

**AGENDA**  
**LOUDON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**May 10, 2022**  
**5:30 p.m.**

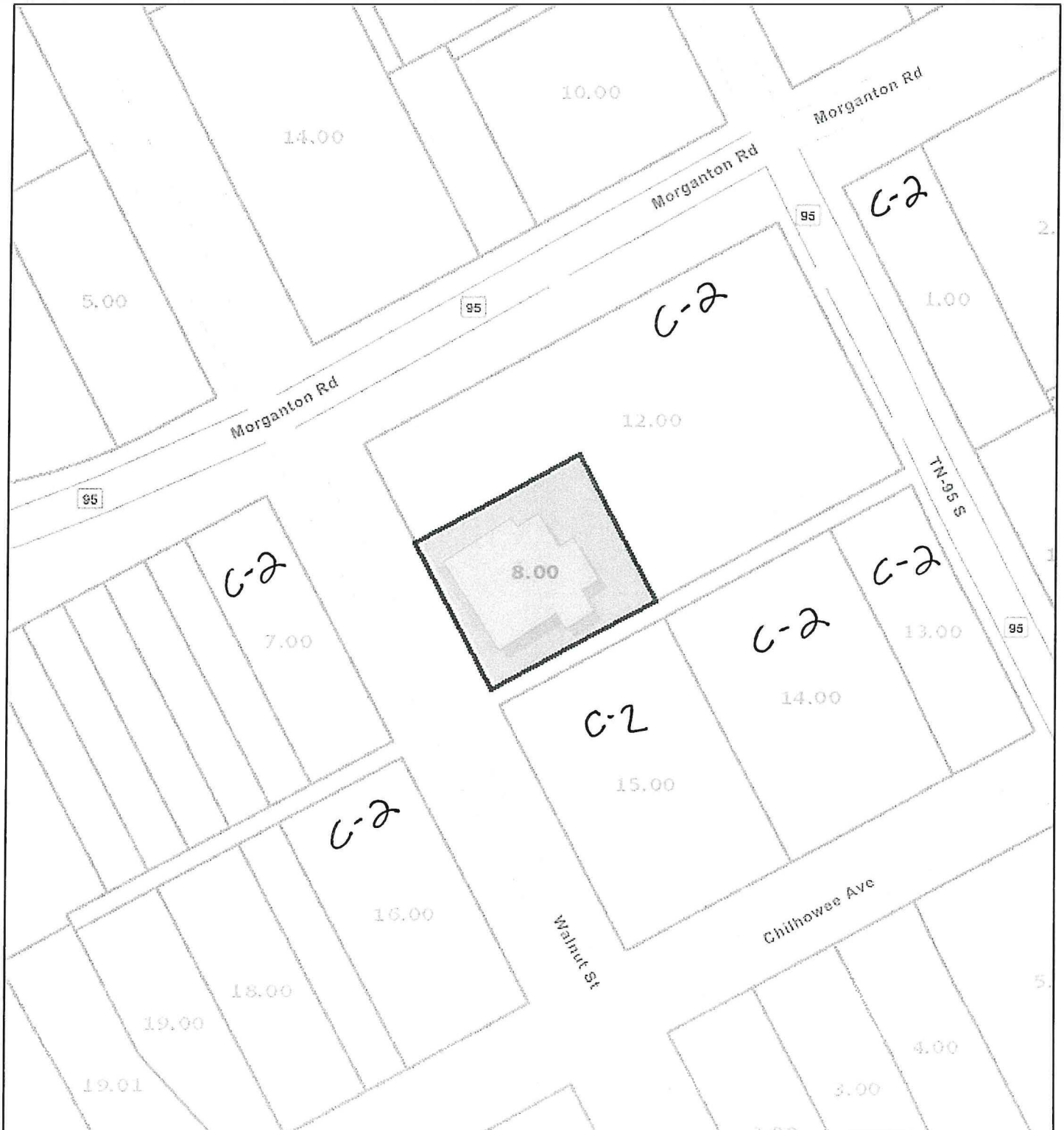
1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from April 12, 2022 meeting.
3. Planned Agenda Items.
  - A. Rezoning Request from C-2, General Commercial District to R-1, Suburban Residential District. Applicant/Property Owner, Mark Radosevich. Located 105 Walnut Street., Tax Map 070L, Parcel 008.00. C-2, General Commercial District.
  - B. Subdivision Request for 4 Lots. Applicant, Greg Stroud, Property Owner, Michell & Jane McClendon., Located 17130 Antioch Church Road., Tax Map 036, Parcels 110.00 & 110.01., A-1, Agriculture- Forestry District. Approximately 9.53 acres.
  - C. Rezoning Request for approximately 6 acres from R-1/ PUD, Suburban Residential District with a Planned Unit Development to C-2, General Commercial District. Applicant, Sethfield LP, Property Owner, Jeff Fields., Located 120 Beals Chapel Road., Tax Map 016, Parcel 214.07. R-1/PUD, Suburban Residential District with a Planned Unit Development. Approximately 12.20 acres.
  - D. Subdivision Request for 3 Lots. Applicant/Property Owner, David Lovelace., Located 3555 Williams Ferry Road., Tax Map 010, Parcel 010.00. R-1, Suburban Residential District. Approximately 6.41 acres.
  - E. Subdivision Request for 3 Lots. Applicant/Property Owner, True to Life, LLC. 2030 Wilkerson Rd., Tax Map 017, Parcel 088.00. A-2, Rural Residential District. Approximately 7.14 acres.
  - F. Discussion of The Grove at Chatuga Cove.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for April 2022 (attached)
6. Additional Public Comments

7. Update from Planning Department

Adjournment

Item A.

