



# 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)

AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
July 16, 2019  
5:30 p.m.

1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from June 18, 2019 meeting;
3. Planned Agenda Items;
  - A. Rezoning Request from R-1 Suburban Residential District to C-2 General Commercial District, Applicant, Sean Rogers, Property Owner, Edith and James Roberson, 453 Monument St., Tax Map 021H Parcel 014.00, Approximately 0.14 acres;
  - B. Site Plan office, Applicant and Property Owner, Sean Rogers, 7250 Hwy. 11, C-2, General Commercial District, Tax Map 016 Parcel 042.00, Approximately 0.50 acres;
  - C. Site Plan for building expansion, Pro Vision Academy (R2R Studio, LLC), Applicant and Property Owner, Choate Ridge Property, 665 Gladstone Rd., C-2 General Commercial District, Tax Map 007A Parcel 012.00, Approximately 0.97 acres;
  - D. Site Plan for industrial building, Blue Tank and Pump Rental, Applicant, Randy Denton, Property Owner, SDP Properties, 1639 Buttermilk Rd., C-2 General Commercial District, Tax Map 002 Parcel 092.00, Approximately 14.95 acres;
  - E. Review Zoning Resolution Amendments, signs and BZA applications;
4. County Commission Action on Planning Commission Recommendations;
5. Codes Department Building Activity Summary for June 2019 (attached);
6. Additional Public Comments;

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Loudon • Greenback • Philadelphia

7. Update from Planning Department;

8. Adjournment;

## ITEM A

### Loudon County - Parcel: 021H A 014.00



County: Loudon  
Owner: ROBERSON EDITH MILDRED  
Address: MONU MENT ST 453  
Parcel Number: 021H A 014.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015



ITEM A







ITEM A



ITEM A







Date: July 9, 2019  
 County: Loudon  
 Owner: ROGERS SEAN  
 Address: HWY 11 E 7250  
 Parcel Number: 016 042.00  
 Deeded Acreage: 0.5  
 Calculated Acreage: 0.5  
 Date of Imagery: 2015

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

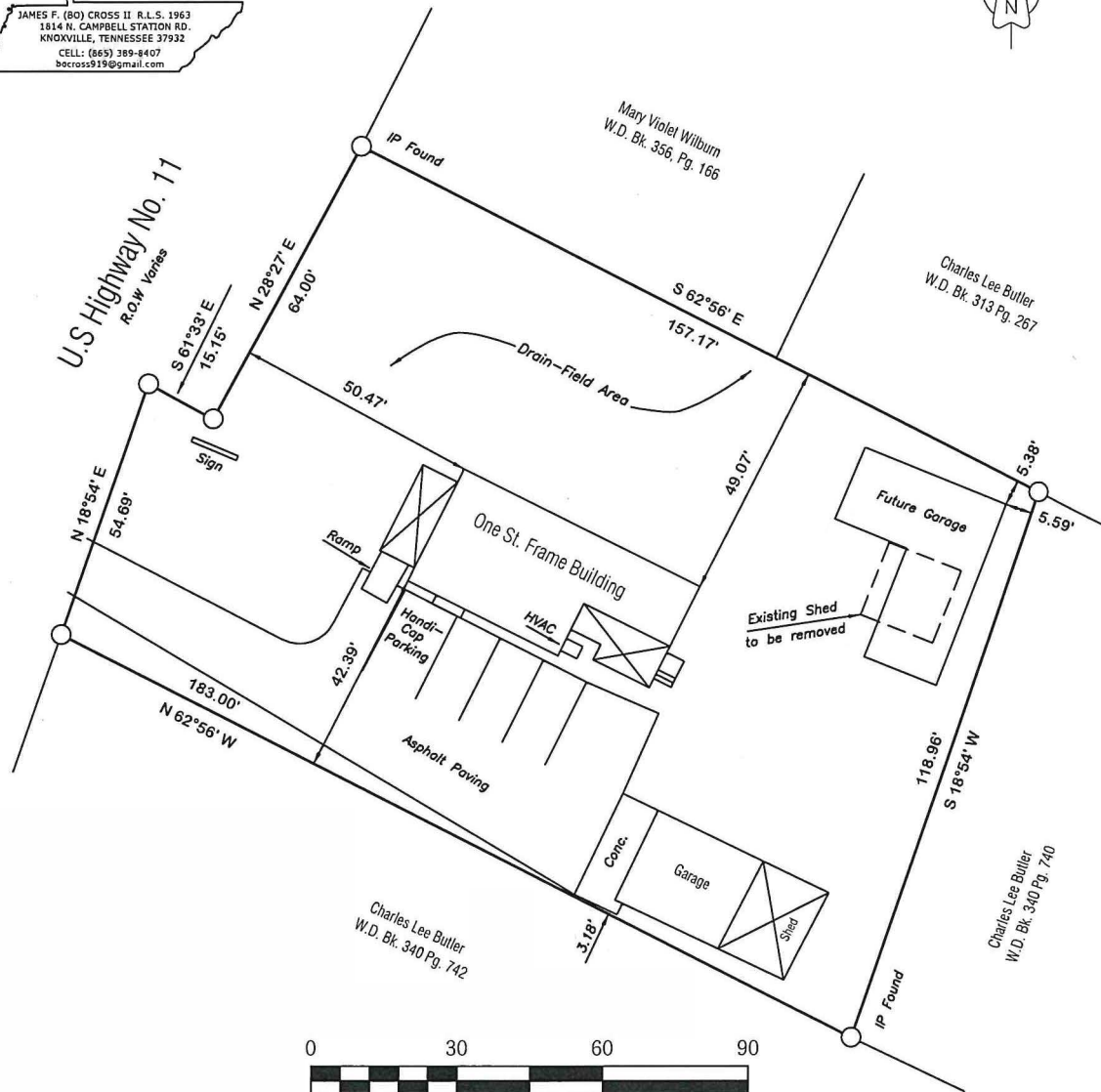
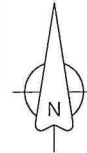


