

LOUDON COUNTY
O F F I C E O F
PLANNING &
COMMUNITY
DEVELOPMENT

AGENDA
PLANNING WORKSHOP 5:00

LOUDON COUNTY REGIONAL PLANNING COMMISSION

JULY 20, 2021

5:30 PM

- 1. Call to order**
- 2. Pledge of Allegiance**
- 3. Roll call**
- 4. Approval of Minutes for the July 20, 2021, meeting.**
- 5. Planned agenda items:**
 - A) Final plat shared driveway property located 705 Morton Lane, referenced by Tax Map 11, Parcel 292.00, Zoned R-1, Applicant John Parker. (District 6).**
 - B) Site plan request for property located at 340 Irene Lane, referenced by Tax Map 058, Parcel 071.05, Zoned C-2, Applicant Sam Moser. (District 7).**
 - C) Final subdivision plat located at 2020 Wilkerson Rd, referenced by Tax Map 017, Parcel 090.00, Zoned A-2, Applicant Richard LeMay. (District 6).**
 - D) Final subdivision plat located at 12643 Hickory Creek Rd, referenced by Tax Map 007, Parcel 002.00, Zoned R-1, Applicant Mark Riley. (District 5).**



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- E) Preliminary subdivision plat located at 8555 Hines Valley Rd, referenced by Tax Map 014, Parcel 108.00, Zoned A-2, Applicant Kaity Patterson, (District 5).
 - F) Rezoning request from A-1 to R-1 PUD property located HWY 321 referenced by Tax Map 044, Parcel 038.00, Zoned A-1, Applicant John Cook. (District 3).
 - G) Final Subdivision plat located at Hickory Creek Rd., referenced by Tax Map 007, Parcel 002.02, Zoned R-1, Applicant Chris Wampler. (District 5).
6. **Building commissioner's report: 31 permits issued for the month of January with an estimated value of \$763,000.00, fees of \$1,545.00**
 7. **Additional public comments**
 8. **Announcements and/or comments from the Board/Commission**
 9. **Adjournment**

A - % of land able to be used of the 250

B - must continue AG USE.

C - # of structures / acre - 1 per 10 acres?

5.052. AG-T Agriculture Tourism Overlay District

A. Purpose

- AG IS THE SOLE PURPOSE

1. To preserve working lands and support the agricultural industry of Loudon County as a viable economic activity and discourage conversion to other incompatible uses.
2. To provide clear legislative authority for agricultural landowners to launch agritourism activities in specific rural areas of Loudon County as a way to supplement their income, educate visitors about their way of life, and share their agricultural heritage with others.
3. To protect and promote agriculture as an important component of the Loudon County economy.
4. To empower farmers and other rural landowners to start new, entrepreneurial endeavors that augment, and highlight the importance of local agriculture.
5. To entice visitors to rural Loudon County to see and experience the value of local agricultural lands to our culture, economy, landscape and local food supply.
6. To boost agricultural commerce in rural Loudon County by establishing a broad overlay district that reduces barriers and inconsistencies among the base zoning districts, while maintaining and promoting the high quality of the environment and the economy in rural Loudon County.
7. This chapter places no new restrictions or limitations on legal, existing or allowed uses within the A-1 zoning. The intent of this section is only to add new allowed uses and to ease some land use restrictions which pose regulatory barriers to a healthy and sustainable agricultural economy. Additionally, this section is meant to promote and build on the inherent strengths of Loudon County's agriculture sector.

B. District Requirements

The AG-T Overlay District can only be applied to parcels of land greater than 250 acres in A-1 Agriculture-Forestry. Any structures being built under AG-T must comply with Loudon County's building code.

C. Uses Permitted

1. Guided hunts, clay pigeon shooting, guided fishing excursions, agricultural education tours, gardening tours, bee keeping, regionally inspired canning, pickling, and cooking classes, wildlife/birdwatching tours, hiking, mountain biking, equestrian, watersports, river cruises, wine tasting, musical events and education, art events and education, dining, and health wellness activities.
2. Accommodations and amenities for guests participating in items listed in section B.1.
3. All uses permitted by the primary zoning district as regulated by Section 5.041.

D. Uses Permitted as Special Exceptions

All special exception uses permitted by the primary zoning district as regulated by Section 5.041 (except travel trailer parks.)

E. Uses Prohibited

Travel trailer parks and all uses prohibited by the primary zoning district.

