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
DECEMBER 17, 2019
5:30 p.m.

1. Call to Order and Pledge of Allegiance

2. Roll Call and Approval of Minutes from October 15, 2019 meeting

3. Planned Agenda Items

   A. Rezoning Request, Applicant and Property Owner, Noah Myers, 6372 Waller Ferry Rd., rezone from R-1, Suburban Residential District, to A-2, Rural Residential District, Tax Map 005, Parcel 105.00, Approximately 17.4 acres;

   B. Chasey Hachmann, Cattleman's Drive, Request vacating unopened, unimproved portion of right-of-way at end of Cattlemans Dr., Approximately 50' wide by 250' in length;

   C. Subdivision Plat to divide one parcel into three parcels, Applicant, Rusty Baksa, Property Owners, Randy and Debra Sparks, 14574 Hwy. 70 E., Tax Map 007, Parcel 083.00, R-1, Suburban Residential District, Approximately 4.98 acres;

   D. Resolution to amend Greenback Floodplain Zoning Ordinance, Jim Jenkins, Loudon County Codes Enforcement Director and Floodplain Administrator.

   E. Resolution to amend Loudon County Flood Damage Prevention Resolution, Jim Jenkins, Loudon County Codes Enforcement Director and Floodplain Administrator.

   F. Proposed Loudon County Planning Commission Calendar for 2020.

4. County Commission Action on Planning Commission Recommendations

5. Codes Department Building Activity Summary for November 2019 (attached)

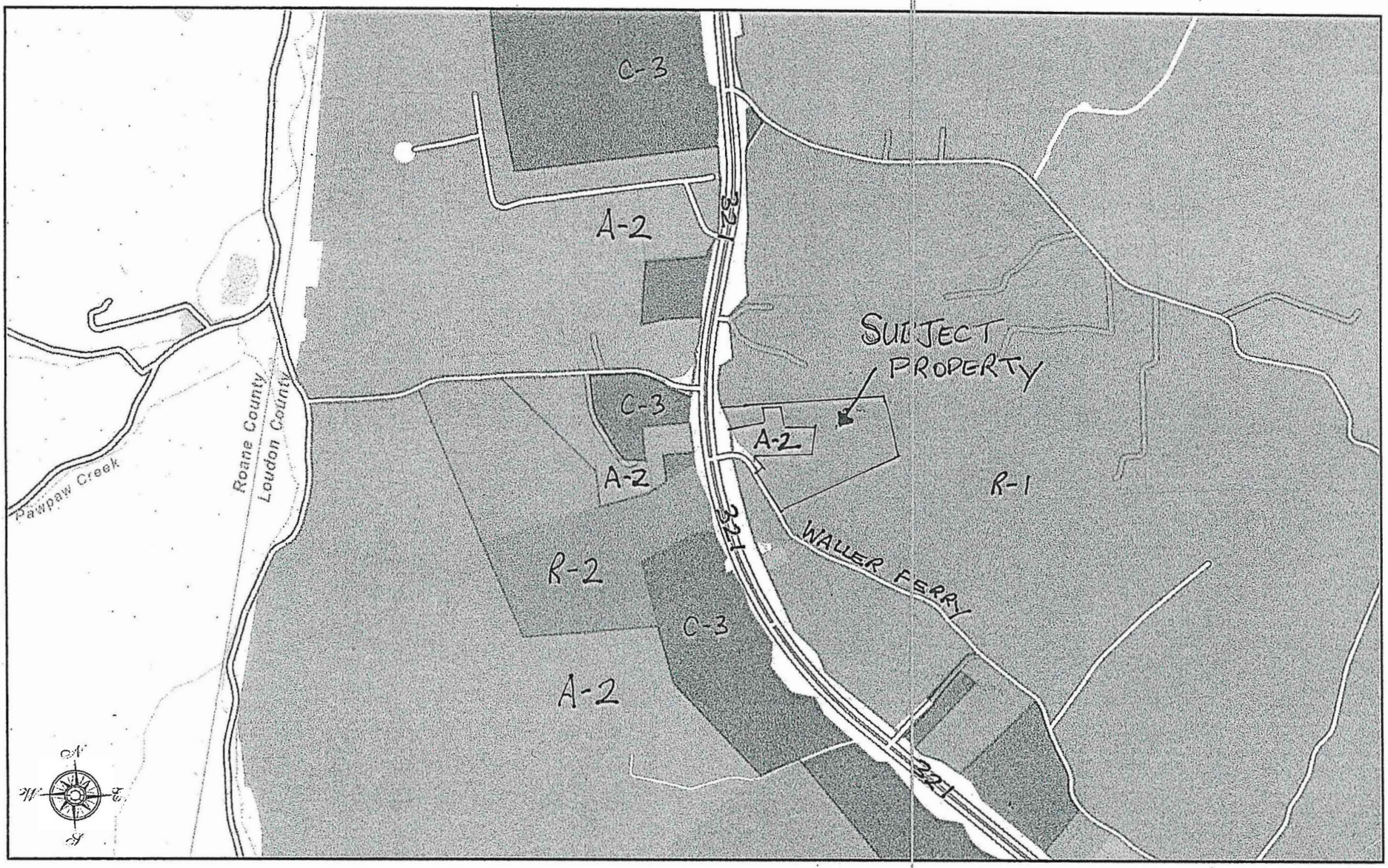
6. Additional Public Comments

7. Update from Planning Department

8. Adjournment

ITEM A

My Map



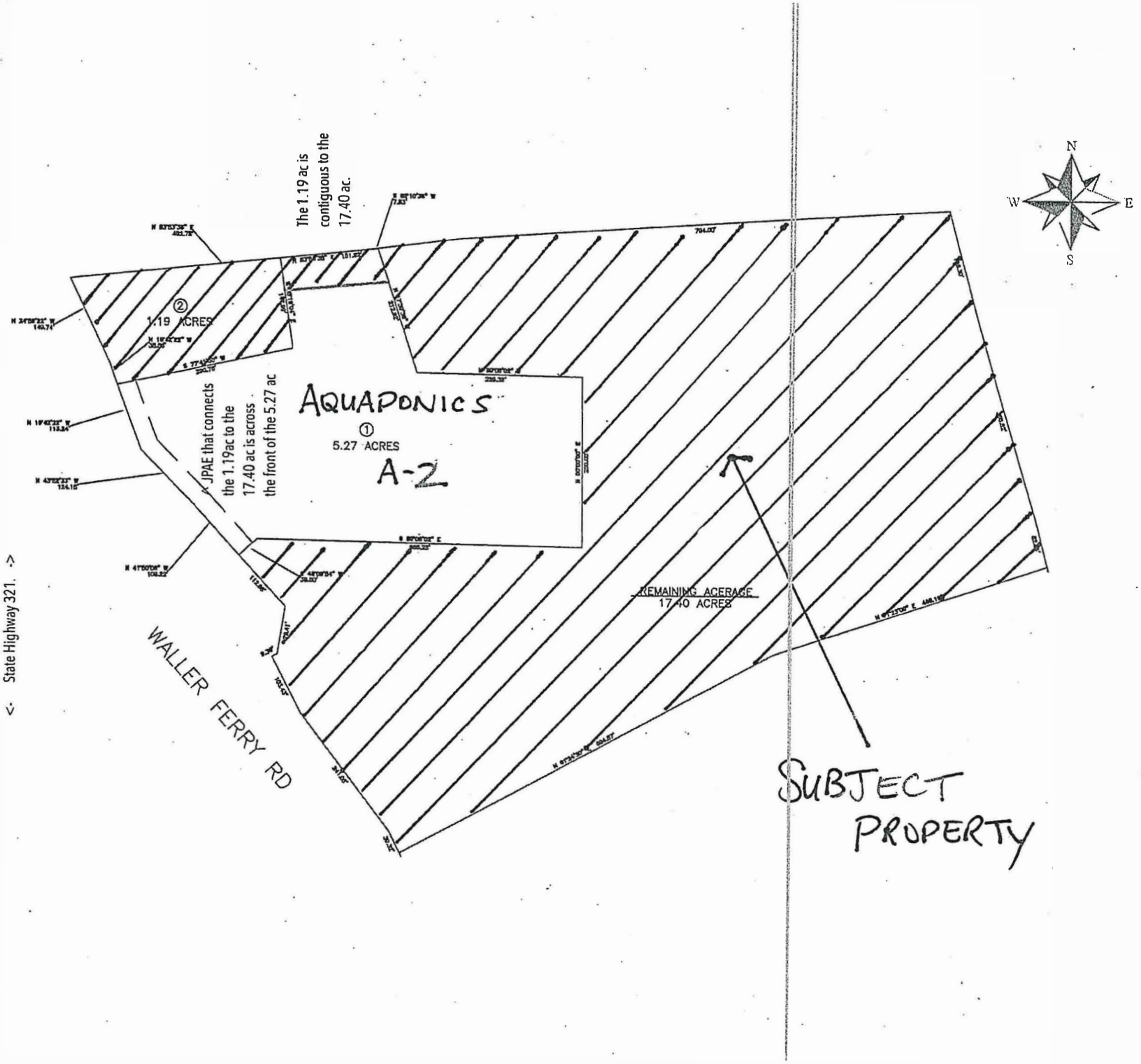
LOUDON COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

