



# 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 DECEMBER 18, 2018 4:30 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 4:30 p.m. 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 November 13, 2018 meeting;
3. Planned Agenda Items:
  - A. Subdivision Plat, 3-lots, Property Owner, Lonnie Jones, 6115 Martel Rd., Tax Map 021A, Group B, Parcels 018.00, 019.00, 020.00, 021.00, 022.00, and 035.00, R-1, Suburban Residential District, approximately 5.15 acres;
  - B. Subdivision Plat, 4-lots into 2-lots, Property Owner, Ronald Belcher, 7566 Hwy. 411 S., Greenback, Tax Map 084, Parcels 039.00, 040.00, 041.00 and 042.00;; C-2, C-2, General Commercial District, approximately 5.5 acres;
  - C. Subdivision plat variance to reduce road frontage from 60' to 44', Applicant, Ben Davidson, Property Owners, Pensco Trust Co., 532 Sycamore Way and Donna Harris, 580 Sycamore Way, Tax Map 016G, Group E, Parcels 015.00 and 016.00, R-1, Suburban Residential District;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for November 2018 (see attached)
6. Update from Planning Department
  - A. Save the date: Tennessee American Planning Association (TAPA) Spring Conference, March 21-22, 2019, at the Black Fox Lodge by Hilton, Pigeon Forge, TN.

Serving Loudon County  
Loudon • Greenback • Philadelphia

7. Additional Public Comments

8. Adjournment



# Loudon County - Parcel: 021A B 018.00

ITEM A



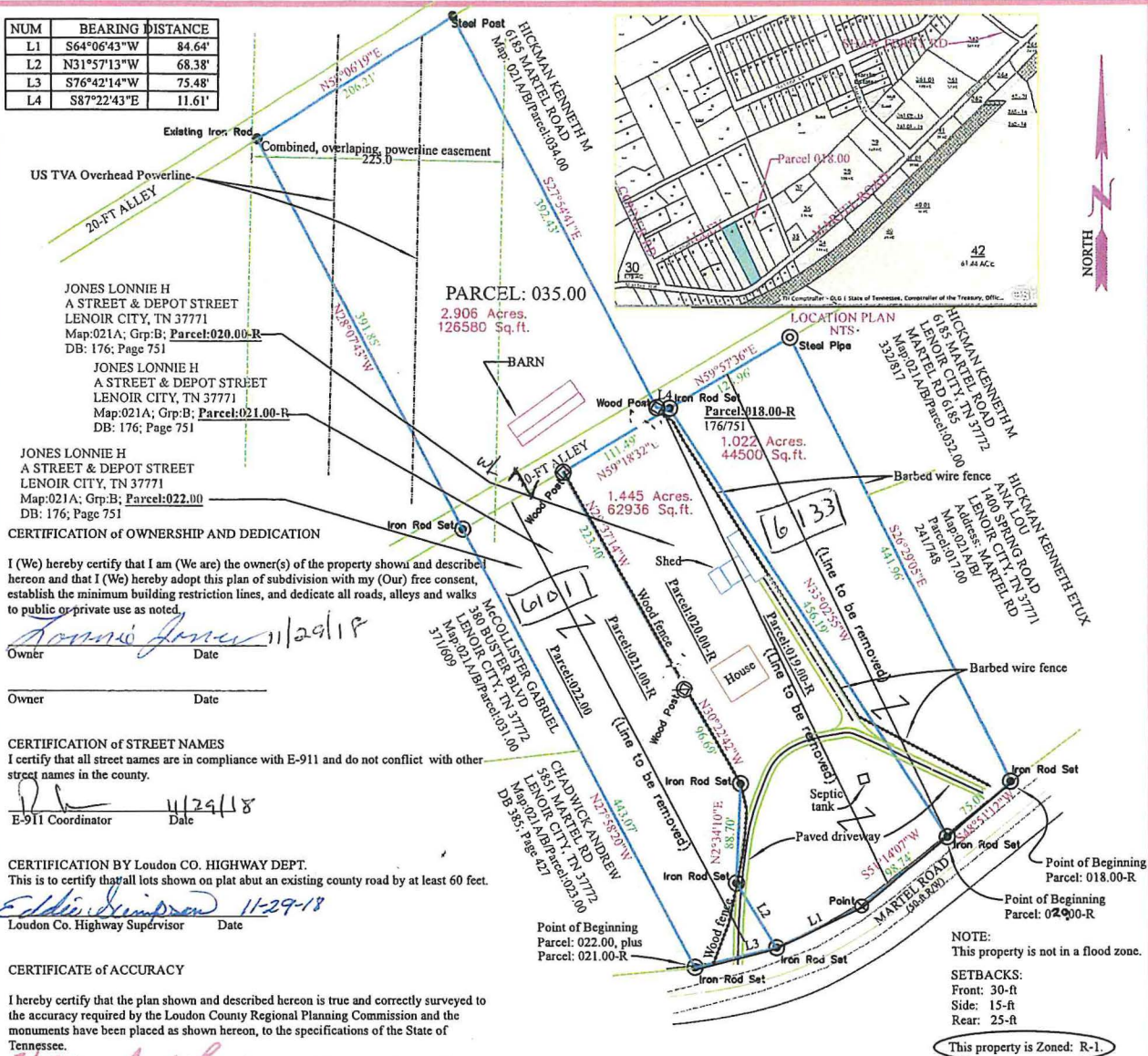
Date: December 10, 2018  
County: Loudon  
Owner: JONES LONNIE H  
Address: MARTEL RD  
Parcel Number: 021A B 018.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015

TN Comptroller - OLG  
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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 office but are not conclusive evidence of ownership or boundaries.