Item A

Loudon County - Parcel: 011 292.00

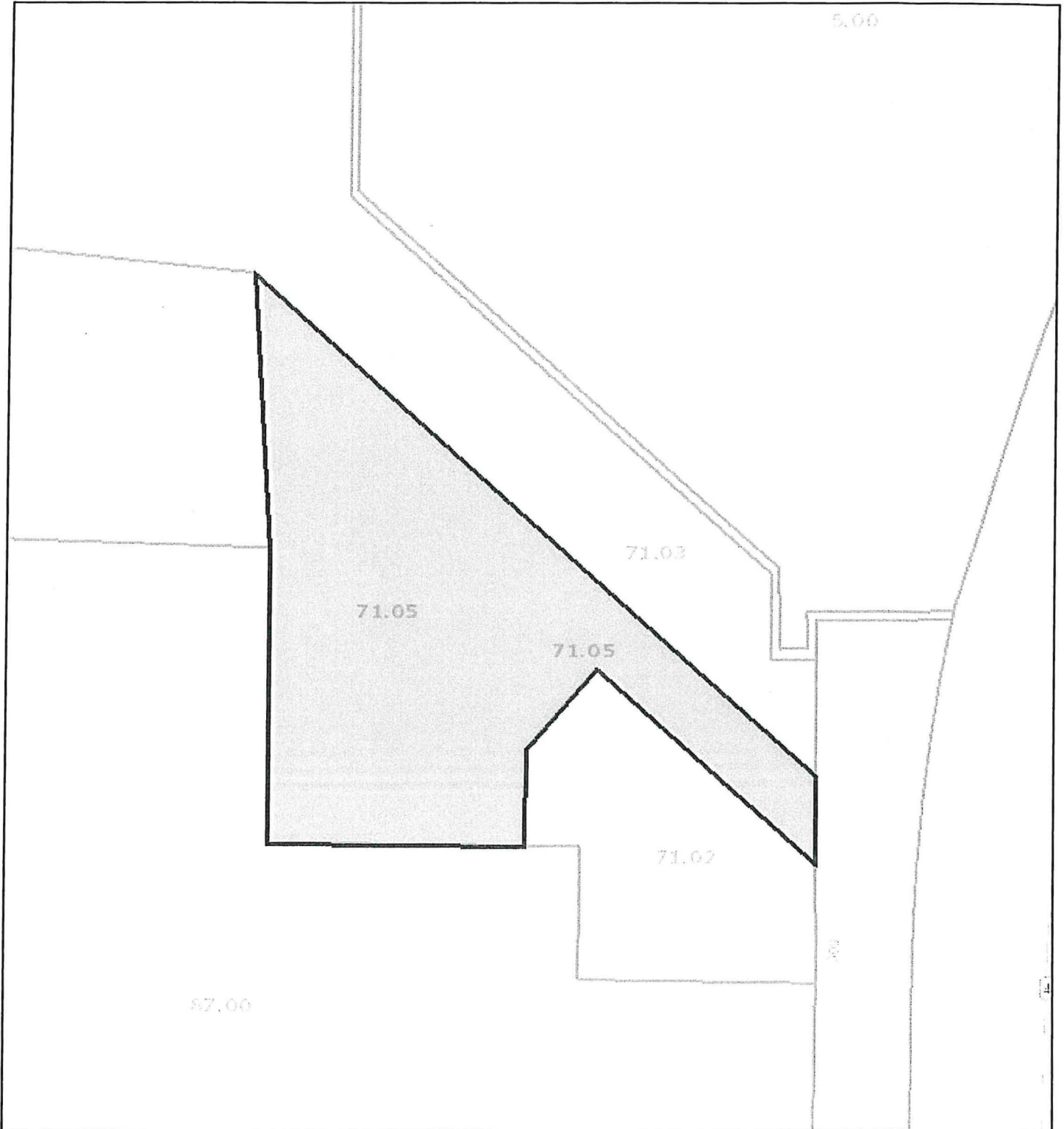


Date: May 18, 2021
County: Loudon
Owner: PARKER JOHN D ETUXAMY L
Address: MORTON LN 705
Parcel Number: 011 292.00
Deeded Acreage: 37.62
Calculated Acreage: 37.62
Date of Imagery: 2019

