

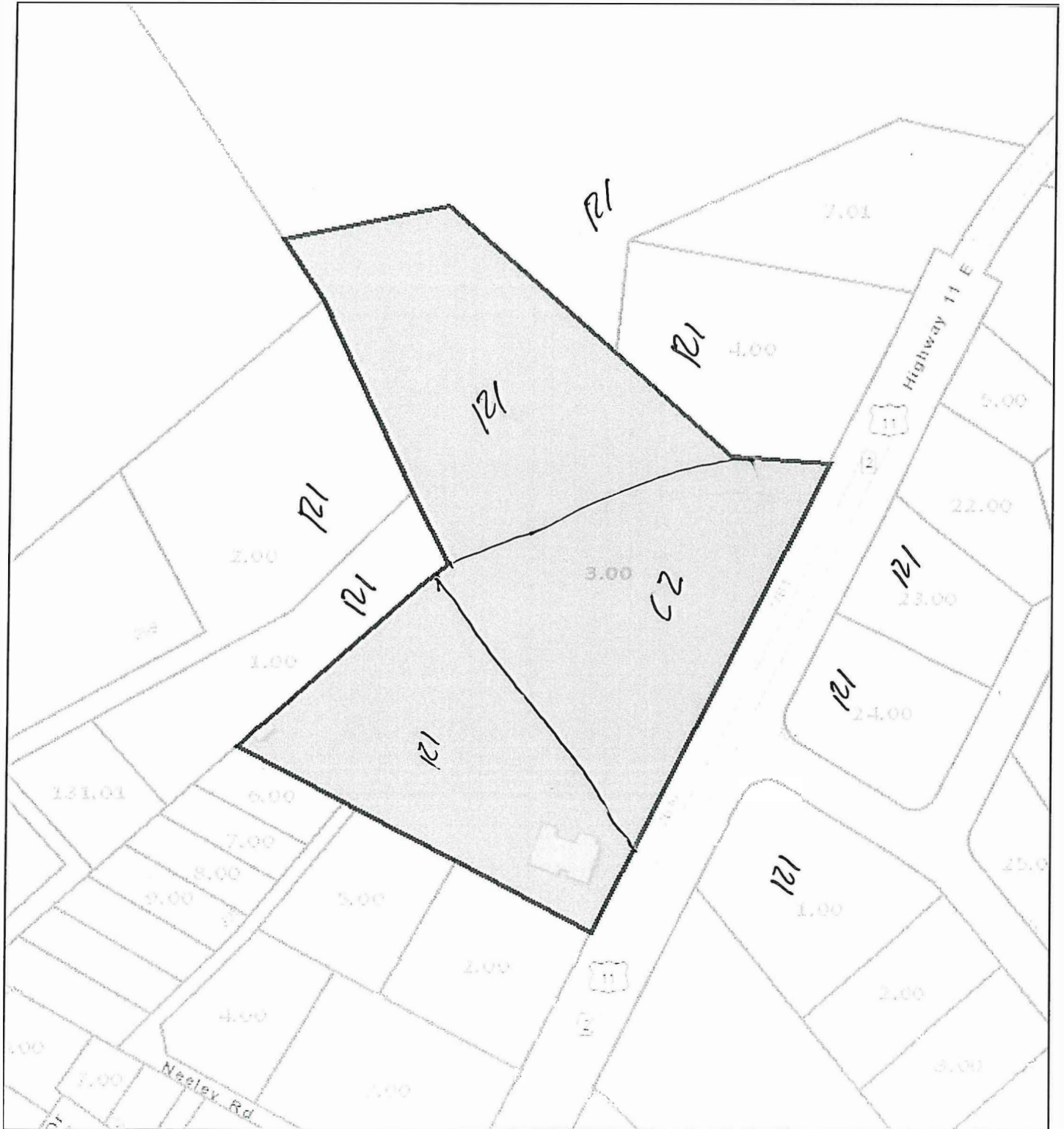
**AGENDA**  
**LOUDON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**November 9, 2021**  
**5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from October 19, 2021 meeting.
3. Planned Agenda Items.
  - A. Rezoning Request from C-2, General Commercial District to R-1, Suburban Residential District. Applicants/Property Owners, Jefferey Holt and Mellissa Holt, 7641 Hwy 11 East, Tax Map 016, Parcel 003.00. C-2, General Commercial District.
  - B. Rezoning Request from R-1, Suburban Residential District to C-2, General Commercial District. Applicant, John Tuck, Owner, Roy Wilkerson, 3407 Hwy 70., Tax Map 010, Parcel 180.0. R-1, Suburban Residential District.
  - C. A Resolution to accept the Private Portion of Baxter Bright Road back into the County Road System. Approximately 515' from its intersection with Summit Hill Drive.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for October 2021 (attached)
6. Additional Public Comments
7. Update from Planning Department