**Cross**

• Land Surveying  
• Excavating  
• Construction  
• Development

Construction and Land Services, Inc.

JAMES F. (BO) CROSS II R.L.S. 1963  
1814 N. CAMPBELL STATION RD.  
KNOXVILLE, TENNESSEE 37932  
CELL: (865) 389-8407  
bcross919@gmail.com

**Proposed Site Plan**

TOPOGRAPHIC INFORMATION: THERE IS LESS THAN 3' ELEVATION CHANGE INSIDE ALL PROPERTY LINES AS SHOWN

**NOTES**

- 1.) UTILITY AND DRAINAGE EASEMENT OF 10' INSIDE ROAD RIGHTS OF WAYS AND THE PERIMETER BOUNDARY; AND 5' INSIDE ALL OTHER LOT LINES.
- 2.) THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
- 3.) DESCRIBED PROPERTY IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS THAT MAY EXIST AS PER OPERATING UTILITY COMPANIES, RECORDED AND/OR UNRECORDED.
- 4.) MINIMUM BUILDING SETBACKS AS PER PROPOSED C-2 ZONING:  
FRONT: 30'  
REAR: 20'  
SIDES: 20'

SURVEY FOR **Yeargan Pet Cremations Services**  
 DISTRICT 2 COUNTY OF **Loudon** WITHIN THE CITY OF \_\_\_\_\_ WARD \_\_\_\_\_  
 LOT NO. \_\_\_\_\_ BLOCK \_\_\_\_\_ IN \_\_\_\_\_  
 ROUTE NO. \_\_\_\_\_ BOX \_\_\_\_\_ HOUSE NO. **7250 E. Hwy 11E**  
 MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SCALE **1" = 30'**  
 MAP CAB. \_\_\_\_\_ SLIDE \_\_\_\_\_ DATE **9-14-18**  
 TAX MAP **16** GROUP \_\_\_\_\_ PARCEL **42.00**  
 WARRANTY DEED BK. \_\_\_\_\_ PAGE \_\_\_\_\_  
 BEARING BASE **NAD83 - TDOT network**