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

Item B

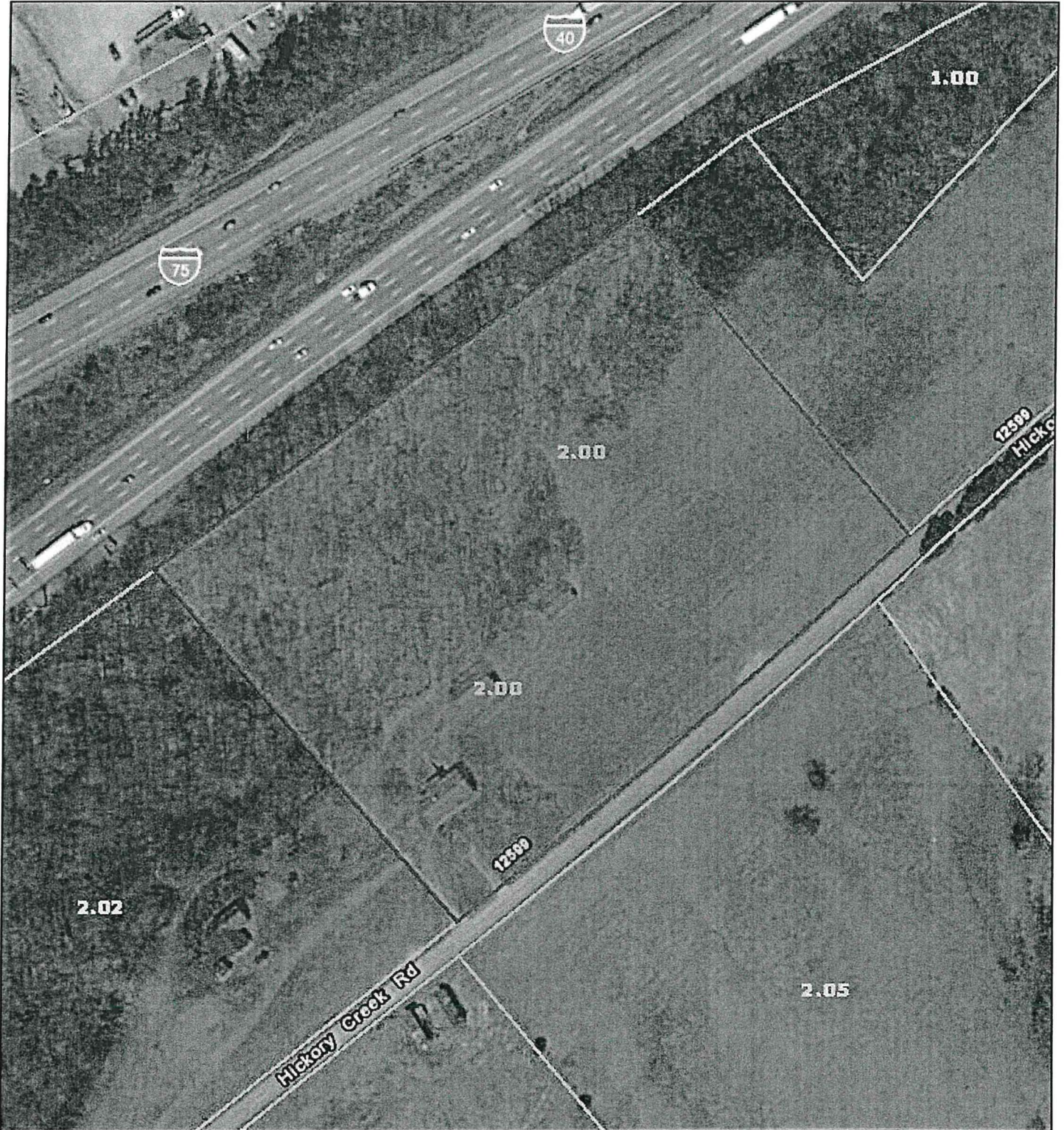
Loudon County - Parcel: 058 071.05



Date: January 12, 2021
County: Loudon
Owner: LOYD PROPERTIES LLC
Address: IRENE LN 340
Parcel Number: 058 071.05
Deeded Acreage: 3.96
Calculated Acreage: 0
Date of Imagery: 2019

Item D

Loudon County - Parcel: 007 002.00



Date: May 25, 2021
County: Loudon
Owner: RILEY MARK R ETUX
Address: HICKORY CREEK RD 12643
Parcel Number: 007 002.00
Deeded Acreage: 6.5
Calculated Acreage: 6.5
Date of Imagery: 2019

