



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

**WORKSHOP  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
OCTOBER 23, 2018  
4:30 p.m.**

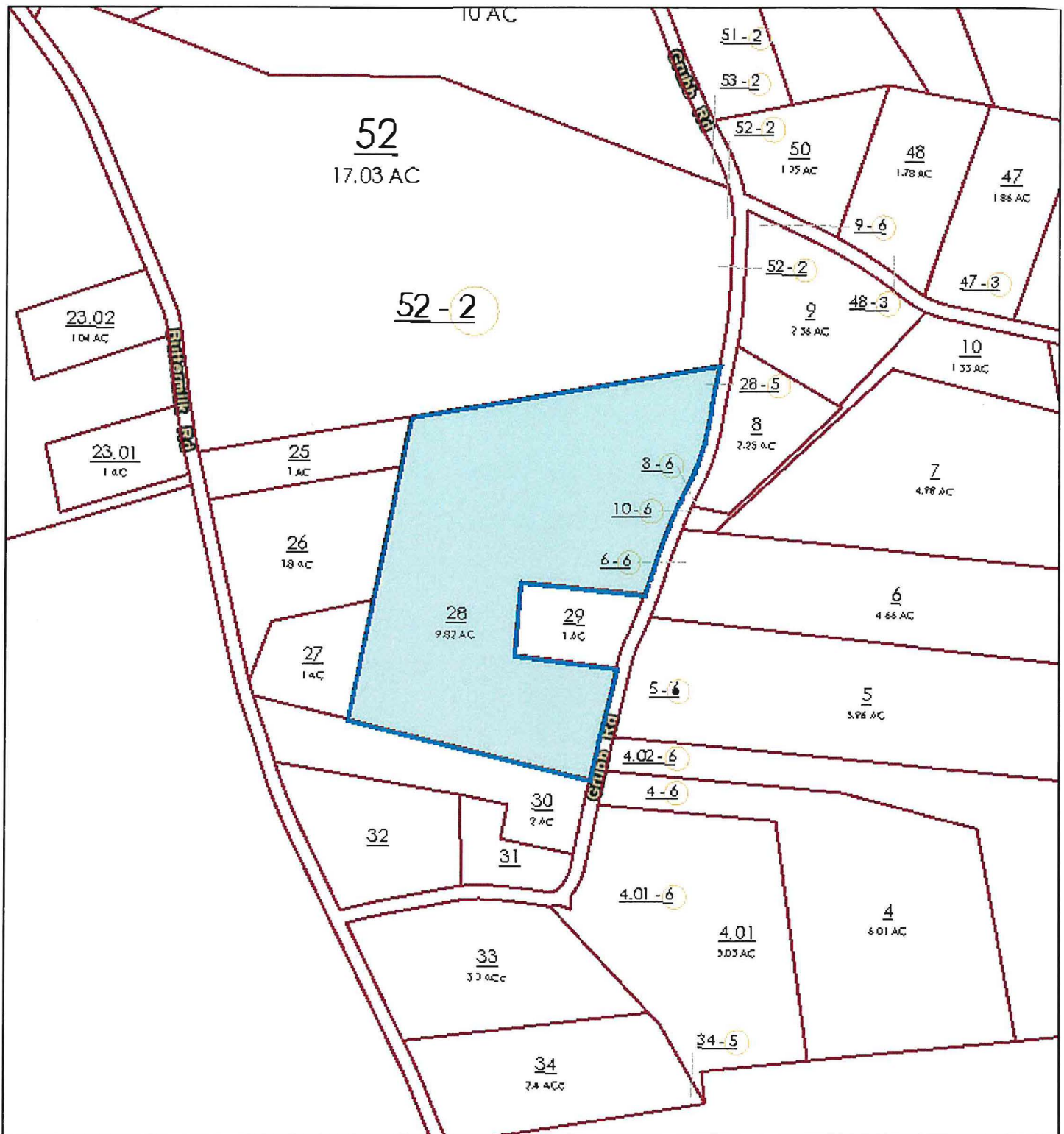
The Loudon County Regional Planning Commission will hold a workshop at 4:30 p.m. to continue reviewing and discussing the Loudon County Zoning Resolution. The Planning Commission will meet immediately following the workshop.

**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 September 18, 2018 meeting;
3. Planned Agenda Items:
  - A. Final Subdivision Plat, 5-lots, Applicant, Rusty Baksa, Land Development Solutions, Property Owners, Randall and Debra Sparks, Grubb Road, Tax Map 005, Parcels 028.00 & 029.00, A-1, Agriculture Forestry District, approximately 11.02 acres;
  - B. Amended subdivision plat, Applicant, Tim Strunk, Beals Chapel Road, Tax Map 028, Parcels 73.0, 74.0, & 75.0, and Tax Map 028K, Group A, Parcels 1.00, 4.00, & 5.00, A-2, Rural Residential District, approximately 6.6 acres;
  - C. Final Subdivision Plat, Stone Crossing, Unit 5, 18-lots, Applicant, Richard LeMay, Property Owners, The Crossing Group, Hwy. 70, Tax Map 007, Parcel 099.00, R-1, Suburban Residential District, with PUD, Planned Unit Development, approximately 8.79 acres;
  - D. Zoning Resolution, Amendment, Article 4. Supplementary Provisions Applying to Specific Districts, Section 4.250. Travel Trailer and Camping Parks Design Standards
  - E. Zoning Resolution amendments, BZA applications, location of accessory structures, and accessory structures permitting;

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Loudon • Greenback • Philadelphia

4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for September 2018 (see attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment



Date: October 8, 2018

County: Loudon

Owner: SPARKS RANDALL K ETUX DE BRA L

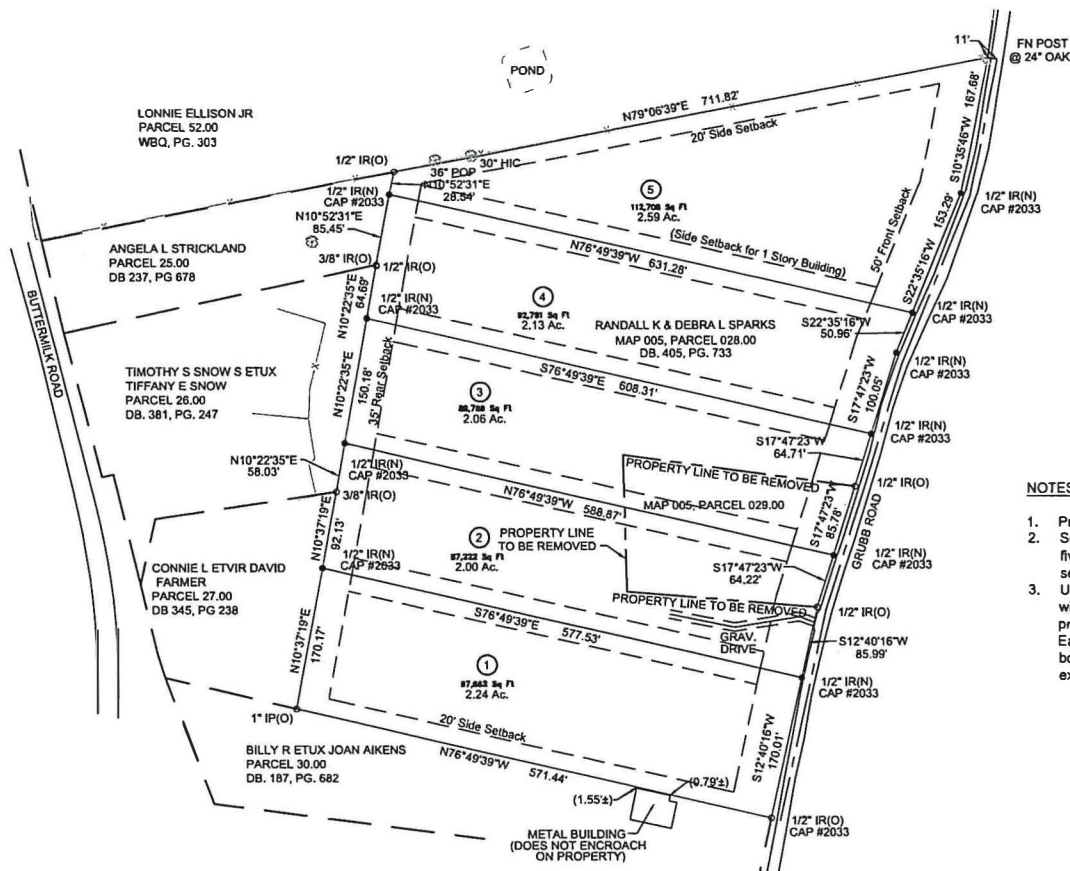
Address: GRUBB RD 2396

Parcel Number: 005 028.00

Deeded Acreage: 9.82

Calculated Acreage: 9.8

Date of Imagery: 2015



## NOTES:

- Property is Zoned A-1.
- Setbacks: Front = 50', Rear = 35', Side = 20' for 1st story + five feet for each additional story. Lot width at building setback = 150'.
- Utility and Drainage Easements shall be Ten (10) feet in width inside all Exterior Lot Lines Adjoining streets and private right-of-ways including Joint Permanent Easements. Easements of Five (5) feet in width shall be provided along both sides of all interior lines and on the inside of all other exterior lot lines.

## Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor E. D. Smith

Tennessee License No. 2033

Date: 9-26-18

## 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: \_\_\_\_\_

## CERTIFICATION 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 shown.

Date: 2018 City or County Health Officer or his Authorized Representative: \_\_\_\_\_

## CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)

Approval is hereby granted for lots \_\_\_\_\_, defined as \_\_\_\_\_, Loudon County, Tennessee, as being suitable for subsurface sewage 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 lines, 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.

Environmental Specialist Date  
Division of Ground Water Protection

## 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 ensure completion. This plat is approved for recording in the office of the County Register.

