



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
SEPTEMBER 18, 2018
4:30 p.m.**

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

**PUBLIC HEARING
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 18, 2018
5:30 p.m.**

The Loudon County Regional Planning Commission will hold a public hearing at 5:30 p.m. to receive comments on the MS4 Phase II Program Annual Report, July 1, 2017-June 30, 2018.

**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 August 21, 2018 meeting;
3. Planned Agenda Items:
 - A. Rezoning Request to R-1, Suburban Residential District with PUD, Planned Unit Development Overlay for proposed subdivision, Ashton Fields, 15-lots, Property owner, Fred Long Construction Concepts, Applicant, Surveyor, Richard LeMay, Tax Map 021, Parcel 093.00, Beals Chapel Road approximately 9.7 acres;
 - B. Subdivision Plat, amend Permanent Easements for Trinity Equestrian Estates, Applicant, Joseph Colvin, JMC Surveying, 7500 White Wing Road, Tax Map 005, Parcel 022.00, A-2, Rural Residential District;
 - C. Zoning Resolution Amendment, Section 4.240. Site Plan Review

D. 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
5. Codes Department Building Activity Summary for August 2018 (see attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment

Item A

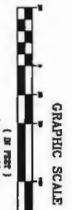
Loudon County - Parcel: 021 093.0



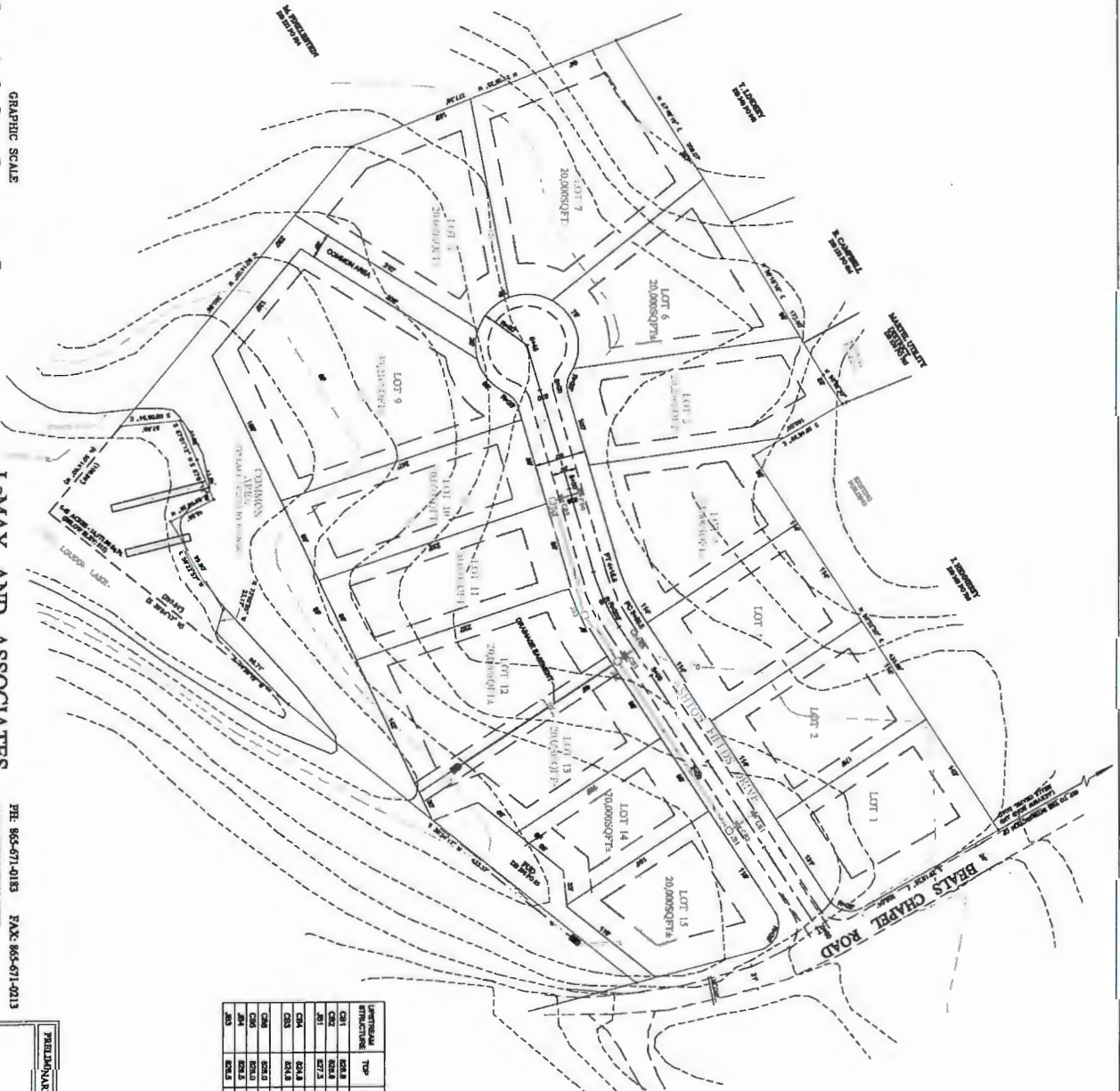
County: Loudon
Owner: FRED LONG CONSTRUCTION
Address: BEALS CHAPEL R D 4860
Parcel Number: 021 093.00
Deeded Acreage: 9.7
Calculated Acreage: 0

[illegible][illegible]

GRAPHIC SCALE
(IN FEET)



LEMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922
TEL: 865-671-0183 FAX: 865-671-0213



MAGNETIC

[illegible]

