



Loudon County Planning Department

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AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION JANUARY, 19 2021 5:30 p.m.

1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from December 15, 2020 meeting;
3. Planned Agenda Items;
 - A. Rezoning Request from A-2 Rural Residential District to T-1 Telecommunications Overlay District, Applicant, Shamaury Myrick, (TEP), Property Owner, Robert Wayne Hinds, 5378 Steekee Creek. Rd., Tax Map 056 Parcel 181.00, A-2 Rural Residential District, Approximately 38.1 acres;
 - B. Rezoning Request from C-1, Commercial District, to R-1, Residential District, Applicant and Property Owners, Samuel C. and Barbara J. Neeley, 181 Lee Hwy., Philadelphia, Tn., C-1, Commercial District., Tax Map 065 Parcel 021.00, Approximately 1.1 acres;
 - C. Subdivision Request for 4 lots, Applicant, Richard LeMay, Property Owners, Westside Farms, Wilkerson Rd., Richard A. Goble, 2030 Wilkerson Rd, Earlene R. Nutt, Lake Point Dr., Robert E. & Danielle Nutt, 2121 Lake Point Dr., Tax Map 017 Parcels 086.00, 088.00, 096.00, & 097.00, A-2, Rural Residential District, Approximately 87.8 acres;
 - D. Subdivision Request for 4 lots, Applicant and Property Owner, J. Edward Donley, 2690 Oakland Rd., Tax Map 073 Parcel 010.01, A-1, Agriculture-Forestry District, Approximately 16.2 acres;
 - E. Site Plan Request for Commercial Building, Applicant and Property Owner, Bill Hays, 14200 El Camino Lane, Tax Map 004, Parcel 007.00, C-2, General Commercial District, Approximately 1.0 acre;
 - F. Preliminary to Extend Wilkerson Rd., Applicant, Batson, Himes, Norvell R. Poe, Property Owners, Robert H. Patterson, Richard R. Reed, 12841 Hwy. 70 & Thornton Dr., Tax Map 007 Parcels 091.00 & 092.00, R-1, Suburban Residential District, Approximately 54.9 acres;

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4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for December, 2020 (attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment

