



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
NOVEMBER 17, 2020
5:30 p.m.

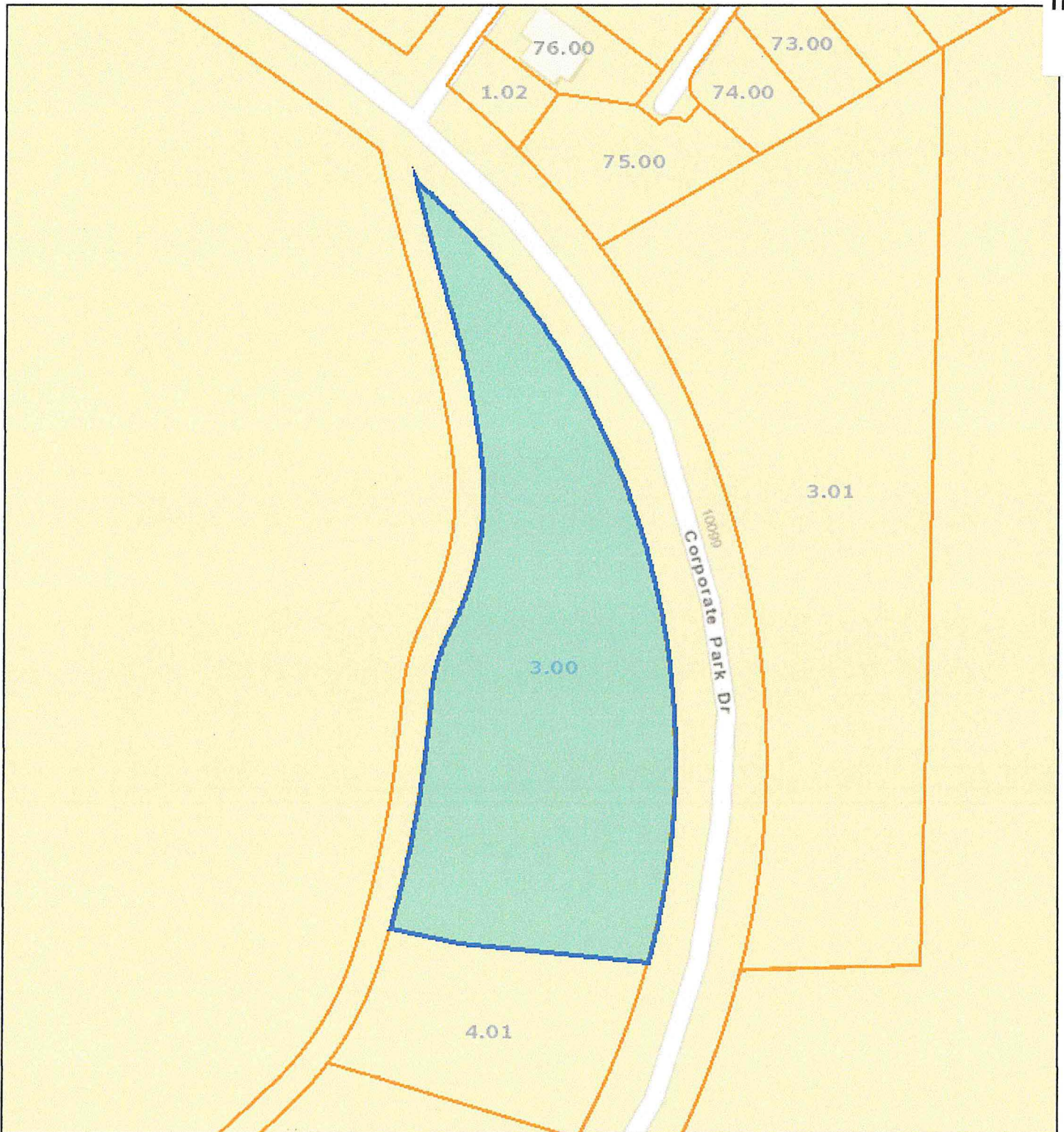
1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from October 20, 2020 meeting;
3. Planned Agenda Items;
 - A. Rezoning Request from M-1, General Industrial District to A-1, Agriculture-Forestry District, Applicant and Property Owner, Barry Roberson, Corporate Park Dr., Tax Map 032 Parcel 003.00, M-1, General Industrial District;
 - B. Subdivision Final Plat Request , Applicant, James Loveday, Property Owner, Heritage Land Development Partners, LLC., W. Chatuga Dr., Tax Map 068 Parcels 024.02, 024.04, 024.05, R-1/PUD, Suburban Residential District with Planned Unit Development Overlay, Approximately 13.326 acres;
 - C. Subdivision Final Plat Request, 16 lots, Applicant and Property Owner, Mark White, 8950 Davis Ferry Rd., Tax Map 042 Parcel 073.00, A-2 Rural Residential District, Approximately 55.7 acres;
 - D. Variance Request to increase road grade from 10% to 15%, Applicant, Richard LeMay, Property Owner, Westside Farms, LLC., Wilkerson Rd., Tax Map 017 Parcel 086.00, A-2, Rural Residential District;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for October, 2020 (attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment



ITEM A

Loudon County - Parcel: 032 003.00

ITEM A



Date: November 2, 2020

County: Loudon

Owner: ROBERSON BARRY

Address: CORPORATE PARK DR

Parcel Number: 032 003.00

Deeded Acreage: 2.83

Calculated Acreage: 0

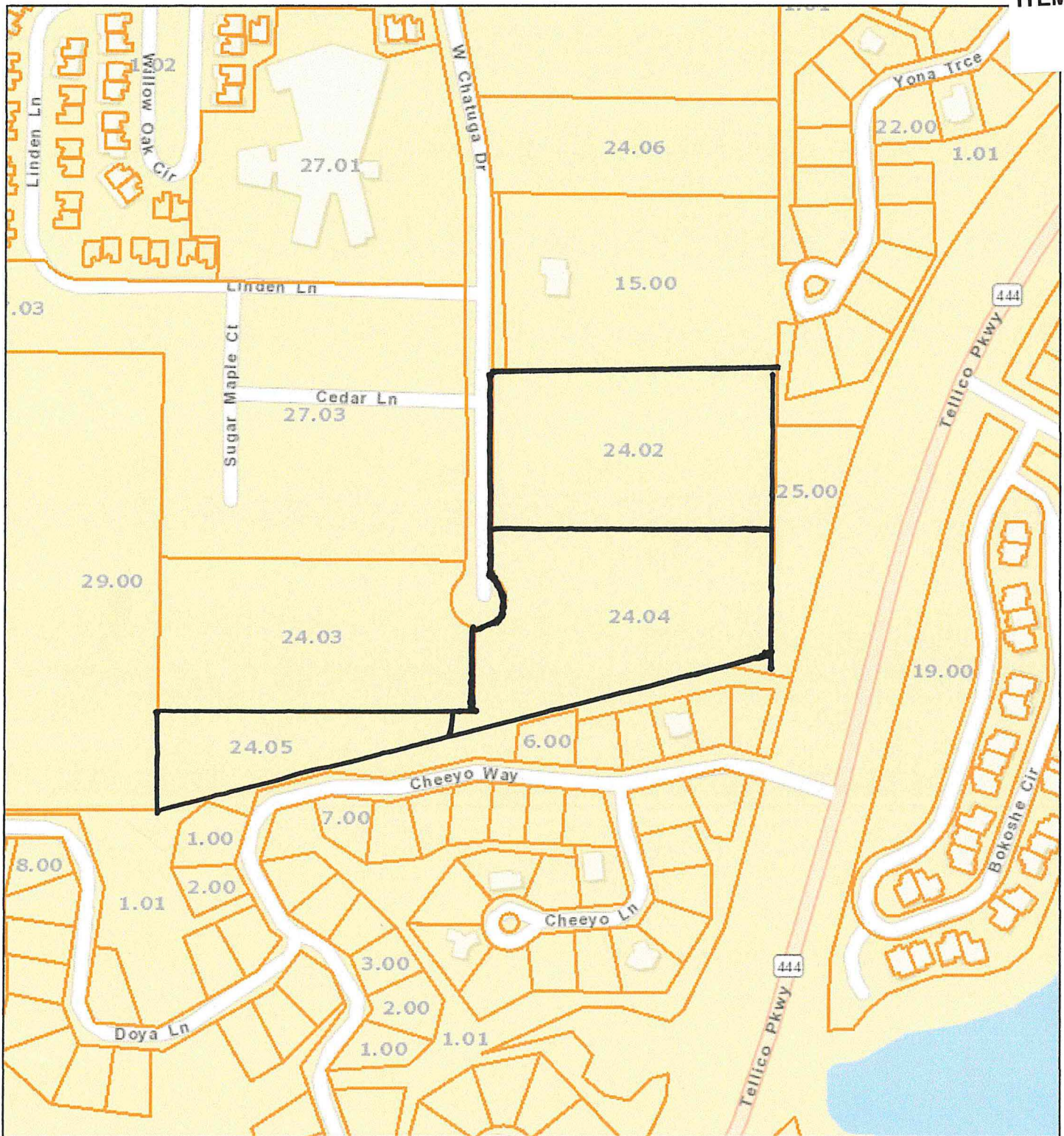
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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

