



# 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)

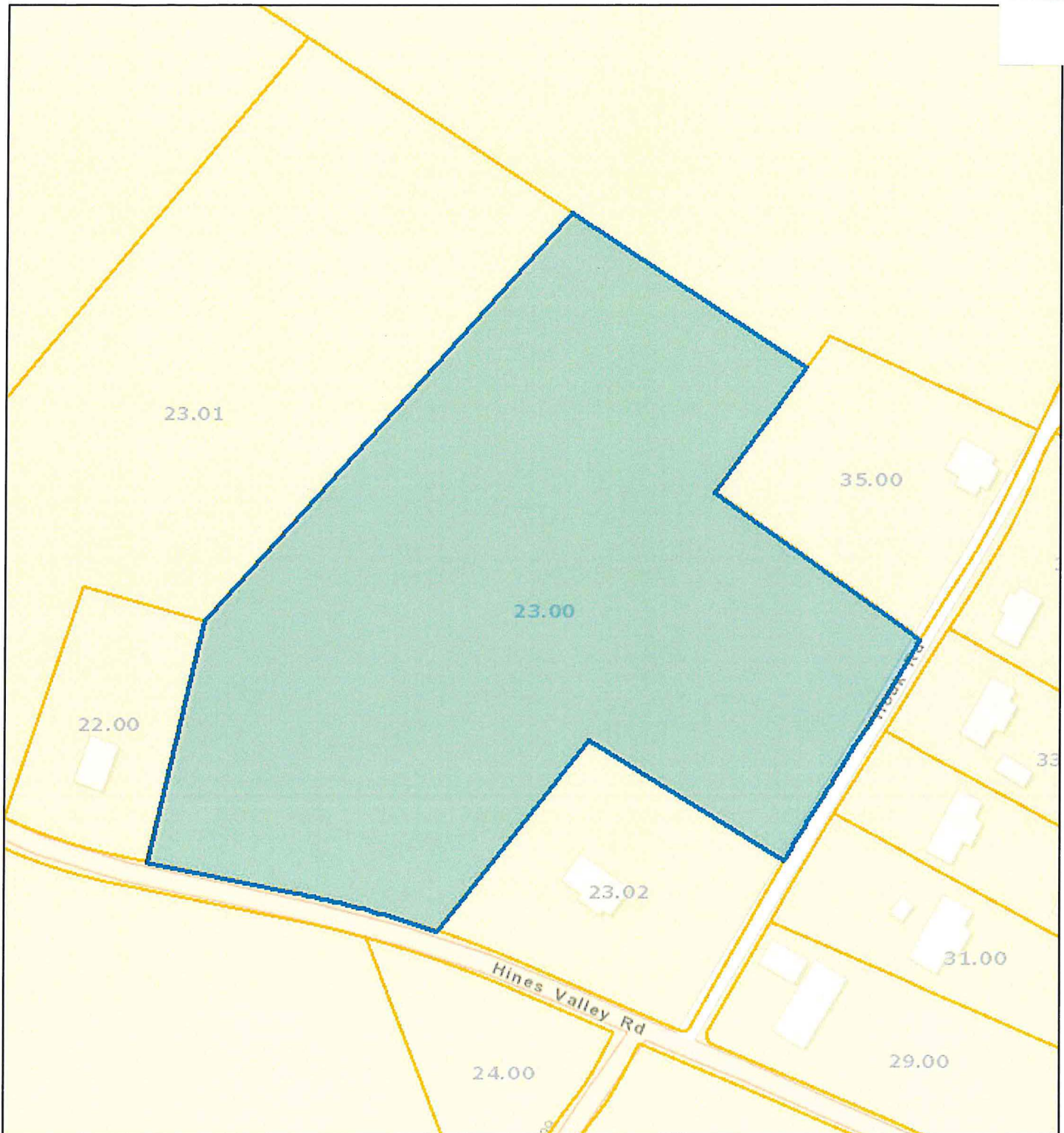
AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
APRIL 20, 2021  
5:30 p.m.

1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from March 16, 2020 meeting;
3. Planned Agenda Items;
  - A. Subdivision Request for 4 lots, Applicant and Property Owner, Fannie Reece & Sarah Foshee, Hines Valley Rd., Tax Map 018 Parcel 023.00, A-2, Rural Residential District, Approximately 12.2 acres;
  - B. Subdivision Request for 3 lots, Applicant, Thomas Harvey, Property Owner, Barbara Sue Carver, Meadow Rd., Greenback, TN., Tax Map 061, Parcel 008.05, A-1, Agriculture-Forestry District, Approximately 4.3 acres;
  - C. Rezoning Request for approximately 5 acres of 32.4 acres from A-2, Rural Residential District to M-1, General Industrial District, Applicant and Property Owner, Mitchell Hyde, 7431 Hwy. 411 S, Greenback, TN., Tax Map 084, Parcel 044.00, A-2, Rural Residential District;
  - D. Rezoning Request from C-1, Rural Center District to A-2, Rural Residential District, Applicant and Property Owner, Richard & Dana Cornell, 1280 Davis Ferry Rd., Tax Map 050, Parcel 185.02, C-1, Rural Center District, Approximately 1.7 acres;
  - E. Site Plan Request to build a commercial building, Applicant and Property Owner, Joseph A. Houck, Houck Construction Co., Inc., 991 Gladstone Rd., Tax Map 007A, Group A, Parcel 011.00, C-2, General Commercial District, Approximately 1.2 acres;

- F. Site Plan Request to build a commercial building, Applicant, Will Robinson, Property Owner, William H. Reed III & 6 Red Fern Circle, Hickory Creek Rd., Tax Map 004, Parcel 008.01, C-2, General Commercial District, Approximately 3.0 acres;
  - G. Administrative Review to clarify, what would be considered utility facilities necessary for the provision of public services.
- 4. County Commission Action on Planning Commission Recommendations
  - 5. Codes Department Building Activity Summary for March, 2021 (attached)
  - 6. Additional Public Comments
  - 7. Update from Planning Department
  - 8. Adjournment

