



# 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)

**A WORKSHOP  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
JUNE 18, 2019  
4:30 p.m.**

The Loudon County Regional Planning Commission will hold a continuing education/training workshop at **4:30 p.m.** The topic will be on firewise, and facilitated by Leon Konz, Wildfire Mitigation Specialist. The public is welcome to attend. The Planning Commission will meet immediately following the workshop.

**AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
JUNE 18, 2019  
5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from May 21, 2019 meeting;
3. Planned Agenda Items
  - A. Site plan for proposed storage facility, Applicant, Arlin Gurley, Property owners, James and Dorothy Cleveland, C&A Properties, 16300 and 16350 Hotchkiss Valley Rd., Tax Map 024 Parcel 037.00 and 038.00, C-2 General Commercial District. Approximately 9.27 acres;
  - B. Rezoning request from A-1 Agricultural-Forestry District, to C-1 Rural Center District, Applicant and Owner, Mike O'Hara, O'Hara Properties Inc., 25884 Hwy. 321, Tax Map 044 Parcel 045.01, Approximately 3.64 acres;
  - C. Discussion of zoning resolution to include; electronic signs, message signs, on premise firework sales;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for May 2019 (attached)
6. Additional Public Comments

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7. Update from Planning Department

8. Adjournment



Done

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ITEM A





100\_2562.JPG

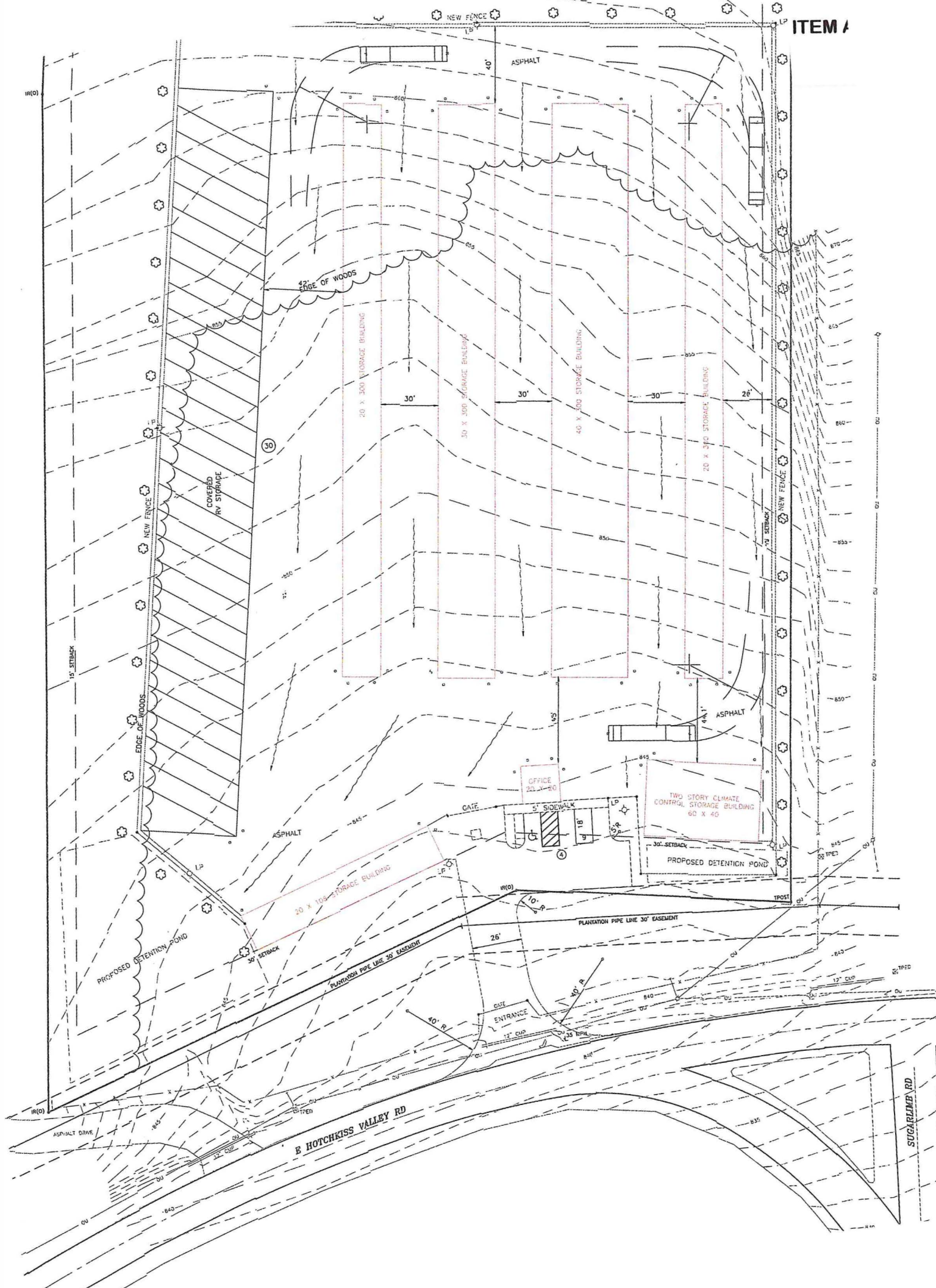
ITEM A

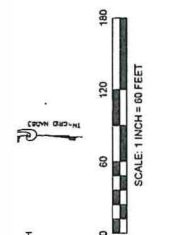
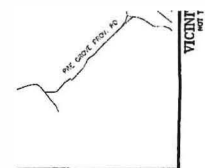


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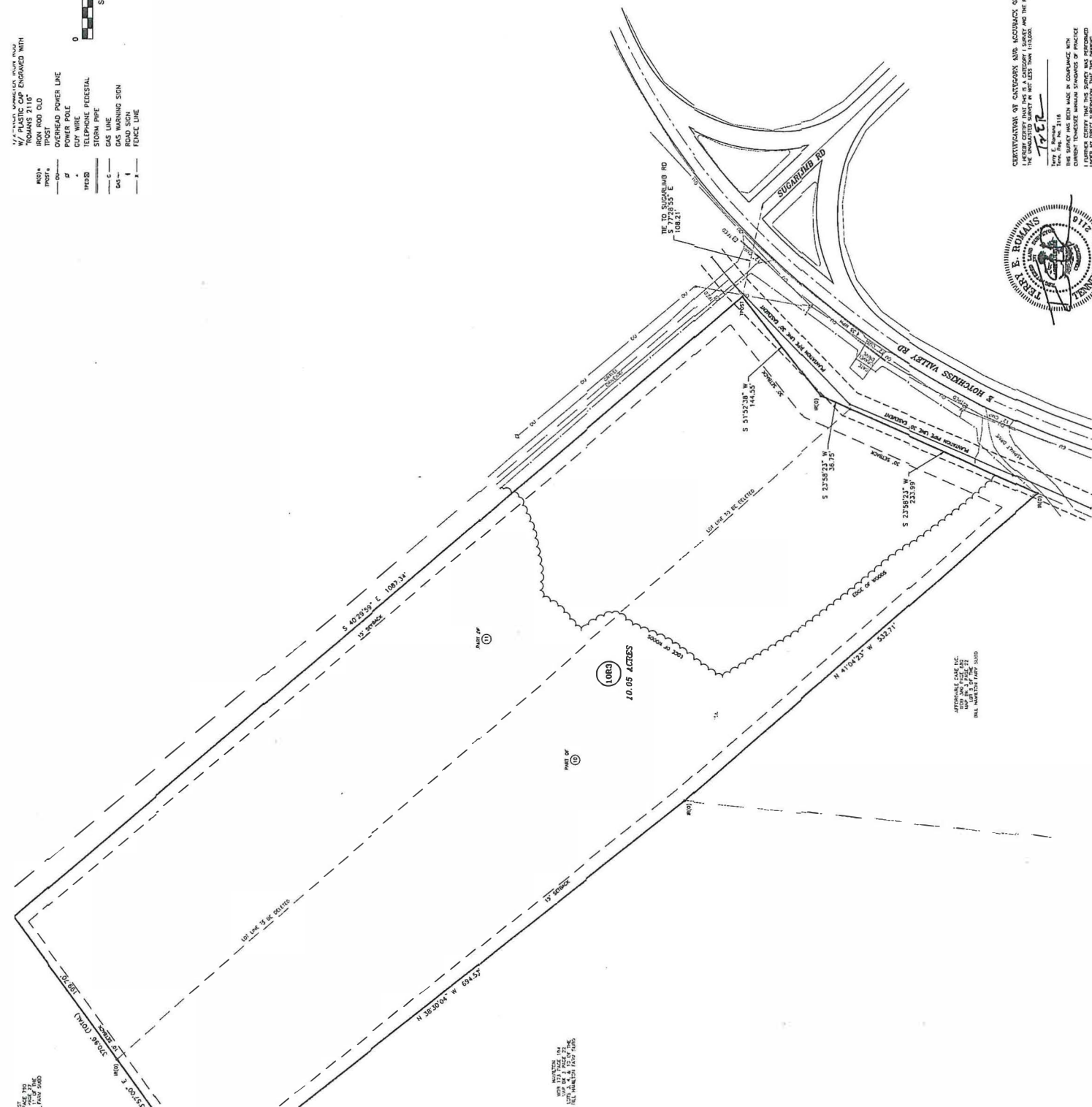








