

# 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  
NOVEMBER 13, 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 for proposed amendments. 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 October 23, 2018 meeting;
3. Planned Agenda Items:
  - A. Subdivision Plat, 3-lots, James and Jean Baker property, 3456 Brook Road, Tax Map 060, Parcel 111.00, A-2, Rural Residential District, approx. 4.29 acres;
  - B. Subdivision Plat, 3-lots, Gary and Willa Zoe Norman property, Buttermilk Road and Woodlawn Road, Tax Map 002, Parcel 062.00 & 062.01, A-1, Agriculture-Forestry District, approx. 4.86 acres;
  - C. Rezoning Request from R-1, Suburban Residential District to C-2, General Commercial District, Applicant, David Valentine, Property Owner, Shannon Littleton, Hwy. 11 E., Tax Map 016, Parcel 303.00, approximately one (1) acre;
  - D. Zoning Resolution amendments: location of accessory structures, accessory structures permitting;
  - E. Zoning Resolution amendment, Article 5, Zoning Districts, permitted uses;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for October 2018 (see attached)
6. Update from Planning Department

Serving Loudon County  
Loudon • Greenback • Philadelphia

7. Additional Public Comments

8. Adjournment

Loudon County - Parcel: 060 111.00

ITEM A



County: Loudon  
Owner: BAKER JAMES ETUX  
Address: BROOK RD 3456  
Parcel Number: 060 111.00  
Deeded Acreage: 33.59  
Calculated Acreage: 33.59  
Date of Imagery: 2015

**LOUDON COUNTY CERTIFICATIONS****CERTIFICATION OF OWNERSHIP AND DEDICATION**

This is to certify that the owner(s) of the property shown and described herein hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parts or other public ways and open spaces to public or private use as noted.

Date       20       \_\_\_\_\_  
 Owner (JAMES BAKER)  
 \_\_\_\_\_  
 Owner (JEAN M. BAKER)  
 \_\_\_\_\_

**CERTIFICATION OF ACCURACY**

I certify that the plat shown and described herein, 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       20       \_\_\_\_\_  
 Registered Engineer/Surveyor  
 \_\_\_\_\_

**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       20       \_\_\_\_\_  
 City or County Health Officer or Authorized Representative  
 \_\_\_\_\_

**CERTIFICATION OF SEWERAGE SYSTEM**

I certify that the sewerage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted.

Date       20       \_\_\_\_\_  
 Local Health Authority  
 \_\_\_\_\_

**CERTIFICATION 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       20       \_\_\_\_\_  
 Road Engineer/Highway Commission  
 \_\_\_\_\_

**CERTIFICATION 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 survey posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date       20       \_\_\_\_\_  
 Secretary, Regional Planning Commission  
 \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES**

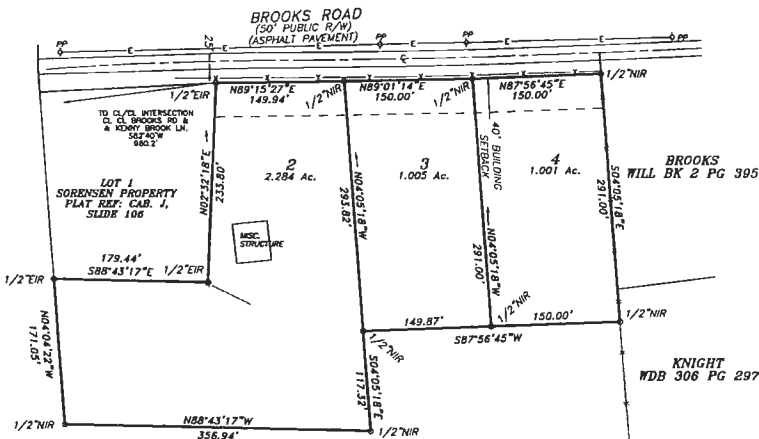
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the C-311 System.

Date       20       \_\_\_\_\_  
 E-811 Authority  
 \_\_\_\_\_

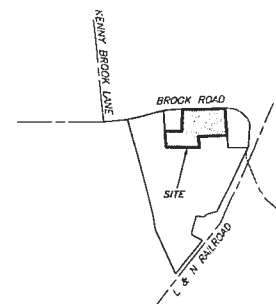
**SURVEYOR'S NOTES:**

1. Drainage, utility and electric easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all on-built water utility lines, and 7 1/2 feet on each side of on-built sewer utility lines.
2. Front Building setback shall be 40 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.
3. Basis of Bearings is N 24-32-00 W, taken from the deed of record (WDB 191, Page 309) as recorded in the Register of Deeds Office for Loudon County, Tennessee.
4. Located in Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map 4710SC0225D, Community Number 470107, dated May 16, 2007.