DRAWING NO., Sean Rogers



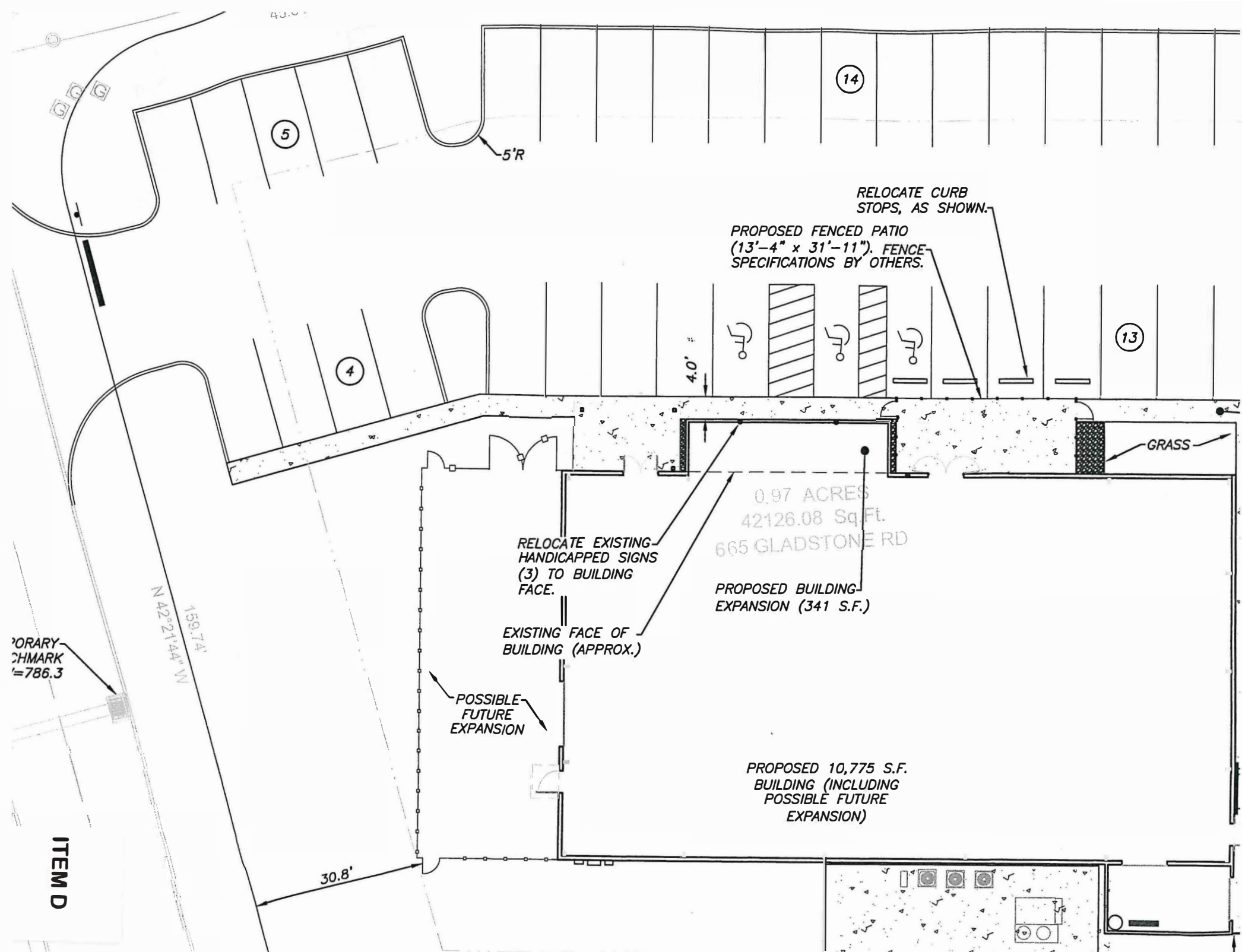
## ITEM C

Loudon County - Parcel: 007A A 012.00



County: Loudon  
Owner: CHOATE RIDGE PROPERTIES LLC  
Address: GLADSTONE RD 665  
Parcel Number: 007A A 012.00  
Deeded Acreage: 0.97  
Calculated Acreage: 0.97  
Date of Imagery: 2015