NUM	BEARING	DISTANCE
L1	S64°06'43"W	84.64'
L2	N31°57'13"W	68.38'
L3	S76°42'14"W	75.48'
L4	S87°22'43"E	11.61'



-20 0 100 200



PROPERTY SURVEY for

Lonnie H. Jones

SECOND CIVIL DISTRICT  
COUNTY OF LOUDON  
STATE OF TENNESSEE

Surveyor:  
William J. Leggins  
519 Old Johnston Valley Rd  
Kingston, Tenn. 37763

Phone: 376-5721  
e-mail: surveyorbest@bellsouth.net

Date: November 26, 2018





Date: December 10, 2018

County: Loudon

Owner: BELCHER RONALD E ETUX

Address: HWY 411 S 7544

Parcel Number: 084 041.00

Deeded Acreage: 1.64

Calculated Acreage: 1.6

Date of Imagery: 2015

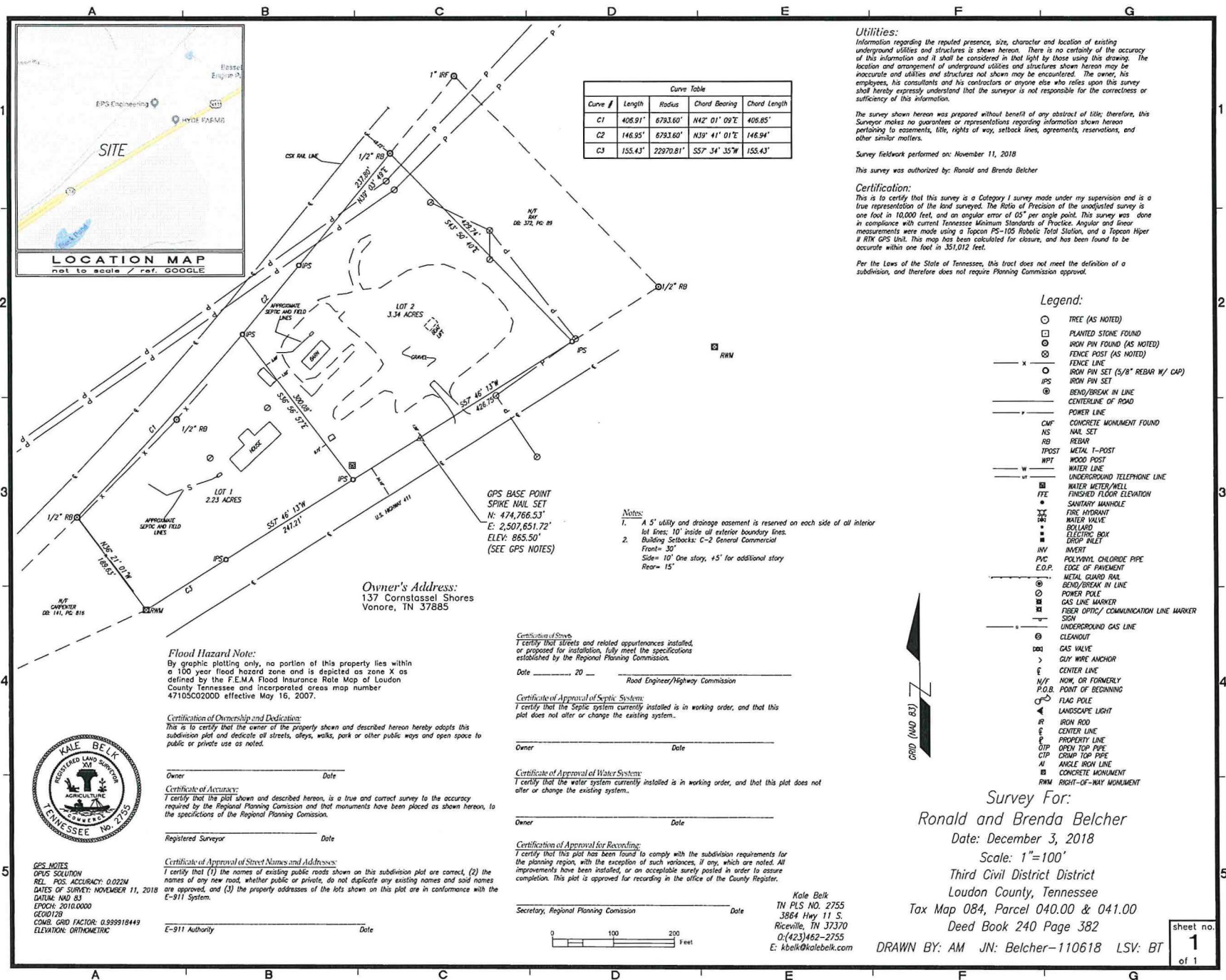
TN Comptroller - OLG

Esri, HERE, Garmin, © OpenStreetMap contributors

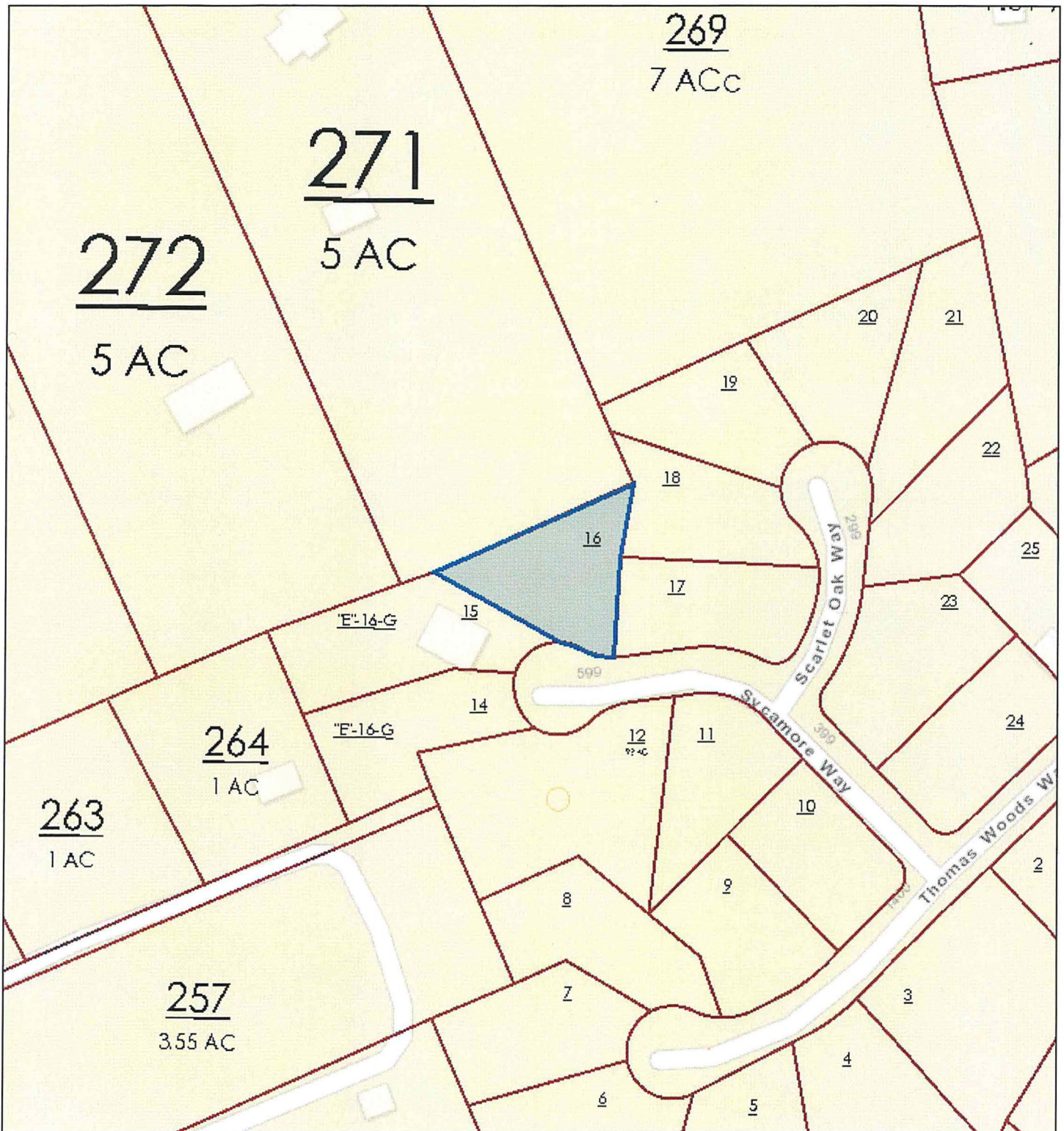
TDOT

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







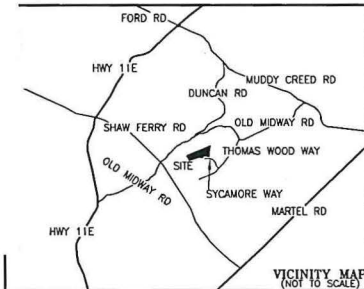


Date: December 10, 2018  
 County: Loudon  
 Owner: PENSCO TRUST CO FBO  
 Address: SYCAMORE WAY 532  
 Parcel Number: 016G E 016.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0  
 Date of Imagery: 2015

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),

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



VICINITY MAP  
(NOT TO SCALE)

1. THIS IS A SURVEY BASED UPON THE RECORD DOCUMENTS, FIELD EVIDENCE, AND PAROLE EVIDENCE AS APPLICABLE. IT IS A STATEMENT OF MY PROFESSIONAL OPINION, ONLY. NO TITLE EXAMINATION WAS FURNISHED AND PROPERTY MAY BE SUBJECT TO THE FINDINGS THEREOF, INCLUDING OTHER RIGHTS, EASEMENTS, RESTRICTIONS, OR CONDITIONS. FURTHER, SUBSURFACE UTILITIES, FEATURES, OR OTHER CONDITIONS HAVE NOT BEEN LOCATED THIS SURVEY EXCEPT AS SHOWN. PROPERTY OWNERS ARE RESPONSIBLE FOR DETERMINATION OF ANY UNDERGROUND CONDITIONS THAT MAY AFFECT PROPERTY.

2. PURPOSE OF SURVEY: RESUBDIVISION.

