

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
January 11, 2022
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from December 14, 2021 meeting.
3. Planned Agenda Items.
 - A. Rezoning Request from C-2, General Commercial District to R-1, Suburban Residential District. Applicants/Property Owners, Thug Van Pham, 810 Old Midway Road, Tax Map 016, Parcel 325.00. C-2, General Commercial District.
 - B. Subdivision Request for 3 lots, Applicant, Johnathan Lyons, Owner, Viking Equity LLC., Corporate Park Drive., Tax Map 032, Parcel 003.00. A-1 Agriculture-Forestry District.
 - C. Road Closer Request, Applicant/Owner, James Watts., 866 Prospect Church Road., Tax Map 039 Parcel 070.00. A-1, Agriculture-Forestry District.
 - D. Annual Meeting, Election of Planning Commission Officers.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for December 2021 (attached)
6. Additional Public Comments
7. Update from Planning Department

Adjournment

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
December 14, 2021
5:30 p.m.

Members Present	Members Absent	Others Present
Mike Waller	Leon Shields	Kalie Harris, Planning
Charlie McEachern		Greg Montooth, Planning
Jimmy Williams		James Jenkins, Codes
Pat Couk		Mike Gaddis
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 NOVEMBER, 2021 MEETING

Roll was called by Kalie Harris.

ACTION

A motion was made to approve by Mr. McEachern, seconded by Mr. Bright and unanimously approved the November minutes.

REZONING REQUEST FROM C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. APPLICANT, MICHAEL GADDIS, OWNER, JACKIE MOULDENHAUER, LOCATED 4277 HWY 321 SOUTH, TAX MAP 044, PARCEL 025.00. C-1, RURAL CENTER DISTRICT.

Applicant, Michael Gaddis stated that he has been in the storage business for 35 years and has built five locations in Blount County and is now wanting to bring his money to Loudon County. He stated that the storage units would be very high-end and climate controlled self-storage that would cost anywhere from 2.5 to 3 million dollars. Mr. Jenkins stated that the land use map for the area does show for mixed business use and the only concern is if the people would want to start seeing C-2 developments move down hwy 321. Mr. Gaddis stated that what attracted him to this specific property is that it is off a major four lane highway making it safer to access the

property. Mrs. McNew questioned how many units there would be. Mr. Gaddis stated the units he has developed in the past has had anywhere from 340 units to 500 units.

ACTION

Approved by 9 denied by 1 (Mr. Napier)

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR DECEMBER 2021
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

