



Loudon County Planning Department

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

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION JANUARY 15, 2019 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from November 13 and December 18, 2018 meeting;
3. Planned Agenda Items:
 - A. Subdivision plat with shared driveway, applicant and property owner Chasey Hachman, 6698 Old Midway Rd and Cattlemans Drive, Tax Map 16G Group D Parcels 002 and 012, R-1, Suburban Residential District, approximately 5.2 acres;
 - B. Preliminary Subdivision Plat, Ashton Fields Subdivision, 15 lots, applicant, Richard LeMay, Property owner Fred Long Construction Concepts, Beals Chapel Rd Tax Map 021 Parcel 93, R-1 Suburban Residential District with PUD, Planned Unit Development Overlay approximately 9.7 acres;
 - C. Annual Meeting, Election of Officers;
 - D. Approval of Meeting Calendar 2019;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for December 2018 (attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment



Date: January 8, 2019
County: Loudon
Owner: YOUNG PAMELA WILKERSON
Address: OLD MIDWAY RD 6694
Parcel Number: 016G B 012.00
Deeded Acreage: 3.55
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

[illegible]

(1) ONE OF SEVERAL STUDIES OF DABCHI 12.

CHASEY HACHMANN
8644 OLD MIDWAY RD.
LENOIR CITY, TN. 37772
865-986-9426 VOICE
865-986-8165 FAX
865-740-2363 CELL

Loudon County Planning Commission

1/03/19

I Chasey Hachmann, daughter of property owner Pamela Wilkerson Harris Young who is deceased, is asking to go before the committee on the subject of the right a way through the property of 6694 Old Midway Rd. Lenoir City, TN. 37772. The said property was my grandfather's property and was part of 6690 & 6698 Old Midway Rd. as 1 piece of land along with what is now Hidden Oaks Sub prior to 1996. My grandfather, H. Ross Wilkerson, deceased, sold a portion of the back side of the farm to Aurthor Henry so that he could develop that section into what is now Hidden Oaks Sub, I believe back in 1995. On 6/14/96 my grandfather deeded a right a way to the county for any utilities that may need to come through there for that & also if he ever finished subdividing what was left of the farm into North Forty Estates. According to that deed it shows that there was 0.7155 acres involved & it pretty much came right through the middle of what was left of the farm. My grandfather found out he had colon cancer in Jan of 96 & with in a few months of that, it had spread to his brain & he passed away on Oct. 21, 1996. My mother knew how much that farm meant to me & took that as part of her inheritance. In 1998 I went before the County Planning Commission & the County Commission to ask for the right a way "paper road" that ran through the farm to be relinquished because I did not plan to subdivide the remaining farm land & wanted to build a house on that property @ a later time. There was a resolution passed on 9/14/1998 that stated that the Planning & County Commission would recommend vacating the unimproved right a way because it would NOT be detrimental to the community or function of the existing street system, nor adversely affect private property. It also stated that the County Attorney & County Executive should execute a quitclaim deed for that. After 1998 my mother @ some point around 2001 I think, split the farm into 3 pieces & that is how we come to have 6690, 6694, & 6698 Old Midway Rd. 6690 is off of Old Midway with .58 acres, 6694 contains the right a way "paper road" & splits 6690 & 6698 with 3.55 acres & 6698 is in the right upper corner with .72 acres. My mother ended up borrowing money on the farm on April 12, 2002 & then became sick in the later part of 2003. She passed away on Jan. 10, 2004. I then spoke to our lawyer Mr. Simpson & was advised since my mother owed more than she had that if I wanted to keep the farm I would need to continue to pay the payments. For the last 15 years I have continued to pay the mortgage, taxes & insurance on the farm & I am finally @ a point where I can pay it off, put the land in my name, & build that house after 20 years. Because of that, I have figured out that the right a way that was vacated by the county in 1998 had never been deeded back to my mother. After speaking to Mr. Jenkins & then to Mrs. Smith about wanting to have a detached garage on the 6690 lot they explained that I would have to have the farm surveyed & plotted to put 6690 & 6694 together in order to do that since you can not have a detached garage on a