3. PROPERTY AND OWNER REFERENCES:  
PENSCO TRUST CO. FBO, PER D.B. 350, P. 527 FOR CURRENT LOT 16 OF THOMAS WOODS SUBDIVISION PER PLAT CABINET G, SLIDE 25, TAX MAP 016G, GROUP E, PARCEL 016.00, 532 SYCAMORE WAY.  
DENNIS L. & DONNA D. HARRIS PER D.B. 384, P. 8 FORMER LOT 15R OF THOMAS WOODS RESUBDIVISION PER PLAT CABINET I, SLIDE 306, TAX MAP 016G, GROUP E, PARCEL 015.00, 580 SYCAMORE WAY.

4. SURVEY REQUESTED BY/FOR: OWNERS.

5. BLDG. SETBACKS PER RECORD PLATS FOR PRINCIPAL STRUCTURES--(FRONT--30FT, SIDES--15FT, REAR--25FT). OTHER ZONING AND SETBACK REQUIREMENTS MAY APPLY. CONTACT APPROPRIATE OFFICES BEFORE ANY CONSTRUCTION.

6. NEW SUBDIVISION: TOTAL ACRES (1.08); TOTAL LOTS (2); DRAINAGE AND UTILITY EASEMENTS: PER PREVIOUS RECORD PLATS THERE ARE DRAINAGE AND UTILITY EASEMENTS OF 10FT ALONG ALL EXTERIOR LOT LINES AND ROAD R/W'S, AND 5FT ALONG ALL INTERIOR LOT LINES. PER THIS PLAT, FORMER UTILITY AND DRAINAGE EASEMENTS ALONG OLD LOT LINES ARE DELETED AND NEW DRAINAGE AND UTILITY EASEMENTS ARE DEDICATED ALONG NEW LOT LINES BEING 10FT ALONG ALL EXTERIOR LOT LINES AND ROAD R/W'S, AND 5FT ALONG ALL INTERIOR LOT LINES.



I HEREBY CERTIFY THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TN MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY (I) SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000. BENJAMIN D. DAVIDSON (TN REG. NO. 2543)

#### 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 \_\_\_\_\_, 20\_\_\_\_ OWNER \_\_\_\_\_ OWNER \_\_\_\_\_

#### 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 \_\_\_\_\_, 20\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

#### CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE \_\_\_\_\_, 20\_\_\_\_ CITY/COUNTY HEALTH OFFICER OR 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/HWY COMMISSION \_\_\_\_\_

#### CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

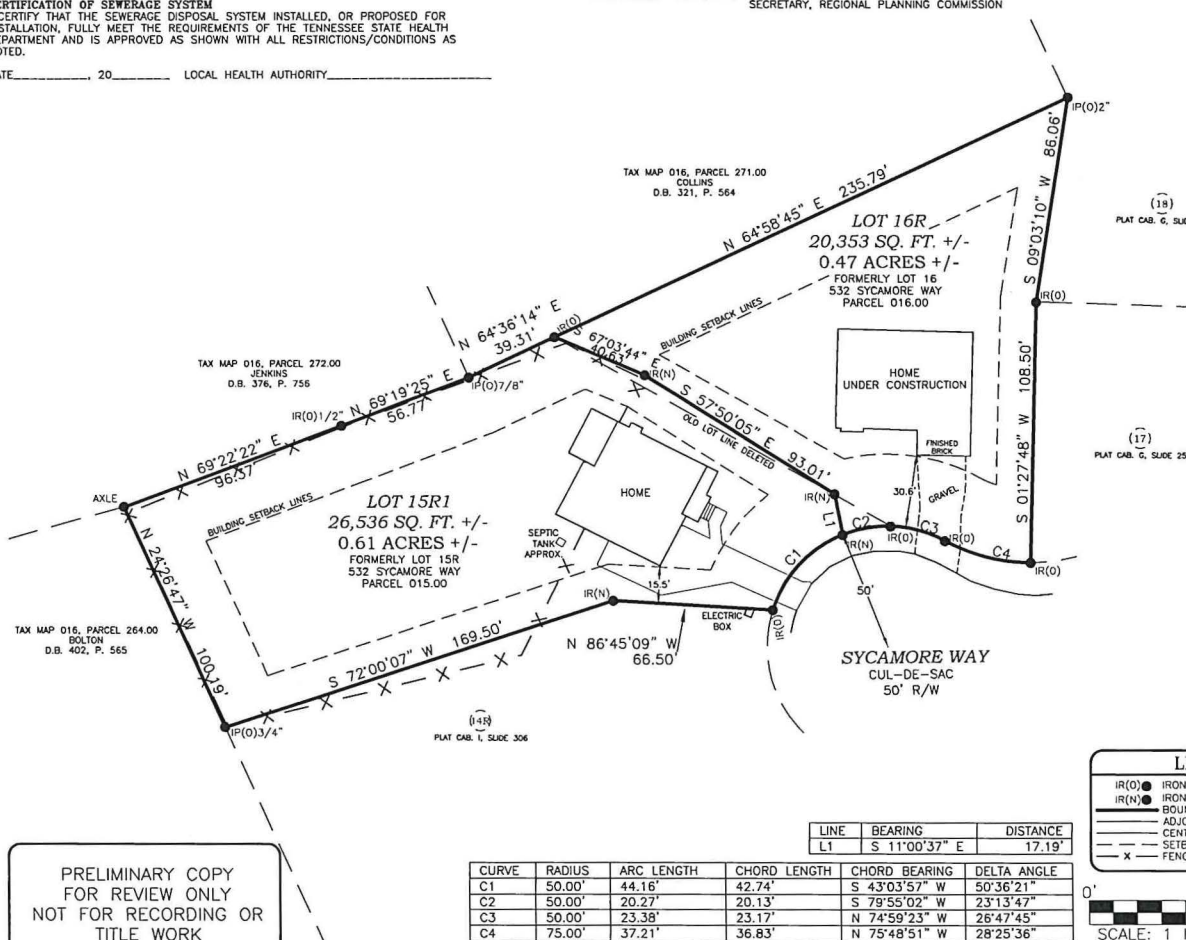
I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT (2) THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND SAID NAMES ARE APPROVED, AND (3) THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

DATE \_\_\_\_\_, 20\_\_\_\_ E-911 AUTHORITY \_\_\_\_\_

#### 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.

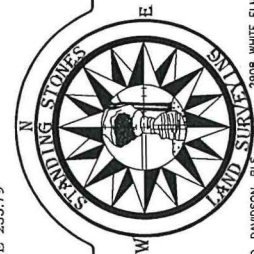
DATE \_\_\_\_\_, 20\_\_\_\_ SECRETARY, REGIONAL PLANNING COMMISSION \_\_\_\_\_



#### LEGEND

- IR(O) ● IRON ROD (OLD) 1/2"
- IR(N) ● IRON ROD (NEW) 5/8" #2543
- BOUNDARY LINE—SURVEYED
- ADJOINER LINE—NOT SURVEYED
- CENTERLINE
- SETBACK LINE—SEE NOTES
- FENCE LINE

0' 50' 100'  
SCALE: 1 INCH = 50 FEET



RECORD NORTH  
PLAT CABINET G, SLIDE 25  
REF. LINE: N 64°58'45" E, 235.79'

LOTS 15R1 AND 16R  
RESUBDIVISION OF THOMAS WOODS SUBDIVISION  
PLAT CABINET I, SLIDE 306 AND PLAT CABINET G, SLIDE 25  
532 AND 580 SYCAMORE WAY, LENOIR CITY, TN 37772

TAX MAP 016G, GROUP E, PARCELS 016.00 AND 015.00  
STATE/TN DISTRICT: 2 COUNTY: LIOUDON

JOB: 18043  
CRD: 17052-3  
DATE: 08-05-2018  
1 OF 1

2008 WHITE ELM CIRCLE  
BENJAMIN D. DAVIDSON, PLS  
865-660-5434  
MARTYVILLE, TN 37061



## 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	50	\$ 32,098	\$8,887,651	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	588	\$363,517	\$116,522,577	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

34 single-family permits issued for November, 2018



# SAVE THE DATE



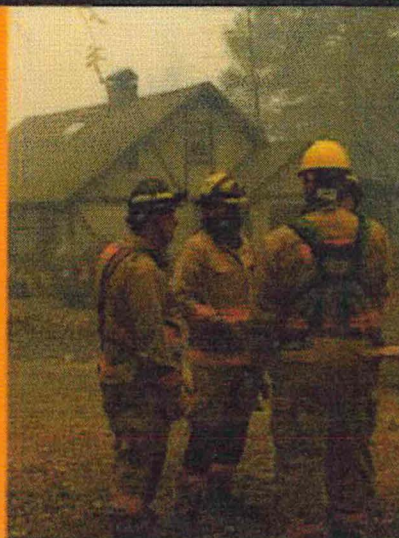
## TAPA SPRING CONFERENCE



### TWO DAYS IN PIGEON FORGE.

SAVE THE DATE AND JOIN US!

Along with our traditional offerings, this year we will focus on Hazard Mitigation and Sustainability/Resilience at our Spring Conference. A partnership with the City of Pigeon Forge, TN Div. of Forestry, & FEMA allows us to offer this conference at an extremely reduced rate!



### SHARE WITH PARTNER AGENCIES

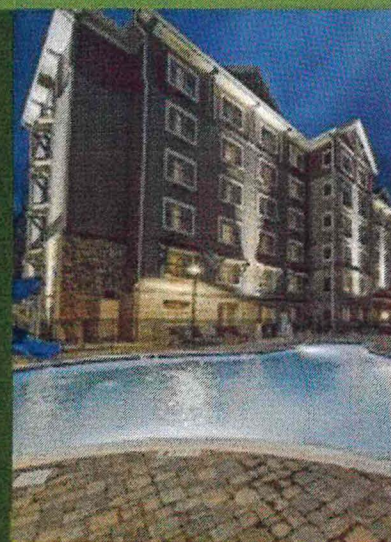


Molly Mowery currently leads the management of multi-disciplinary projects, including the Community Planning Assistance for Wildfire program. She founded Wildfire planning International and has served as program manager for NFPA. She is an AICP planner and holds a BA from Naropa Univ. and MCP from MIT.

