

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
September 21, 2021
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from August 17, 2021 meeting.
3. Planned Agenda Items.
 - A. Final plat approval, Owner, Mark White, Applicant Richard LeMay, 8950 Davis Ferry Road., Tax Map 042, Parcel 073.00, A-2. Rural Residential District, Approximately 55.7 acres.
 - B. Rezoning Request for approximately 8.74 acres from R-1, Suburban Residential District to C-2, General Commercial District. Owner, Horne Properties Inc, Applicant Myers Bros. Holdings., 19666 Hwy 11 East, Tax Map 007, Parcel 062.00, R-1, Suburban Residential District.
 - C. Preliminary Subdivision request for 31 lots, Owner Dwayne Jones, Applicant Eddie Kherahi, Reliance Development, LLC. 915 Hwy 70, Tax Map 009, Parcel 150.00, R-1. Suburban Residential District/ PUD, Planned Unit Development, approximately 13.44 acres.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for August 2021 (attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment

Item A

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE DIMENSIONS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WERE MEASUREMENTS MADE BY ME OR BY SOMEONE WHOSE MEASUREMENTS I BELIEVE TO BE CORRECT, AND THAT THE SAME ARE TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RECORDING PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE RECORDING PLANNING COMMISSION.

DATE _____ OFFICE _____

CERTIFICATION OF ACCURACY

I CERTIFY THAT THIS PLAN SHOWS AND DESCRIBES HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RECORDING PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE RECORDING PLANNING COMMISSION.

DATE _____ REGISTERED SURVEYOR (TENN. REG. NO. 717)

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM MATERIALS, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH COMMISSION, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	300.00'	S 21° 32' 21" W	174.82'	129.30'
C2	200.00'	S 23° 32' 12" W	74.04'	53.31'
C3	200.00'	S 27° 23' 40" W	85.07'	61.31'
C4	200.00'	S 18° 21' 44" W	34.86'	25.31'

LINE	BEARING	DISTANCE
L1	N 82° 57' 02" E	174.82
L2	S 61° 20' 39" W	153.55
L3	N 70° 40' 33" E	124.28
L4	N 70° 40' 33" E	124.28
L5	S 37° 23' 39" W	127.54
L6	S 68° 39' 18" W	124.28
L7	N 65° 41' 02" E	124.28
L8	N 50° 33' 17" E	124.85
L9	S 54° 17' 15" W	124.28
L10	S 54° 17' 15" W	124.28
L11	S 54° 17' 15" W	124.28
L12	S 54° 17' 15" W	124.28
L13	S 54° 17' 15" W	124.28
L14	S 54° 17' 15" W	124.28
L15	S 54° 17' 15" W	124.28
L16	S 54° 17' 15" W	124.28
L17	S 54° 17' 15" W	124.28
L18	S 54° 17' 15" W	124.28
L19	S 54° 17' 15" W	124.28
L20	S 54° 17' 15" W	124.28
L21	S 54° 17' 15" W	124.28
L22	S 54° 17' 15" W	124.28
L23	S 54° 17' 15" W	124.28
L24	S 54° 17' 15" W	124.28
L25	S 54° 17' 15" W	124.28
L26	S 54° 17' 15" W	124.28
L27	S 54° 17' 15" W	124.28
L28	S 54° 17' 15" W	124.28
L29	S 54° 17' 15" W	124.28
L30	S 54° 17' 15" W	124.28
L31	S 54° 17' 15" W	124.28
L32	S 54° 17' 15" W	124.28
L33	S 54° 17' 15" W	124.28



I hereby certify that the survey shown hereon is a category 1 survey and that the precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

