

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

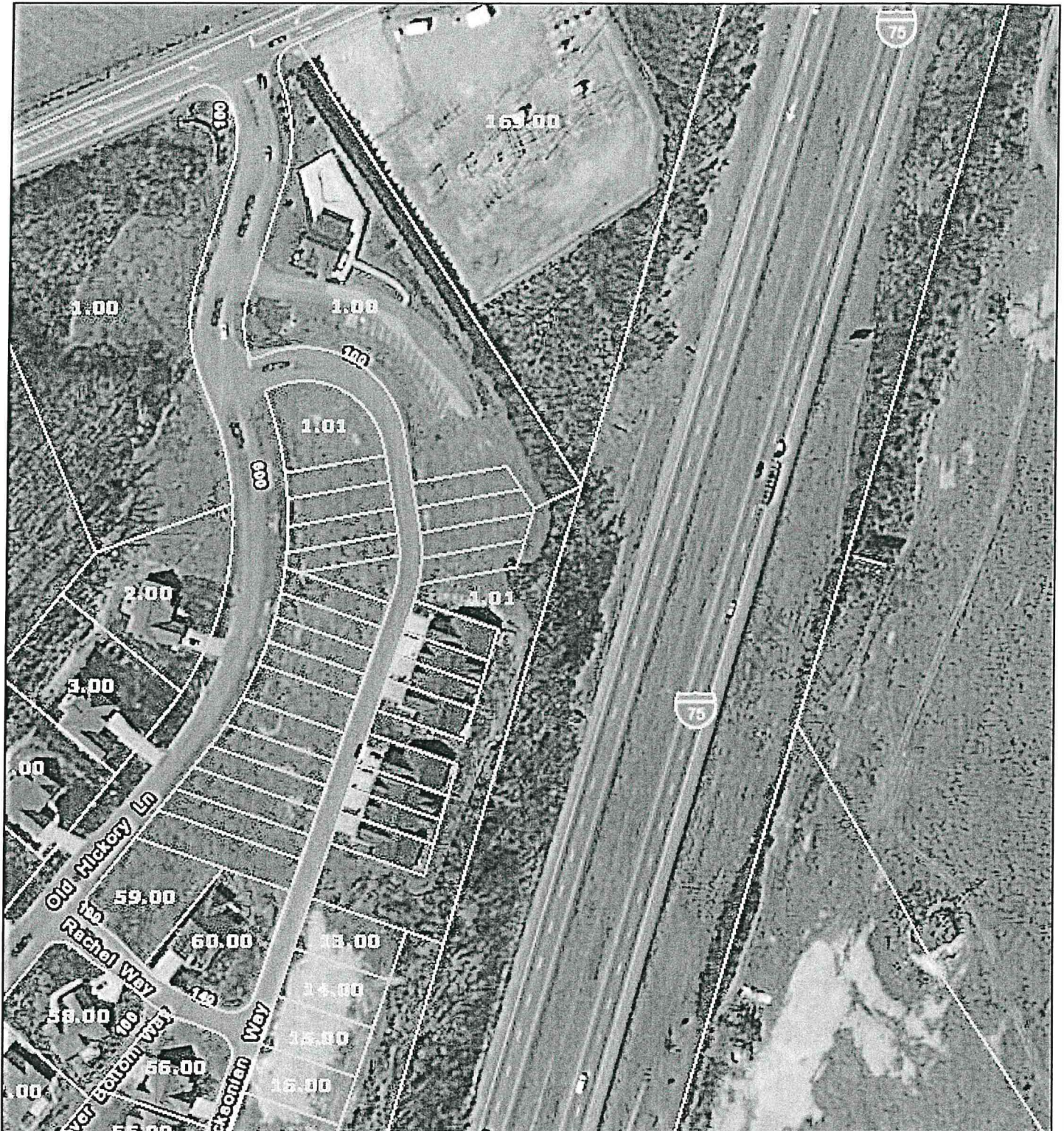
1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from September 21, 2021 meeting.
3. Planned Agenda Items.
 - A. Revision to a preliminary plat, Owner, Valentina Botezat, Applicant Katy Patterson, 8555 Hines Valley Road., Tax Map 014, Parcel 108.00, A-2. Rural Residential District, approximately 84.01 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. An administrative review to discuss changes to lot lines on final plat. Owners, Indian Gap Investment, LLC, Applicant, Benchmark Association, Jacksonian Way, Tax Map 010K, Group C, Parcels 001-004, 085-098, inclusive of parcel 001.01, R-1. Suburban Residential District/PUD, Planned Unit Development, approximately 3.46 acres.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for September 2021 (attached)
6. Additional Public Comments
7. Update from Planning Department

