



Loudon County Planning Department

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

WORKSHOP LOUDON COUNTY REGIONAL PLANNING COMMISSION AUGUST 21, 2018 4:30 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 4:30 p.m. to review and discuss the Loudon County Zoning Resolution. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from July 17, 2018 meeting;
3. Planned Agenda Items:
 - A. Rezoning request from R-1, Suburban Residential District to C-2, General Commercial District, Applicant, Sean Rogers, Property owners, Charles and Elizabeth Butler, 7250 Hwy. 11E, Tax Map 016, Parcel 042.00, 6th Legislative District, approximately .5 acres
 - *Tabled at July 17, 2018 meeting, no one present.*
 - B. Subdivision Plat, combine 3-lots into 1-lot, Applicant, Linda Gouge, Property owner, Robert Campbell, Tax Map 007J, Group A, Parcels 046.00, 047.00, and 048.00, Hwy 70 E, R-1, Suburban Residential District, approximately 4.1 acres;
 - C. Preliminary Subdivision Plat, Ashton Fields, 15-lots, Property owner, Fred Long Construction Concepts, Applicant, Richard LeMay, Tax Map 021, Parcel 093.00, Beals Chapel Road, R-1, Suburban Residential District, approximately 9.7 acres;
 - D. Zoning Resolution Amendment, Section 4.240. Site Plan Review
 - E. Zoning Resolution Amendment, Article 4. Supplementary Provisions Applying to Specific Districts, Section 4.250. Travel Trailer and Camping Parks Design Standards
4. County Commission Action on Planning Commission Recommendations
 - *August 6, 2018 County Commission approved rezoning of 5.0 acres on*
Serving Loudon County
Loudon • Greenback • Philadelphia

Hotchkiss Valley Road from A-1 to C-2. Loudon County

5. Codes Department Building Activity Summary for July 2018 (see attached)
6. Additional Public Comments
7. Update from Planning Department
 - *Planning publications*
 - *USPS update*
8. Adjournment

Item A

Loudon County - Parcel: 016 042.00

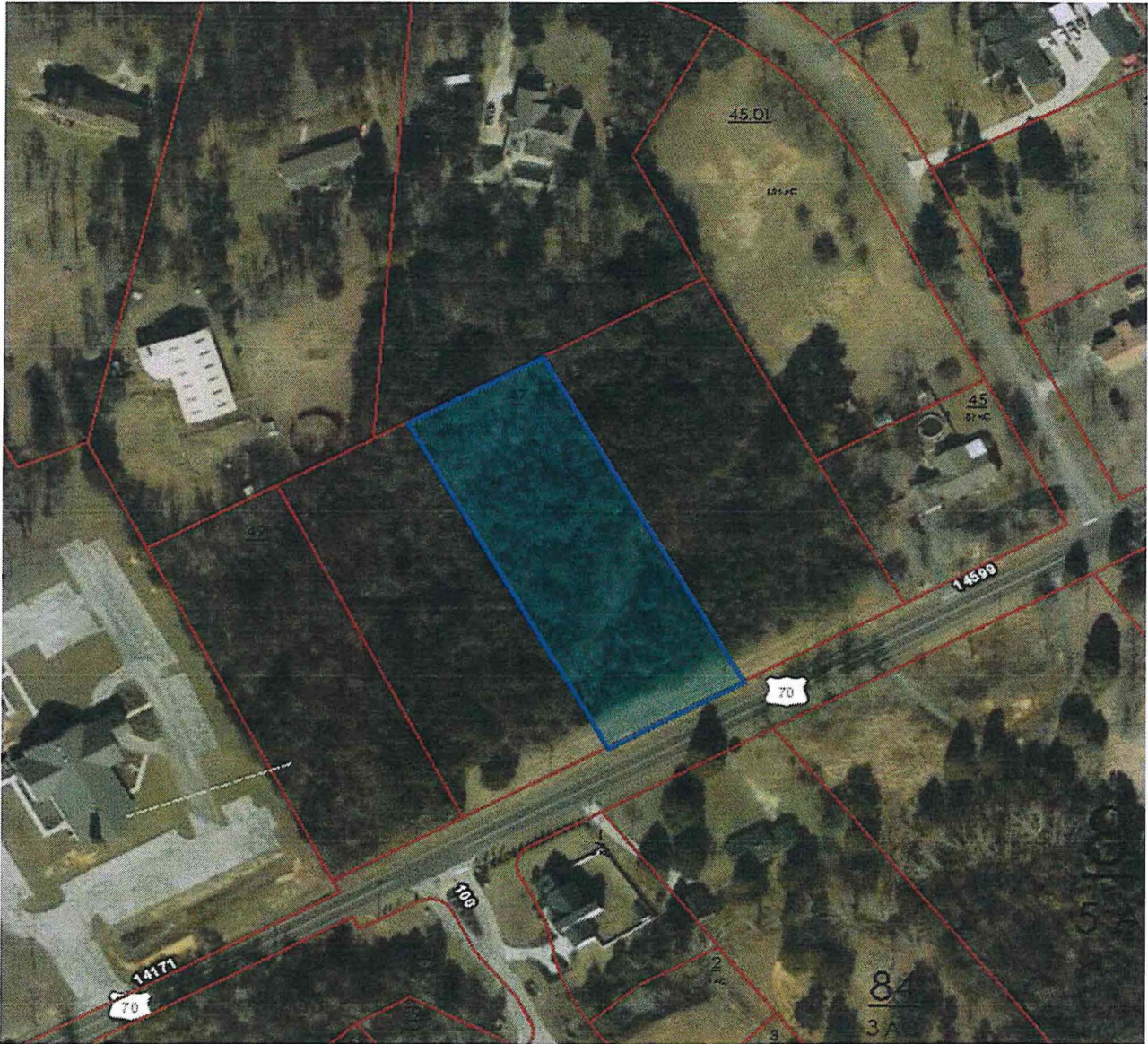


County: Loudon
Owner: BUTLER CHARLES LEE ET UX
Address: HWY 11 E 7250
Parcel Number: 016 042.00
Deeded Acreage: 0.5
Calculated Acreage: 0
Date of Imagery: 2015

Item B

Loudon County - Parcel: 007J A 047.00

T



County: Loudon
Owner: CAMPBELL ROBERT J
Address: HWY 70 E
Parcel Number: 007J A 047.00
Deeded Acreage: 0
Calculated Acreage: 0

FOR RECORDING
 n found to comply
 s for the planning region, with the exception of such
 1. All improvements have been installed
 in order to assure completion. This plat is
 ice of the County Register.

ecretary, Regional Planning Commission

OF STREET NAMES AND ADDRESSES
 s of existing public roads shown on this subdivision
 if any new road, whether public or private, do not
 d said names are approved, and (3) the property
 this plat are in conformance with the E-911 System.

