

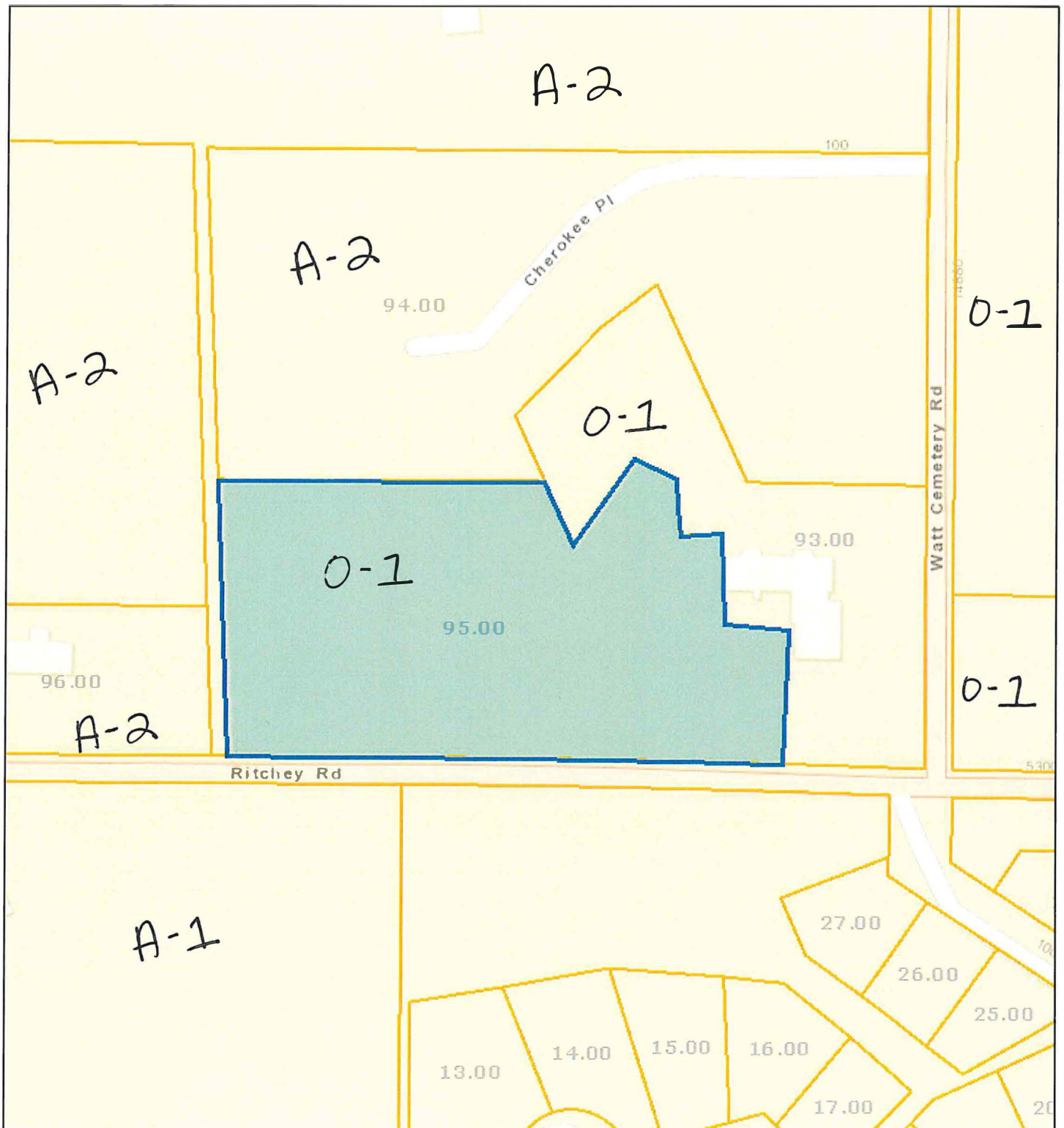
**AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
March 8, 2022  
5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from February 8, 2022 meeting.
3. Planned Agenda Items.
  - A. Rezoning Request from O-1, Office Professional District to R-1, Suburban Residential District. Applicants/Property Owner, Dave Brenner. Located 5075 Ritchey Road, Tax Map 058, Parcel 095.00. O-1, Office Professional District.
  - B. Rezoning Request from C-2, General Commercial District to A-2, Rural Residential District. Applicant, Zackery Reid, Owner, Don Fowler. Located Interstate Lane., Tax Map 025, Parcel 012.00. C-2, General Commercial District.
  - C. Rezoning Request from C-2/ PUD, General Commercial District with a Planned Unit Development to C-2, General Commercial District. Applicant, Michael Gaddis, Property Owner, Chester Franklin. Located Hwy 321., Tax Map 027 Parcels 017.01, 025.00, 027.00, 087.00, 088.00, 090.00. C-2, General Commercial District with a Planned Unit Development.
  - D. Discussion on zoning section 5.043 multi-family dwellings.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for February 2022 (attached)
6. Additional Public Comments
7. Update from Planning Department

