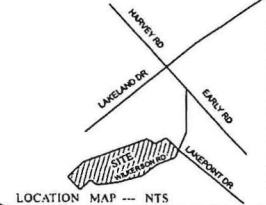
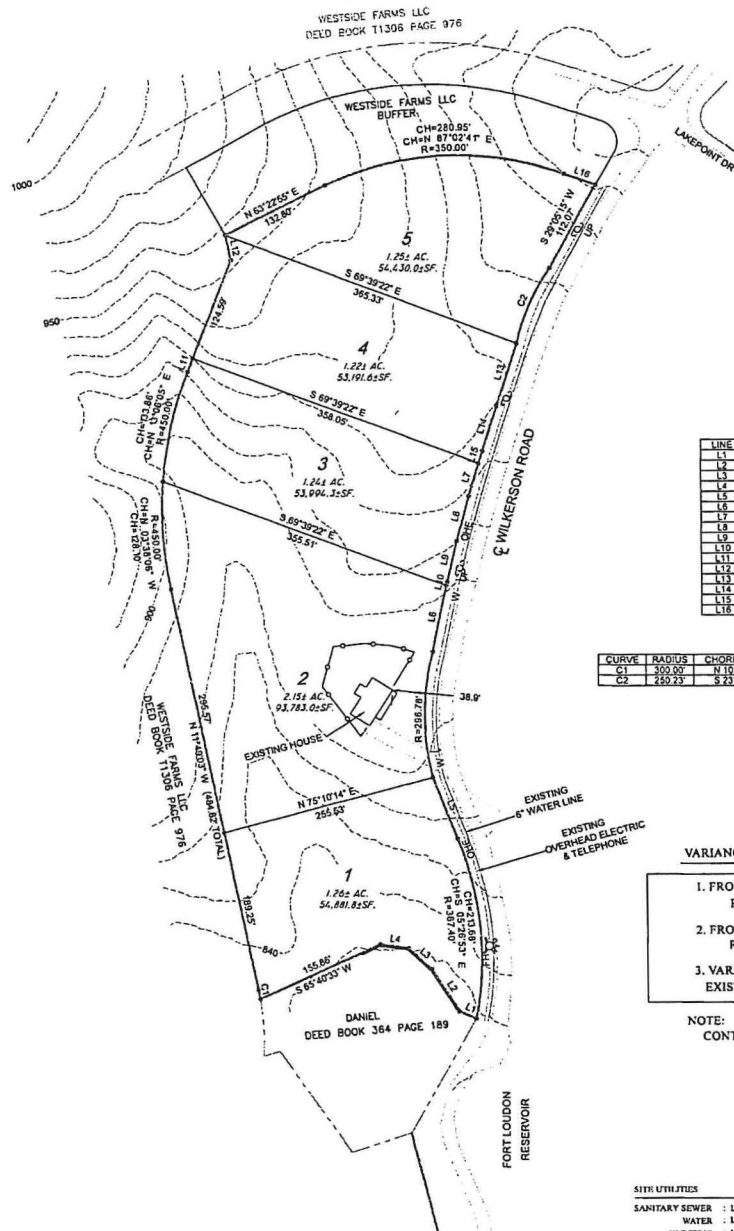


AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
MAY 18, 2021
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from April 20, 2021 meeting.
3. Planned Agenda Items.
 - A. Preliminary Subdivision Request for 6 lots, Applicant, Richard Lemay, Jr., Property Owner, Ronald Goble, 2020 Wilkerson Rd., Tax Map 017, Parcel 090.00, A-2, Rural Residential District, Approximately 9.1 acres.
 - B. Subdivision Request for 3 lots, Applicant, Thomas Harvey, Property Owners, Sallyanne and Thomas Congdon, 8430 Lakeland Drive, Tax Map 017, Parcel 039.00, A-2, Rural Residential District, Approximately 11.5 acres.
 - C. 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.
 - D. Subdivision Request for 3 lots, Applicant and Property Owner, Jeffery Todd Fipps, Fipps Lane, Greenback, TN., Tax Map 079, Parcel 059.00, A-1, Agricultural-Forestry District, Approximately 7.8 acres.
 - E. Subdivision Request for 4 lots, Applicant, David Harbin, Property Owners, Kopanong Lodge USA, LLC, lot 1, Richard & Leslie Consoli, lot 2, Ray & Tricia Sexton, lot 3, Ray Sexton, lot 4, Millerwood Lane, Tax Map 028C, Group A, Parcels, 001.00, 002.00, 003.00, and 004.00, Approximately 5.8 acres.
 - F. 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.