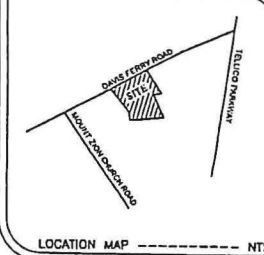
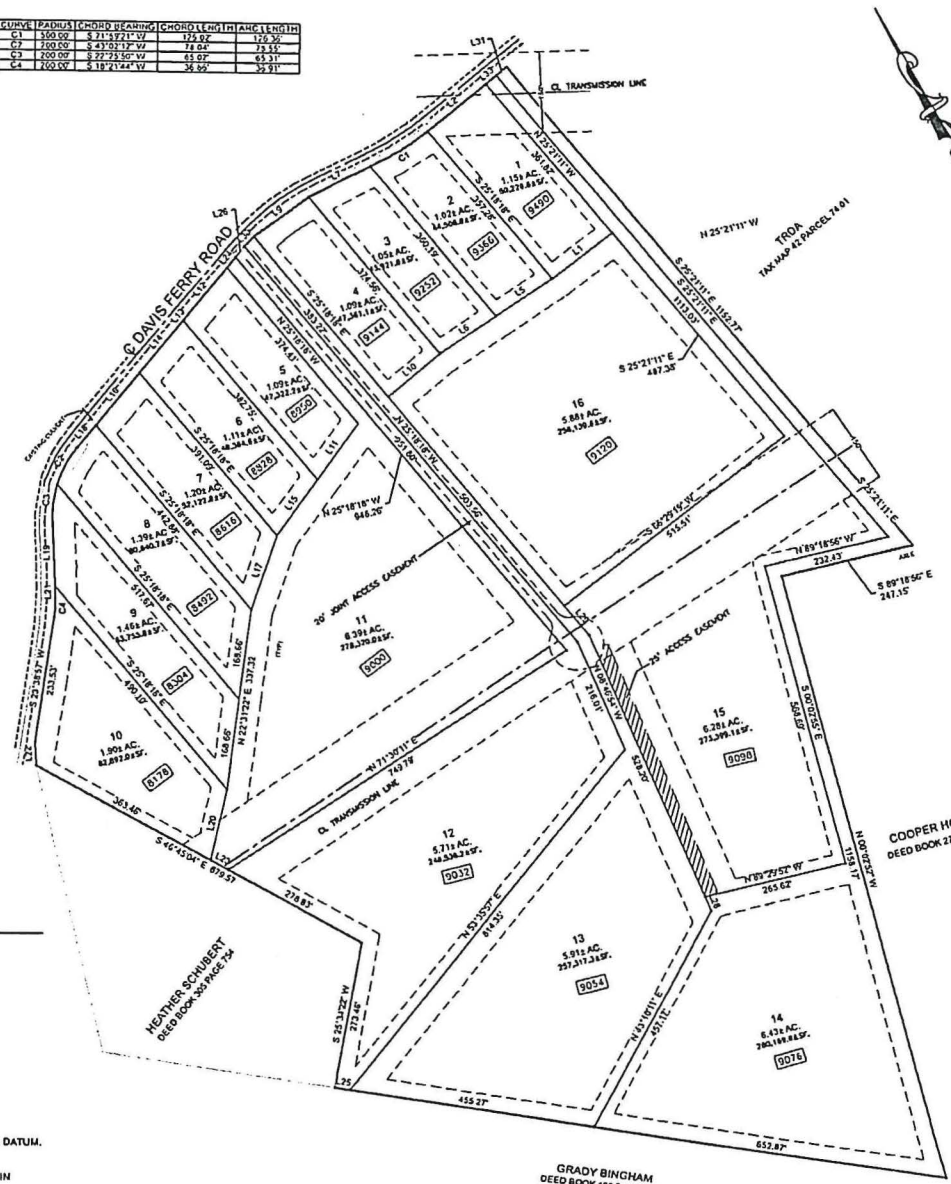
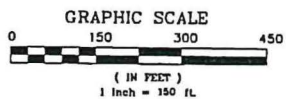
Surveyor
Tenn. Reg. No. 709

BUILDING SETBACKS

- FRONT: 40'
- SIDE: 20' (+ 5' FOR EACH ADDITIONAL STORY)
- REAR: 30'

SITE NOTES

- 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, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
- DEED REFERENCE: DEED BOOK 355 PAGE 867
- PROPERTY SHOWN ON CLT 42 PARCEL 73
- PROPERTY ZONED: A-2
- TOTAL AREA OF SUBDIVISION: 55.7 ACRES ±
- TOTAL PROPOSED LOTS: 16
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- ALL LOTS TO HAVE ACCESS AS SHOWN ON PLAT.
- COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH LOUDON COUNTY REQUIREMENTS.
- A PROP 20" DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
- A PROP 15" UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.
- NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS
SURVEY MONUMENT #178 LOUDON COUNTY SURVEY #104
N. 537.440 3731 H. 538.575.7941
E. 2.340,932 9470 E. 2.342,055.5771
ELEV. 104.156 (NGVD29) ELEV. 84.428 (NGVD29)



LEGEND

- 1" = 150'
- 1" = 300'
- 1" = 450'
- 1" = 600'
- 1" = 750'
- 1" = 900'
- 1" = 1050'
- 1" = 1200'
- 1" = 1350'
- 1" = 1500'
- 1" = 1650'
- 1" = 1800'
- 1" = 1950'
- 1" = 2100'
- 1" = 2250'
- 1" = 2400'
- 1" = 2550'
- 1" = 2700'
- 1" = 2850'
- 1" = 3000'

CERTIFICATION OF APPROVAL FOR RECORDING
I CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS FOR THE RECORDING PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE RECORDING PLANNING COMMISSION.

