IRON ROD & CAP "JMC TN#2665"

BARBED WIRE FENCE

N44°35'40"E - 265.40'

(501) SET 5/8" IRON ROD & CAP "JMC TN#2665"

C1

WPP

C2

WPP

ASPHALT DRIVEWAY

12.5'

LOT 1
483,267 SQUARE FEET/11.09 ACRES
STREET NO. 3

CENTERLINE OF PAVEMENT

LOVELACE WAY
25' WIDE SHARED DRIVEWAY EASEMENT/UTILITY EASEMENT

(507) SET P.K. NAIL & DISK "JMC TN#2665"

N40°36'41"W - 11.34'

(506) SET P.K. NAIL & DISK "JMC TN#2665"

(512) SET P.K. NAIL & DISK "JMC TN#2665"

GATE

BARBED WIRE FENCE

S48°55'47"W - 725.74'

SHED

WELL HOUSE

(505) SET 5/8" IRON ROD & CAP "JMC TN#2665"

RESIDENCE

ASPHALT DRIVEWAY

LOT 2
96,641 SQUARE FEET/2.22 ACRES
STREET NO. 3

(509) SET 5/8" IRON ROD & CAP "JMC TN#2665"

(510) SET 5/8" IRON ROD & CAP "JMC TN#2665"

S39°58'38"E - 40.77'

S51°53'27"W - 354.00'

(508) SET 5/8" IRON ROD & CAP "JMC TN#2665"

BARBED WIRE FENCE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	168.15'	1033.02'	91°35'	N39°55'52"E	167.97'
C2	185.22'	1033.02'	101°16'24"	N30°07'53"E	184.98'
C3	45.05'	113.54'	22°44'07"	N06°07'46"W	44.76'
C4	36.71'	50.00'	42°04'05"	N15°47'45"W	35.89'
C5	90.42'	428.02'	12°06'13"	S46°39'47"E	90.25'
C6	71.68'	97.54'	42°06'24"	S73°46'06"E	70.08'

SURVEYOR'S CERTIFICATION

I, GUY K. JACKSON, H. LOVELACE
(DEED BOOK 248, PAGE 122)
TAX MAP 038, GROUP NONE, CONTROL
MAP 038, PARCEL D18.00

REMAINING LAND OF:
FREDERICK G. LOVELACE
(DEED BOOK 248, PAGE 168)
TAX MAP 038, GROUP NONE, CONTROL
MAP 038, PARCEL 014.00
(REMAINING AREA IS GREATER THAN 5 ACRES)

Tennessee 811
Know what's below.
Call before you dig.

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	OWNER	OWNER
_____ 2018	_____	_____
_____ 2018	_____	_____
_____ 2018	_____	_____

CERTIFICATE OF APPROVAL FOR RECORDING.
I CERTIFY THAT THIS PLAN 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 PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE	SECRETARY, REGIONAL PLANNING COMMISSION
_____ 2018	_____

AREA STATEMENT

**SHARED DRIVEWAY/UTILITY EASEMENT
CONTAINS 17,685 SQUARE FEET OR (0.40)
ACRES, MORE OR LESS.**

AREA DEDICATED TO LOUDON COUNTY
ROAD RIGHT-OF-WAY CONTAINS 15.5
SQUARE FEET OR 0.36 ACRES, MORE

****THIS PLAT SUBDIVIDES 595,507 SQ
FEET OR 13.67 ACRES, MORE OR LESS
TWO (2) LOTS.****

TRACT 1
FINAL PLAT OF THE GAYLO
(PLAT BOOK H, SLIDE 307)

DAVID G. & ROSITA M. ECHOLS
(DEED BOOK 344, PAGE 419)
TAX MAP 039, GROUP NONE, CONTF
MAP 039, PARCEL 001.02

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	168.15'	1033.02'	91°39'35"	N39°55'52"E	167.97'
C2	185.22'	1033.02'	101°6'24"	N30°07'53"E	184.98'
C3	45.05'	113.54'	22°44'07"	N06°07'46"W	44.76'
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C5	90.42'	428.02'	12°06'13"	S46°39'47"E	90.25'
C6	71.68'	97.54'	42°06'24"	S73°46'06"E	70.08'

CERTIFICATION 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	2018	OWNER	OWNER
DATE	2018	OWNER	OWNER
DATE	2018	OWNER	OWNER

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 _____ 2018
SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-3, STANDARDS OF PRACTICE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THE SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR LENT'S REPRESENTATIVE.

SCAN TO LEARN
MORE ABOUT IMC



Tax Map C

PRO

J

ITEM D

Loudon County - Parcel: 002 081.00



County: Loudon
Owner: BROWDER LLC
Address: HWY 321 N 12329
Parcel Number: 002 081.00
Deeded Acreage: 2.7
Calculated Acreage: 2.7
Date of Imagery: 2015

ITEM D

Robert Mottem
Map 2, Parcel 17
DB 109, Page 272

Underground
Tanks

Fence Line Remnants

Buttermilk Road
(50' R/W)

18" Culvert

TN Highway 95

White Wing Road
(50' R/W)

15" Culvert

2.03 acres

Sign

60'

60'

80'

70'

- NOTES:
1. THIS DRAWING IS PRODUCED AS AN EARLY PLANNING TOOL FOR POSSIBLE EXPANSION TO EXISTING BUILDING, AND IS NOT TO BE CONSIDERED AS EXTREMELY ACCURATE.
 2. A 2003 SURVEY WAS ELECTRONICALLY SCANNED, AND ENLARGED TO MATCH MEETS & BOUNDS DESCRIPTION, "BEST FIT".
 3. PROPERTY LINES DRAWN FROM MEETS & BOUNDS DESCRIPTION, "OVERLAYED FOR 'BEST FIT' TO 2003 SURVEY."
 4. EXISTING BUILDING PERIMETER MEASURED, DRAWN & OVERLAYED FOR "BEST FIT" ON 2003 SURVEY.