# Loudon County - Parcel: 018 023.00

ITEM A



Date: April 5, 2021  
County: Loudon  
Owner: LAWSON LEONARD ETAL  
Address: HINES VALLEY RD  
Parcel Number: 018 023.00  
Deeded Acreage: 12.27  
Calculated Acreage: 12.27  
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

**NOTES:**

- THE LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN DETERMINED AND SHOULD BE VIEWED BY THE PROPER UTILITY AUTHORITY IF NECESSARY.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL ORDINANCES, RULES, REGULATIONS AND RESTRICTIONS AS SET FORTH BY LAMSON COUNTY.
- THIS PROPERTY IS LOCATED WITHIN PLANNED ZONE E, AS SHOWN ON PLANNED ZONING MAP, NOV 16, 2006.
- UTILITY AND DRAINAGE COORDINATES OF 5 FT EACH SIDE OF ALL LOT LINES AND 10 FT WIDE EXISTING BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAY.

THIS PROPERTY IS ZONED A-1, DEVELOPING AGRICULTURAL DISTRICT

**BOUNDARY NOTES:**

FRONT 30 FT

REAR 10 FT

TOTAL LOTS 4

TOTAL ACRES 2.29 ACRES

**CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS):**

I certify that the septic system is in compliance with the requirements of the Health Department, and is hereby approved.

Date: \_\_\_\_\_

**CERTIFICATION OF STREETS:**

I certify that streets and related improvements located or planned by the applicant, fully meet the specifications as established by the governing authority.

Date: \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS:**

I certify that the water system located, or proposed for installation, fully meets the requirements of the Health Department, and is hereby approved.

Date: \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF STREET NAMES AND ADDRESSES:**

I hereby certify that:

- The names of existing public roads shown on this subdivision map are correct.
- The names of any new road, whether public or private, proposed by any existing owner and sold without any restriction, shall be approved by the governing authority.
- The applicant shall file the names of the new roads on this map with the governing authority.

Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING:**

I certify that this plat has been found to comply with the requirements of the Health Department, and is hereby approved for recording in the office of the County Register.

Date: \_\_\_\_\_

**CERTIFICATE OF ACCURACY:**

I certify that the plat shown and described herein, is a true and correct copy of the original, and that the same has been found to comply with the requirements of the Health Department, and is hereby approved for recording in the office of the County Register.

Date: \_\_\_\_\_

**TO ALL PARTIES INTERESTED IN THIS TO THE PREMISES HEREBY:**

**SURVEYOR'S STATEMENT:**

I HEREBY CERTIFY THAT THE SURVEY AS REPRESENTED BY THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE HEALTH DEPARTMENT, AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: \_\_\_\_\_

**OWNER:**

LAMSON ESTATE

a/s SARAH FISHER

TAX ID: \_\_\_\_\_

DATE: \_\_\_\_\_

**LEGEND:**

- P.O.M. - FOUND
- P.O.M. - SET
- UTILITY POLE
- PROPERTY LINE
- APPROXIMATE ADJACENT LINE
- R/W LINE
- OVERHEAD ELECTRIC
- WATER MAIN

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

This is to certify that the owner(s) of the property shown and described herein, hereby certify that the boundaries and the contents of this plat are true and correct, and that the same are hereby dedicated to the public use of the State of Tennessee.