1/2" x 24" UNCLE TOM'S IRON ROD  
W/ PLASTIC CAP ENGRAVED WITH  
"TOMMY'S 2116"  
IRON ROD OLD  
TPOST  
OVERHEAD POWER LINE  
POWER POLE  
CUT WIRE  
TELEPHONE POLESTAL  
STORM PIPE  
CAS LINE  
CAS WARNING SIGN  
ROAD SIGN  
FENCE LINE



**PROPERTY OWNERS/REFERENCE:**  
JAMES & DOROTHY CLEVELAND  
7136 WARLEE PARK BLVD  
KNOXVILLE, TN 37921  
TAX MAP 024 PARCEL 037.00  
WOB 217 PAGE 417  
PLAT BK 3 PAGE 22  
PLAT C&O B SLIDE 3  
PART OF LOT 10  
BUT LAMARTON FARM E

SURVEY TITLE	BILL HALL/TC
ADDRESS	E HOTCHKISS
CITY	LOUDBON
STREET	5th
TAX MAP	Q24
WARD	— BUCK
DECD BK - PAGE	
PLAT BOOK	2
PLAT C&B	E
PLAT NO. PART	
SUBDIVISION NAME	



**ROMANS**  
Engineering

1923 Hopewell Road  
Knoxville, TN 37922  
Phone (615) 579-5725  
romansengineering@gmail.com

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION  
 OF THIS SURVEY IS NOT LESS THAN 1:10,000

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOLLOWING INFORMATION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF:

DATE: 3/9/18

BY: [Signature]

NAME: Jerry E. Romberg

ADDRESS: 10000 Highway 100, Suite 100, Dallas, Texas 75243

PHONE: (214) 343-1111

FAX: (214) 343-1111

EMAIL: jerry@jerryromberg.com

THE FOLLOWING INFORMATION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF:

DATE: 3/9/18

BY: [Signature]

NAME: Jerry E. Romberg

ADDRESS: 10000 Highway 100, Suite 100, Dallas, Texas 75243

PHONE: (214) 343-1111

FAX: (214) 343-1111

EMAIL: jerry@jerryromberg.com



5/20/19





Date: June 5, 2019  
County: Loudon  
Owner: OHARA PROPERTIES INC  
Address: HWY 321 S 25884  
Parcel Number: 044 045.01  
Deeded Acreage: 3.64  
Calculated Acreage: 0  
Date of Imagery: 2015