Loudon County - Parcel: 056 181.00

ITEM A



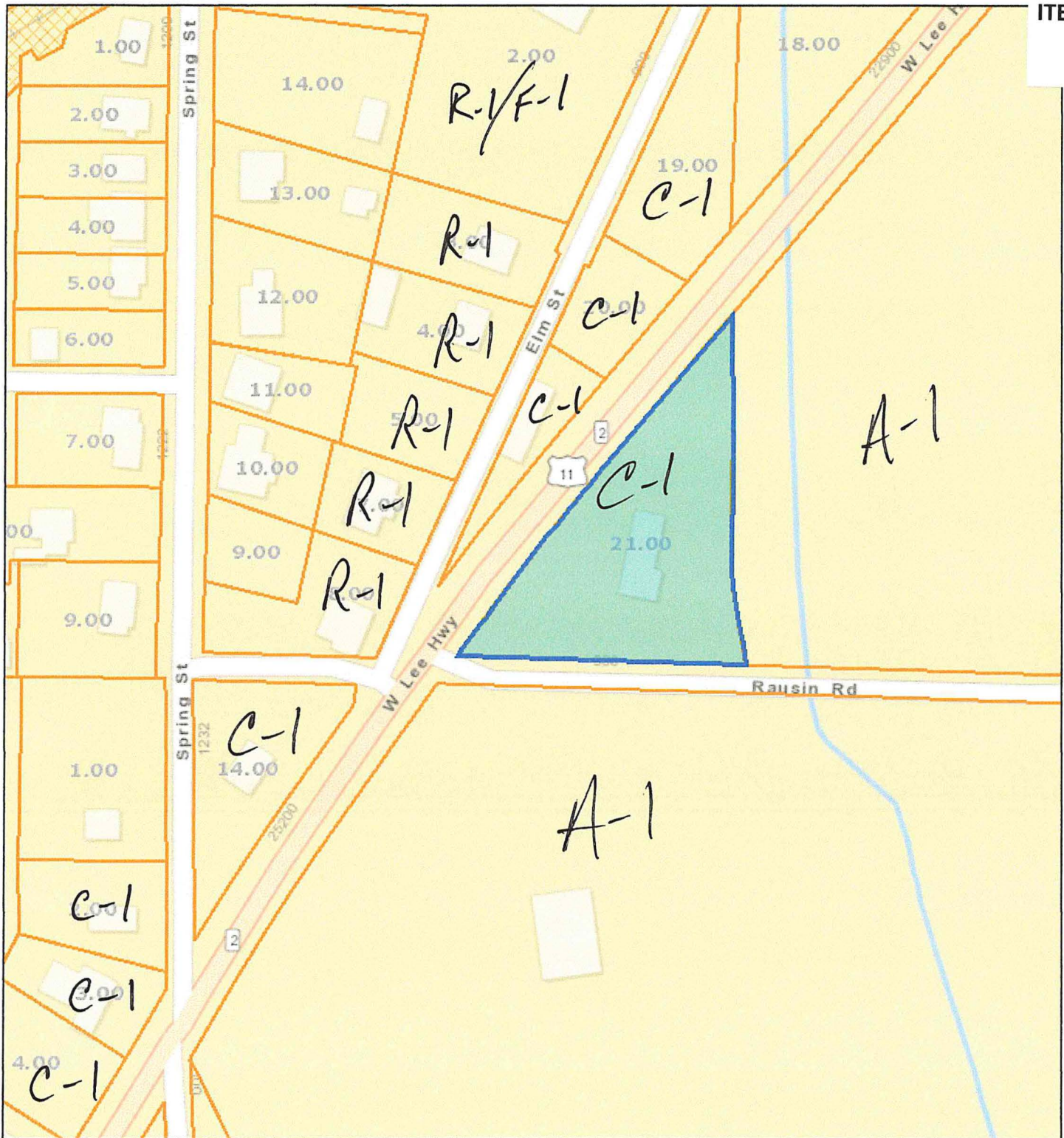
Date: April 2, 2020
County: Loudon
Owner: HINDS ROBERT WAYNE
Address: STEEKEE CREEK RD 5378
Parcel Number: 056 181.00
Deeded Acreage: 38.11
Calculated Acreage: 0
Date of Imagery: 2015