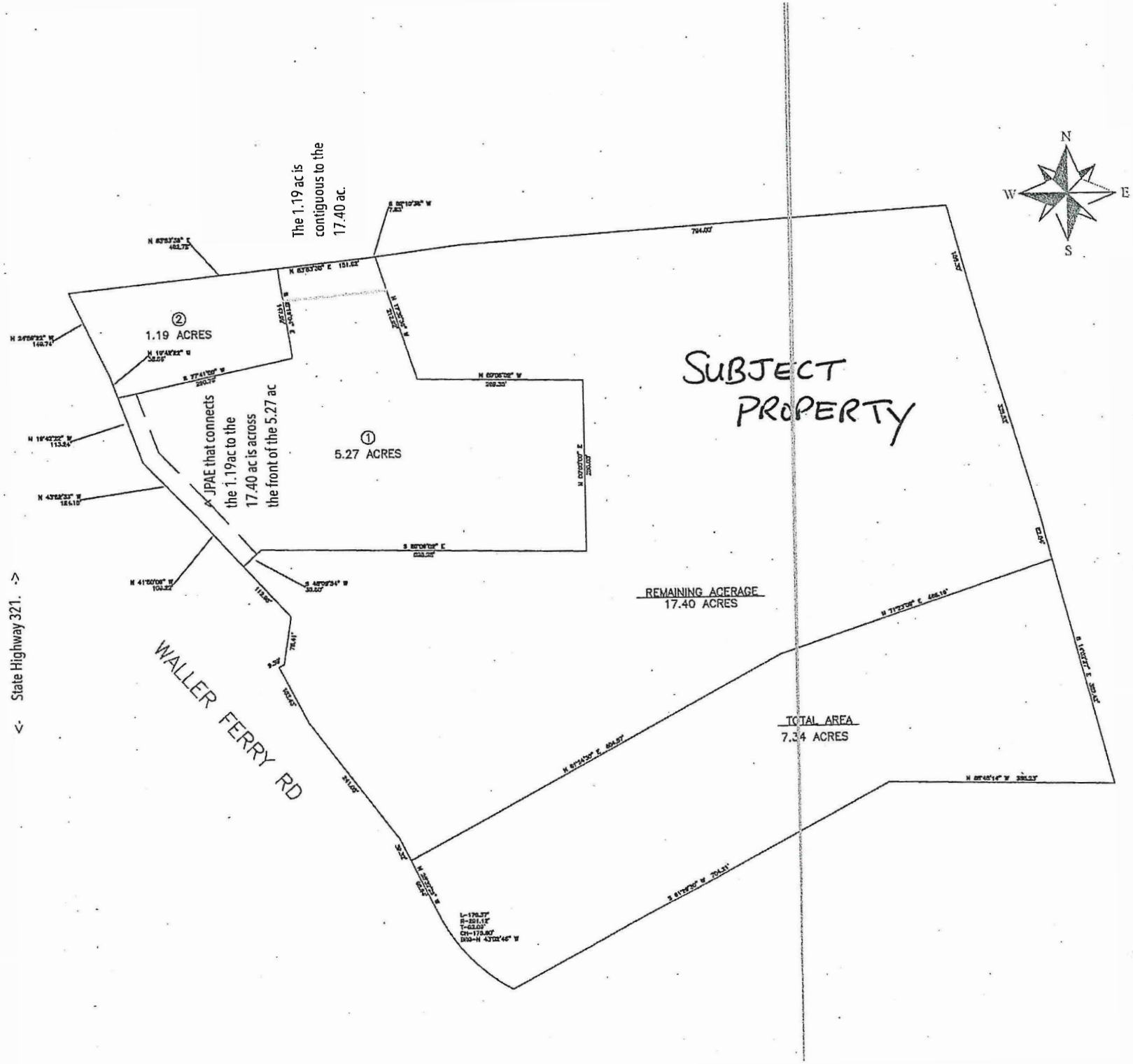
MAP DATE: November 26, 2019

0 1,500 3,000
ft

ITEM A


HWY 321
State Highway 321. ->
WALLER FERRY RD
The 1.19 ac is contiguous to the 17.40 ac.
② 1.19 ACRES
JPAE that connects the 1.19ac to the 17.40 ac is across the front of the 5.27 ac
AQUAPONICS
① 5.27 ACRES
A-2
REMAINING ACERAGE 17.40 ACRES
SUBJECT PROPERTY
N
W
E
S

ITEM A


N
S
E
W
The 1.19 ac is contiguous to the 17.40 ac.
② 1.19 ACRES
① 5.27 ACRES
JPAE that connects the 1.19ac to the 17.40 ac is across the front of the 5.27 ac
SUBJECT PROPERTY
REMAINING ACERAGE
17.40 ACRES
TOTAL AREA
7.34 ACRES
WALLER FERRY RD
State Highway 321.

ITEM A

ITEM A

26 November 2019

Loudon County Planning Staff and Commissioners,

We respectfully request the rezoning of our property located at 6372 Waller Ferry Road from R-1 to A-2.

Although we have had several requests to subdivide the property into smaller lots for residential development, we have determined that the optimal use, considering the surrounding area and well as excellent road access, would be to allow for agricultural uses and restrict the residential development allowed under R-1.

This rezoning would be compatible with the general characteristics of the area which include many small to medium size working farms. This rezoning is also consistent with the 20 Year Loudon County Growth Management Plan adopted in July of 1999, which exhibits rural residential/agricultural as the desired use in this area. This A-2 zoning is consistent with the existing land use, adjacent zoning, and current and desired development patterns.

Please see the attached zoning map and the various zonings in the surrounding area.