DATE _____ SECRETARY/RECORD PLANNING COMMISSION

CERTIFICATION OF SEWERAGE SYSTEM
I CERTIFY THAT SEWERAGE SYSTEM MATERIALS, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH COMMISSION, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ LOCAL HEALTH AUTHORITY

CERTIFICATION OF STREETS
I CERTIFY THAT STREETS AND RELATED IMPROVEMENTS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE RECORDING PLANNING COMMISSION.

DATE _____ RECORDING PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES
I HEREBY CERTIFY THAT THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS PLAN AND THE NAMES OF NEW PUBLIC ROADS SHOWN ON THIS PLAN FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH COMMISSION, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ LOCAL HEALTH AUTHORITY

OWNER(S)
MARK WHITE & TAMMY LITTLETON
171 EAST PORT DRIVE
LENOIR CITY, TN 37772

FINAL PLAN

DAVIS FERRY WOODS

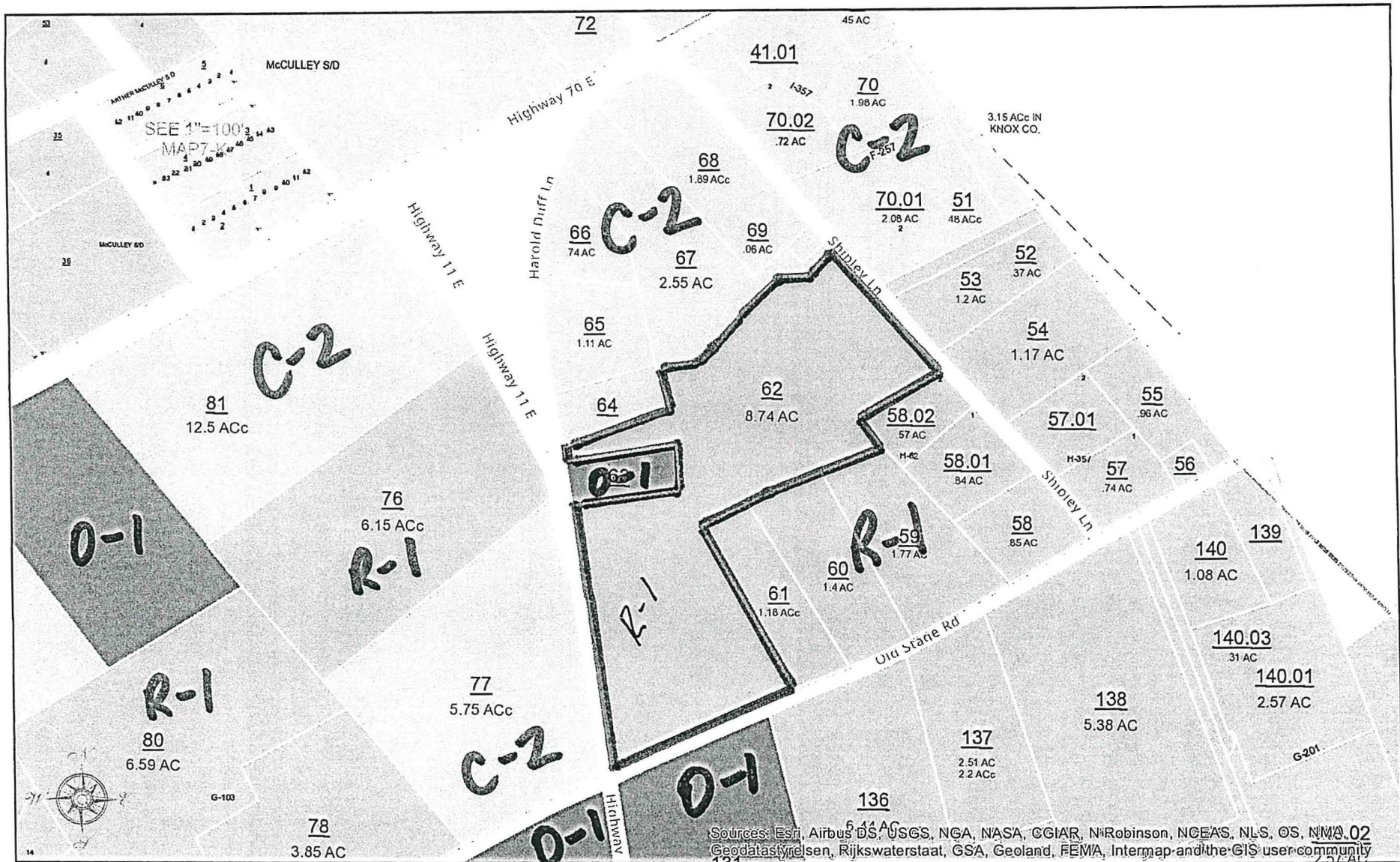
SCALE: 1" = 150' APPROVED BY: REL DRAWN BY: REL
DATE: 11-2-2020 REV. DATE: 11-10-2020
DISTRICT 1
LOUDON COUNTY TENNESSEE
MAP 042, PARCEL 073.00 SHEET 1 OF 1 DRAWING NO.: 5691