Adjournment

Item A.

Loudon County - Parcel: 058 095.00



Date: February 4, 2022  
County: Loudon  
Owner: BRENNER DAVID K &  
Address: RITCHEY RD 5075  
Parcel Number: 058 095.00  
Deeded Acreage: 3.5  
Calculated Acreage: 3.5  
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  
State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) - Geographic Services

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Item B.

## Loudon County - Parcel: 025 012.00



Date: February 16, 2022

County: Loudon

Owner: FOWLERS HOLDINGS LLLP

Address: INTERSTATE LN

Parcel Number: 025 012.00

Deeded Acreage: 18.96

Calculated Acreage: 0

Date of Imagery: 2019

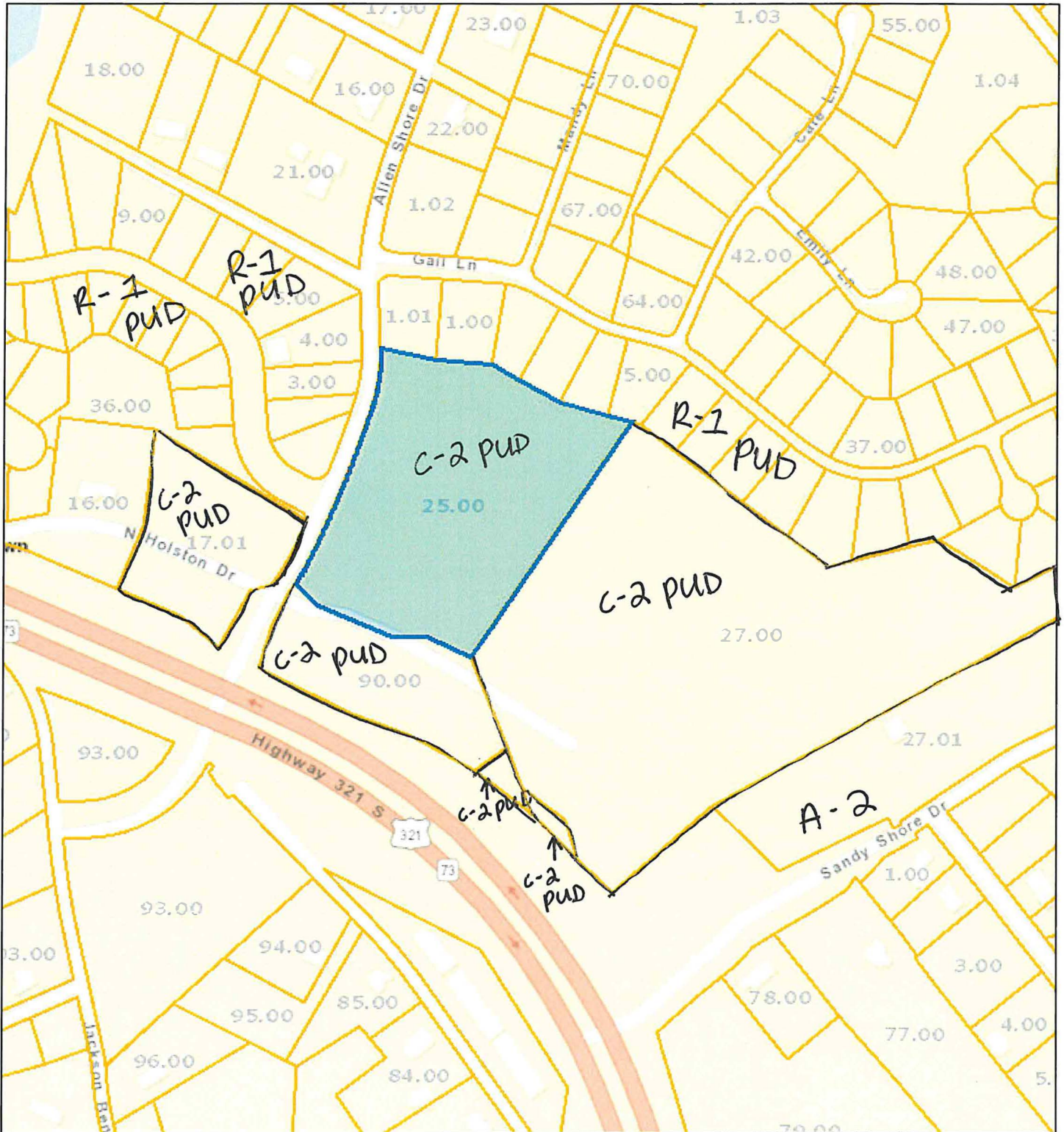
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
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# Item C.