REMAINING LANDS OF BAKER  
 WDB 191 PG 309  
 (GREATER THAN 5 AC.)



REMAINING LANDS OF BAKER  
 WDB 191 PG 309  
 (GREATER THAN 5 AC.)

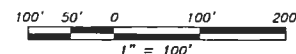


**LOCATION MAP**  
 NOT TO SCALE

**LEGEND:**

EUR	EXISTING IRON ROD
NIR	NEW IRON ROD
AC	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
PG	PAGE
CL	CENTERLINE
LP	LIGHT POLE (LP)
PP	POWER POLE (PP)
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	LOT LINE
---	PARCEL LINE
---	BUILDING SETBACK LINE
---	ROAD CENTERLINE
---	EDGE OF ROAD
---	EDGE OF GRAVEL/ROAD
---	FENCE LINE
---	ELECTRIC LINE (OVERHEAD)
---	WATER LINE (EXISTING)
---	GARDEN LINE

**OWNER:**  
 JAMES & JEAN M. BAKER  
 3450 BROOKS ROAD  
 GREENBACK, TN 37742  
 865-258-3725  
 3 LOTS 24.29 AC.  
 DISTRICT 3, LOUDON COUNTY  
 WDB 399 PG 832  
 TAX MAP 60 PARCEL A PORTION OF 111.00



I hereby certify that this is a Category 1 survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929

Date



**STERLING**  
 ENGINEERING, INC.

**LAND SURVEYING  
 CIVIL ENGINEERING  
 CONSULTING  
 LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE  
 MARYVILLE, TENNESSEE  
 37802-8101

P.O. BOX 4878  
 MARYVILLE, TENNESSEE  
 37802-4878

PHONE: VOL-984-3905  
 FAX: VOL-981-2815  
 www.sterling.us.com

LOTS 2-4

FINAL SUBDIVISION PLAT

**BAKER PROPERTY**

LOUDON CO., TN.

JAMES BAKER



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SHEET

**FS**

DESIGNED: **CMR**

DRAWN: **KAS**

CHECKED: **CMR**

DATE: **4/16/2018**

SCALE: **1" = 100'**

DRAWING: **4754B-FS**

PROJECT NO. **SEI#4754-B**





County: Loudon  
Owner: NORMAN GARY ETUX  
Address: WOODLAWN RD 225  
Parcel Number: 002 062.00  
Deeded Acreage: 4.02  
Calculated Acreage: 4.02  
Date of Imagery: 2015

PLAT OFFICER OR  
REPRESENTATIVE

WACI  
STAB

0.0%

10'

10'

ty (20) foot  
set for each

ing Appeals  
yard and  
for the

ITEM B

OR PROPOSED FOR  
REGIONAL

LINKS A COOPER &  
SIBEL A COOPER  
DEED BOOK 14, PAGE 123  
TAX MAP 002, PARCEL 039.00

100' TIA POWER LINE EASEMENT (APPROXIMATE)  
(MAP BOOK 2, PAGE 40)

N34°12'13"E  
282.67'

S87°14'40"E  
253.90'

S87°14'40"E  
73.20'

S73°10'03"E  
48.11'

S73°10'03"E  
211.88'

10.35'  
SHED

③  
1.9 ACRES  
82,645.5 sqft

S16°49'57"W  
328.19'

N03°09'28"E  
142.12'

0.61 ACRES  
26,703.74 SQFT  
225 Woodlawn Rd.  
②

N77°00'38"W  
198.38'

S01°47'26"W  
25.01'

L=101.83'  
R=364.65'

26.78'

FORMER LOT LINE  
(TYP)

2.35 ACRES  
102,524.12 sqft  
129 Woodlawn Rd.  
①

S01°47'26"W  
72.58'

S01°47'26"W  
132.65'

WOODLAWN ROAD

32.70'

L=314.97'  
R=1274.41'

N69°51'55"W  
15.79'

50' SETBACK

BUTTERMILK ROAD

N69°51'55"W  
388.70'

L=66.18'  
R=35.00'

WARD E. L.