Adjournment

A number line representing distance in feet. The line starts at 0 and ends at 780. There are major tick marks at 0, 390, and 780. There are 10 equal intervals between 0 and 780, with minor tick marks at every 78 units. The word "Feet" is written below the line.

Item C

Loudon County - Parcel: 010K C 044.00



Date: October 12, 2021

County: Loudon

Owner: ALBERT EDWARD M ETUX JUDITH L

Address: JACKSONIAN WAY 1248

Parcel Number: 010K C 044.00

Deeded Acreage: 0

Calculated Acreage: 0

Date of Imagery: 2019

TN Comptroller - DPA
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State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

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

Members Present	Members Absent	Others Present
Leon Shields	Pat Couk	Kalie Harris, Planning
Charlie McEachern		Greg Montooth, Planning
Jimmy Williams		Noah Myers
Mike Waller		
Jim Brooks		
John Napier, Chairman		
Pam McNew, Secretary		
Ryan Bright		
Andy Hamilton		
Keith Buckles		

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 AUGUST 17, 2021 MEETING

Roll was called by Kalie Harris.

ACTION

A motion was made to approve by Mr. McEachern, seconded by Mrs. McNew and unanimously approved the August minutes.

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 ACRERS.

Mr. Montooth stated seed and straw has been put down so everything looks to be in order.

ACTION

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

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. HOLDING, 19666 HWY 11 EAST, TAX MAP 007, PARCELS 062.00, R-1, RURAL RESIDENTIAL DISTRICT,

Noah Myers stated his primary focus was for farm and retail operation for that part of the county as well as Knox County. Mr. Montooth stated there are already existing properties zoned C-2 but the sign that was put out unfortunately was only out for a few days, Mr. Montooth suggested this be tabled for 30 days. Mr. Napier agreed with Mr. Montooth, stating there needs to be time for community feedback.

ACTION

A motion was made to table the rezoning request for 30 days by Mr. Brooks, seconded by Mr. McEachern and unanimously voted to table until next meeting.

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.

ROBERT CAMPBELL ON BEHAVE OF EDDIE KHERAHI STATED THERE IS ACTUALLY ONLY 26 LOTS NOT 31. THEY ARE SIMPLY WANTING APPROVAL OF THE SAME NUMBER LOTS AND SAME LAYOUT AS WHAT WAS GRANTED TO THEM MANY YEARS AGO. MR. MONTTOOTH STATED THERE IS ENOUGH TO GO FOR A PREMLIMINARY PLAT.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR AUGUST 2021
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:51 PM

Chairman

Date

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	69	\$51,314	\$14,331,131	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	658	\$520,079	\$148,404,147	647	\$430,831	\$118,879,489	586	\$384,363	\$106,656,889	622

39 single-family permits issued for September, 2021

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
October 19, 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 September 2021 meeting.
4. Planned Agenda Items.
 - A. Variance Request to construct an accessory building in the frontyard,
Applicant/Property Owner, John Hunley, 7329 Hwy 70 East, Tax Map 010, Parcel
113.00, R-1. Suburban Residential District.
 - B. Variance Request for temporary dwelling until mobile home is delivered,
Applicants/Property Owners, Tony and Kathy Evans, 144 Old Spears Road, Tax Map
022, Parcel 078.00, A-2. Rural Residential District.
 - C. Variance Request for road frontage, Property Owner/Applicant, Don and Margot
Trollinger, 26755 Hwy 72 North, Tax Map 039, Parcel 003.00, A-1. Agriculture
Forestry District.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A