Date: \_\_\_\_\_

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a/s SARAH FISHER

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DATE: \_\_\_\_\_

**OWNER:**

LAMSON ESTATE

a/s SARAH FISHER

TAX ID: \_\_\_\_\_

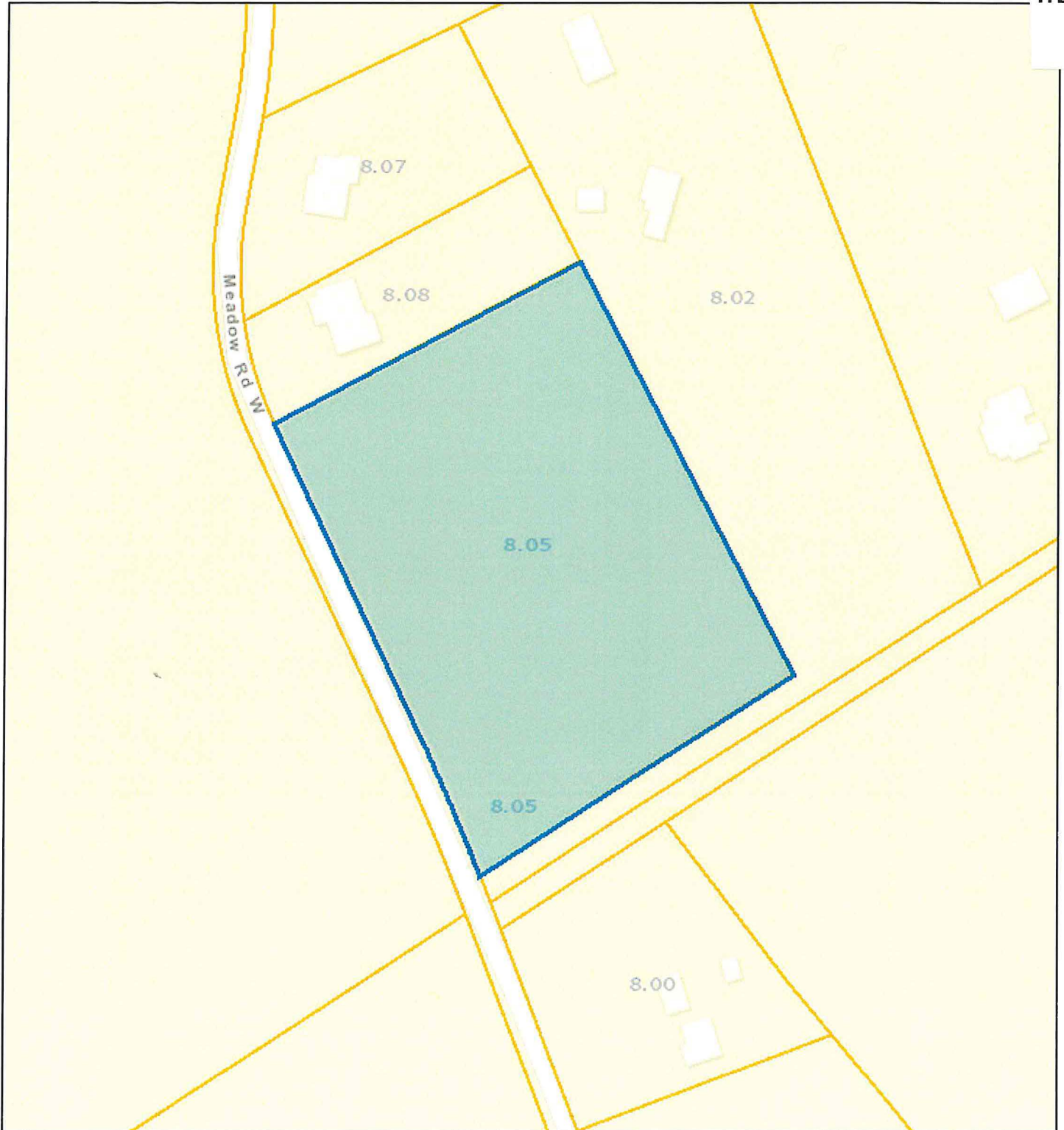
DATE: \_\_\_\_\_

**LEGEND:**

- P.O.M. - FOUND
- P.O.M. - SET
- UTILITY POLE
- PROPERTY LINE
- APPROXIMATE ADJACENT

# Loudon County - Parcel: 061 008.05

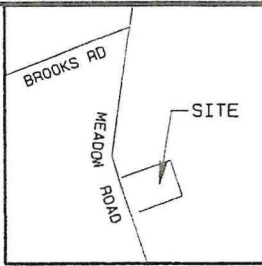
ITEM B



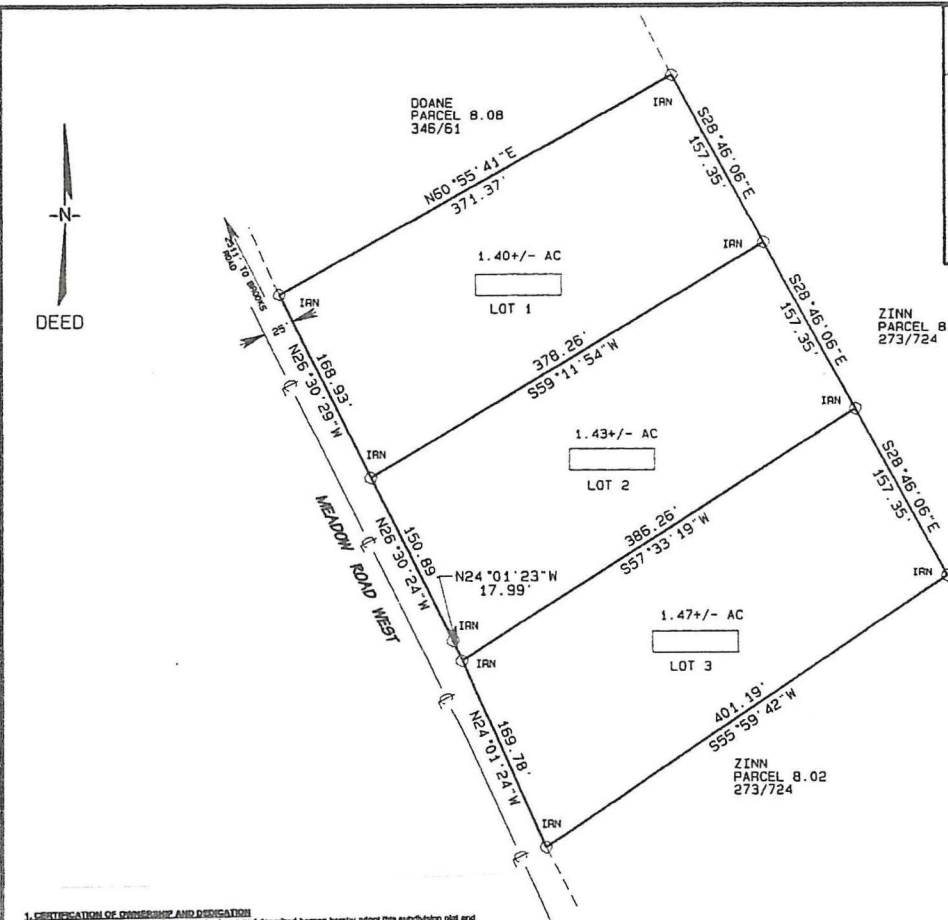
Date: April 5, 2021  
County: Loudon  
Owner: CARVER BARBARA SUE ETVIR JOHN P  
Address: MEADOW RD  
Parcel Number: 061 008.05  
Deeded Acreage: 4.3  
Calculated Acreage: 0  
Date of Imagery: 2019

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



LOCATION MAP



**DOANE PARCEL 8.08**  
346/61

**ZINN PARCEL 8.02**  
273/724

**ZINN PARCEL 8.02**  
273/724

**MEADOW ROAD WEST**

**IRON**

**DEED**

**1.40 +/- AC**  
LOT 1

**1.43 +/- AC**  
LOT 2

**1.47 +/- AC**  
LOT 3

**GRAPHIC SCALE 1"=100'**

**0 100 200 300**

**1. CERTIFICATE OF PRESENT AND DEDICATION**  
This is to certify that the owner(s) of the property shown and described herein 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.  
Date: 4/5/2021 Owner: Thomas K. Harvey