Item E

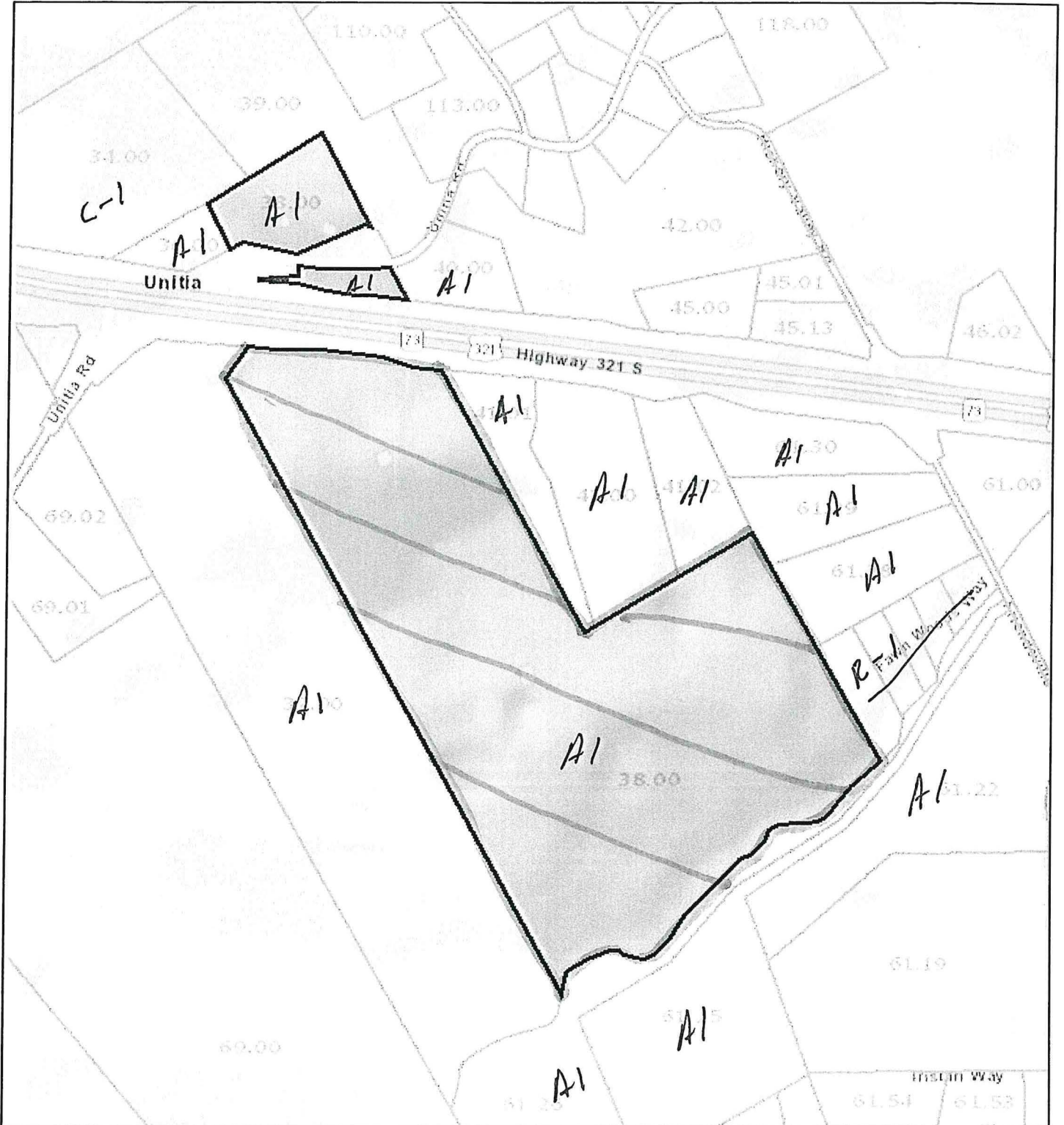
Loudon County - Parcel: 014 108.00



Date: July 2, 2021
County: Loudon
Owner: BOTEZAT VALENTINA
Address: HINES VALLEY RD 8555
Parcel Number: 014 108.00
Deeded Acreage: 80.7
Calculated Acreage: 80.7
Date of Imagery: 2019

Item F

Loudon County - Parcel: 044 038.00



Date: July 7, 2021
County: Loudon
Owner: RUSSELL JIM ETUX TAMMY
Address: UNITIA RD 3001
Parcel Number: 044 038.00
Deeded Acreage: 85.8
Calculated Acreage: 0
Date of Imagery: 2019