Adjournment

ITEM A

Loudon County - Parcel: 016 003.00



Date: November 1, 2021

County: Loudon

Owner: HOLT JEFFREY L ETUX MELISSA G

Address: HWY 11 E 7641

Parcel Number: 016 003.00

Deeded Acreage: 5.8

Calculated Acreage: 5.8

Date of Imagery: 2019

TN Comptroller - DPA  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,  
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),  
NGCC, (c) Open StreetMap contributors, and the GIS User Community  
State of Tennessee, Comptroller of the Treasury Department of Property

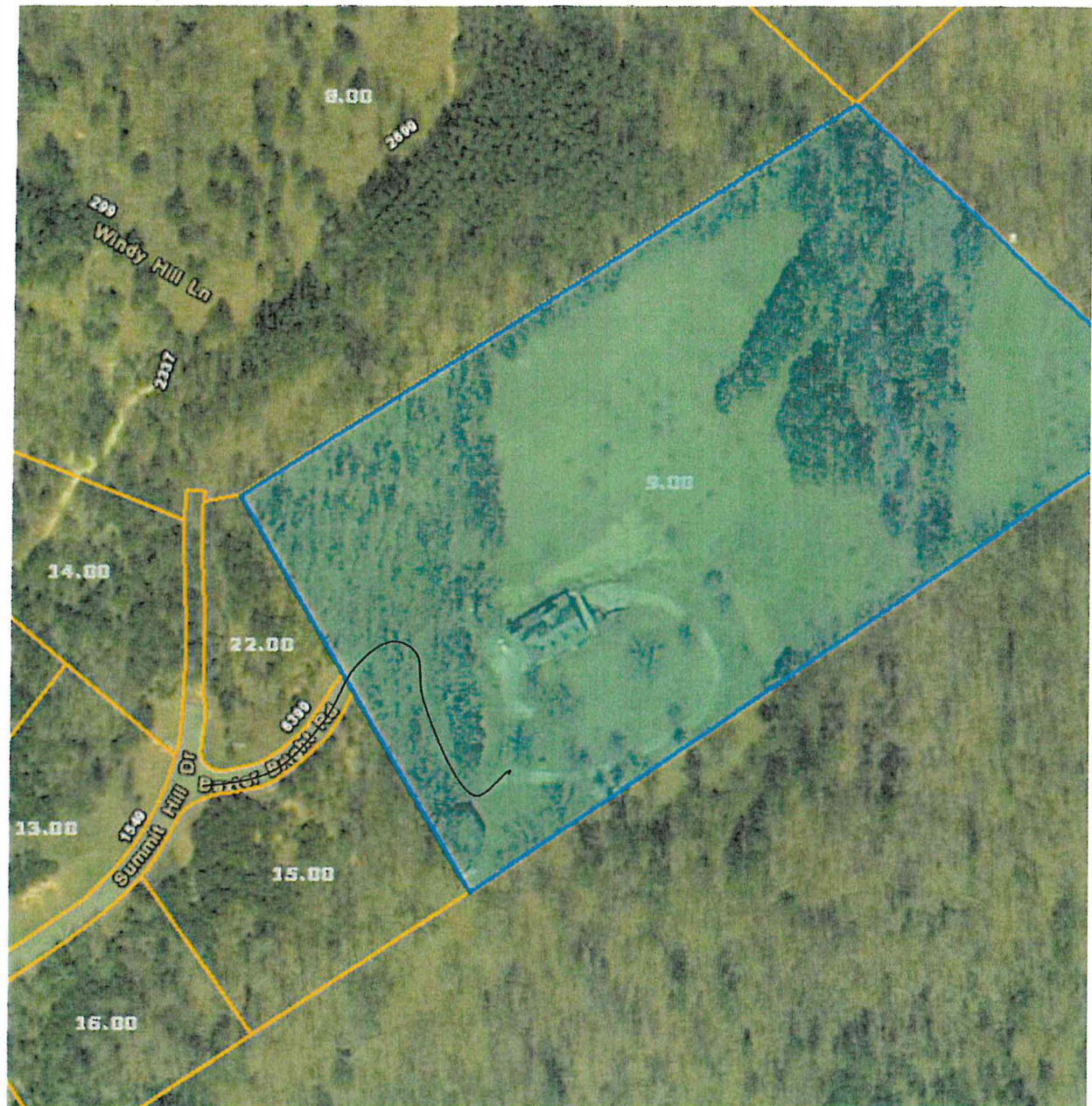
ITEM B

Loudon County - Parcel: 010 180.00



Date: October 12, 2021  
County: Loudon  
Owner: WILKERSON ROY M JR  
Address: HWY 70 E 3407  
Parcel Number: 010 180.00  
Deeded Acreage: 1  
Calculated Acreage: 0  
Date of Imagery: 2019

Item C



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

Members Present	Members Absent	Others Present
Leon Shields	Keith Buckles	Kalie Harris, Planning
Charlie McEachern	Mike Waller	Greg Montooth, Planning
Jimmy Williams		James Jenkins, Codes
Pat Couk		Vince Thompson
Jim Brooks		Noah Myers
John Napier, Chairman		Lisa Thompson
Pam McNew, Secretary		Benjamin Moorman
Ryan Bright		Shawn Roderiques
Andy Hamilton		Kaity Patterson

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 SEPTEMBER 21, 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 September minutes.

REVISION TO A PRELIMINARY PLAT, OWNER, VALENTINA BOTEZAT, APPLICANT, KAITY PATTERSON, 8555 HINES VALLEY ROAD, TAX MAP 014, PARCEL 108.00, A-2, RURAL RESIDENTIAL DISTRICT, APPROXIMATELY 84.01 ACRERS.

Applicant Kaity Patterson stated they are wanting to go the well water route because each house could have a garden but since water was approved on the preliminary plat, they are asking for it to be removed. Mr. Jenkins stated that it comes down to the location of the property and if it is easily assessable to connect into the public water system. Mr. Jenkins also stated it would eliminate the fire hydrants they showed they were installing. Mr. Napier questioned if all the