### FEATURED SPEAKERS

**MOLLY  
MOWERY, AICP**  
WILDFIRE  
PLANNING  
INTERNATIONAL

**KELLY  
JOHNSTON**  
WILDLAND  
PROFESSIONAL  
SOLUTIONS



## PROGRAM SCHEDULE

**21-22ND MARCH 2019 • PIGEON FORGE, TN**  
AT BLACK FOX LODGE BY HILTON

REGISTRATION  
ONLINE WILL BE  
AVAILABLE  
SOON  
[WWW.TNAPA.ORG](http://WWW.TNAPA.ORG)





# Loudon County Planning Department

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## AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS DECEMBER 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 November 13, 2018 meeting
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, *(tabled from November 2018 meeting)*;
  - B. Variance request for garage 2.5' from side/rear property line on corner lot, Applicant and property owner, Michael Crum, 2530 Wade Rd. West, Tax Map 067, Parcel 066.00, A-1, Agriculture Forestry District, approximately 2.18 acres;
  - C. Variance request for proposed garage in front yard, 12' from property line, Applicant and property owner, Gary Williams, 2130 Palmer Dr., Shiloh Acres Subdivision, Tax Map 022C, Group A, Parcel 007.00, A-2, Rural Residential District, approximately .46 acres;
  - D. Variance request from front ~~and side~~ setbacks, Applicant and property owner, Joy Wells, 1215 Gilbert Lane, A Valley Estates Subdivision, Tax Map 036E, Group B, Parcel 021.00, A-1, Agriculture Forestry District, F-1, Floodway District, approximately .45 acres;
  - E. Special Exception for a Planned Unit Development, Ashton Fields, Applicant, Surveyor, Richard LeMay, Property owner, Fred Long Construction Concepts, 4860 Beals Chapel Road, Tax Map 021, Parcel 093.00, R-1, Suburban Residential District with PUD, Planned Unit Development, approximately 9.7 acres;
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



**Blue Tank and Pump Rental LLC  
Lenoir City, Tennessee**

**Premise:**

Blue Tank and Pump Rental (BTP) is an equipment rental company Headquartered in Nicholasville, Kentucky. BTP rents Frac Tanks, sealed roll-off boxes, vacuum boxes and diesel driven pumps with ancillary hoses. Our customer base is a multitude of Contractors of most all trades, Municipalities, Utilities, and Industrial customers (see attachment "A"). BTP is similar to other general construction rental companies in its concept and operational procedures with the major distinction being we have specialized rental items that are typically not used or needed by the general public. We need a fairly large area of real estate to stage this equipment, our customers on the most part do not have the capability to transport tanks and boxes, so this is not a walk in store for the general public. The frac tanks and roll-off boxes need special trucks or trailers to pick up and transport to our customers.

Preliminarily we will utilize about 6 acres to stage tanks and boxes. The pumps, hoses and ancillary items will be housed in a separate area near the office trailer.

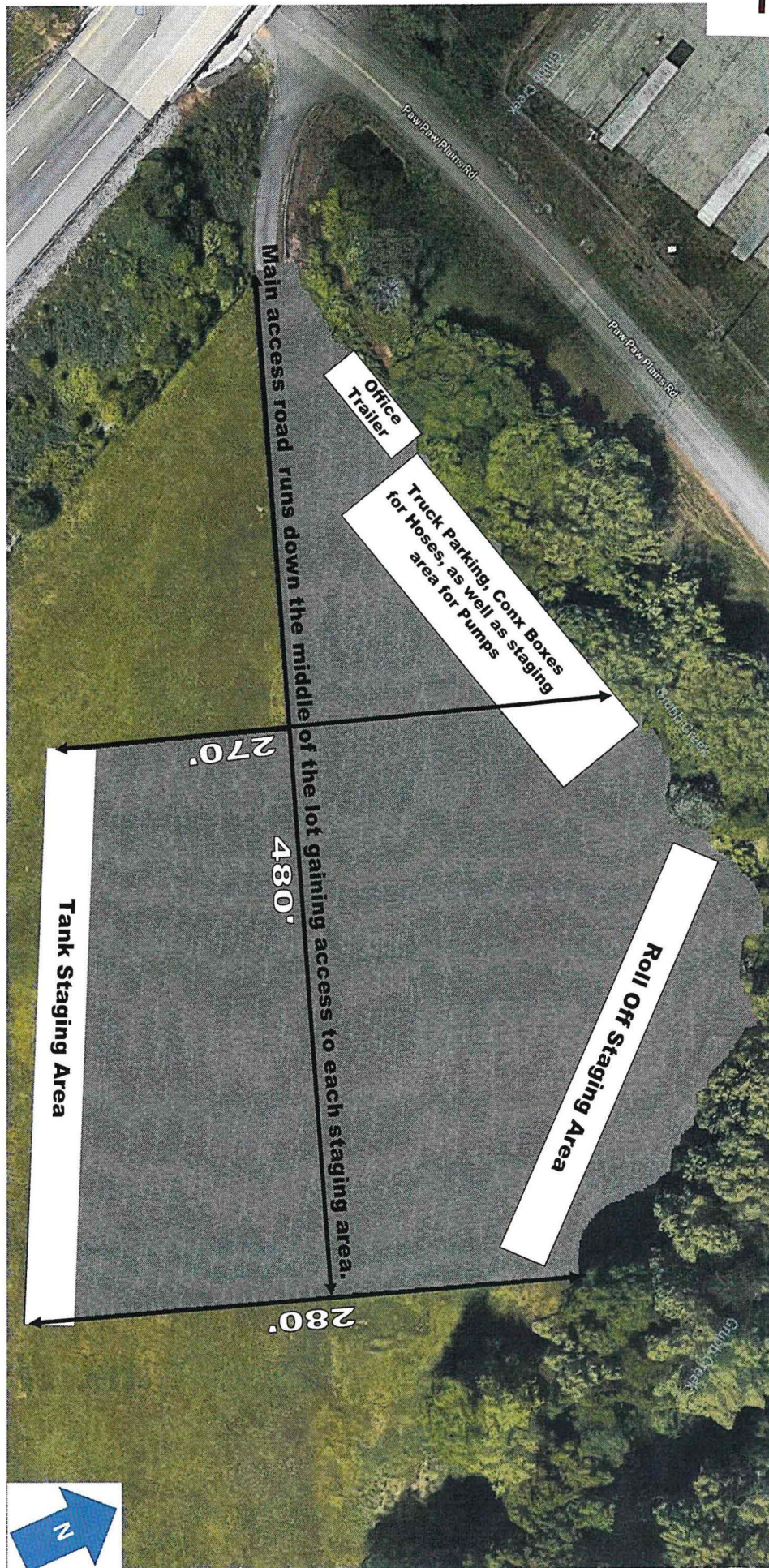
This location will operate similar to our three other locations located in Nicholasville, Louisa and Louisville, Kentucky. There will be a gate at the entrance of Paw Paw Plains with an office trailer that will be just inside the entrance to the left. As equipment is brought in or leaving our drivers will check in to the office to receive or fill out paperwork. The office will also serve as the base of operations for normal business administrative functions. We have a small metal storage container that will house smaller hose fittings and valves next to the office trailer.