PRELIMINARY PLAN

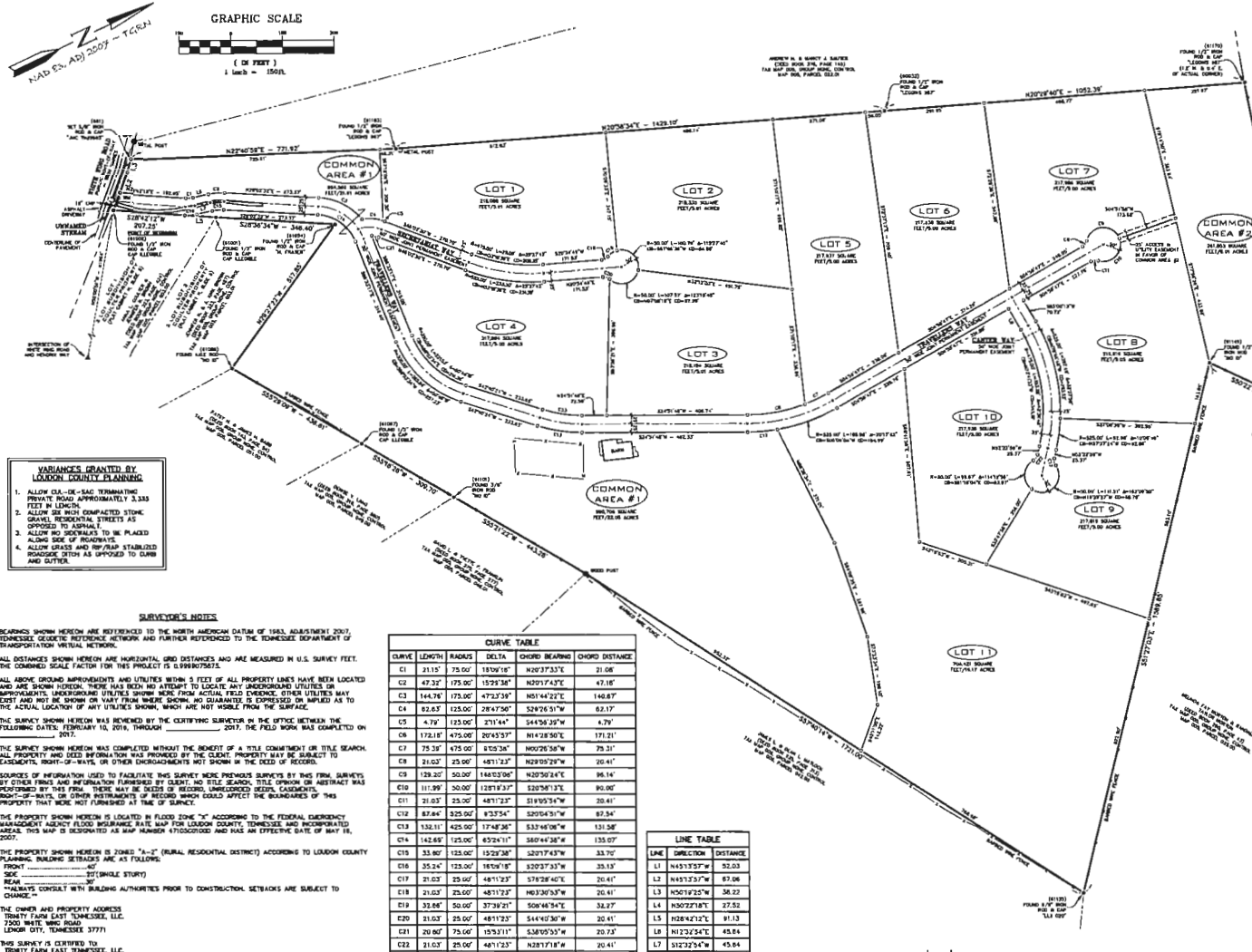
SHEET 1 OF 3

ASHIUN FIELDS

4460 BEALS CHAPEL ROAD MAP 021 PARCEL 09
DISTRICT 2 • TAYLOR COUNTY • TEXAS

Being a All of the Property Described in Deed Book 383, Page 411
A Parcel of Land Lying in the 5th Civil District of Loudon County, Tennessee

A Parcel of Land Lying in the 5th Civil District of Loudon County, Tennessee



STATEMENT OF PURPOSE AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN HEREBY ADOPY THIS SUBDIVISION PLAN AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER PUBLIC SITES AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ 2017 OWNER _____ DRIVER _____

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING PERIOD, WITH THE CREATION OF SUCH FINANCES, IF ANY, WHICH ARE NOTED AS SUCH. ANY VIOLATIONS HAVE BEEN RESOLVED OR AN ACCEPTABLE GUARTEE PROVIDED IN ORDER TO ACHIEVE COMPLIANCE. THIS PLAN IS APPROVED FOR RECORDING IN THE COUNTY OF SAN DIEGO.

DATE _____ SECRETARY, REGIONAL PLANNING COMMISSION

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAN ARE CORRECT; (2) THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAME'S AND SAID NAME'S ARE APPROVED; AND (3) THE PROPERTY INTERESTS OF THE LOTS SHOWN ON THIS PLAN ARE IN CONFORMANCE WITH THE E-C-S SYSTEM.

DATE _____ BY _____
[-] NO. OF PAGES _____
IDENTIFICATION OF UNIT

I CERTIFY THAT STREET AND RELATED APPURTENANCES INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE _____ ROAD ENGINEER/NOTARY 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
MOVEMENTS HAVE BEEN PLACED AS SHOWN HEREIN, TO THE SPECIFICATIONS OF THE
REGIONAL PLANNING COMMISSION.