- G. Site Plan Request to build a commercial building (Luttrell Community Center), Applicant and Property Owner, Loudon County, TN., 2540 Oakland Road, Tax Map 076 Parcel 006.01, C-1, Rural Center District, Approximately 2.8 acres.
 - H. Subdivision Name Change from Yellowwood to River Cove, Applicant and Property Owner, Stewart Rossi, Summit Hill Dr., A-2, Rural Residential District, Approximately 53 acres.
- 4. County Commission Action on Planning Commission Recommendations
 - 5. Codes Department Building Activity Summary for April 2021 (attached)
 - 6. Additional Public Comments
 - 7. Update from Planning Department (Discuss meeting day change)
 - 8. Adjournment

ITEM A.



LEGEND

- L.R. (S) - IRON ROD (OLD)
- ⊙ L.R. (S) - IRON ROD (SET)
- ⊙ UP - UTILITY POLE
- OHU - OVERHEAD UTILITY LINE
- XXX - E-81 ADDRESSES

LINE	BEARING	DISTANCE
L1	N 68°14'33\"	21.44'
L2	N 35°46'35\"	38.06'
L3	N 47°51'39\"	35.89'
L4	N 62°31'17\"	34.13'
L5	S 21°51'05\"	71.19'
L6	S 12°05'50\"	80.16'
L7	S 18°51'43\"	40.53'
L8	S 15°02'50\"	55.57'
L9	S 13°35'30\"	50.33'
L10	S 12°54'40\"	4.22'
L11	N 21°39'17\"	17.21'
L12	N 12°09'42\"	30.19'
L13	S 18°07'27\"	78.74'
L14	S 18°13'59\"	58.28'
L15	S 18°31'43\"	15.11'
L16	S 69°11'34\"	39.89'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	300.00'	N 19°47'09\"	10.82'	10.81'
C2	250.23'	S 23°59'10\"	97.35'	97.99'

FLOOD NOTE:

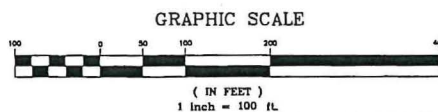
This property is found to be in ZONE "X" of the FEMA Flood Insurance Rate Map No. 47105C0125D which bears an effective date of MAY 16, 2007 and is not in a Special Flood Hazard Area.

SITE NOTE

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: N/A
- PROPERTY SHOWN ON CLT MAP 17, PARCEL 90
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 5
- TOTAL AREA: 7.12± ACRES
- 20 FOOT DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE, EASEMENTS ARE 20 FEET WIDE, 10 FEET EITHER SIDE OF THE PIPES AS THEY ARE INSTALLED. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR LOCATING OR VERIFYING THE DRAINAGE EASEMENT PRIOR TO CONSTRUCTION.
- THIS PROPERTY IS ZONED: A-2
- NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:

SURVEY MONUMENT #151
N. 554959.4686
E. 2493017.1775
ELEV. 970.36 (NGVD29)

SURVEY MONUMENT #154
N. 560408.6538
E. 2491504.6534
ELEV. 936.14 (NGVD29)



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

SITE UTILITIES
SANITARY SEWER : L.C.U.B.
WATER : L.C.U.B.
ELECTRIC : L.C.U.B.
GAS : L.C.U.B.
TELEPHONE : TDS TELECOM
CABLE : CHARTER

PH: (865) 871-0183
FAX: (865) 871-0213
10819 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

VARIANCES REQUESTED:

- FROM REQUIREMENT FOR INSTALLATION OF DETENTION BASIN. PROXIMITY TO LAKE AND NO INFRASTRUCTURE BEING ADDED.
- FROM REQUIREMENT TO INSTALL SIDEWALKS. REMOTE LOCATION AND NO CONNECTION POINTS.
- VARIANCE FROM 40' FRONT SETBACK FOR THE EXISTING HOUSE TO 38.9'.

NOTE:

CONTOURS SHOWN AT 10' CONTOUR INTERVAL.