**Move in Plan**

The initial 6 acres that is already flat and level will have a combination of 57 stone and crusher run placed and compacted. The office trailer receive power from an existing power pole. The office trailer will be a late model 12x56 and will be skirted.

No further plans for development at this time







ITEM A






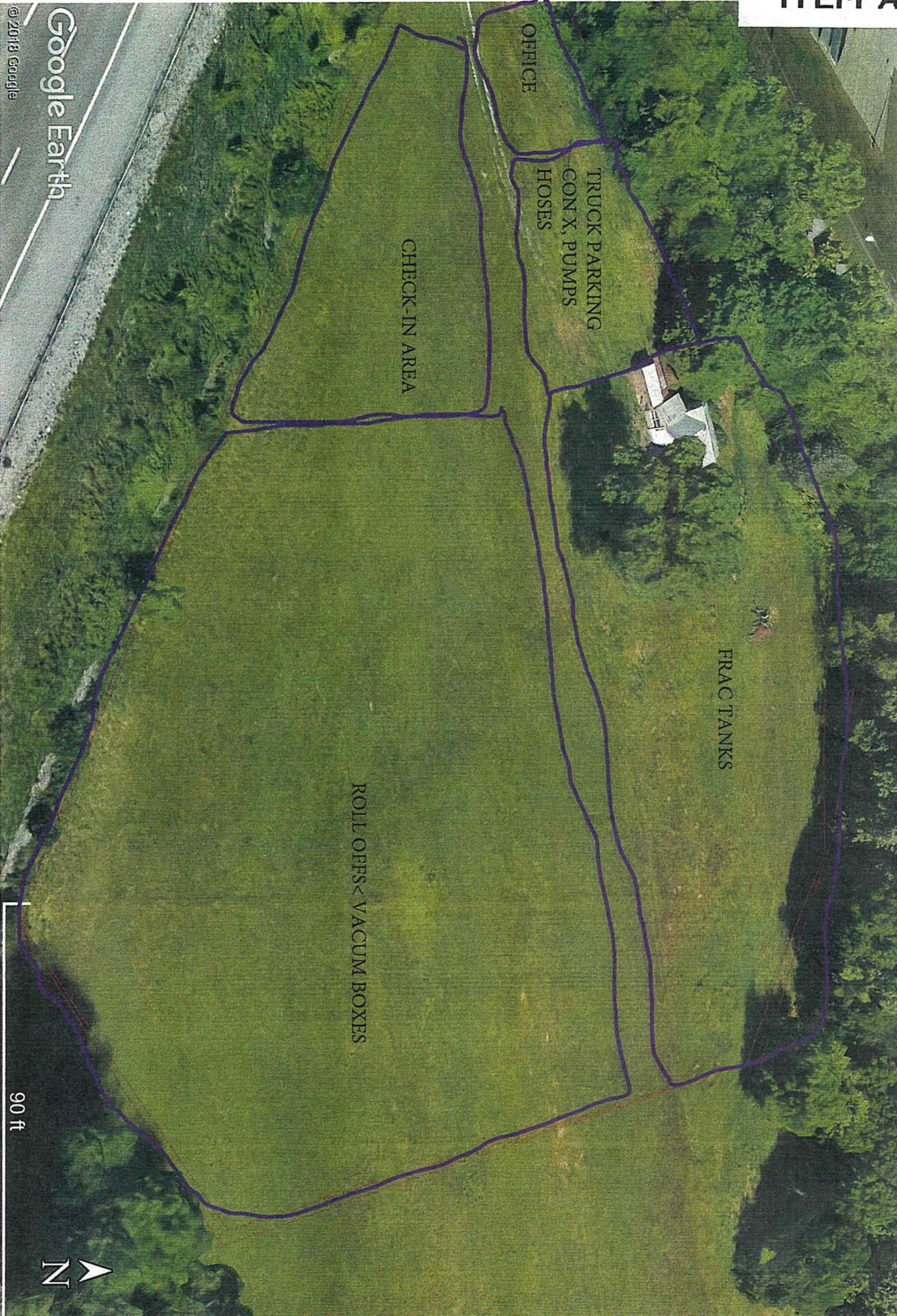
ITEM A

Prelim Paw Paw

Write a description for your map.