AUTHOR: DOYLE E. JONES, ARCHITECT - 22 JAN 2018



BIG FISH OUTFITTERS
SITEPLAN
12329 HIGHWAY 321 N.
LENOIR CITY, TN

ITEM E

Loudon County - Parcel: 079M A 008.00



County: Loudon
Owner: BROOME DOYLE
Address: STEPHENS RD 880
Parcel Number: 079M A 008.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

SECTION - 177777 2000121012

ITEM E

Everetts
Land Survey
Maryville, Tenn.
8-28-55
P.T.B.

Old Niles Ferry Rd

House
Changed
From A2
to R1

House

House

House

House

House

House

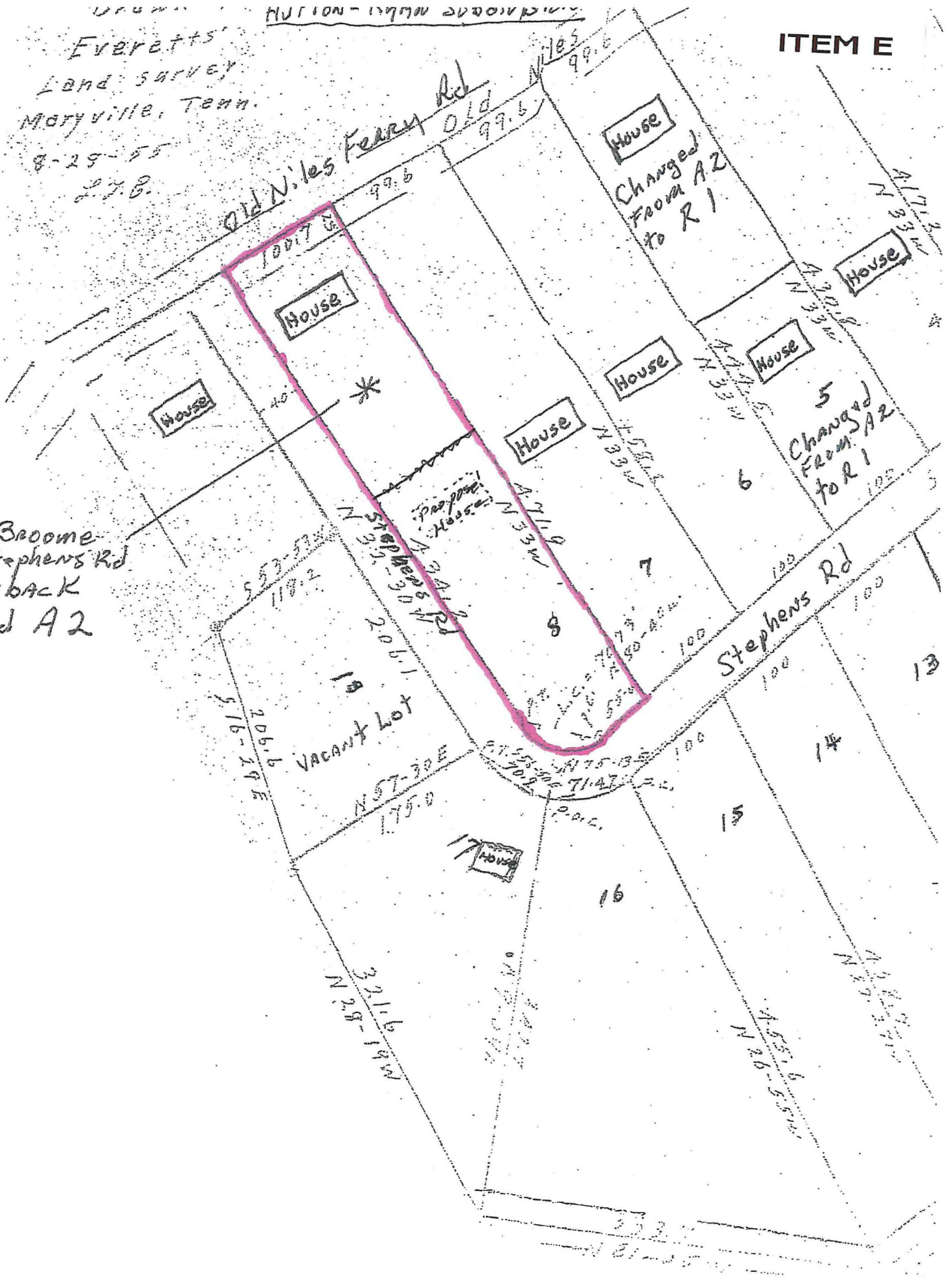
5
Changed
From A2
to R1

Stephens Rd

VACANT LOT

House

Boyle Broome
80 Stephens Rd
Greenback
Zoned A2



CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2018	Fees	Value	2017	Fees	Value	2016	Fees	Value	2015
January	50	\$ 33,482	\$9,276,834	33	\$23,564	\$6,620,670	29	\$17,422	\$4,833,900	32
February				37	\$21,244	\$6,073,905	32	\$18,074	\$4,600,697	24
March				50	\$29,072	\$7,742,918	37	\$23,104	\$6,218,806	36
April				32	\$20,477	\$5,504,520	51	\$20,837	\$5,448,355	37
May				47	\$29,526	\$8,339,273	43	\$29,152	\$8,332,738	29
June				57	\$30,081	\$7,938,743	35	\$27,595	\$9,212,555	30
July				45	\$29,719	\$8,134,683	42	\$24,129	\$6,306,914	35
August				45	\$25,780	\$6,952,025	42	\$22,086	\$5,602,221	37
September				41	\$27,381	\$8,299,292	38	\$22,337	\$6,061,185	35
October				54	\$33,494	\$9,200,561	38	\$22,918	\$8,870,683	55
November				55	\$27,672	\$7,124,729	23	\$11,789	\$3,121,380	34
December				40	\$72,155	\$29,769,555	36	\$21,075	\$5,581,120	25
TOTALS	50	\$33,482	\$9,276,834	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

35 single-family permits issued for January, 2018



Loudon County Planning Department

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AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS FEBRUARY 20, 2018 *Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from the rescheduled January 23, 2018 meeting
4. Planned Agenda Items
 - A. Variance request from front yard setback on corner lot to place mobile home 24.3' and 28.8' from alley instead of 30'. Applicant and Property Owner, Brenda Brewer, 885 Highland Ave., Lenoir City, Tax Map 026G, Group C, Parcel 007.00, R-1, Suburban Residential District, approximately .25 acres;
 - B. Special Exception, parents to stay in camper on property throughout the year, Applicant, Terry Vargo, Property Owner, D & P Property Management, LLC, 270 Oakwood Estates Drive, Tax Map 016E, Group A, Parcel 002.00, R-1, Suburban Residential District, approximately .42 acres;
 - C. Special Exception, for 30 unit multi-family structures, Applicant, Rigoberto Banegas, Property Owner, Citizens First Bank, 14574 Hwy. 70E, Tax Map 007, Parcel 083.00, R-1, Suburban Residential District, approximately 4.77 acres;
 - D. Variance request, 36.9' front yard and special exception to expand existing store, Applicant, David Powell, Big Fish Outfitters, 12329 Hwy. 321N, Tax Map 002, Parcel 081.00, A-1, Agriculture-Forestry District, approximately 2.7 acres, (*see also Planning Commission agenda*);
 - E. Special Exception to build barn for events and weddings, Applicant and Property Owner, Angela Lowry, 9995 Watkins Road, Tax Map 057, Parcel 354.00, A-2, Rural Residential District, approximately 37.7 acres;
 - F. Special Exception for addition to existing garage in front yard, Applicant and Property Owner, Kenneth Davis, 4946 Corinth Road, Loudon, Tax Map 057, Parcel 179.00, A-2, Rural Residential District, approximately .9 acres;