DATE	MEASURED	MEASURED	MEASURED
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LEGEND

— OVERHEAD UTILITY LINE

ADJUNCTION LINE, LINE NOT SURVEYED.
LINE MAPPED FROM DEEDS OR
PLATS (UNLESS NOTED)

NO CAP --- RIGHT-OF-WAY LINE. LINE NOT
(UNLESS SURVEYED. LINE MAPPED FROM
DEEDS OR PLATS (UNLESS NOTED)

— BOUNDARY/PROPERTY LINE
- - - - - EDGE OF WATER

SURVEYOR'S CERTIFICATION

SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER

MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE
BUREAU OF LAND SURVEYING IN CHAPTER 0820-3, STANDARDS OF PRACTICE. NO SEARCH
WAS MADE BY THIS OFFICE. THE SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR

DORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS

JOSEPH M. COLVIN
TENNESSEE REGISTERED LAND SURVEYOR
CERTIFICATE NO. 2443

None, Control Map 005, Parcel 022.00

FINAL PLAY OF
TRINITY EQUESTRIAN ESTATES

5TH CIVIL DISTRICT OF LOUDON COUNTY
LENOIR CITY, TENNESSEE

Scale:	Date:	File & Drawing No:
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1-130	03/2017	16-1014-02
Drawn By:	Checked By:	Sheet
J.M.C.	J.M.C.	1 of 1

☐ Not a member ☐ Member	☐ Not a member ☐ Member	☐ Not a member ☐ Member	☐ Not a member ☐ Member
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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	56	\$ 31,007	\$8,575,728	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	418	\$252,809	\$86,243,459	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

25 single-family permits issued for August, 2018



Loudon County Planning Department

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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 18, 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 August 21, 2018 meeting
4. Planned Agenda Items
 - A. Special Exception to place accessory building in side yard, Applicant, Anthony Arnold, Property owner, David Carter, 300 Tennessee Avenue, Tax Map 070L, Group F, Parcel 011.00, R-1, Suburban Residential District, approximately .59 acres, Greenback;
 - B. Special Exception, Outdoor storage facility with variance from paving of parking lot, Jeff Russell, 299 Davis Ferry Rd., Tax map 050, Parcel 193.02, C-2, General Commercial District, approximately 1.7 acres;
 - C. Special Exception to build a guest house on property, Applicant, Christopher Hodshon, 1550 Jones Rd., Tax Map 002, Parcel 004.00, A-1, Agriculture Forestry District, approximately 4.8 acres;
 - D. Special Exception to use camper for medical hardship, Applicant, Jo Ann Arden, 2972 Corinth Church Rd., Map 057, Parcel 220.00, A-2, Rural Residential District, approximately 1.2 acres;
 - E. Special Exception, temporary fireworks sales on property with existing storage facility, Applicant, Farhaz Nooralli, 6537 Hwy. 411S. Greenback, Tax Map 080, Parcel 034.00, C-1, Central Business District, approximately .92 acres;
 - F. Special Exception, for intermittent lighted sign, Applicant, Doug Brown, Mt. Zion Baptist Church, 5480 Mt. Zion Church Rd., Tax Map 050, Parcel 091.00, A-2, Rural Residential District, approximately 5.0 acres;

- G. Special Exception for 2 campers to be on property and used as dwellings, Applicant, Jessica Jenkins, 100 Jones Dr. Greenback, Tax Map 070, Parcel 057.02, R-1, Low Density Residential District, approximately .58 acres;
- H. Special Exception to build accessory building with no principal structure, Applicant and property owners, Clarence and Kelley Patten, 4888 Brooksvew Rd., Lenoir City, Tax Map 027F, Group B, Parcel 019.00, R-1, Suburban Residential District and F-1, Floodway District, approximately 1.0 acre;
- I. Special Exception, accessory buildings in front yard, Applicant, Phyllis Stewart, 4095 Caldwell Rd., Tax Map 067, Parcel 032.00, A-2, Rural Residential District, approximately 5.0 acres;
- J. Variance request for 20' from front setback, (*setbacks for the A-2 District are: 40' front, 20' side (single-story), 30' rear*), Applicant, Barry Totten, 294 Cove View Lane, Tax Map 021K, Group A, Parcel 048.00, A-2, Rural Residential District, approximately 1.0 acre;

5. Additional public comments

6. Announcements and/or comments from Board/Commission

7. Adjournment



Tennessee



ITEM A

1212.