Loudon County - Parcel: 068 024.02

ITEM B



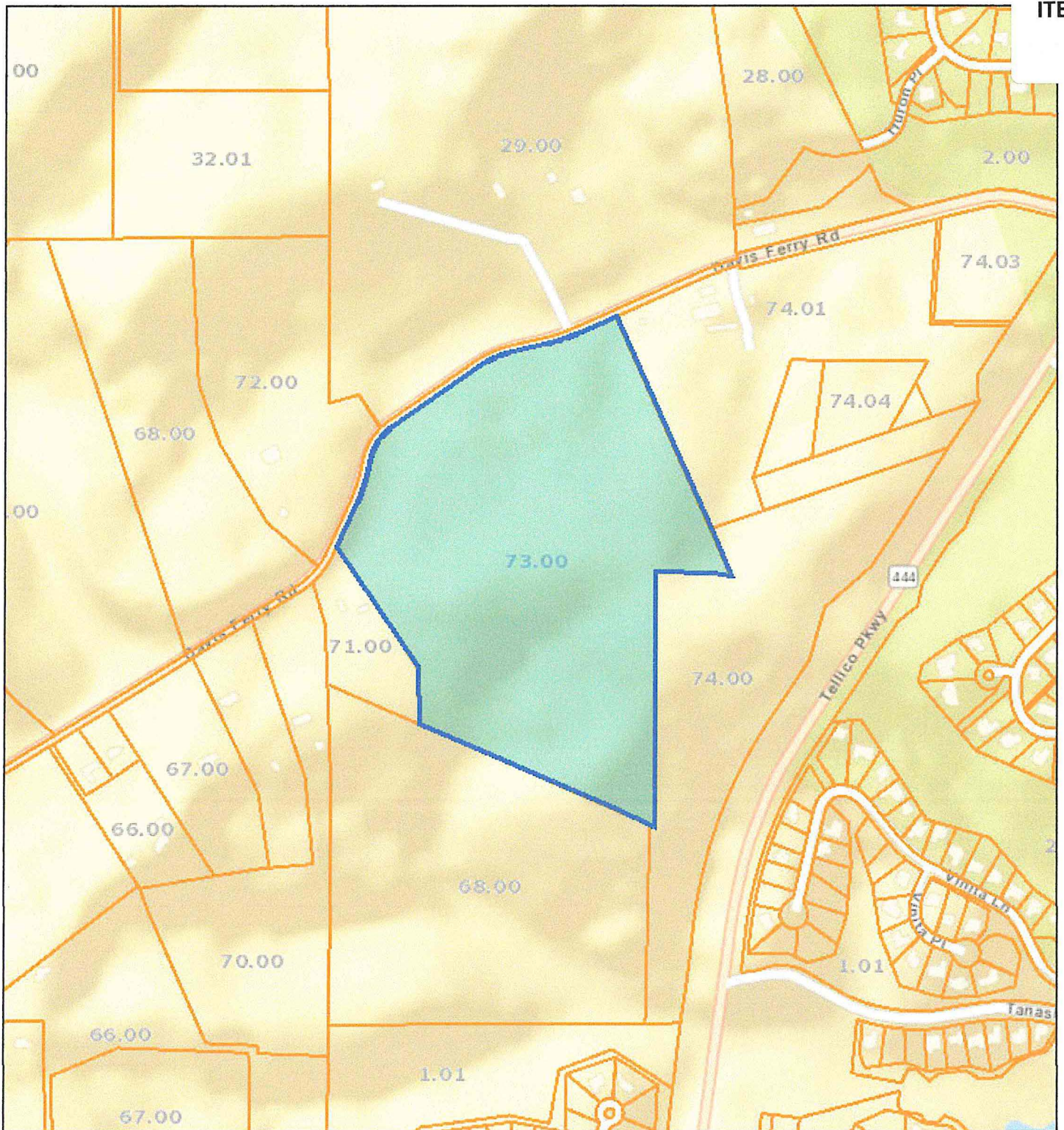
Date: November 2, 2020
County: Loudon
Owner: FIRST NATIONAL BANK OF ONEIDA
Address: CHATUGA DRIVE W
Parcel Number: 068 024.02
Deeded Acreage: 6.84
Calculated Acreage: 0
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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

Loudon County - Parcel: 042 073.00

ITEM C



Date: November 9, 2020
County: Loudon
Owner: WHITE MARK THOMAS &
Address: DAVIS FERRY RD 8950
Parcel Number: 042 073.00
Deeded Acreage: 0
Calculated Acreage: 55.8
Date of Imagery: 2019