GOBLE RONALD J
2000 WILKERSON ROAD
KNOXVILLE, TN 37922

PRELIMINARY PLAT

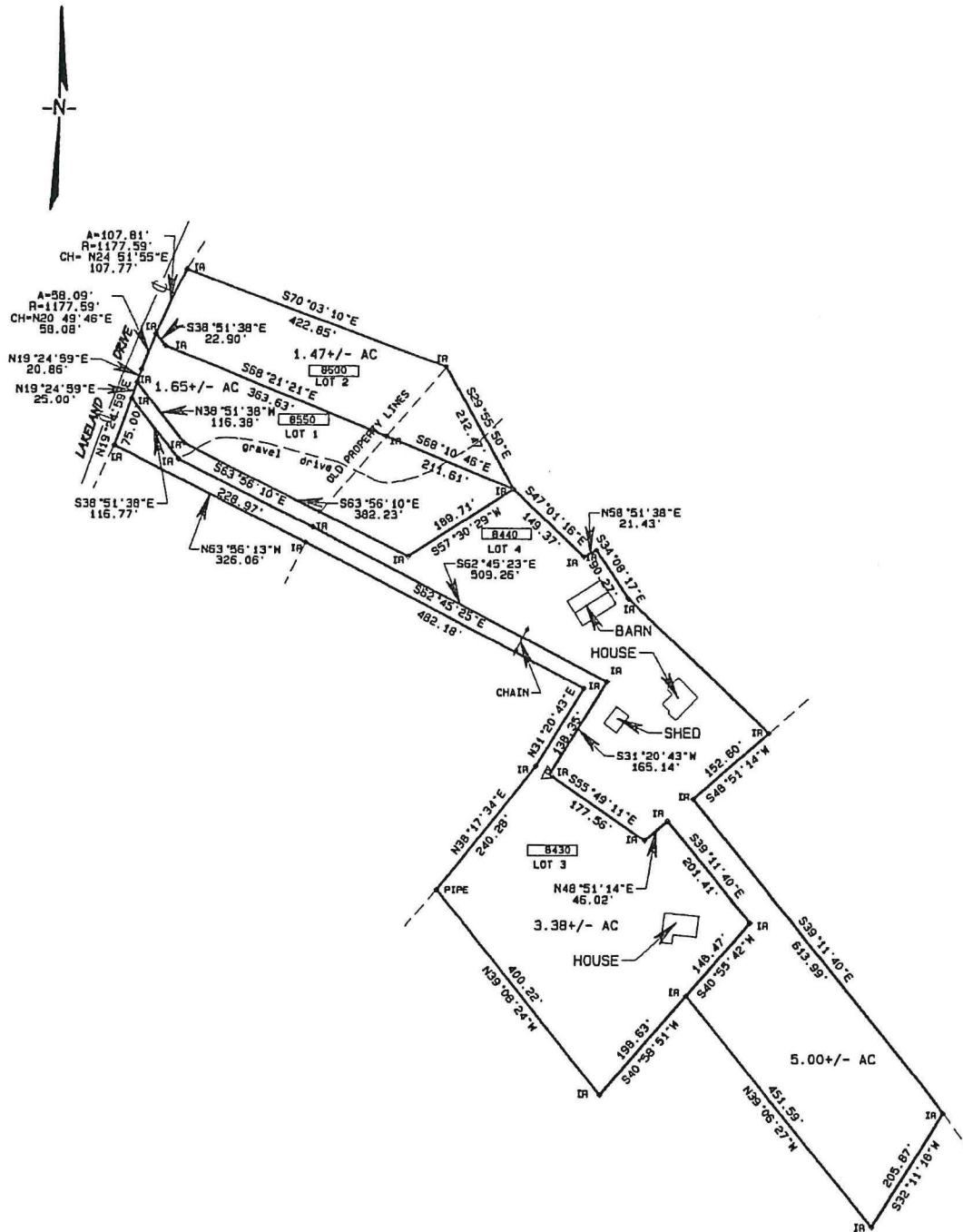
GOBLE SUBDIVISION

SCALE: 1"= 100' APPROVED BY: REL DRAWN BY: REL.#
DATE: 5-5-2021 DATE/DATE: 5-7-2021

DISTRICT 5
LOUDON COUNTY TENNESSEE

TAX MAP 017, PARCEL 90 DRAWING NO.: 5611-GOB

ITEM B



hutsonr@londoncounty-tn.gov

[illegible]

ITEM E.

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 lines, water lines, underground utilities and driveways should be located at site property lines unless otherwise noted. Any staking, filling or alterations of the soil conditions may void the approval.

Date _____
Environmental Specialist
Division of Ground Water Protection

CERTIFICATION OF WATER SYSTEM

I certify that the water supply system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date _____
City or County Health Officer/
Authorized Representative

CERTIFICATION OF STREETS

I certify that all streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

Date _____
Road Engineer/Reg.
Commissioner

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 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 survey posted in order to obtain completion. This plat is approved for recording to the office of the county register.

Date _____
Secretary, Regional
Planning Commission

CERTIFICATION OF OWNERSHIP 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, parks or other public ways and open space to public or private use as noted.