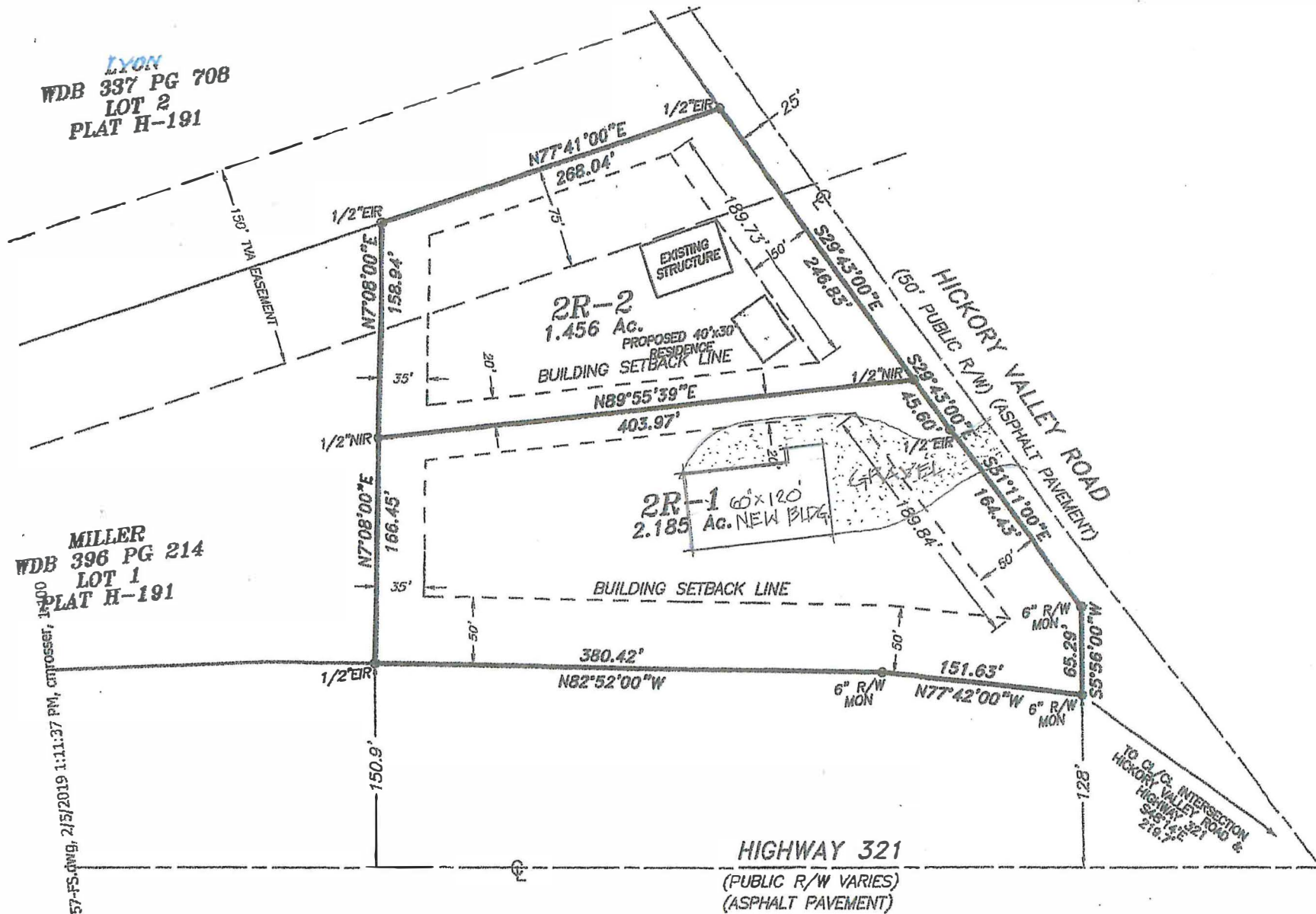
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TN Comptroller - OLG  
TDOT  
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(OLG)