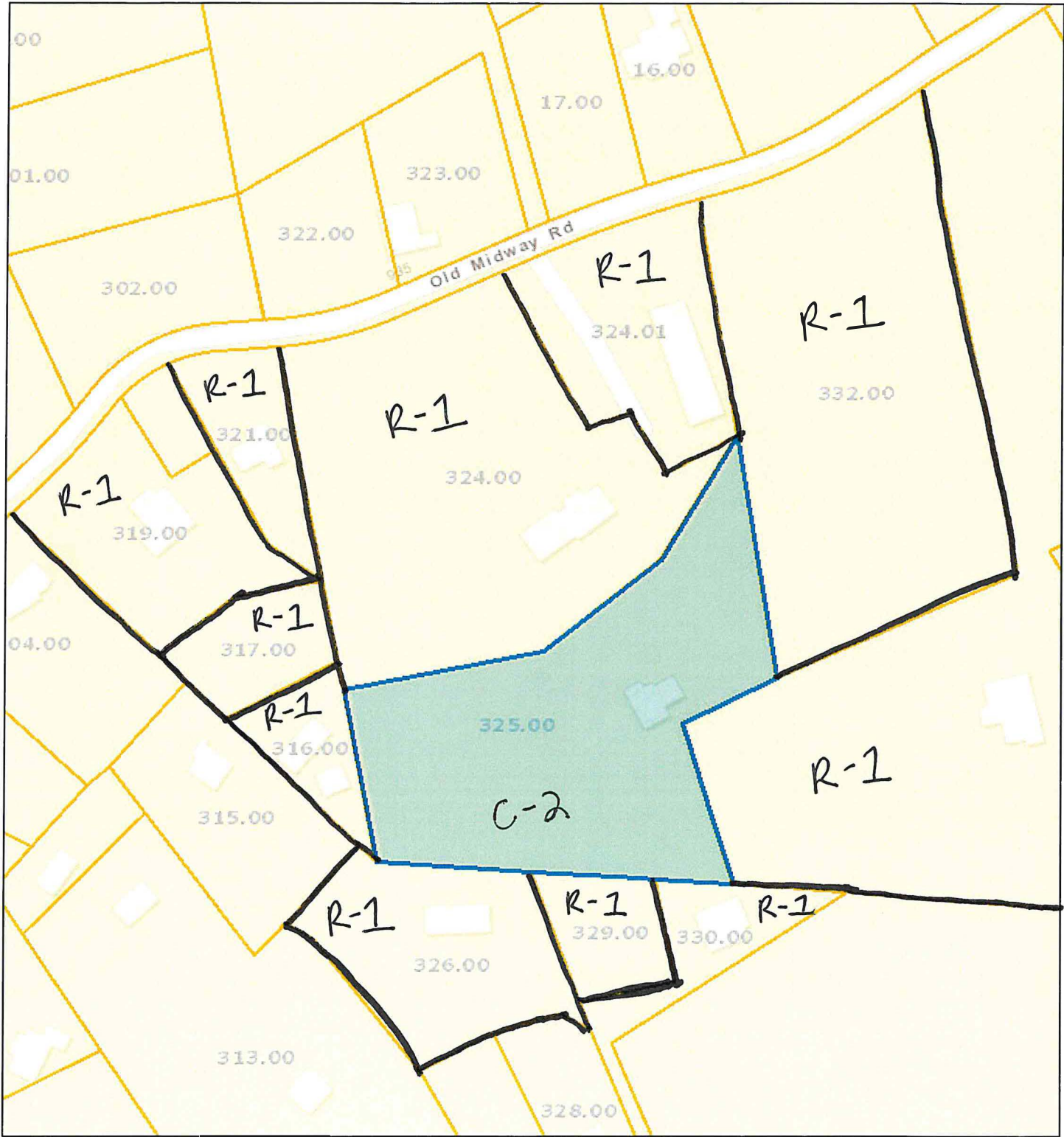
None

ADJOURNMENT

Adjourned at 5:39PM

Item A.

Loudon County - Parcel: 016 325.00



Date: December 31, 2021
County: Loudon
Owner: WHITE DON W &
Address: OLD MIDWAY RD 810
Parcel Number: 016 325.00
Deeded Acreage: 3.04
Calculated Acreage: 3.04
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

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

Owners: Viking Equity LLC, 11900 LACANADA # 69746, Tucson, AZ 85737

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, park or other public ways and open space to public or private use as noted.

Date: 20____ Owner(s): _____

CERTIFICATE OF ACCURACY

I certify that the plot shown and described herein, is a true and correct survey to the accuracy required by the Regional Planning Commission and that the monuments have been placed as shown herein, to the specifications of the Regional Planning Commission.

Date: 20____ Registered Engineer/Surveyor: _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

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

Date: 20____ City or County Health Officer or Authorized Representative: _____

CERTIFICATION OF SEWERAGE SYSTEM

I certify that the sewage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted.

Date: 20____ Local Health Authority: _____

CERTIFICATION OF STREETS

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

Date: 20____ Road Engineer/Highway Commission: _____

CERTIFICATE 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 on acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date: 20____ Secretary, Regional Planning Commission: _____

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I 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: 20____ E-911 Authority: _____

Notes:

-This survey is subject to any written or unwritten rights that may be found by an accurate search of title.

-This survey does not reflect the location of any underground utilities, if any unless shown on plat.

-This survey complies with the minimum standards required by the State Board of Land Surveyors.

-Based on a graphical representation this property DOES NOT lie in a designated FEMA 100 year flood zone.