Legend

 Paw Paw



Google Earth

© 2018 Google

90 ft



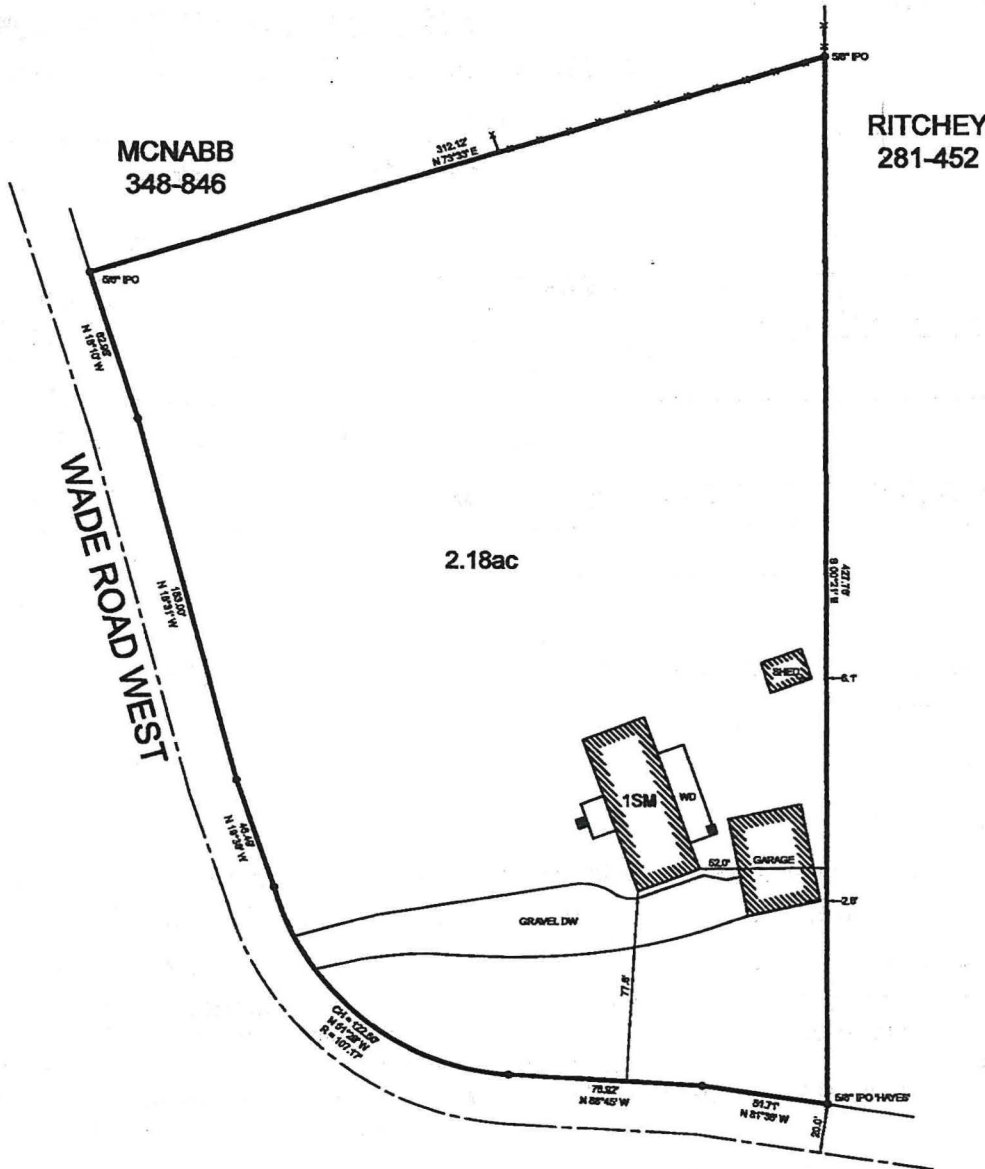




Date: December 12, 2018  
 County: Loudon  
 Owner: CRUM MICHAEL KEITH  
 Address: WADE RD W 2530  
 Parcel Number: 067 066.00  
 Deeded Acreage: 2.18  
 Calculated Acreage: 2.18  
 Date of Imagery: 2015

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 (OLG)





**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SUCH EXHIBIT SURVEYOR: STANLEY E. HINDS TORN. REG. NO. 967

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY, THAT THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY FOR MICHAEL KEITH CRUM  
 DIST. 1 WARD \_\_\_\_\_ CITY OF \_\_\_\_\_ COUNTY LOUDON  
 ADDRESS 2530 WADE ROAD WEST  
 LOT NO. \_\_\_\_\_ BLOCK \_\_\_\_\_ UNIT \_\_\_\_\_  
 S/D \_\_\_\_\_  
 INSTR. PC J13 SCALE 1" = 60' DATE 11/16 2018  
 JOB NO. 1811006 ORDERED BY: INDEP.



**HINDS SURVEYING CO.**

3555 WINDY J FARMS DR. LOUISVILLE, TN 37777  
 PH. 588-9799 FAX. 233-3393  
 WWW.HINDSSURVEYING.COM







Date: December 12, 2018

County: Loudon

Owner: WILLIAMS GARY S ETUX JESSICA B

Address: PALMER DR 2130

Parcel Number: 022C A 007.00

Deeded Acreage: 0.46

Calculated Acreage: 0.46

Date of Imagery: 2015

TN Comptroller - OLG

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TDOT

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



ITEM C

PLAT CAB / SLIDE 190

16

46'

30'

29'

70'

Work Shop

Proposed Garage

190

17

212'