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

Loudon County - Parcel: 065 021.00

ITEM B



Date: January 11, 2021

County: Loudon

Owner: NEELEY SAMUEL C ETUX

Address: LEE HWY W 181

Parcel Number: 065 021.00

Deeded Acreage: 1

Calculated Acreage: 1.1

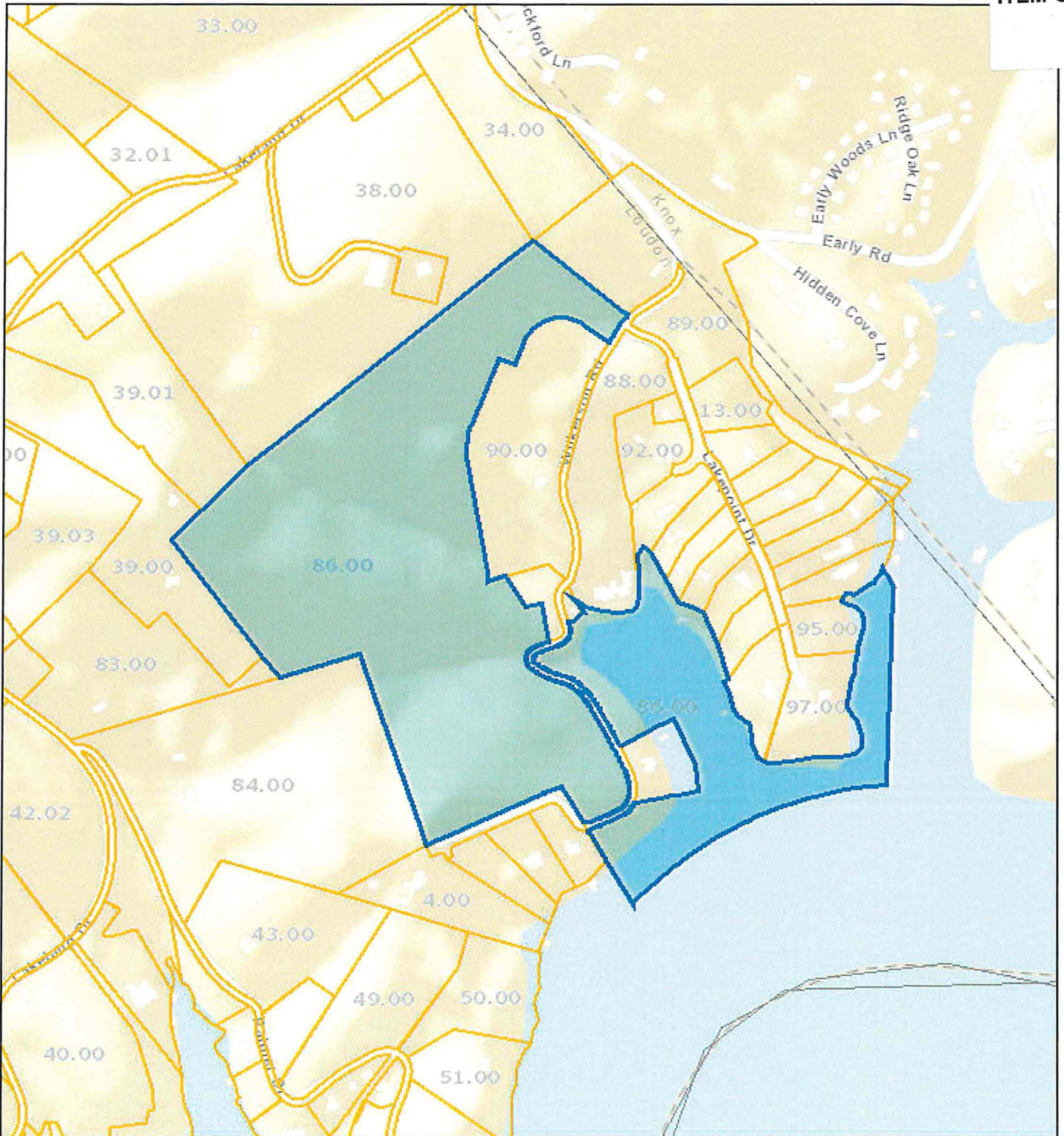
Date of Imagery: 2019

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
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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: 017 086.00