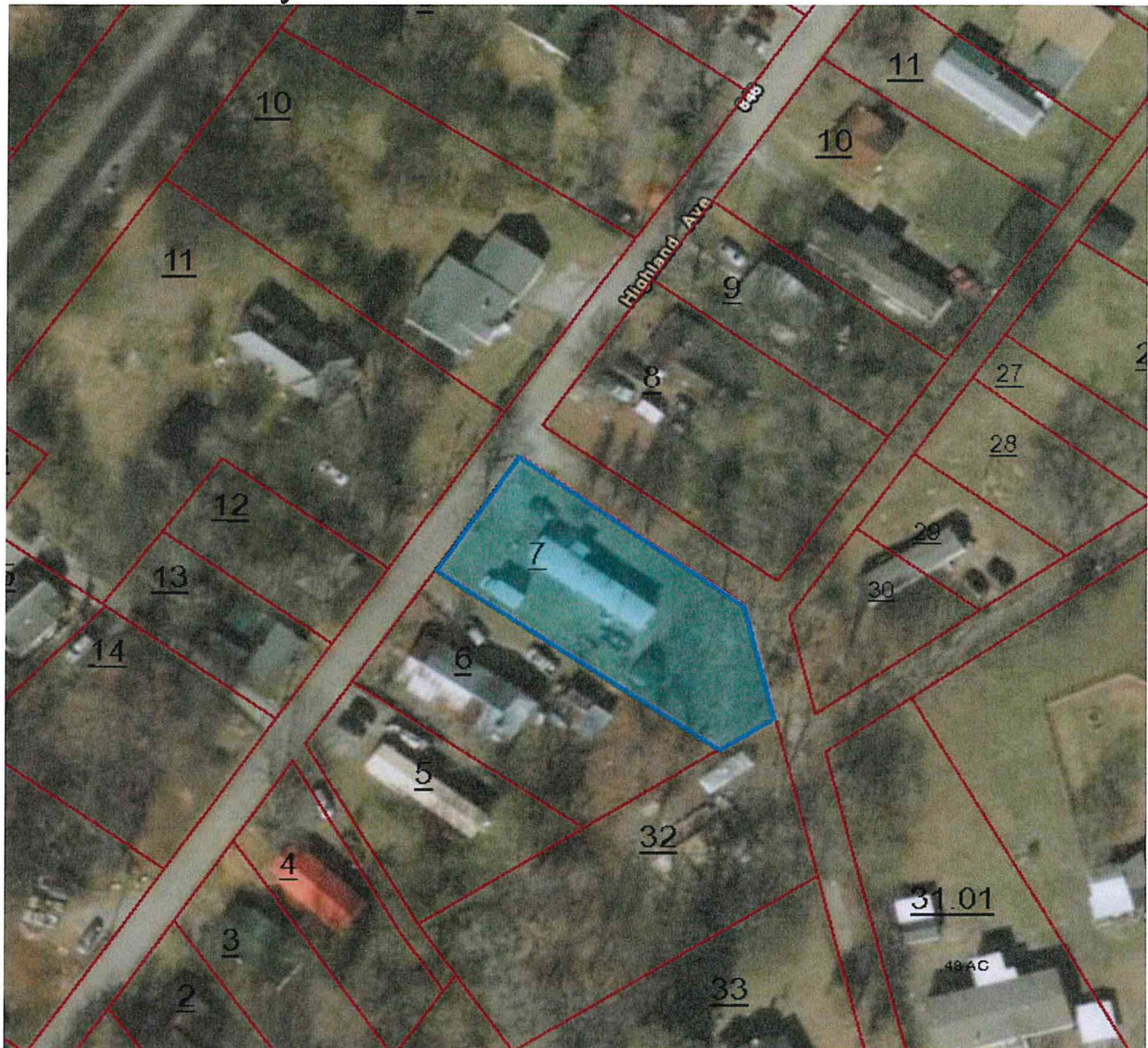
Serving Loudon County
Loudon • Greenback • Philadelphia

G. Special Exception for parking trucks and van without parking surface on property for Chavez Guttering, Applicant, Jorge Chavez, purchasing property from Winnifred McKesey, Trust, 13831 Steekee Road, Tax Map 057, Parcel 056.00, C-1, Rural Center District, approximately .72 acres;