Date: 2018 Secretary, Regional Planning Commission

## CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that (1) the names of existing public roads shown 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: E-911 Authority

## 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.

Date: 9/26/18 2018 E. D. Smith  
Registered Surveyor

- LEGEND
- IR(O) IRON ROD (OLD)
  - IR(N) IRON ROD (NEW)
  - PROPERTY LINE
  - - - ADJOINING PROPERTY
  - CENTER LINE
  - LOT NO. (NEW)
  - LOT NO. (OLD)



## FINAL PLAT OF:

RANDY K & DEBRA L SPARKS

LOUDON COUNTY, TENNESSEE  
MAP 005, PARCEL 028.00 & 029.00  
2396 GRUBB ROAD

DATE: 9-26-18

REVISED: XX-XX-XX



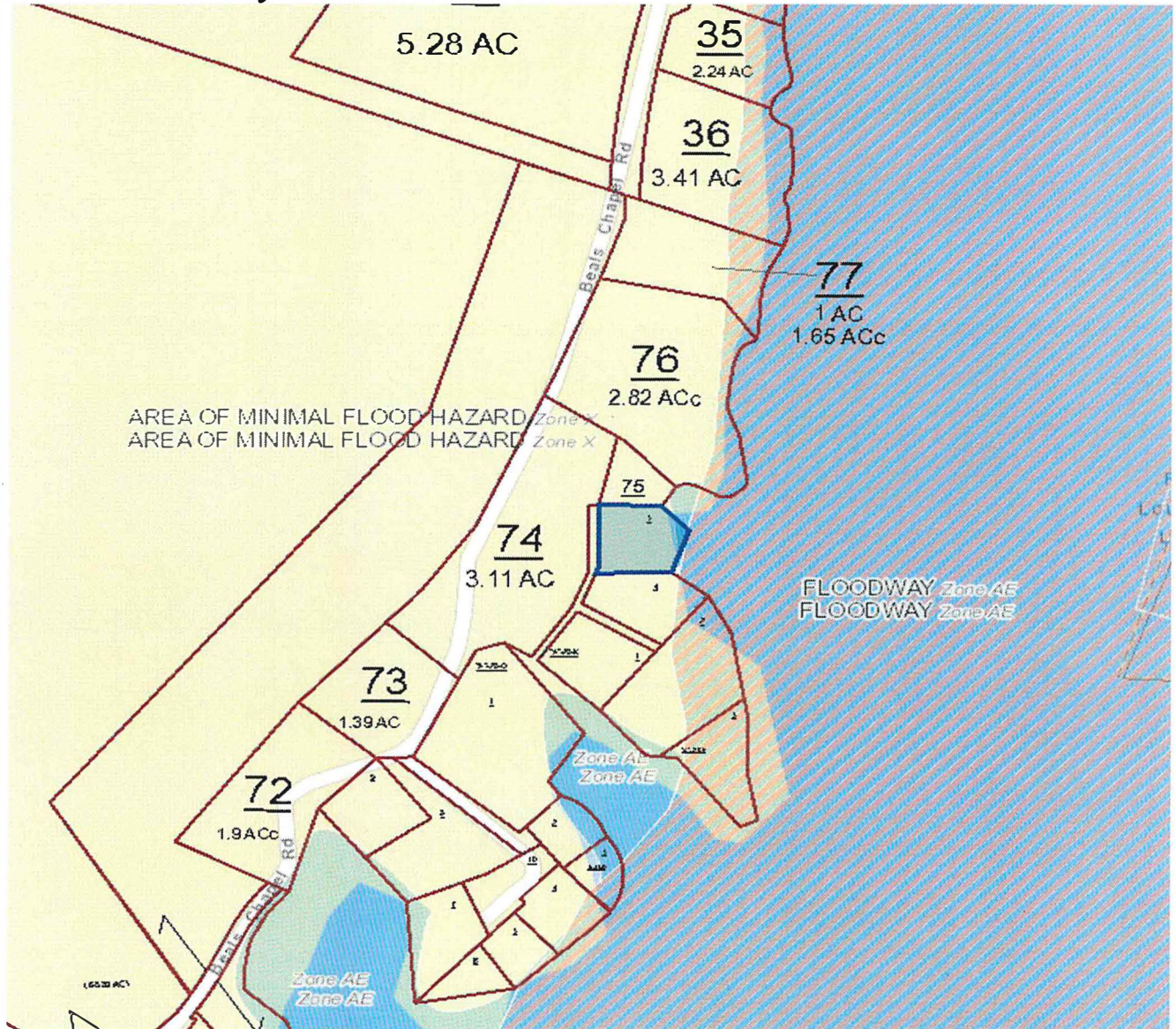
LAND  
DEVELOPMENT  
SOLUTIONS

310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922 • PH: 865-671-2281



## ITEM B

Loudon County - Parcel: 028K A 005.00



County: Loudon  
Owner: STRUNK ANNE P  
Address: BEALS CHAPEL RD 23606  
Parcel Number: 028K A 005.00  
Deeded Acreage: 0  
Calculated Acreage: 0



ITEM B

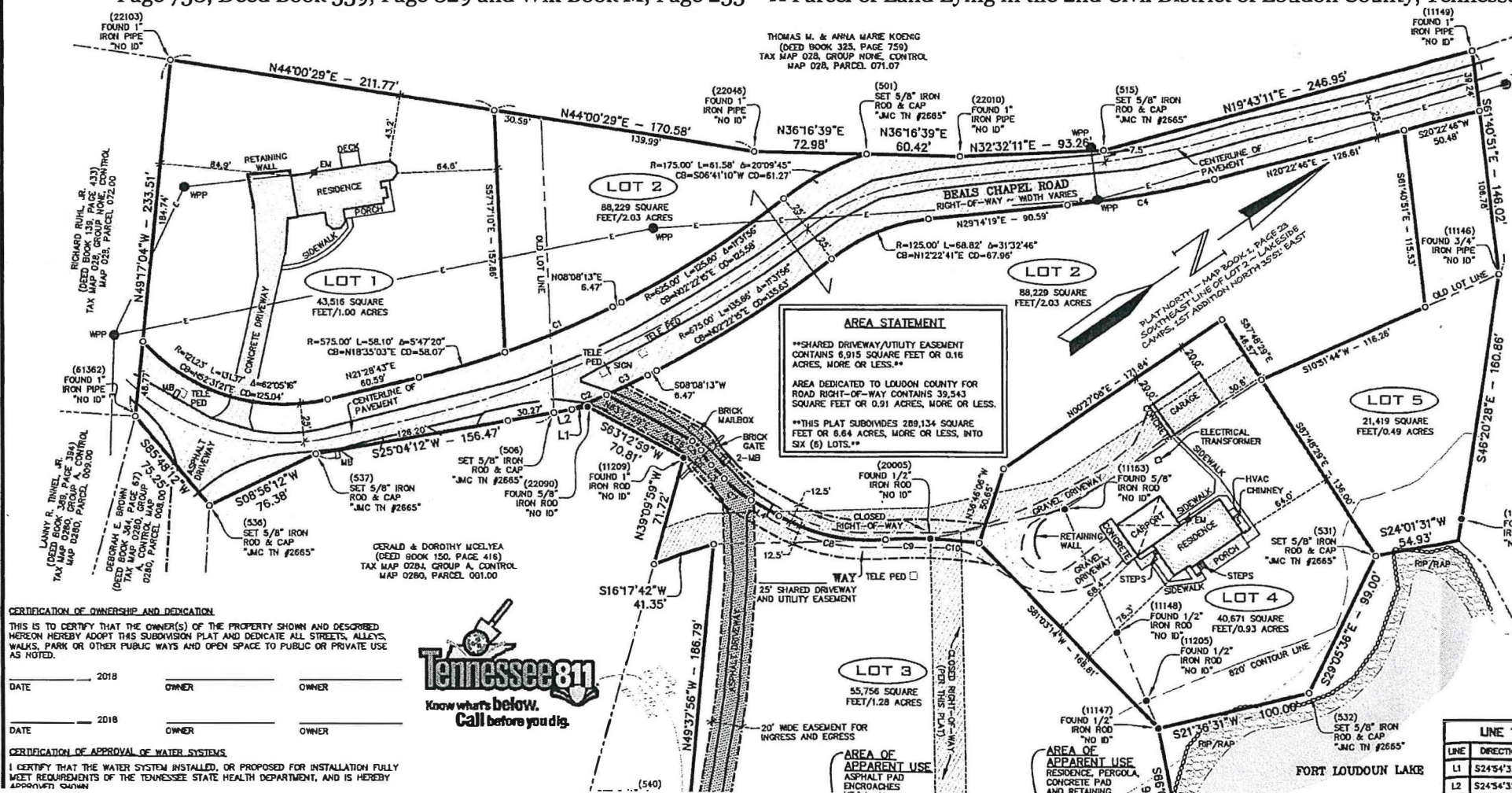




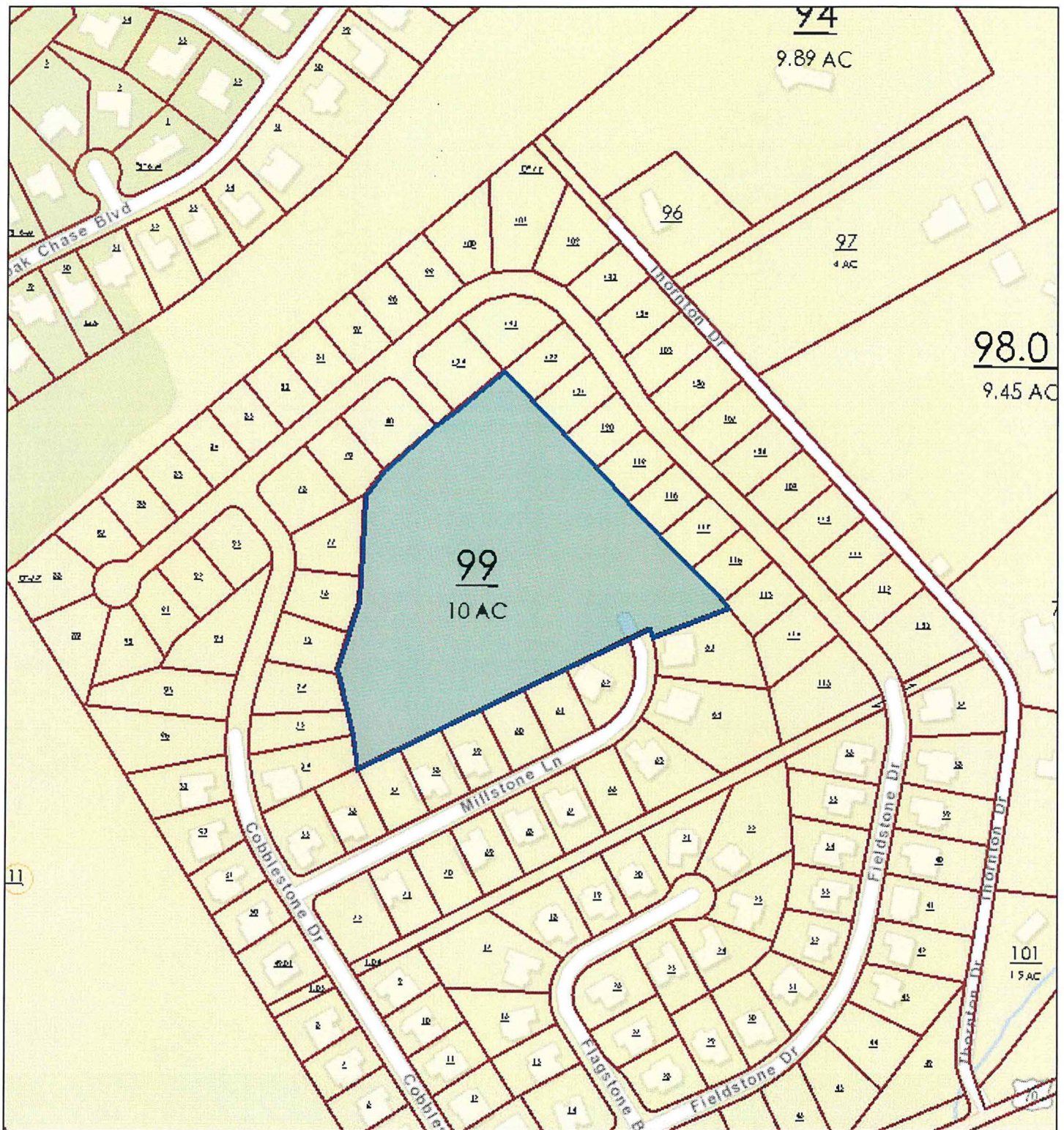
# Final Plat of the Strunk Property

Being a Portion of Lots 2-4 of Lakeside Camps, 1st Addition ~ Map Book 1, Page 23~ and All of the Property Described in Deed Book 315, Page 740, Deed

Page 738, Deed Book 359, Page 829 and Will Book M, Page 233 ~ A Parcel of Land Lying in the 2nd Civil District of Loudon County, Tennessee







Date: October 10, 2018  
County: Loudon  
Owner: THE CROSSING GROUP  
Address: HWY 70 E  
Parcel Number: 007 099.00  
Deeded Acreage: 10  
Calculated Acreage: 0  
Date of Imagery: 2015



IF THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

# ITEM C

IRONING

FOUND TO COMPLY WITH THE SUBDIVISION ZONING, WITH THE EXCEPTION OF SUCH VARIANCES. COMMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING.