Loudon County - Parcel: 027 025.00



Date: March 1, 2022  
County: Loudon  
Owner: FRANKLIN S CHESTER ETUX  
Address: ALLEN SHORE DR  
Parcel Number: 027 025.00  
Deeded Acreage: 6.4  
Calculated Acreage: 6.4  
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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MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
February 8, 2022  
5:30 p.m.

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

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 JANUARAY 11, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

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

SUBDIVISION REQUEST FOR 3 LOTS, OWNER, GEORGE DINSMORE, APPLICANT, BENJAMIN MOORMAN, LOCATED 1400 WOODLAWN ROAD, TAX MAP 002, PARCEL 056.00, A-1. AGRICULTURE-FORESTRY DISTRICT.

Mr. Brooks questioned how large the corner lot is. Mr. Jenkins replied it is 1 acre. Mr. Jenkins added that Mr. Montooth has reviewed the plat, and everything looks to be in order.

ACTION

Mr. McEachern made a motion to approve the request seconded by Mr. Bright and unanimously

approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR JANUARY 2022  
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:32 PM

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY										
Month	2022	Fees	Value	2021	Fees	Value	2020	Fees	Value	2019
January	63	\$61,577	\$19,327,610	62	\$54,335	\$15,505,625	43	\$32,476	\$8,990,150	43
February	56	\$42,730	\$12,058,384	57	\$44,847	\$12,536,044	44	\$26,183	\$7,110,593	45
March				87	\$70,923	\$20,869,398	47	\$34,518	\$9,568,416	51
April				71	\$48,055	\$12,935,811	47	\$25,651	\$7,096,643	53
May				60	\$51,425	\$14,922,776	44	\$25,354	\$6,898,473	55
June				92	\$78,615	\$23,054,294	67	\$34,675	\$9,364,532	41
July				80	\$55,932	\$15,101,072	76	\$48,847	\$13,183,042	56
August				80	\$64,633	\$19,147,996	61	\$41,277	\$11,194,115	59
September				69	\$51,314	\$14,331,131	54	\$39,044	\$10,650,295	46
October				82	\$64,474	\$18,168,016	68	\$43,878	\$11,882,149	59
November				85	\$69,452	\$19,933,098	50	\$44,978	\$13,390,067	35
December				53	\$46,396	\$13,356,239	46	\$33,950	\$9,551,014	43
TOTALS	119	\$104,307	\$31,385,994	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