homes would be on the same well. Ms. Patterson stated they were thinking each home would be on a different well. Mr. Shields stated there could be neighboring parcel owners that are going to try to request to have the same thing.

#### ACTION

Mr. Brooks made a motion to deny a revision to the preliminary plat, seconded by Mr. McEachern and unanimously denied.

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, PARCEL 062.00, R-1, RURAL RESIDENTIAL DISTRICT.

Applicant Noah Myers stated there are not any set plans, but he has a client that is wanting to locate a farm and ag equipment store. Mr. Jenkins stated that commercial zoning is expected in this area, so it isn't out of the scope for this rezoning request. Mr. Brooks questioned if the access would be off Shipley Lane. Mr. Myers stated they have no desire to access Shipley Lane as the road is today.

#### ACTION

A motion was made to approve the rezoning request by Mr. McEachern seconded by Mr. Bright and unanimously approved.

AN ADMINISTRATIVE REVIEW TO DISCUSS CHANGES TO LOT LINES ON FINAL PLAT. OWNER INDIAN GAP INVESTMENT, LLC, APPLICANT BENCHMARK ASSOCIATION, JACKSONIAN WAY, TAX MAP 010K, PARCEL 001-004, 085-098, INCLUSIVE OF PARCEL 001.01. R-1, SUBURBAN RESIDENTIAL DISTRICT/ PUD, PLANNED UNIT DEVELOPMENT, APPROXIMATELY 3.46 ACRES.

Benjamin Moorman with Benchmark Association stated they are needing to change the size of the lots by four inches. Mr. Moorman stated the lots are irregular and almost impossible to fit buildings on those lots that wouldn't be in violation of the zero lot lines. Mr. Jenkins stated the developer is wanting to permit the units and then have the surveyor come back post construction and shoot the center of those walls and out the lot lines in directly under the walls and then do the outer lot lines so they can be moved. Mr. Moorman stated the builder's plans are while they are in the foundation phase they will go ahead and do all of them so the plat can be generated to go through our hands before the CO is issued. Mr. Brooks questioned of the existing homes will be corrected. Mr. Moorman stated they will not be correcting the existing homes.