piece of property without a residence. I then contacted Mr. Hair to do this for me & explained to him about the right a way & gave him a copy of the resolution. After it started taking longer than expected to get that back I then went to ask Mrs. Smith about it & she had questions about the resolution & about the road frontage for Mr. Hawk's property which is next to 6694 @ the end of Cattleman Dr. I told her that Mr. Hawk's property has 50feet of road frontage from the end of the asphalt of Cattlemen Dr. to the end of his property that shows it as parcel 15 on the map. Since there was such questions about the resolution & some other people letting me know that there was talk of taking the undeveloped right a way & splitting it between my mother & Mr. Hawk, I went to the Mayor's office & explained to him what was going on & that Mr. Hawk had no right to my families property & could he please have the county attorney deed the right a way back to my mother. He said he would get that done & before I got out of the parking lot I was copied on an email that was sent to the attorney about the matter & he replied he would take care of it on Mon Jan. 7, 2019. After further digging into older records to match parcel #s & such to the properties involved to make sure everything was correct & matched up with what was on the resolution from 1998, I have found an issue involving the right a way. When matching up the #s it looks like there is almost 250 ft (just my rough estimate taken from the property map of Mr. Hawk's property that was combined from 2 or 3 lots to 1 lot in 2015) from the end of the asphalt of Cattleman Dr. headed west to the end of Mr. Hawk's property & corner of 6694 that is NOT included for some reason in that resolution. The only reason I can see that it was not included in there @ THAT time in 1998 is that Mr. Hawk's property was in 2 or 3 separate lots & the last lot being parcel 13 would have been land locked if it was ever sold. Since Mr. Hawk has combined all 3 pieces into 1 I see no reason why the remaining land in the right a way can not be vacated & deeded back to my family. Mr. Hawk has 50ft of road frontage that does not have anything to do with this right a way so I ask the Planning Commission & or the County Commission to grant the vacating of this remaining right a way & give it back to our family. As I stated in the original letter back in 1998 & hopefully proven over the last 20 yrs by not selling, yet paying for this property that you know I do NOT plan to further subdivide this land & all I want is to build my house on my families farm where I once lived as a child. This land is very special to me otherwise I would have sold it & not worked so hard to pay it off on top of my own mortgage that I had on my house I actually live in. I have included a copy of the original letter, resolution, map of our property & the new map of Mr. Hawk's property for you to look at. Should there be anything else that you need, please let me know.

Thank You,

A handwritten signature in cursive script, appearing to read "Gary Ackman". The signature is written in dark ink and is positioned below the "Thank You," text.



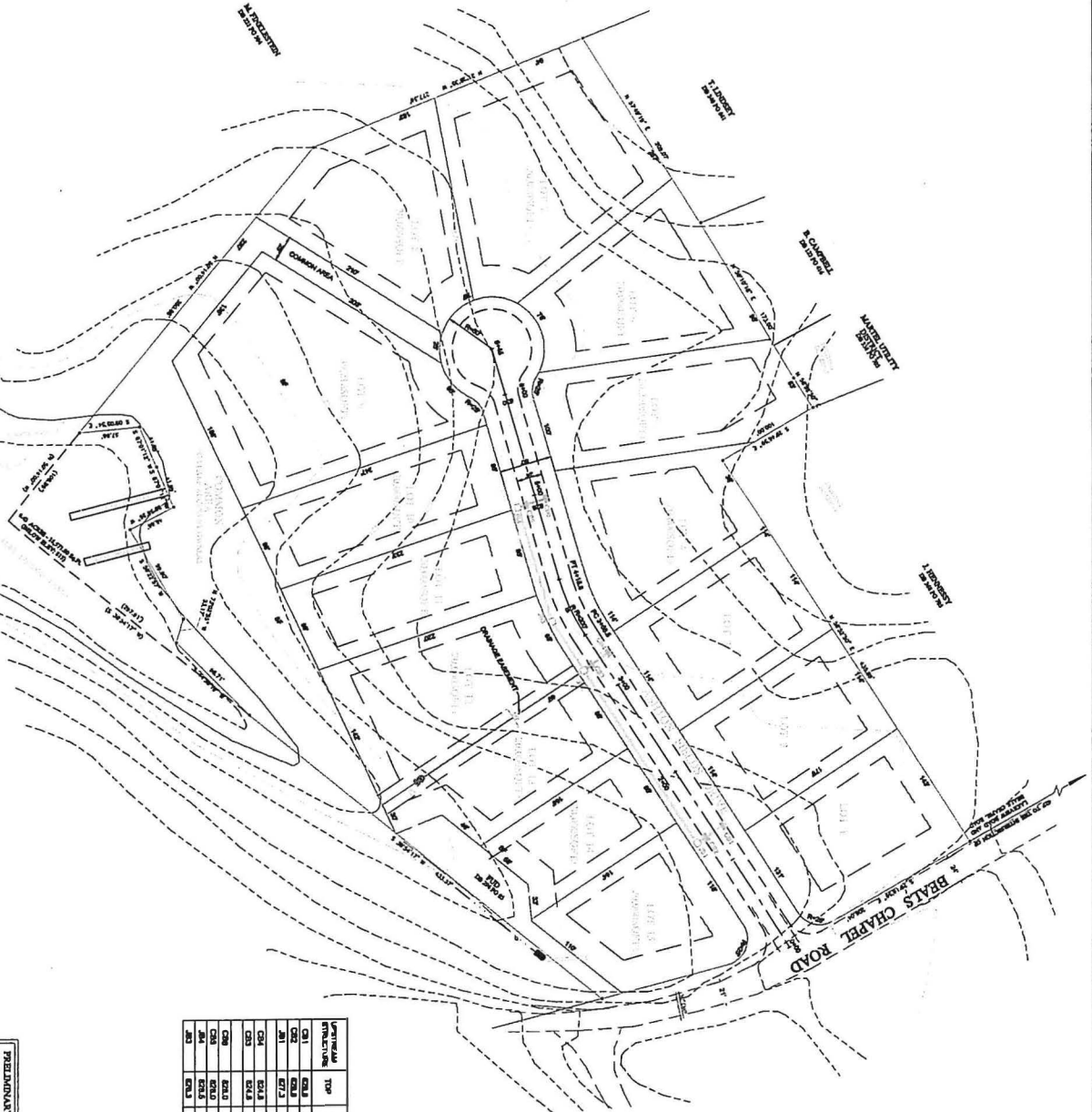
Date: January 10, 2019
 County: Loudon
 Owner: FRED LONG CONSTRUCTION
 Address: BEALS CHAPEL RD 4860
 Parcel Number: 021 093.00
 Deeded Acreage: 9.7
 Calculated Acreage: 0
 Date of Imagery: 2015