Item F



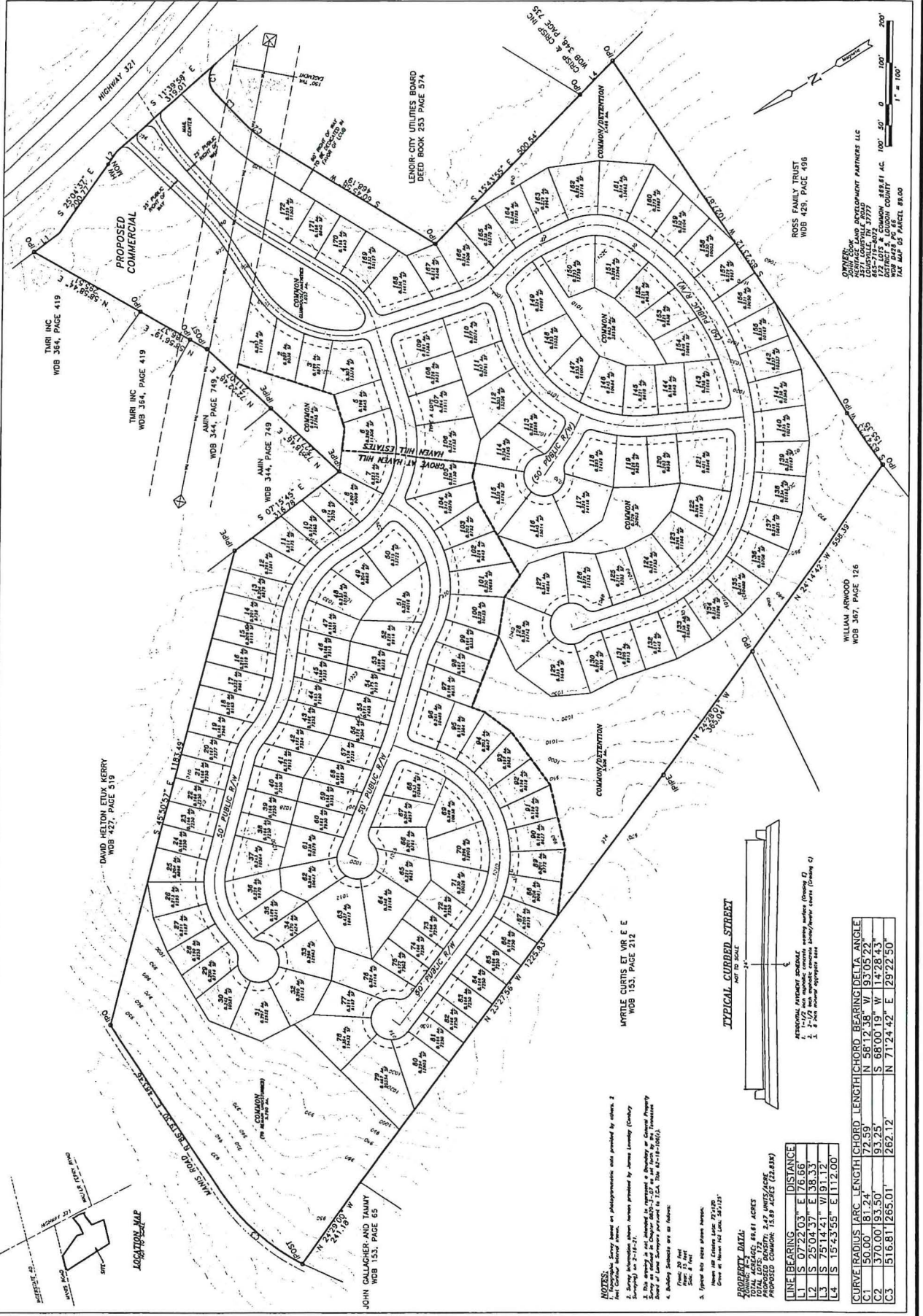
STERLING
SINCE 1978
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
100 W. HICKORY STREET
MARTINELLI BUILDING, 2ND FLOOR
MARTINELLI BUILDING, 2ND FLOOR
P.O. BOX 4178
MARTINELLI BUILDING, 2ND FLOOR
FRIDAY, MISSISSIPPI 39201
PHONE: 662-844-2000
FAX: 662-844-2001
WWW.STERLING-CE.COM

CONCEPT PLAN FOR
HAVEN HILL ESTATES & GROVE AT HAVEN HILL
HERITAGE LAND DEVELOPMENT PARTNERS LLC
LENOIR CITY, TN

REVISIONS	DATE	BY



CP
SHEET
OWNER: HERITAGE LAND DEVELOPMENT PARTNERS LLC
PROJECT NO: 6532A-CJP
DATE: 6/22/21
SCALE: 1" = 100'
DRAWING: 6532A-CJP
PROJECT: SEI#6532A