#### NO ACTION WAS TAKEN

#### COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

#### CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR SEPTEMBER 2021 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:55 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	82	\$64,474	\$18,168,016	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	740	\$584,553	\$166,572,163	647	\$430,831	\$118,879,489	586	\$384,363	\$106,656,889	622

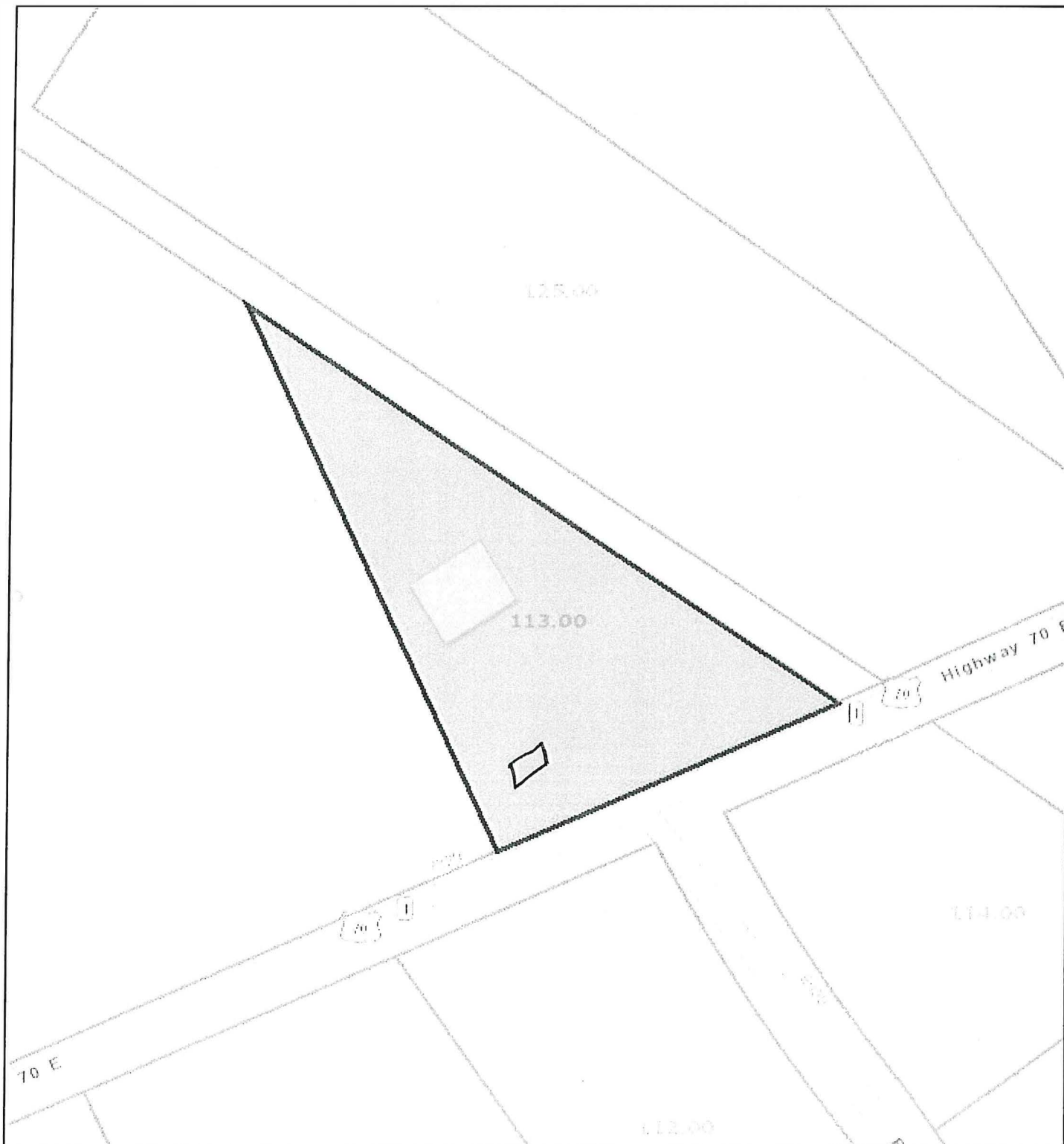
50 single-family permits issued for October, 2021