32 single-family building permits issued for February, 2022



AGENDA  
LOUDON COUNTY BOARD OF ZONING APPEALS  
March 8, 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 February 2022 meeting.
4. Planned Agenda Items.
  - A. Variance Request for a 5-6' side setback to construct a two-car garage. Applicant/Property Owner, Cheryl Richey., Located 2300 Evergreen Circle., Tax Map 027F, Group A, Parcel 004.00. R-1, Suburban Residential District.
  - B. Special Exception for the use of boat and RV storage and parking for trucks and trailer. Applicant, David Palmer, Property Owner, Hubbs Land Management, LLC., Located North Watt Road., Tax Map 007, Parcel 016.00. C-2, General Commercial District.
  - C. Variance Request for temporary dwelling until new dwelling is built. Applicant, Amberlie Flippen, Property Owner, Juanda and Dave Sniff., Located 16408 Hwy 11 East., Tax Map 011, Parcel 035.00. R-1, Suburban Residential District.
  - D. Special Exception to construct a storage facility. Applicant/Property Owner, Michael Gaddis Located 4277 Hwy 321 South., Tax Map 044 Parcel 025.00. C-2, General Commercial District.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment



Item A.

## Loudon County - Parcel: 027B A 004.00



Date: February 22, 2022  
County: Loudon  
Owner: RICHEY CHERYL  
Address: EVERGREEN CIR 2300  
Parcel Number: 027B A 004.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

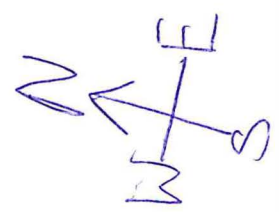
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Assessment (DPA) - Geographic Services  
TDOT



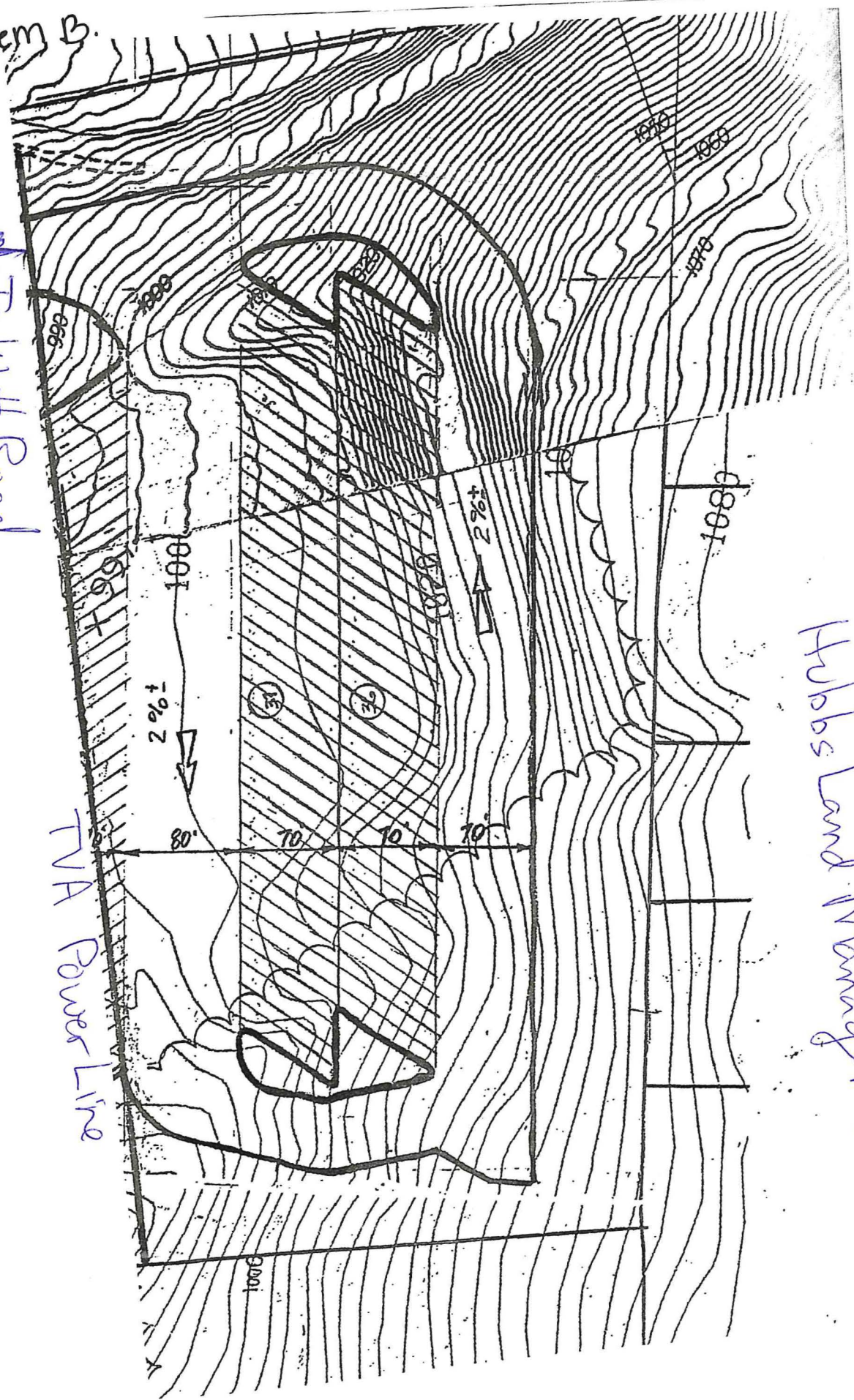
em B.