● IRON ROD (NEW)  
○ IRON ROD (OLD)

LOCATION

KERH W. BUCKLES &  
BETTY J. BUCKLES  
DEED BOOK 100, PAGE 339  
TAX MAP 002, PARCEL 039.00

IMPLY WITH THE SUBDIVISION  
4' EXCEPTION OF SUCH VARIANCES  
E' BEEN INSTALLED, OR AN ACCEPTABLE  
THIS PLAT IS APPROVED FOR RECORDING

G COMMISSION

REON

ATION OF ALL UNDERGROUND

PAGE 095

RCEL 082.00

O THIS SURVEYOR AND OTHER EASEMENTS  
IN THE FIELD MAY OR MAY NOT EXIST AND  
BY A TITLE ATTORNEY.

ALL EASEMENTS OR RIGHT-OF-WAYS,  
OF WAYS NOT SHOWN HEREON





County: Loudon  
Owner: LITTLETON SHANNON  
Address: HWY 11 E  
Parcel Number: 016 303.00  
Deeded Acreage: 1  
Calculated Acreage: 0  
Date of Imagery: 2015









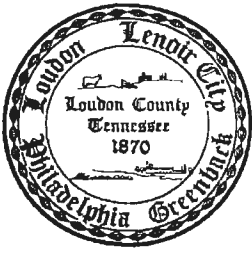


## CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

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	65	\$ 46,425	\$12,830,429	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	538	\$331,419	\$107,634,926	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

43 single-family permits issued for October, 2018





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**AGENDA**  
**LOUDON COUNTY BOARD OF ZONING APPEALS**  
**NOVEMBER 13, 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, Applicant, Ken Moore for Blue Tank & Pump Rental, storage of rental equipment, tanks, roll-off boxes and pumps, 1639 W. Buttermilk Road, Tax map 002, Parcel 092.00, C-2, General Commercial District, approximately 16.3 acres;
  - B. Special Exception to operate business in detached garage, Property owner, Mark Sundie, 820 Dixie Lee Circle, Tax Map 007J, Group B, Parcel 010.00, R-1, Suburban Residential District, approximately .5 acre;
  - C. Variance request for 12' from property line for garage, property owner, Thomas Norman, 511 Dailey Avenue and Simmons Rd., Tax Map 033N, Group B, Parcel 009.00, R-1, Suburban Residential District, approximately .69 acre;
  - D. Variance, setback, Applicant, Beals Chapel Prop. LLC, Mark Matlock, General Manager, 23608 Beals Chapel Rd., Tax Map 028K, Group A, Parcel 002.00, A-2, Rural Residential District;
5. Additional public comments
6. Announcements and/or comments from Board/Commission
7. Adjournment



County: Loudon  
 Owner: SDP PROPERTIES LLC  
 Address: BUTTERMILK RD W 1639  
 Parcel Number: 002 092.00  
 Deeded Acreage: 14.95  
 Calculated Acreage: 14.95  
 Date of Imagery: 2015



ITEM A






# Prelim Paw Paw

Write a description for your map.

## Legend

 Paw Paw







County: Loudon  
Owner: SUNDIE MARK  
Address: DIXIE LEE CIR 820  
Parcel Number: 007J B 010.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015



ITEM B





October 29, 2018

Loudon County Board of Zoning Appeals Request Application

My part time small business has grown to the point additional space is needed to handle the increased business. I therefore request using my recently constructed detached garage to conduct my ceramic business activities, including receiving customers, displaying and selling products and supplies, and preparing orders for sale. My business will remain part time (3 days per week, or a total of 18 business hours) for minimal customer traffic and minimal disturbance to the neighborhood residents.

*Mark Schindler*  
10-29-2018



County: Loudon  
Owner: NORMAN THOMAS E III  
Address: DAILEY AVE 511  
Parcel Number: 033N B 009.00  
Deeded Acreage: 0.69  
Calculated Acreage: 0.69  
Date of Imagery: 2015



ITEM C







County: Loudon  
 Owner: BEALS CHAPEL PROPERTY LLC  
 Address: BEALS CHAPEL RD 23608  
 Parcel Number: 028K A 002.00  
 Deeded Acreage: 0  
 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)

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



ITEM D





ITEM D





ITEM D