GRON PLANNING COMMISSION

WAGE SYSTEM

DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN CONDITIONS AS NOTED.

LOCAL HEALTH AUTHORITY

OF STREET NAMES AND ADDRESSES

THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SURVEY, THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, EXISTING NAMES AND SAID NAMES ARE APPROVED, AND THE PROPERTY SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

-911 AUTHORITY

ACV

IT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY JURED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING

REGISTER SURVEYOR  
TENN. REG. NO. 769

STONE CROSSING  
UNIT 3  
PLAT BOOK: J, PAGE: 28

MENTS AS SHOWN HEREON

SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND TO CONSTRUCTION.

DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY 5' ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR

DE: BOOK 304, PAGE 649

W/N ON CLT MAP 7, PARCEL 99

ECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND OF RECORD.

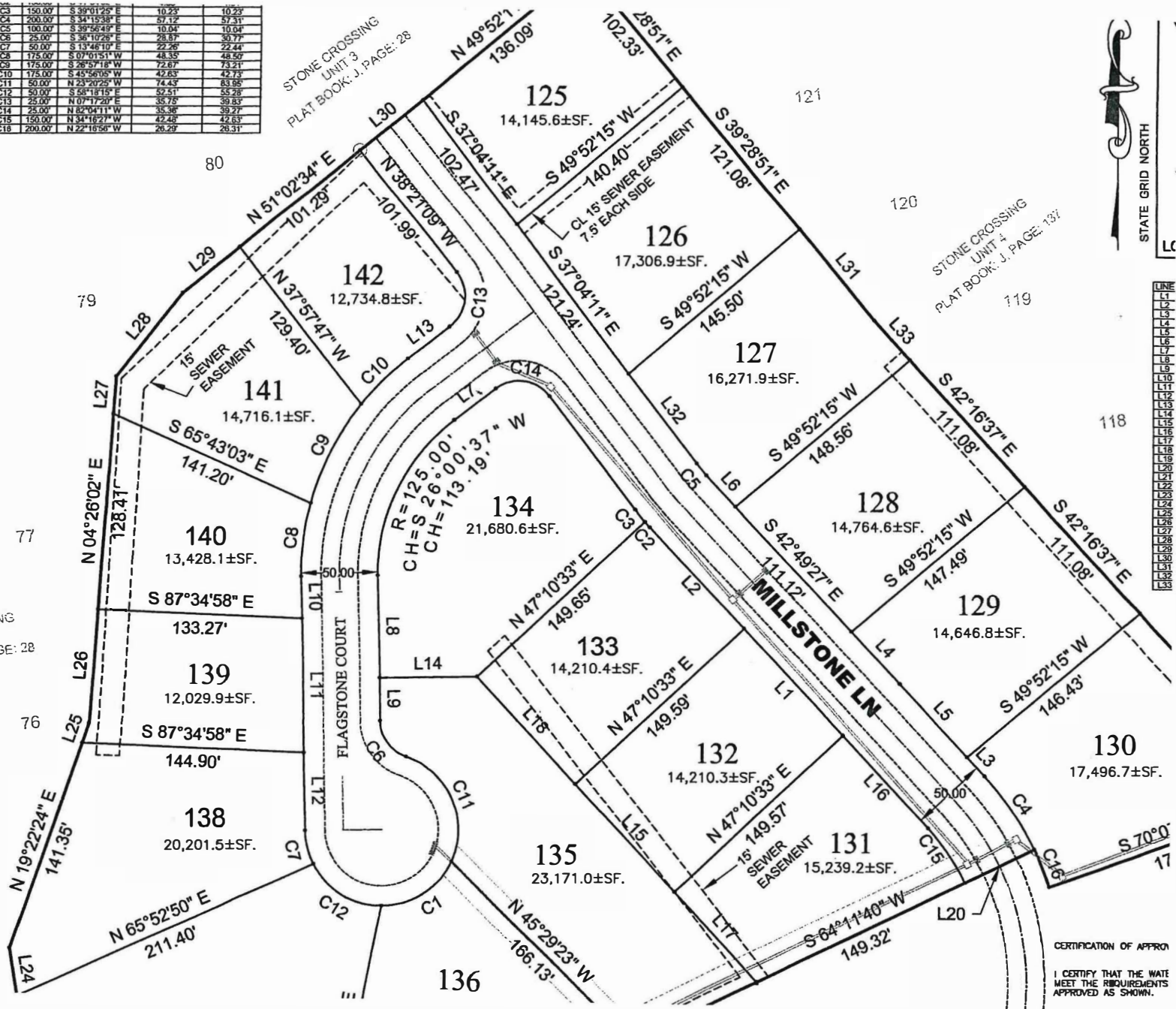
VN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S.

(UNIT 5)

70 ACRES+

C3	150.00'	S 39°01'25" E	10.23'	10.23'
C4	200.00'	S 34°13'38" E	57.12'	57.31'
C5	100.00'	S 39°56'49" E	10.04'	10.04'
C6	25.00'	S 36°10'28" E	28.87'	30.77'
C7	50.00'	S 13°46'10" E	22.26'	22.44'
C8	175.00'	S 07°01'51" W	48.35'	48.50'
C9	175.00'	S 26°57'18" W	72.67'	73.21'
C10	175.00'	S 45°56'05" W	42.63'	42.73'
C11	50.00'	N 23°20'25" W	74.43'	83.98'
C12	50.00'	S 54°11'13" E	52.51'	55.28'
C13	25.00'	N 07°17'20" E	35.75'	39.83'
C14	25.00'	N 82°04'11" W	35.36'	39.27'
C15	150.00'	N 34°16'27" W	42.46'	42.63'
C16	200.00'	N 22°16'56" W	26.29'	26.31'

STONE CROSSING  
UNIT 3  
PLAT BOOK: J, PAGE: 28



## 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	55	\$ 32,185	\$8,561,038	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	473	\$284,994	\$94,804,497	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

34 single-family permits issued for September, 2018



# Loudon County Planning Department

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**AGENDA**  
**LOUDON COUNTY BOARD OF ZONING APPEALS**  
**OCTOBER 23, 2018**  
*Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from previous meetings
4. Planned Agenda Items
  - A. Special Exception to build accessory building without principal structure, Applicant and property owners, Clarence and Kelley Patten, 4888 Brooksvue 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;  
*Tabled from September 18, 2018 meeting*
  - B. Special Exception, accessory buildings in front yard, Applicant and property owner, Daniel Ziol, 7171 Sinking Creek Rd., Tax Map 070, Parcel 010.00, A-2, Rural Residential District, approximately 5.34 acres;
  - C. Special Exception, replacing reader board to electronic message sign for Maranatha Church of the Harvest, Applicant, Southern Signs, 15301 Hwy. 11 E., Tax Map 011G, Group B, Parcel 011.00, R-1, Suburban Residential District, approximately 3.2 acres;
  - D. Special Exception, wholesale nursery, Applicant, Mike Newman, property owner, Westside Farms LLC, Alan Sefton, 14325 Northshore Dr., Tax Map 017, Parcel 055.02, A-2, Rural Residential District, approximately 83.50 acres;
  - E. Special Exception, accessory building on property, existing mobile home removed, Applicant, Steve Lewis, 31525 Hines Valley Rd., Tax Map 013.00, Parcel 001.03, A-1, Agriculture-Forestry District, approximately 19.65 acres;
  - F. Special Exception, off premise sign, Applicant, Stewart Rossi, Property Owner, Danny Clark, A-2, Rural Residential District, approximately 15.6 acres;
  - G. Special Exception, accessory buildings in front yard, Applicant, Phyllis Stewart, 4095 Caldwell Rd., Tax Map 067, Parcel 032.01, A-2, Rural Residential District, approximately 5.0 acres;  
*Tabled from September 18, 2018 meeting*

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Loudon • Greenback • Philadelphia