Hubbs Land

TVA Power Line



Parcel 007,016  
Hubbs Land Management LLC





Item B.

Loudon County - Parcel: 007 016.00



Date: February 22, 2022

County: Loudon

Owner: HUBBS LAND MANAGEMENT GP

Address: WATT RD

Parcel Number: 007 016.00

Deeded Acreage: 8.1

Calculated Acreage: 0

Date of Imagery: 2019

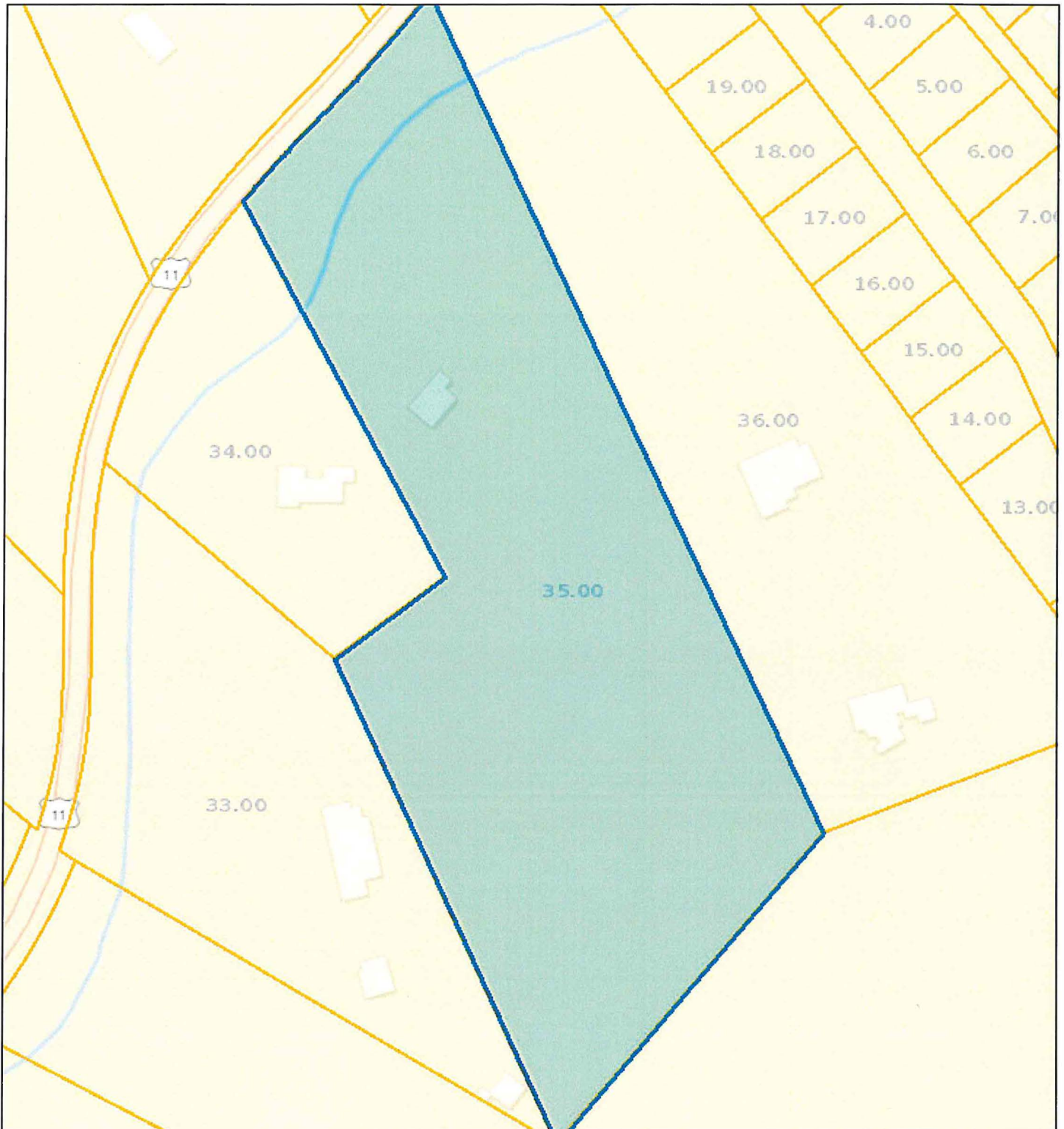
Esri, HERE, Garmin, (c) OpenStreetMap contributors  
State of Tennessee, Comptroller of the Treasury, Department of Property  
Assessment (DPA) – Geographic Services  
TDOT