E-911 Authority

T 11

Y

Grp: A Parcel: 043.00
 476

LOT 10

REYNOLDS

TAX MAP 007J Grp: A Parcel: 044.00
 WD 375 258

IPO

ITEM B

CAMPBELL

TAX MAP 007J Grp: A Parcel: 046.00
 WD 404 276

LOT 6

NOTES:
 1. 1 LOT CONTA
 2. 5' UTILITY AN
 LINES AND 10' I

DEED REFEREN
 MAP 007J A 047.
 MAP 007J A 048.
 MAP 007J A 049.

ZONING R-1

BUILDING SETB/
 FRONT = 30'
 REAR = 20'
 SIDE = 15'

9R
 4.14 ac.

449.47'
 N 60°46' E

400.16'
 S 29°17' E

400.32'
 N 28°57' W

451.71'
 S 60°44' W

HWY 70 E

IPO

IPO

4
 86.00

OWNERS
 LINDA F. GOUGE

510 OAK CHASE BLVD.
 LENOIR CITY, TN. 37772
 865-986-4139

HINDS SURVEYING CO.

55 WINDY J FARMS DR.
 PH. 588-9799

LOUISVILLE, TN 37777
 FAX. 233-3393



FINAL PLAT
 RESUBDIVISION
 BRANDYWINE

DIST. 5 LOL
 TAX MAP NO

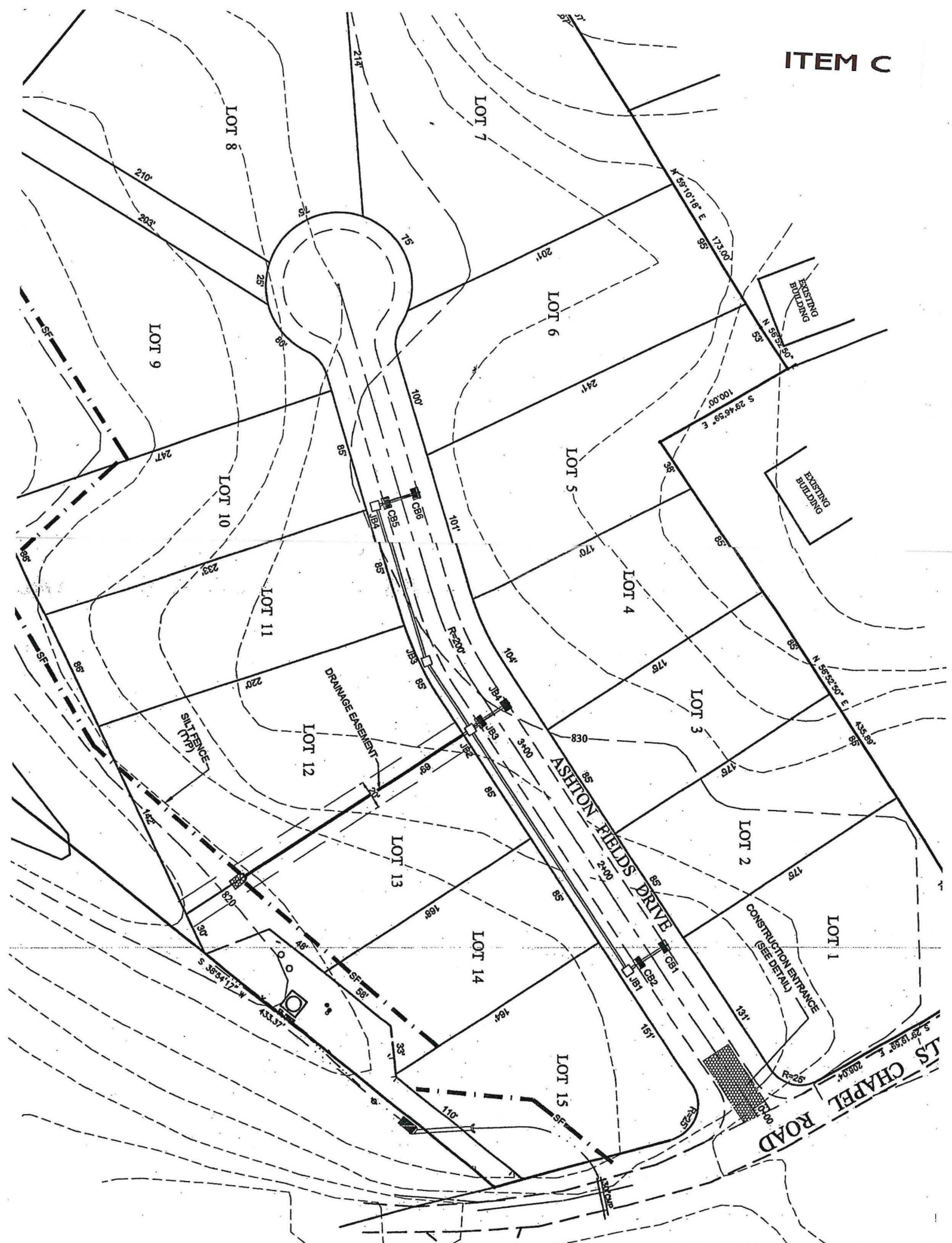


Loudon County - Parcel: 021 093.0



County: Loudon
Owner: FRED LONG CONSTRUCTION
Address: BEALS CHAPEL R D 4860
Parcel Number: 021 093.00
Deeded Acreage: 9.7
Calculated Acreage: 0

ITEM C



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	38	\$ 26,937	\$7,623,628	37	\$21,244	\$6,073,905	32	\$18,074	\$4,600,697	24
March	61	\$ 40,087	\$11,450,722	50	\$29,072	\$7,742,918	37	\$23,104	\$6,218,806	36
April	52	\$ 29,859	\$8,415,166	32	\$20,477	\$5,504,520	51	\$20,837	\$5,448,355	37
May	56	\$ 31,182	\$8,264,540	47	\$29,526	\$8,339,273	43	\$29,152	\$8,332,738	29
June	56	\$ 32,578	\$9,493,426	57	\$30,081	\$7,938,743	35	\$27,595	\$9,212,555	30
July	49	\$ 27,677	\$23,143,415	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	362	\$221,802	\$77,667,731	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