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

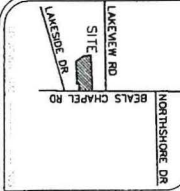
- GENERAL NOTES:**
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TYPICAL SPECIFICATIONS FOR HIGHWAYS, SEVENTH EDITION, AND THE TYPICAL SPECIFICATIONS FOR STRUCTURES, SEVENTH EDITION, BOTH PUBLISHED BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION.
 - 2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.
 - 3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.
 - 4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.
 - 5. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.
 - 6. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.
 - 7. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.
 - 8. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.
 - 9. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.
 - 10. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT AND HAS FOUND NO APPARENT OBSTRUCTIONS, SETBACKS AND EASEMENTS TO BE IN VIOLATION OF ANY APPLICABLE ORDINANCES, STATUTES AND REGULATIONS OF ANY AGENCY OF THE STATE OF MISSISSIPPI.



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



MAGNETIC



PROPERTY	TYPE	AREA	CONVERTIBLE	TYPE	AREA	CLASST
C01	02.0	02.0	C02	02.0	02.0	27
C02	02.0	02.0	C03	02.0	02.0	27
C03	02.0	02.0	C04	02.0	02.0	27
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C99	02.0	02.0	C100	02.0	02.0	27

PRELIMINARY PLAN

ASHTON FIELDS

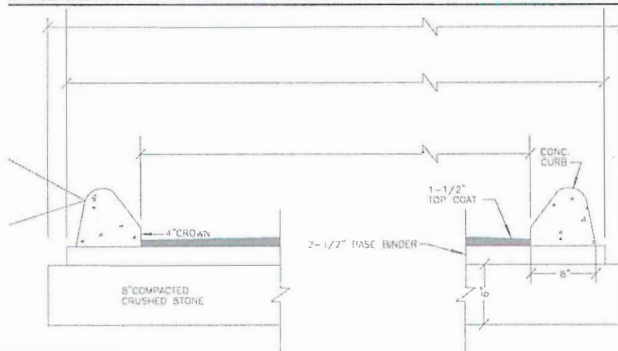
480 BEALS CHAPEL ROAD, MAP 011 PARCEL 097
DISTRICT 2 - LONDON COUNTY - TENNESSEE

DATE: 08-18-2011

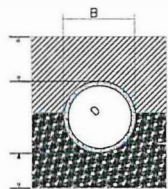
SCALE: 1"=50'