Date _____ Owner

Date _____ Owner

Date _____ Owner

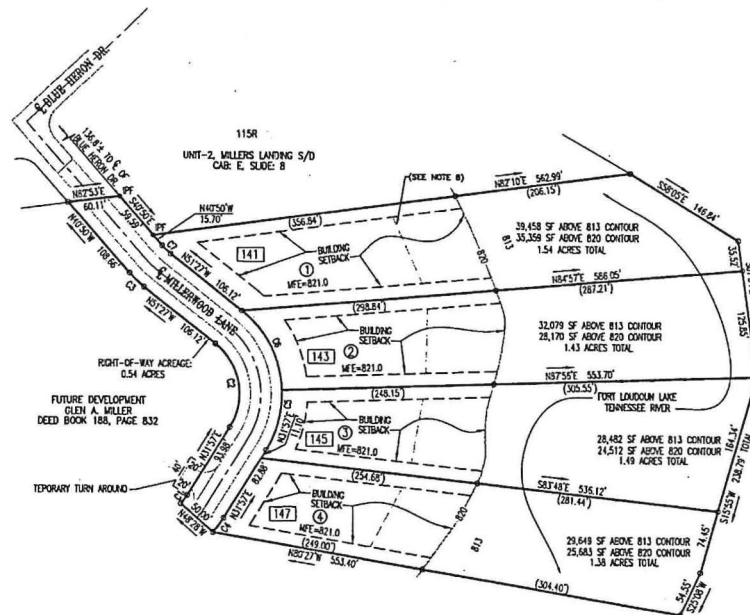
Date _____ Owner

OWNER LOT 1:
KOPANONG LODGE USA LLC
10057 FOX COVE ROAD
KNOXVILLE, TN 37922

OWNER LOT 2:
RICHARD & LESLIE CONSOLI
1343 WATERSIDE LANE
KNOXVILLE, TN 37922

OWNER LOT 3:
RAY & TRICIA SEXTON
237 LAKE CREST DRIVE
LENOIR CITY, TN 37722

OWNER LOT 4:
RAY SEXTON
237 LAKE CREST DRIVE
LENOIR CITY, TN 37722

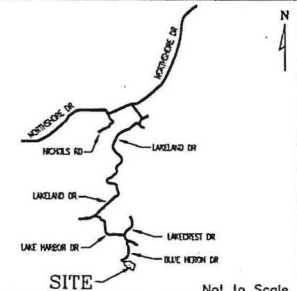


CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C1	N15°41'E	12.53	12.58	75.00'	
C2	N09°45'W	29.70	109.17'	75.00'	
C3	S46°09'W	23.14	23.17'	125.00'	
C4	S36°44'E	20.69	20.91'	125.00'	
C5	S14°30'E	73.12	74.21'	125.00'	
C6	N08°48'W	104.64	107.74'	125.00'	
C7	N46°09'W	13.65	13.90'	75.00'	

LEGEND

- IPF Iron Pin Found
- IPS Iron Pin Set
- PC Point of Curvature
- PT Point of Tangency
- PRC Point of Reverse Curve
- Fence
- ### 911 Addressing

GRID NORTH



LOCATION MAP

NOTES:

- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BIRNAP, UNLESS NOTED OTHERWISE ON PLAT.
- 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, WHERE BUILDINGS FRONT, PLUS OTHER EASEMENTS AS SHOWN. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
- SUBDIVISION RESTRICTIONS RECORDED IN TRUST BOOK 978 PAGE 848.
- THIS PROPERTY IS ZONED R-1.
- THIS SUBDIVISION CONTAINS 8.38 ACRES AND IS SUBDIVIDED INTO 4 LOTS AND RIGHT-OF-WAY.
- BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...30'
SIDES...15'
REAR...15' (SEE PLAT)
- TVA OWNS FLOODING EASEMENT RIGHTS BELOW THE 820 CONTOUR AS SHOWN ON TRACT NO. 11-83-17. NO BUILDING OR FILL IS ALLOWED BELOW THE 820 CONTOUR WITHOUT TVA APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO REMOVE THE REAR SETBACK AS SPECIFIED BY PREVIOUS PLAT. SEE DEED BOOK 11520 PAGE 716-721.



CERTIFICATION 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 _____
Registered Engineer/
Surveyor

REVISED FINAL PLAT
FOR
MILLER'S LANDING S/D, UNIT 3
CLT MAP 28CA, PARCELS 1.00-4.00
DISTRICT 2, LOUDON COUNTY, TN

SCALE: 1" = 100' APRIL 7, 2021



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

24342-3R-FP

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

REFERENCE DEED: DEED BK 188, PG 832

REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. _____

LIEM F.

NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN DETERMINED AND SHOULD BE DETERMINED BY THE PROPERTY OWNER PRIOR TO CONSTRUCTION.
2. THE PROPERTY IS SUBJECT TO APPLICABLE RESTRICTIONS AS SET FORTH IN LOUDON COUNTY.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AS SHOWN ON LOUDON COUNTY FLOOD MAP, MAY 19, 2006. ELEVATIONS OF FLOOD ZONE X ARE 10.0 FT ABOVE EACH SIDE OF ALL LOT LINES AND 10.0 FT ABOVE ELEVATION BENCHMARK LINES AND ADJACENT ROAD RIGHT-OF-WAYS.
4. THIS PROPERTY IS ZONED R-1, RURAL RESIDENTIAL DISTRICT.
5. BUILDING SETBACKS:
FRONT: 20 FT (5 FT EACH ADDITIONAL STORY).
REAR: 30 FT
6. TOTAL ACRES: 2.74 ACRES

CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)

I, the undersigned, being duly qualified for this purpose, do hereby certify that the following information is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render this information false or misleading.