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



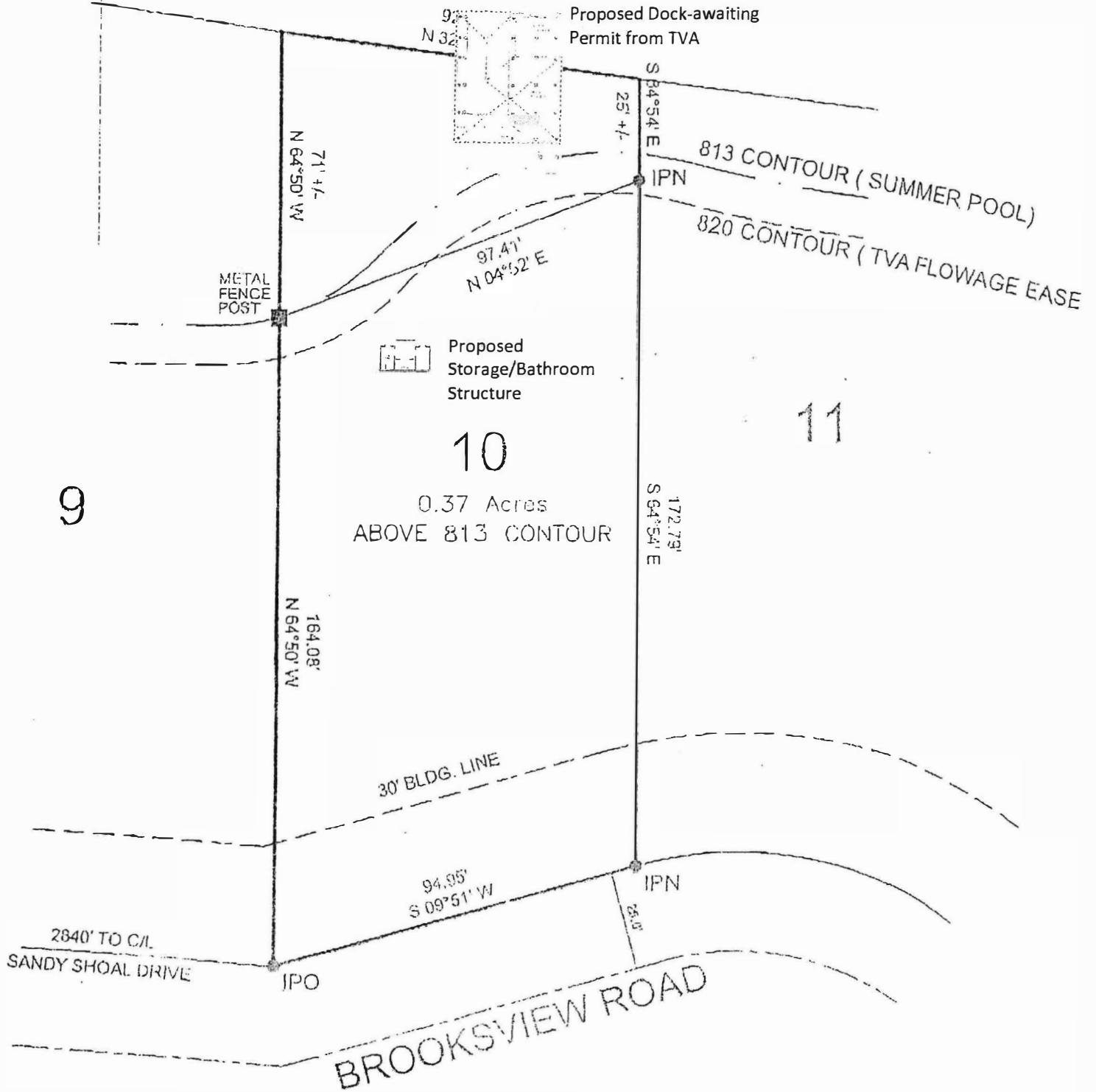
Item A

Loudon County - Parcel: 027F B 019.00

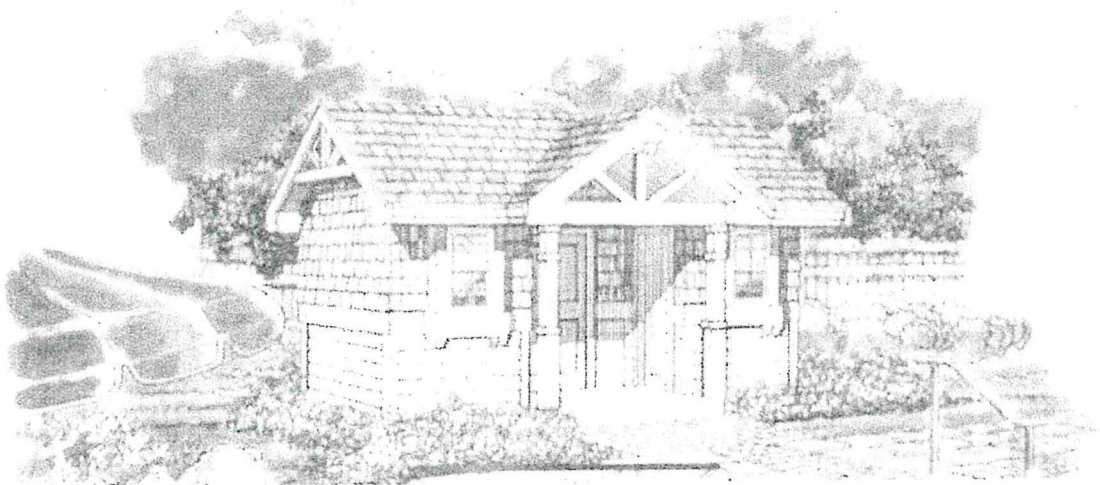
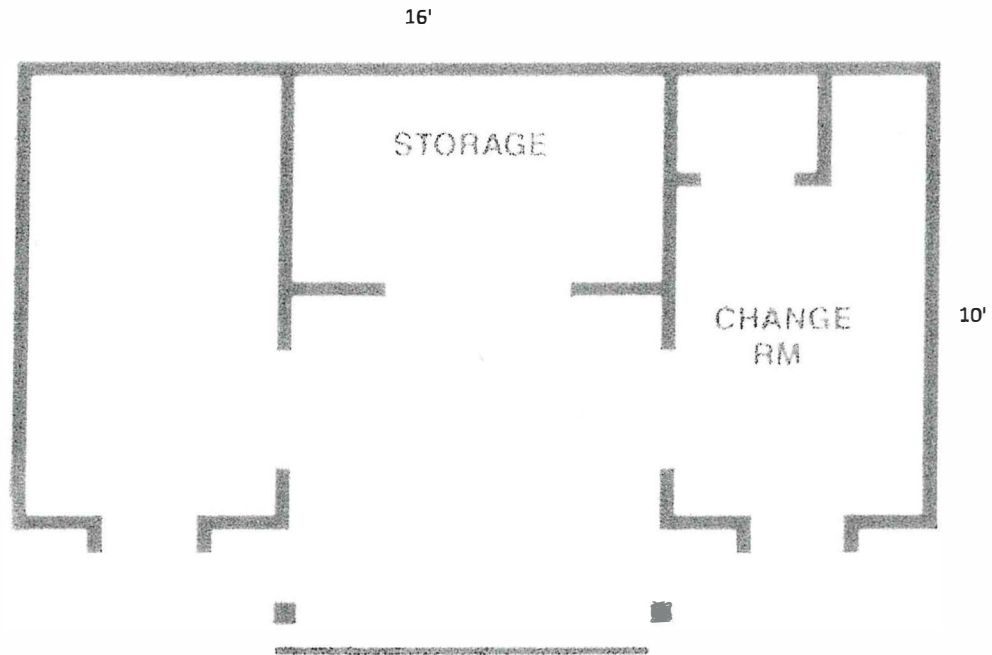


County: Loudon  
Owner: Patten Clarence and Kelley  
Address: BROOKSVIEW RD  
Parcel Number: 027F B 019.00

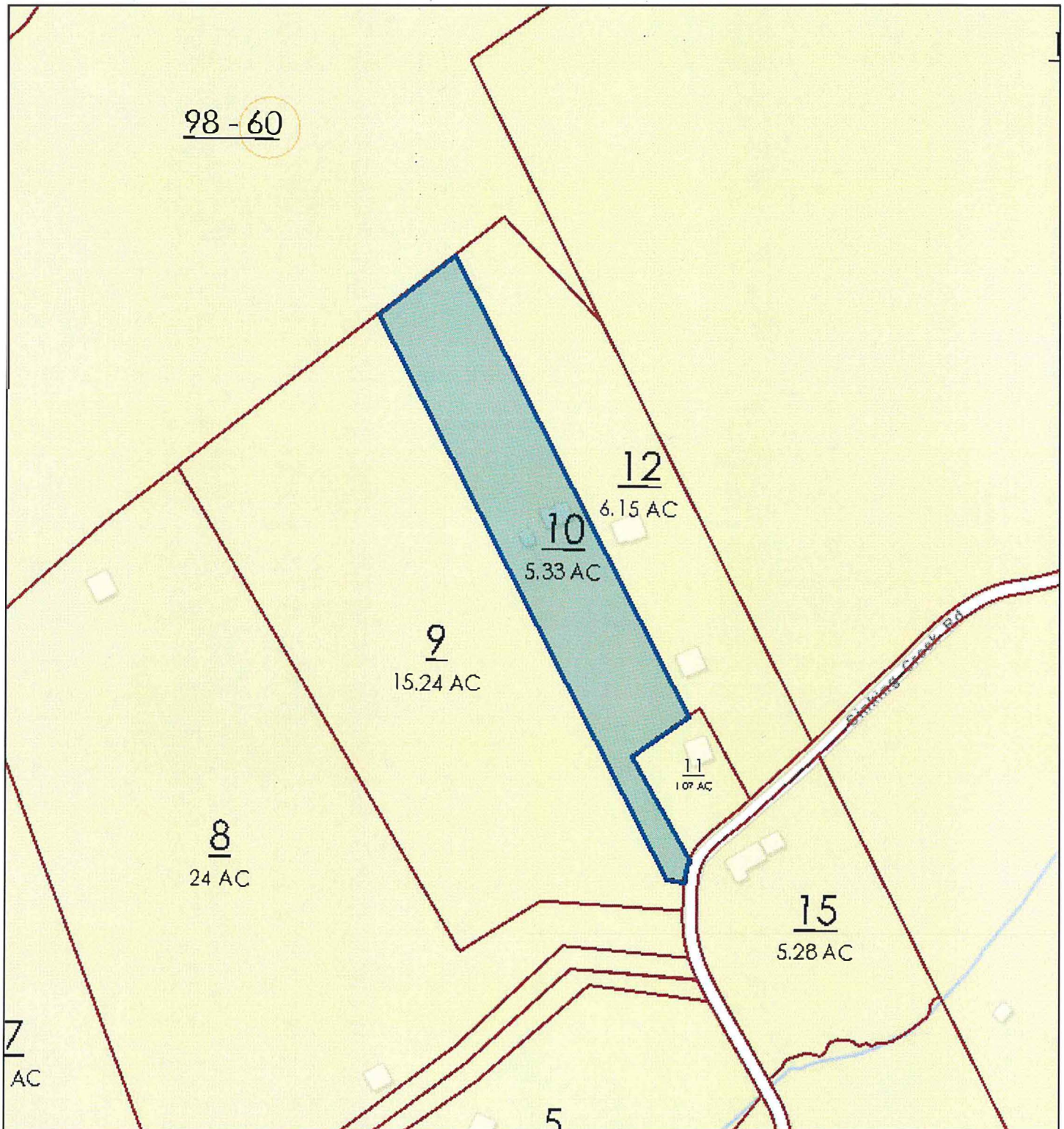
# FORT LOUDOUN LAKE



# ITEM A







County: Loudon  
 Owner: ZIOL DANIEL E TUXESTHER  
 Address: SINKING CREEK RD 7171  
 Parcel Number: 070 010.00  
 Deeded Acreage: 5.33  
 Calculated Acreage: 0  
 Date of Imagery: 2015





ITEM B

LAND OWNERSHIP. THIS IS A LEGAL QUESTION THAT MAY REQUIRE TITLE  
DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, LEASES,  
ZONING ORDINANCES, PLANNING REGULATIONS, COVENANTS, BUILDING  
DAYS OR REFERENCED HEREON. FOR FURTHER PROTECTION A TITLE

WAS HAVE NOT BEEN LOCATED THIS SURVEY. NO CERTIFICATION IS MADE  
-EXISTENCE THEREOF.

U.S. SURVEY FOOT AND WAS CORRECTED FOR EARTH CURVATURE.

MONS AT THE TIME OF THE SURVEY.

AT TO PRECEDING BOUNDARY LINES SHOWN HEREON.