24 single-family permits issued for July, 2018



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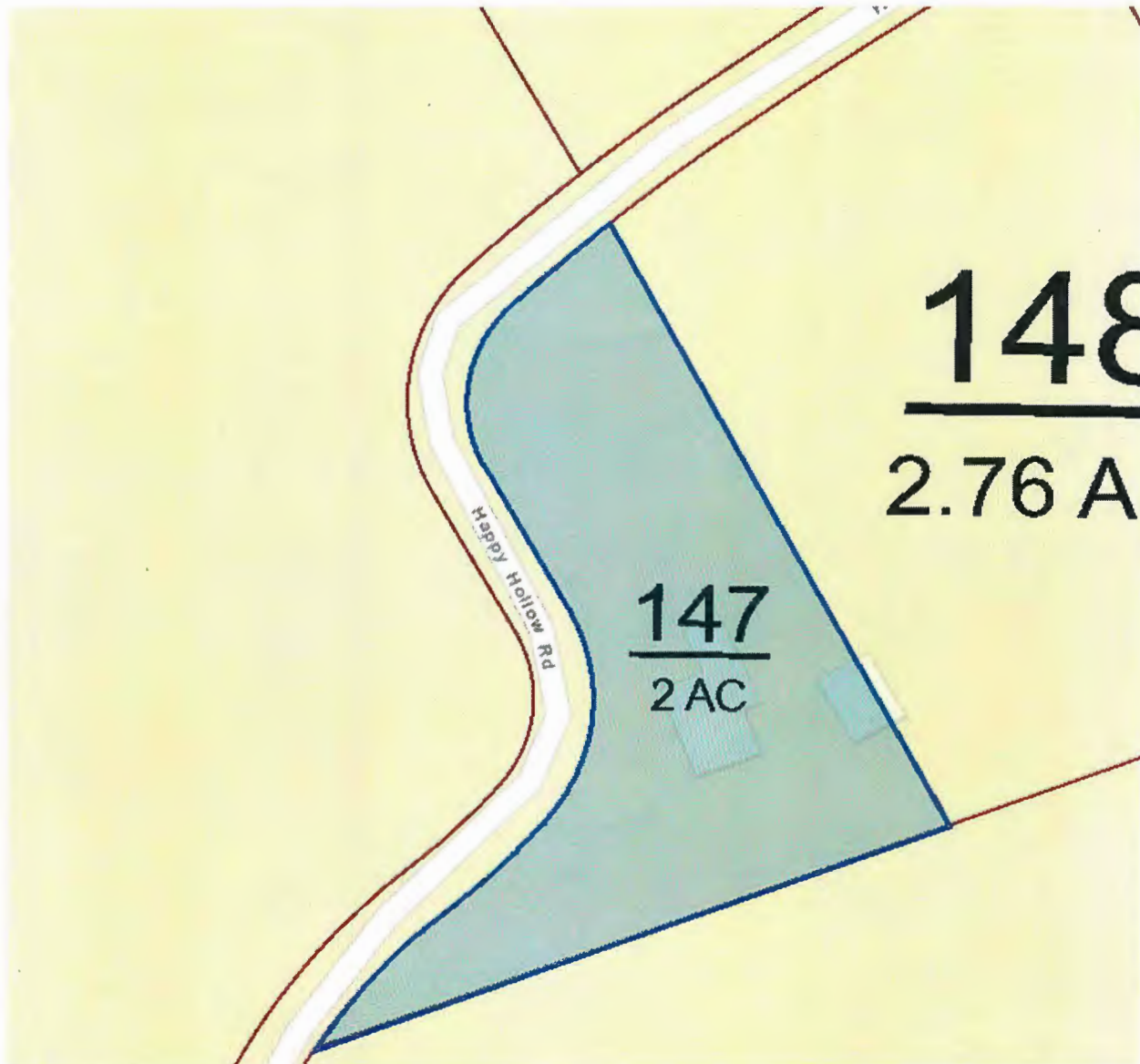
AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
AUGUST 21, 2018
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from the July 17, 2018 meeting
4. Planned Agenda Items
 - A. Special Exception to continue living in camper on property to assist mother during illness, applicant, Mellissa Johnson, property owner, Charles and Brenda Jenkins, 3354 Happy Hollow Road, Tax Map 014, Parcel 147.00, approximately 1.4 acres, R-1, Suburban Residential District;
 - See BZA Minutes, August 15, 2017
 - B. Special Exception to place 22' x 36' carport in front yard, Applicant and property owner, Bobby Jenkins, 560 Hwy. 70 W., Map 009, Parcel 092.00, R-1, Suburban Residential District, approximately 1.95 acres;
 - C. Variance Request, front yard to place sign, Applicant, Nancy Nabors for Engraphics for Pro Vision Hockey Academy, 665 Gladstone Road, Tax Map 007A, Group A, Parcel 012.00, C-2, General Commercial District, approximately .97 acres;
 - D. Variance Request, lot width at building setback line for 2 lots, Applicant and Property owner, Aaron Sampson, 4671 Prospect Church Rd., Tax Map 039.00, Parcel 133.00, A-1, Agriculture Forestry District, approximately 4.63 acres;
 - E. Special Exception for two dwellings on one lot, Applicant and Property owner, Karen Lane, 693 Highland Ave., Tax Map 26G, Group C, Parcel 010.00, R-1, Suburban Residential District, approximately .33 acres;
 - F. Special Exception to place accessory building in side yard, Applicant and Property owner, Anthony Arnold, 300 Tennessee Avenue, Tax Map 070L, Group F, Parcel 011.00, R-1, Suburban Residential District, approximately .59 acres, Greenback;