DATE: _____

CERTIFICATION OF STREETS

I, the undersigned, being duly qualified for this purpose, do hereby certify that the following information is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render this information false or misleading.

DATE: _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I, the undersigned, being duly qualified for this purpose, do hereby certify that the following information is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render this information false or misleading.

DATE: _____

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

1. I hereby certify that:
(a) The names of the streets shown on this plat are correct.
(b) The names of the lots shown on this plat are correct.
(c) The names of the lots shown on this plat are correct.
(d) The names of the lots shown on this plat are correct.

CERTIFICATE OF APPROVAL FOR RECORDING

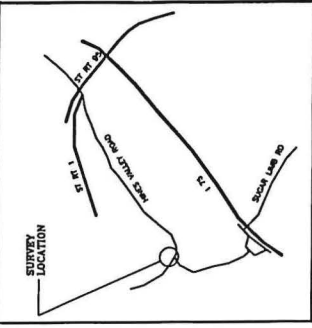
I, the undersigned, being duly qualified for this purpose, do hereby certify that the following information is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render this information false or misleading.

DATE: _____

CERTIFICATE OF ACCURACY

I, the undersigned, being duly qualified for this purpose, do hereby certify that the following information is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render this information false or misleading.

DATE: _____



VICINITY MAP

NOT TO SCALE

- LEGEND:
- IRON PIN - FOLIO
 - IRON PIN - SET
 - UTILITY POLE
 - PROPERTY LINE
 - APPROXIMATE ADJACENT LINE
 - R/W LINE
 - OVERHEAD ELECTRIC
 - WATER MAIN
 - ADJACENT

CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described on this plat are the same as those shown on the plat, and that the property is not subject to any liens or encumbrances other than those shown on the plat.

OWNER:
LAWSON ESTATE
C/O SARAH FORBES
TAX ID:
TAX MAP 018, PARCEL 033

Surveyor's Seal: **Ballley, US**

FILE: 2441PLAT	FINAL PLAT OF				
REVISION: 1	LAWSON ESTATE				
DRAWN BY: R. A. BAILEY	LOCATED AT HINES VALLEY ROAD AND HOOK ROAD				
DATE: 15 APR 21	LOUDON, LOUDON COUNTY, DISTRICT 5, TENNESSEE				
	SCALE: 1" = 100'	SHT: 1	OF: 1	244.1	

SURVEYOR'S STATEMENT

I, the undersigned, being duly qualified for this purpose, do hereby certify that the following information is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render this information false or misleading.



SCALE: 1" = 100'

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

Members Present	Members Absent	Others Present
Ryan Bright		Jim Jenkins, Codes Enforcement
Pam McNew, Secretary		Greg Montooth, Planning
Pat Couk		Ron Hutson, Planning
Mike Waller		Dean Cusick
Jim Brooks		Jody Cusick
John Napier, Chairman		Audience Members
Andy Hamilton		
Keith Buckles		
Leon Shields		
Carlie McEachern		
Jimmy Williams		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM. Lead the Pledge of Allegiance.

ROLL CALL AND APPROVAL OF MINUTES FROM FEBRUARY 16, 2021 MEETING

Roll was called and a motion was made to approve the March minutes by Mr. McEachern, seconded by Mr. Brooks and unanimously approved.

ACTION

A motion was made by Mr. Waller to add an agenda item to hear a request for road closure, seconded by Keith Buckles and unanimously approved. Mr. Napier, Chairman stated the request is to be added as item H on the agenda.

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

Nobody present.

ACTION

A motion was made to approve by Mr. Brooks to tabled, seconded by Mr. McEachern and unanimously approved.

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

Nobody present

ACTION

A motion was made to approve by Mr. Brooks, seconded by Mrs. McNew and unanimously approved.

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

Mr. Hyde stated that he purchased the property in October and the beginning process was to process the meat for himself. He spoke to Mr. Jenkins about the process to get the processing set up for service to customers. He was advised to rezone to an industrial use to provide meat processing for customers. He has been receiving calls from the community and from the state of Tennessee ag department encouraging him to open for individual customer processing. To have USDA inspected meat, he cannot do that until he has the proper zoning. He has a five-acre tract to operate this business. He has not done a survey yet. In your pack you will see a location where the business will be location. He can explain to the board where the 5 acres are. He does not have a survey today. There is sewage available to the property. The state has approved the current septic system for the business. The state of Tennessee does not require him to hook-up to sewage, so he is not. He talked to TASS, the sewage is there underground but is not active. It has not been hooked up. It has been in the ground for ten plus years. The state of Tennessee gave him a permit to use his septic system.