5. Additional public comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

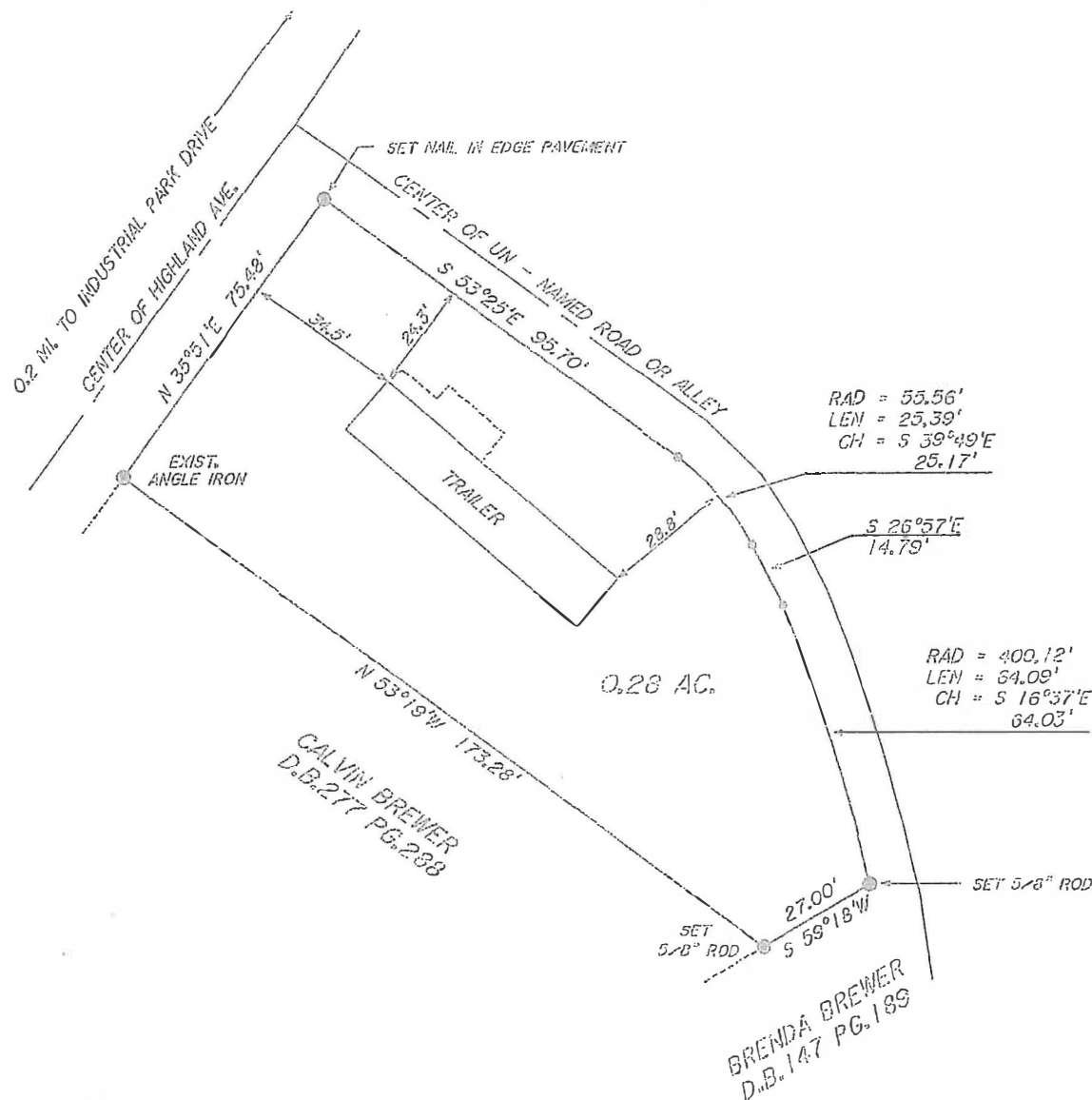
Item A

Loudon County - Parcel: 026G C 007.0



County: Loudon
Owner: BREWER BRENDA ET VIR
Address: HIGHLAND AVE 885
Parcel Number: 026G C 007.00
Deeded Acreage: 0
Calculated Acreage e: 0
Date of Imagery: 2015





LUTHER D. HAYES
LAND SURVEYOR
358 COUNTY ROAD 288
TEN MILE, TN 37880
PH. 423-337-3301

FOR: BRENDA BREWER
2ND CIVIL DIST. LOUDON CO., TN

SCALE: 1" = 40'

DWG. NO. C-807

DATE: 12-13-17

DEED BK. REFERENCE: D.B. 242 PG. 521

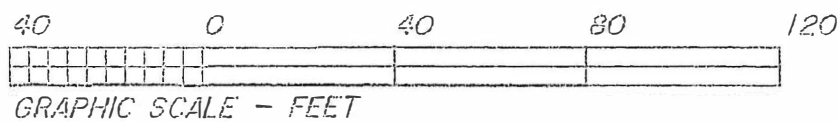
BEING PARCEL 7 ON TAX MAP 266 GROUP C

I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY IS 1: 7500 AS SHOWN HEREON.
THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT
TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Luther D. Hayes

REG. NO. 1456

THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY,
EASEMENTS, AND/OR RESTRICTIONS THAT MAY EXIST.



Loudon County - Parcel: 017H A 002.00



County: Loudon

Owner: D & P PROPERTY MANAGEMENT

Address: OAKWOOD ESTATES DR 270

Parcel Number: 017H A 002.00

Deeded Acreage: 0.42

Calculated Acreage: 0



Item C

Loudon County - Parcel: 007 083.00



County: Loudon
Owner: CITIZENS FIRST BANK
Address: HWY 70 E 14574
Parcel Number: 007 083.00
Deeded Acreage: 5
Calculate d Acreage: 4.8



A photograph of a two-story brick apartment building at dusk. The building features multiple balconies with white railings and a central entrance. A tall light pole is visible on the left, and another building is partially visible on the right. The sky is cloudy with a bright light source behind the clouds.

A photograph of a two-story brick apartment building at dusk. The building features multiple balconies with white railings and a central entrance. A tall light pole is visible on the left, and another building is partially visible on the right. The sky is cloudy with a bright light source behind the clouds.

A photograph of a two-story brick apartment building at dusk. The building features a central entrance with a small porch, multiple windows, and balconies with white railings. A tall light pole is visible on the left, and another building is partially visible on the right. The sky is cloudy and dark.