SHEET 1 OF 3

ITEM B

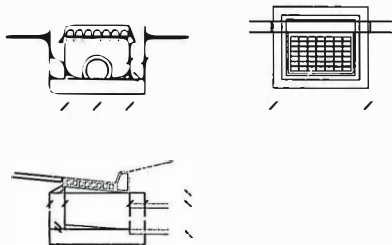


DETAIL --- TYPICAL ROAD SECTION --- NTS



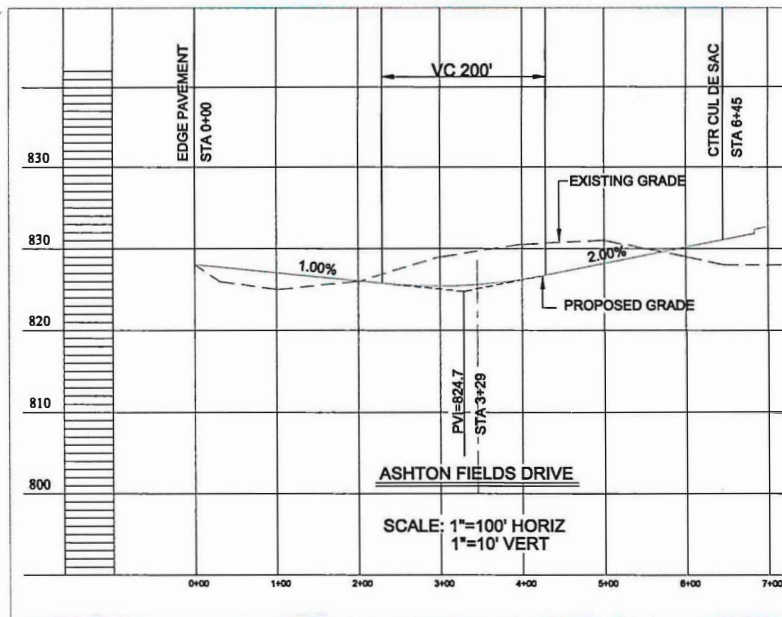
CLASS B

TRENCH BEDDING - CIRCULAR PIPE ----- DETAIL --- NTS

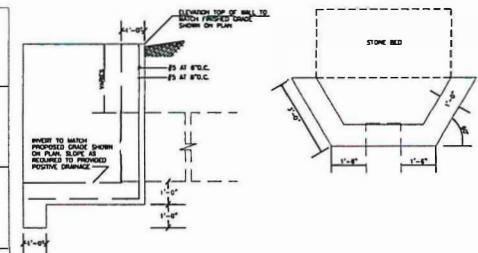


CATCH BASIN / CURB INLET DETAIL - NTS

CURB INLET TO BE STAMPED WITH: "NO DUMPING, DRAINS TO RIVER"

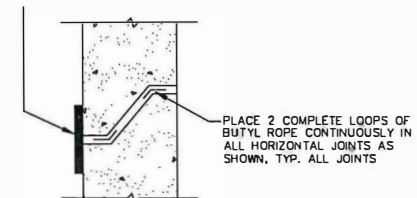


SCALE: 1"=100' HORIZ
1"=10' VERT



CONCRETE HEADWALL -- DETAIL -- NTS

PLACE 1 LOOP OF BUTYL BANDING CONTINUOUSLY AROUND ALL HORIZ. FACES AS SHOWN, AND PROVIDE A HORIZONTAL LAP OF 6" MIN.



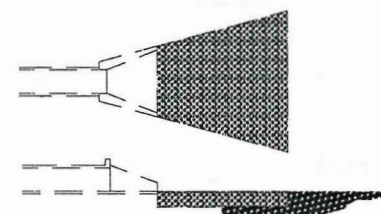
DETAIL G

DETAIL H/L

MIRROR IMAGE

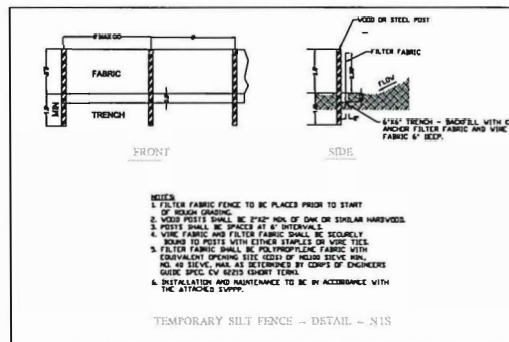
BUTYL ROPE MATERIAL SHALL HAVE A NOMINAL CROSS SECTION DIMENSION OF ONE INCH FOR 4 FT. DIA. MANHOLES AND ONE AND ONE HALF INCHES FOR 5 FT. AND 6 FT. DIA. MANHOLES

STANDARD PRECAST MANHOLES



OUTLET PROJECTION - APRON DETAIL - NTS

Tailwater < 0.5 ft and Assuming Full @ Inlet Flow (Low Tailwater Conditions)



TEMPORARY SILT FENCE -- DETAIL -- NTS

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

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

SITE DETAILS & STREET PROFILE				Sheet 3 OF 3	
ASHTON FIELDS					
District 2 Loudon County * Tennessee					
DESIGNED BY: Rel / Gms	APPROVED BY: Rel	DATE: 07-18-18	REVISIONS: 08-18-18	SCALE: NTS	DRAWING NUMBER: 4227



Loudon County Planning Department

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www.loudoncounty-tn.gov

LOUDON COUNTY RPC/BZA

MEETING DATES FOR

2019

Meets 3rd Tuesday of each month at 5:30 p.m. with BZA meeting immediately following at:

Loudon County Courthouse Annex
101 Mulberry Street
Loudon, TN 37774

Tuesday, January 15, 2019

Tuesday, February 19, 2019

Tuesday, March 19, 2019

Tuesday, April 16, 2019

Tuesday, May 21, 2019

Tuesday, June 18, 2019

Tuesday, July 16, 2019

Tuesday, August 20, 2019

Tuesday, September 17, 2019

Tuesday, October 15, 2019

Tuesday, November 19, 2019

Tuesday, December 17, 2019

Serving Loudon County
Loudon • Greenback • Philadelphia

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	34	\$ 26,207	\$7,271,454	40	\$72,155	\$29,769,555	36	\$21,075	\$5,581,120	25
TOTALS	622	\$389,724	\$123,794,031	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