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Item C.

## Loudon County - Parcel: 011 035.00



Date: February 8, 2022

County: Loudon

Owner: SNIFF JUANDA LYNN MILLS ETVIR

Address: HWY 11 E 16408

Parcel Number: 011 035.00

Deeded Acreage: 8.5

Calculated Acreage: 7.6

Date of Imagery: 2019

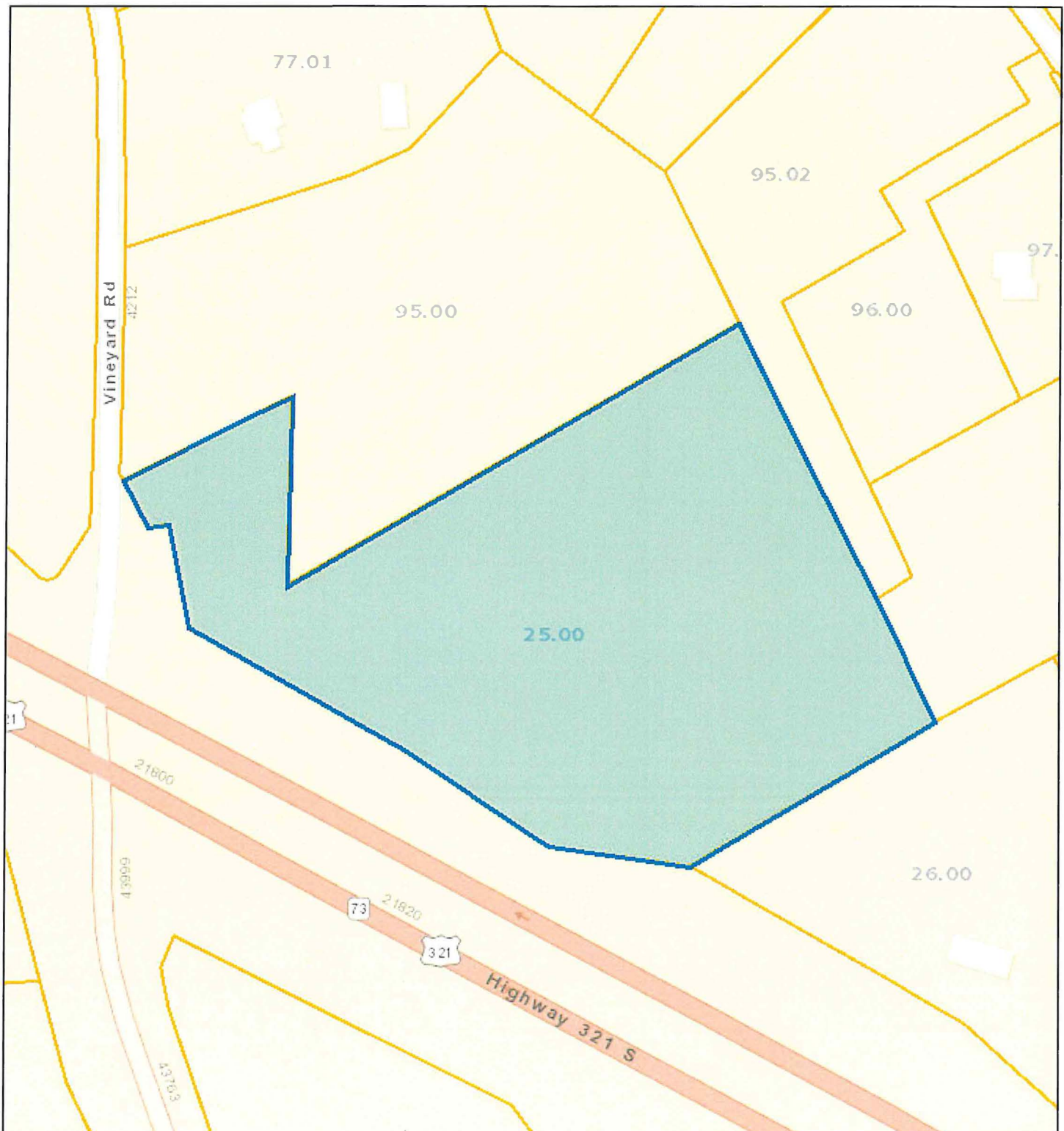
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic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

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Item D.

## Loudon County - Parcel: 044 025.00



Date: February 16, 2022  
County: Loudon  
Owner: GADDIS MICHAELS  
Address: HWY 321 S 4277  
Parcel Number: 044 025.00  
Deeded Acreage: 5.82  
Calculated Acreage: 0  
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  
State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) - Geographic Services

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MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
February 8, 2022

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present	
Jim Brooks		Kalie Harris, Planning	
John Napier		James Jenkins, Codes	
Leon Shields		Gerardo Aquihar	
Ryan Bright		Rich Reed	
Charlie McEachern, Chairman		Bob Patterson	
		Bonnie Beilstein	
		John Valliant	
		Jody Ward	

CALL TO ORDER