ITEM D

Loudon County - Parcel: 002 081.00



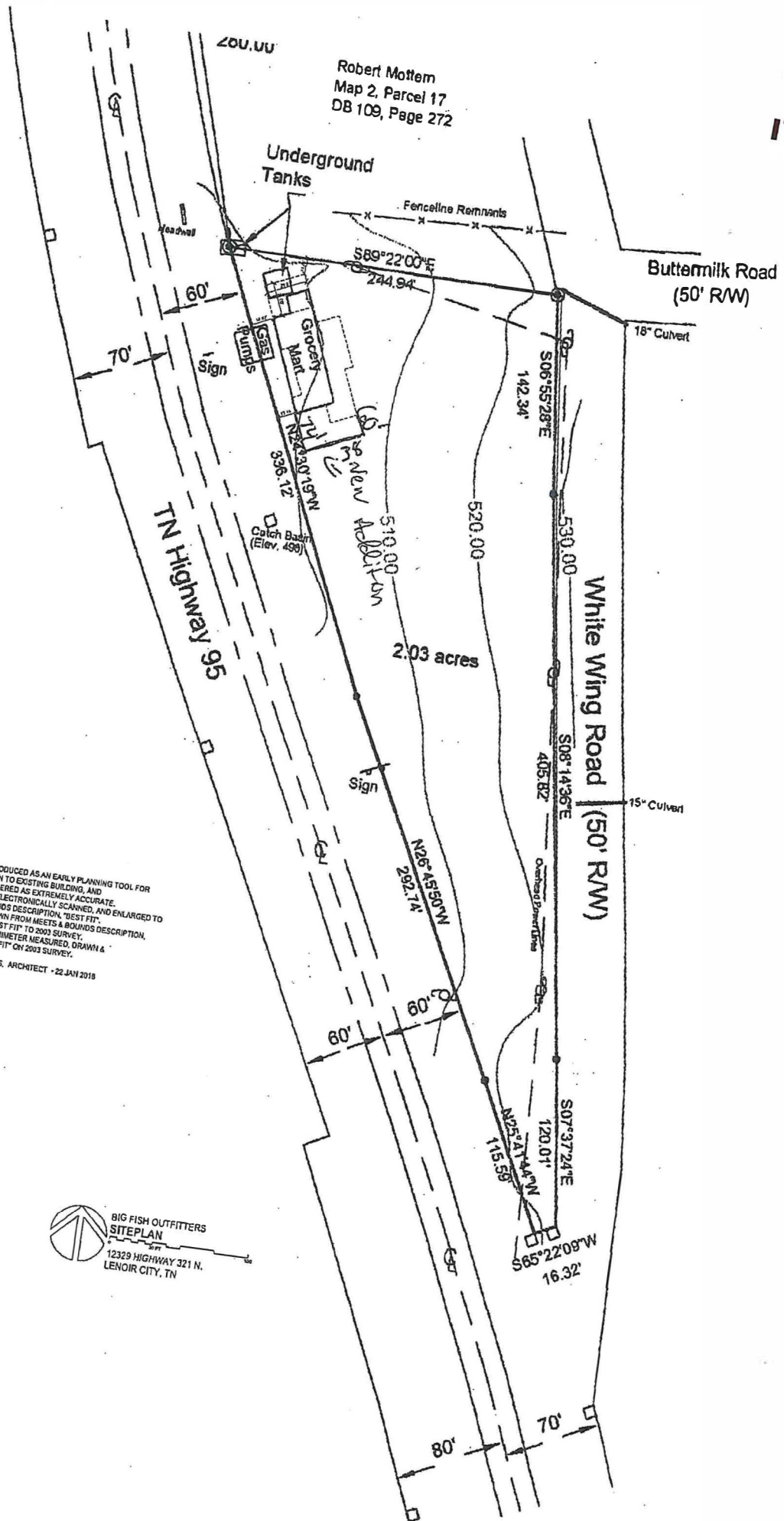
County: Loudon
Owner: BROWDER LLC
Address: HWY 321 N 12329
Parcel Number: 002 081.00
Deeded Acreage: 2.7
Calculated Acreage: 2.7
Date of Imagery: 2015

ITEM D

Robert Mottem
Map 2, Parcel 17
DB 109, Page 272

NOTES:
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3. PROPERTY LINES DRAWN FROM MEETS & BOUNDS DESCRIPTION, & OVERLAPPED FOR "BEST FIT" TO 2003 SURVEY.
4. EXISTING BUILDING PERIMETER MEASURED, DRAWN & OVERLAPPED FOR "BEST FIT" ON 2003 SURVEY.
AUTHOR: DOYLE E JONES, ARCHITECT • 22 JAN 2018