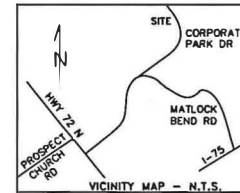
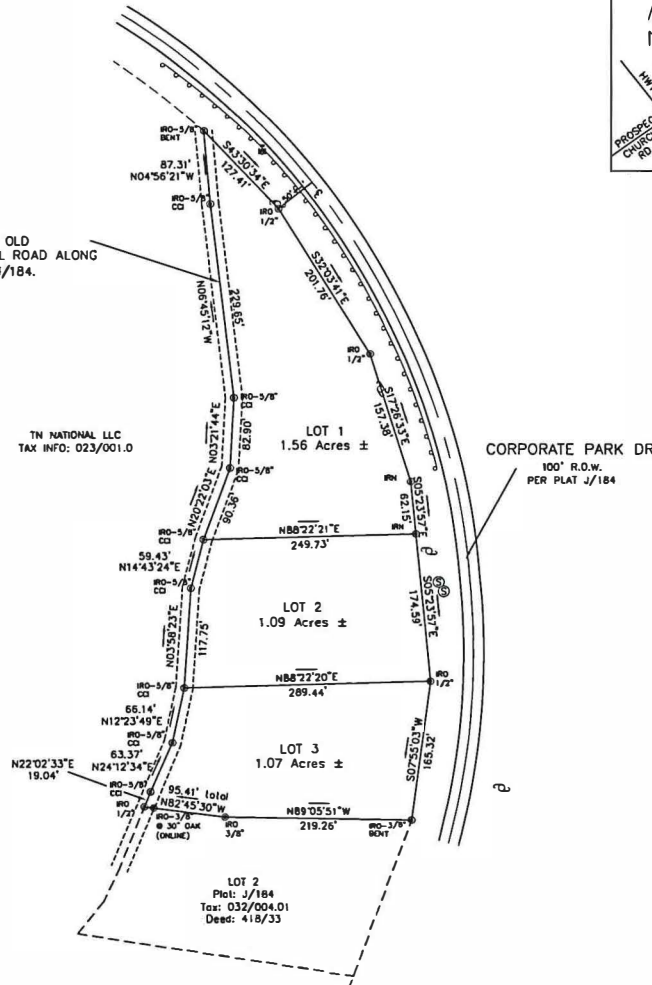
-Building setbacks are to conform to the zoning requirements in effect at the time of any construction. Current zoning is A-1. Current building setbacks per plat are 50' front, 35' rear and 20' side (one story) or 25' for 2 story.

-There is a 10' drainage & utility easement along all exterior lot lines, 5' along the interior lot lines per plat.

-The property line/right of way line along Corporate Park Drive follows chord bearings & distances based on the current deed of record. Previous deeds follow the same chord bearings and distances and no right of way maps were available from the County Highway Department showing any type of curve information that may have been intended for said right of way. The deed description was held as the right of way for Corporate Park Drive. The distance to the centerline of Corporate Park Drive to the existing corners varies.

-No certification is made as to the status of the "old abandoned Matlock Trail Road" is being made by this office.

APPROXIMATE CENTERLINE OF OLD
ABANDONED MATLOCK TRAIL ROAD ALONG
WESTERLY LINE PER PLAT: J/184.



360°
Surveying
&
Mapping
P.O. Box 554-mail
209 Maryville Hwy.
Seymour, TN 37865
865-577-4611



Legend:

Iron Rod Old - 1/2"

Iron Rod New #2002

Calculated Point

Utility Pole

Adjoiner

Guardrail

● IRO

● IRN

●

○

○

○

○

I hereby certify that this is a category II survey with a guaranteed ratio of precision of 1:7500 or better as shown herein.

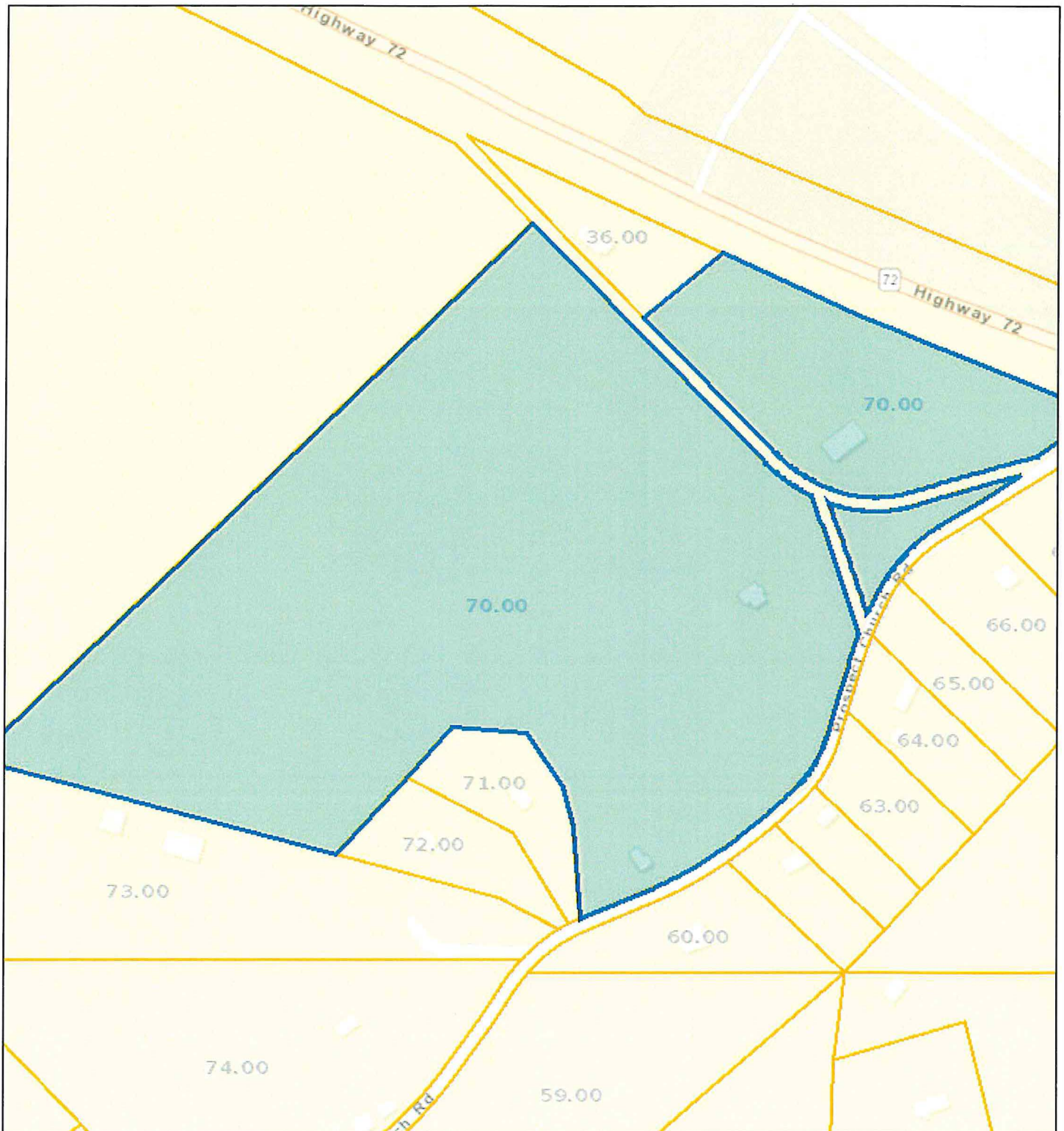
© COPYRIGHT 2021 By: JLF Surveying & Mapping