- G. Special Exception to live in camper or truck on property while building a dwelling, Applicant and Property owner, Edmond Ledford, 2425 Huffs Ferry Rd. North, Tax Map 032C, Group C, Parcel 013.00, R-1, Suburban Residential District, approx. 1.0 acre;
 - H. Variance Request for 5' front yard setback, Applicant and Property owner, Carroll Almroth, 301 Oak Chase Blvd., Tax Map 010D, Group A, Parcel 022.00, R-1, Suburban Residential District, approximately 1.0 acres;
 - I. Special Exception to begin construction on dwelling while lots are being combined by plat, Applicant and Property owner, John Sanabria, 4150 Lakeview, Tax Map 021, Parcel 063.00, R-1, Suburban Residential District, approximately 2.61 acres;
 - J. Variance Request from front yard setback, Applicant and Property owner, Uriel Guzman, Highland Avenue, Tax Map 026G, Group C, Parcel 012.00, R-1, Suburban Residential District, approximately .17 acres;
- 5. Additional public comments
 - 6. Announcements and/or comments from Board/Commission
 - 7. Adjournment

Item A

Loudon County - Parcel: 014 147.00

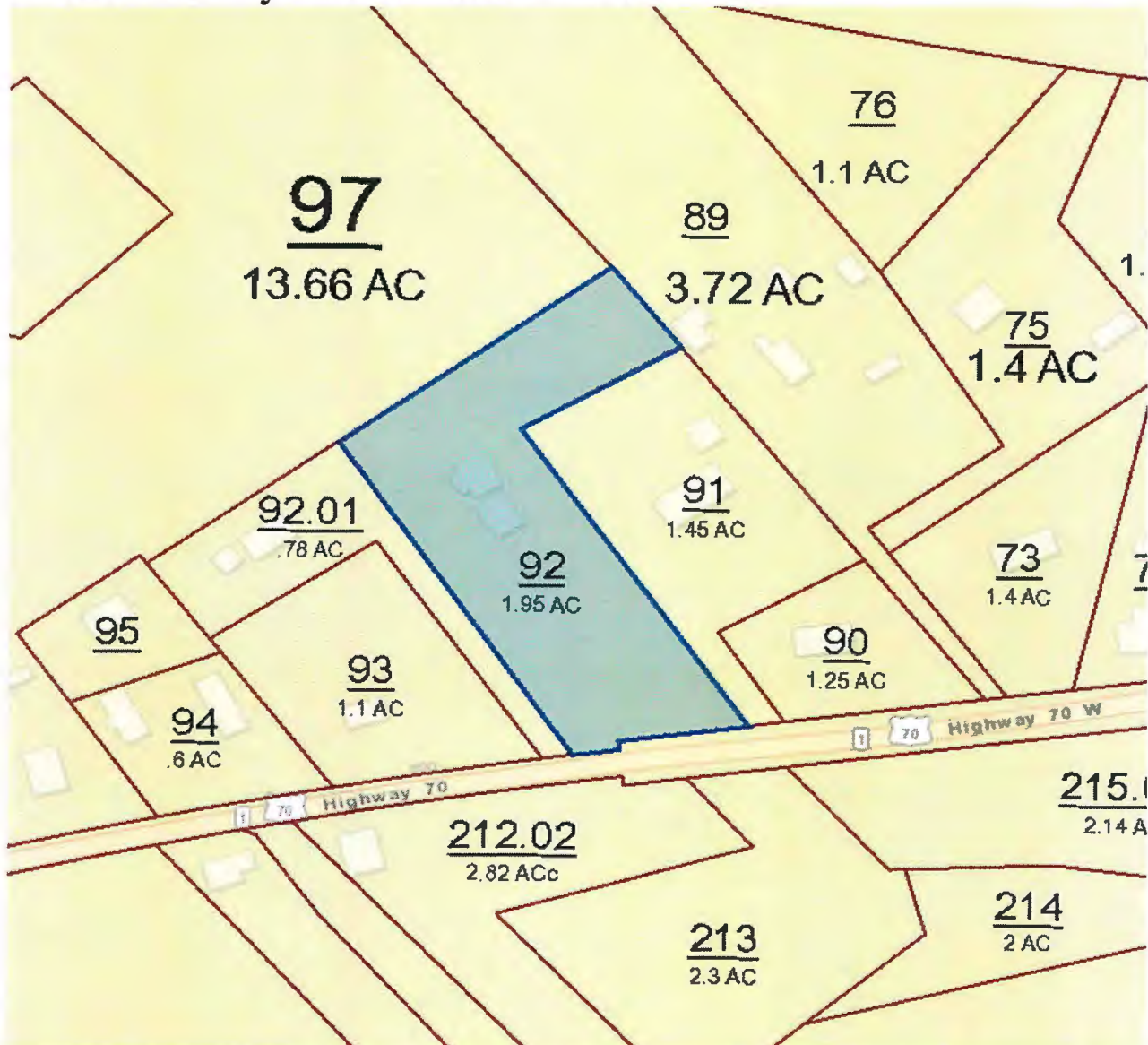


County: Loudon
Owner: JENKINS CHARLES BUDDY ETUX
Address: HAPPY HOLLOW RD 3354
Parcel Number: 014 147.00
Deeded Acreage: 1.48
Calculated Acreage: 0