BIG FISH OUTFITTERS
SITEPLAN
12329 HIGHWAY 321 N.
LENOIR CITY, TN



Hwy 321





Item E

Loudon County - Parcel: 057 354.00

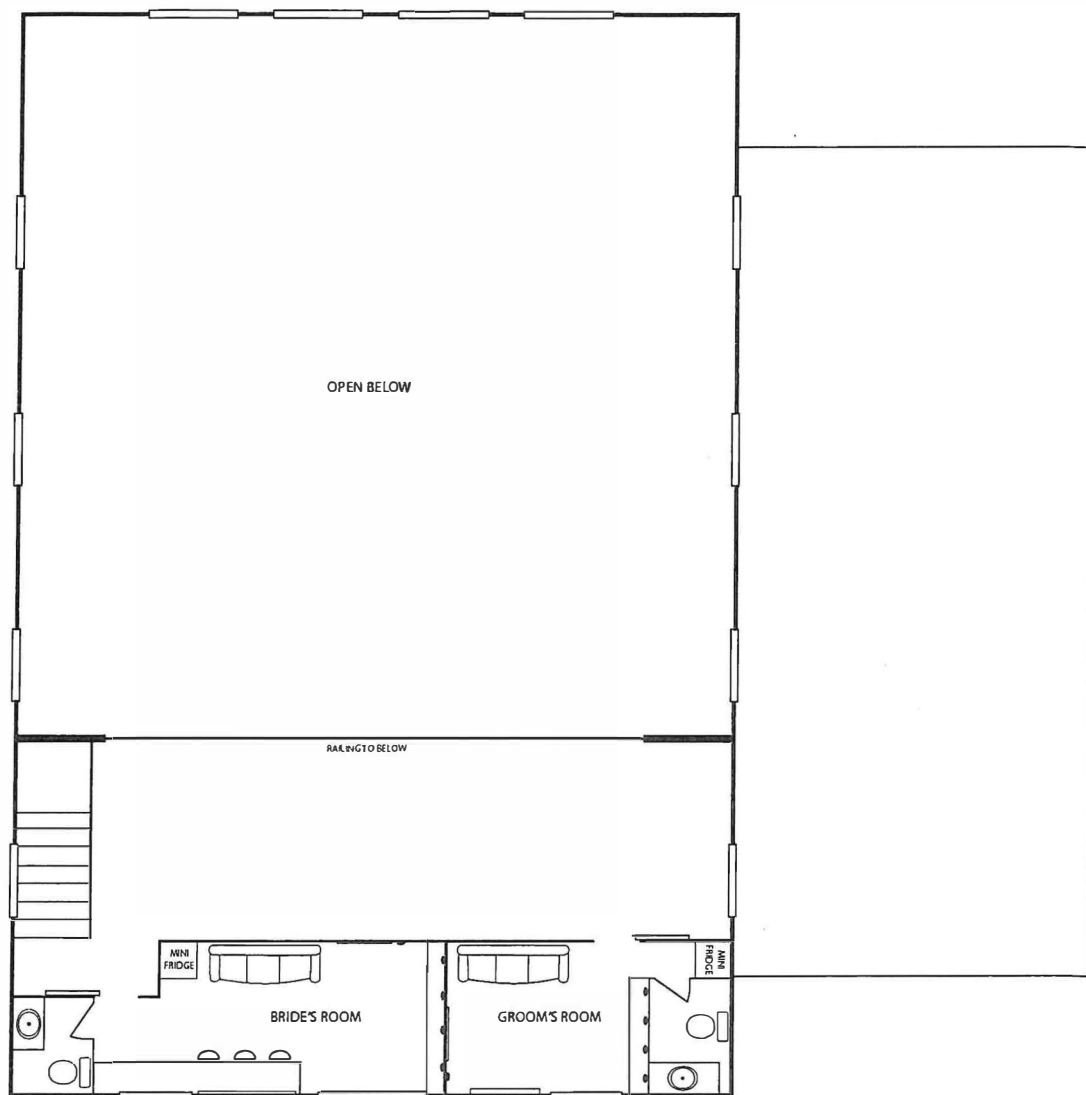