CHORD LENGTH	CHORD BEARING	DELTA ANGLE
50.00'	S 12°48'35" W	(6°37'11")

ROBERT A. AND LINDA L. BRITT  
MAP 70 PARCEL 10  
D.B. 257 P. 223  
5.94 ACRES +/-

UTILITY DUCT ON 30X30 CONCRETE PIEDestal  
BOUNDARY LINE RUNS APPROXIMATELY  
ACROSS CENTER

S 28°30'20" E 1208.84'

33.11'

RESIDENCE

CONTINUATION OF GRANT, 1400'

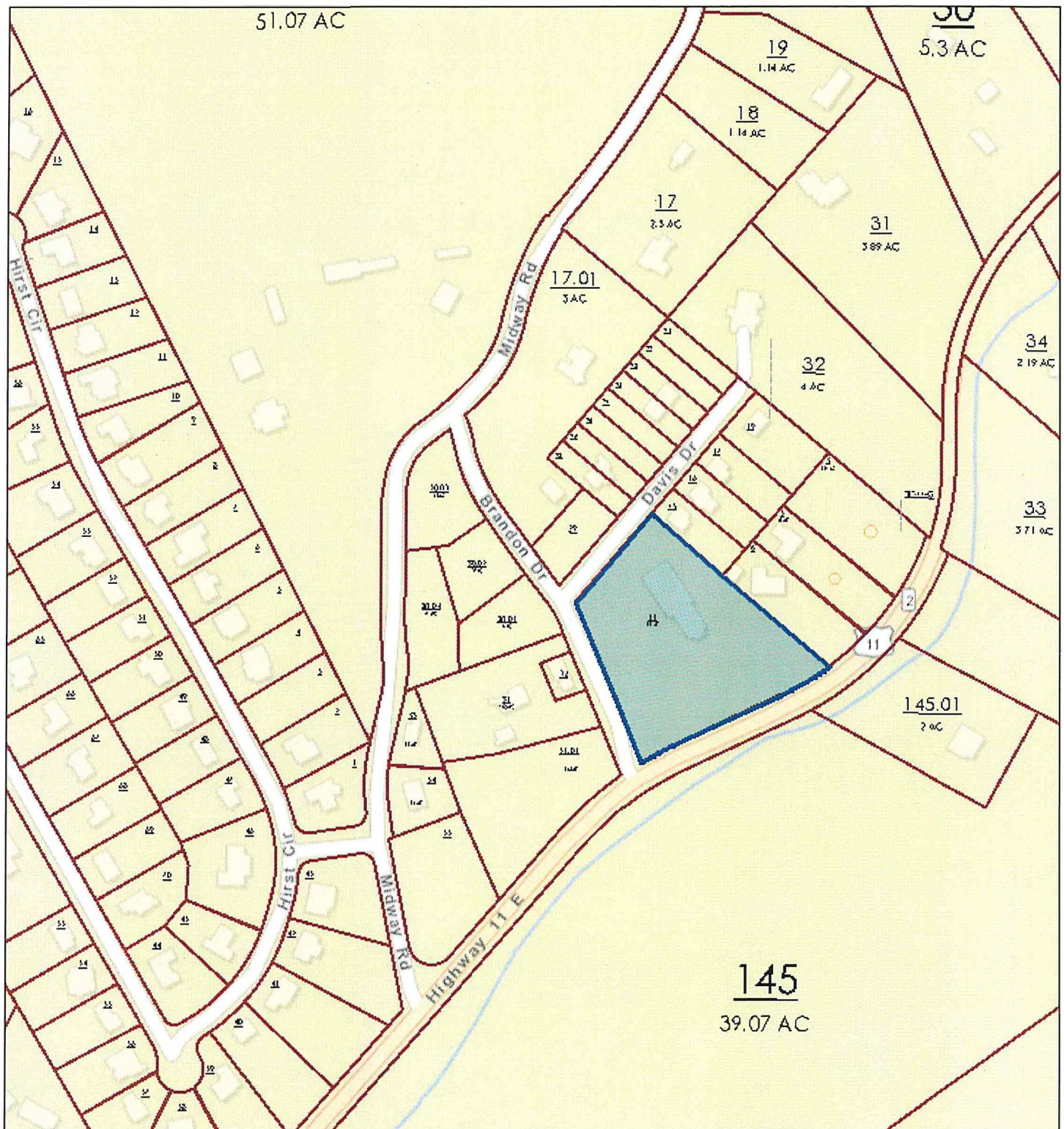
BLIND WALL

30.22'

N 28°29'27" W 1387.06'

BECKER  
MAP 70 PARCEL 0  
D.B. 255 P. 200





County: Loudon

Owner: PATTERSON TOMMY ETUX

Address: HWY 11 E 15301

Parcel Number: 011G B 011.00

Deeded Acreage: 3.2

Calculated Acreage: 0

Date of Imagery: 2015





FRONT ELEVATION



BEFORE



AFTER

☐ OK TO PROCEED AS IS ☐ MAKE CHANGES & PROCEED ☐ MAKE CHANGES & RESUBMIT

"PHOTO IMAGE MAY NOT BE TO EXACT SCALE"

**MARANATHA CHURCH  
OF THE HARVEST**

LENOIR CITY, TN.

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

THIS DESIGN DRAWING IS THE SOLE PROPERTY OF  
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SOUTHERN SIGNS INC. PRICE OF THIS DRAWING IS \$500.00

SALES PERSON

**FRITZ THUMLER**

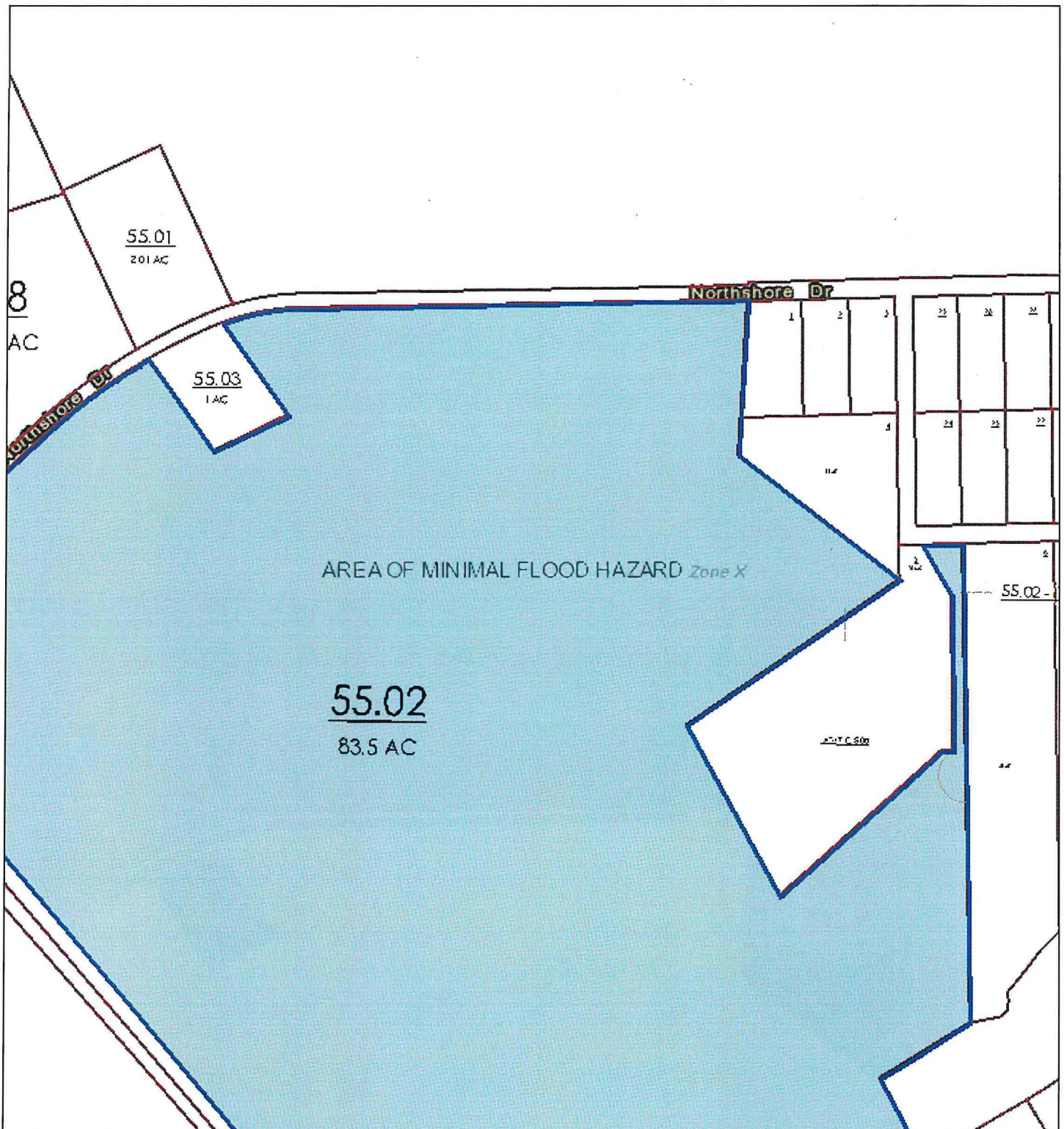
**Southern Signs Inc.**

865-933-4877 or 865-933-4878

fax 865-933-4876

[www.SouthernSignsInc.com](http://www.SouthernSignsInc.com)





County: Loudon  
Owner: WESTSIDE FARMS LLC  
Address: NORTHSHORE DR 14325  
Parcel Number: 017 055.02  
Deeded Acreage: 83.5  
Calculated Acreage: 0  
Date of Imagery: 2015







# Westside Nursery 14301 Northshore Drive

Michael Newman

## Executive Summary

Westside Nursery is dedicated to providing quality plant choice for retail consumers as well as serving contractors who need a reliable source of products. Our primary goal is to offer a wide variety of plants and trees grown in our greenhouses or as field stock.\* In addition to high quality site-grown plants, we would like to offer additional landscaping materials for the convenience of our customers. Our location on Northshore Drive will allow Westside Nursery to successfully market to and serve both residential customers and contractors.

Westside Nursery has been the dream of owner Mike Newman for many years and has been a project in the making for the last five years. Mike will manage all aspects of operations at Westside Nursery. Mike holds a Bachelor of Science degree from the University of Tennessee in Horticulture and Landscape Design.