Mr. McEachern, called to order at 5:32 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JANUARAY 11, 2022 MEETING

Mr. Shields made a motion to approve the January 11th minutes seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO CONSTRUCT A DECK OFF PRIMARY DWELLING IN THE REARYARD, APPLICANT AND PROPERTY OWNER, SUPERIOR BUILDERS, 1771 CHEYENNE BLVD., TAX MAP 010E, PARCEL 018.00. R-1 PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT.

Applicant/Owner, Superior Builders, stated he is wanting to build a deck off of a house he is currently building but the lot drops 8' off of the back. The owner stated he could put a concrete patio there, but it would be more work. The owner added he would only be going 12' into the setback.

ACTION

Mr. McEachern made a motion to approve a 12' variance request seconded by Mr. Bright and

unanimously approved.

VARIANCE REQUEST TO CONSTRUCT AN ACCESSORY BUILDING IN THE FRONT YARD, APPLICANT/OWNER, RICHARD REED, 289 N WILKERSON LN., TAX MAP 007, PARCEL 092.00, R-1, SUBURBAN RESIDENTIAL DISTRICT.

MR. BROOKS QUESTIONED HOW LARGE THE LOT IS. MR. JENKINS REPLIED IT IS 30 ACRES AND IT IS IN AN R-1 ZONING DISTRICT AND WE ONLY AMENDED THE A-1 AND A-2 ZONING DISTRICTS OR TRACTS GREATER THAN 3 ACRES THAT THEY COULD SIT IN THE FRONT YARD.