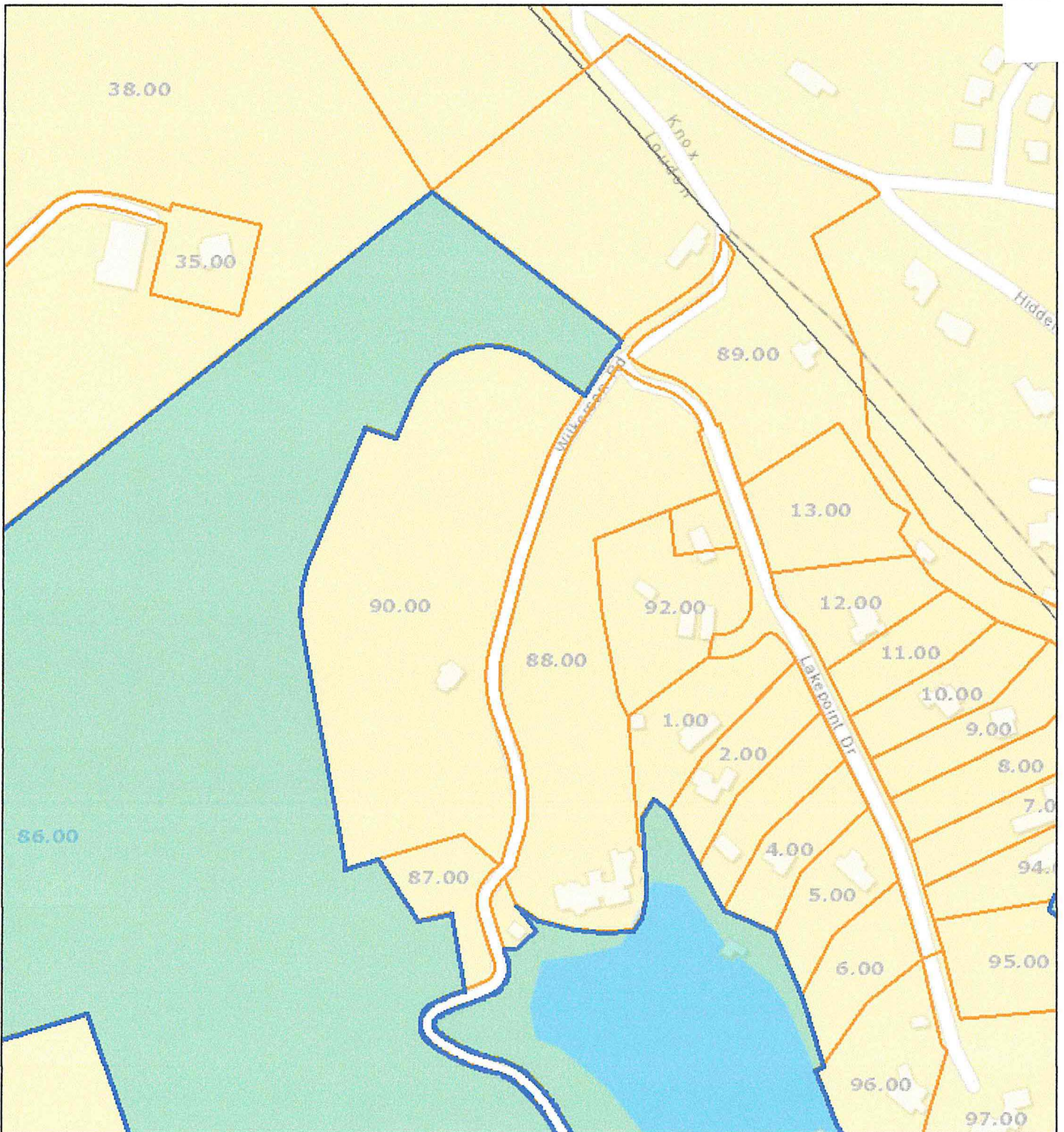
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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

VARIANCE
●
A VARIANCE FROM THE ZONING
ORDINANCE OF THE TOWN OF
BURLINGTON, VERMONT
HAS BEEN GRANTED

Loudon County - Parcel: 017 086.00

ITEM D



Date: November 5, 2020
County: Loudon
Owner: WESTSIDE FARMS LLC
Address: WILKERSON RD
Parcel Number: 017 086.00
Deeded Acreage: 74.23
Calculated Acreage: 74.23
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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

ITEM D

Loudon County - Parcel: 017 086.00



Date: November 5, 2020
County: Loudon
Owner: WESTSIDE FARMS LLC
Address: WILKERSON RD
Parcel Number: 017 086.00
Deeded Acreage: 74.23
Calculated Acreage: 74.23
Date of Imagery: 2019

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

| Month | 2020 | Fees | Value | 2019 | Fees | Value | 2018 | Fees | Value | 2017 |
|-----------|------|-----------|--------------|------|-----------|---------------|------|-----------|---------------|------|
| January | 43 | \$32,476 | \$8,990,150 | 43 | \$36,267 | \$10,581,553 | 50 | \$ 33,482 | \$9,276,834 | 33 |
| February | 44 | \$26,183 | \$7,110,593 | 45 | \$28,439 | \$7,544,271 | 38 | \$ 26,937 | \$7,623,628 | 37 |
| March | 47 | \$34,518 | \$9,568,416 | 51 | \$33,030 | \$9,998,800 | 61 | \$ 40,087 | \$11,450,722 | 50 |
| April | 47 | \$25,651 | \$7,096,643 | 53 | \$31,815 | \$8,522,190 | 52 | \$ 29,859 | \$8,415,166 | 32 |
| May | 44 | \$25,354 | \$6,898,473 | 55 | \$30,108 | \$7,978,973 | 56 | \$ 31,182 | \$8,264,540 | 47 |
| June | 67 | \$34,675 | \$9,364,532 | 41 | \$21,204 | \$5,587,036 | 56 | \$ 32,578 | \$9,493,426 | 57 |
| July | 76 | \$48,847 | \$13,183,042 | 56 | \$40,622 | \$11,175,837 | 49 | \$ 27,677 | \$23,143,415 | 45 |
| August | 61 | \$41,277 | \$11,194,115 | 59 | \$39,884 | \$10,835,249 | 56 | \$ 31,007 | \$8,575,728 | 45 |
| September | 54 | \$39,044 | \$10,650,295 | 46 | \$25,191 | \$6,655,941 | 55 | \$ 32,185 | \$8,561,038 | 41 |
| October | 68 | \$43,878 | \$11,882,149 | 59 | \$42,078 | \$12,562,632 | 65 | \$ 46,425 | \$12,830,429 | 54 |
| November | | | | 35 | \$22,175 | \$5,986,943 | 50 | \$ 32,098 | \$8,887,651 | 55 |
| December | | | | 43 | \$33,550 | \$9,227,464 | 34 | \$ 26,207 | \$7,271,454 | 40 |
| TOTALS | 551 | \$351,903 | \$95,938,408 | 586 | \$384,363 | \$106,656,889 | 622 | \$389,724 | \$123,794,031 | 536 |