*\* During our business start-up phase, we will supplement our stock with carefully selected plants from other high-quality growers.*

## Potential Product Offerings

- Trees
- Shrubs
- Annuals
- Perennials
- Pine Straw
- Wheat Straw
- Hardwood Mulch
- River Rock
- Compost
- Seed
- Fertilizer

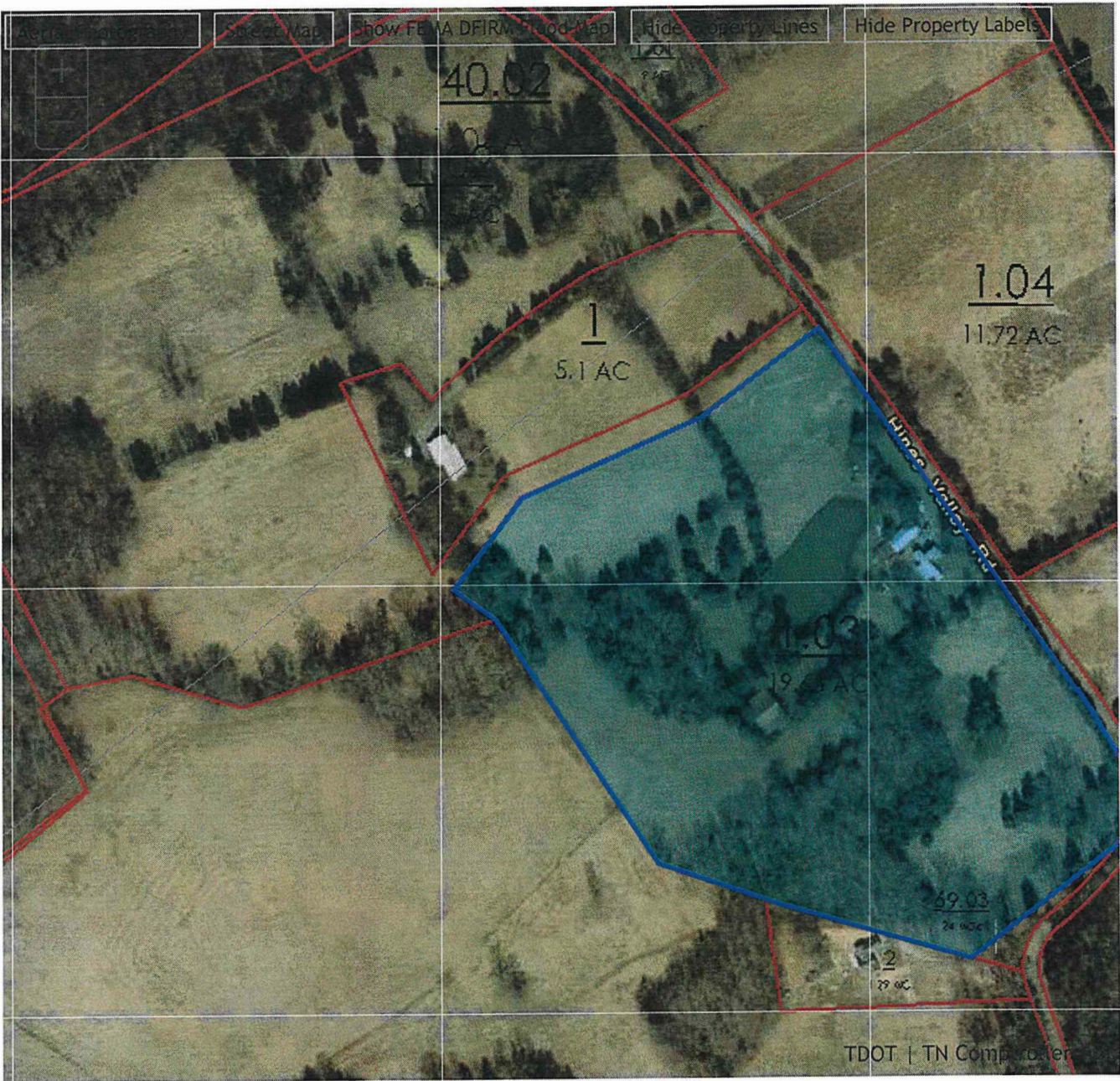
## Planned Hours of Operation

**Monday-Friday 7:30am – 4:30pm**

**Saturday 7:30am – 2:30pm (Seasonal)**

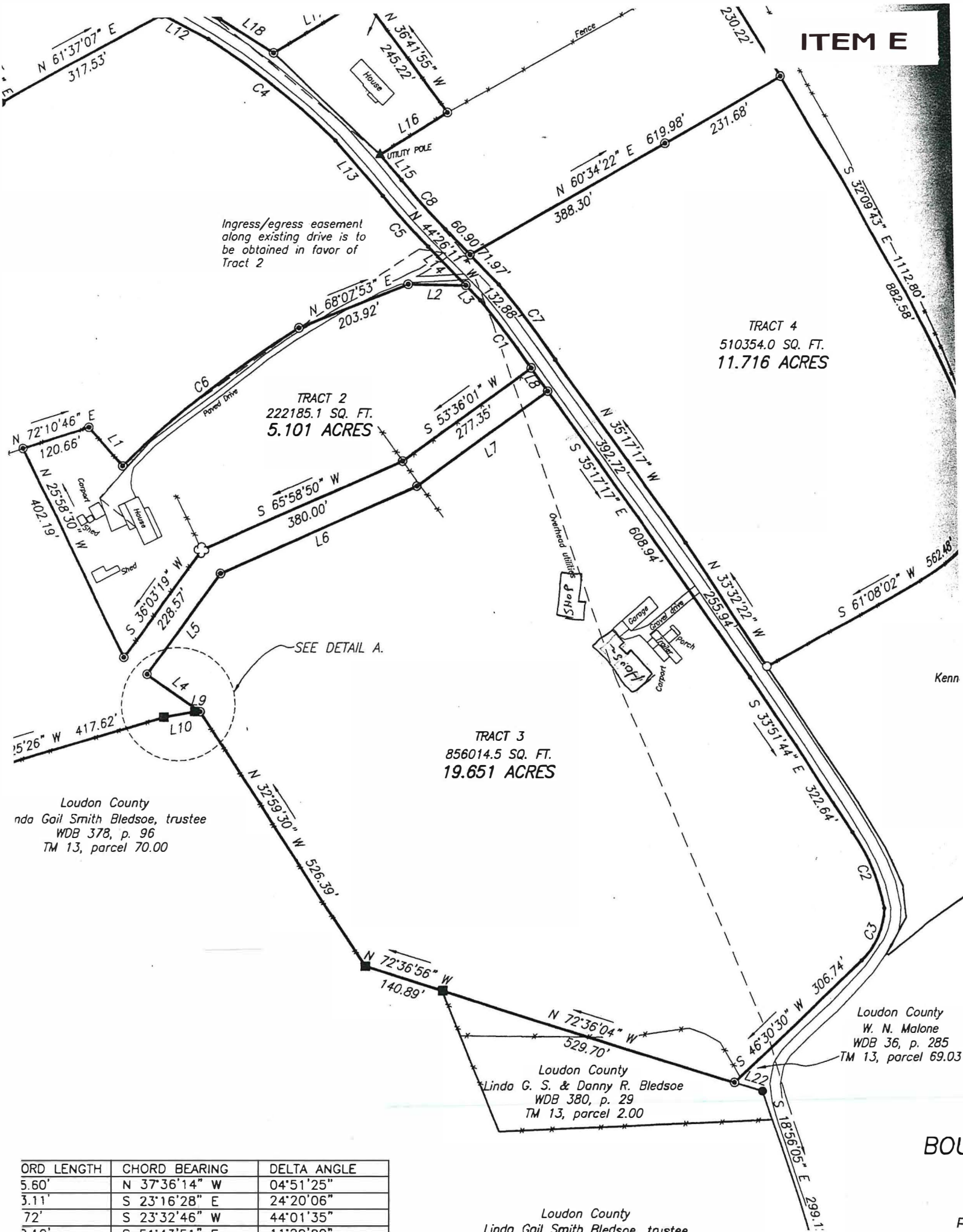


Tennessee





ITEM E

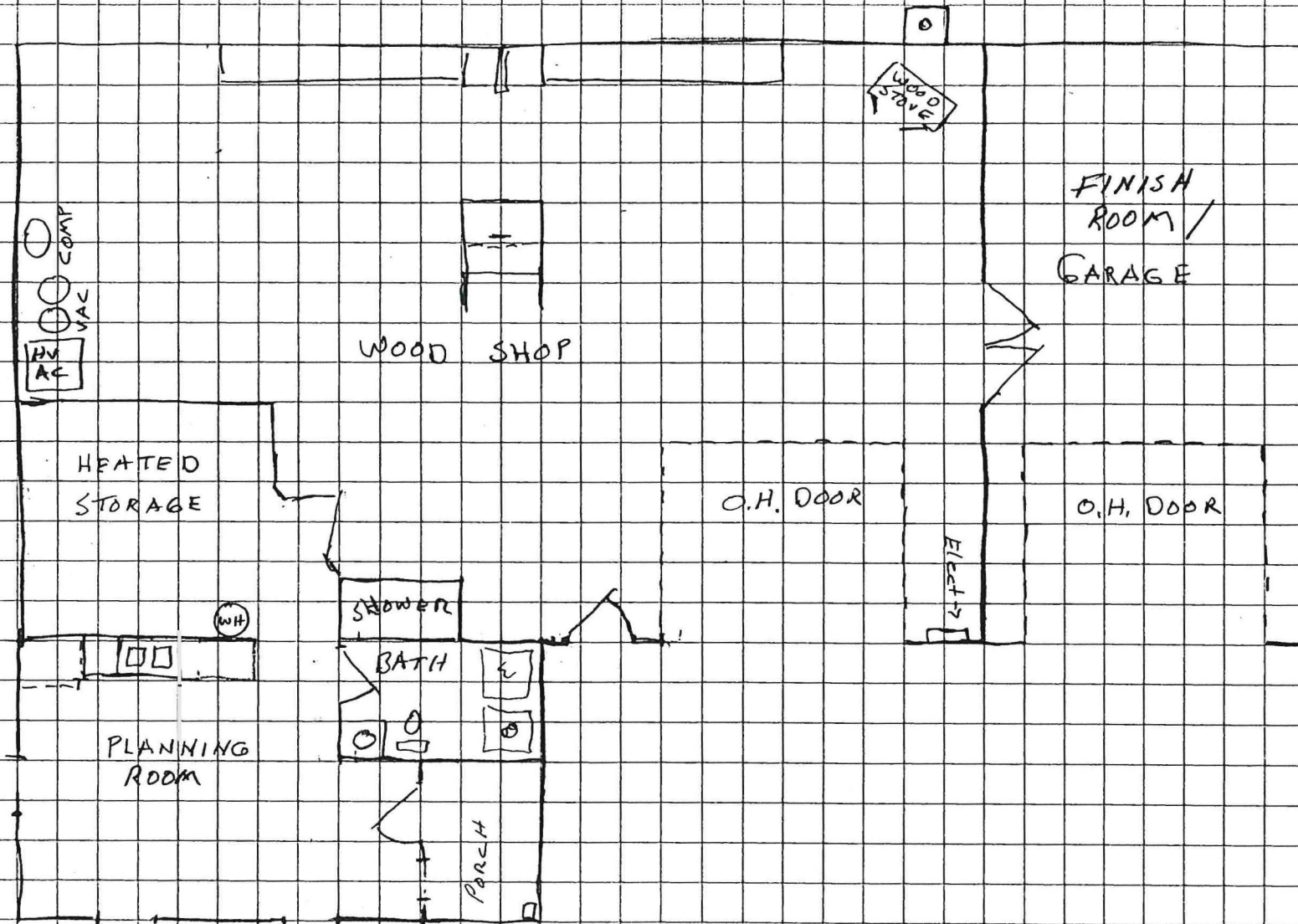


ORD LENGTH	CHORD BEARING	DELTA ANGLE
5.60'	N 37°36'14" W	04°51'25"
3.11'	S 23°16'28" E	24°20'06"
72'	S 23°32'46" W	44°01'35"
2.10'	S 51°43'51" E	11°29'20"