## ITEM D

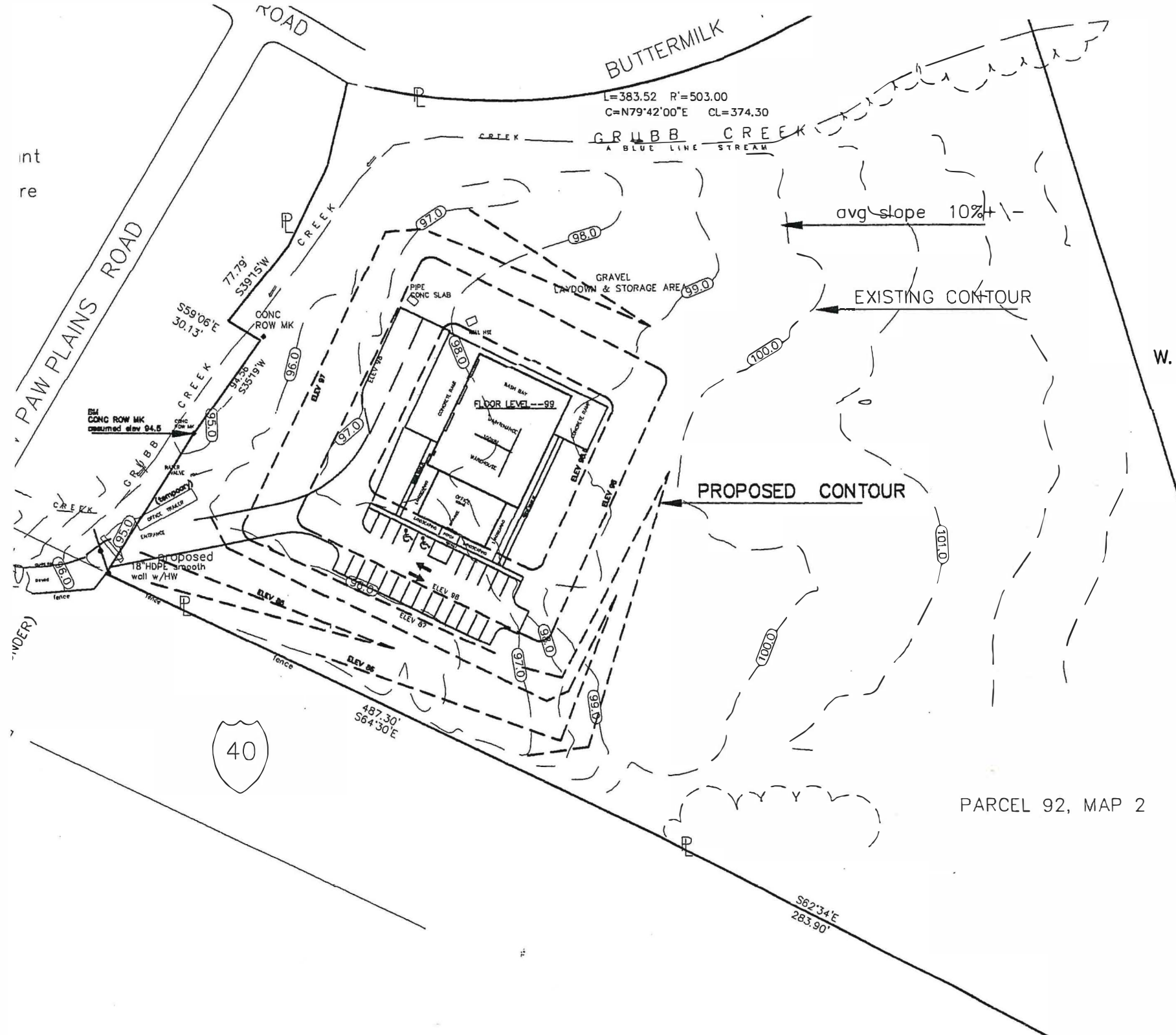
### Loudon County - Parcel: 002 092.00

Esri,



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









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AGENDA  
LOUDON COUNTY BOARD OF ZONING APPEALS  
JULY 16, 2019  
*Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from June 18, 2019 meeting.
4. Planned Agenda Items;
  - A. Variance Request to build accessory structure with no principal structure, Applicant and Property Owner, Chasey Hachmann, 6694 Old Midway Rd., Tax Map 16G Group B Parcel 012.00, R-1 Suburban Residential District, Approximately 5.51 acres;
  - B. Variance Request to reduce property lot width by 29', Applicant and Property Owner, Justin Purcell, 3021 Prospect Church Road, Tax Map 39.0 Parcel 143.00, A-1 Agricultural-Forestry District, Approximately 1.58 acres;
  - C. Variance Request to stay in recreational vehicles (RV's) periodically on property with existing duplex, Applicant and Property Owner, Richard Leon, 1015 Fox Hunters Rd., Tax Map 022 Parcel 005.00, A-2, Rural Residential District, Approximately 2.00 acres;
  - D. Variance Request of 14' (26' from front property line) 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;
  - E. Special Exception for a multi-family development, 18 units including 3-plexes and 4-plexes, Applicant and Property Owner, Randy Sparks, 14574 Hwy.70 E., Tax Map 007 Parcel 083.00, R-1 Suburban Residential District with PUD overlay, Approximately 4.7 acres;