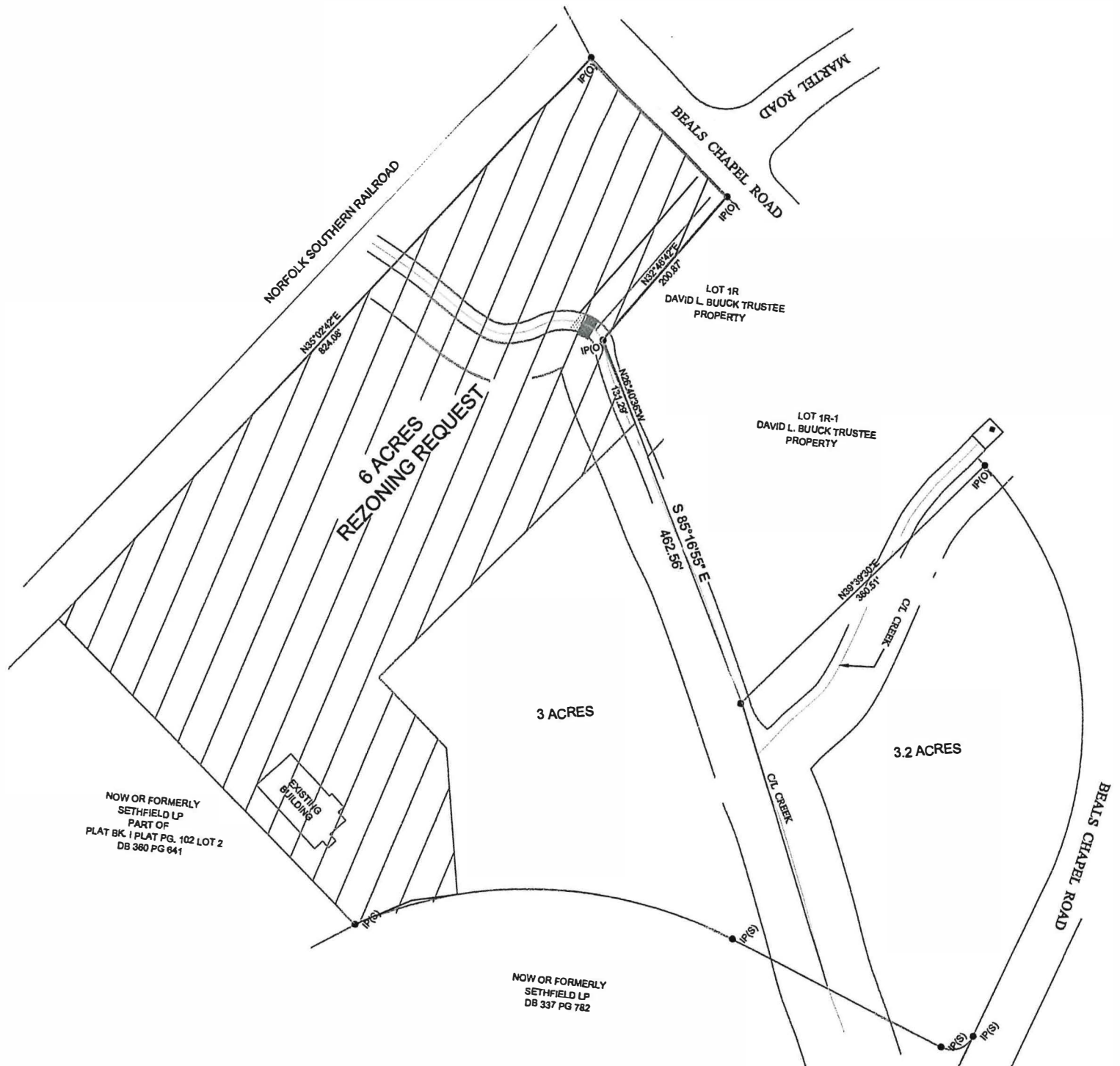
## Loudon County - Parcel: 070L D 008.00



Date: April 14, 2022  
County: Loudon  
Owner: RADOSEVICH MARK ETUX  
Address: WALNUT ST 105  
Parcel Number: 070L D 008.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019



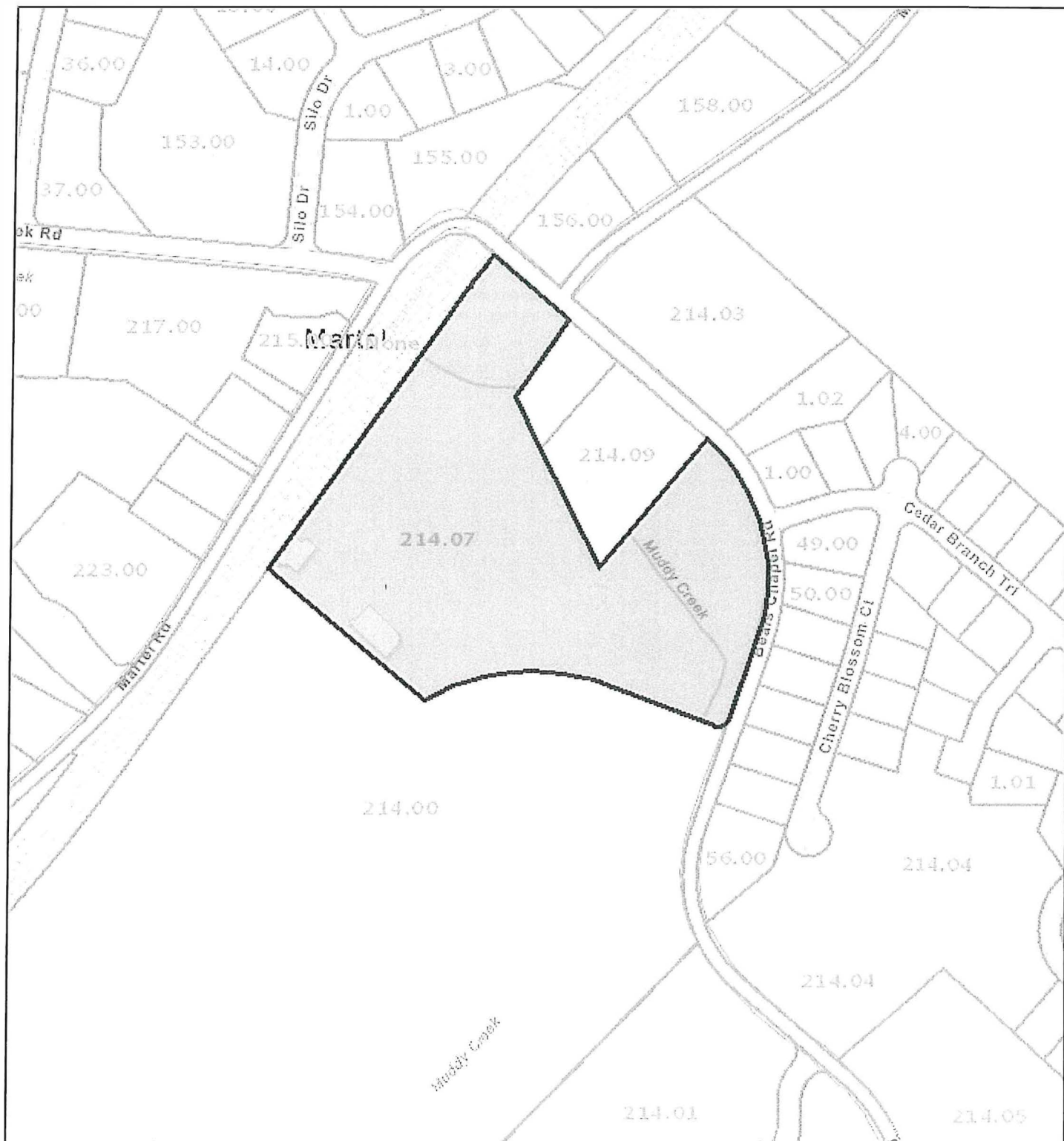
Jefferies Fields  
Item C.