#### ACTION

Mr. Shields made a motion to approve the variance request seconded by Mr. McEachern and unanimously approved.

VARIANCE REQUEST FOR 4.5' SIDE SETBACK TO ADD AN ADDITION TO THE BACK OF THE PRIMARY DWELLING. APPLICANT/OWNER, GERARDO AQUIHAR, LOCATED 872 OLD LEE HWY., TAX MAP 065, PARCEL 051.00. R-A, RESIDENTIAL-AGRICULTURE DISTRICT.

Mr. Bright stated there isn't anything located behind the house that would interfere with this variance. Mr. Jenkins stated that when owner, Mr. Aquihar came to get the permit he worked to make sure he met the setbacks but when the mobile home was placed it was placed at an angle so when adding the addition, he wouldn't meet the required setbacks.

#### ACTION

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

VARIANCE REQUEST FOR TEMPORARY DWELLING UNTIL MOBILE HOME IS RENOVATED. APPLICANT/OWNER, BONNIE BEILSTEIN, LOCATED AT 2155 NILES FERRY RD., TAX MAP 080, PARCEL 150.00. A-2, RURAL RESIDENTIAL DISTRICT.

Owner, Bonnie Beilstein stated many years ago she rented out the lot and when the renters left, they left the mobile home sitting. The owner stated she tried to do everything to get rid of it she even tried giving it away for free but no one would take it. The owner added that she decided to buy a camper and move onto that lot not knowing it was illegal to live in a camper in Loudon County. She stated she now wants to renovate the mobile home and live in the camper in the meantime. Mr. Brooks stated he does not recommend this for approval. Mr. Jenkins stated that this came from many complaints for years now. Mr. Jenkins stated that the mobile home is not permitted to be on the property. Mr. Napier questioned Ms. Beilstein if she has even started renovating the mobile home. Ms. Beilstein replied she has not started renovating she wanted to wait to get this request approved. Mr. Shields stated with her already being in violation twice by living in the camper and the mobile home not being permitted he doesn't approve of this request. Mr. Napier questioned giving her six months.

#### ACTION

Mr. Brooks made a motion to deny the variance request seconded by Mr. Shields and unanimously denied.

VAIRANCE REQUEST FOR A 30' FRONTYARD SETBACK ON LOT 1 AND A 20' REARYARD SETBACK ON LOT 2. APPLICANT/OWNER, TERRY PATTON. LOCATED 2030 WILKERSON ROAD., TAX MAP 017 PARCEL 088.00. A-2, RURAL RESIDENTIAL DISTRICT.

John Valliant, on behalf of owner Terry Patton, stated that there are two homes on this 1 lot and there is 19' between the two homes. The homeowner, Mr. Patton is wanted to subdivide. Mr. Valliant stated there are some health-related issues for Mr. Patton or a family member and so he is wanting to live in one house and have a caregiver live in the other house. Mr. Valliant stated that Mr. Patton received news that what he originally was asking for on the application had been changed having to do with rear setback line. Mr. Jenkins stated that when the agenda is written up it is written up for what it actually is. Mr. Jenkins stated by the regulations it would in fact be a variance request for the frontyard and rearyard either way there has to be a variance request to put a lot line in between the two homes. Mr. Bright questioned how old the homes are approximately. Mr. Patton stated the primary homes was built in 183. Mr. Jenkins stated by the lot of record it is legal to have two homes on this one piece of property. Mr. Patton stated he is just trying to correct the lot line that never got corrected in the beginning. Mr. Patton added he isn't trying to sell the homes. He had a stroke 1.5 years ago and his wife just recently had double bypass surgery. Mr. Patton added with having the home on a separate plat they would have the ability to encourage someone to come in and take care of him and his wife. Mr. Jenkins stated if there is a special land feature the variance can be granted.

ACTION

Mr. Brooks made a motion to approve the request seconded by Mr. Shields and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:00 PM

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date