.46 AC

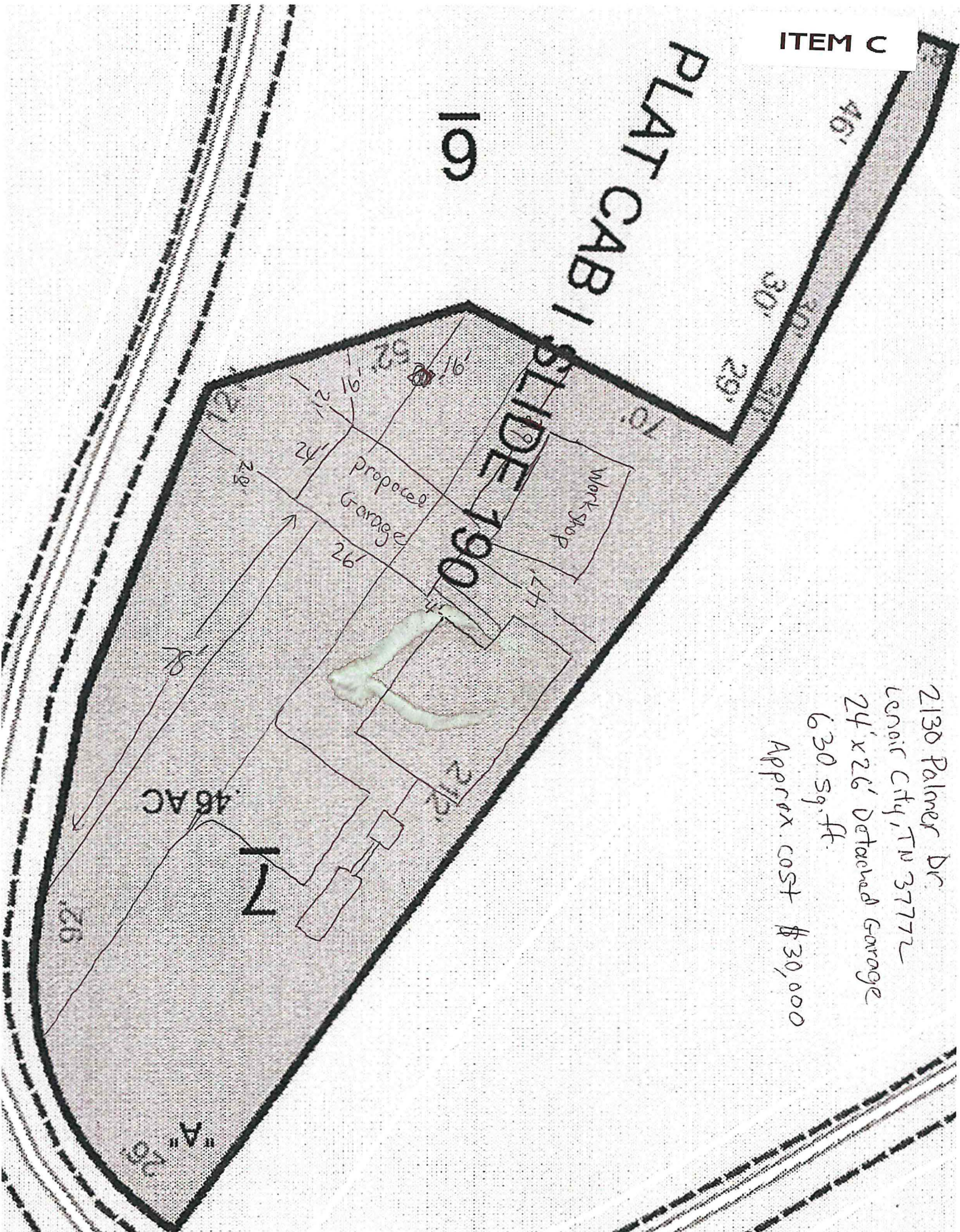
17

26

4" 26"

2130 Palmer Dr  
Lenoir City, TN 37772  
24' x 26' Detached Garage  
630 sq. ft.

Approx. cost \$30,000





# Shiloh Acres





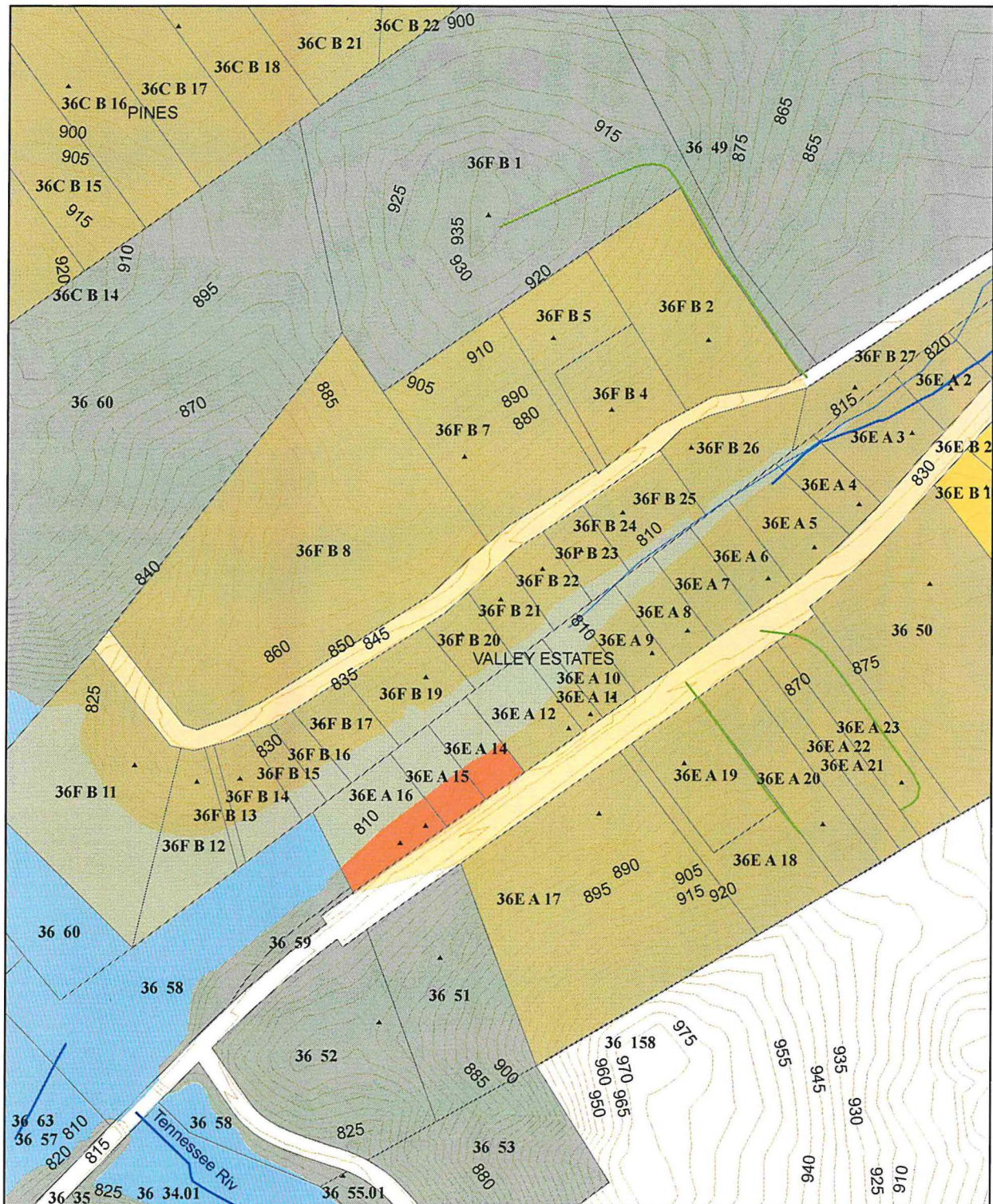


Date: December 12, 2018  
 County: Loudon  
 Owner: WELLS JAMES E ETUX JOY  
 Address: GILBERT LN 1215  
 Parcel Number: 036F B 021.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0  
 Date of Imagery: 2015

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 (OLG)

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









Variance needed to be within setbacks.

Side - 19 Ft

Front - 34 Ft





Date: December 12, 2018

County: Loudon

Owner: FRED LONG CONSTRUCTION

Address: BEALS CHAPEL RD 4860

Parcel Number: 021 093.00

Deeded Acreage: 9.7

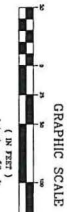
Calculated Acreage: 0

Date of Imagery: 2015

TN Comptroller - OLG  
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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



[illegible][illegible]

PH: 865-671-0183 FAX: 865-671-0213  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37922



SPECIES	INVERT		POWERSHELL		COLLECT	
	TYPE	STRUCTURE	TYPE	STRUCTURE	LENGTH	WATTS
C01	001A	002A	C02	003A	22	18700W
C02	001A	002A	081	002A	6	18700W
011	007A	002A	003	003A	107	18700W
C04	001A	002A	C03	003A	22	18700W
C03	001A	002A	002	003A	7	18700W
C06	001A	004A	C05	003A	22	18700W
001	001A	002A	001	003A	117	2400W
003	001A	002A	002	003A	07	400W