LeMAY AND ASSOCIATES CONSULTING ENGINEERS
10816 KINGSTON PIKE KNOXVILLE, TENNESSEE 37934
PH: (865) 671-0183 FAX: (865) 671-0213

Item B

CURRENT ZONING

My Map



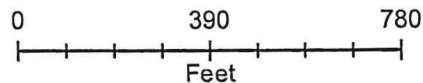
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N+Robinson, NCEAS, NLS, OS, NMA, 02 Geodastynelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



LOUDON COUNTY, TENNESSEE

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.

MAP DATE: August 23, 2021



CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2021	Fees	Value	2020	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	80	\$55,932	\$15,101,072	76	\$48,847	\$13,183,042	56	\$40,622	\$11,175,837	49
August	80	\$64,633	\$19,147,996	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	589	\$468,765	\$134,073,016	647	\$430,831	\$118,879,489	586	\$384,363	\$106,656,889	622

40 single-family permits issued for August, 2021

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
September 21, 2021
5:30 PM
Immediately following the Planning Commission Meeting

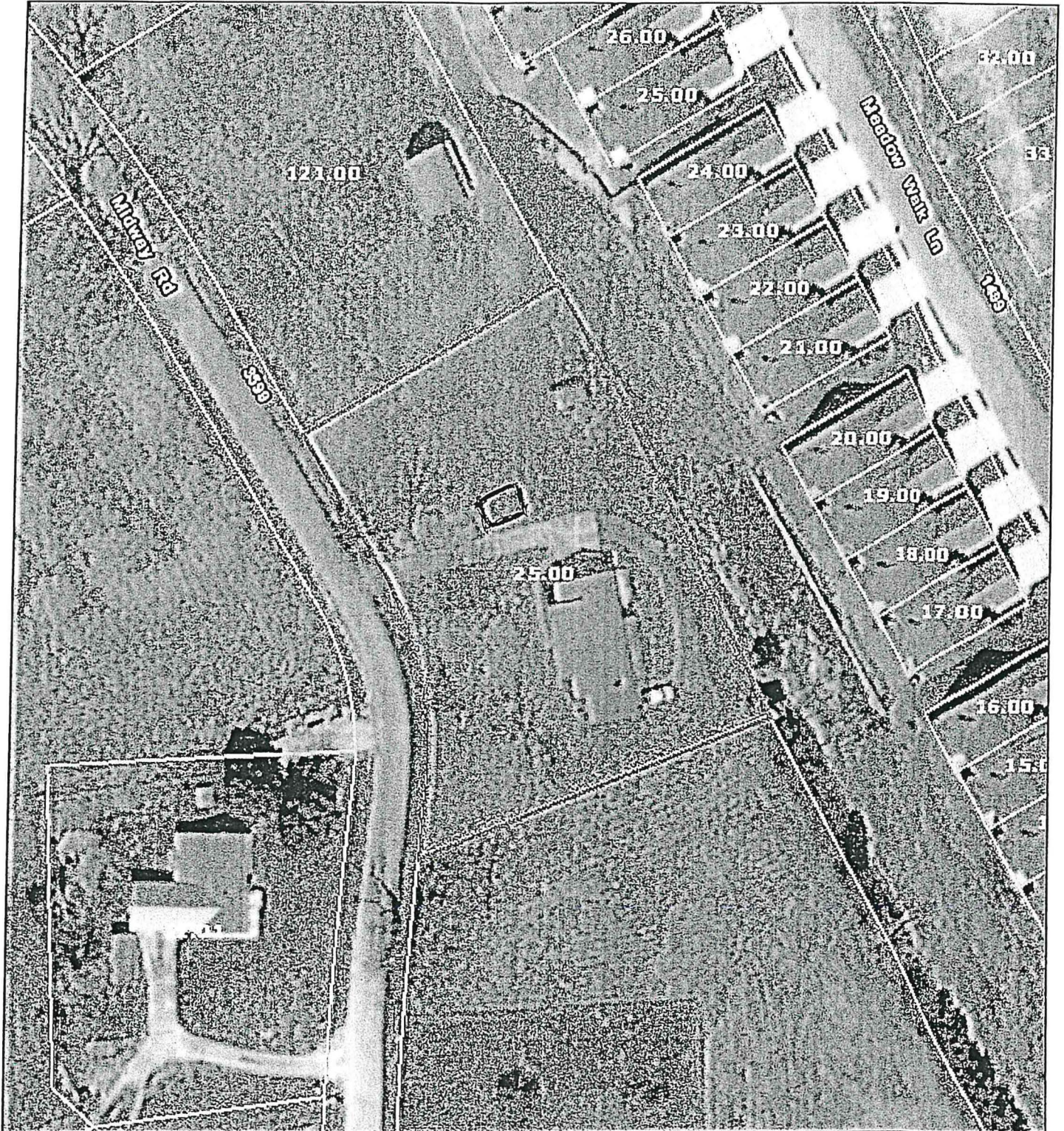
1. Call to Order.
 2. Roll Call and Swearing in All Witnesses.
 3. Approval Minutes from July 2021 meeting.
 4. Planned Agenda Items.
 - A. Variance Request to construct an accessory building in the frontyard, Applicant/Property Owner, Jason Hart, 3030 Midway Road, Tax Map 011, Parcel 025.00, R-1. Suburban Residential District.