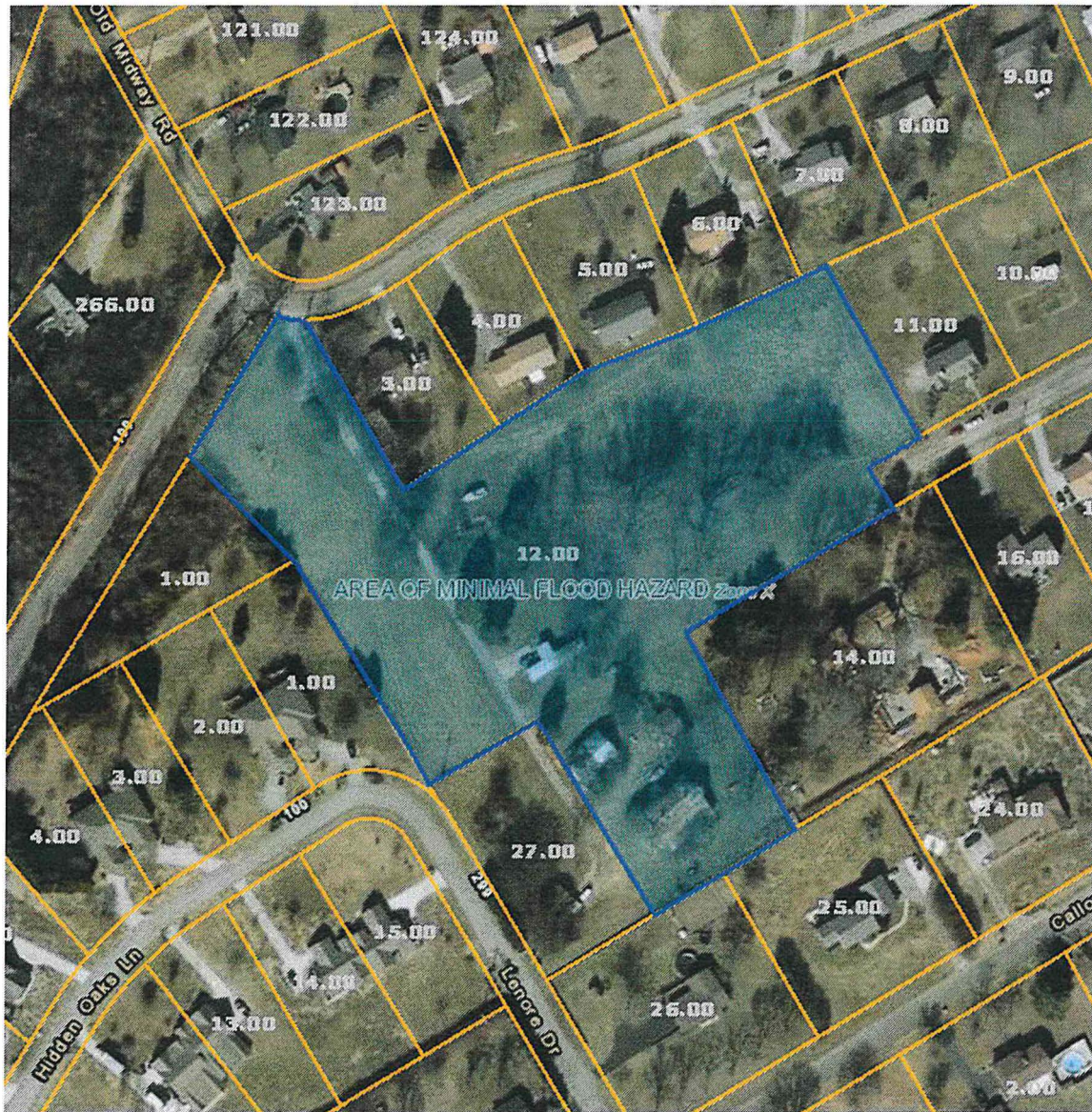


5. Additional Public Comments;
6. Announcements and/or comments from Board/Commission;
7. Adjournment;



## ITEM A

Loudon County - Parcel: 016G B 012.00



County: Loudon  
Owner: HACHMANN CHASEY  
Address: OLD MIDWAY RD 6694  
Parcel Number: 016G B 012.00  
Deeded Acreage: 5.51  
Calculated Acreage: 5.51  
Date of Imagery: 2015



## ITEM B

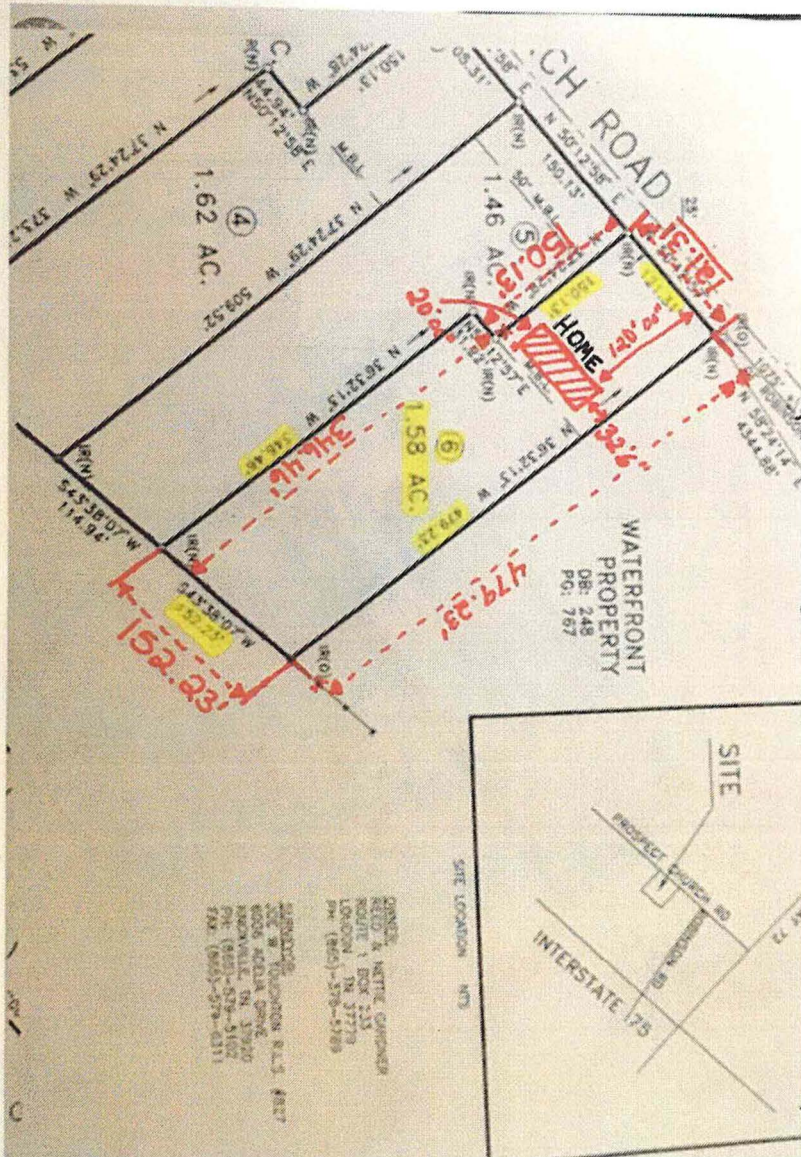
Loudon County - Parcel: 039 143.00



County: Loudon  
Owner: GARDNER JOEL REED ETU X  
Address: PROSPECT CHURCH RD  
Parcel Number: 039 143.00  
Deeded Acreage: 1.58  
Calculated Acreage: 0  
Date of Imagery: 2015