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



LYON  
WDB 337 PG 708  
LOT 2  
PLAT H-191

MILLER  
WDB 396 PG 214  
LOT 1  
PLAT H-191



NEW BLDG. PROPOSAL

ITEM B



## CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2019	Fees	Value	2018	Fees	Value	2017	Fees	Value	2016
January	43	\$36,267	\$10,581,553	50	\$ 33,482	\$9,276,834	33	\$23,564	\$6,620,670	29
February	45	\$28,439	\$7,544,271	38	\$ 26,937	\$7,623,628	37	\$21,244	\$6,073,905	32
March	51	\$33,030	\$9,998,800	61	\$ 40,087	\$11,450,722	50	\$29,072	\$7,742,918	37
April	53	\$31,815	\$8,522,190	52	\$ 29,859	\$8,415,166	32	\$20,477	\$5,504,520	51
May	55	\$30,108	\$7,978,973	56	\$ 31,182	\$8,264,540	47	\$29,526	\$8,339,273	43
June				56	\$ 32,578	\$9,493,426	57	\$30,081	\$7,938,743	35
July				49	\$ 27,677	\$23,143,415	45	\$29,719	\$8,134,683	42
August				56	\$ 31,007	\$8,575,728	45	\$25,780	\$6,952,025	42
September				55	\$ 32,185	\$8,561,038	41	\$27,381	\$8,299,292	38
October				65	\$ 46,425	\$12,830,429	54	\$33,494	\$9,200,561	38
November				50	\$ 32,098	\$8,887,651	55	\$27,672	\$7,124,729	23
December				34	\$ 26,207	\$7,271,454	40	\$72,155	\$29,769,555	36
TOTALS	247	\$159,659	\$44,625,787	622	\$389,724	\$123,794,031	536	\$370,165	\$111,700,874	446

28 Single-family building permits issued for May, 2019



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AGENDA  
LOUDON COUNTY BOARD OF ZONING APPEALS  
JUNE 18, 2019  
*Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from May 21, 2019 meeting.
4. Planned Agenda Items;
  - A. Variance Request to build covered porch, Applicant and Property Owner, Sonja Frye, 1151 Old Spears Rd., Tax Map 022, Parcel 085.00, A-2, Rural Residential District, Approximately 0.50 acres;
  - B. Variances Request to subdivide property to create lots which lack lot width minimums, variances from side setbacks, variances for septic reserve on adjacent lots, Applicant, M. Scott Johnson, Property Owner, David T. Barry, 24450 Beals Chapel Road, Tax Map 028 Parcel 035.00, A-2 Rural Residential District, Approximately 1.15 acres;
  - C. Special Exception for electronic message center, Applicant, Fritz Thumler, Property Owner, Heartland Worship Center, 160 Harrison Rd., Tax Map 015O, Group A, Parcel 015.00, R-1 Suburban Residential District, Approximately 1.00 acre.
  - D. Special Exception to convert structure from animal to human crematory, Applicant, Glenn Wilson, Property owner, Lenoir City Cemetery, 283 Monument St., Tax Map 022E, Group A, Parcel 022.00, C-2 General Commercial District, Approximately .96 acres;
  - E. Special Exception for PUD overlay, Applicant, Rodney Phillips, Property Owner, Capital Commercial, 7431 Hwy. 411, Tax Map 084 Parcel 044.00, R-1 Suburban Residential District, Approximately 32.45 acres;
5. Additional Public Comments;

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Loudon • Greenback • Philadelphia



6. Announcements and/or comments from Board/Commission;

7. Adjournment;

## ITEM A

Loudon County - Parcel: 022 085.00



County: Loudon  
Owner: BUNDY JOHN D ETUX  
Address: OLD SPEARS RD 1151  
Parcel Number: 022 085.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015





Date: June 11, 2019  
County: Loudon  
Owner: BARRY DAVID T  
Address: BEALS CHAPEL RD 24450  
Parcel Number: 028 035.00  
Deeded Acreage: 2.26  
Calculated Acreage: 0  
Date of Imagery: 2015

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OWNER: TII  
 ADDRESS: 24  
 LOCATION: CL  
 2r  
 LC  
 DEED REF: BC  
 SUBDIVISION: LC  
 CH  
 PLAT CAB. E. :