**2. CERTIFICATE OF ACCURACY**  
I certify that the plat shown and described herein, is a true and correct survey to the accuracy required by the Regional Planning Commission and that monuments have been placed as shown herein, to the specifications of the Regional Planning Commission.  
Date: 4/5/2021 Registered Engineer/Surveyor: Thomas K. Harvey

**3. CERTIFICATE 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 as shown.  
Date: 4/5/2021 City or County Health Officer or Authorized Representative: Thomas K. Harvey

**4. CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEM**  
I certify that the sewerage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted (not required if 4a is applicable).  
Date: 4/5/2021 Local Health Authority: Thomas K. Harvey

**5a. CERTIFICATE OF SUBSURFACE DISPOSAL SYSTEM**  
Approval is hereby granted for lots defined as: Loudon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the lot(s) 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 site property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.  
Date: 4/5/2021 Environmental Specialist: Thomas K. Harvey

**5b. CERTIFICATE OF APPROVAL OF STREETS**  
I certify that streets and related improvements installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.  
Date: 4/5/2021 Road Engineer/Highway Commission: Thomas K. Harvey

**6. 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 ensure completion. This plat is approved for recording in the office of the County Register.  
Date: 4/5/2021 Secretary, Regional Planning Commission: Thomas K. Harvey

**7. 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: 4/5/2021 E-911 Authority: Thomas K. Harvey

**GENERAL INFORMATION:**

- 1) Iron rods at all corners unless otherwise noted.
- 2) Data relative to existing utilities should not be relied upon without verification from the proper utility having jurisdiction.
- 3) This property is subject to any and all restrictions, covenants, conditions, planning commission ordinances, right-of-ways and all easements, if any, affecting said property.
- 4) Building Setbacks:  
Front: 50'  
Rear: 35' principal structure, 5' accessory structures.  
Sides: 20' Single story, add'l 5', each add'l story.
- 5) Utility and Drainage Easements  
5' along all interior lot lines.  
10' along all exterior lot lines including street right-of-ways.
- 6) Zoning: R1

**THOMAS K. HARVEY**  
REGISTERED LAND SURVEYOR  
AGRICULTURE  
COMMERCE  
TENNESSEE NO. 2247

**BARBARA CARVER**  
P.O. BOX 268  
GREENBACK, TENNESSEE 37742  
865-659-6454

**CERTIFICATION**  
I hereby certify that this is a category 1 survey and that the ratio of precision of the unadjusted survey is 1: 10,000 as shown herein.  
Thomas K. Harvey R.L.S. 2247

**SURVEYOR**  
THOMAS K. HARVEY  
304 Locust Street, Unit 203  
LENOIR CITY, TENNESSEE 37771  
(865) 806-5069

**BARBARA CARVER SUBDIVISION**

Scale: 1"=100	Map 61, Parcel 8.05 Deed Book 347, Page 350
Date: 4/5/2021	District 3, Loudon County Tennessee
Revised:	Drawn By: S Lyle
Job: Carver0421	Surveyor: Thomas K Harvey, Tn R.L.S. 2247

# Loudon County - Parcel: 084 044.00

ITEM C



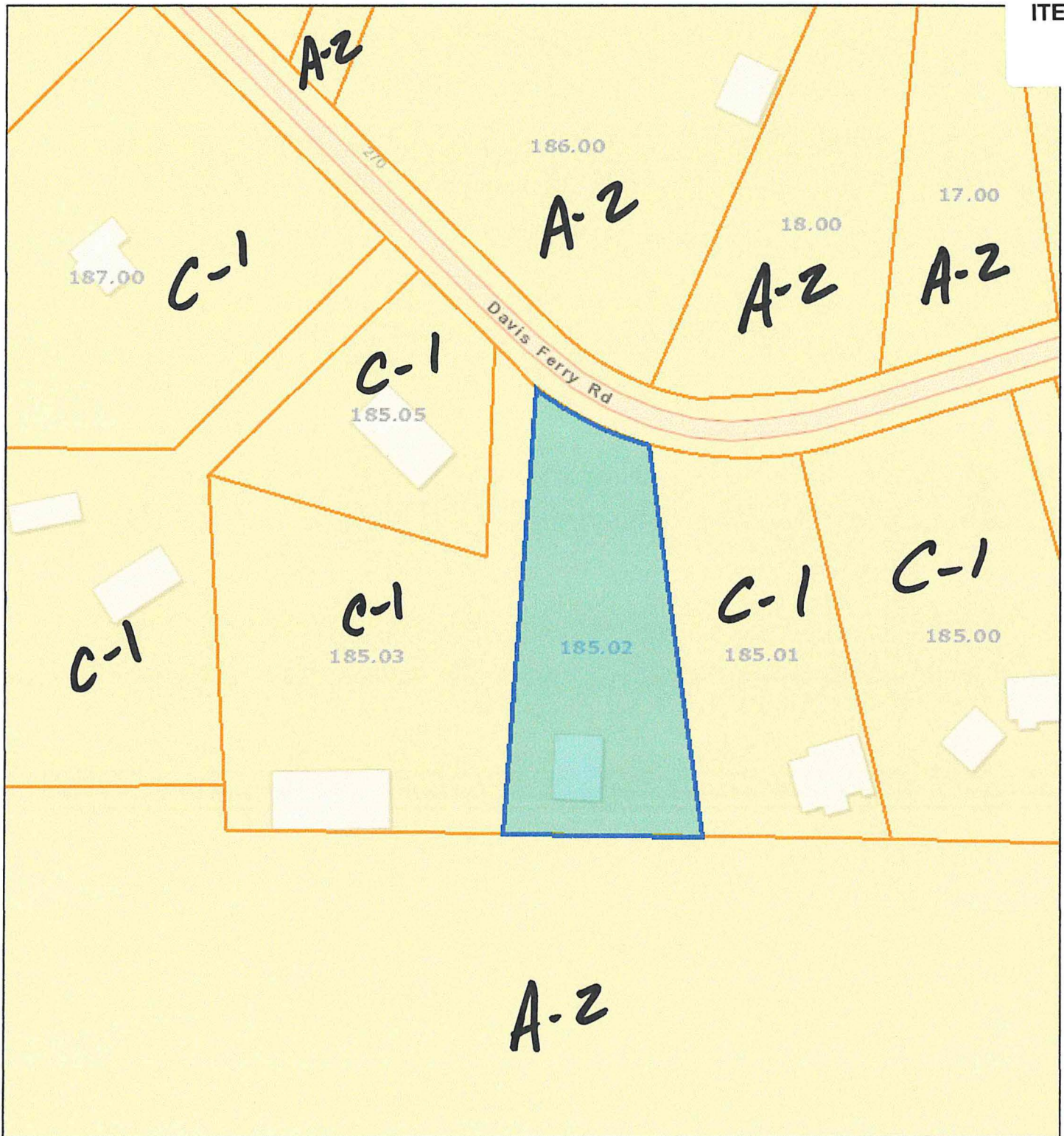
Date: April 12, 2021  
County: Loudon  
Owner: JENKINS HERBERT  
Address: HWY 411 7431  
Parcel Number: 084 044.00  
Deeded Acreage: 32.45  
Calculated Acreage: 32.45  
Date of Imagery: 2019