Lots 1-3
VIKING EQUITY LLC PROPERTY
Tax Map 32 Parcel 3.00
Loudon County, TN
Deed: 439/631
1st Civil District Loudon Co., TN
Scale 1"= 100'
Date: 11-16-2021

Item B.

Item C.

Loudon County - Parcel: 039 070.00



Date: December 8, 2021

County: Loudon

Owner: WATTS JAMES H ETUX

Address: PROSPECT CHURCH RD 866

Parcel Number: 039 070.00

Deeded Acreage: 46.97

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

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

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	85	\$69,452	\$19,933,098	50	\$44,978	\$13,390,067	35	\$22,175	\$5,986,943	50
December	53	\$46,396	\$13,356,239	46	\$33,950	\$9,551,014	43	\$33,550	\$9,227,464	34
TOTALS	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586	\$384,363	\$106,656,889	622

36 single-family permits issued for December, 2021

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS

January 11, 2022

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 December 2021 meeting.
4. Planned Agenda Items.
 - A. Variance Request for 25' front setback to construct an accessory building in the frontyard, Applicant/Property Owner, Johnathan Gulley, 449 Gilbert Lane, Tax Map 036E, Parcel 027.00. A-1, Agriculture-Forestry District.
 - B. Variance Request to build a garage/apartment in the frontyard 20' from the lot line and build a permanent residence later. Applicant/Property Owner, John Wade, 2325 Rocky Top Road., Tax Map 003, Parcel 038.00. A-1, Agriculture-Forestry District.
 - C. Special Exception to construct a storage facility. Applicant, Kris Bartholomew, Property Owner, Royce Newman, 4202 HWY 11 east. Tax Map 015M, Parcel 007.00. C-2, General Commercial District.
 - D. Annual Meeting, Election of Board of Zoning Appeals Officers.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
December 14, 2021

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present	
Jim Brooks	Leon Shields	Kalie Harris, Planning	
John Napier		Greg Montooth, Planning	
Carlie McEachern, Chairman		Jim Jenkins, Codes	
Ryan Bright		Josh Effher	

CALL TO ORDER

Mr. McEachern, called to order at 5:41 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM NOVEMBER 9, 2021 MEETING

Mr. Napier made a motion to approve the November 9th minutes seconded by Mr. Brooks and unanimously approved.

VARIANCE REQUEST TO CONTRUCT AN ACCESSORY BUILDING WITHOUT A PRIMARY DWELLING, APPLICANT AND PROPERTY OWNER, BRADY NEWSOME, LOCTED 1701 PARKWAY DRIVE, TAX MAP 009, PARCEL 064.00. R-1, SUBURBAN RESIDENTIAL DISTRICT.