Loudon County - Parcel: 010 113.00



Date: October 12, 2021
County: Loudon
Owner: LUFFMAN JAMES F
Address: HWY 70 E 7329
Parcel Number: 010 113.00
Deeded Acreage: 0.65
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
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State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

The property lines are compiled from information maintained by your local county Assessor's

Item 13

Loudon County - Parcel: 022 078.00

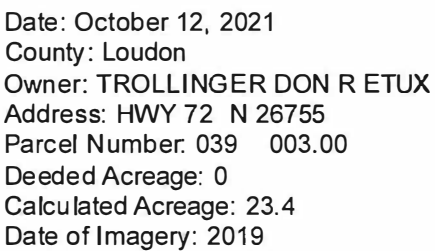


Date: October 12, 2021
County: Loudon
Owner: EVANS TONY D ETUX KATHY
Address: OLD SPEARS RD 144
Parcel Number: 022 078.00
Deeded Acreage: 1
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

The property lines are compiled from information maintained by your local county Assessor's

Loudon County - Parcel: 039 003.00



The property lines are compiled from information maintained by your local county Assessor's

Item C.

BZA Members

Regarding 26755 Highway 72-N, Loudon

Board Members,

Don and Margot Trollinger, who reside at 26755 Highway 72-N Loudon, are selling their home and the surrounding 23.5 acres. I am their realtor and it is under contract. Originally we were scheduled to close on September 30 2021. Unfortunately, that did not happen. South Eastern Title informed us in September they are unable to provide title insurance due to the lack of road frontage. Therefore, this will not satisfy the buyer's mortgage company.

Mid September Southeastern Title through their search determined there was not any road frontage and if the current residence was destroyed a permit legally would not have to be issued. We disagree but are doing what is recommended by Jim Jenkins and Greg Montooth. We are requesting a variance on the property to permit the buyer and any future owners of this property the ability to obtain a permit if the need should arise.

The following is a chronological order of the history of the property.

- 80 plus acres was originally owned by Albert Berry
- 1972 Loudon County passed an ordinance requiring 25 feet of road frontage to subdivide property
- 1975 Albert Berry divided his property into 3 large tracts and put them up for sale. The Trollingers bought this property consisting of 23.5 acres and pulled a permit for a manufactured home (note, this was after the 1972 ordinance)
- 1982 Mr. Trollinger applied for a permit to build their current log cabin. Initially, he was told by the zoning department there wasn't enough road frontage. Mr. Trollinger obtained the services of an attorney, Jim Harris. Mr. Harris determined the road frontage was off of Prospect Church Road by way of the creek. The Trollingers property line goes to the center of the creek. Prospect Church Road is on the other side of the creek. Mr. Harris's findings were Prospect Church Road at one particular area had the 25 feet of road frontage, due to the close proximity it had to the creek. It was determined Prospect Church Road and its right of way went to the center of the creek, providing the road frontage for this property. A permit was issued based on these findings. Their home was then built by Fred Long a contractor at the time.

Nothing has changed since. Considering the home has been there for 39 years we are requesting a variance for a building permit to run with the life of the property to avoid any further issues for future owners of this property

Trisha Kopinski, Realtor, 865.816.03670

Traci Adams Realty Group, 865.850.0896, 19414 Hwy 11 E, Lenoir City, TN 37772

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
September 21, 2021

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present	
Jim Brooks		Kalie Harris, Planning	Chase Boruff
John Napier		Greg Montooth, Planning	Justin Dunham
Leon Shields		Sammy Orr	
Ryan Bright		Alvin Baldwin	
Charlie McEachern, Chairman		Jordan Baldwin	
		Aaron Sampson	
		Joe E. Hall	
		Steve Hurst	
		Sandra Hurst	
		Jason Hart	
		Grayling Littleton	
		Robert Campbell	
		Todd Napier	
		Jake Greear	

CALL TO ORDER

Mr. Brooks, called to order at 5:53 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Kalie Harris conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM JULY 2021 MEETING

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

VARIANCE REQUEST TO CONTRUCT AN ACCESSORY BUILDING IN THE
FRONTYARD, APPLICANT AND PROPERTY OWNER, JASON HART, 3030 MIDWAY
ROAD, TAX MAP 011, PARCEL 025.00, R-1, SUBURBAN RESIDENTIAL DISTRICT.