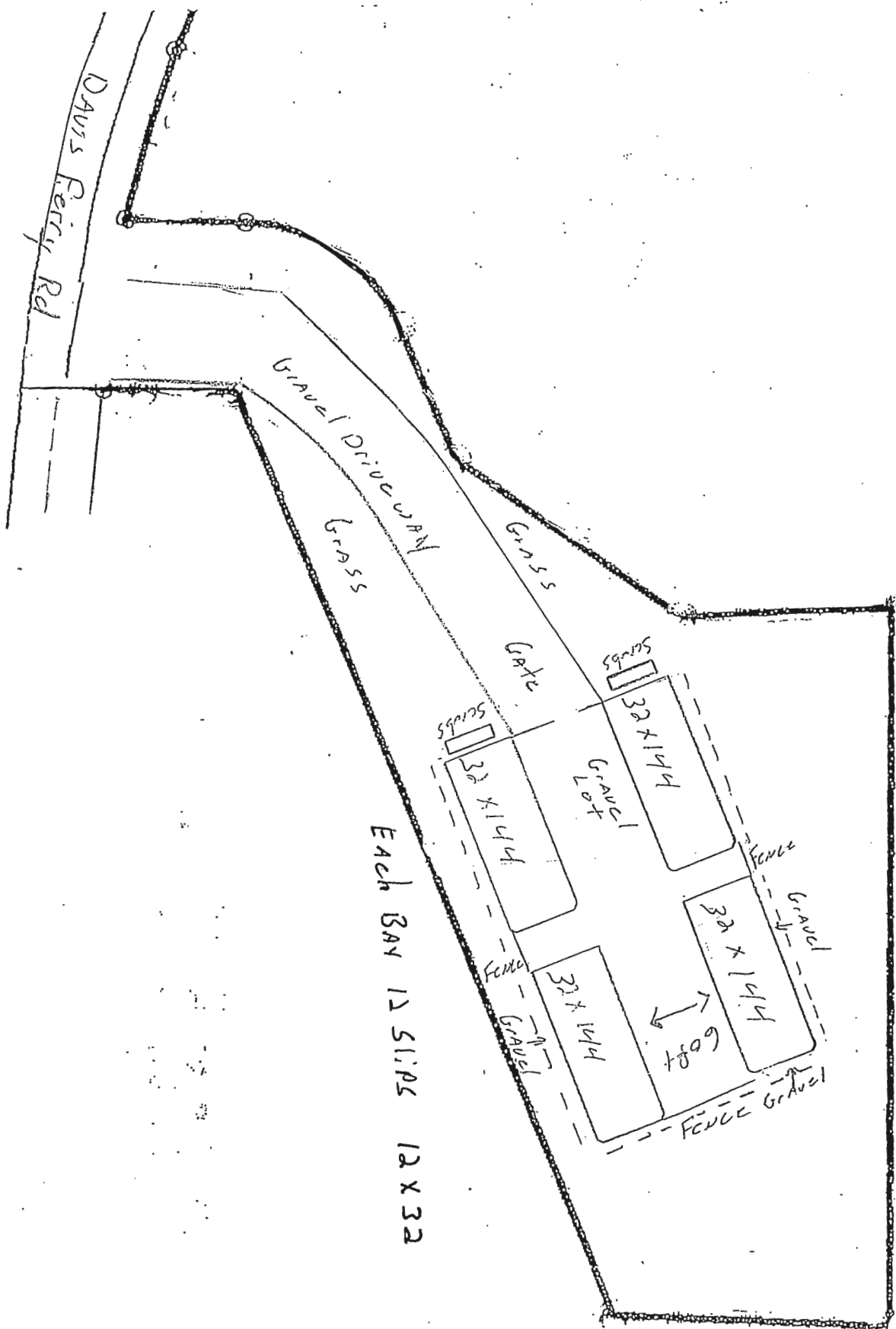
ITEM A



299 Davis Ferry Rd
 Loudon TN
 Jeff Russell

ITEM B

Grav metal Roof & Sides Δ Pen Front



THIS
TITLE
SHO
ACC
PRC

ITEM B



ITEM B



Loudon County - Parcel: 002 004.00



County: Loudon
Owner: HODSHON REBECCA LEE TOLBERT
Address: JONES RD 1550
Parcel Number: 002 004.00
Deeded Acreage: 0
Calculated Acreage: 4.8

ITEM C



ITEM C



Loudon County - Parcel: 057 220.00



County: Loudon
Owner: ARDEN JO ANN B LIFE ESTATE
Address: CORINTH CHURCH RD 2972
Parcel Number: 057 220.00
Deeded Acreage: 1.19
Calculated Acreage: 1.19

ITEM D





Date: September 11, 2018
County: Loudon
Owner: F & R INVESTMENTS INC
Address: HWY 411 S 6537
Parcel Number: 080 034.00
Deeded Acreage: 0.92
Calculated Acreage: 0
Date of Imagery: 2015

TN Comptroller - OLG
Esri, HERE, Garmin, © OpenStreetMap contributors
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

ITEM E



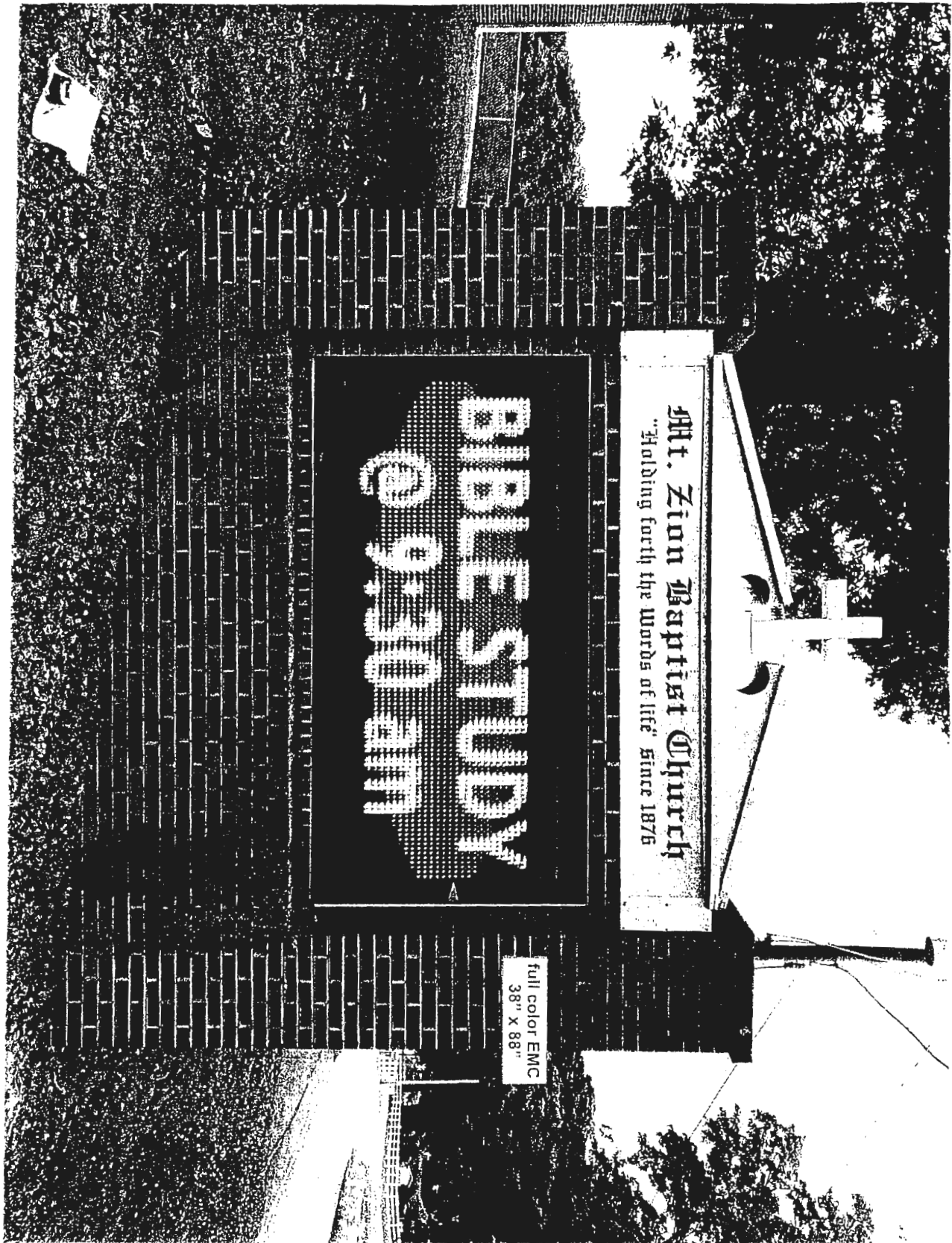
Loudon County - Parcel: 050 091.00



County: Loudon n
Owner: MT ZION BAPTIST CHURCH OF
Address: MT ZION CHU RCH RD 5480
Parcel Number: 050 091.00
Deeded Acreage e: 5
Calculated Acreage: 0

ITEM F





full color EMC
38" x 88"

SIGNCO inc.
PLASTIC, NEON, ELECTRONIC

This drawing is the property of SIGNCO, Inc. & is to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/2 value of the job represented on this drawing.