24 single-family building permits issued for December, 2018



Loudon County Planning Department

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

AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS JANUARY 15, 2019

Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from the November 13 and December 18, 2018 meetings
4. Planned Agenda Items
 - a. Administrative Review, notice of violation, applicant and property owner, David Blanton 1601 Hwy 11, Lenoir City, Tax Map 026B, Group E, Parcel 001.01, C-2, General Commercial District, approximately .7 acres;
 - b. Variance request for front setbacks from 30' to 20', applicant, Richard LeMay, for Emily's Landing Subdivision, Parcels 016, 022, 023, and 024, Tax Map 027, R-1, Suburban Residential District, with PUD, Planned Unit Development Overlay;
 - c. Special Exception, place mobile home behind existing building, applicant and property owner, Richard Davis, 2268 Allison Town Road, Tax Map 55, Parcel 37.00, A-2, Rural Residential District, approximately .64 acres;
 - d. Variance Request of 8' 9" from side setback, applicant and property owners, John and Brenda Raper, 431 Morganton Cove Rd., Greenback, Tax Map 079I, Group A, Parcel 012.00, R-1 Low Density Residential District, approximately 1.0 acre;
- B. Annual Meeting, election of officers;
- C. Approval of Meeting Calendar for 2019;
5. Additional public comments
6. Announcements and/or comments from Board/Commission
7. Adjournment



Date: January 8, 2019
 County: Loudon
 Owner: BLANTON DAVID N ETUX
 Address: W BROADWAY
 Parcel Number: 026B E 001.01
 Deeded Acreage: 0.35
 Calculated Acreage: 0.7
 Date of Imagery: 2015

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

From: David Blanton
1601 Hwy 11 West
Lenoir City TN 37771
986-1204 or 388-4933

TO: Loudon County Codes Enforcement
Re: Notice of Violation 026B, E, 1-4

This 20th day December 2018 I, David Blanton Pro Se, do hereby appeal above said notice and request hearing before counsel. At which time, I hereby request, a representative of Loudon County Codes enforcement present any and all documentation in relation to said property. Including but not limited to the following:

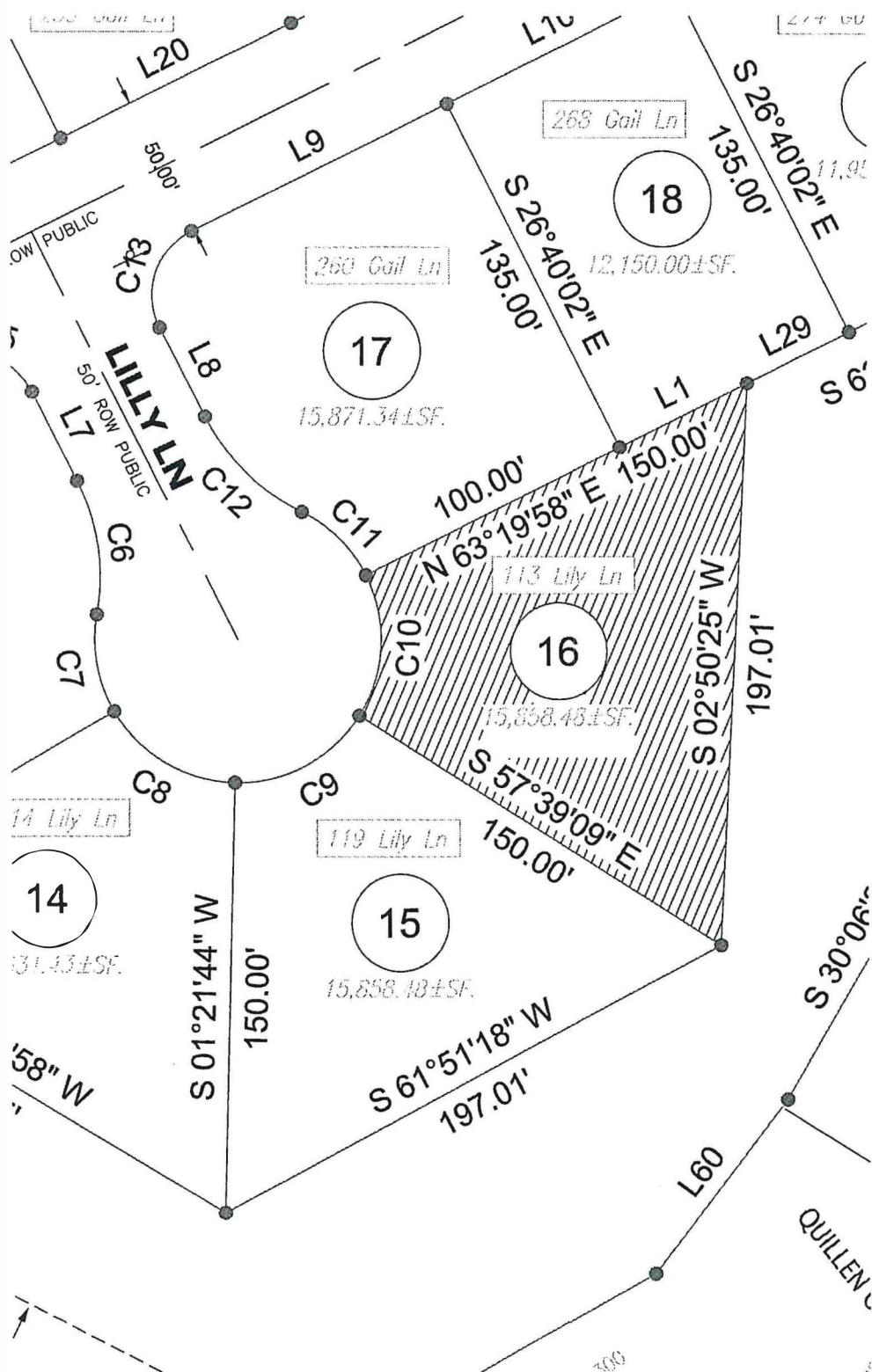
- "Estimated cost of cleanup" quotes
- Log of complaints
- any additional violations filed within the last 12 months.