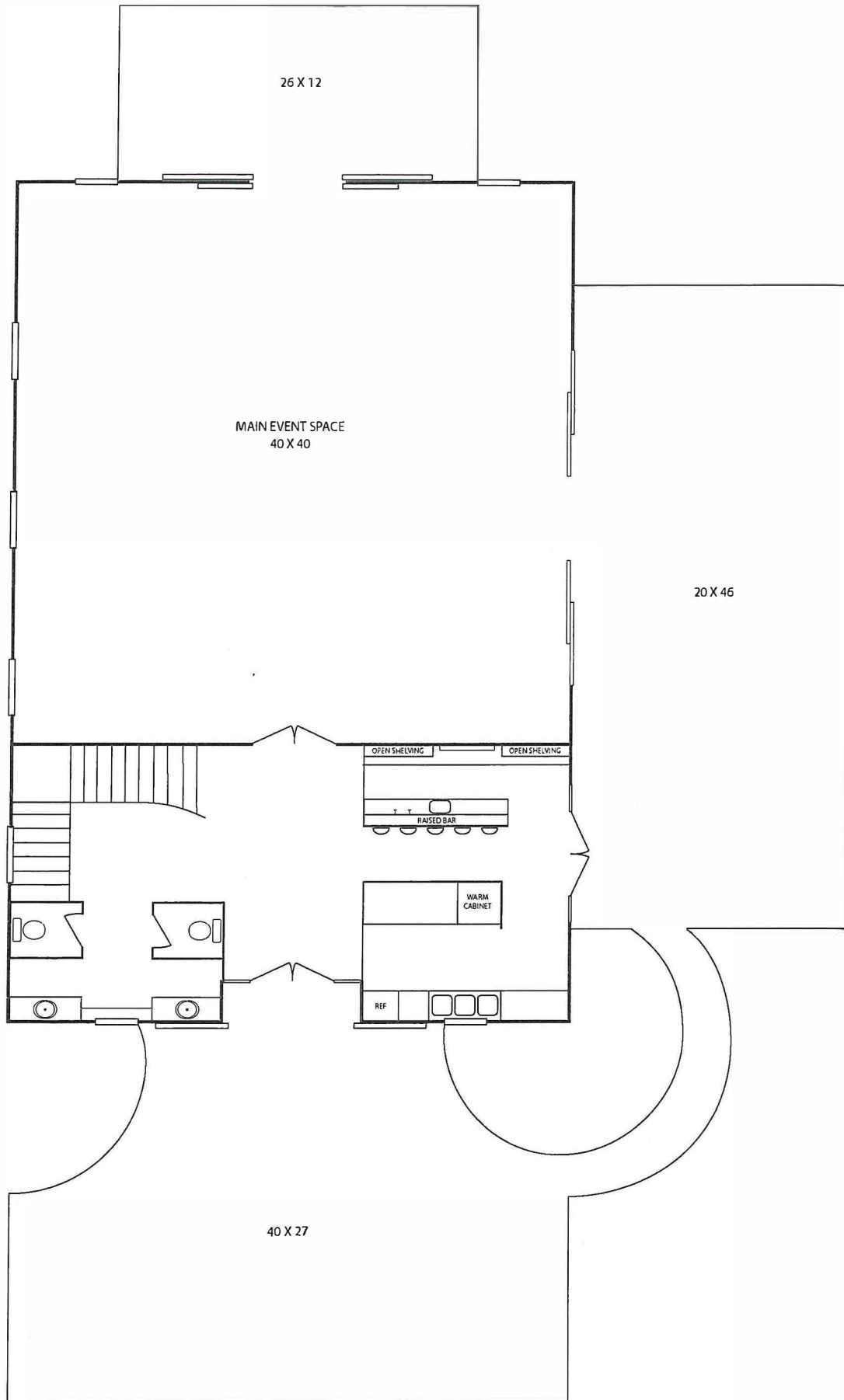
County: Loudon
Owner: LOWRY THOMAS H &
Address: WATKINS RD 9995
Parcel Number: 057 354.00
Deeded Acreage: 37.71
Calculated Acreage: 37.71
Date of Imagery: 2015