Property owner, Mr. Hart stated that the accessory building would be in the side yard not the front yard.

ACTION

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

VARIANCE REQUEST FOR LOT SIZE AND 16' FRONT SETBACK, APPLICANT, CITY OF LOUDON (LUB), OWNER THERESA HANCOCK, WATT CEMETERY ROAD., TAX MAP 050, PARCEL 234.00, A-2, RURAL RESIDENTIAL DISTRICT.

Mr. McEachern stated the city of Loudon provides utilities for Tellico Village and they need more of it. That is the reason the city must buy a piece of property to put a water tower on it. Mr. McEachern added they only need about 200 square feet not a whole acre and that is why variance is needed.

ACTION

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

VARIANCE REQUEST FOR TEMPORARY DWELLING FOR CONSTRUCTION OF HOME, APPLICANT AND PROPERTY OWNER, JUSTIN DUNHAM AND SARA DUNHAM, 9500 HINES VALLEY ROAD, TAX MAP 014, PARCEL 113.00, A-2, RURAL RESIDENTIAL DISTRICT.

Applicant/property owner, Mr. Dunham stated him, and his family would be staying in the camper for 12 to 18 months. Mr. Dunham added the camper would be sitting on a 5-acre lot with no surrounding neighbors. Mr. McEachern stated he could only grant the variance for 12 months with no extension.

ACTION

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

VARIANCE REQUEST FOR PRIVATE AIRPORT, PROPERTY OWNER, BATTIE HILDRETH AND WILL HILDRETH, APPLICANT, GRAYLING LITTLETON, 9545 HOTCHKISS VALLEY ROAD, TAX MAP 019, PARCEL 088.00, A-2, RURAL RESIDENTIAL DISTRICT.

Applicant, Grayling Littleton stated the property is classified as an airport strip by the FAA. Mr. McEachern stated it would be better granted as is and to not expand and it stays within FAA rules.

ACTION

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

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.

Chase Boruff speaking on behalf of East Tennessee Farm and Ag Partners, LLC stated he is the CFO of Murphys Bobcat, Inc., a local company that is looking to expand their business selling topsoil, fill dirt and hauling it for other people and that's the reasoning for buying this property. Mr. Brooks and Mr. Shields question Mr. Boruff on what he plans to do with the Blue Line. Mr. Boruff stated he was not aware of what the Blue Line was so there was no plan in place.

ACTION

A motion was made to deny the special exception by Mr. Brooks, seconded by Mr. Shields and unanimously denied.

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.

Jake Greear speaking on behalf of Mr. Skelly, the property owner, stated Mr. Skelly would be leasing the rear 2-acres to Mr. Todd Napier, GRIID Infrastructure to operate the data center. Mr. Greear added Mr. Skelly still wants the other 3-acres to continue operating his towing business so ultimately there will need to be some sub-dividing of the properties. Mr. Todd Napier stated there would only be 6-8 total employment and would only operate for 12 hours at a time.

ACTION

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

VARIANCE REQUEST TO REDUCE FRONT YARD SETBACK BY 14', APPLICANT AND PROPERTY OWNER, SAMPSON HOMES, LLC. 3593 HACKNEY CHAPEL ROAD, TAX MAP 036, PARCEL 095.03, A-1. AGRICULTURE FORESTRY DISTRICT, APPROXIMATELY 1.3 ACRES.

Applicant/property owner Aaron Sampson stated they needed variance because there are topographical issues. Mr. Montooth stated there are some topographical issues but you have to question if it is even a buildable lot.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:28 PM

Chairman

Date