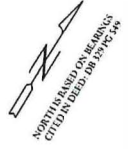
Item C.

## Loudon County - Parcel: 016 214.07



Date: April 20, 2022  
County: Loudon  
Owner: SETHFIELD LP  
Address: BEALS CHAPEL RD 120  
Parcel Number: 016 214.07  
Deeded Acreage: 12.2  
Calculated Acreage: 12.2  
Date of Imagery: 2019

Item D.



**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\_\_  
Gary L. Lovelace  
David Randall Lovelace

**CERTIFICATE OF ACCURACY**

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

Date: 20\_\_  
Registered Engineer/Surveyor

**CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEM)**

Approval is hereby granted for lots defined as: Loudon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.  
Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at the site prior to any construction. Any cutting, filling or alterations of the soil conditions may void the approval. I certify that the sewer disposal system installed, or proposed for installation, fully meets requirements of the Tennessee State Health Department, and is hereby approved as shown with all restrictions/conditions as noted (not required if 40 is applicable).

Date: 20\_\_  
Environmental Specialist  
Department of Ground Water Protection

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

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

Date: 20\_\_  
City or County Health Officer or  
his Authorized Representative

**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 OF STREET NAMES AND ADDRESSES**

I hereby 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

**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 an acceptable surety posted in order to assure completion. The plat is approved for recording in the office of the County Register.

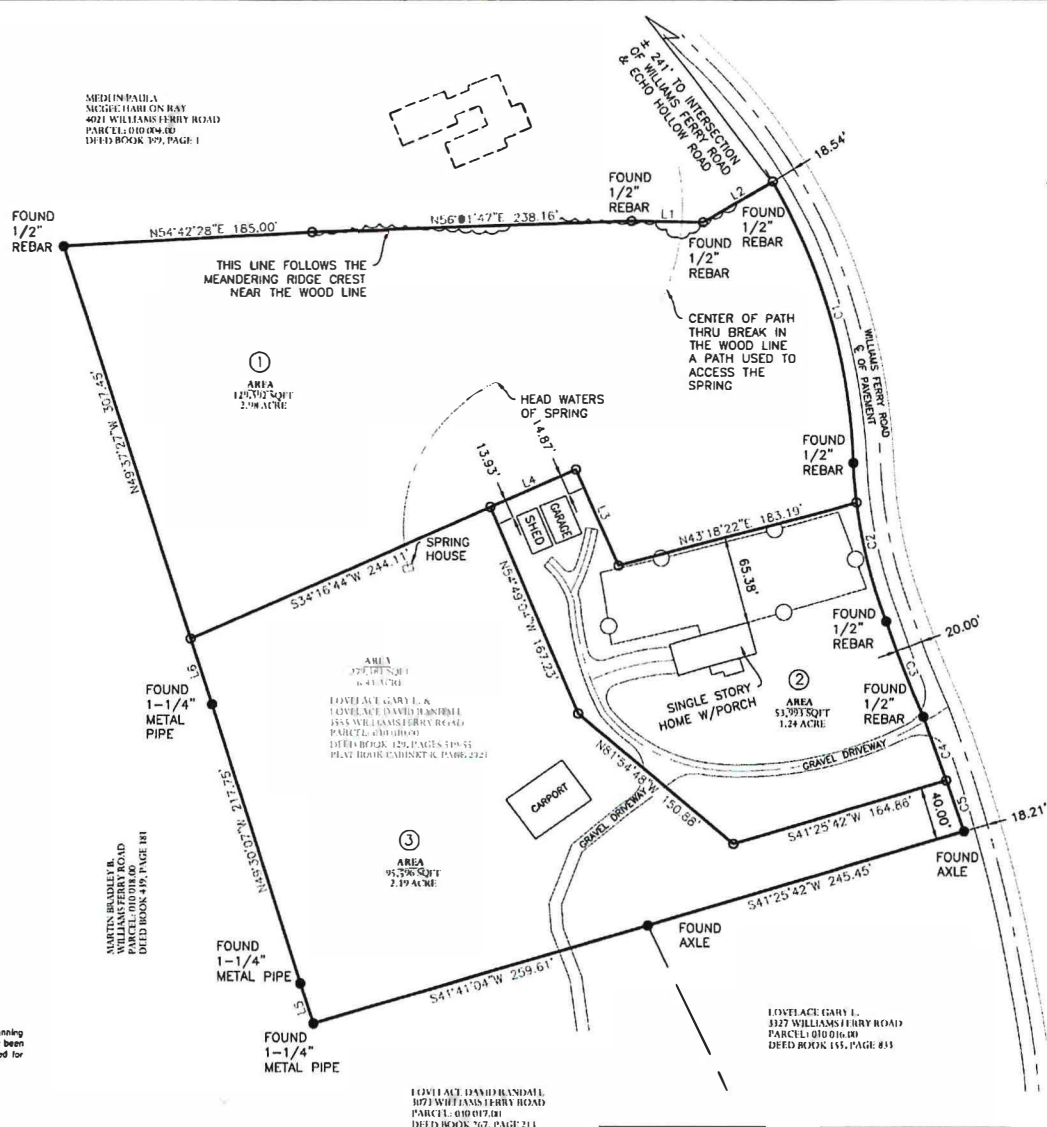
Date: 20\_\_  
Secretary, Regional Planning Commission

**CERTIFICATE OF SURVEY ACCURACY**

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Registered Land Surveyor  
Tennessee License No. 2807 Date: 20\_\_

Copyright 2022



VICINITY MAP

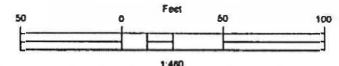
**THE FINAL PLAT OF THE  
RESUBDIVISION OF THE  
GARY L. LOVELACE &  
DAVID RANDALL LOVELACE PROPERTY**  
DEED BOOK 329, PAGES 549-551  
PLAT BOOK CABINET K, PAGE 292  
PARCEL ID. 010 010.00

FIFTH CIVIL DISTRICT  
LOUDON COUNTY

3 APRIL 2022

- MONUMENTS (FOUND)
- MONUMENTS (SET)
- UTILITY POLE
- TREE
- BUILDING
- BOUNDARY LINE
- ABANDONED BOUNDARY LINE
- CENTER LINE CREEK
- CENTER LINE ROAD
- ADJOINING LOT LINES
- CHAIN LINK FENCE
- WOODEN FENCE

SCALE: 1"=60'



**Notes:**

1. Deed Book 329, Page 549-551
2. Plat Book Cabinet K, Page 292
3. Zoned R-1
4. Setback per required zoning
5. Total Area: 279,181 SqFt / divided into three lots
6. Zone "X" per FEMA Map 47105(701001), effective date: 6/10/2007
7. Boundary monuments found by this survey were located using the records in the register of deeds in Loudon County cited as Deed Book 329, Pages 549-551.
8. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
9. All set pins consist of 1/2" rebar.