ITEM A



Loudon County - Parcel: 009 092.00



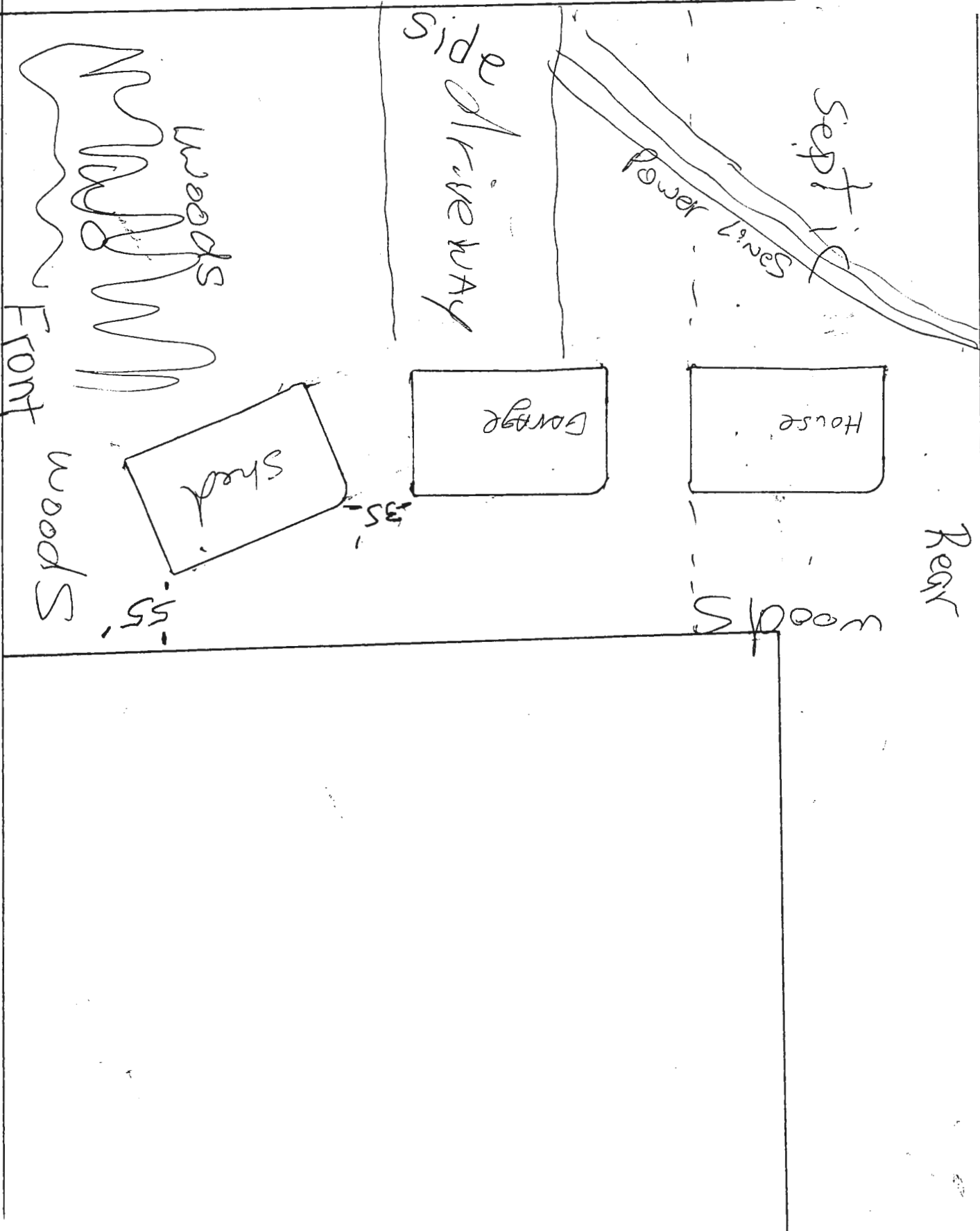
County: Loudon
Owner: JENKINS BOBBY RAY ETUX
Address: HWY 70 W 560
Parcel Number: 009 092.00
Deeded Acreage: 1.95
Calculated Acreage: 0
Date of Imagery: 2015

ITEM B



92
1.95 ac

ITEM B



Hwy 70

Loudon County – Parcel: 007A A 012.00



County: Loudon
Owner: CHOATE RIDGE PROPERTIES LLC
Address: GLADSTONE RD 665
Parcel Number: 007A A 012.00
Deeded Acreage: 0.97
Calculated Acreage: 0.97
Date of Imagery: 2015

ITEM C

12" from ground
to bottom of sign



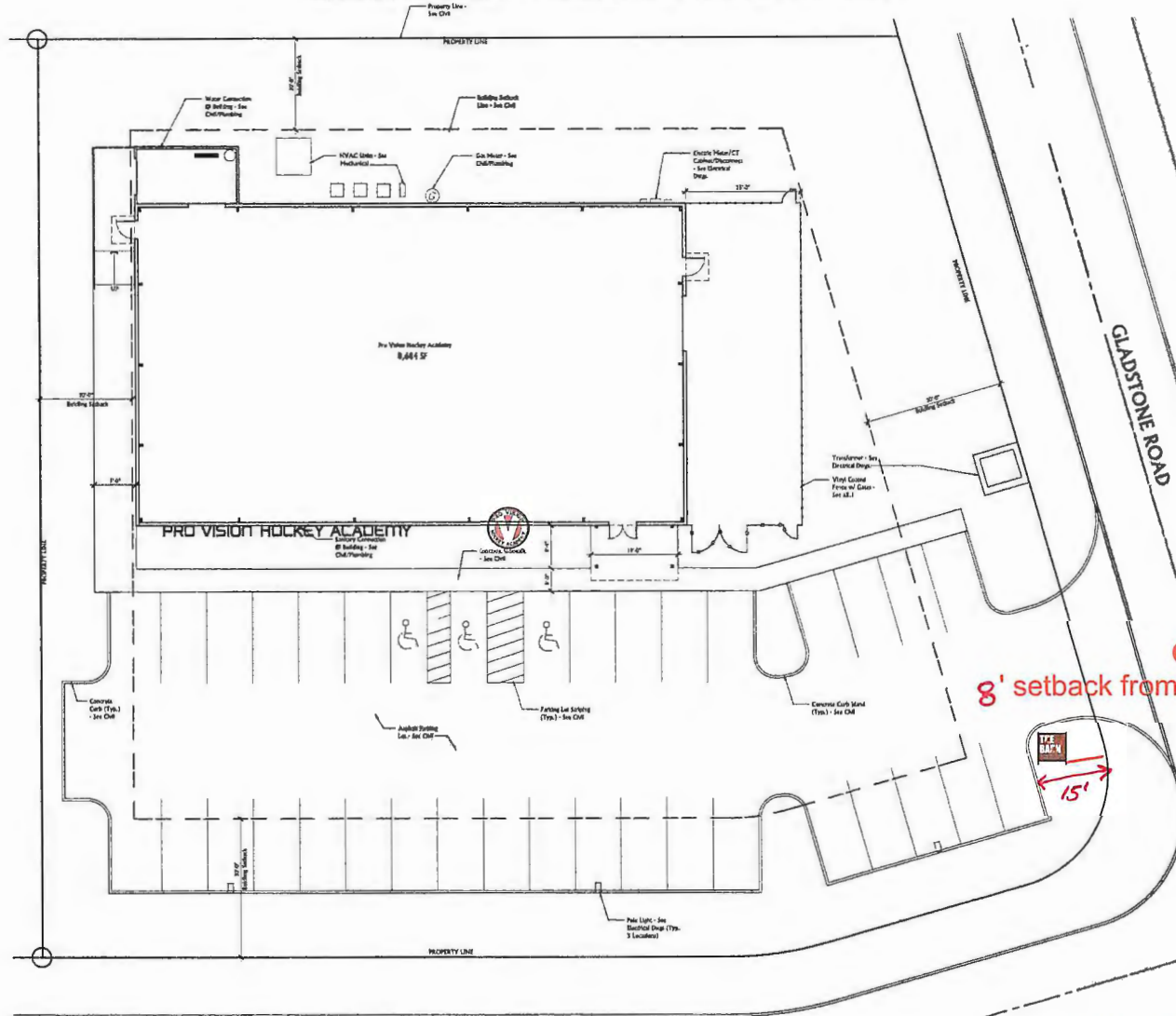
Temp sign is 8' from property line and 40.5' from ground