BOL

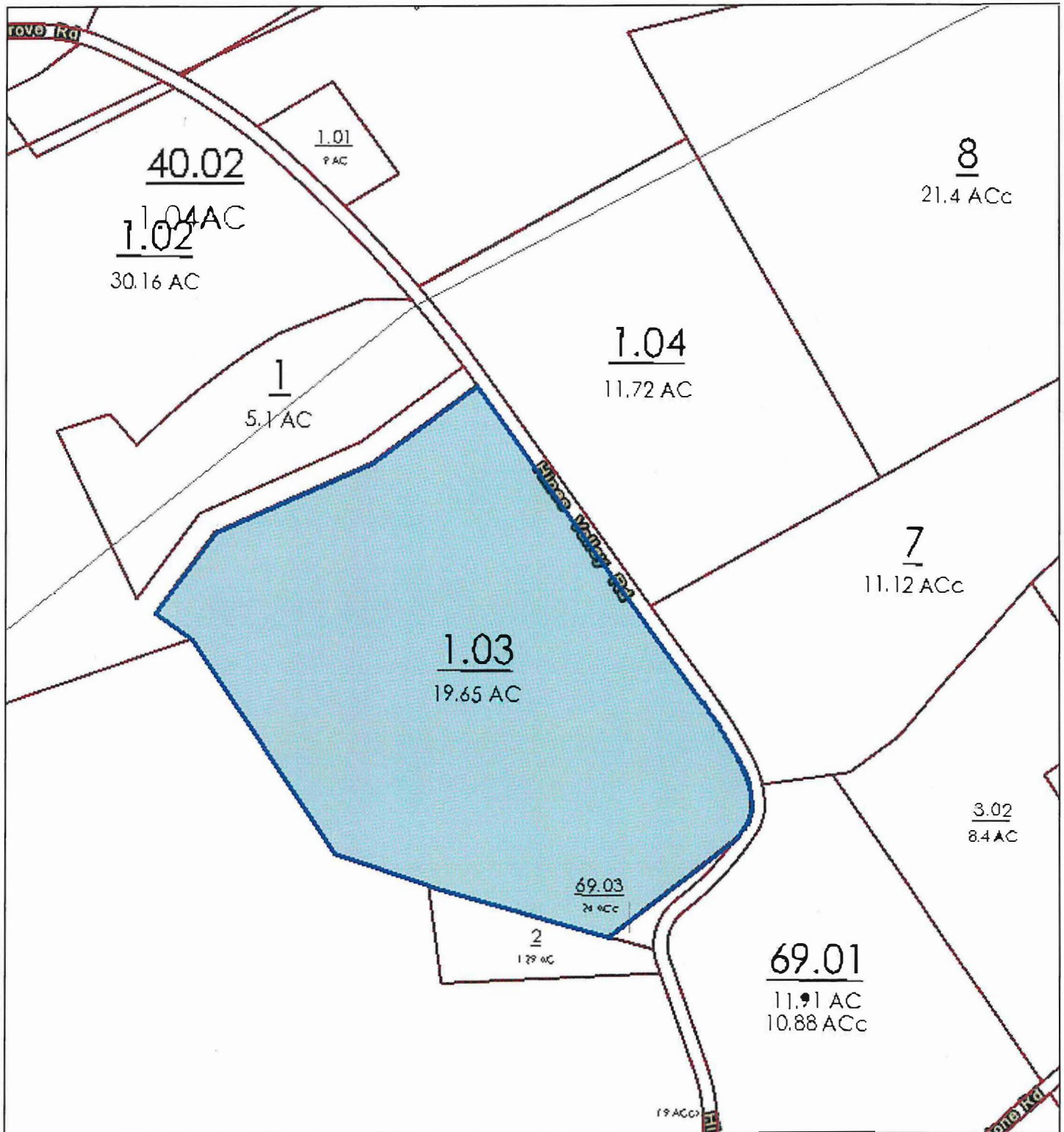
Fi

ITEM E



2236 SQ FT





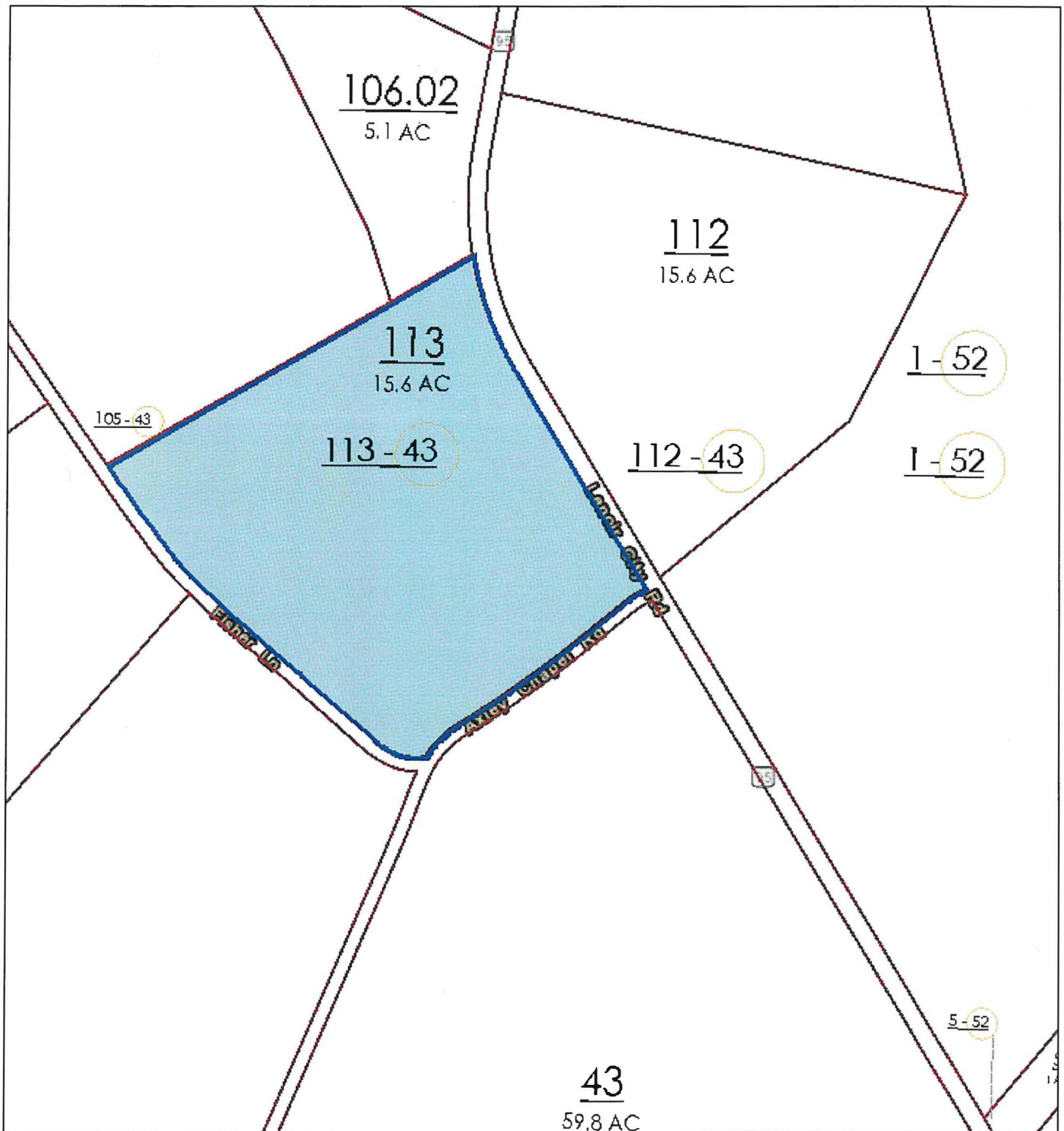
County: Loudon  
Owner: LEWIS LESLEY STEVEN  
Address: HINES VALLEY RD 31525  
Parcel Number: 013 001.03  
Deeded Acreage: 19.65  
Calculated Acreage: 19.65  
Date of Imagery: 2015



Tennessee







County: Loudon  
 Owner: CLARK DANNY CHARLES  
 Address: AXLEY CHAPEL RD 34909  
 Parcel Number: 043 113.00  
 Deeded Acreage: 15.6  
 Calculated Acreage: 0  
 Date of Imagery: 2015

October 9, 2018

Loudon County Board of Appeals

To Whom It May Concern:

We are asking for a “special exception” to erect a directional sign on Mr. and Mrs. Danny Clark’s property at the corner of Axley Chapel and Highway 95 South in Greenback. We will abide by all setbacks and requirements set forth.