AGENDA  
LOUDON COUNTY BOARD OF ZONING APPEALS  
November 9, 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 October 2021 meeting.
4. Planned Agenda Items.
  - A. Variance Request to construct an accessory building in the frontyard, Applicant/Property Owner, John Hundley, 7329 Hwy 70 East, Tax Map 010, Parcel 113.00. R-1, Suburban Residential District.
  - B. Variance Request for 10' front setback, Applicant/Property Owner, Isidro Gonzalez, 265 Manning Lane., Tax Map 016, Parcel 139.00. R-1, Suburban Residential District.
  - C. Variance Request for an accessory building in the frontyard, Applicant/Property Owner, George and Tammy Hall, 1121 Allen Shore Drive, Tax Map 027, Parcel 018.00. R-1, Suburban Residential District.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A.

Loudon County - Parcel: 010 113.00

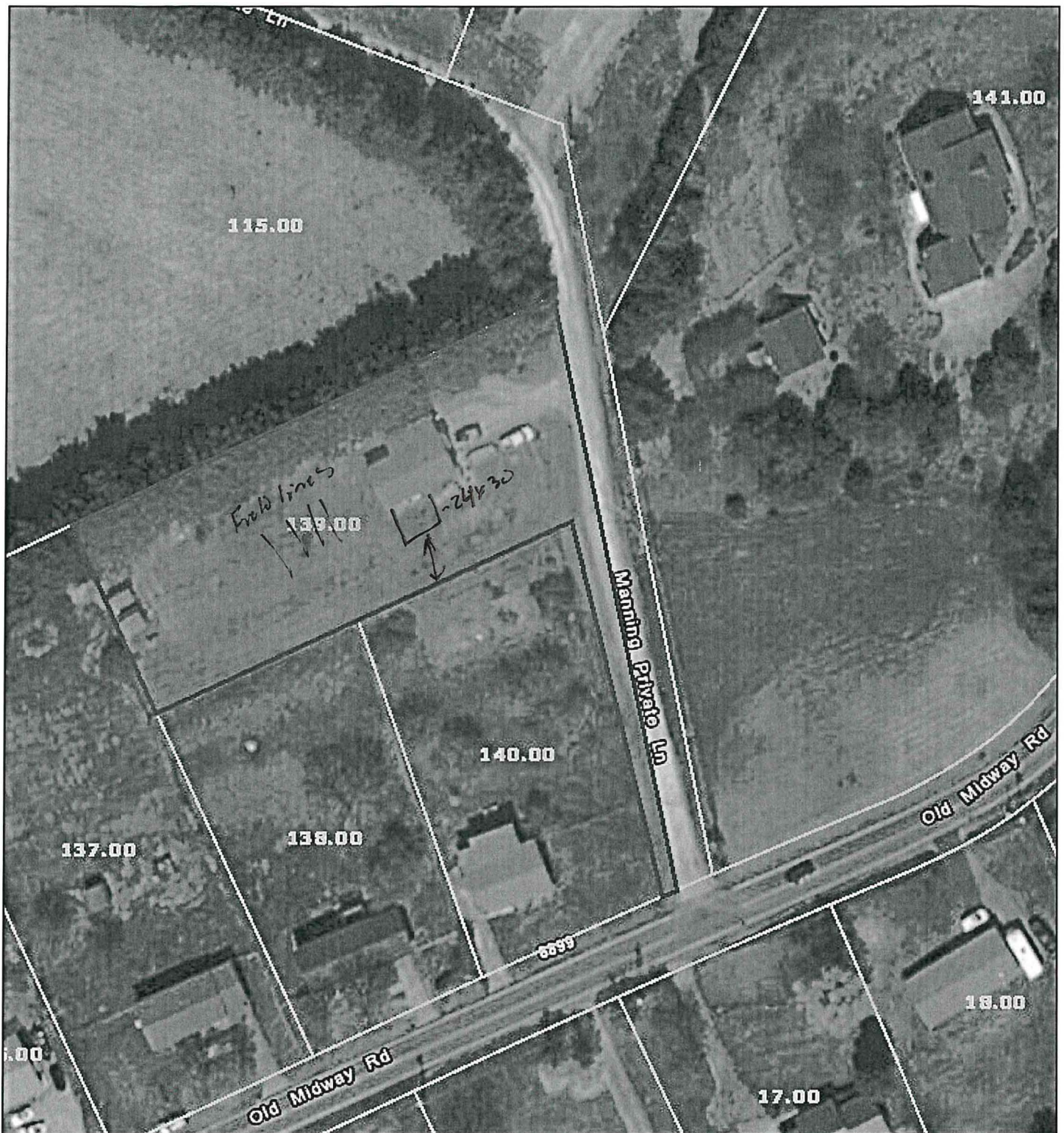


Date: September 23, 2021  
County: Loudon  
Owner: LUFFMAN JAMES F  
Address: HWY 70 E 7329  
Parcel Number: 010 113.00  
Deeded Acreage: 0.65  
Calculated Acreage: 0  
Date of Imagery: 2019

TN Comptroller - DPA  
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  
State of Tennessee, Comptroller of the Treasury, Department of Property

Item B.

Loudon County - Parcel: 016 139.00



Date: October 19, 2021

County: Loudon

Owner: GONZALEZ ISIDRO B ETUX

Address: MANNING PRIVATE LN 265

Parcel Number: 016 139.00

Deeded Acreage: 0.77

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 office but are not conclusive evidence of property ownership in any court of law.

Item c

# Loudon County - Parcel: 027 018.00



Date: October 26, 2021

County: Loudon

Owner: HALL GEORGE ETUXTAMMY

Address: ALLEN SHORE DR 1121

Parcel Number: 027 018.00

Deeded Acreage: 1.3

Calculated Acreage: 1.3

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 office but are not conclusive evidence of property ownership in any court of law.

MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
October 19, 2021