**OWNER**  
Gary L. Lovelace &  
David Randall Lovelace  
3555 Williams Ferry Road  
Lenoir City, TN 37771

**LAND SURVEYOR**  
John Scott Stanley  
619 Glen Willow Drive  
Knoxville TN, 37934  
(865) 676-0175

PROJECT NUMBER: CF202001101  
FILE NAME: CF202001101-50.dwg  
REV: - BY: Carol Miller  
DATE: Monday, July 09, 2018

Line #	Length	Direction
1.1	55.25'	S89°12'20"W
1.2	61.64'	S27°09'47"E
1.3	78.23'	S55°41'13"E
1.4	95.20'	S34°16'34"E
1.5	31.98'	S40°09'11"W

Curve #	Dist	Bearing	Radius
C1	218.21'	S17°14'38"W	443.4
C2	120.48'	S17°22'52"E	362.1
C3	76.41'	S17°10'49"E	760.1
C4	50.49'	S17°12'20"W	35,658.3
C5	40.87'	S17°11'00"W	35,658.2

Item 6.

#### CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS SUBDIVISION PLAN AND DEDICATE ALL STREETS, ALLEYS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ OTHER \_\_\_\_\_

#### CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAN HAS BEEN FORWARDED TO THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES. IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE \_\_\_\_\_ SECRETARY/REGIONAL PLANNING COMMISSION \_\_\_\_\_

#### CERTIFICATION OF SEWERAGE SYSTEM

I CERTIFY THAT SEWER DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN WITH ALL RESTRICTIONS/CONDITIONS AS NOTED.

DATE \_\_\_\_\_ LOCAL HEALTH AUTHORITY \_\_\_\_\_

#### CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAN ARE CORRECT. THE NAMES OF ANY NEW ROADS, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND SAID NAMES ARE APPROVED, AND THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAN ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

DATE \_\_\_\_\_ E-911 AUTHORITY \_\_\_\_\_

#### CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ REGISTER SURVEYOR  
TENN. REG. NO. 789

#### CERTIFICATION OF APPROVAL OF WATER SYSTEMS

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

DATE \_\_\_\_\_ CITY OR COUNTY HEALTH OFFICER OR  
HIS AUTHORIZED REPRESENTATIVE \_\_\_\_\_

#### 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 \_\_\_\_\_ ROAD/CHIEF ENGINEER/PLANNING COMMISSION \_\_\_\_\_

#### 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 AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: DEED BOOK 433, PAGE 130
- PROPERTY SHOWN ON MAP 017, PARCEL 088.00
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL LOTS: 4
- TOTAL AREA: 8.112 ACRES.
- PROPERTY ZONE: A-2
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- ALL STRUCTURES, UTILITIES AND/OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAY, RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS SHOWN, OR NOT SHOWN BY PUBLIC RECORDS OR DISCOVERED BY A TITLE SEARCH.

#### 10. NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:

SURVEY MONUMENT #151  
N. 554959.4536  
E. 24930.1775  
ELEV. 970.36 (NGVD29)

SURVEY MONUMENT #164  
N. 560405.4638  
E. 249150.6534  
ELEV. 936.14 (NGVD29)

#### FLOOD NOTE:

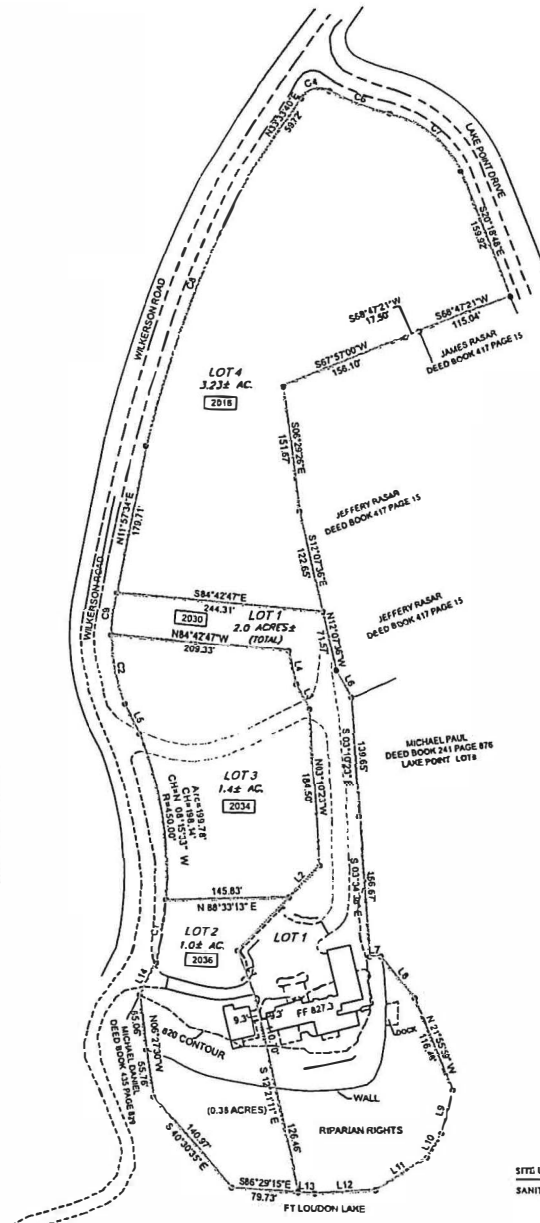
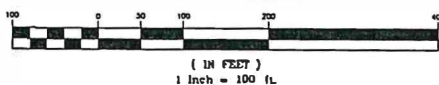
This property is found to be in ZONE "X"  
of the FEMA Flood Insurance Rate Map No. 4710SC013D  
which bears an effective date of MAY 16, 2007  
and is not in a Special Flood Hazard Area.