ACTION

A motion was made to deny by Mr. Brooks, seconded by Mr. McEachern and unanimously denied.

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

ACTION

Mr. Cornell stated he wants a RV garage on the only flat ground is in the back corner of his property. Mr. Jenkins advised to change the property to A-2. Mr. Jenkins explained when the zoning was created other property around there were zoned for rural type business. Most all

property have dwellings on them. It is time to rezone property to the suitable use. He has been told to first have a survey completed to combine the two lots which then will be rezoned to A-2.

ACTION

A motion was made to approve by Mr. McEachern, seconded by Mr. Waller and unanimously approved.

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

Mr. Houck stated he wants to build an 80' X 125' commercial building on the property. Mr. Jenkins stated the site plan is complete with some minor landscape requirements. Mr. Jenkins when a tenant moves in, he will need to comply with requirements at that time.

ACTION

A motion was made to approve by Mr. Brooks, seconded by Mr. McEachern and unanimously approved.

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

Withdrawn by applicant.

ACTION

No action taken.

ADMINISTRATIVE REVIEW TO CLARIFY, WHAT WOULD BE CONSIDERED UTILITY FACILITIES NECESSARY FOR THE PROVISION OF PUBLIC SERVICES.

Mr. Jenkins stated under the zoning regulations would we consider these companies a utility? We are simply asking the Planning Commission for their initial response to a future request. We do not have a zoning district for to allow solar panels. Mr. Fitzpatrick, Nexamp is proposing to install fix style solar panels on approximately 37 acres and sell the electricity to only Loudon Utility. TVA has put out an RFP for bid to produce and sell 5% electricity to a distributor. His company has installed solar panels in different counties across the United States. The company is prepared to lease a property for installing solar panels. He brought photographs to show. Mr. Jenkins stated County regulations provide that we must comply with a special exception in R-1.

ACTION

No action taken.

REQUEST FOR A PORTION OF OLD MUDDY CREEK ROAD CLOSURE, APPLICANT
AND PROPERTY OWNER, MICKEY JORDAN, MUDDY CREEK ROAD, TAX MAP 016,
PARCEL 152.00, R-1/F-1, SUBURBAN RESIDENTIAL DISTRICT/F-1, FLOODWAY
DISTRICT, APPROXIMATELY 3.5 ACRES

Mr. Jenkins stated the Road Commissioner has agreed they do not intend to use this abandoned road which has not been used for years. The roadbed is grown up and will never be used.

ACTION

A motion was made to approve by Mr. Waller, seconded by Mr. Brooks and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS
NONE

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MARCH 2020
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