Furthermore, A-2 will reduce the total number of eligible dwelling units by approximately half. Under the current R-1 zoning, the property is eligible for a subdivision with lots as small as 20,000 SF. Under A-2 zoning, the minimum lot size is 43,560 SF (1 acre). Additionally, greater setback requirements and lower lot coverage in A-2 will create additional space between future structures and the property's neighbors:

	R-1 Setbacks:	A-2 Setbacks:
Front	30 feet	40 feet
Rear	25 feet	30 feet
Side	15 feet	20 feet
Lot Coverage	40% max	30% max

In summation, rezoning of this property will yield less overall density as well as increase setback requirements over the existing zoning. A-2 zoning is the appropriate zone to allow for the farming and agricultural activities that Loudon County has a deep rooted history. This "down-zoning" will also reduce urban sprawl and the associated burden on the public infrastructure and the school system.

The intended use for this property includes a landscape and nursery operation. The user has plans to grow his own stock of trees and shrubs on site as well as provide landscape services to the community.

Please let me know if you have any questions.

Respectfully,

Noah Myers

Noah Myers, owner

LAND SURVEYS

JAH

JAMES A. HAIR RLS #1878

SITE DEVELOPMENT SURVEYS

(865) 387-7931

GRAPHIC SCALE 1"=50'

DEED NORTH

OLD MIDWAY ROAD

PARCEL 2
HACKMAN
WDB 249 PG 291

TAX MAP 16-G
GROUP "A"

ORIGINAL ACREAGE
26494.12 Sq. Feet
0.61 Acres

PARCEL 1
CAMPBELL
WDB 338 PG 324
TAX MAP 15-G
GROUP "A"

LOT LINE ELIMINATED

PARCEL 3
NEAL
WDB 294 PG 026

TAX MAP 16-G
GROUP "A"

PARCEL 4
COX
WDB 337 PG 355

PARCEL 5
BIVENS
WDB 265 PG 227

PARCEL 6
VALLAGE
WDB 403 PG 132

PARCEL 11
HOBBS
WDB 377 PG 64
TAX MAP 16-G
GROUP "B"

FIRM MAP # 47105C0125D
PROPERTY IS LOCATED IN ZONE "X"
AND NOT IN A SPECIAL FLOOD HAZARD AREA

PARCEL 12
HACKMAN
WDB 249 PG 291
TAX MAP 16-G
GROUP "B"

TOTAL ACREAGE
WITH ADDITION OF RIGHT OF WAY
239851.53 Sq. Feet
5.51 Acres
SEE NOTE #9

FORMERLY
LOUDON COUNTY RIGHT OF WAY
SEE NOTE # 9

END OF CATTLEMAN'S DRIVE ASPHALT

REF. ONLY

EXISTING 25' ROAD EASEMENT PRIVATE DEDICATED

EXISTING GRAVEL DRIVE

HIDDEN OAKS SUBDIVISION
PLAT CAB. "D" SLIDE 33

PARCEL 14
HAWK
WDB 155 PG 37
16-G "B"
PLAT CAB "I" SLIDE 371

PARCEL 27
HACKMAN
WDB 237 PG 433
TAX MAP 16-G
GROUP "B"

APPROX. SEPTIC

DWELLING

PARCEL 25
ROBERSON
WDB 168 PG 133
GROUP "B"

PARCEL 26
HOLDENSHALER
WDB 171 PG 719
GROUP "B"

T.V.A. POWERLINE EASEMENT

BK/PG: CAB-J/107-307
19001809

TYPE OF RECORDING	PLAT
TAXES ON REAL PROPERTY	
02/27/2019 - 08:12:37 PM	
VALUE	0.00
ACKNOWLEDGMENT TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, LOUDON COUNTY
TRACIE LITTLETON
REGISTER OF DEEDS

CERTIFICATE OF OWNERSHIP AND DEDICATION

Date 2/26 20 19

CERTIFICATE OF ACCURACY

Date 2/26 20 19

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

Date 2/26 20 19

CERTIFICATE OF SUBSURFACE DISPOSAL

Date 20

CERTIFICATE OF STREETS

Date 3-15 20 19

CERTIFICATE OF APPROVAL FOR RECORDING

Date 3-1 20 19

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

Date 3/15 20 19

JAMES A. HAIR
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1878

2/26/19

GENERAL INFORMATION

(1) ONE LOT SUBDIVISION SURVEY OF PARCEL 12 AND PARCEL 20N TAX MAP 16

(2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.

(3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS, CONDITIONS, AND PLANNING COMMISSION PROVISIONS THAT MAY AFFECT THIS SURVEY.

(4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.

(5) NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST MAY BE REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.

(6) PARCEL 27 HAS BEEN USING THE PRIVATE DRIVE AND EASEMENT FOR 30 YE AS SHOWN BY THIS SURVEY REFERENCE BY PREVIOUS SURVEYS.

(7) A VACATE OF RIGHT OF WAY WAS ADOPTED BY THE LOUDON COUNTY PLANN COMMISSION OF CATTLEMAN'S DRIVE OF 280+/- FEET BY RESOLUTION DAT

(8) PLAT CABINET "D" SLIDE 18, 19, & 33.

(9) ON JANUARY 13, 2018 THE LOUDON COUNTY PLANNING COMMISSION HAS VA REMAINING AREA OF CATTLEMAN'S DRIVE 850+/- FEET BY RESOLUTION DATED 8/14/78 EXCEPT FOR 30 FEET TO THE END OF ASPHALT TO PARCEL THE AREA AS SHOWN AS FORMERLY LOUDON COUNTY RIGHT OF WAY AND B BY THE ORIGINAL OWNER.