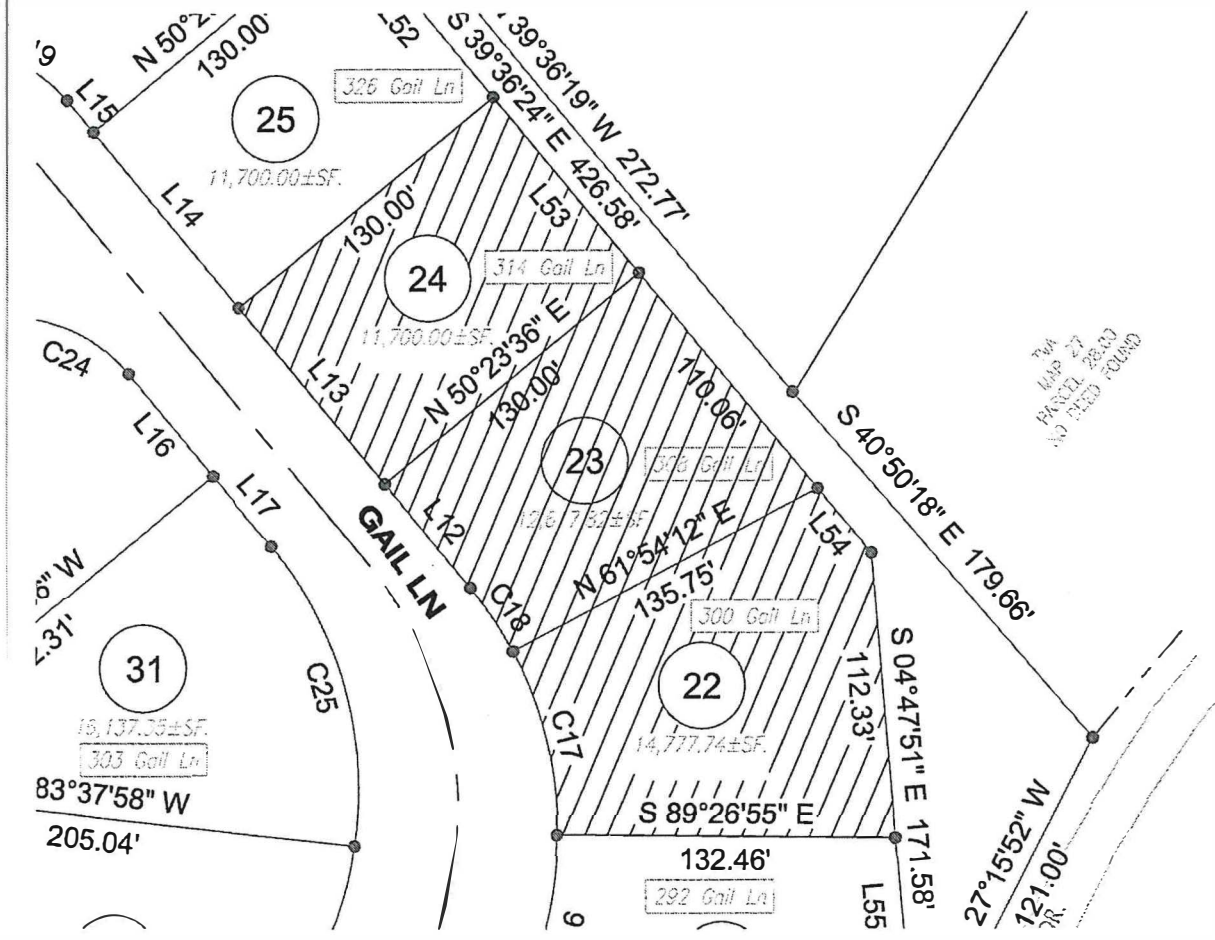
I David Blanton do hereby certify hand delivery to proper department(s) on this 20th day December 2018

David A Blanton Pro Se

Variance lots 16, 22, 23, 24
 Emily's landing Phase 2
 Front Building set back
 From 30' to 20'
 To move house forward from steep
 slope in back yard.