OWNER:
HERITAGE LAND DEVELOPMENT PARTNERS LLC
100 W. HICKORY STREET
MARTINELLI BUILDING, 2ND FLOOR
FRIDAY, MISSISSIPPI 39201
PHONE: 662-844-2000
FAX: 662-844-2001
WWW.STERLING-CE.COM

ROSS FAMILY TRUST
WOB 429, PAGE 496

WILLIAM ARNOLD
WOB 367, PAGE 126

DAVID WILSON, ETU & KERRY
WOB 421, PAGE 618

THRI INC
WOB 384, PAGE 419

THRI INC
WOB 384, PAGE 419

AMIN
WOB 344, PAGE 749

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JOHN GALLAGHER AND TAMMY
WOB 153, PAGE 65

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JOHN GALLAGHER AND TAMMY
WOB 153, PAGE 65

NOTES:
1. All dimensions shown are as indicated, unless otherwise noted.
2. All common areas shown are as indicated.
3. This survey is not intended to represent a boundary or convey property.
4. Building setbacks are as shown.
5. Typical lot size shown on map.
6. Surveyed on 6/22/21.
7. Surveyed on 6/22/21.
8. Surveyed on 6/22/21.
9. Surveyed on 6/22/21.
10. Surveyed on 6/22/21.

WORTH CURTIS ET VIR E E
WOB 153, PAGE 212

TYPICAL CURBED STREET
NOT TO SCALE

Asymmetric, vertical curve
1. 2' 1/2" max. vertical clearance
2. 2' 1/2" max. vertical clearance
3. 2' 1/2" max. vertical clearance

LINE BEARING	DISTANCE
L1 S 07°22'03" E	78.66'
L2 S 25°04'37" E	38.33'
L3 S 25°14'41" W	91.12'
L4 S 15°43'55" E	112.00'

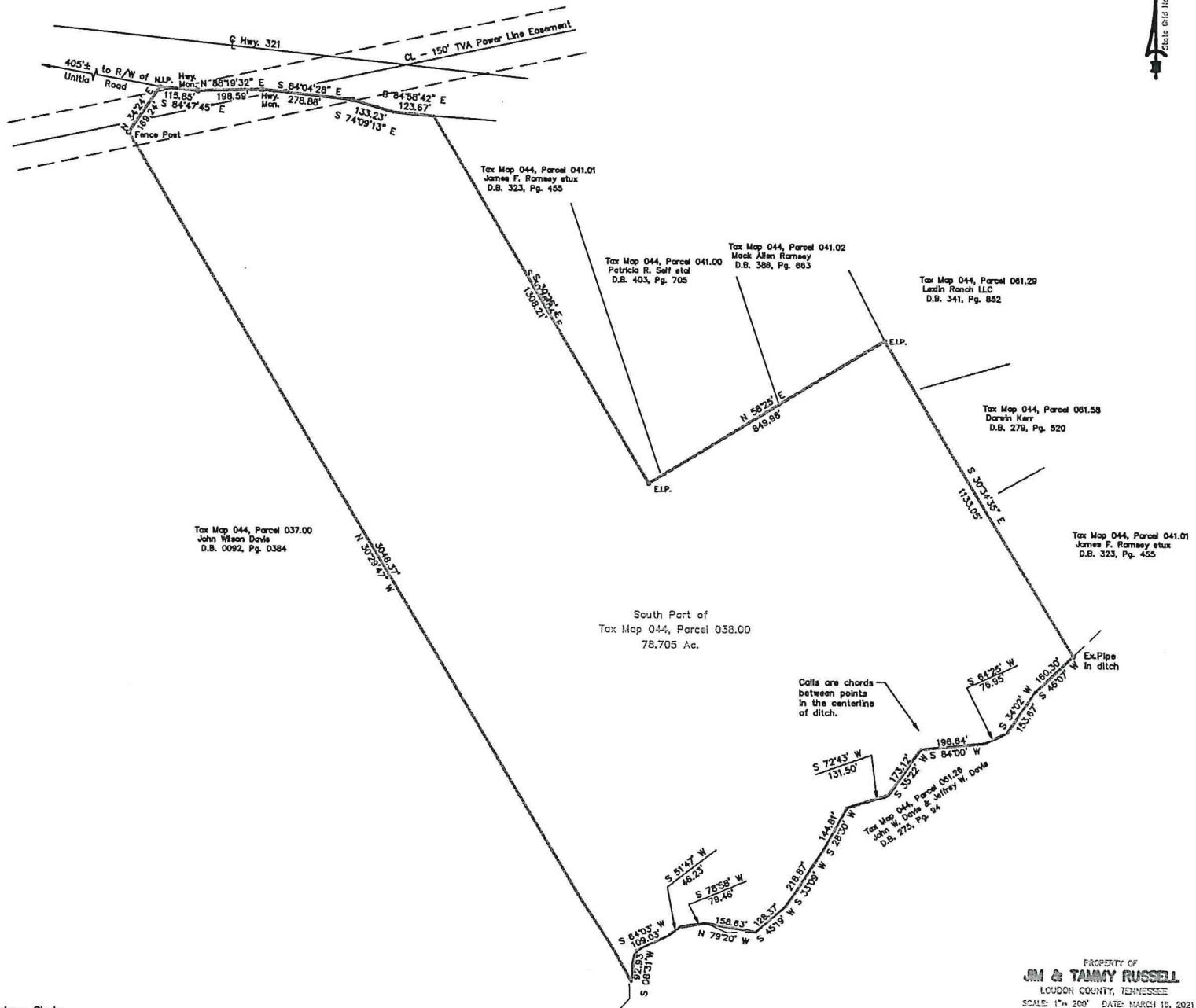
CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING/DELTA ANGLE
C1	50.00'	81.24'	N 56°12'38" W 93.05°22'
C2	370.00'	93.50'	S 68°00'19" W 14°28'43"
C3	516.81'	265.01'	N 71°24'42" E 29°22'50"