 - B. Variance Request for lot size and 16' front setback, Applicant City of Loudon (LUB), Property Owner, Theresa Hancock, Watt Cemetery Road., Tax Map 050, Parcel 234.00, A-2, Rural Residential District.
 - C. Variance Request for temporary dwelling for construction of home, Applicants/Property Owners, Justin Dunham and Sara Dunham, 9500 Hines Valley Road, Tax Map 014, Parcel 113.00, A-2. Rural Residential District.
 - D. Variance Request for private airport, Property Owner, Bettie Hildreth and Will Hildreth, Applicant Grayling Littleton, 9545 Hotchkiss Valley Road, Tax Map 019, Parcel 088.00, A-2. Rural Residential District.
 - E. Special Exception Request for new rock quarry, Property Owner, Violet Dailey, Applicant East Tennessee Farm and Ag Partners, LLC. Hwy 95, Tax Map 080, Parcel 014.00, A-1. Agriculture Forestry District, approximately 101.41 Acres.
 - F. Special Exception Request for development/operate high-density data center, Property Owner, Michael Skelly, LLC, Applicant Todd Napier, GRIID Infrastructure, LLC. 14300 Hickory Creek Road, Tax Map 007, Parcel 012.00, C-2. General Commercial District.
-

G. Variance Request to reduce front yard setback by 14', Applicant/Property Owner, Sampson Homes, LLC. 3593 Hackney Chapel Road, Tax Map 036, Parcel 095.03, A-1. Agriculture Forestry District, approximately 1.3 acres.