(10) NO KNOWN UTILITIES EASEMENTS HAVE BEEN AFFECTED BY THIS SURVEY.

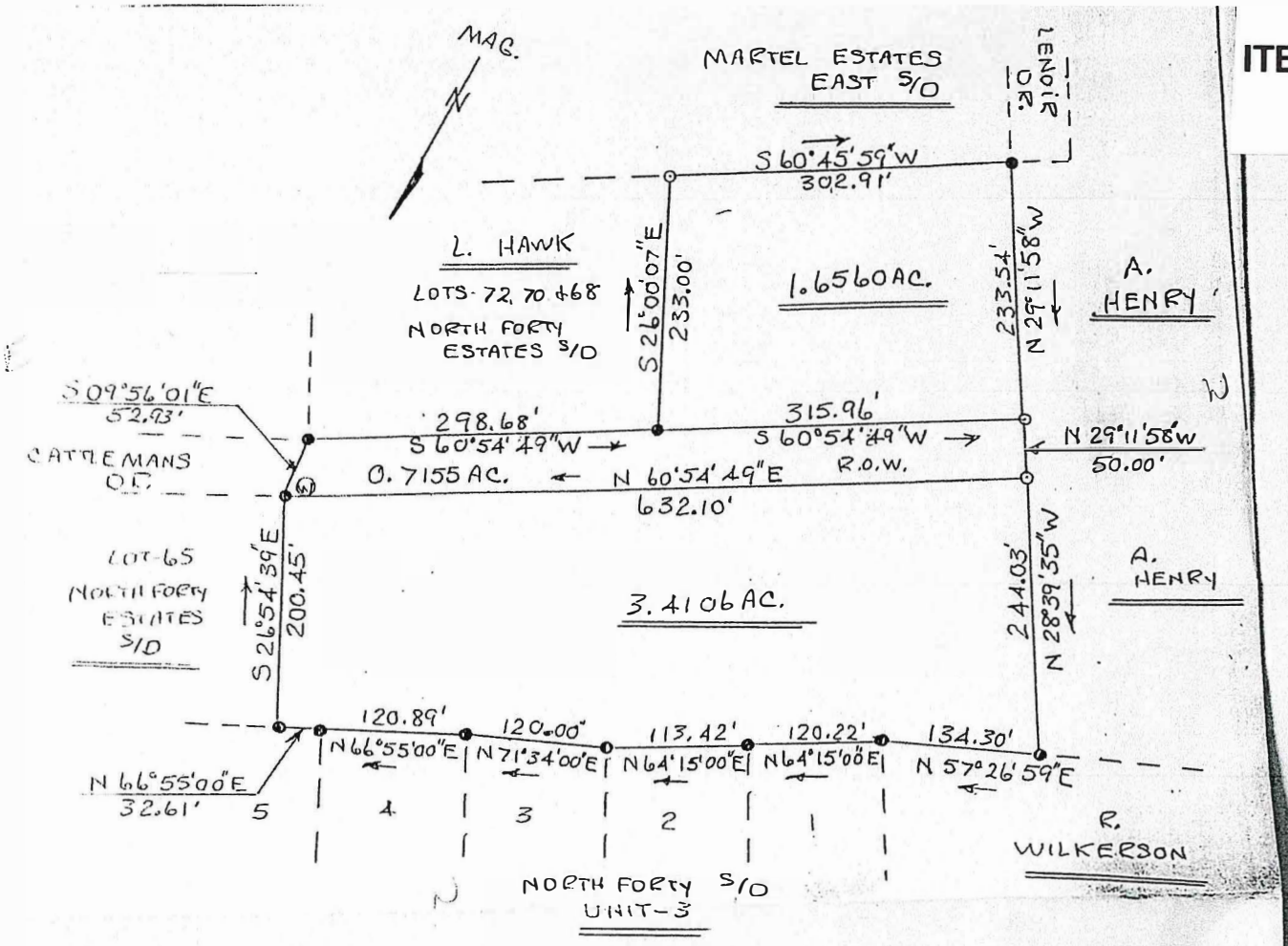
(11) PROPERTY AS SHOWN IS ZONED A-1, SUBURBAN RESIDENTIAL DISTRICT.

CHASEY HACKMAN
CATTLEMANS DRIVE
LENOIR CITY, TENNESSEE 37772

SCALE 1"=50'	APPROVED BY:
DATE: 11/07/18	
FIFTH DISTRICT LOUDON COUNTY	
TAX MAP 16-G GROUPS PARCEL(S) 2 & 12	

ITEM B

ITEM B



I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF TENNNESEE AND THAT I HAVE SURVEYED THE HEREON PLATTED PROPERTY & THE PLAT CORRECTLY SHOWS RESULTS OF SAID SURVEY & IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF AND THAT THE SURVEY MEETS CLASS II ACCURACY SPECIFICATIONS.