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

Surveyor  
Tenn. Reg. No. 789

#### GRAPHIC SCALE



CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S07°07'37\"W	50.02'	225.00'	50.13'
C2	N09°14'44\"E	75.10'	450.00'	75.18'
C3	S10°07'11\"E	84.32'	225.00'	84.82'
C4	S75°49'53\"W	33.63'	25.00'	36.89'
C5	S59°27'33\"E	75.50'	185.70'	75.73'
C6	N44°15'17\"W	114.42'	132.00'	118.3'
C7	S22°25'29\"W	404.00'	1425.00'	405.43'
C8	S07°07'37\"W	50.02'	225.00'	50.13'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°12'04\"W	56.64'
L2	S44°08'28\"W	52.61'
L3	S70°1'20\"E	32.82'
L4	S12°07'36\"E	41.92'
L5	N26°32'26\"W	36.81'
L6	N28°17'28\"W	36.95'
L7	N88°27'31\"E	13.30'
L8	N38°59'55\"W	63.79'
L9	N15°11'19\"E	52.39'
L10	N29°51'45\"E	34.00'
L11	N58°14'14\"E	71.29'
L12	N68°36'43\"E	71.32'
L13	S88°29'15\"E	19.69'
L14	N27°29'52\"E	43.45'

VARIANCE GRANTED BY  
LOUDON COUNTY BZA 02/08/2022  
FRONTYARD SETBACK TO 30' (LOT 1)  
REARYARD SETBACK TO 20' (LOT 2)

#### VARIANCES REQUESTED:

- FROM REQUIREMENT FOR INSTALLATION OF DETENTION BASIN, PROXIMITY TO LAKE AND NO INFRASTRUCTURE BEING ADDED.
- FROM REQUIREMENT TO INSTALL SIDEWALKS, REMOTE LOCATION AND NO CONNECTION POINTS.

#### SITE UTILITIES

SANITARY SEWER : L.C.U.B.  
WATER : FUD  
ELECTRIC : L.C.U.B.  
GAS : L.C.U.B.  
TELEPHONE : TDS 12LACOM  
CABLE : CHARTER

#### FINAL PLAN

#### PATTON PROPERTY

Scale: 1"= 100' Approved by: Rel Drawn by: RELj

DATE: 8-17-2021 LATEST REVISION: 03-30-2022

DISTRICT 2

LOUDON COUNTY TENNESSEE

CLT MAP: 017, PRT OF PARCEL 088.00

DRAWING NO.: 6092

LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS

PH: (865) 671-0183  
FAX: (865) 671-0213  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934



## 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	81	\$76,182	\$22,877,930	87	\$70,923	\$20,869,398	47	\$34,518	\$9,568,416	51
April	67	\$47,235	\$13,022,360	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	267	\$227,724	\$67,286,284	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

34 single-family building permits issued for April, 2022

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

April 12, 2022

5:30 p.m.

Members Present	Members Absent	Others Present
Pat Couk		Kalie Harris, Planning
Charlie McEachern		Greg Montooth, Planning
Jimmy Williams		James Jenkins, Codes
Mike Waller		Linda Miller
Jim Brooks		AJ Conizcles
John Napier, Chairman		Mike Gaddis
Pam McNew, Secretary		Darrel Cavin
Ryan Bright		Denis Hernandez
Andy Hamilton		Kelly Smith
Keith Buckles		Bob Resseguie
Leon Shields		Barbara Brewster
		Bill Britt

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 MARCH 8, 2022 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 March minutes.

REZONING REQUEST FROM C-2/PUD, GENERAL COMMERCIAL DISTRICT WITH A PLANNED UNTIL DEVELOPMENT TO C-2, GENERAL COMMERCIAL DISTRICT. OWNER, CHESTER FRANKLIN, APPLICANT, MICHAEL GADDIS., LOCATED HWY 321., TAX MAP 027, PARCELS 017.01, 025.00, 027.00, 087.00, 088.00, AND 190.00., C-2, GENERAL COMMERCIAL DISTRICT.

Property owner, Mr. Gaddis stated he wants to remove the PUD because the only allowable uses are what was allowed 17 years ago. Mr. Jenkins stated that this has already went through Lenoir City Planning and they recommended the PUD removal. Mr. Gaddis stated that after meeting with the super attendant, Mr. Simpson he was okay with there being two different entrances off Allen Shores and one of the things Mr. Simpson recommended was to widen the road as well as straighten it out. Mr. Gaddis stated that there will be very low impact traffic with on average 10 cars a day. Mr. Gaddis also added that the facility would only be open from 6am-10pm.

ACTION

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

ROAD ACCEPTANCE FOR JACKSON CROSSING SUBDIVISION. APPLICANT, BILL BRITT. ROAD NAMES: JACKSONIAN WAY., RACHEL WAY., CHALLMETTE WAY., AND OLD HICKORY LN.

Applicant, Mr. Britt stated that Old Hickory Ln is already adopted by the county. Mr. Britt stated that within the last two months the roads have been paved and given the approval from Mr. Simpson and Billy Pickle. Mr. Jenkins stated he has a letter from the highway department stating they are in compliant and okay with them being accepted.

ACTION

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

ROAD CLOSURE REQUEST. APPLICANT, ARLIN GURLEY., LOCATED OFF OF MUDDY CREEK RD., R-1/RE, SUBURBAN RESIDENTIAL DISTRICT WITH AN RE OVERLAY., TAX MAP 016, PARCELS 149.00, 150.00, 151.00.

MR. JENKINS STATED THAT THE HIGHWAY DEPARTMENT RECOMMENDS CLOSING THE ROAD. MR. JENKINS ADDED THAT THIS WILL BE TAKING CARE OF ALL MUDDY CREEK AT THIS TIME.

ACTION

A motion was made to approve the request by Mr. Waller seconded by Mr. Hamilton and unanimously approved.

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT, BOB RESSEGUIE, PROPERTY OWNER, PATRICIA RESSEGUIE AND MARIE HOUSE., LOCATED 16209 OLD STAGE ROAD., TAX MAP 007, PARCEL 119.00. R-1, SUBURBAN RESIDENTIAL DISTRICT. APPROXIMATELY 17.50 ACRES.

Applicant, Mr. Resseguie stated that the property is being divided among family as stated in the will. Mr. Jenkins stated that everything looks to be in order.

ACTION

Mr. Brooks made a motion to approve the subdivision request, seconded by Mrs. McNew and unanimously approved.

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT/PROPERTY OWNER, TRUE TO LIFE, LLC. LOCATED 2030 WILKERSON ROAD., TAX MAP 017, PARCEL 088.00. A-2, RURAL RESIDENTIAL DISTRICT. APPROXIMATELY 7.14 ACRES.