5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A

Loudon County - Parcel: 011 025.00



Date: August 27, 2021
County: Loudon
Owner: GWYN MELVIN S ETUX
Address: MIDWAY RD 3030
Parcel Number: 011 025.00
Deeded Acreage: 0.85
Calculated Acreage: 0.85
Date of Imagery: 2019

Item B

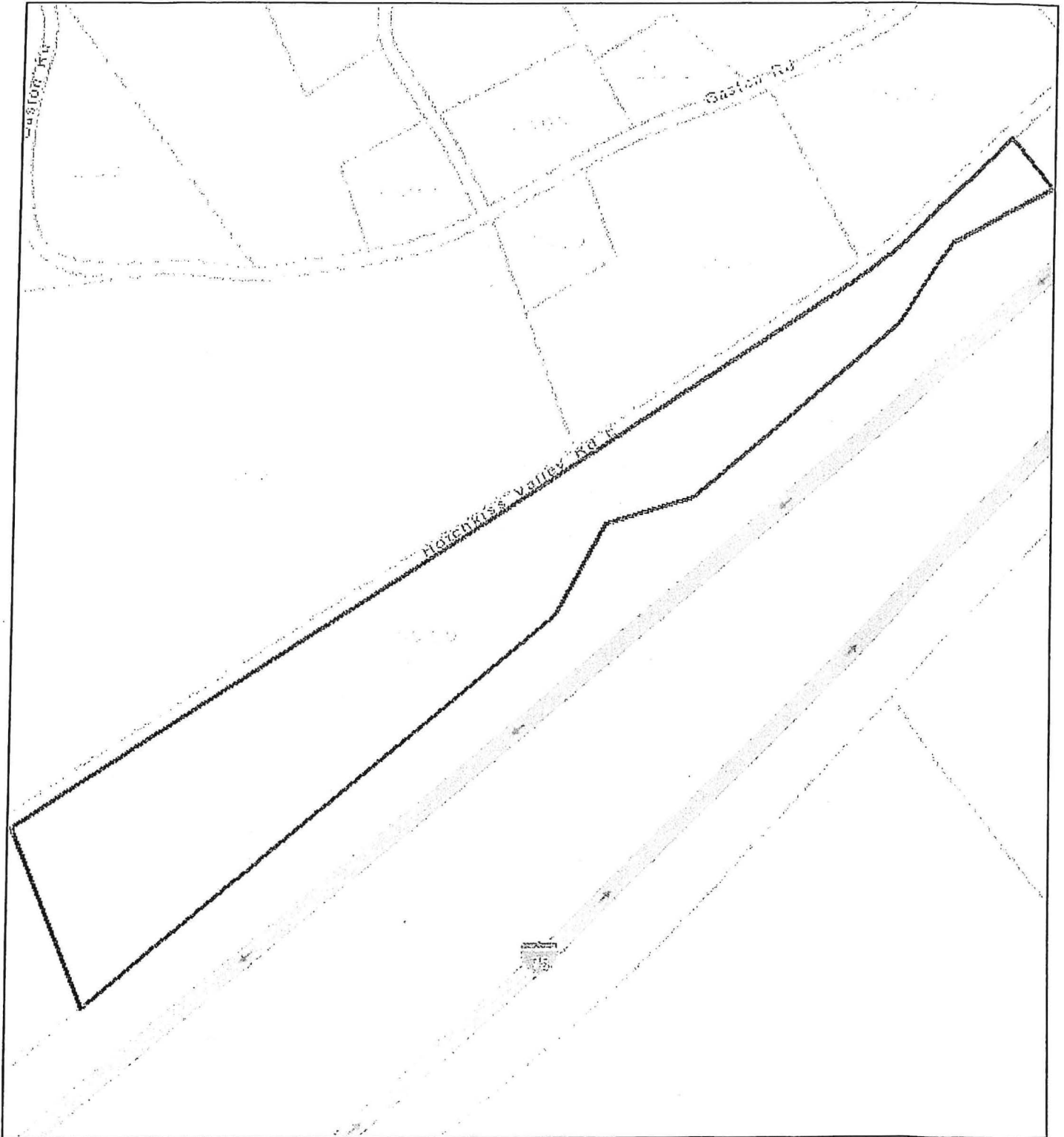
Special Exception/Clarification of Use

The subject property has been used as a private airport for the last 40+ years with a Zoning of A2. It's currently on record with the FAA as a private airport. The owners wish to continue using the property for that use but are concerned about the zoning. The A2 zoning is silent in that regard for usage as a private airport. The only zoning that allows for an airport is A1. In discussions with various people, we were advised that the A2 was appropriate for a Private Airport. However, other air strips in the county currently have the A1 zoning and as far as I know they are also private airports.

We request that a clarification be issued to run with the property that its use as a private airport is allowed by the county's zoning A2 which would also include club use.