Owner, Mr. Newsome stated his plan is to put two dwellings on this property as well as a storage shed for all his tools to keep them safe. Mr. Newsome stated the size of the shed would be 10X30. Mr. McEachern stated he would have to get the property subdivided with proper road frontage. Mr. Newsome stated they are already currently working on that. Mr. Newsome also stated that the shed would be located up the hill and to the very back of the property.

ACTION

Mr. Napier made a motion to accept the variance request seconded by Mr. Mr. Brooks and unanimously approved.

10FT HEIGHT VARIANCE REQUEST FOR A BILLBOARD, APPLICANT, RUSS LEWIS, OWNER, TSDP PROPERTIES. LOCATED 1639 BUTTERMILK ROAD., TAX MAP 002, PARCEL 092.00, C-2, GENERAL COMMERCIAL DISTRICT.

APPLICANT, RUSS LEWIS STATED THE REASON THE OWNERS NEED THE HEIGHT VARIANCE IS BECAUSE THE OWNERS WERE TOLD THE BERM RIGHT NEXT TO THE SIGN WOULD BE TAKEN DOWN GIVING THEM FULL ACCESS TO THE BILLBOARD. PLANS THEN CHANGED AND THE STATE OF TENNESSEE DECIDED NOT TO REMOVE THE BERM. MR. LEWIS STATED THEY WANT THE BILLBOARD TO BE ABLE TO BE OVER THE BERM. MR. BROOKS QUESTIONED IF THE STATE WAS OKAY WITH THAT. MR. LEWIS ANSWERED YES.

ACTION

Mr. Brooks made a motion to approve the height variance request seconded by Mr. Bright and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