Mr. Jenkins stated that it is a 4 lots request. The surveyor left off the remaining acres which is the 4<sup>th</sup> lot. Mr. Jenkins suggested talking to the health department about the 3.8-acre lot about having a septic and reserve for that lot.

ACTION

Mr. Bright made a motion to table the request for next months meeting seconded by Mr. Brooks

and unanimously tabled.

SITE PLAN REQUEST FOR A COMMERCIAL BUILDING. APPLICANT/PROPERTY OWNER, KRIS BARTHOLOMEW., LOCATED 4202 HWY 11 EAST., TAX MAP 015M PARCEL 007.00., C-2, GENERAL COMMERCIAL DISTRICT., APPROXIMATELY 0.32 ACRES.

Property owner, Mr. Bartholomew stated it is a busy property with power lines running through it. Mr. Bartholomew stated he is wanting to put a building on the property just for storage with no occupancy. Mr. Napier questioned if the septic issue had been resolved. Mr. Bartholomew replied, he has no plans of putting in a septic system.

ACTION

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

SUBDIVISION REQUEST FOR 3 LOTS., APPLICANT, ALEXANDER HERNANDEZ, PROPERTY OWNER, GARICIA CLARALUZ., LOCATED 525 CLEAR BRANCH ROAD., TAX MAP 049, PARCEL 022.01., R-1, SUBURBAN RESIDENTIAL DISTRICT. APPROXIMATELY 4.69 ACRES.

Mr. Jenkins stated that everything looks to be in order. All the owner needed was approval from TDOT in which they did.

SUBDIVISION REQUEST FOR 5 LOTS., APPLICANT/PROPERTY OWNER, ARGENIS CONIZELES., LOCATED AT LAWSON ESTATE., TAX MAP 018, PARCELS 023.00, 023.03, 023.04, & 023.05. APPROXIMATELY 7.66 ACRES.

Mr. Jenkins stated that everything looks to be in order.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS  
None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR APRIL 2022  
(ATTACHED)  
None

ADDITIONAL PUBLIC COMMENTS  
None

ADJOURNMENT  
Adjourned at 5:57 PM



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Chairman

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Date

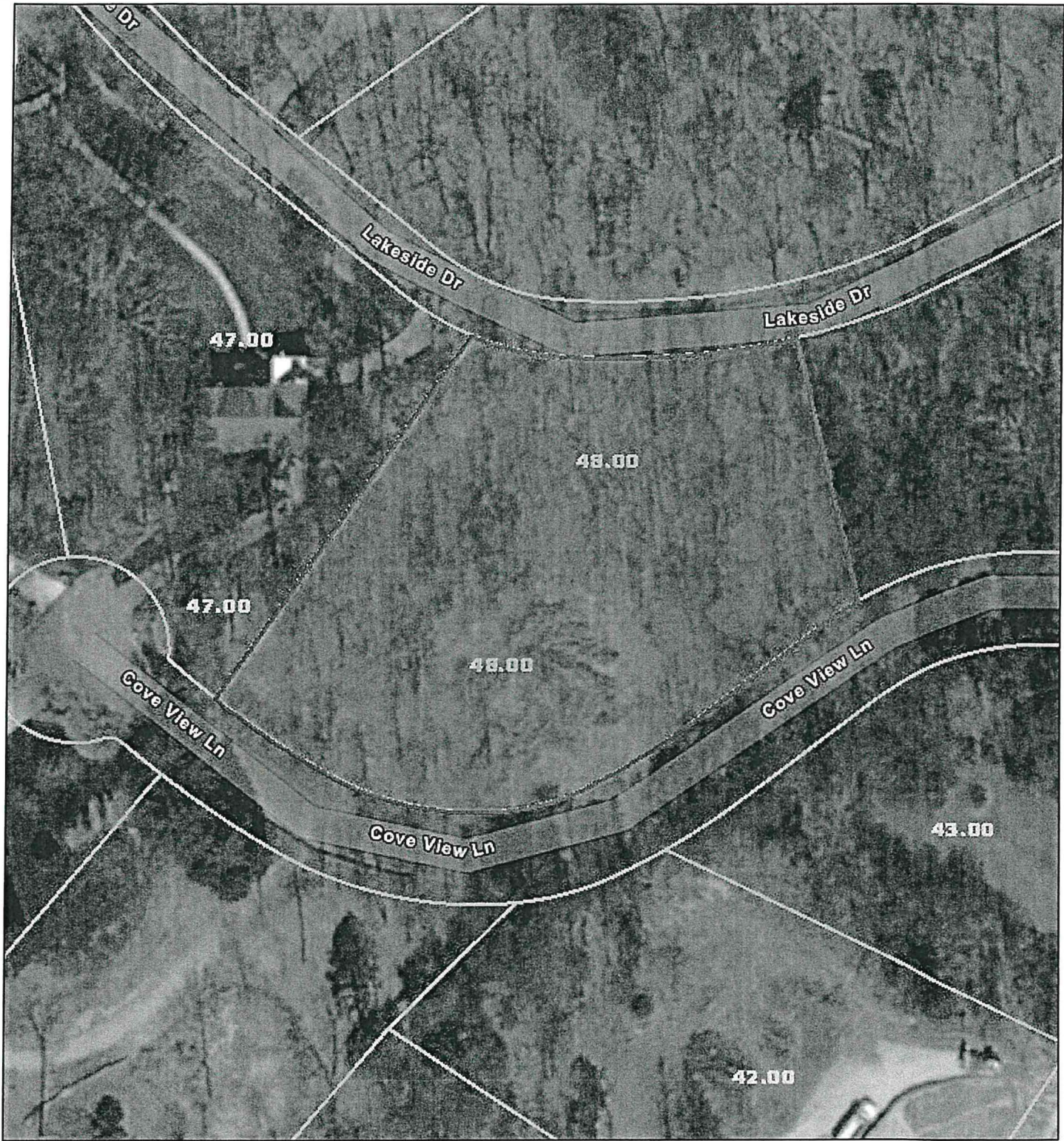
AGENDA  
LOUDON COUNTY BOARD OF ZONING APPEALS  
May 10, 2022  
5:30 PM  
*Immediately following the Planning Commission Meeting*

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approval Minutes from April 2022 meeting.
4. Planned Agenda Items.
  - A. Variance Request for 20' frontyard setback to construct a new dwelling.  
Applicant/Property Owner, Brandon Roth., Located 294 Cove View Lane., Tax Map 021K, Group A, Parcel 048.00. A-2, Rural Residential District.
  - B. Variance Request to place an above ground pool in the frontyard. Applicant/ Property Owner, Lowell & Elizabeth Johnson., 1422 Corinth Road., Tax Map 057, Parcel 142.00. A-2, Rural Residential District.
  - C. Special Exception to cerakote and gunsmithing of gun parts and auto parts.  
Applicant/Property Owner, Roger Gibeault., 1985 Old Hwy 95., Tax Map 015, Parcel 012.00. R-1, Suburban Residential District.
  - D. Variance Request for 8' rearyard setback to construct a new dwelling.,  
Applicant/Property Owner, Eric Steiling., 1115 Oak Chase Blvd., Tax Map 006L, Group A, Parcel 051.00. R-1, Suburban Residential District.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment



Item A.