SIGNCO, Inc. 2010 8001 N. W. 10th Ave. Suite 100 Fort Lauderdale, FL 33309		PHONE: 865.947.2089 FAX: 865.947.2089 INFO: info@signco-inc.com		APPROVAL SIGNATURE DATE: 06-21-2018	
PROJECT: Baker/LM/Mount Zion Baptist LOCATION: Loudon, TN		DESIGNER: Baker Jones PROJECT: Mt. Zion Church Monument		SCALE: 1/2" = 1' DRAWN BY: Tiffany Poling	



Date: September 11, 2018
County: Loudon
Owner: JENKINS RICHARD ETUX
Address: JONES DR 100
Parcel Number: 070 057.02
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

TN Comptroller - OLG
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(OLG)

The property lines are compiled from information maintained by your local county Assessor's

ITEM G



ITEM G





Date: September 11, 2018

County: Loudon

Owner: BEALL ALLAN D ETUX ELFRIEDE

Address: BROOKSVIEW RD

Parcel Number: 027F B 019.00

Deeded Acreage: 0

Calculated Acreage: 0

Date of Imagery: 2015

TN Comptroller - OLG
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(OLG)

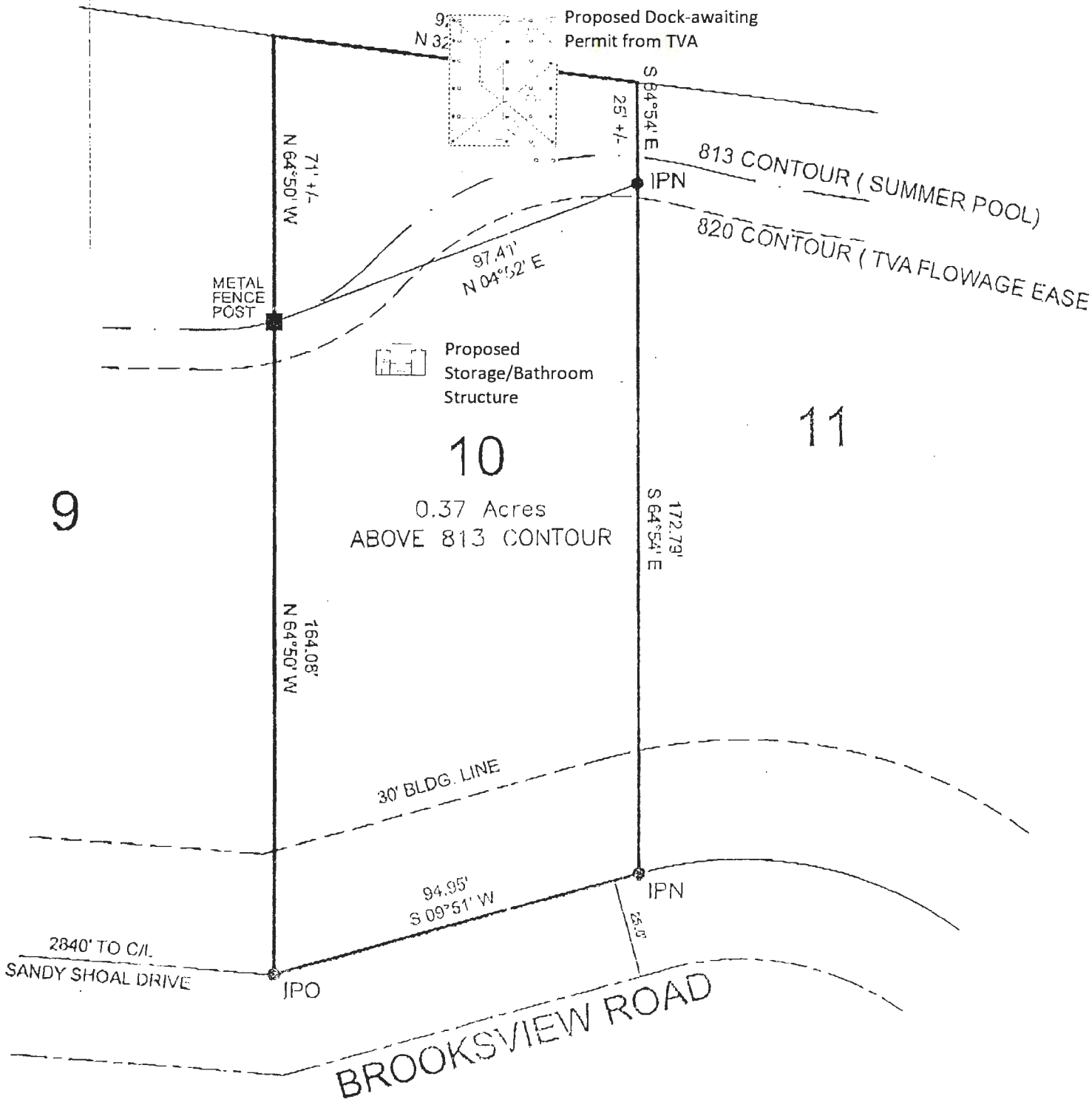
The property lines are compiled from information maintained by your local county Assessor's