ITEM C



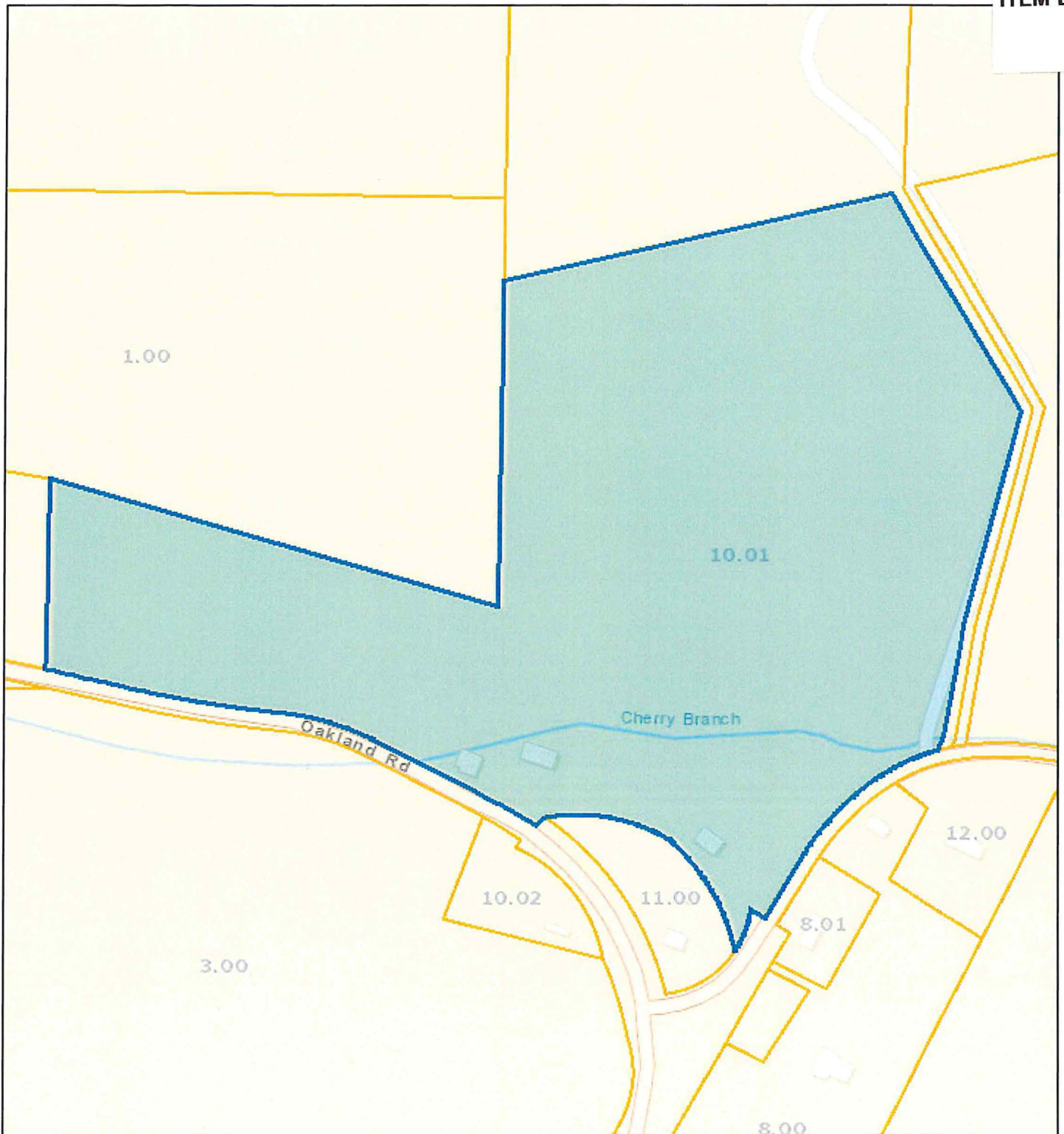
Date: January 11, 2021
County: Loudon
Owner: WESTSIDE FARMS LLC
Address: WILKERSON RD
Parcel Number: 017 086.00
Deeded Acreage: 74.23
Calculated Acreage: 74.23
Date of Imagery: 2019

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
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Loudon County - Parcel: 073 010.01