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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State of Tennessee, Comptroller of the Treasury, Office of Local Government

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Loudon County - Parcel: 050 185.02

ITEM D



Date: April 14, 2021

County: Loudon

Owner: CORNELL RICHARD S ETUX

Address: DAVIS FERRY RD 1280

Parcel Number: 050 185.02

Deeded Acreage: 1.73

Calculated Acreage: 1.73

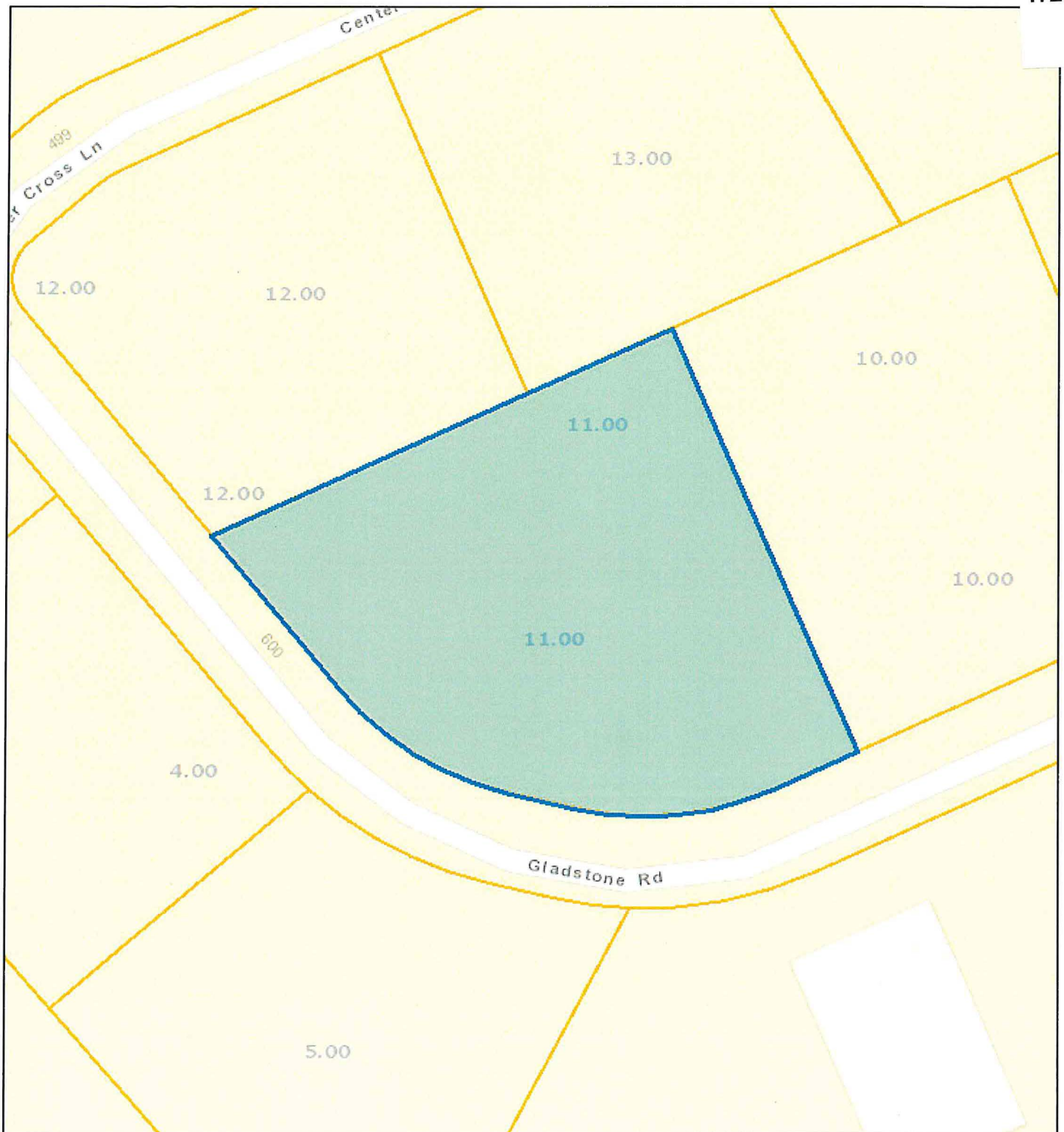
Date of Imagery: 2019

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: 007A A 011.00

ITEM E



Date: April 5, 2021

County: Loudon

Owner: HICKORY CREEK PARTNERS

Address: GLADSTONE RD 991

Parcel Number: 007A A 011.00

Deeded Acreage: 1.25

Calculated Acreage: 1.25

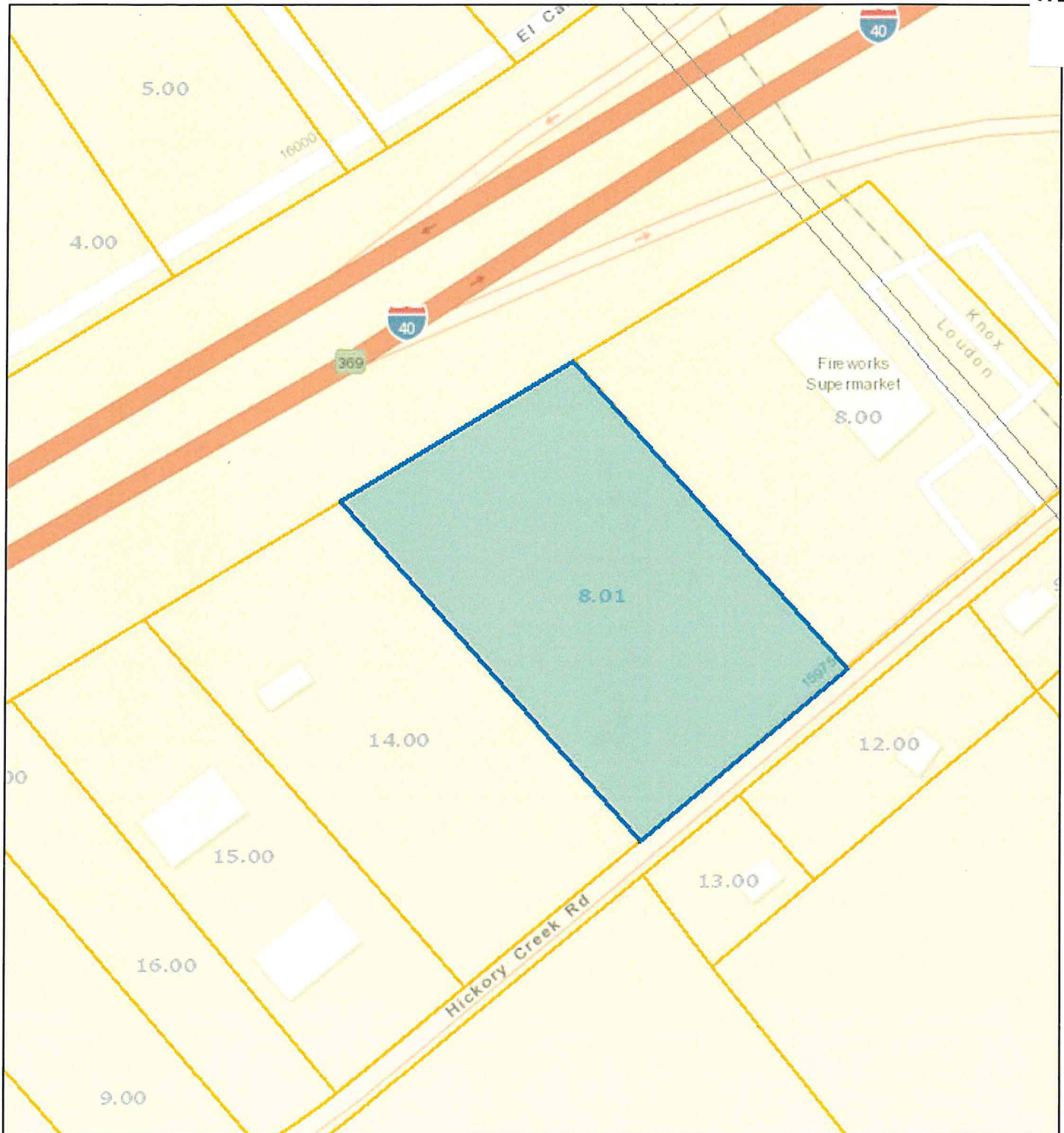
Date of Imagery: 2019

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: 004 008.01

ITEM F



Date: April 5, 2021  
County: Loudon  
Owner: REED WILLIAM H III  
Address: HICKORY CREEK RD  
Parcel Number: 004 008.01  
Deeded Acreage: 3  
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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## AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS APRIL 20, 2021