ITEM B



ITEM B



ITEM B





Date: January 8, 2019
County: Loudon
Owner: DAVIS RICHARD R ETUX
Address: ALLISON TOWN RD 2268
Parcel Number: 055 037.00
Deeded Acreage: 0.64
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

**SPECIAL
EXCEPTION**

MISSISSIPPI COUNTY PLANNING
& ZONING DEPARTMENT
855.435.4377



ITEM C





Date: January 8, 2019
 County: Loudon
 Owner: RAPER JOHN C ETUX BRENDA
 Address: MORGANTON CV 431
 Parcel Number: 078L A 012.00
 Deeded Acreage: 0
 Calculated Acreage: 0.77
 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. They are not a substitute for a professional survey.

ITEM D



- * Non-Building Site
- * Access Right away to Lake for Original Owners

Small Access Road to Dock

John C. + Brenda K. Zaper request permission to encroach 8'9" on the 15' easement requirement to the left side of lot #12 (431 Morganston Cove Rd.). The home we plan to build is 78'9" in order to adhere to HOA Requirement that our home be in line with the home on lot #13, construction must be on the narrowest part of lot #12. No building site exists to the left of lot #12. There is only an access road to a community dock and a small strip of land leading to the lake, which was an agree-

New
Construction
for
John C + Brenda
Zaper

Lot 12

6.1'

15'

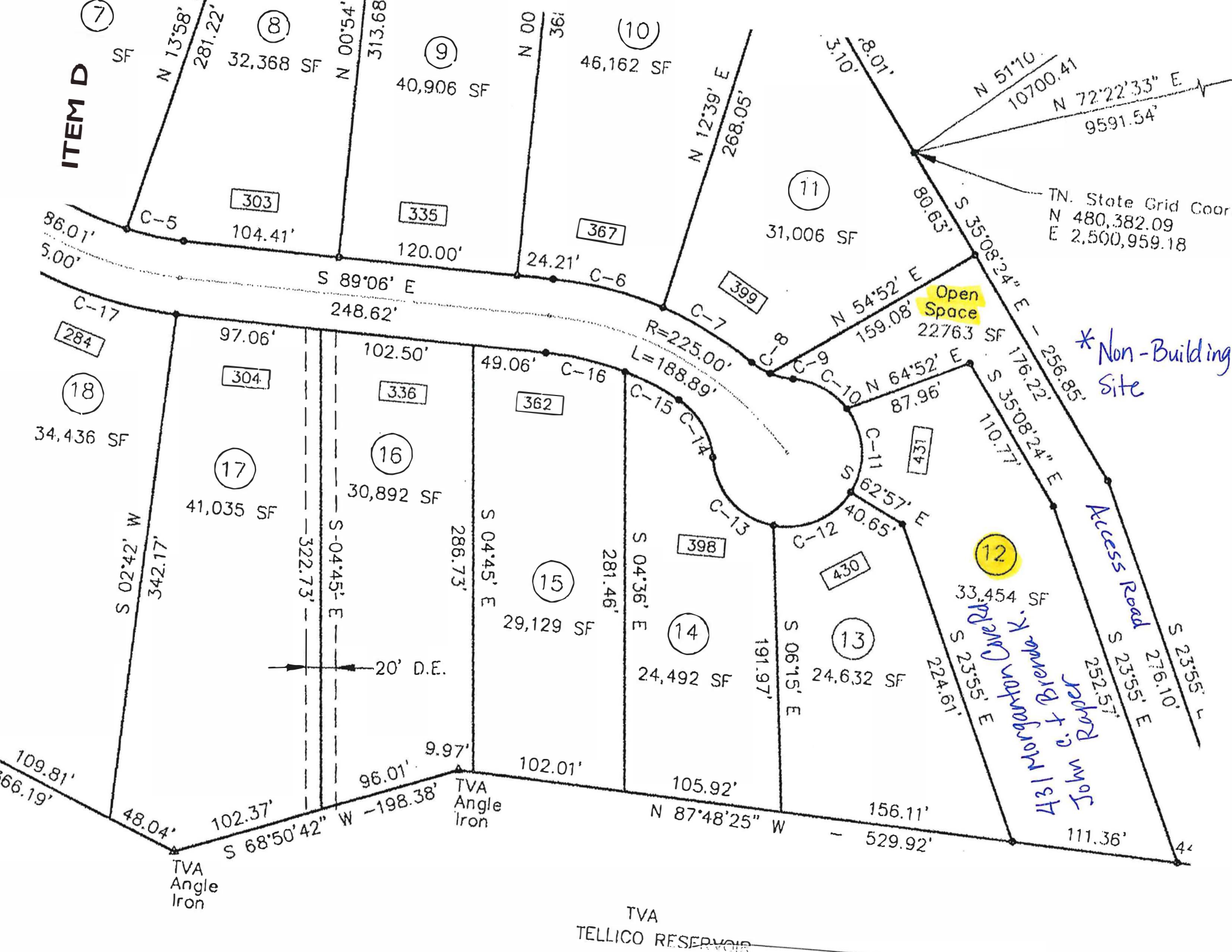
15'

Lot 13

Existing
Home

15'