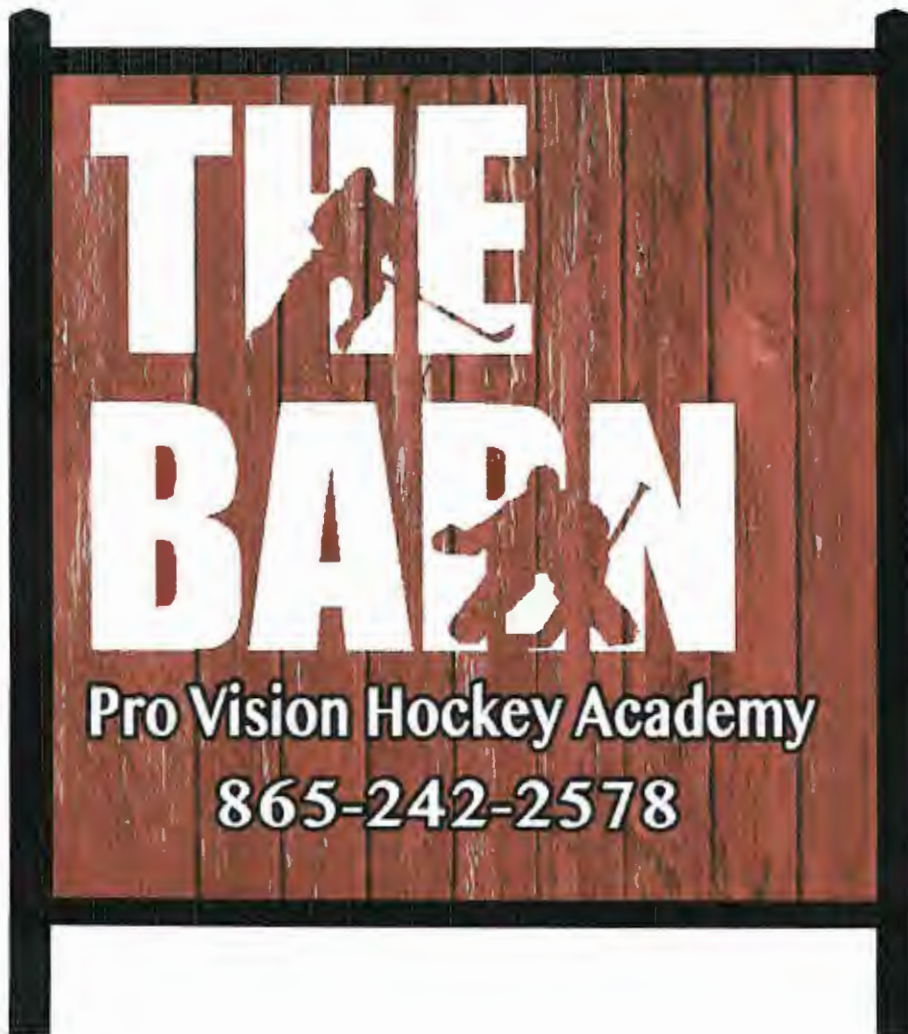
Permanent sign is 8'
from property line
and 2' from parking
lot curb, 9' from
entrance curb
(same as temp sign)

Marker



GROUND SIGN - LOCATION ON SITE PLAN



**GROUND SIGN**

Non-illuminated

5' x 5' polyaluminum 1/4" thick
covered on both sides with digitally
printed and laminated vinyl.

Attached to (2) 3" aluminum
8' routed posts powder-coated black
with aluminum pyramid caps.

Aluminum frame on top and bottom.

Concreted 2' in ground.

Overall above ground: 5'6"w x 6'h

ITEM D

PROSPECT CHURCH RD

DRY VALLEY RD

HWY 72

SITE

LOCATION MAP
NOT TO SCALE



- This lot IS NOT in areas
"Special Flood Hazard" of
flood maps available to r

LINE TABLE	
LINE	LENGTH
L1	103.57
L2	103.57

DRY VALLEY REALTY LLC
MAP 047 PARCEL 027.00
DB 234 PG 733

Loudon County - Parcel: 026G C 010.00



County: Loudon
Owner: LANE RANDY ALLEN ETUX
Address: HIGHLAND AV E 693
Parcel Number: 026G C 010.00
Deeded Acreage: 0
Calculated Acreage: 0