UPDATE FROM PLANNING DEPARTMENT

None

ADJOURNMENT

Adjourned at 6:20 PM

Chairman

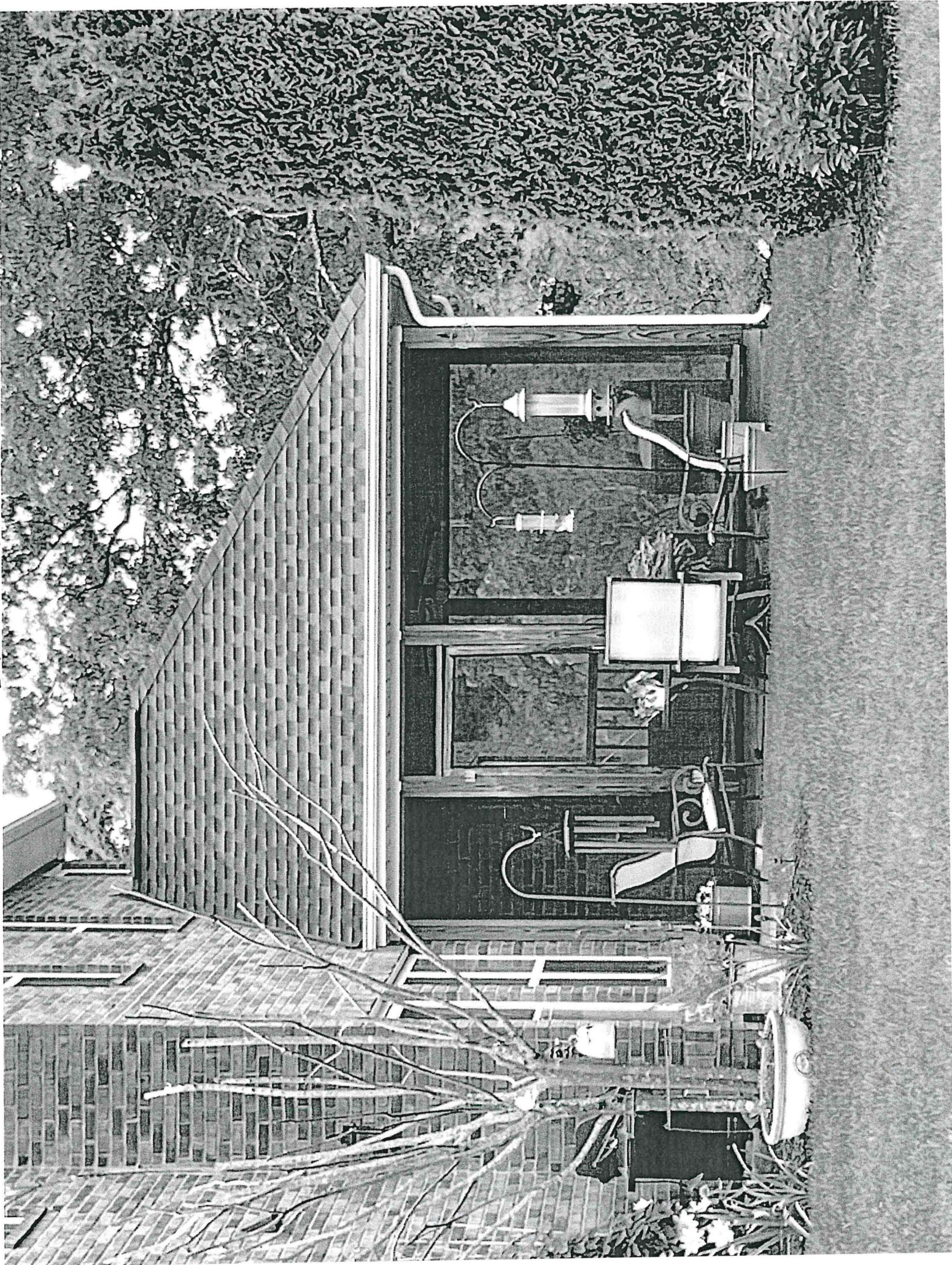
Date

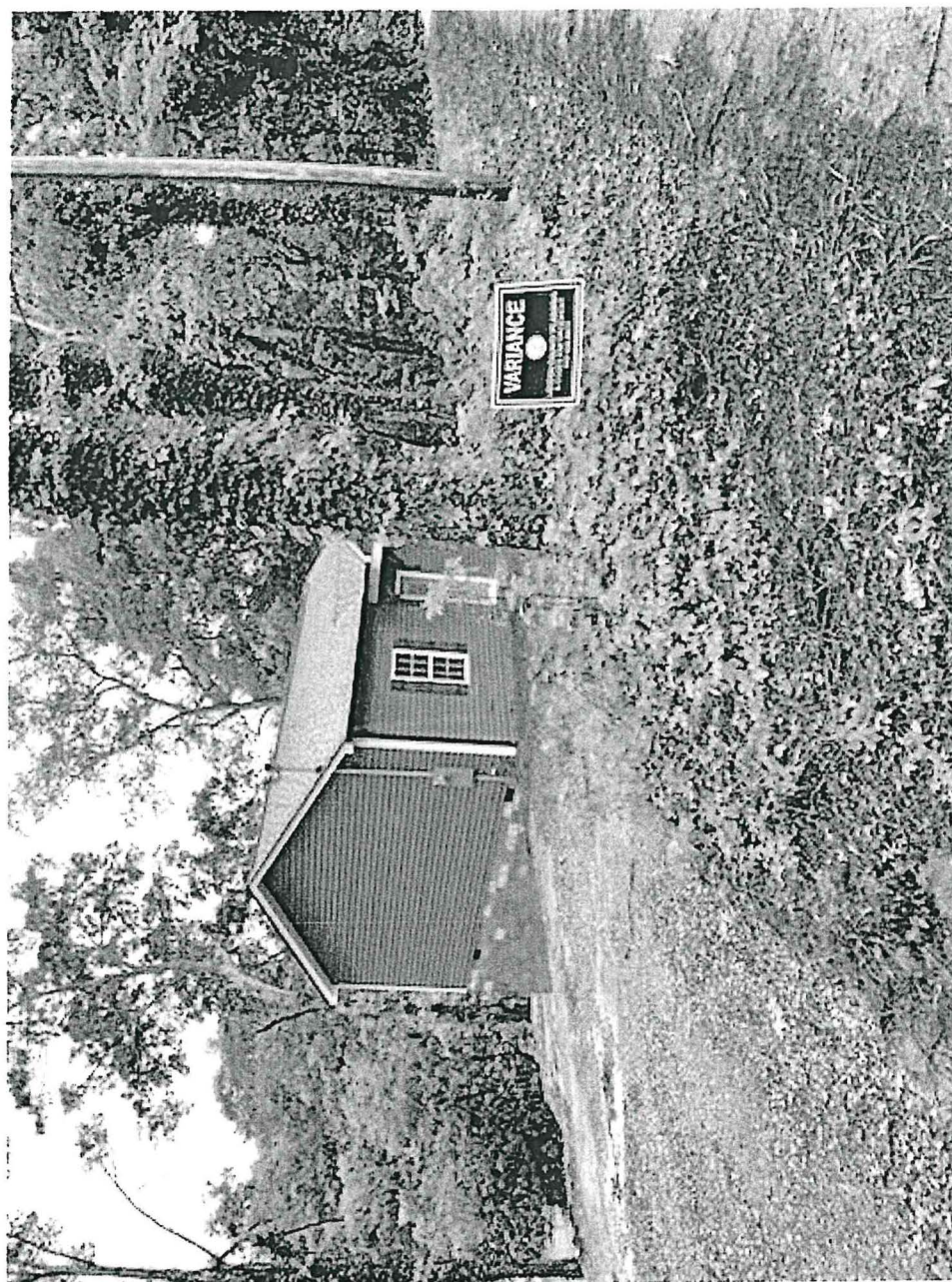
AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
MAY 18, 2021
5:30 PM