ITEM D

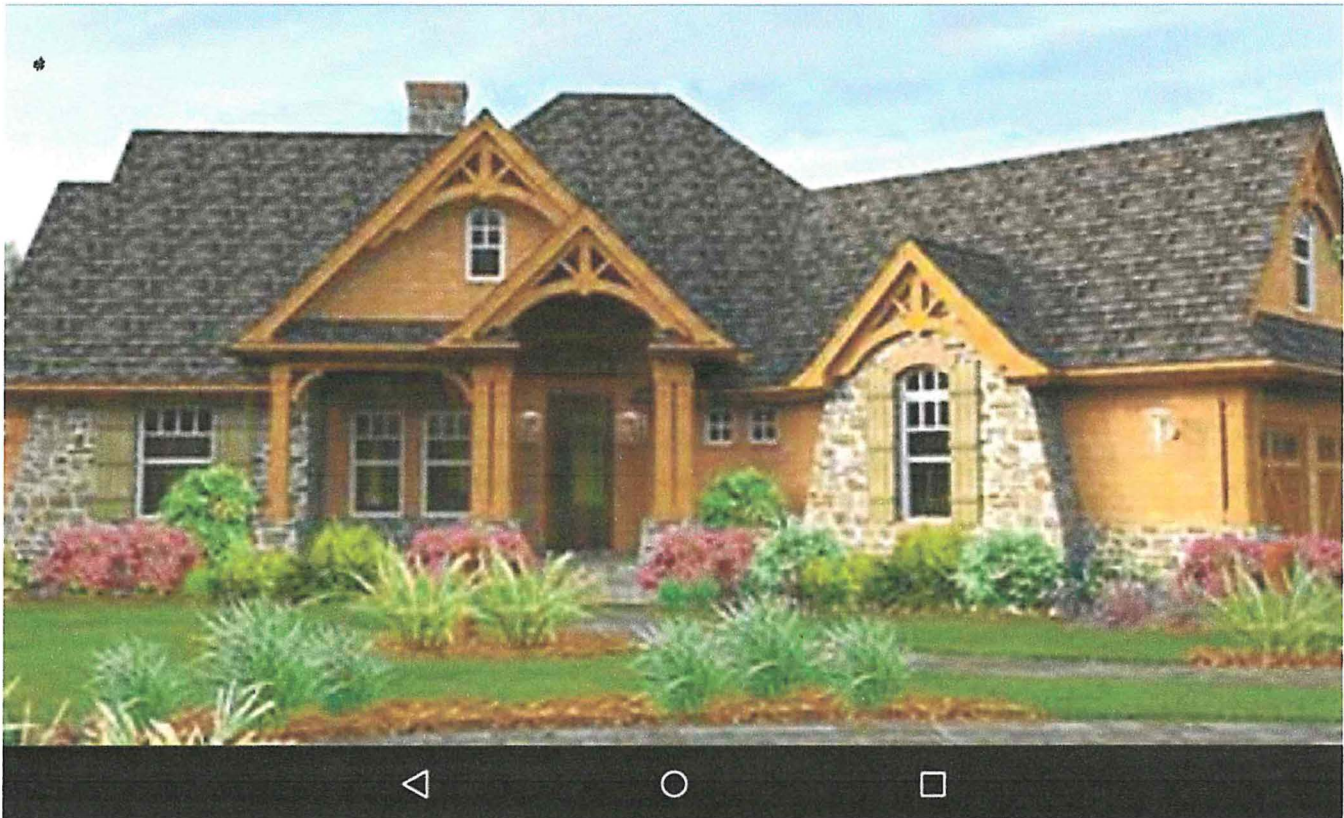


TVA
TELLICO RESERVOIR



Mountain-rustic House Plan - 3 Bedrooms, 2 Bath, 2091 Sq Ft Plan 61-102

<https://www.monsterhouseplans.com>



ITEM D



- Bedrooms & Bath
- Split bedroom
- Master sitting area/Nursery
- Teen suite/bath
- Kitchen
- Walk-in pan
- Eating bar
- Nook / breakfast
- Interior Features
- Bonus room
- Great room
- Open floor plan
- Formal dining
- Den / office
- Unfinished/
- Exterior Features
- Covered front porch
- Covered rear porch



Loudon County Planning Department

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

LOUDON COUNTY RPC/BZA

MEETING DATES FOR

2019

Meets 3rd Tuesday of each month at 5:30 p.m. with BZA meeting immediately following at:

Loudon County Courthouse Annex
101 Mulberry Street
Loudon, TN 37774

Tuesday, January 15, 2019

Tuesday, February 19, 2019

Tuesday, March 19, 2019

Tuesday, April 16, 2019

Tuesday, May 21, 2019

Tuesday, June 18, 2019

Tuesday, July 16, 2019

Tuesday, August 20, 2019

Tuesday, September 17, 2019

Tuesday, October 15, 2019

Tuesday, November 19, 2019

Tuesday, December 17, 2019

Serving Loudon County
Loudon • Greenback • Philadelphia