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present	
Jim Brooks		Kalie Harris, Planning	
John Napier		Greg Montooth, Planning	
Leon Shields		Jim Jenkins, Codes	
Ryan Bright		Tony Evans	
Charlie McEachern, Chairman		Kathy Evans	

CALL TO ORDER

Mr. Brooks, called to order at 5:59 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM SEPTEMBER 2021 MEETING

Mr. Bright stated there needs to be a correction to the September minutes for the special exception for new rock quarry on HWY 95. Mr. Napier did not deny the special exception request. Mr. Napier proposed for it to be tabled for 30 days until they receive soil testing results.

VARIANCE REQUEST TO CONTRUCT AN ACCESSORY BUILDING IN THE FRONTYARD, APPLICANT AND PROPERTY OWNER, JOHN HUNLEY, 7329 HWY 70 EAST, TAX MAP 010, PARCEL 113.00. R-1, SUBURBAN RESIDENTIAL DISTRICT.

ACTION

Mr. Bright made a motion to table the variance request for 30 days seconded by Mr. Brooks and passed unanimously.

VARIANCE REQUEST FOR TEMPORARY DWELLING UNTIL MOBILE HOME IS DELIVERED, APPLICANT/OWNER, TONY AND KATHY EVANS, 144 OLD SPEARS ROAD., TAX MAP 022, PARCEL 078.00, A-2, RURAL RESIDENTIAL DISTRICT.

OWNER MR. EVANS STATED IT WOULD BE SIX TO SEVEN WEEKS BEFORE THEIR MOBILE HOME WILL BE DELIVERED. MR. MCEACHERN QUESTION WHAT TYPE OF TEMPORARY DWELLING. MR. EVANS STATED THEY WILL BE STAYING IN A FIFTH WHEEL CAMPER.

ACTION

Mr. Brooks made a motion to approve the temporary dwelling for six months from November 1, 2021, to May 1, 2022, with no extension seconded by Mr. Shields and unanimously approved.

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.

Mr. McEachern stated it would be allowed but the property can't be sub-divided. Don Trollinger agreed to Mr. McEachern's statement.

ACTION

Mr. Brooks made a motion to grant the request with the parcel and it can only have one house seconded by Mr. Shields and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:30 PM

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Chairman