ITEM E

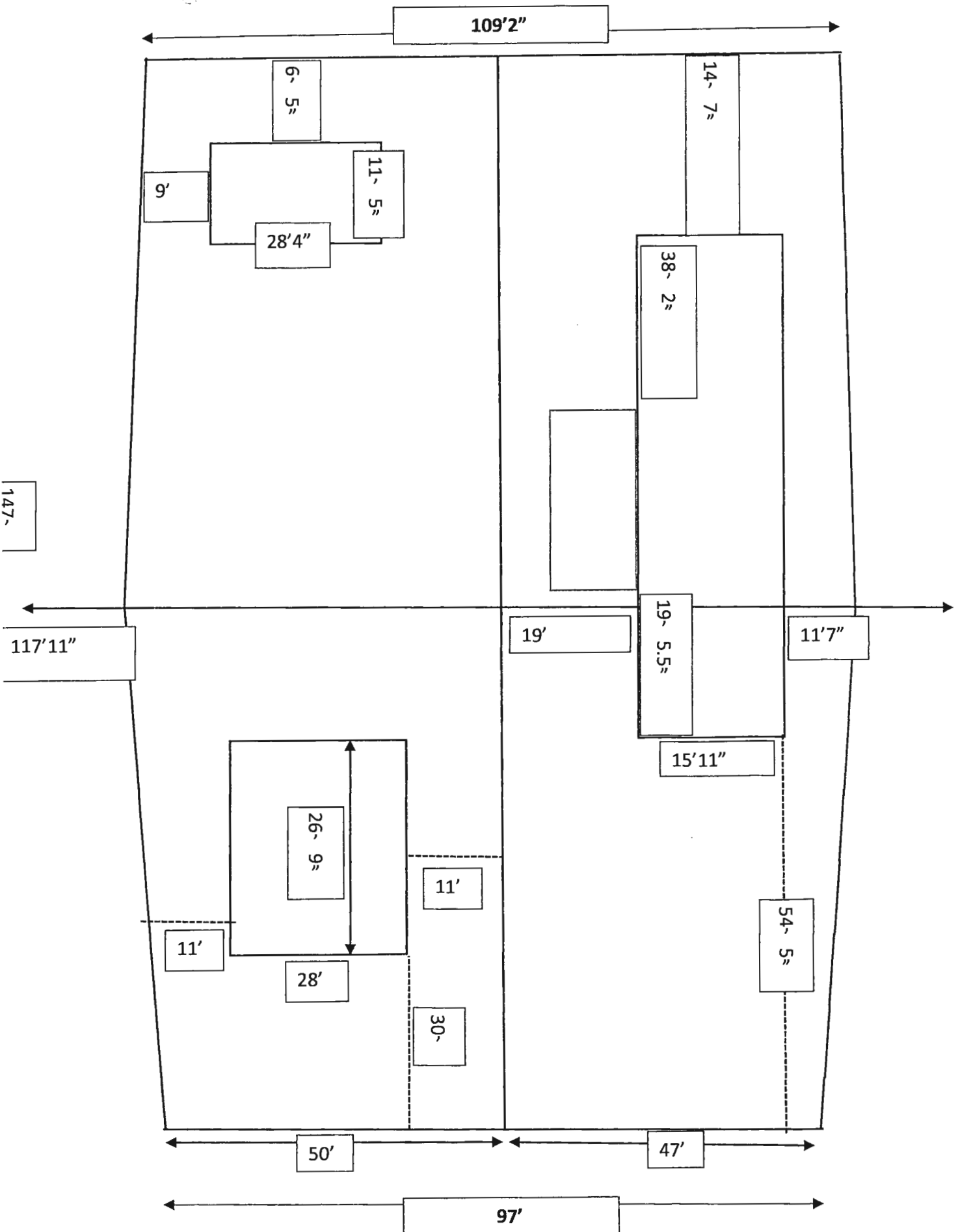


ITEM E

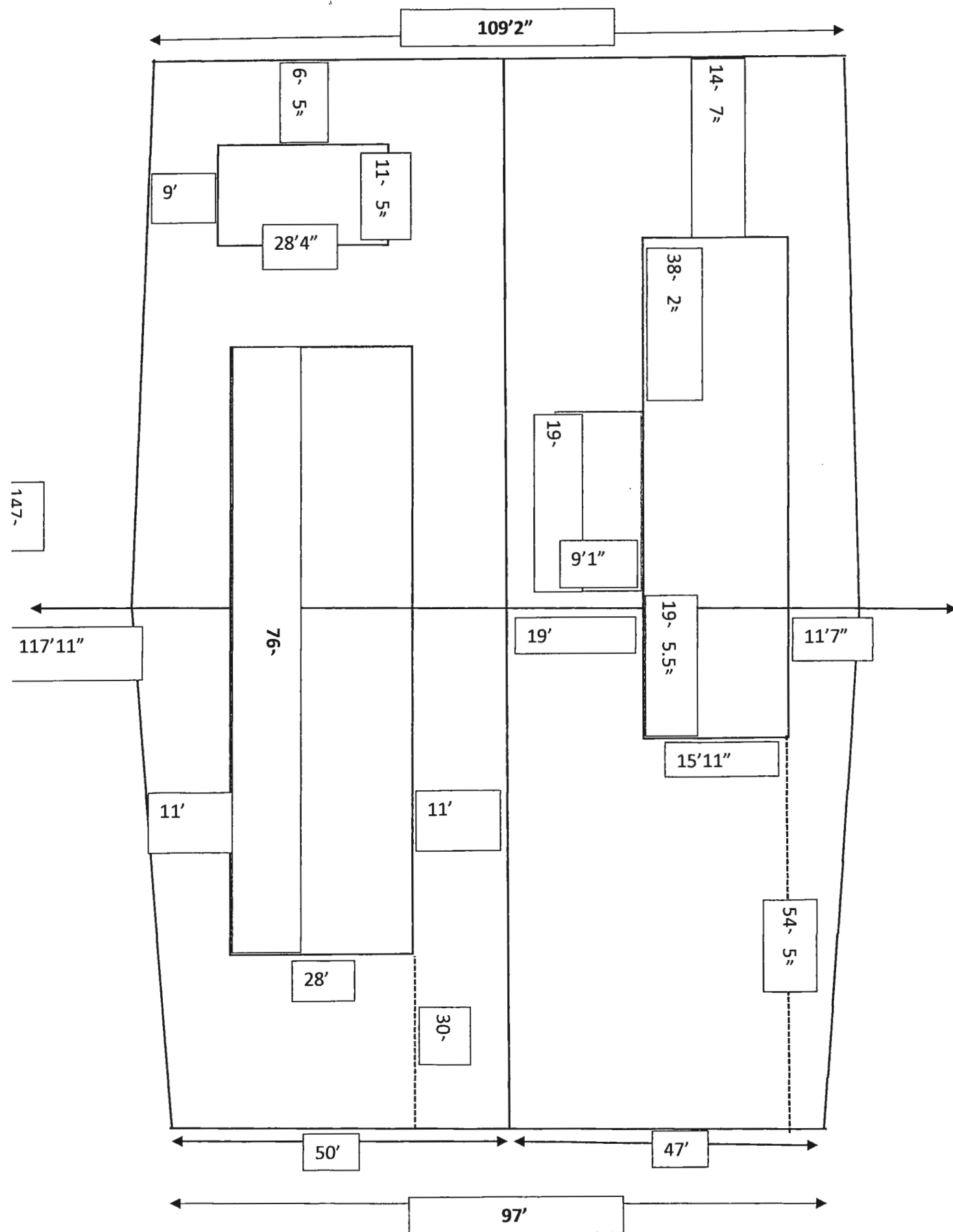


Current

ITEM E



ITEM E





County: Loudon
 Owner: ARNOLD ANTHONY ETUX CINDY
 Address: TENNESSEE AVE 300
 Parcel Number: 070L F 011.00
 Deeded Acreage: 0.59
 Calculated Acreage: 0.59
 Date of Imagery: 2015