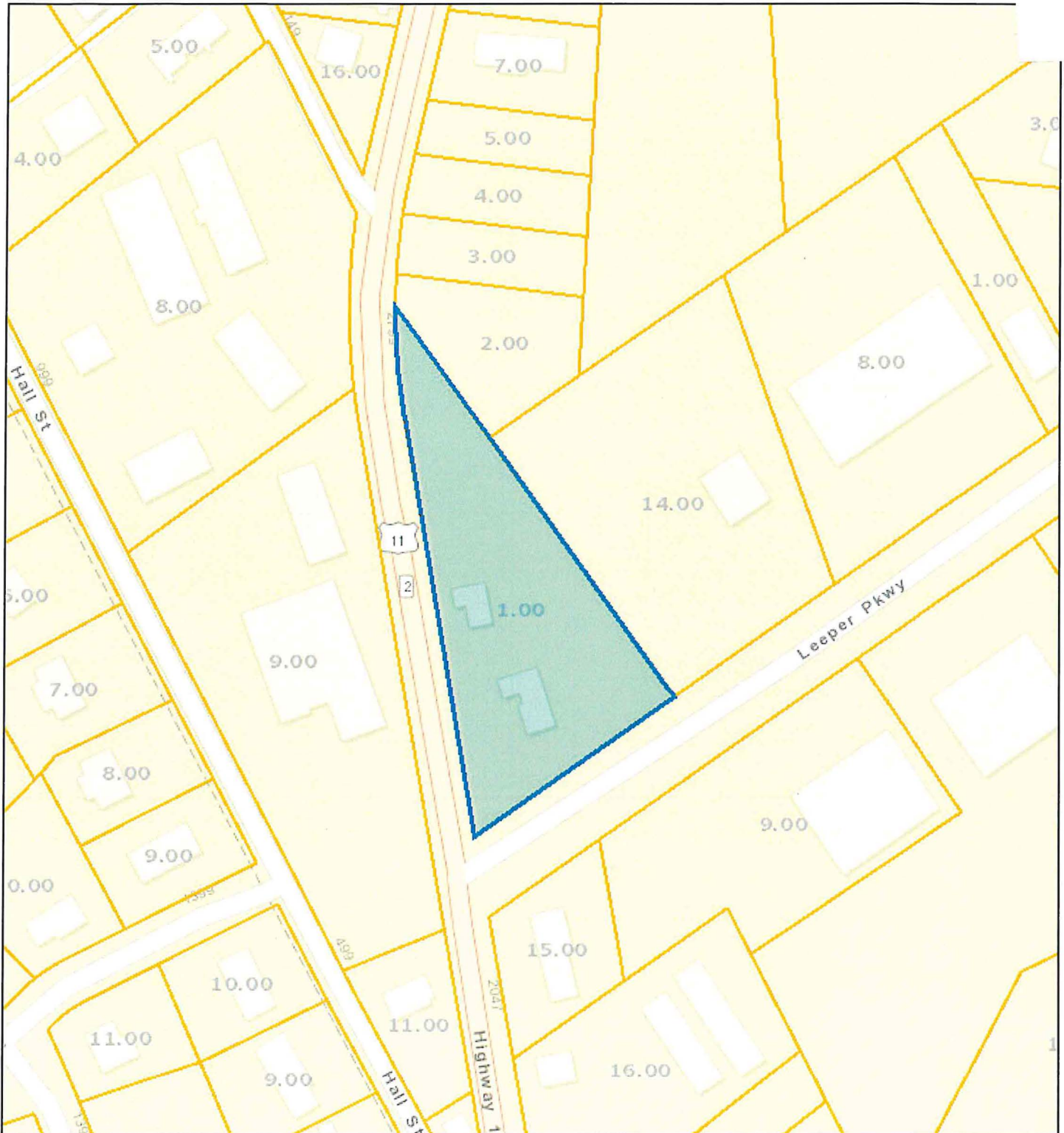
5:30 PM

*Immediately following the Planning Commission Meeting*

1. Call to Order;
2. Roll Call and Swearing In All Witnesses;
3. Approval Minutes from March, 2020 meeting;
4. Planned Agenda Items;
  - A. Special Exception Request to operate an automotive repair business, Applicant, Travis Brown, Property Owner, Harold Brown, 2316 Hwy. 11E., Tax Map 020D, Group E., Parcel 001.00, C-2, General Commercial District, Approximately 1.3 acres;
  - B. Variance Request to build garage without a house on property, Applicant and Property owner, Gretchen Roberts, Hope Creek Rd., Tax Map 003N, Group B, Parcel 032.00, A-1, Agriculture-Forestry District, Approximately 1.0 acre;