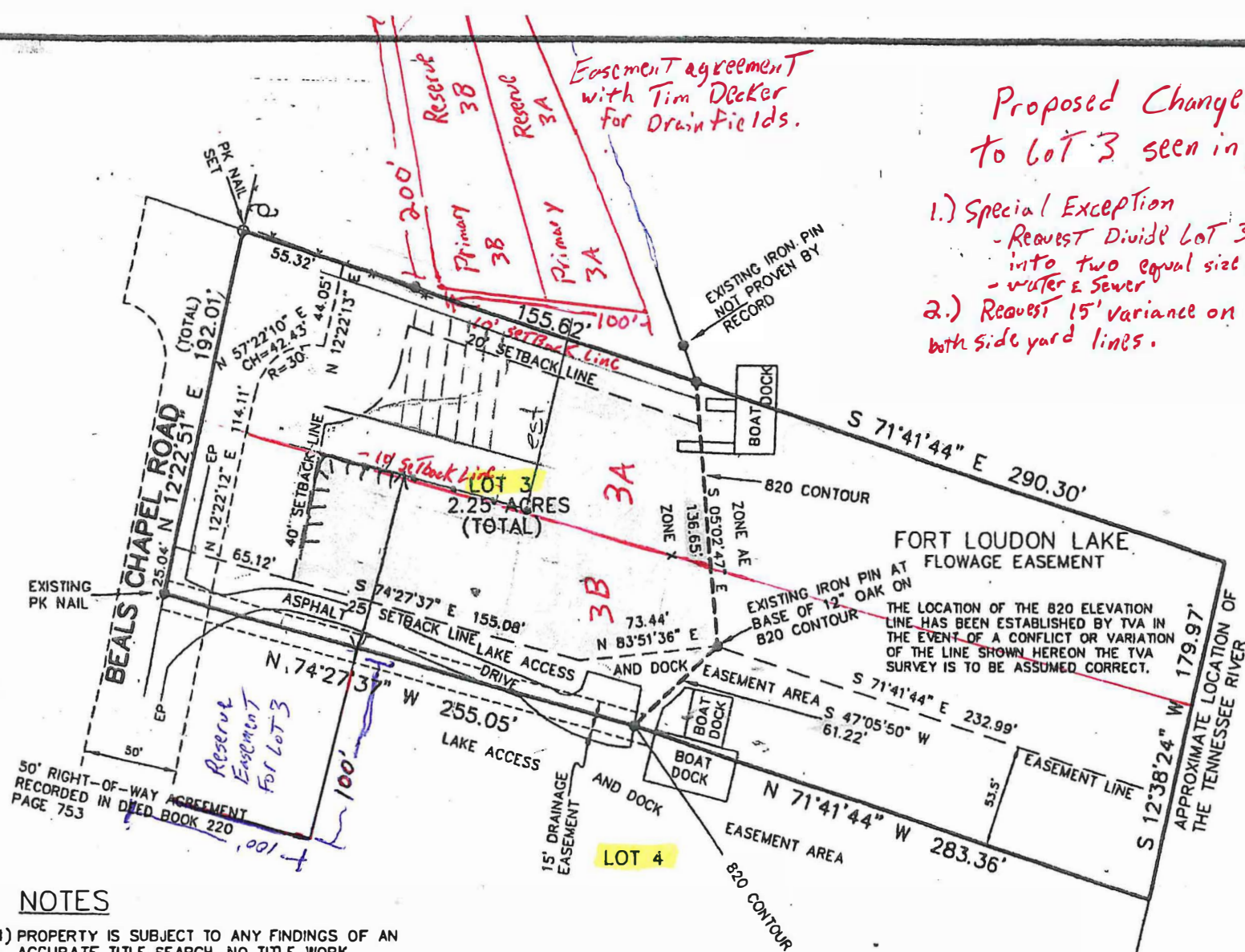
DATE 05

I hereby certify th  
 survey, mode und  
 are no encroachm

REGISTERED  
 LAND SURVEYOR

A  
 P.O  
 KN  
 PH

ITEM B



## NOTES

- 1) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- 2) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- 3) NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
- 4) 5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR LOT LINES AND 10' ALONG ALL EXTERIOR LOT LINES.

## LEGEND

IRON PIN SET O  
 IRON PIN FOUND ●  
 FENCE — x —  
 UTILITY POLE   
 EDGE PAVEMENT EP

This lot IS in areas designated  
 "Special Flood Hazard" on federal flood  
 maps available to me at this time.  
 47105C0125D, ZONES X AND AE, 5/16/07