ITEM F



ITEM F





County: Loudon
Owner: GREEN JESSICA
Address: HUFFS FERRY RD N 2425
Parcel Number: 032F C 013.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

ITEM G





County: Loudon
 Owner: BENSON RICHARD ETUX ZINAT
 Address: OAK CHASE BLVD 301
 Parcel Number: 010D A 022.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Date of Imagery: 2015

ITEM H



ITEM H

COURT

21

UNIT 1

26.711

CURB

2.5'

11'

159.85

79'

14'

15'

224.87

18'

DRIVE

13

23

130.1
DARK CHASE

RE: Carroll and Leslie Almroth

301 Oak Chase Blvd

Lenoir City, TN 37773

Explanation of circumstances warranting need for special exception/variance request:

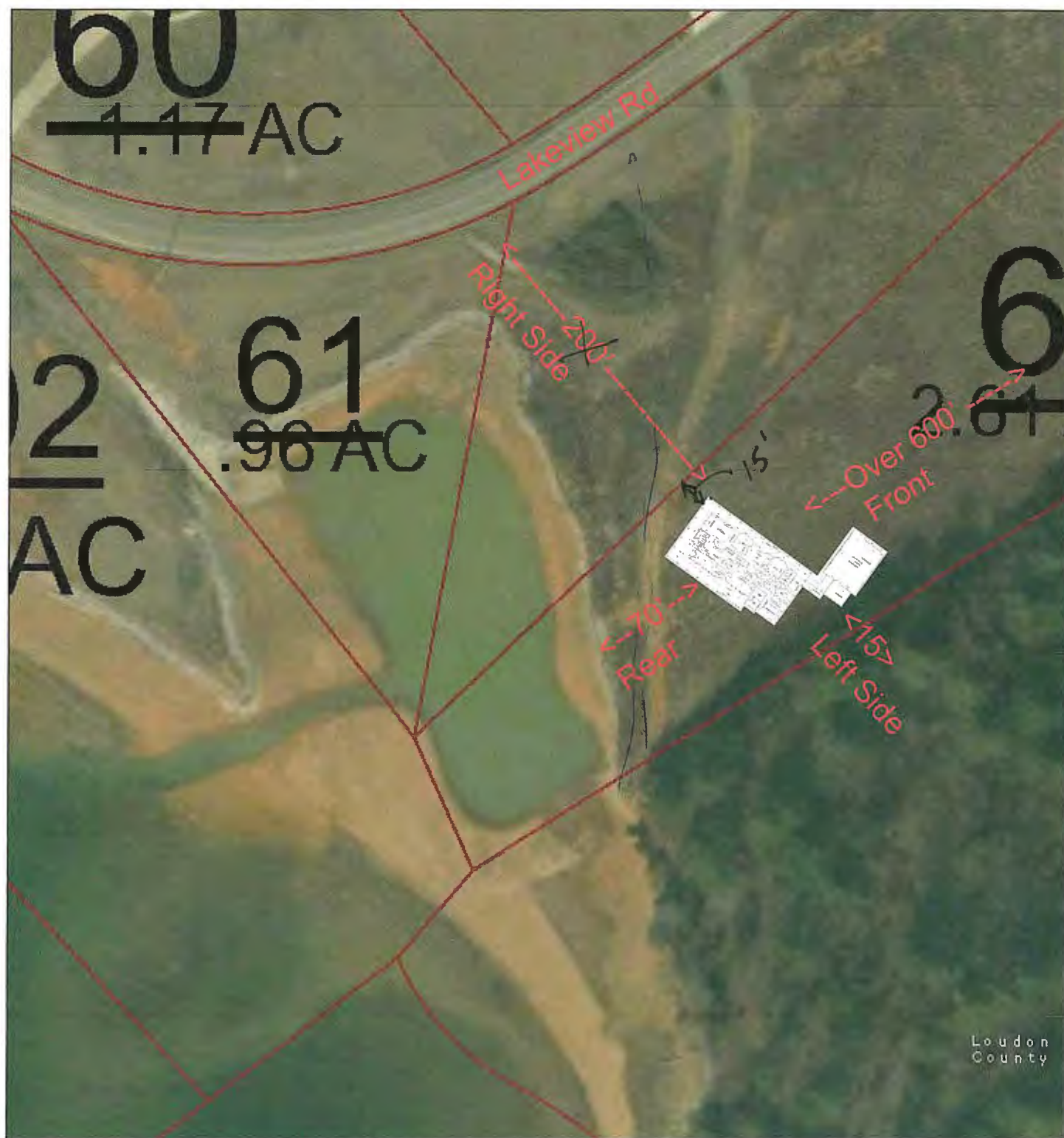
Irregular-shaped lot narrows as it deepens. Due to HOA restrictions, garage doors cannot face side street. Home had to be reversed using up valuable footage-needed for driveway. A 5-foot variance is needed to comply with side yard set-back of 35 feet. From Cardinal View to lot line is 11 feet as compared to 7 feet in other locations in subdivision.



County: Loudon
 Owner: SANABRIA JOHN D ETUX ROXANE L
 Address: LAKEVIEW RD 4150
 Parcel Number: 021 063.00
 Deeded Acreage: 2.61
 Calculated Acreage: 0
 Date of Imagery: 2015

ITEM I

3900 Lakeview Rd, Lenoir City Residential Construction Site Plan
8/1/2018 John D. and Roxane L. Sanabria 865-310-8800







County: Loudon
 Owner: ALMANZA RICARDO GUZMAN &
 Address: HIGHLAND AVE 575
 Parcel Number: 026G C 011.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Date of Imagery: 2015



Date: August 15, 2018
 County: Loudon
 Owner: ALMANZA RICARDO GUZMAN &
 Address: HIGHLAND AVE 575
 Parcel Number: 026G C 011.00
 Deeded Acreage: 0
 Calculated Acreage: 0
 Date of Imagery: 2015

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



ITEM J



ITEM J