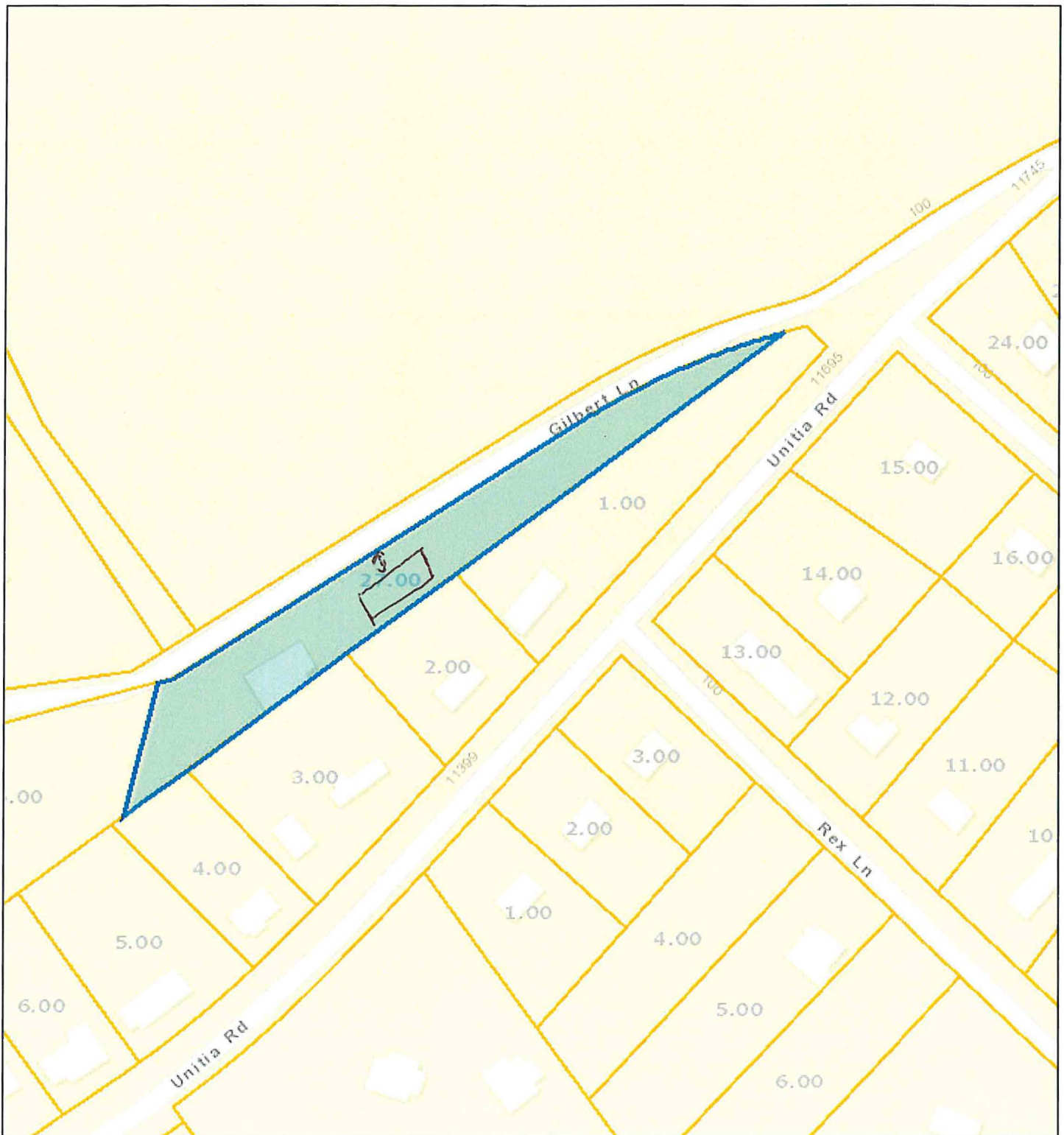
ADJOURNMENT

Adjourned at 5:52 PM

Chairman

Item A.

Loudon County - Parcel: 036F B 027.00



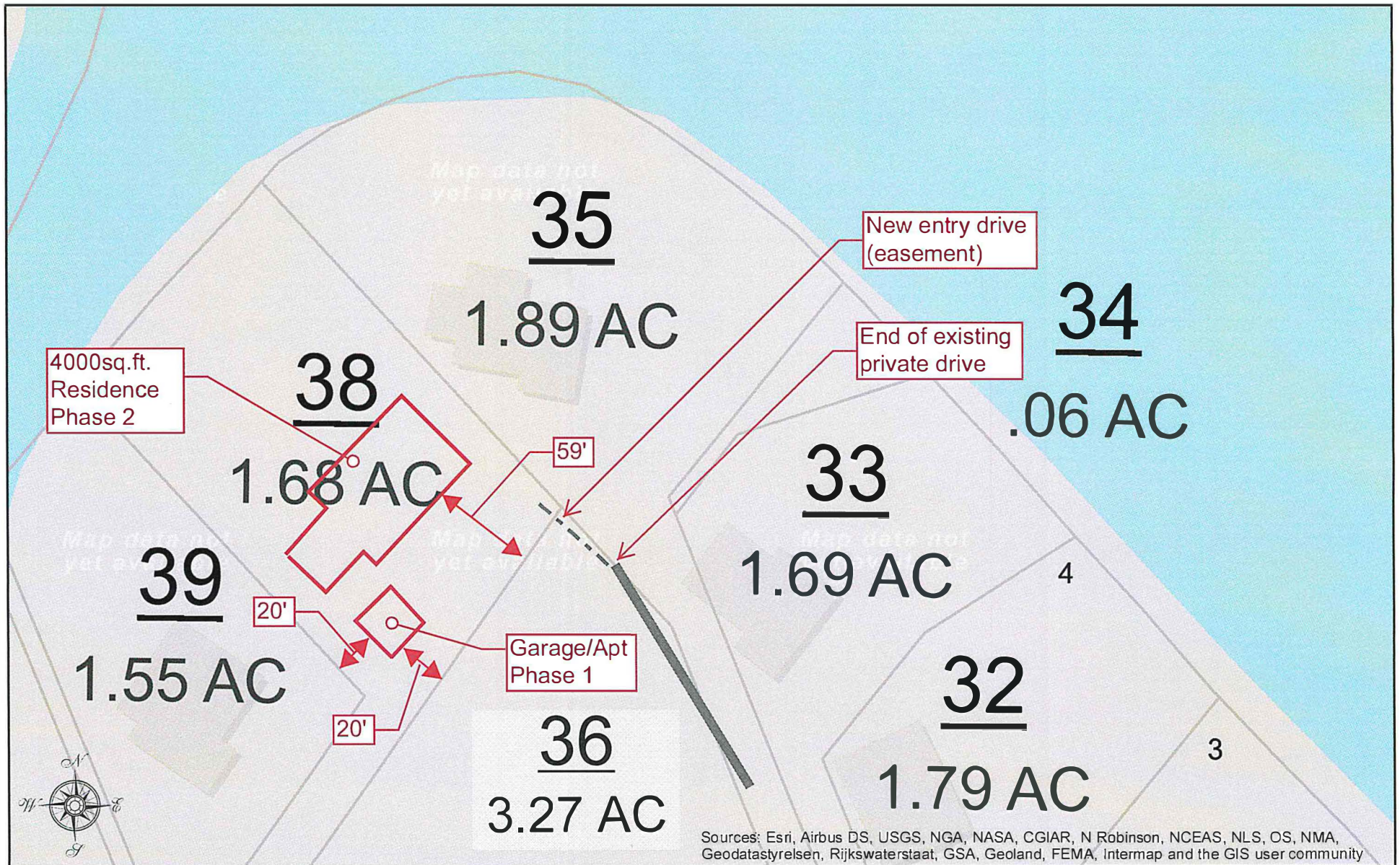
Date: December 20, 2021
County: Loudon
Owner: GULLEY JOHNATHAN J
Address: GILBERT LN 449
Parcel Number: 036F B 027.00
Deeded Acreage: 1.46
Calculated Acreage: 0
Date of Imagery: 2019