Justin Russell - Variance for Lot Width Code





## ITEM C

Loudon County - Parcel: 022 005.00

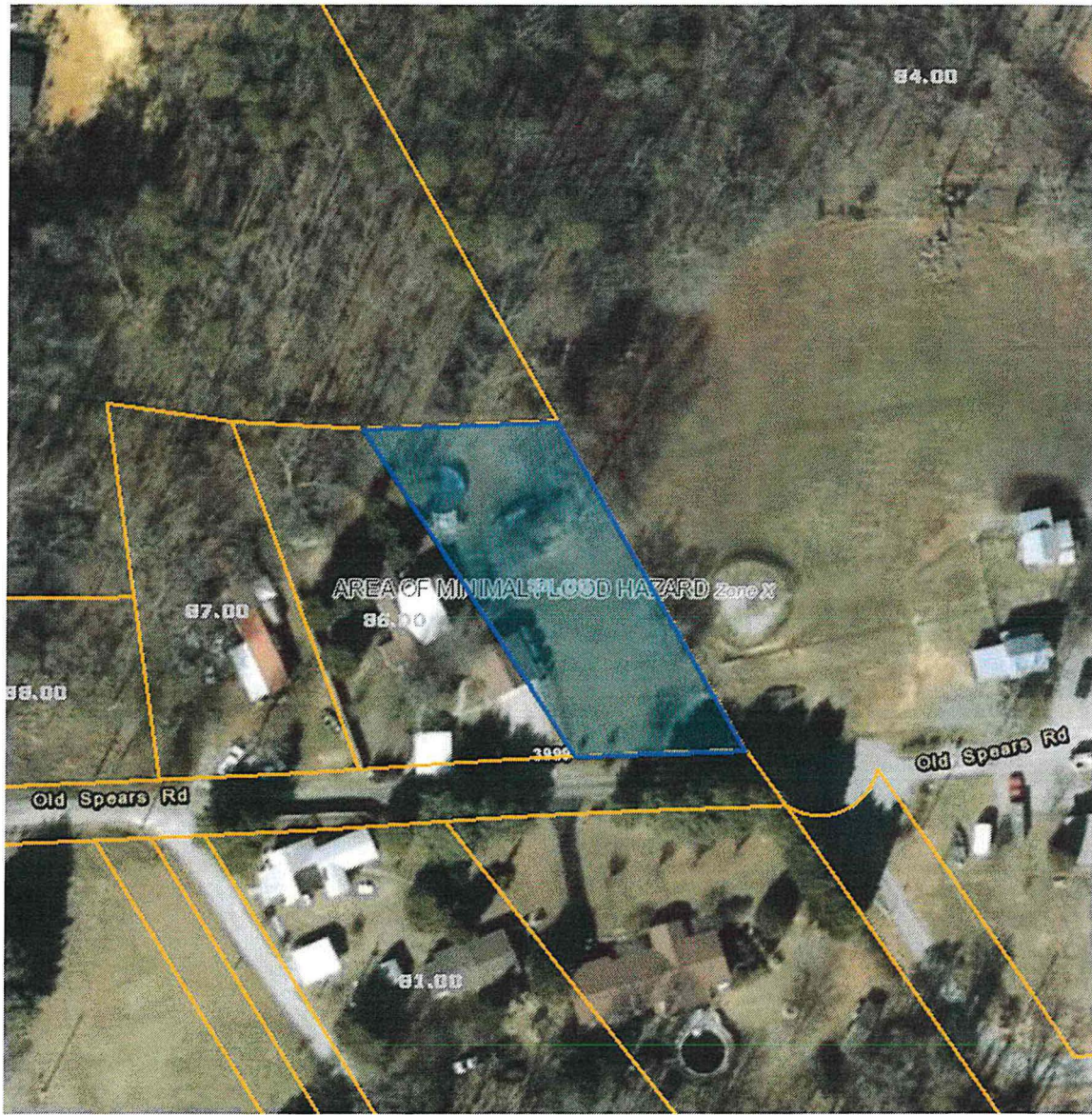


County: Loudon  
Owner: LEON RICHARD E  
Address: FOX HUNTERS RD 1015  
Parcel Number: 022 005.00  
Deeded Acreage: 2  
Calculated Acreage: 0  
Date of Imagery: 2015