36 single-family building permits issued for October, 2020



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
NOVEMBER 17, 2020
5:30 PM

Immediately following the Planning Commission Meeting

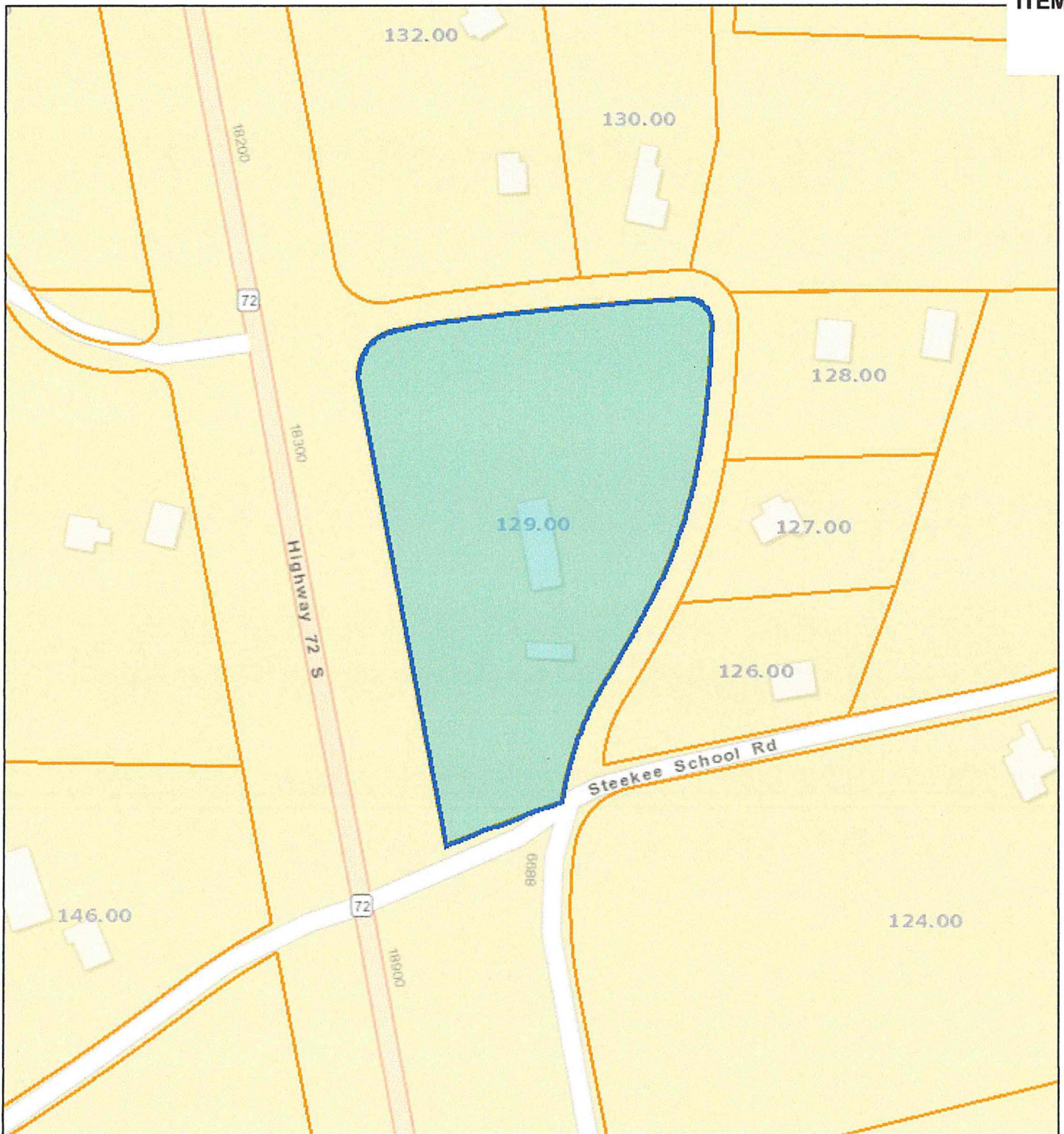
1. Call to Order;
2. Roll Call and Swearing In All Witnesses;
3. Approval of Minutes from October 20, 2020 meeting;
4. Planned Agenda Items;
 - A. Variance Request to move current sign to front property line, Applicant, Gaurang Patel, Property Owner, Brahmani, Enterprise Two, LLC., 18555 Hwy. 72, Tax Map 049 Parcel 129.00, C-1, Rural Center District;
 - B. Variance Request to obtain building permit without 25' road frontage, Applicant and Property Owner, Krystal Ervin, Keener Lane, Tax Map 017 Parcel 068.00, A-2, Rural Residential District;
 - C. Variance Request to build a garage without a principle dwelling, Applicant, Steve Young, Property Owner, William David Scott, Hwy. 72, Tax Map 038 Parcel 012.00, A-1, Agriculture-Forestry District;
 - D. Appeal Building Codes official letter, property being used as a junkyard, Applicant, Carlos Corrillo, Property Owner, Harold L. Brown, 16345 Hotchkiss Valley Rd., Tax Map 025 Parcel 001.00, C-2, General Commercial District;
 - E. Special Exception Request to build a marina with amenities, Applicant and Property Owner, Michael Stephen Gaddis, 607 Alexander Rd., Tax Map 036 Parcel 023.00, A-1, Agriculture-Forestry District, Approximately 49.2 acres;
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment



ITEM A

Loudon County - Parcel: 049 129.00

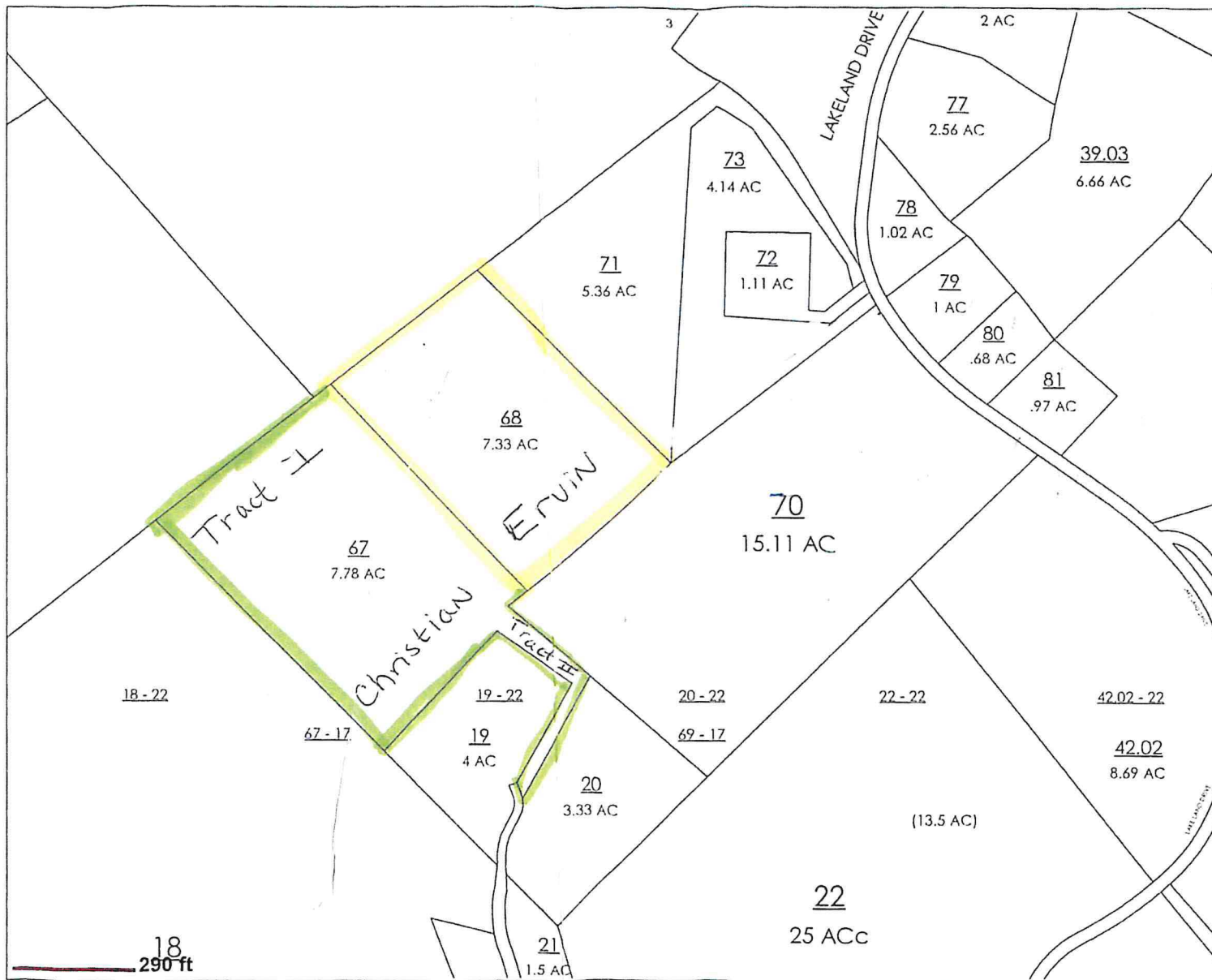
ITEM A



Date: November 2, 2020
County: Loudon
Owner: BRAHMANI ENTERPRISE TWO LLC
Address: HWY 72 S 18555
Parcel Number: 049 129.00
Deeded Acreage: 2
Calculated Acreage: 0
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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.