ITEM D



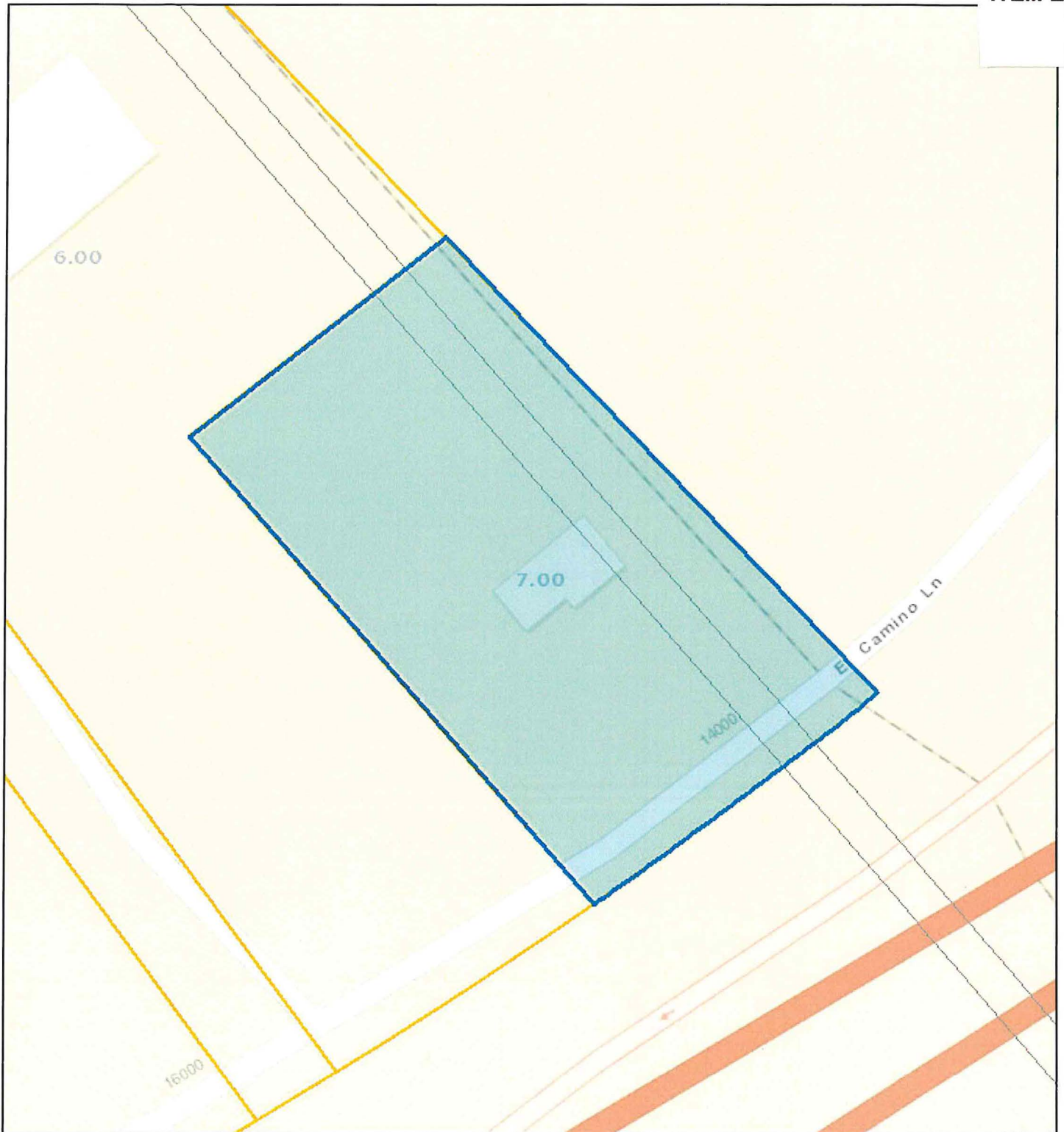
Date: January 11, 2021
County: Loudon
Owner: DONLEY J EDWARD
Address: OAKLAND RD 2690
Parcel Number: 073 010.01
Deeded Acreage: 39.42
Calculated Acreage: 39.42
Date of Imagery: 2019

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
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Loudon County - Parcel: 004 007.00