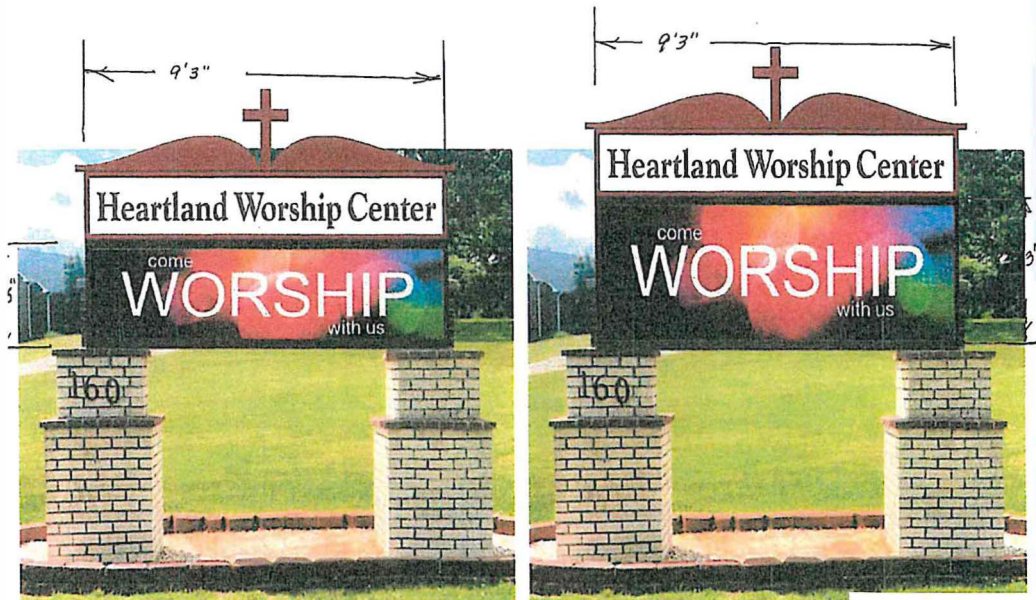
ITEM C

## Loudon County - Parcel: 015O A 015.00



County: Loudon  
Owner: CUMBERLAND PRESBYTERIAN  
Address: HARRISON RD 160  
Parcel Number: 015O A 015.00  
Deeded Acreage: 2.21  
Calculated Acreage: 2.21  
Date of Imagery: 2015

DRAWING# 19053021K



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

\*PHOTO IMAGE MAY

**HEARTLAND  
WORSHIP  
CENTER**

160 Harrison  
Rd  
LENTOR CITY, TN.

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

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6/4/2019

Harrison Rd - Google Maps

Harrison Rd

CURRENT SIGN

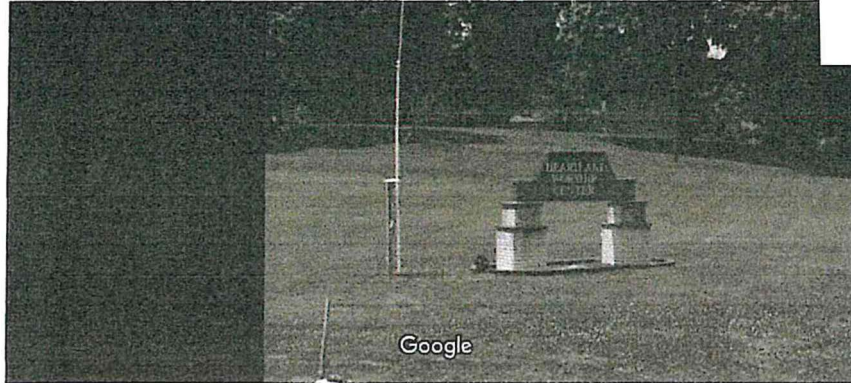
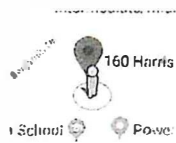