TEXT_GENERAL



TEXT_PARCEL



LEADERLINES

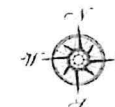


PARCELS



LOUDON COUNTY, TENNESSEE - KEENER LANDS

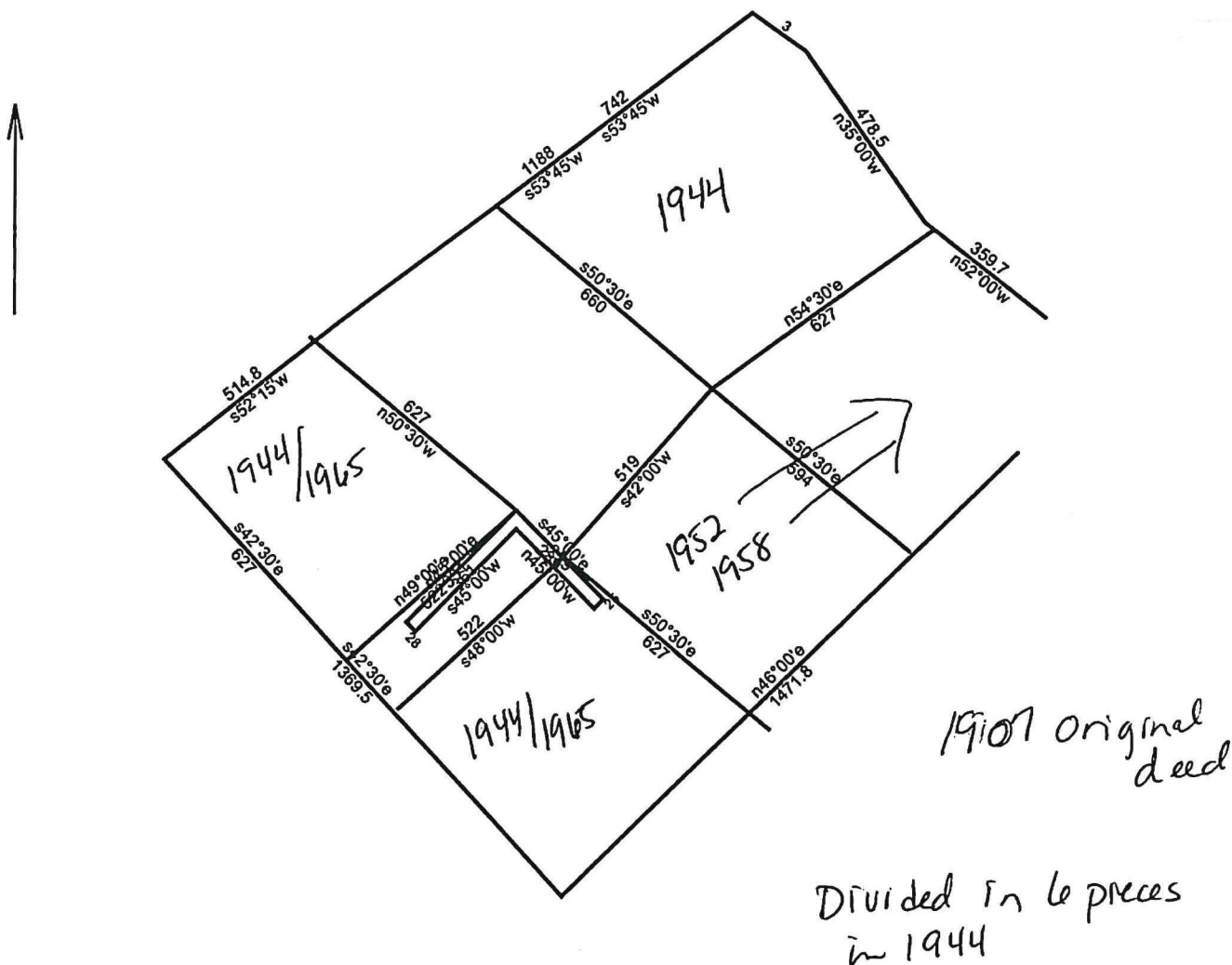
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.



ITEM B

Property Assessor's Office Plot

ITEM B



7/29/2019

Scale: 1 inch= 400 feet

File: keener working copy.ndp

Tract 1: 42.1354 Acres, Closure: n11.4553e 310.99 ft. (1/18), Perimeter=5534 ft.
 Tract 2: 3.3388 Acres (145436 Sq. Feet), Closure: n40.2606w 649.63 ft. (1/3), Perimeter=2029 ft.
 Tract 3: 0.0000 Acres (0 Sq. Feet), Closure: n50.3000w 594.00 ft. (1/1), Perimeter=594 ft.
 Tract 4: 0.0000 Acres (0 Sq. Feet), Closure: n09.5221w 796.30 ft. (1/1), Perimeter=1146 ft.
 Tract 5: 0.0000 Acres (0 Sq. Feet), Closure: n48.0000e 522.00 ft. (1/1), Perimeter=522 ft.
 Tract 6: 2.8186 Acres (122777 Sq. Feet), Closure: s50.0616w 435.01 ft. (1/4), Perimeter=1776 ft.
 Tract 7: 0.4270 Acres (18600 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1300 ft.

01 n52.00w 359.7
 02 n35.00w 478.5
 03 n55.00w 151.8
 04 s53.45w 1188
 05 s52.15w 514.8
 06 s42.30e 1369.5
 07 n46.00e 1471.8
 08 @4
 09 s53.45w 742
 10 s50.30e 660
 11 n54.30e 627
 12 @11
 13 s50.30e 594
 14 @11
 15 s42.00w 519
 16 s50.30e 627
 17 @16
 18 s48.00w 522
 19 @6

20 s42.30e 627
 21 n49.00e 522
 22 n50.30w 627
 23 @22
 24 s45.00e 289
 25 s45.00w 30
 26 n45.00w 259
 27 s45.00w 331
 28 n45.00w 30
 29 n45.00e 361

has not been altered
 Since original division
 in 1944

Prepared By:
Victor C. Pangle, II Attorney at Law
Southeastern Title & Abstract Co., Inc.
600 Grove Street
Loudon, TN 37774

BK/PG: D380/168-169

15008385

| | |
|--------------------------|-------|
| 2 PGS:AL-WARRANTY DEED | |
| TRACIE BATCH: 117176 | |
| 10/14/2015 - 03:11:07 PM | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 10.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 12.00 |

STATE OF TENNESSEE, LOUDON COUNTY
TRACIE LITTLETON
REGISTER OF DEEDS

Owner/Tax Responsibility:
John James Christian, Jr. and wife,
Barbara Anne Christian
1480 Keener Lane
Lenoir City, TN 37772

WARRANTY DEED

THIS INDENTURE, made this the 9th day of October, 2015, by and between JOHN JAMES CHRISTIAN, JR. A/K/A JIM CHRISTIAN (married), party of the first part, and JOHN JAMES CHRISTIAN, JR. A/K/A JIM CHRISTIAN AND WIFE, BARBARA ANNE CHRISTIAN, party of the second part.