PROPERTY OF:

ROSS WILKERSON

SEAL R.L.S.# 1156

HARRY E. FRASER
LICENSED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1156

Harry E. Fraser 6-10-96

LEGEND

● — Iron Rod Old

Ⓘ — Iron Rod New

Ⓢ — Sewer

Ⓦ — Water

Sq. ft. _____

Acres 5.7821

INC R.O.W.

LOT N/A BLOCK _____ SUBDIVISION _____

DISTRICT 6 COUNTY LOUDON

CITY OF _____ STATE TN.

TAX MAP _____ PARCEL _____ GROUP _____ DEED BOOK _____ PAGE _____

Scale: 1"=100' Date: 6-9-96 Drawn: _____

HARRY E. FRASER
983 POINT HARBOR DRIVE
LENOIR CITY, TN 37772
(615) 986-1286

ITEM B

Loudon County Highway Department

Eddie Simpson

Road Superintendent

292 Blair Bend Drive, Loudon, TN 37774

PHONE: 865.458.6940 FAX: 865.458.9379 EMAIL: simpsone @loudoncounty-tn.gov

December 5, 2019

Planning Commissioners,

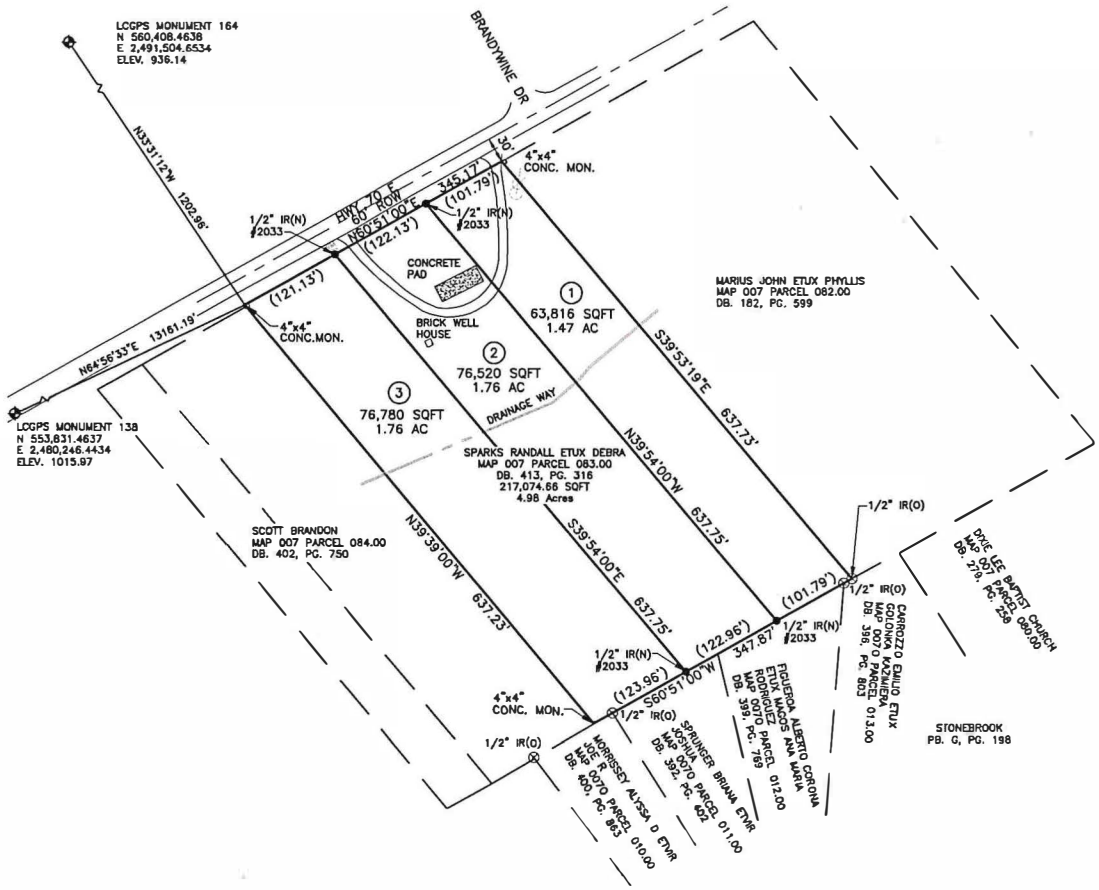
It had been requested by the owner of property located on Old Midway Road, referenced by: Tax Map 16G, Group B, Parcel 12, that the non-existing part of Cattlemans Drive be removed from plat and deed. This also includes the unused and platted Right-of-Way for the non-existing part of Cattlemans Drive.

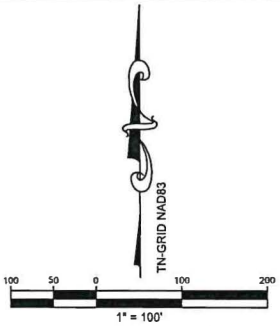
Cattlemans Drive is on the County Road List as being .2 miles in length. Cattlemans Drive has been maintained at its current length and there are no intentions to continue the County Road System or platted Right-of-Way into the platted area. It is the Road Superintendents request along with the current property owner, to remove this non-existing part of Cattlemans Drive.