PROPERTY DATA:

TOTAL LOTS:	247
TOTAL ACRES:	64.61
PROPOSED COMMON:	15.89 ACRES (24.83%)

LOCATION MAP

I from F



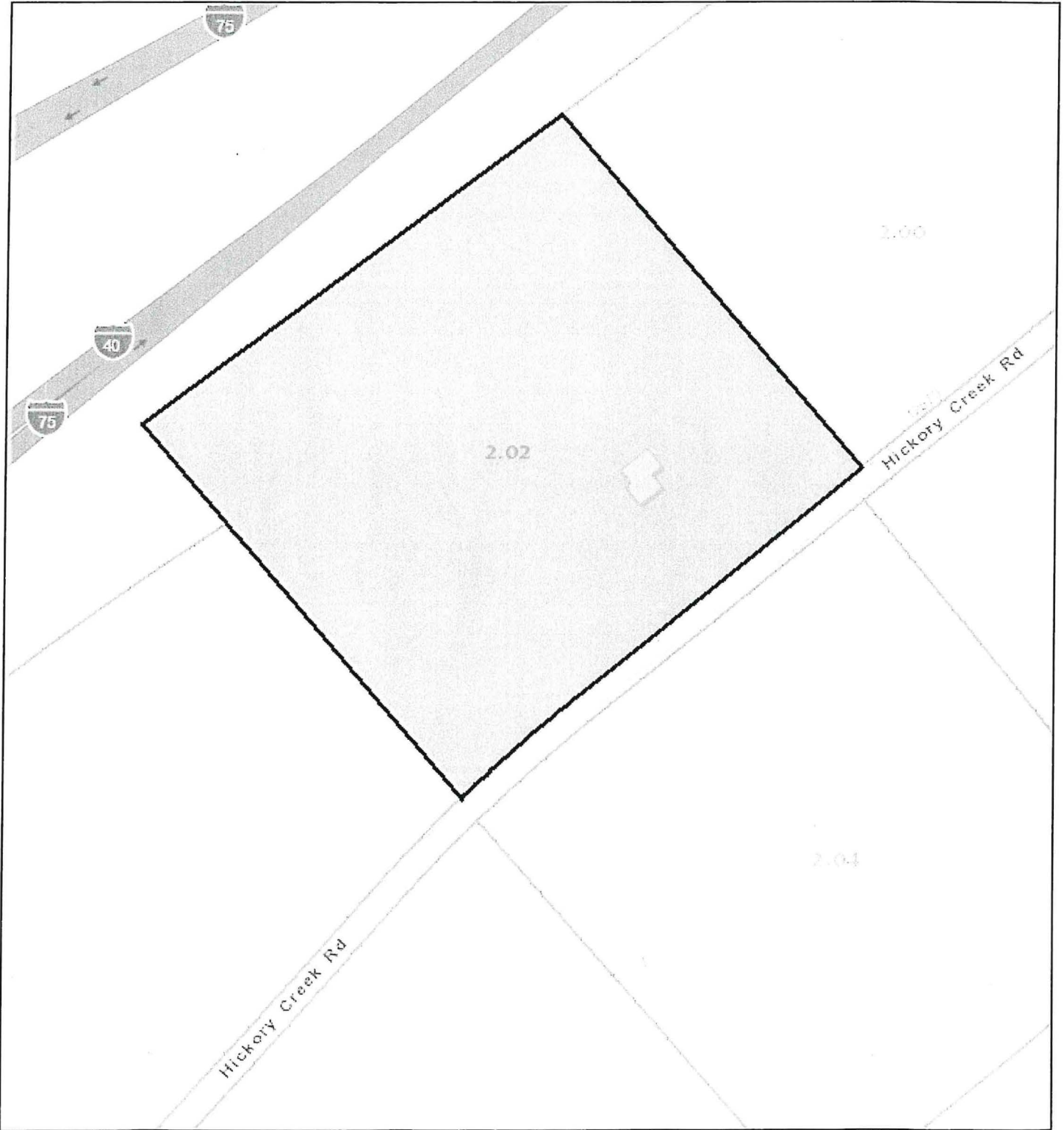
Owner:
 Jim & Tammy Russell
 14386 Hwy. 72 S
 Loudon, TN. 37774