Loudon County - Parcel: 021N A 048.00



Date: April 5, 2022  
County: Loudon  
Owner: ROTH BRANDON LEE ETUX  
Address: COVE VIEW LN 294  
Parcel Number: 021N A 048.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019



Item B.

Loudon County - Parcel: 057 142.00

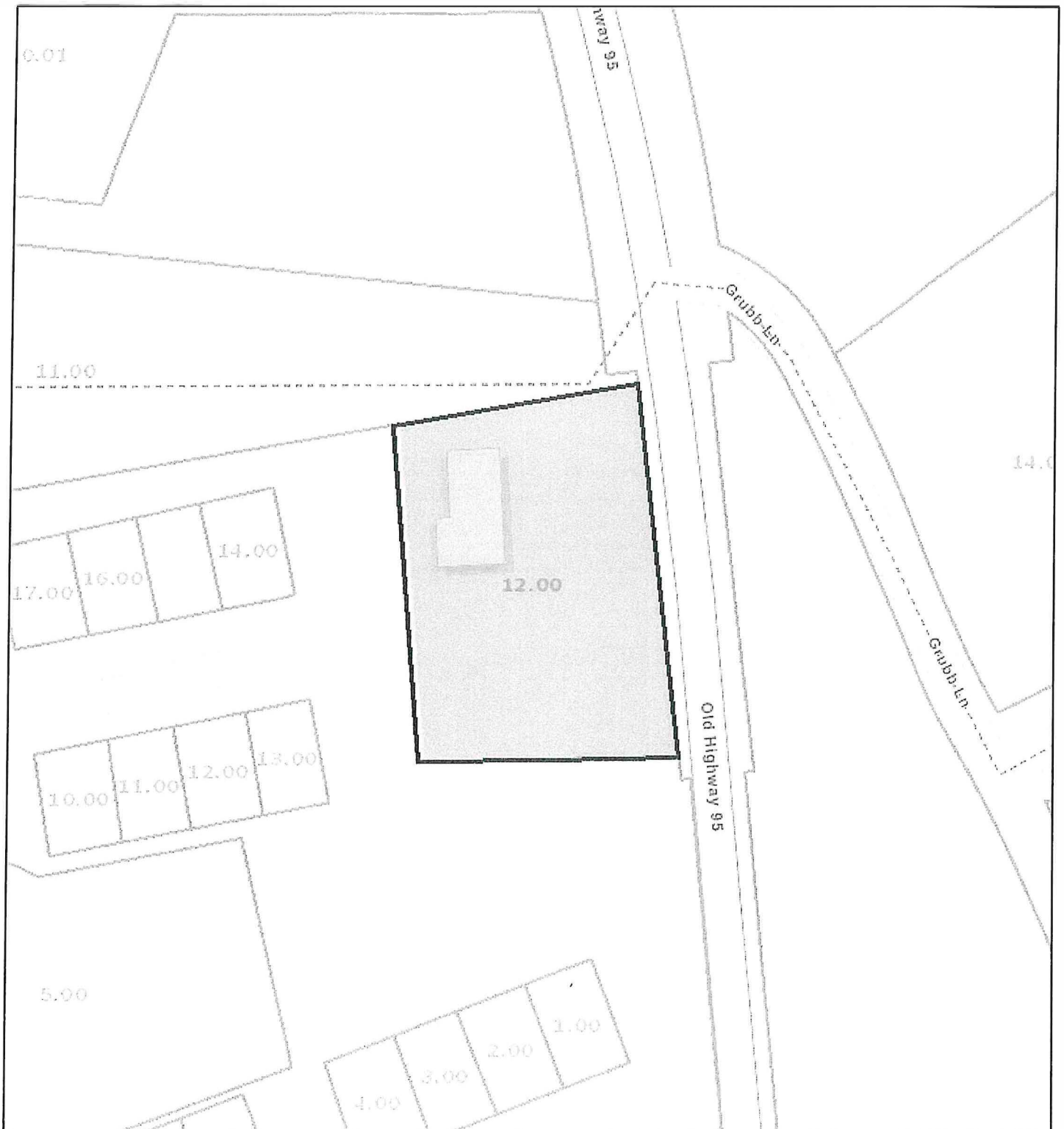


Date: April 5, 2022  
County: Loudon  
Owner: JOHNSON LOWELLE ETUX  
Address: CORINTH RD 1422  
Parcel Number: 057 142.00  
Deeded Acreage: 0  
Calculated Acreage: 3.8  
Date of Imagery: 2019



Item C.