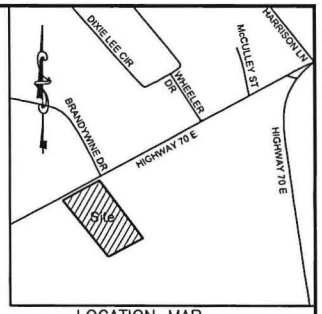
Drive Safely,

Eddie Simpson

Eddie Simpson, Loudon County Road Superintendent







LOCATION MAP
N.T.S.

NOTES:

1. The purpose of this plat is to divide an existing lot into 3 new lots.
2. Property is Zoned PUD-Planning Unit Development.
3. Setbacks: Front = 30', Rear = 25', Side = 15'.
4. Utility and Drainage Easements shall be Ten (10) feet in width inside all Exterior Lot Lines Adjoining streets and private right-of-ways including Joint Permanent Easements. Easements of Five (5) feet in width shall be provided along both sides of all interior lines and on the inside of all other exterior lot lines .
5. This property is not in a flood zone, it is Zone X, Map No. 47105C0125D, effected date: May, 16 2007
6. Utilities: Water - LCUB
   Electric-LCUB
   Telephone - AT&T

LEGEND

○ IR(O)	IRON ROD (OLD)
● IR(N)	IRON ROD (NEW)
———	PROPERTY LINE
———	ADJOINING PROPERTY
———	CENTER LINE
①	LOT NO. (NEW)
②	LOT NO. (OLD)

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the *Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.*

Registered Land Surveyor _____

Tennessee License No. 2033 Date: 11-14-19

EDDIE D. MILLER REGISTERED LAND SURVEYOR TENNESSEE NO. 2033

CERTIFICATION 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.

_____, 2019 _____ _____
Date Owner Owner

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.

_____, 2019 _____
Date City or County Health Officer or his Authorized Representative

CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)
Approval is hereby granted for lots _____, defined as _____, Loudon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.
Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval

_____
Environmental Specialist Date
Division of Ground Water Protection

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.

_____, 2019 _____
Date 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 E-911 System.

_____
Date E-911 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.

_____, 20__ _____
Date Road Engineer/Highway Commission

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 place as shown hereon, to the specifications of the Regional Planning Commission.

11/14/19, 2019 _____
Date Registered Surveyor

OWNER:
RANDY K & DEBRA L SPARKS
ADDRESS:
12601 MALLARD BAY DR
KNOXVILLE, TN 37922
PHONE:
865 388-0190

FINAL PLAT OF:

RANDY K & DEBRA L SPARKS

LOUDON COUNTY, TENNESSEE
MAP 007, PARCEL 083.00
14574 HIGHWAY 70 EAST

DATE: 10-23-19 *REVISED: XX-XX-XX*

LAND DEVELOPMENT SOLUTION

310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922 • PH:

ITEM C

X:\Rusty\randy sparks hwy 70 site in loudon co\Randy Sparks Hwy 70 Plat 2019.dwg Nov 14, 2019 - 11:12am emiller - LDS Copyright 2018

Loudon County - Parcel: 007 083.00

ITEM C

Date: November 14, 2019
County: Loudon
Owner: SPARKS RANDALL ETUX DEBRA
Address: HWY 70 E 14574
Parcel Number: 007 083.00
Deeded Acreage: 5
Calculated Acreage: 4.8
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)

LOUDON COUNTY RPC/BZA

MEETING DATES FOR

2020

January 21th

February 18th

March 24th

April 21st

May 19th

June 16th

July 21st

August 18th

September 15th

October 20th

November 17th

December 15th

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	41	$21,204	$5,587,036	56	$ 32,578	$9,493,426	57	$30,081	$7,938,743	35
July	56	$40,622	$11,175,837	49	$ 27,677	$23,143,415	45	$29,719	$8,134,683	42
August	59	$39,884	$10,835,249	56	$ 31,007	$8,575,728	45	$25,780	$6,952,025	42
September	46	$25,191	$6,655,941	55	$ 32,185	$8,561,038	41	$27,381	$8,299,292	38
October	59	$42,078	$12,562,632	65	$ 46,425	$12,830,429	54	$33,494	$9,200,561	38
November	35	$22,175	$5,986,943	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	543	$350,813	$97,429,425	622	$389,724	$123,794,031	536	$370,165	$111,700,874	446

17 Single-family building permits issued for October, 2019

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
DECEMBER 17, 2019
Immediately following the Planning Commission Meeting

1. Call to Order

2. Roll Call and Swearing In All Witnesses;

3. Approval of Minutes from November 19, 2019 meeting

4. Planned Agenda Items

   A. Variance Request to reduce front yard setback by 7', Applicant, Eric and Robert Pasternak. Property Owners, R & E Ventures LLC, 254 Hatteras Cir., R-1/PUD, Suburban Residential District with Planned Unit Development Overlay, Tax Map 010F, Group A, Parcel 083.00;

   B. Variance Request to operate landscape business, Applicant, Darren Lloyd, Property Owner, Riverrock Properties, LLC, 17887 Martel Rd., A-2, Rural Residential District, Tax Map 016, Parcel 162.00, Approximately 1.56 acres;