  - C. Administrative Review to operate a pet grooming business, Applicant and Property Owner, Jordan Meece, 124 Cox Rd., Tax Map 33N, Group E, Parcel 016.00, R-1, Suburban Residential District, Approximately .48 acres;
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

# Loudon County - Parcel: 020D E 001.00

ITEM A



Date: April 5, 2021  
County: Loudon  
Owner: BROWN HAROLD L ETUX  
Address: HWY 11 E 2316  
Parcel Number: 020D E 001.00  
Deeded Acreage: 1.3  
Calculated Acreage: 1.3  
Date of Imagery: 2019

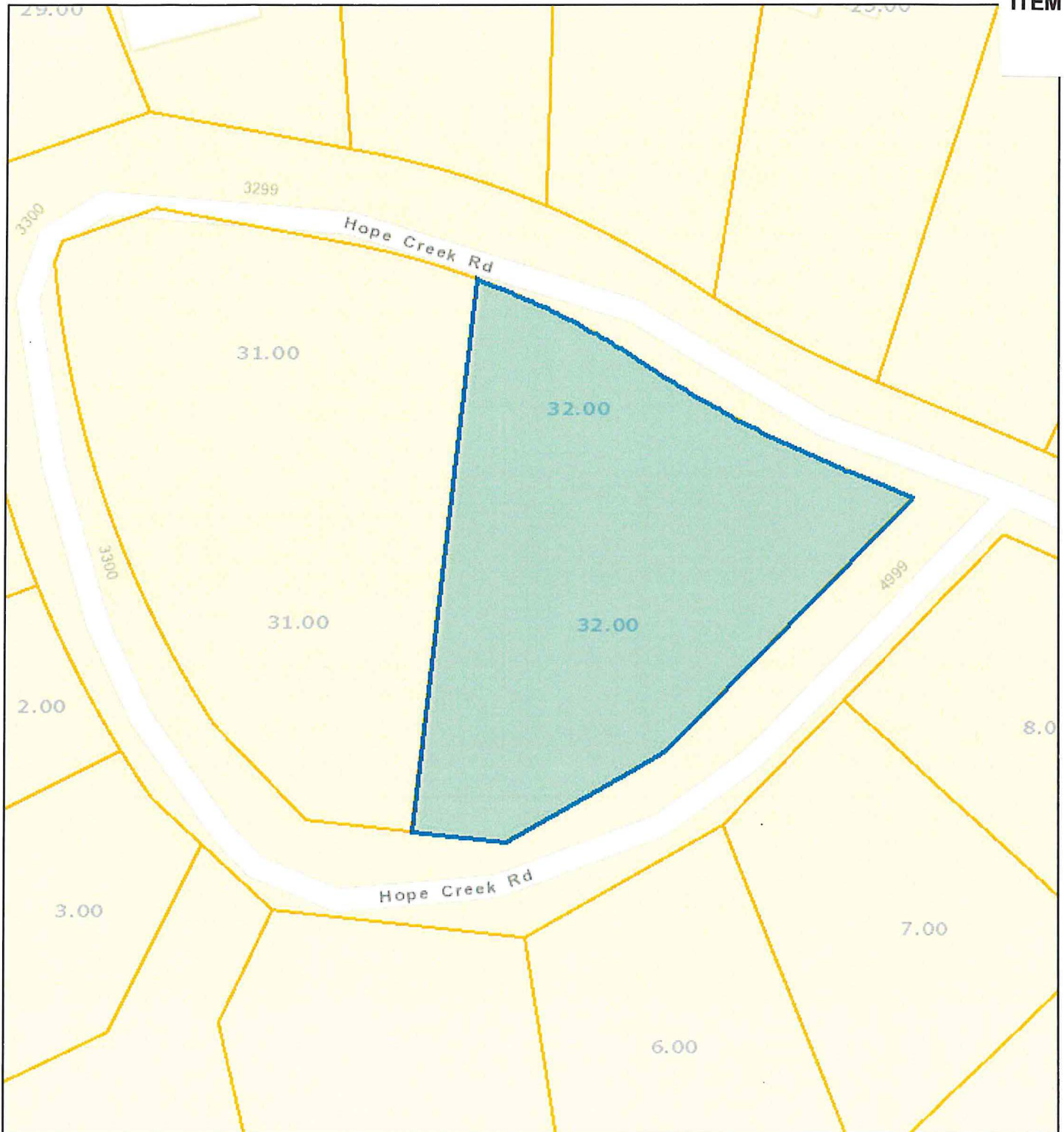
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
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The property lines are compiled from information maintained by your local county Assessor's