Surveyor:
 Jim Sullivan
 2543 Creekstone Circle
 Maryville, TN. 37804

PROPERTY OF
JIM & TAMMY RUSSELL
 LOUDON COUNTY, TENNESSEE
 SCALE: 1" = 200' DATE: MARCH 10, 2021

Item 5

Loudon County - Parcel: 007 002.02



Date: June 30, 2021
County: Loudon
Owner: WAMPLER HARRY CHRISTOPHER ETAL
Address: HICKORY CREEK RD 12531
Parcel Number: 007 002.02
Deeded Acreage: 6.26
Calculated Acreage: 6.26
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

Inspections 448

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2021	Fees	Value		Fees	Value	2019	Fees	Value	2018
January	62	\$54,335	\$15,505,625	43	\$32,476	\$8,990,150	43	\$36,267	\$10,581,553	50
February	57	\$44,847	\$12,536,044	44	\$26,183	\$7,110,593	45	\$28,439	\$7,544,271	38
March	87	\$70,923	\$20,869,398	47	\$34,518	\$9,568,416	51	\$33,030	\$9,998,800	61
April	71	\$48,055	\$12,935,811	47	\$25,651	\$7,096,643	53	\$31,815	\$8,522,190	52
May	60	\$51,425	\$14,922,776	44	\$25,354	\$6,898,473	55	\$30,108	\$7,978,973	56
June	92	\$78,615	\$23,054,294	67	\$34,675	\$9,364,532	41	\$21,204	\$5,587,036	56
July		<i>Plans Review Fees 1,593.50</i>		76	\$48,847	\$13,183,042	56	\$40,622	\$11,175,837	49
August				61	\$41,277	\$11,194,115	59	\$39,884	\$10,835,249	56
September				54	\$39,044	\$10,650,295	46	\$25,191	\$6,655,941	55
October				68	\$43,878	\$11,882,149	59	\$42,078	\$12,562,632	65
November				50	\$44,978	\$13,390,067	35	\$22,175	\$5,986,943	50
December				46	\$33,950	\$9,551,014	43	\$33,550	\$9,227,464	34
TOTALS	429	\$348,200	\$99,823,948	647	\$430,831	\$118,879,489	586	\$384,363	\$106,656,889	622

55 Single-family building permits issued for June, 2021



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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

JULY 20, 2021

- 1. Call to order**
- 2. Roll call**
- 3. Approval of Minutes for the July 20, 2021, meeting.**
- 4. Planned agenda items:**
 - A) Request for a 9ft. rear yard setback variance, property located at 27944 Hines Valley Rd, Referenced by Tax Map 018, Parcel 023.01, Zoned A-2 Jeff Palmer. (District 5).**
- 5. Additional public comments**
- 6. Announcements and/or comments from Board/Commission**
- 7. Adjournment**

B2A Item A

Loudon County - Parcel: 018 023.01



Date: June 24, 2021
County: Loudon
Owner: PALMER JEFF ETUX
Address: HINES VALLEY RD
Parcel Number: 018 023.01
Deeded Acreage: 6.01
Calculated Acreage: 6.01
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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