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

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Map 3 Parcel 38

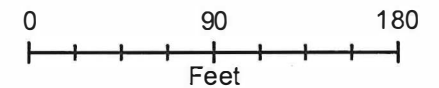
Item B.



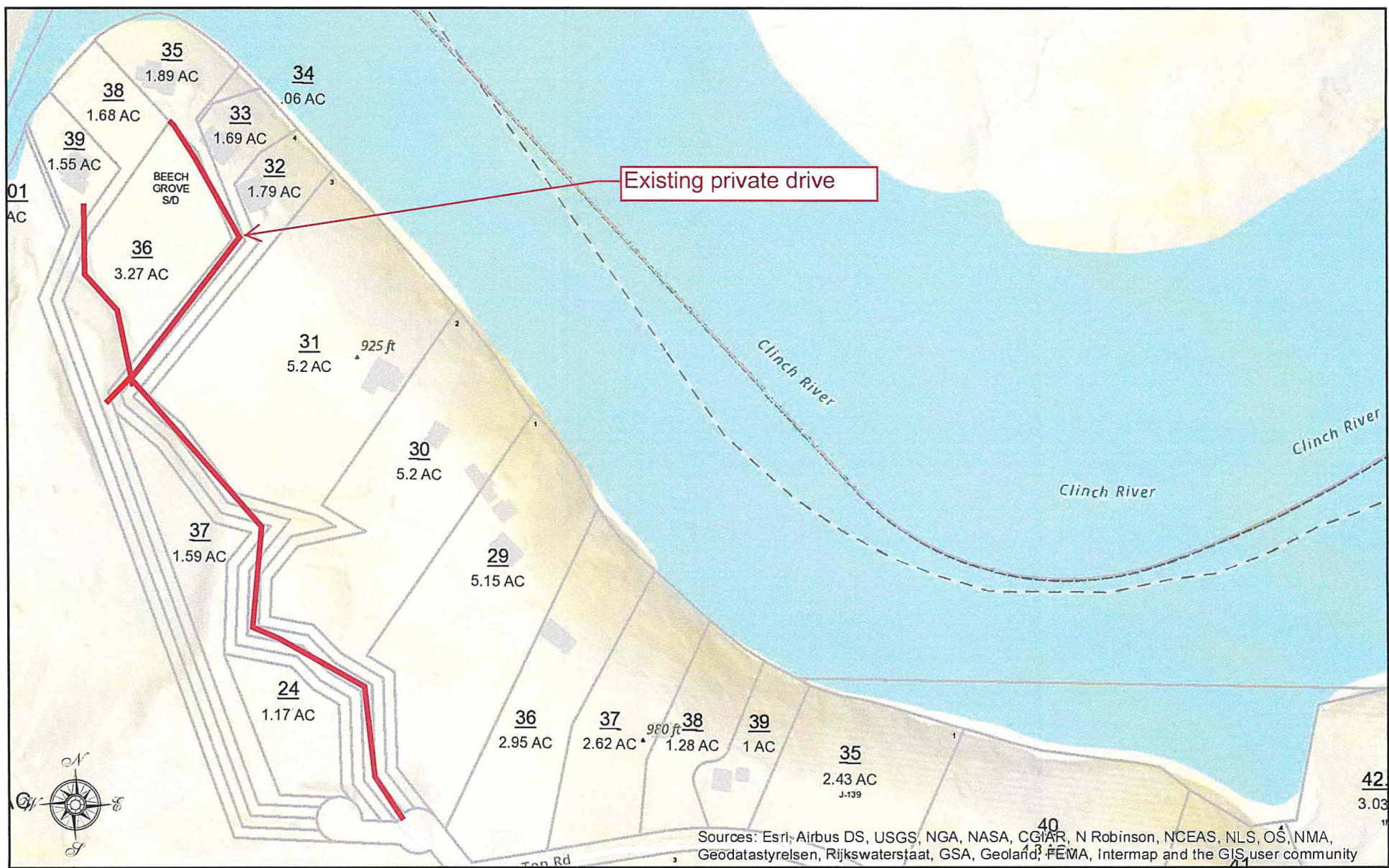
LOUDON COUNTY, TENNESSEE

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: December 13, 2021



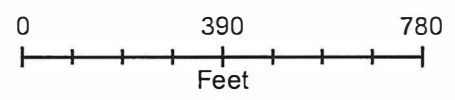
Map 3 partial



LOUDON COUNTY, TENNESSEE