Item 1

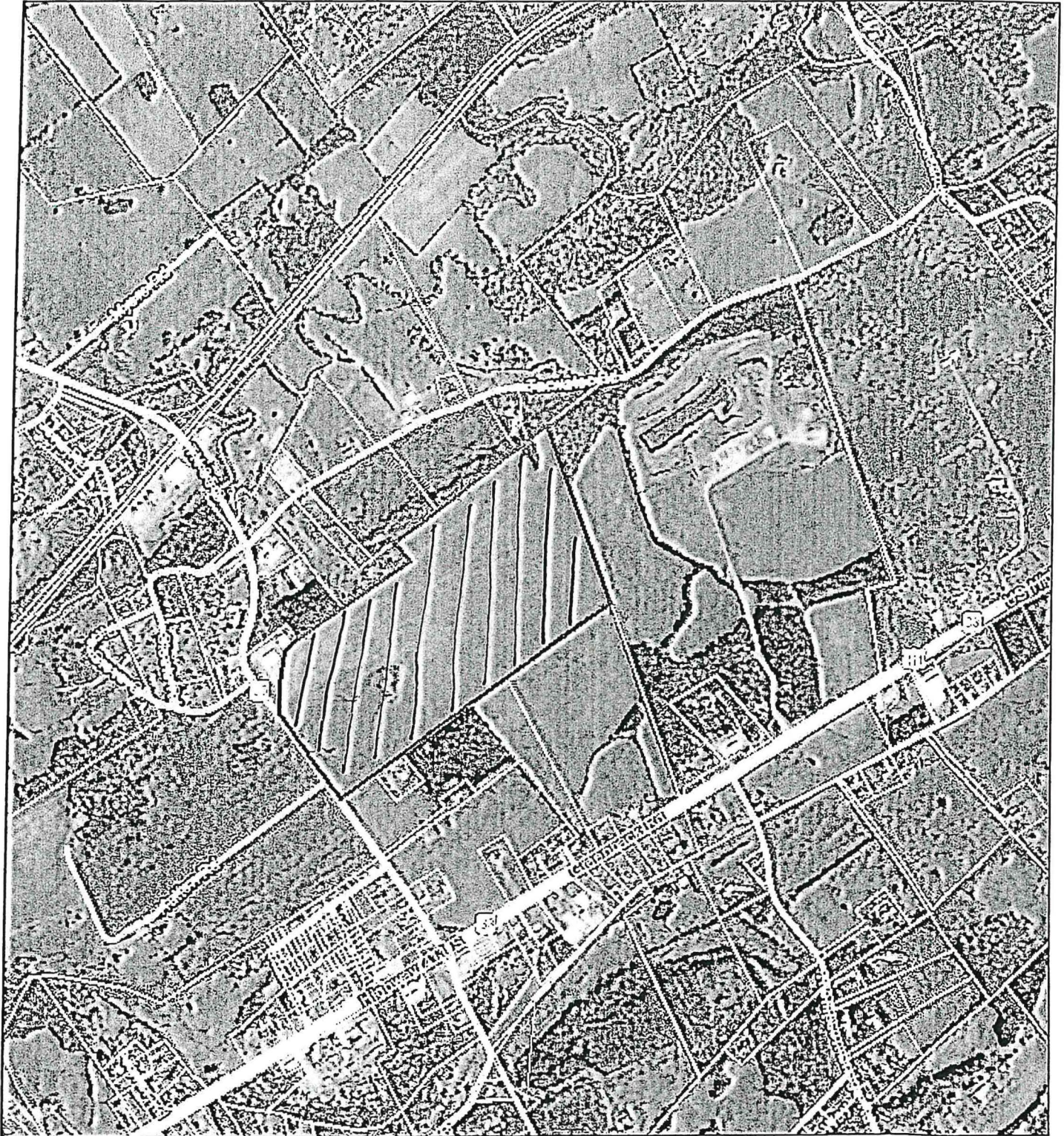
Loudon County - Parcel: 019 088.00



Date: September 2, 2021
County: Loudon
Owner: HILDRETH WILL A ETUX
Address: HOTCHKISS VALLEY RD 9545
Parcel Number: 019 088.00
Deeded Acreage: 16.07
Calculated Acreage: 0
Date of Imagery: 2019

Item E

Loudon County - Parcel: 080 014.00



Date: August 9, 2021
County: Loudon
Owner: DAILEY VIOLET L
Address: HWY 95 S
Parcel Number: 080 014.00
Deeded Acreage: 101.41
Calculated Acreage: 101.41
Date of Imagery: 2019