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

7. Adjournment

ITEM A

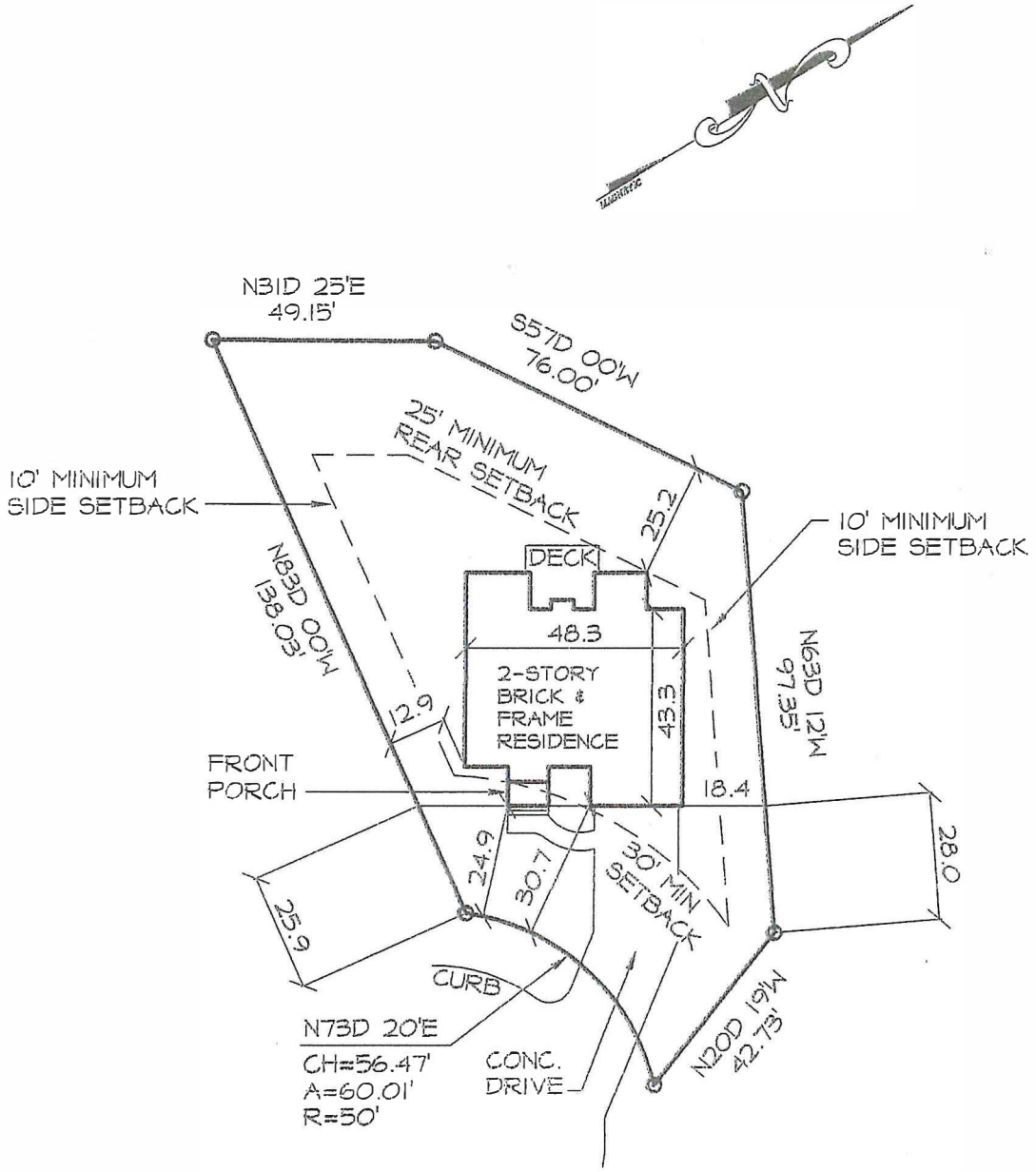
Loudon County - Parcel: 010F A 083.00

ITEM A

Date: December 10, 2019
County: Loudon
Owner: R & E VENTURES LLC
Address: HATTERAS CIR 254
Parcel Number: 010F A 083.00
Deeded Acreage: 0
Calculated Acreage: 0
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)

ITEM A



HATTERAS CIRCLE

NOTE

HOUSE DIMENSIONS SHOWN ON THIS SITE PLAN ARE TO THE BRICK LEDGE.
HOUSE DIMENSIONS SHOWN ON THE BUILDING PLANS ARE TO THE FRAME LINE.

SITE PLAN	DATE :	A PLAN FOR:
SCALE: 1" = 40'-0"	10/28/2019	R & E VENTURES, LLC
CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINE INFORMATION, BUILDING LINE SETBACKS, UTILITY AND OTHER EASEMENTS, SUBDIVISION RESTRICTIONS, AND ZONING REQUIREMENTS BEFORE STARTING CONSTRUCTION.		LOT 83 ROCKINGHAM S/D LOUDON COUNTY, TENNESSEE LOT IS SERVED BY PUBLIC SEWER & WATER
		SHEET NO. 1

ITEM B