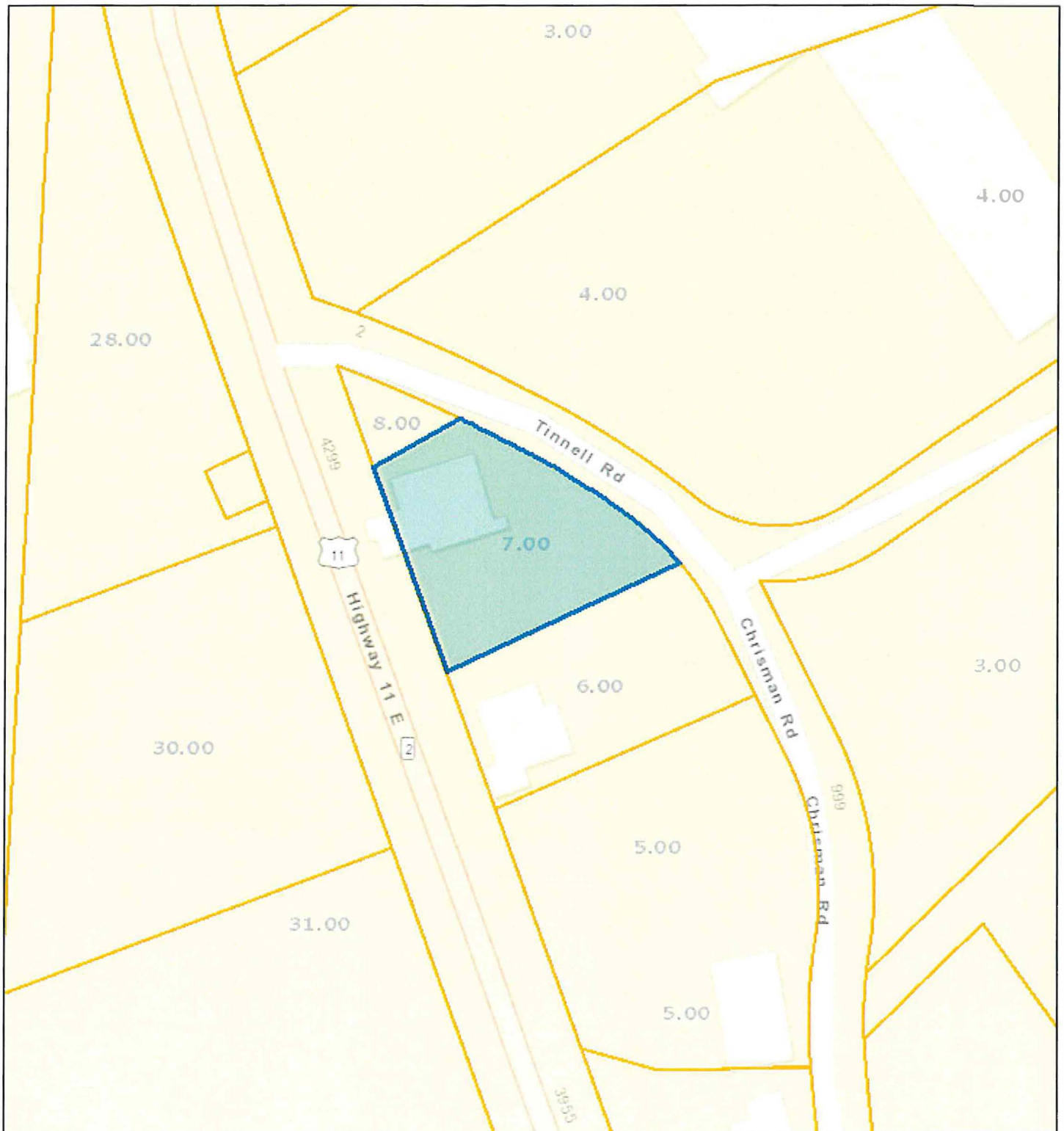
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: December 13, 2021



Item C.

Loudon County - Parcel: 015M C 007.00



Date: December 22, 2021

County: Loudon

Owner: NORMAN ROYCE M ETUX

Address: HWY 11 E 4202

Parcel Number: 015M C 007.00

Deeded Acreage: 0.32

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

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