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration not recited herein, to them in hand paid by the said parties of the second part, the receipt and sufficiency of which is hereby acknowledged, **AND TO CREATE A TENANCY BY THE ENTIRETY**, have granted, bargained, sold, conveyed and do hereby grant, bargain, sell and convey unto the said parties of the second part, all of their interest whatsoever, in and to the following described premises, to-wit:

SITUATED in the Second Civil District of Loudon County, Tennessee and identified on Tax Map 017 as Parcel 067.00 in the Property Assessor's Office for said County and being more particularly bounded and described as follows:

TRACT I:

BEGINNING on a corner to Abe Keener; thence (1) South 52 deg. 15 min. West 412 feet corner to Bailey; thence with the same (2) South 42 deg. 30 min. East 627 feet corner to Thomas Keener; thence with same (3) North 49 deg. East 522 feet corner to Thomas Kenner, Corra Richison and Abe Keener; thence with Abe Keener (4) North 50 deg. 30 min. West 627 feet to the BEGINNING and containing 7.33 acres, more or less.

TRACT II:

BEGINNING at a point in the northwestern right-of-way line of a county road, said point being the southeastern corner of the property from Paul Thomas and wife, Sherry L. Thomas, and being corner to the property of Dotson; thence with the line of Dotson in a northwesterly direction 289.0 feet, more or less, to a point corner to Dotson and Homer David Ervin (formerly Phoebe Keener); thence with the line of Ervin in a southwesterly direction 361.0 feet to a point; thence in a southeasterly direction in a line perpendicular to the boundary line between the properties of Thomas and Ervin 30.0 feet to a point; thence in a northeasterly direction in a line parallel to the boundary line between the properties of Thomas and Ervin 331.0 feet, more or less, to a point 30.0 feet from the boundary line between the properties of Thomas and Dotson; thence in a southeasterly direction in a line parallel to the boundary line between the properties of Thomas and Dotson 259.0 feet, more or less, to a point in the northwestern right-of-way line of a county road; thence with the right-of-way line of the county road in a northeasterly direction 30.0 feet to the point of beginning.

BEING the same property conveyed to Jim Christian by Warranty Deed dated September 19, 1989 from Homer David Ervin, single, of record in Deed Book 182 at Page 568 in the Register's Office for Loudon County, Tennessee.

Homer David Ervin retains for himself and for his successors in title and assigns an easement thirty feet in width across the lands herein conveyed. Said easement to be for ingress and egress to other property of Homer David Ervin which adjoins Tract I above. Said easement to extend from the other property of Homer David Ervin to the county roadway referred to in Tract II above and to be for the benefit of the property to be served thereby.

Easement language

With the hereditaments and appurtenances thereto appertaining, thereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said parties of the second part, their heirs and assigns forever.

AND the said parties of the first part, for themselves and for their heirs and assigns, do hereby covenant with the said parties of the second part, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and that they have full power, authority and right to convey the same, and that said premises are free from all encumbrances,

THE PREPARER OF THIS INSTRUMENT HAS NOT CONDUCTED A TITLE EXAMINATION OF THE WITHIN DESCRIBED PROPERTY AND MAKES NO REPRESENTATION TO THE STATUS THEREOF.

and that they will forever warrant and defend the said premises and the title thereto against any lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal this day and year first above written.

WHENEVER IN THIS INSTRUMENT A PRONOUN IS USED, IT SHALL BE CONSTRUED TO REPRESENT EITHER SINGULAR OR PLURAL, AS THE CASE MAY DEMAND.

John James Christian Jr.

JOHN JAMES CHRISTIAN, JR. A/K/A JIM CHRISTIAN

STATE OF TENNESSEE)

COUNTY OF LOUDON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JOHN JAMES CHRISTIAN, JR. A/K/A JIM CHRISTIAN, the within named bargainor(s) with whom I am personally acquainted or who proved to be upon the basis of satisfactory evidence or who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 9th day of October, 2015.

Bridget Johnson
NOTARY PUBLIC
MY COMM. EXPIRES: 6/10/2019

I hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is \$0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.



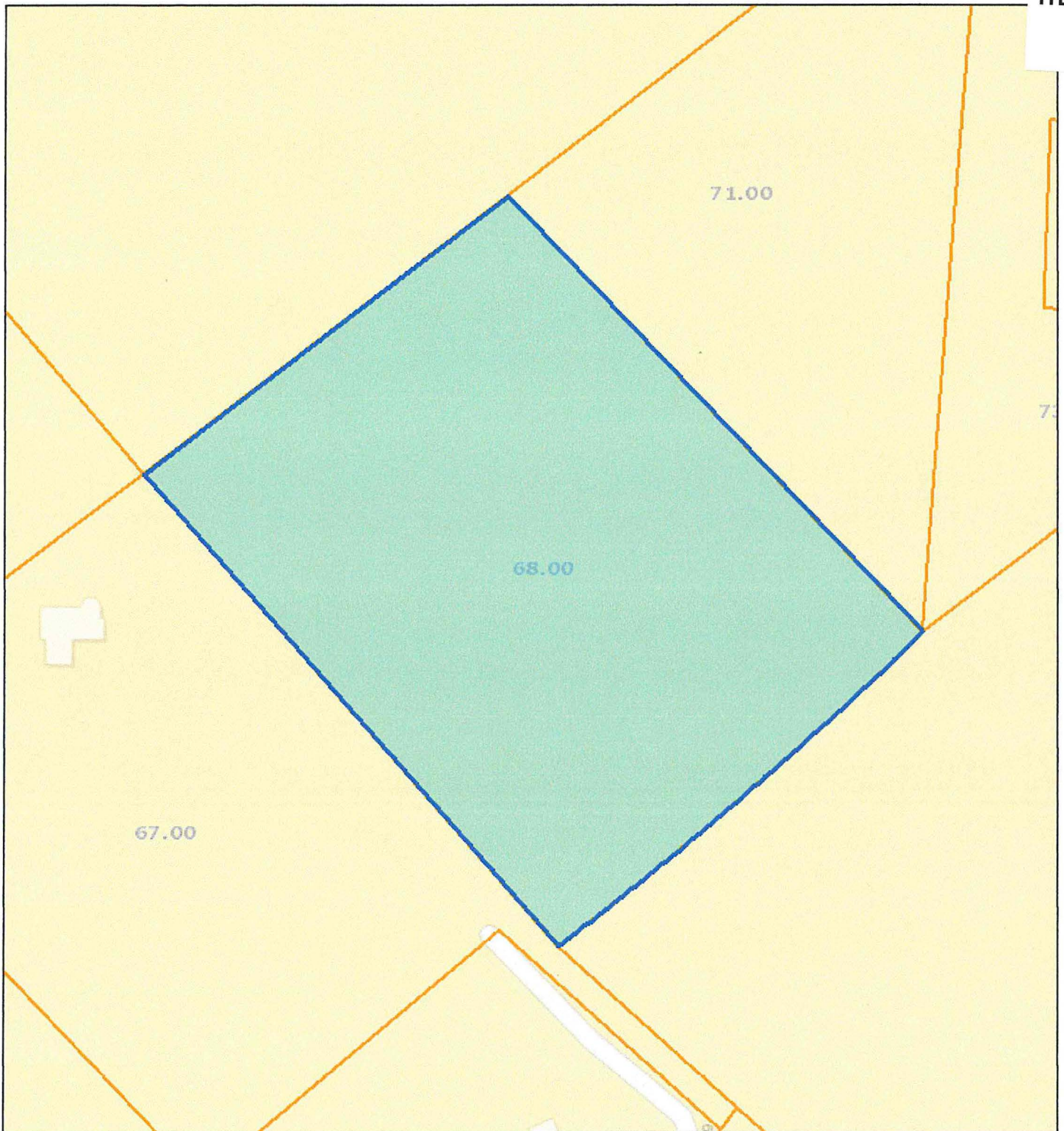
Subscribed and sworn to before me on this the 9th day of October, 2015.