Immediately following the Planning Commission Meeting

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approval Minutes from April 2021 meeting.
4. Planned Agenda Items.
 - A. Variance Request to reduce rear yard setback by 11', Applicant and Property Owner, Cary Crisp, 139 Cassidy Court, Tax Map 10F, Group A, Parcel 012.00, R-1/PUD, Suburban Residential District with Planned Unit Development.
 - B. Variance Request to reduce front yard setback by 5', Applicant and Property Owner, Nathan Scott, 701 Dailey Ave., Tax Map 033K, Group F, Parcel 015.00, R-1, Suburban Residential District.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

ITEM A.





MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
APRIL 20, 2021

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks		Jim Jenkins, Codes
John Napier		Ron Hutson, Planning
Carlie McEachern, Chairman		Greg Montooth, Planning
Leon Shields		Harold Brown
Ryan Bright		Jessica Stepp
		Brian Fitzpatrick
		John Morris
		Judy Smalling
		Marlene Smalling
		Frances Smalling

CALL TO ORDER

Carlie McEachern, Chairman called to order at 6:25 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Ron Hutson conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM MARCH 16, 2021 MEETING

A motion was made to approve March minutes by Mr. Brooks, seconded by Mr. Shields and unanimously approved.

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

Mr. Brown stated we are asking permission to work on customer vehicles. The garage is being used to work on cars owned by him. Mr. Jenkins stated they have permission to work on their own vehicles. The building is being built now on the same property. Mr. McEachern stated the BZA will give the special exception only to Mr. Harold Brown and his son, Travis Brown.

ACTION

A motion was made to approve by Mr. Brooks, seconded by Mr. Shields and unanimously approved.

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 ACRES

Ms. Roberts stated it is not a garage, it is a barn. It is zoned agricultural. Mr. Jenkins originally planned to build a residence there or park an RV or a boat. Due to a sink hole on the property, she decided instead to build a garage. The barn is to store tractors, etc. The setbacks are met on all sides. Mr. Jenkins stated that originally, she wanted to build a house but due to sink holes she decided to build a garage. The request does not have the required acreage to comply with the agricultural requirement for equipment. Mr. John Morris is opposed because the deed restrictions prevent building an accessory structure without a house built first. There were disagreements with the property owner about restrictions. There is no current Homeowners Association (HOA). Mr. McEachern, Chairman stated the BZA does not make rulings regarding deed restrictions.

ACTION

A motion was made to approve by Mr. Brooks, seconded by Mr. Bright, vote count; 4 yes, 1 no, motion approved.

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

Mr. Jenkins stated the property is zoned residential and regulations prevents having business. Home occupations does not specify pet grooming be approved. The business, if approved must be operated in the primary dwelling. It cannot look like there is a business at the location. Ms. Meece stated her experience and training the pet grooming business will take in two dogs a day and no overnight boarding. Parking will be provided in the driveway and on the street. They intent to do the business from an out-building on the property. Judy Smalling stated she has a petition signed by 51 residents opposing the pet grooming business. Marlene Smalling stated her concerns about the increase in traffic. Frances Smalling stated concerns about having enough parking.

ACTION

A motion was made to deny by Mr. Brooks, seconded by Mr. McEachern and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

Loudon County BZA
April 20, 2021

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:55 PM

Chairman

Date