ITEM H



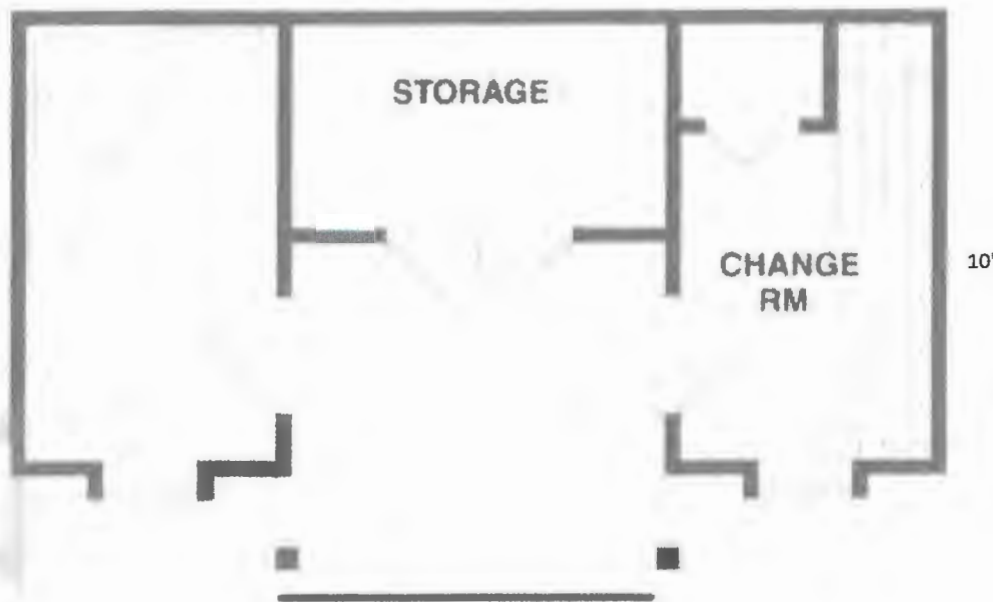
FORT LOUDOUN LAKE

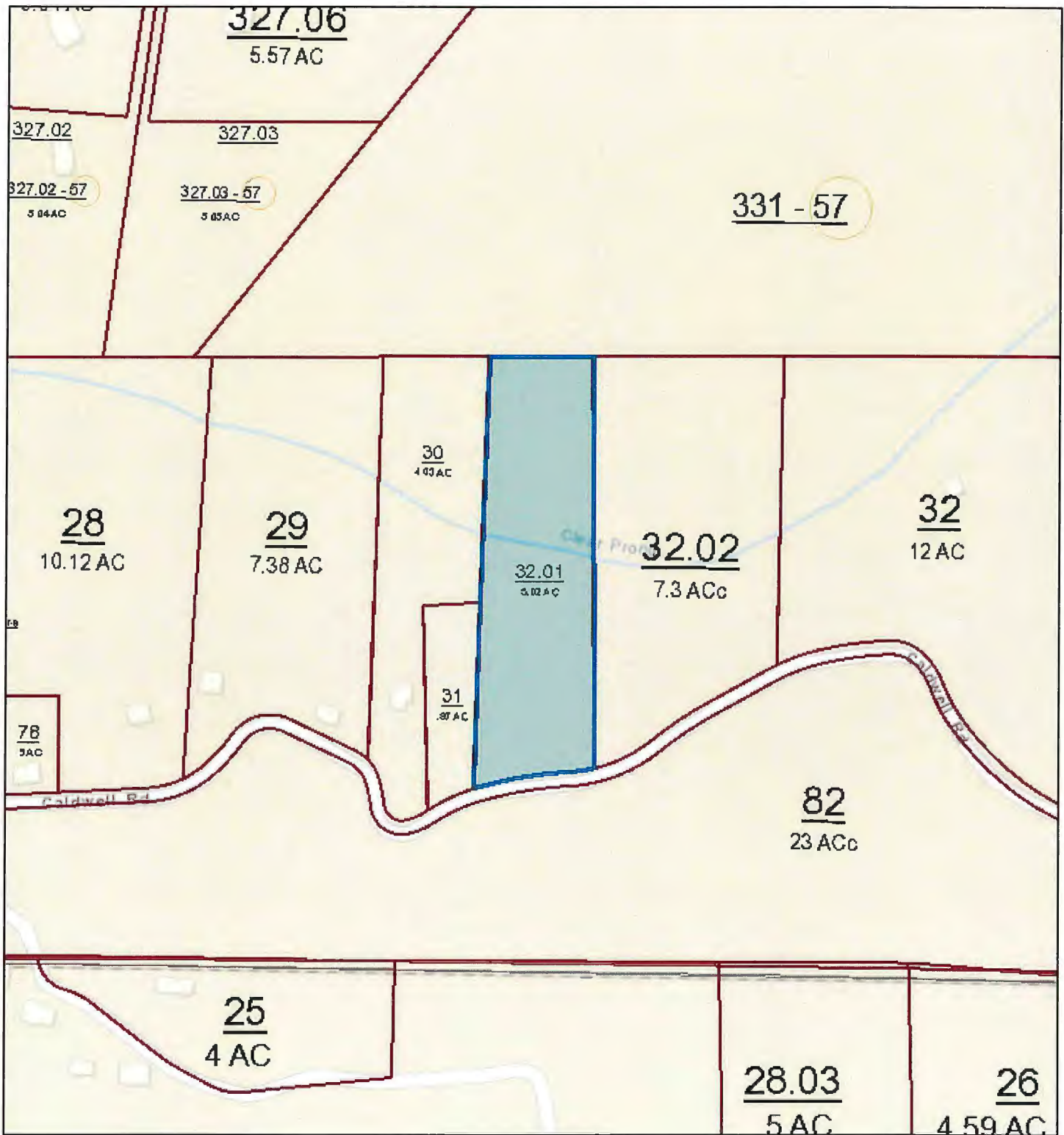
ITEM H



ITEM H

16'





Date: September 11, 2018
 County: Loudon
 Owner: MASHBURN DENNIS L
 Address: CALDWELL RD 4095
 Parcel Number: 067 032.01
 Deeded Acreage: 5.02
 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),