John James Christian Jr.
Notary Public
My Comm. Expires: 6/10/2019



Loudon County - Parcel: 017 068.00

ITEM B



Date: November 2, 2020
County: Loudon
Owner: ERVIN KRYSTAL
Address: KEENER LN
Parcel Number: 017 068.00
Deeded Acreage: 7.33
Calculated Acreage: 7.3
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

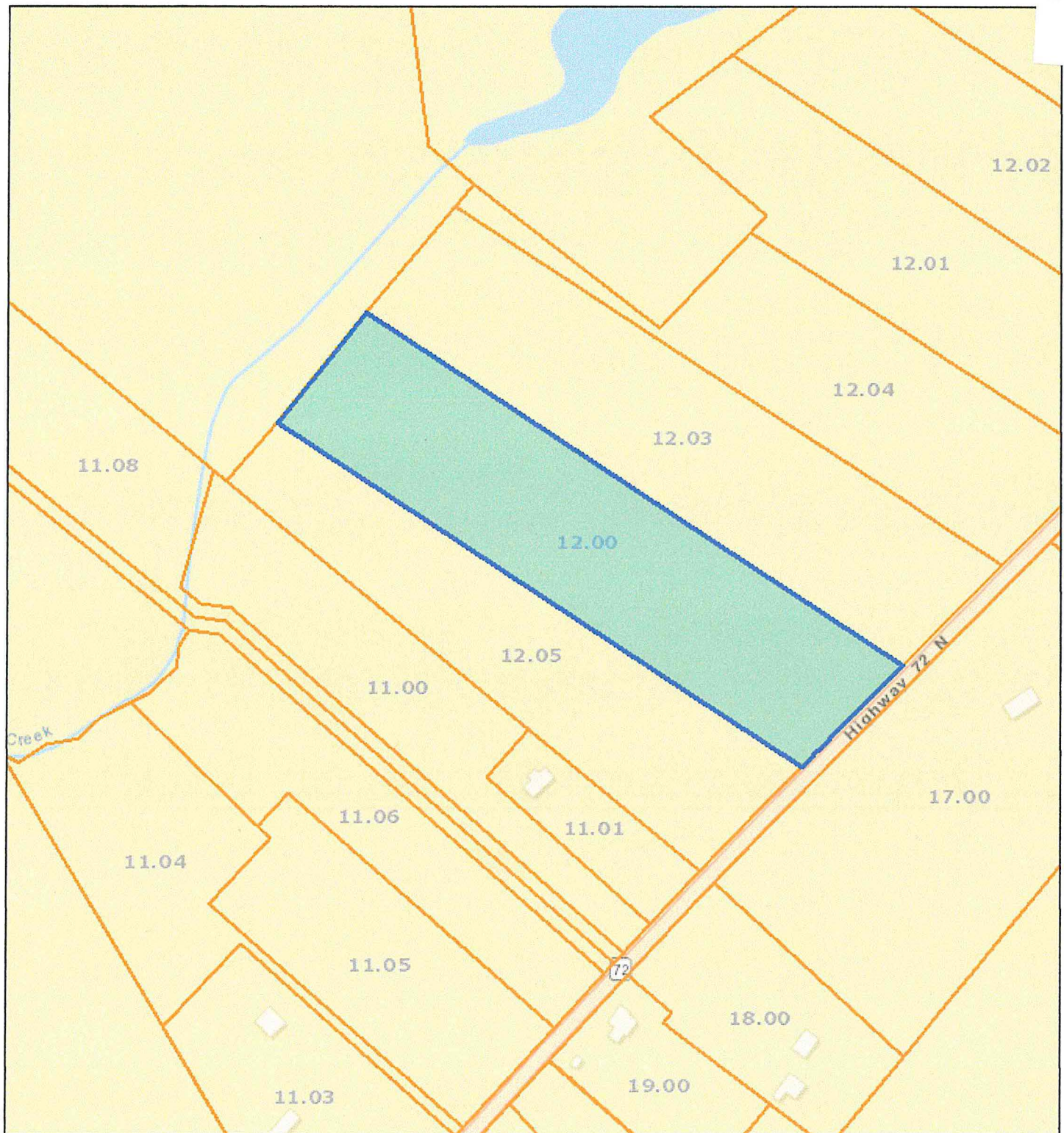
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law



ITEM C

Loudon County - Parcel: 038 012.00

ITEM C



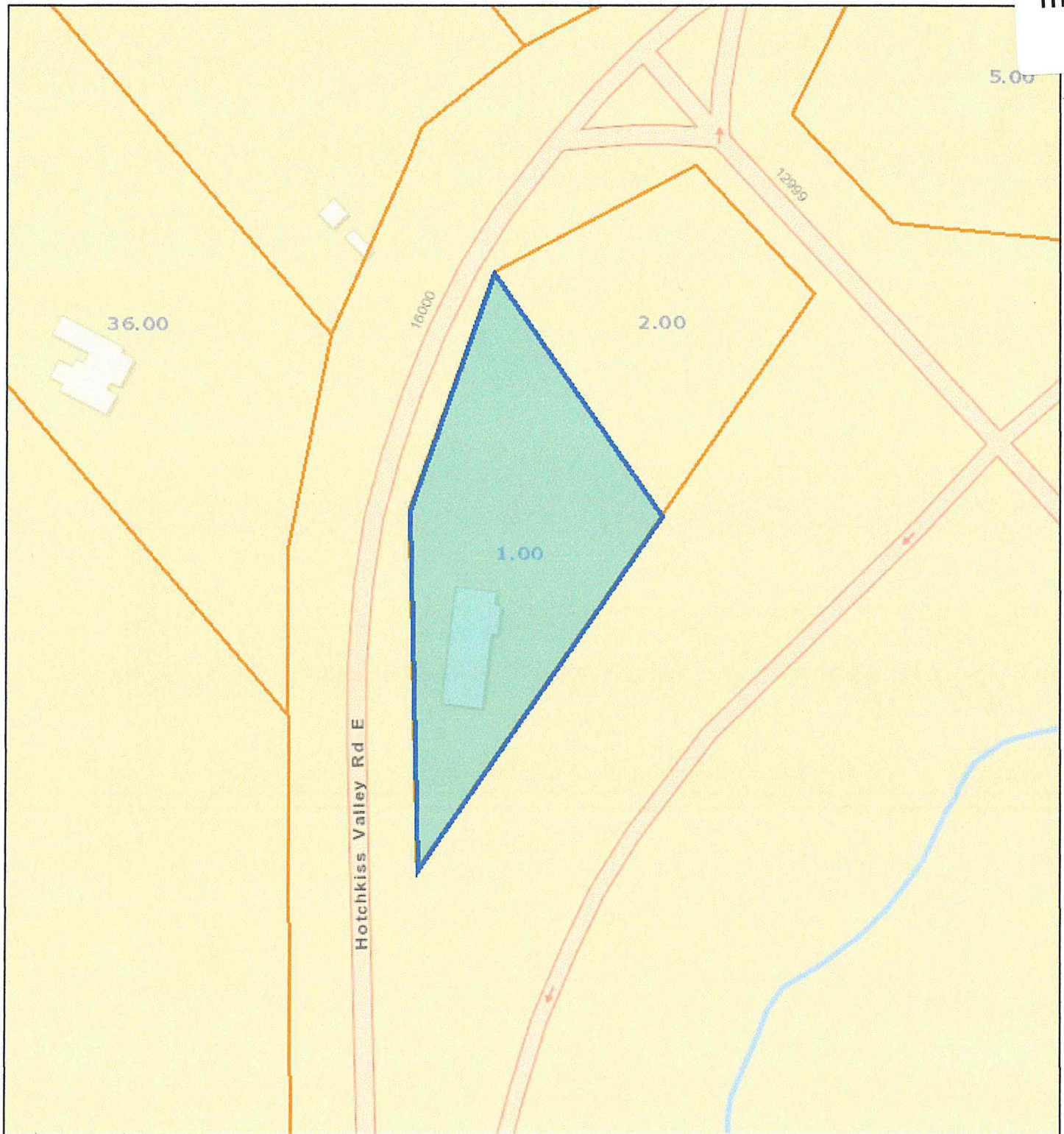
Date: November 2, 2020
County: Loudon
Owner: MONNIG JACK A
Address: HWY 72 N
Parcel Number: 038 012.00
Deeded Acreage: 16.1
Calculated Acreage: 16.1
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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.