Deborah and Stewart Rossi



# River Cove

At Lake Tellico

**NOW SELLING**  
**LAKEVIEW HOMES**

865-293-2994



TURN LEFT, PROCEED 1.5 MILES & RIGHT AT BARN

# River Cove

At Lake Tellico

**NOW SELLING**  
**LAKEVIEW HOMES**

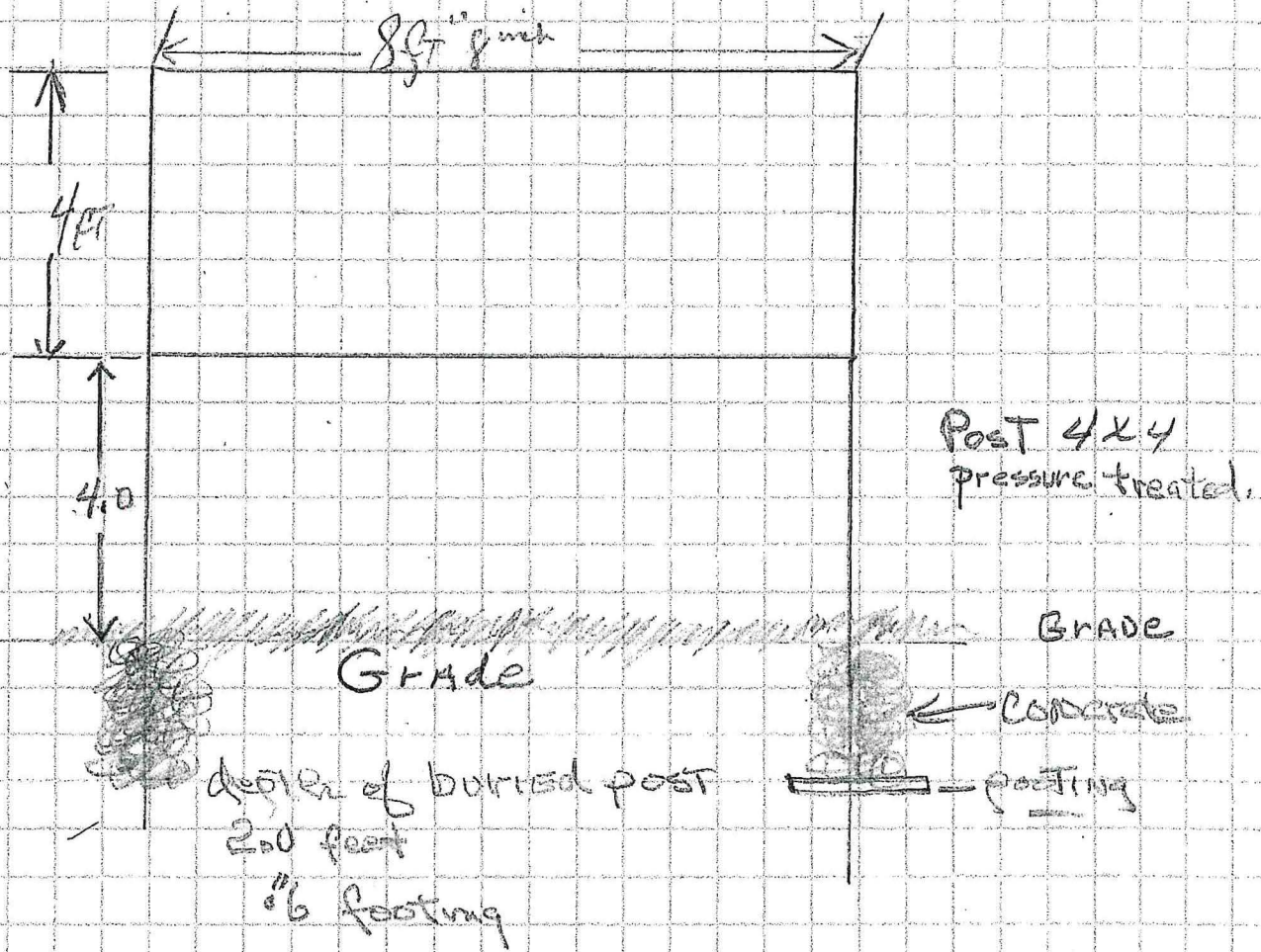
865-293-2994



TURN RIGHT, PROCEED 1.5 MILES & RIGHT AT BARN









## Construction Details

## Materials.

- 2 / 4x4 foot pressure treated  
Vertical Support
- 2 / 4x4 foot pressure treated  
laterals.
- 4 / 1 1/2" aluminum tracks  
holding sign secured to  
4x4 on all sides.
- 4 / galvanized braces supporting  
sign and vertical pole.
- Vertical Post supported in  
24" of concrete on 4' footing

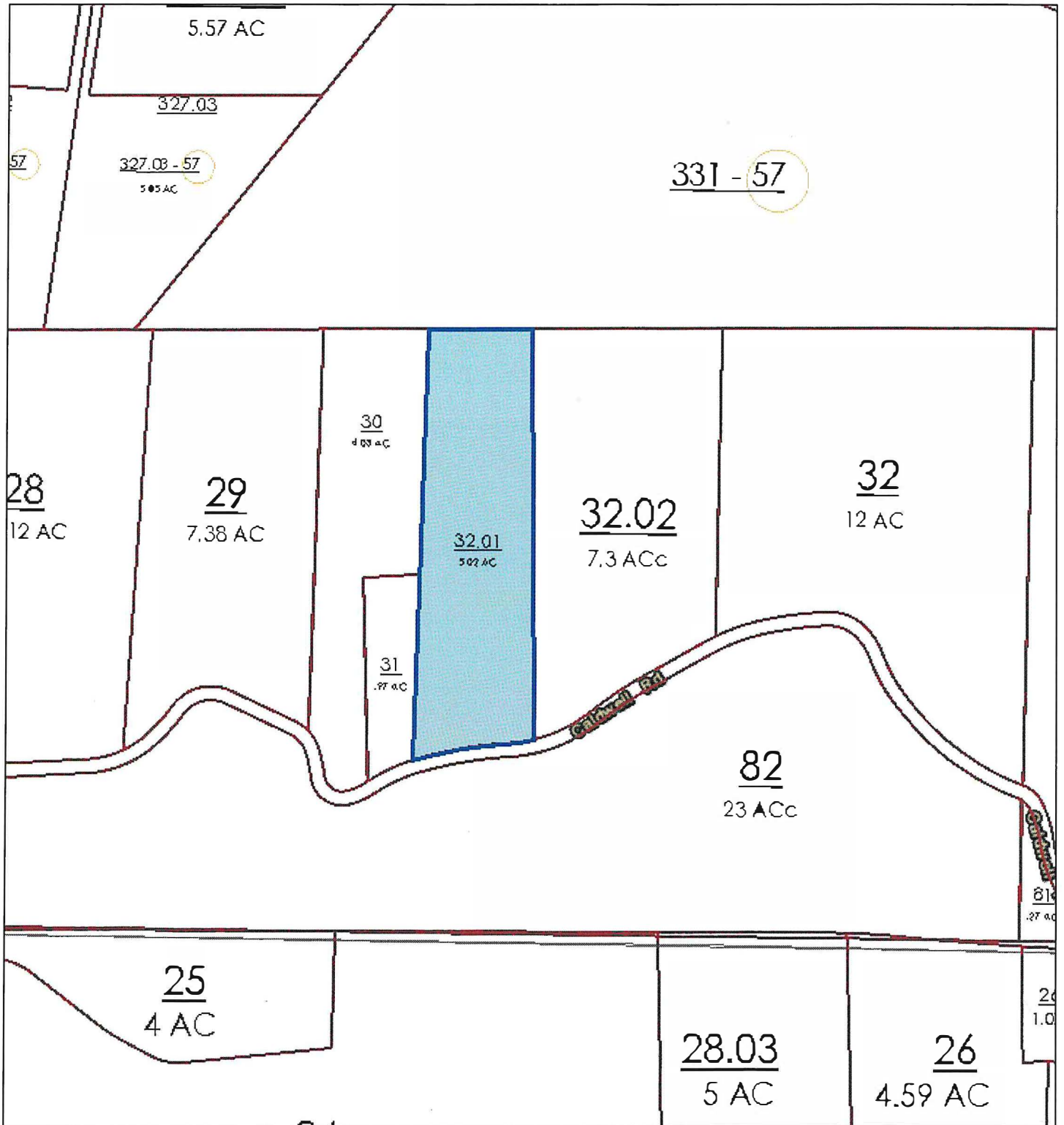




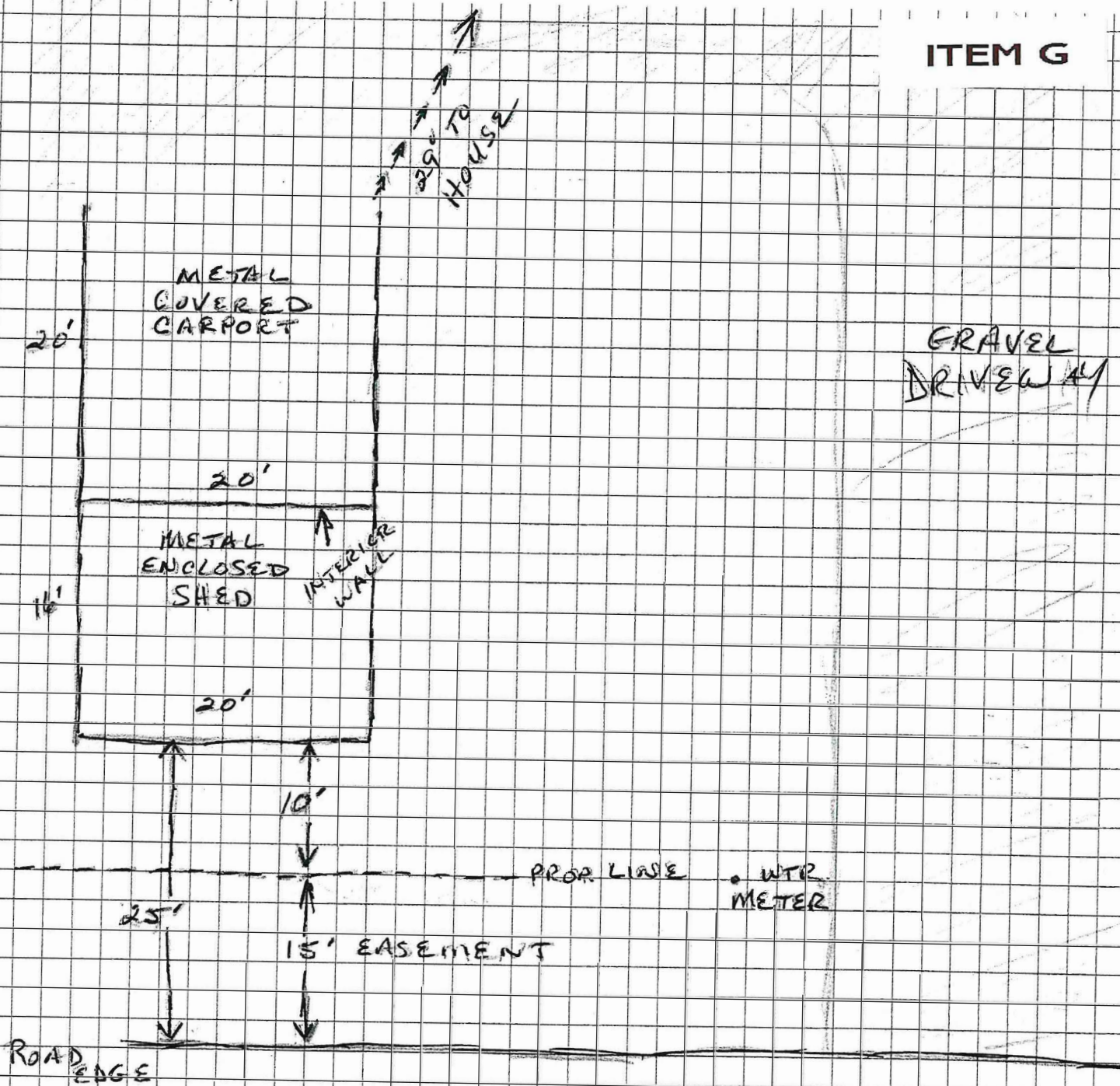
# Tennessee







County: Loudon  
 Owner: STEWART RUSSELL ETUXPHYLLIS  
 Address: CALDWELL RD 4095  
 Parcel Number: 067 032.01  
 Deeded Acreage: 5.02  
 Calculated Acreage: 0  
 Date of Imagery: 2015



LAYOUT TO ROAD EDGE

(ALL MEASUREMENTS APPROXIMATE)



ITEM G