Watkins Road











Item F

Loudon County - Parcel: 057 179.00

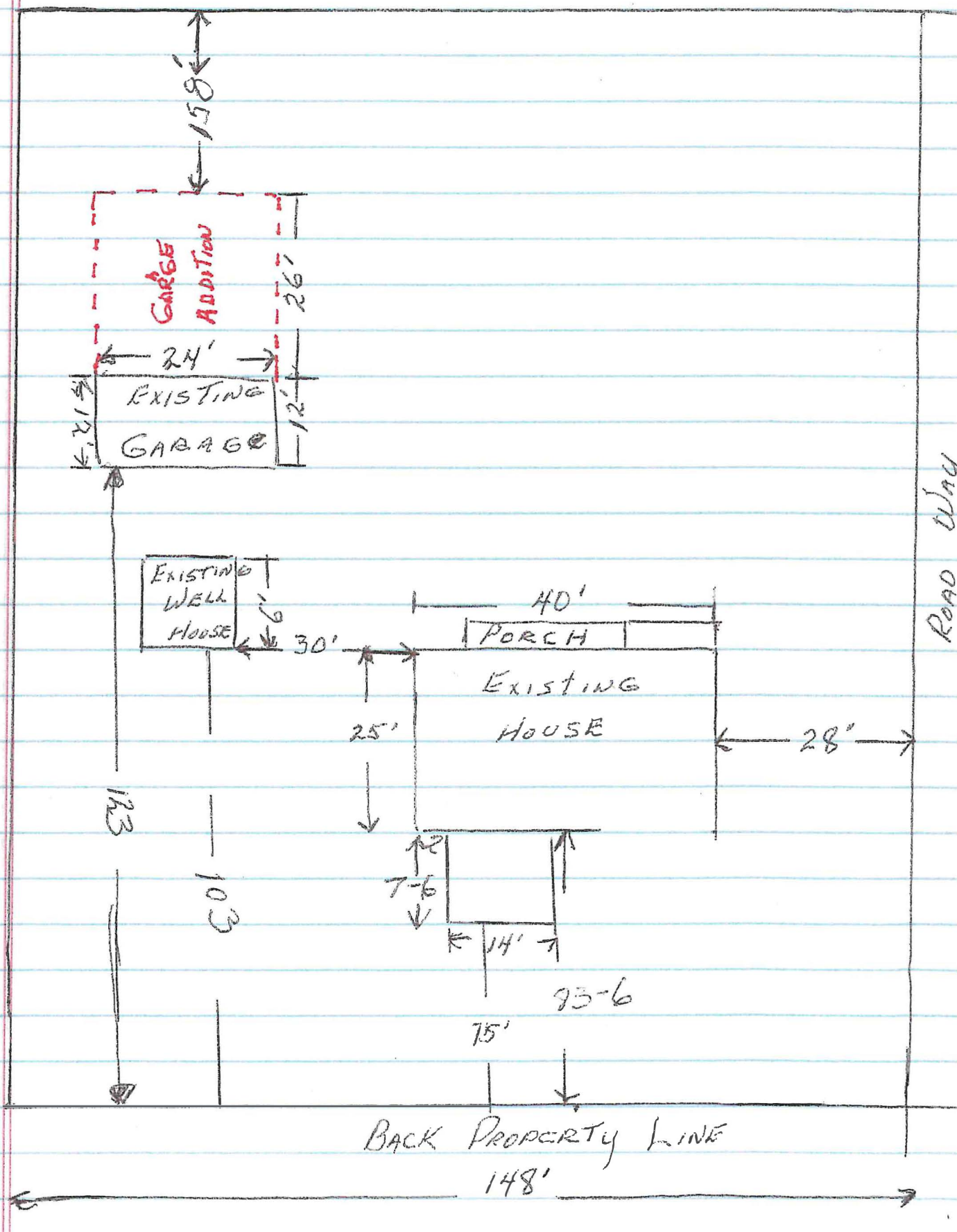


County: Loudon
Owner: DAVIS KENNETH M ETUX MARGARET
Address: CORINTH RD 4946
Parcel Number: 057 179.00
Deeded Acreage: 0.91
Calculated Acreage: 0
Date of Imagery: 2015

Corinth Church



4946 CORINTH Rd



Item G

Loudon County - Parcel: 057 056.00



County: Loudon
Owner: MCKESEY WINNIFRED A
Address: STEEKEE RD 13831
Parcel Number: 057 056.00
Deeded Acreage: 0
Calculated Acreage: 0