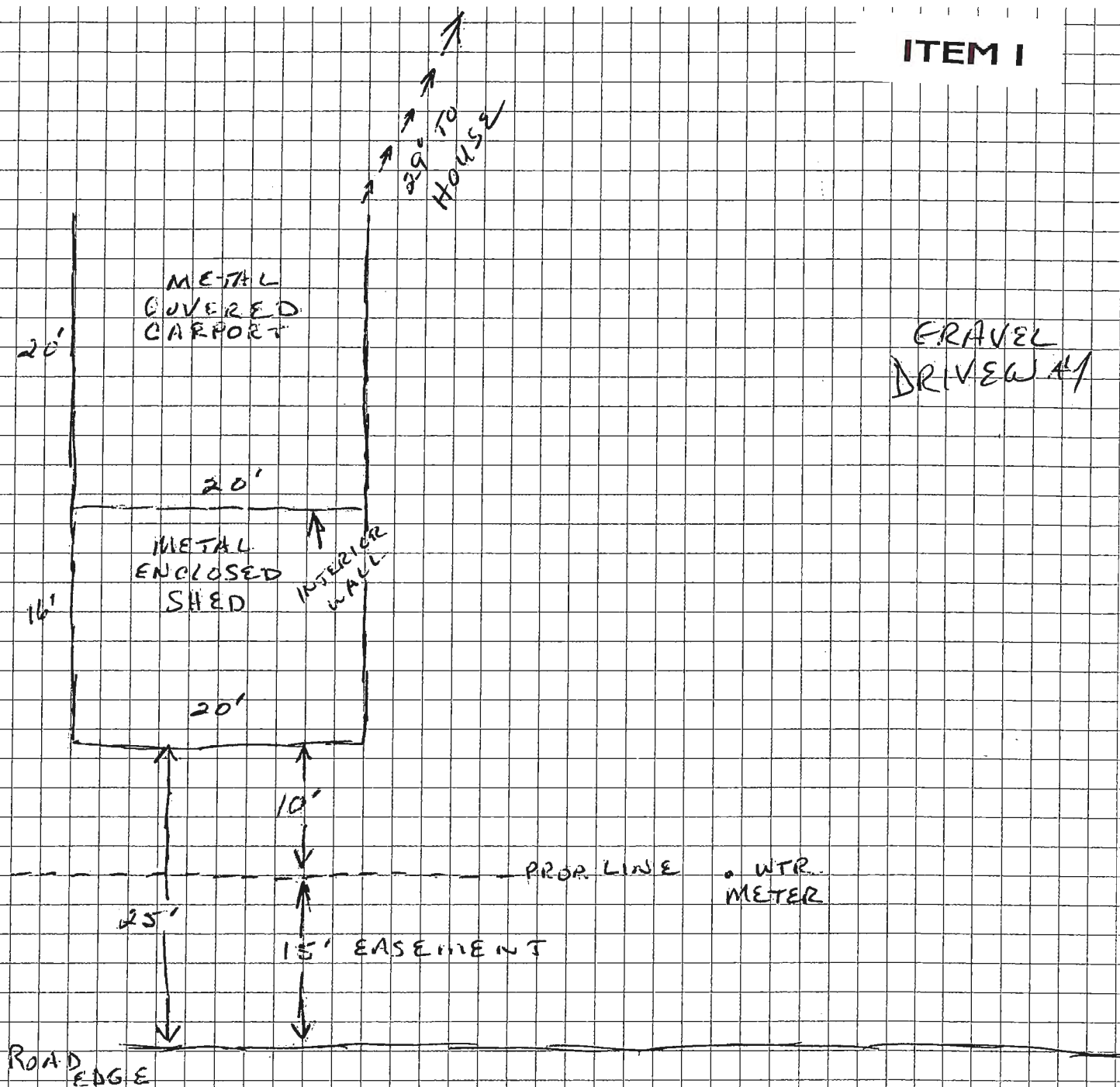
Date: September 11, 2018
County: Loudon
Owner: ARMSTRONG DEBORAH R
Address: CALDWELL RD 4095
Parcel Number: 067 031.00
Deeded Acreage: 0.97
Calculated Acreage: 0
Date of Imagery: 2015

TN Comptroller - OLG
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State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