# Loudon County - Parcel: 003N B 032.00

ITEM B



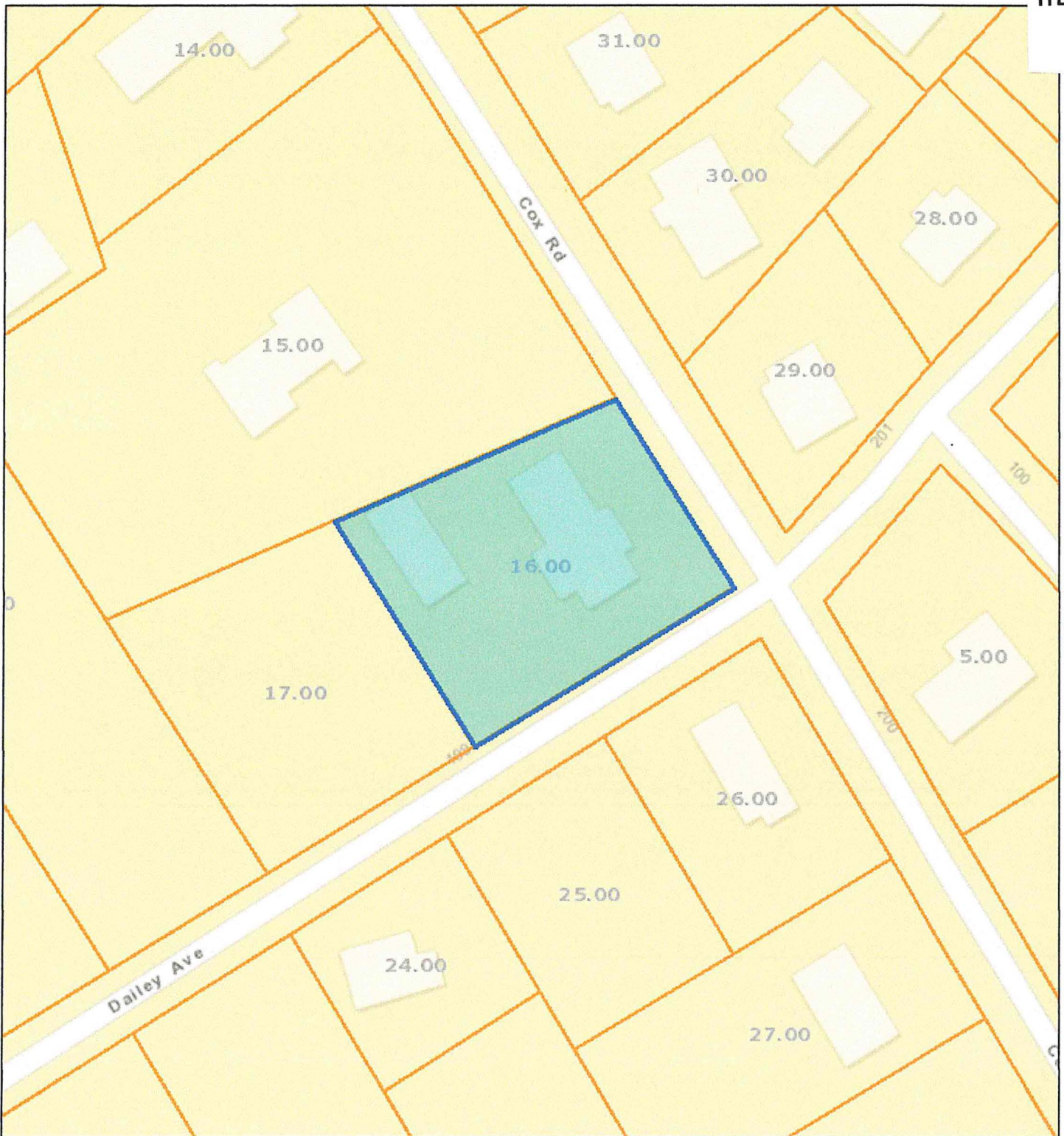
Date: April 5, 2021  
County: Loudon  
Owner: ROBERTS GRETCHEN M  
Address: HOPE CREEK RD  
Parcel Number: 003N B 032.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

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

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# Loudon County - Parcel: 033N E 016.00

ITEM C



Date: April 8, 2021  
County: Loudon  
Owner: MEECE JORDON  
Address: COX RD 124  
Parcel Number: 033N E 016.00  
Deeded Acreage: 0  
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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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.