Image capture: May 2018 © 2019 Google

Lenoir City, Tennessee

Google

Street View - May 2018

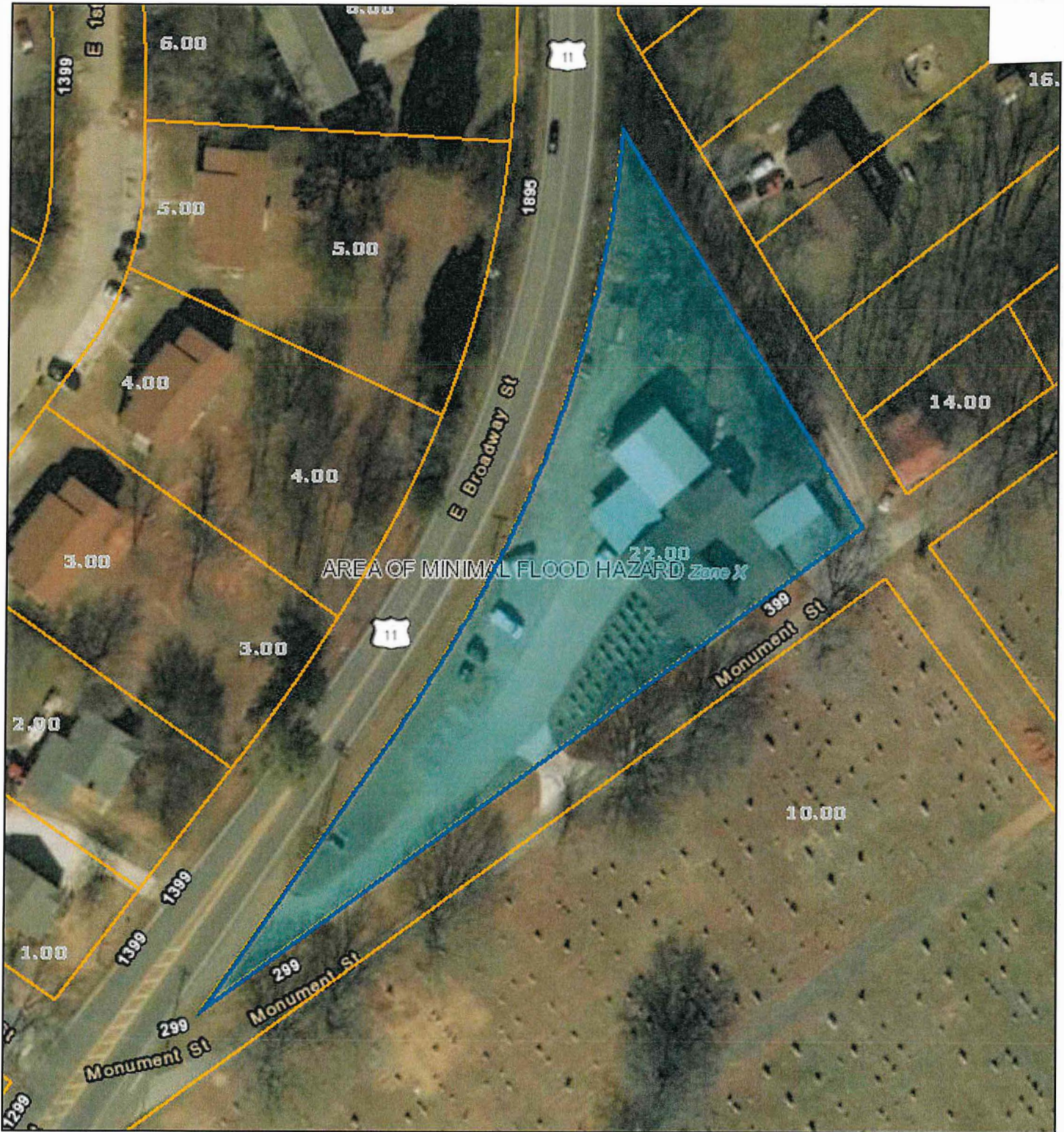


<https://www.google.com/maps/place/160+Harrison+Rd,+Lenoir+City,+TN+37771/@35.8094387,-84.2854746,3a,15y,314.2h,88.74t/data=!3m6!1e1!3m...> 1/1



# Loudon County - Parcel: 021H A 022.00

ITEM D



Date: June 6, 2019  
County: Loudon  
Owner: WILSON C A  
Address: MONUMENT ST 283  
Parcel Number: 021H A 022.00  
Deeded Acreage: 0.96  
Calculated Acreage: 0  
Date of Imagery: 2015

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# Loudon County - Parcel: 084 044.00

ITEM E



Date: June 11, 2019  
County: Loudon  
Owner: JENKINS HERBERT  
Address: HWY 411 7431  
Parcel Number: 084 044.00  
Deeded Acreage: 32.45  
Calculated Acreage: 32.45  
Date of Imagery: 2015

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(OLG)



145-SP  
1 SHEET(S)

ITEM E