ITEM 1



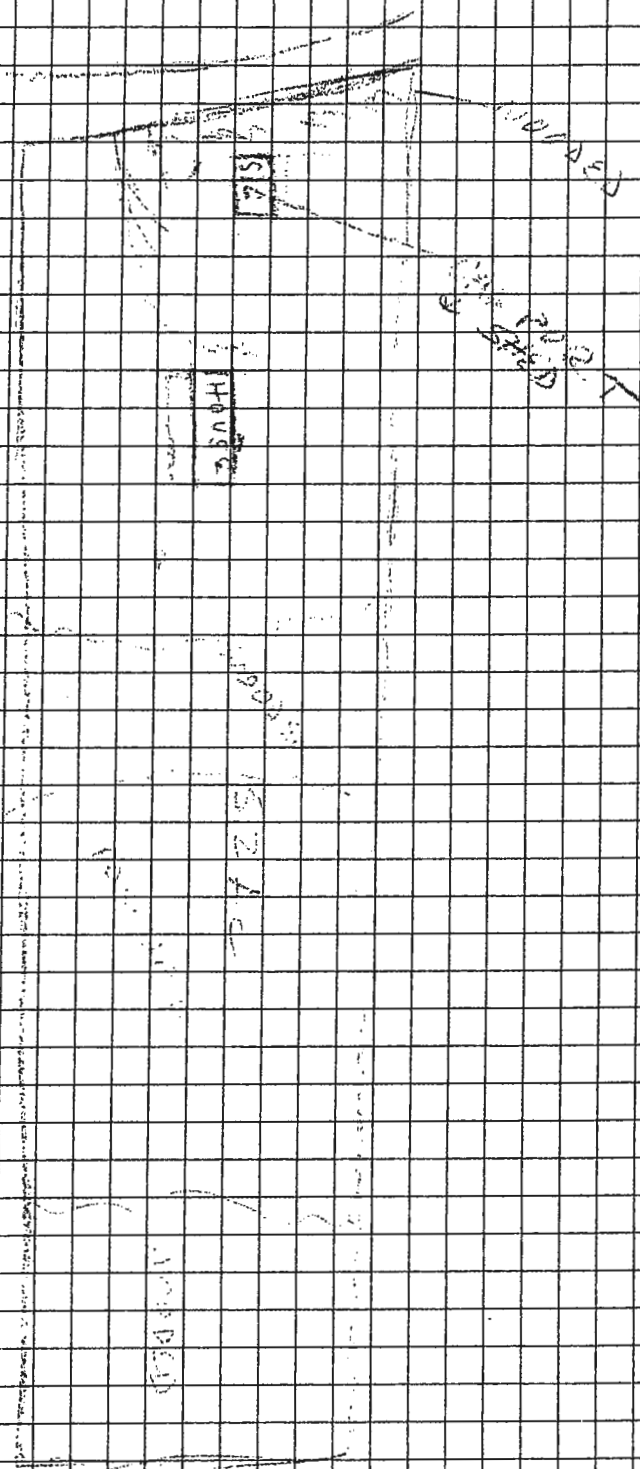
ITEM 1



LAYOUT TO ROAD EDGE

(ALL MEASUREMENTS
APPROXIMATE)

ITEM I





Date: September 11, 2018

County: Loudon

Owner: TOTTEN ANNE K ETVIR BARRY N

Address: COVE VIEW LN

Parcel Number: 021N A 048.00

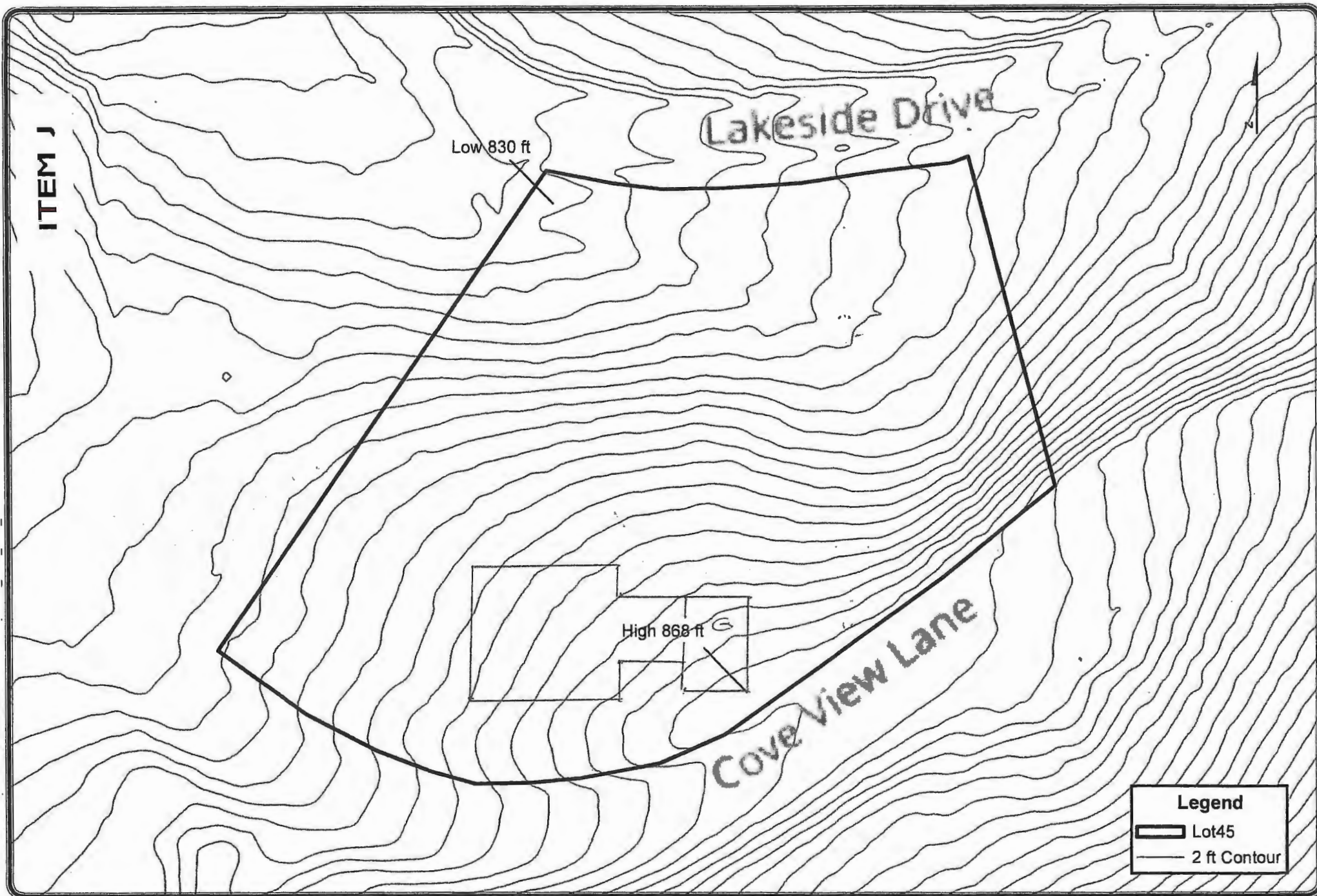
Deeded Acreage: 0

Calculated Acreage: 0

Date of Imagery: 2015

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State of Tennessee, Comptroller of the Treasury, Office of Local Government
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ITEM J



Date: 7/12/2018
Joseph.Candlish

NAD 1983 2011 StatePlane Tennessee FIPS 4100 Ft US

HOUSE SITING IS APPROXIMATE

FOOTPRINT: 46'-4" X 70'-8"

PLUS GARAGE

0 30 60 120 Feet

G = GARAGE

294 COVE
VIEW
LANE

A ... RABBY TOTTER

ITEM J



ITEM J