ITEM E



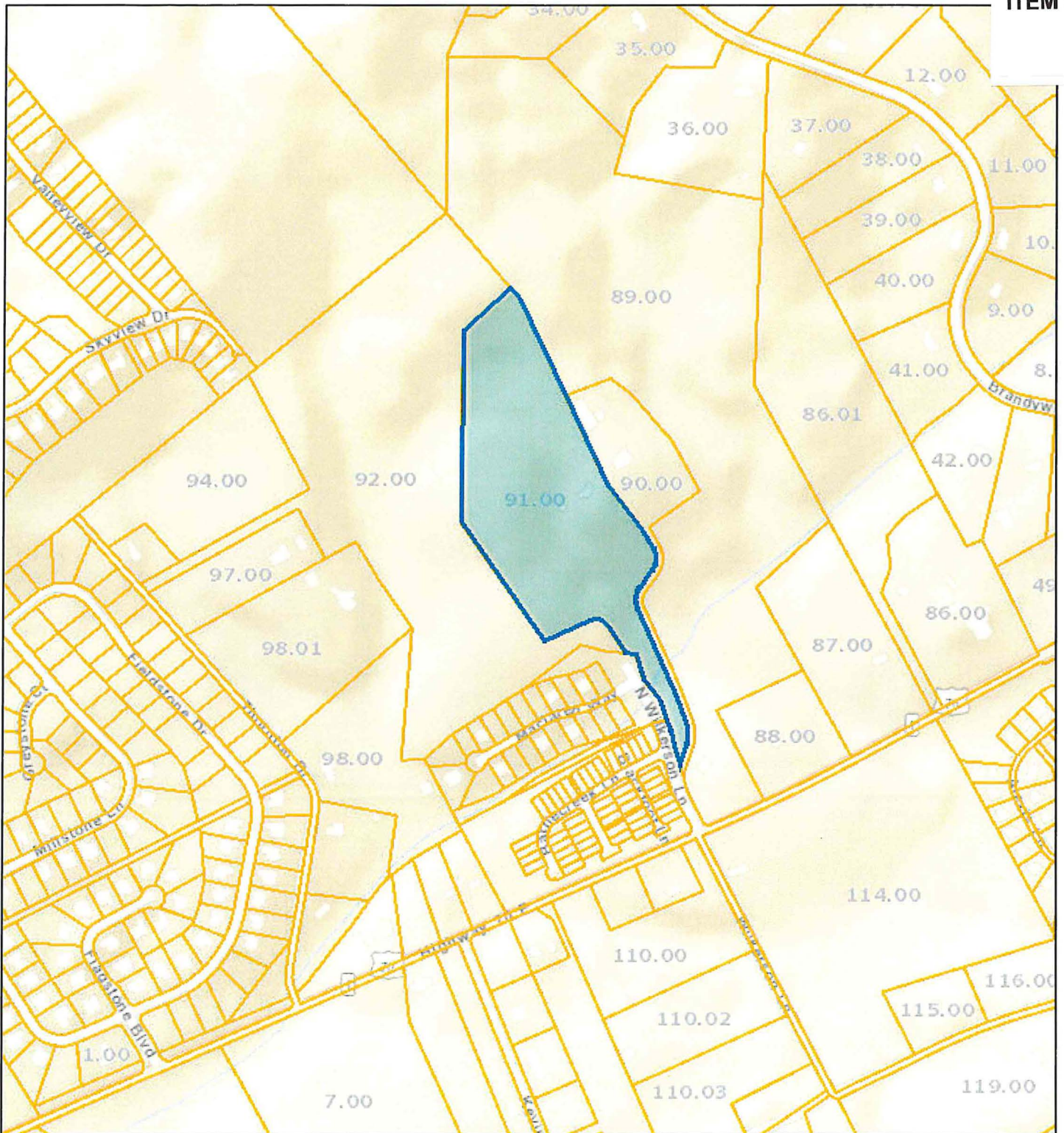
Date: January 11, 2021
County: Loudon
Owner: HAYS WILLIAM RAY ETUX
Address: EL CAMINO LN 14200
Parcel Number: 004 007.00
Deeded Acreage: 1
Calculated Acreage: 0
Date of Imagery: 2019

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
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Loudon County - Parcel: 007 091.00

ITEM F



Date: January 11, 2021
County: Loudon
Owner: PATTERSON ROBERT H ETUX
Address: HWY 70 E 12841
Parcel Number: 007 091.00
Deeded Acreage: 38.52
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
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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	50	\$44,978	\$13,390,067	35	\$22,175	\$5,986,943	50	\$ 32,098	\$8,887,651	55
December	46	\$33,950	\$9,551,014	43	\$33,550	\$9,227,464	34	\$ 26,207	\$7,271,454	40
TOTALS	647	\$430,831	\$118,879,489	586	\$384,363	\$106,656,889	622	\$389,724	\$123,794,031	536

25 single-family building permits issued for December, 2020