Loudon County - Parcel: 025 001.00

ITEM D



Date: November 2, 2020
County: Loudon
Owner: BROWN HAROLD L ETUX
Address: HOTCHKISS VALLEY RD E 16345
Parcel Number: 025 001.00
Deeded Acreage: 2.04
Calculated Acreage: 0
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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.

FORT LOUDON LAKE
FLOWAGE EASEMENT
RECORDED IN WDB 245/395

POINTS IN
LAKE

MARTIN
371/359

IPS

S 39°39'02"E
455.29'

PROPANE
TANK

SHED

HOUSE

GARAGE

POINT

N 55°00'W
33.52'

BOAT
DOCKS

N 55°00'W
323.19'

MARINA
OFFICE
1200 SF

PARKING

BOAT
RAMP

MEMBERS
POOL &
PAVILLION

GAZEBO

TVA MONUMENT

TVA
43/142

S 88°10'17"E
730.17'

TVA POWERLINE EASEMENT

150'

75'

TVA
MONUMENT

TVA
43/198

S 02°44'38"E
1279.49'

TVA
MONUMENT

MANCUSO
358/705

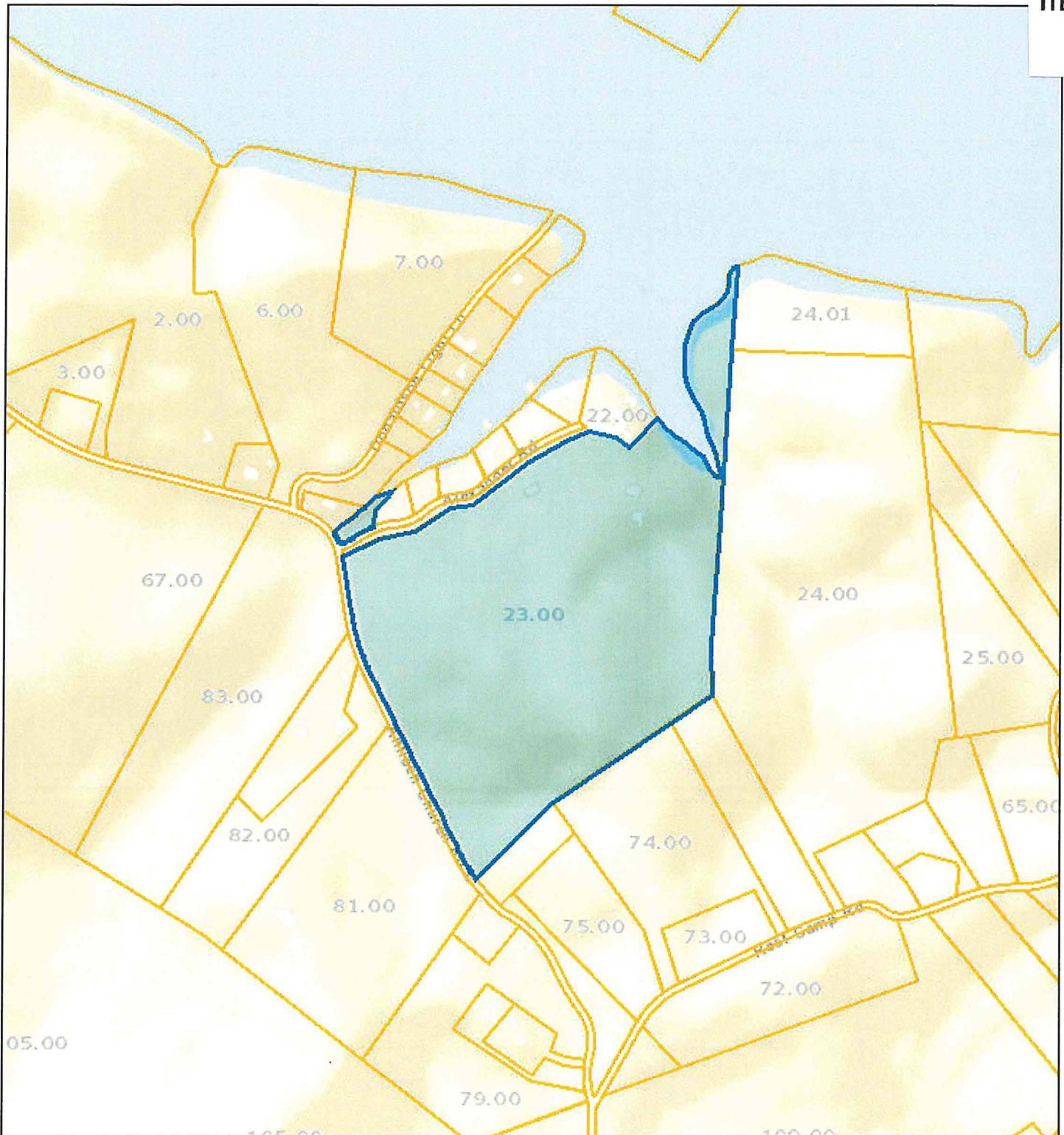
DAVIS
279/262
38.928 ACRES

KEEFE
393/35

ITEM

Loudon County - Parcel: 036 023.00

ITEM E



Date: November 3, 2020
County: Loudon
Owner: GADDIS MICHAEL STEPHEN
Address: ALEXANDER RD 607
Parcel Number: 036 023.00
Deeded Acreage: 49.2
Calculated Acreage: 0
Date of Imagery: 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership or interest.