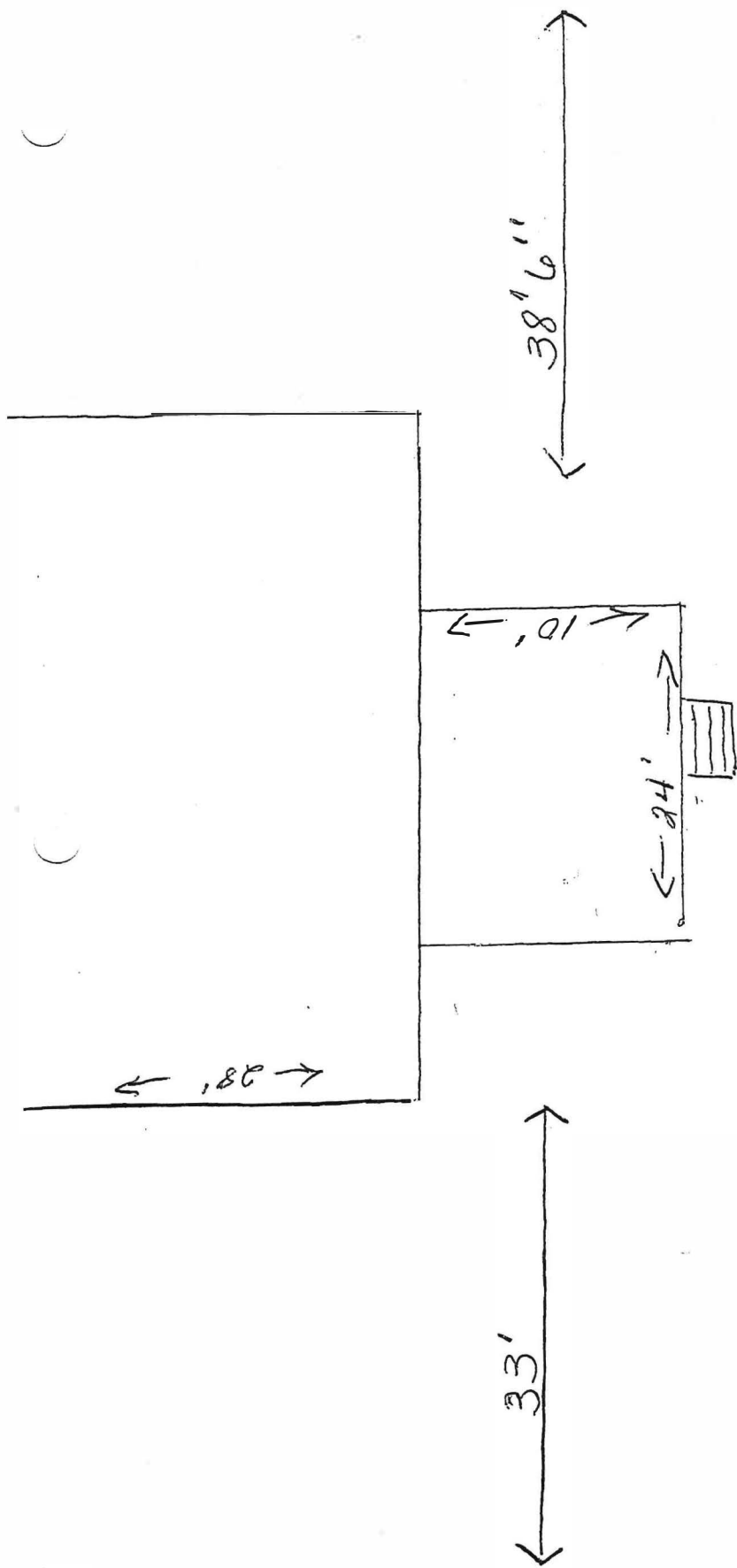
## ITEM D

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

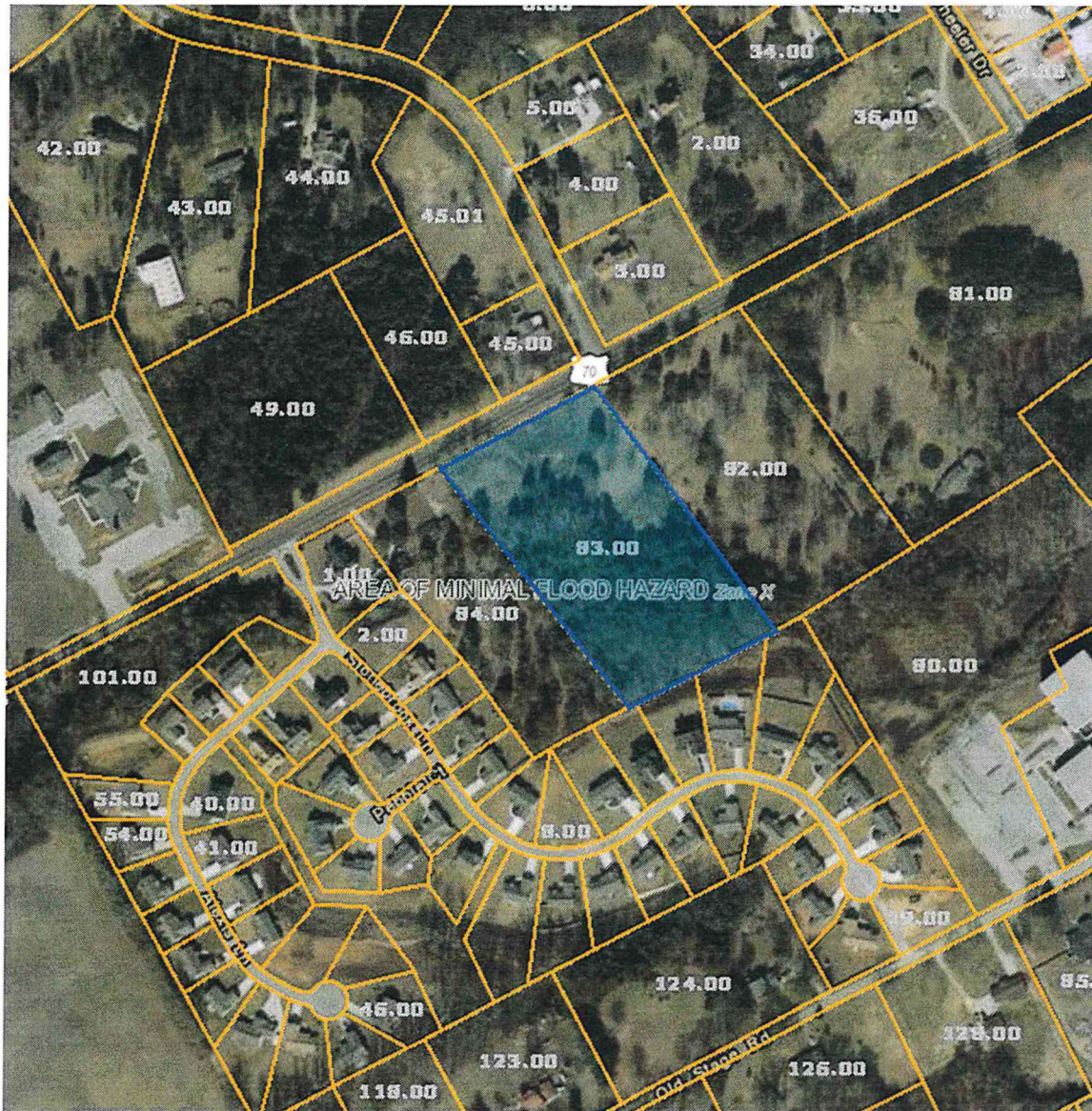






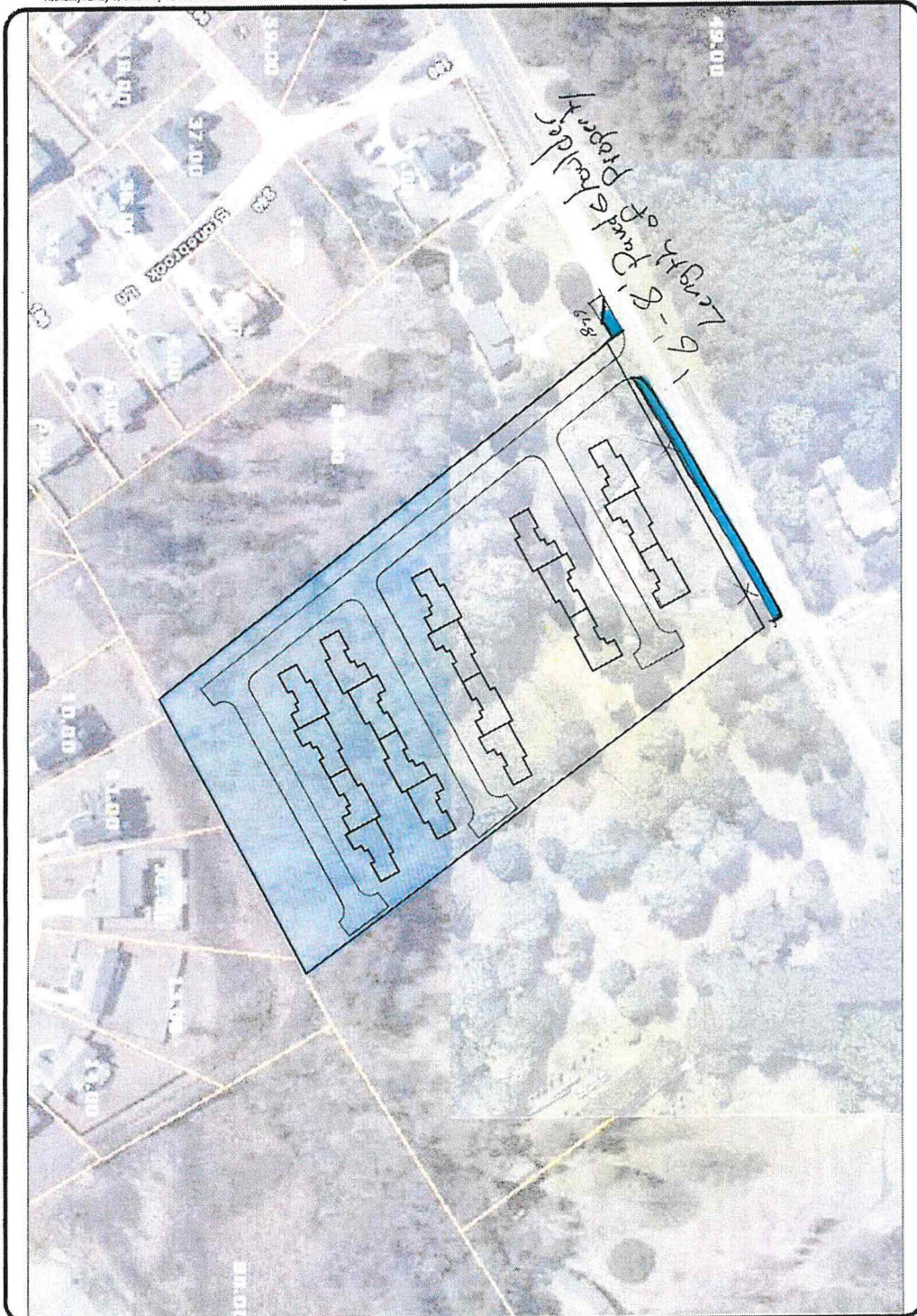
## ITEM E

Loudon County - Parcel: 007 083.00



County: Loudon  
Owner: CITIZENS FIRST BANK  
Address: HWY 70 E 14574  
Parcel Number: 007 083.00  
Deeded Acreage: 5  
Calculated Acreage: 4.8  
Date of Imagery: 2015





|                             |  |                                  |   |   |   |
|-----------------------------|--|----------------------------------|---|---|---|
| C-100<br>Scale 1/8" = 1'-0" | Drawn by<br>Checked<br>Approved<br>Date<br>Title | No. Date Revision<br>1<br>2<br>3 | Drawing Description:<br>Site Layout<br>18 Units | <br>LAND DEVELOPMENT SOLUTIONS<br>3417 SHANNON RD., SUITE 400, KNOXVILLE, TENNESSEE 37912<br>615-596-0714 | Project:<br>Highway 70<br>Randy Sparks<br>Loudon Co., Tennessee |
|                             |  |                                  |   |   |   |