## Loudon County - Parcel: 015 012.00



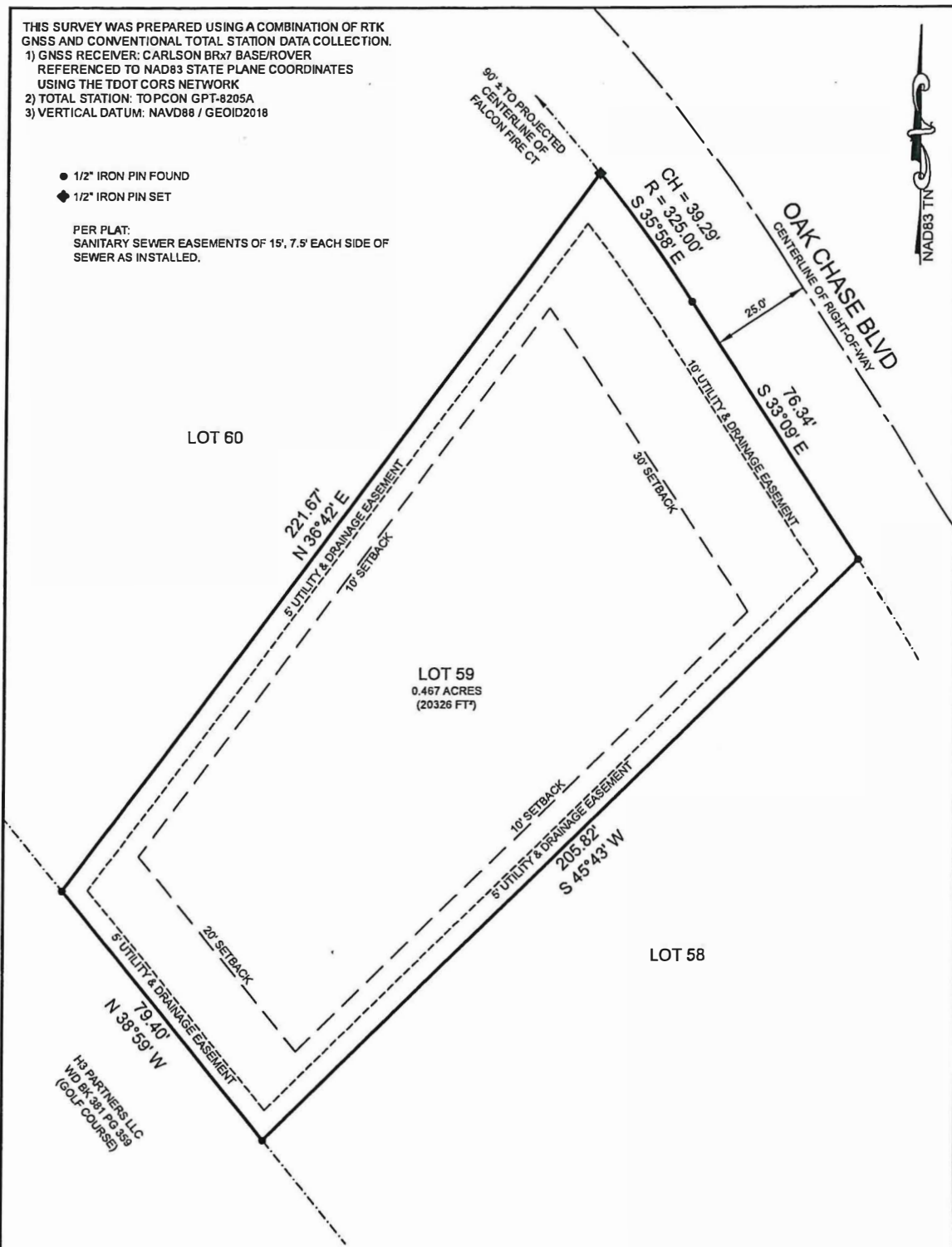
Date: April 19, 2022  
County: Loudon  
Owner: HOME PROPERTY SAVERS LLC  
Address: OLD HWY 95 1985  
Parcel Number: 015 012.00  
Deeded Acreage: 1.1  
Calculated Acreage: 1.1  
Date of Imagery: 2019

Item D.

THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.  
1) GNSS RECEIVER: CARLSON BRX7 BASE/ROVER  
REFERENCED TO NAD83 STATE PLANE COORDINATES  
USING THE TDOT CORS NETWORK  
2) TOTAL STATION: TOPCON GPT-8205A  
3) VERTICAL DATUM: NAVD88 / GEOID2018

- 1/2" IRON PIN FOUND
- ◆ 1/2" IRON PIN SET

PER PLAT:  
SANITARY SEWER EASEMENTS OF 15', 7.5' EACH SIDE OF  
SEWER AS INSTALLED.



**CERTIFICATION OF CATEGORY  
AND ACCURACY OF SURVEY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY  
1 SURVEY AND THE RATIO OF PRECISION OF  
THE UNADJUSTED SURVEY IS 1:10,000 AS  
SHOWN HEREON

SURVEYOR: STANLEY E. HINDS  
TN REG. NO. 987

I HEREBY CERTIFY THAT THIS SURVEY HAS  
BEEN MADE USING THE LATEST RECORDED  
DEED AND OTHER DOCUMENTS FURNISHED BY  
THE ATTORNEY AND THAT THERE ARE NO  
ENCROACHMENTS OR PROJECTIONS OTHER  
THAN THOSE SHOWN AND THAT THE SURVEY  
IS CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.



SURVEY FOR ERIC L. & ERICA L. STEILING  
DIST 5 WARD            CITY OF            COUNTY LOUDON  
ADDRESS 1115 OAK CHASE BLVD  
LOT NO. 59 BLOCK F UNIT 3  
S/D AVALON  
INSTR. PLAT D-44 SCALE 1" = 30' DATE 12/27 2021  
JOB NO. 2110013 ORDERED BY: INDEP.

**HINDS SURVEYING CO.**

3555 WINDY J FARMS DR. LOUISVILLE, TN 37777  
865-588-9799 TNSURVEY@GMAIL.COM  
WWW.HINDSSURVEYING.COM

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MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
April 12, 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		Greg Montooth, Planning	
Ryan Bright		Darrel Cavin	
Charlie McEachern, Chairman		Bill Horseman	
		Kelly Smith	

CALL TO ORDER

Mr. McEachern, called to order at 5:30 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM MARCH 8, 2022 MEETING

Mr. Napier made a motion to approve the March 8th minutes seconded by Mr. Shields and unanimously approved.

VARIANCE REQUEST TO CONSTRUCT AN RV GARAGE TO THE BACK OF THE PROPERTY WITH AN ATTACHED DRIVEWAY. APPLICANT/PROPERTY OWNER, PRESTON AND LINDA MILLER., 130 TURNER LN., TAX MAP 014J, PARCEL 006.00. A-2, RURAL RESIDENTIAL DISTRICT.

Applicant/Owner, Mrs. Miller stated that it would be impractical to put the driveway off Turner Ln with her property being at a slope. Mrs. Miller clarified the garage would be for personal use only.

ACTION

Mr. Shields made a motion to approve the variance request seconded by Mr. Napier and

unanimously approved.

SPECIAL EXCEPTION TO OPERATE AUTO REPAIR SHOP WITHIN THE CAR DEALERSHIP BUILDING., APPLICANT, BILL HORSEMAN, PROPERTY OWNER, JOHN TUCK., 194 HARMON LN., TAX MAP 009E, PARCEL 007.00, C-2, GENERAL COMMERICAL DISTRICT.

MR. JENKINS STATED THAT AN AUTO REPAIR SHOP WOULD HAVE TO BE A SPECIAL EXCEPTION IN A C-2 ZONING. MR. JENKINS ADDED HE SEES NO ISSUE WITH IT.

ACTION

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

VARIANCE REUEST FOR 20' FRONTYARD SETBACK TO CONSTRUCT NEW DWELLING. APPLICANT, HABITAT FOR HUMANITY, PROPERTY OWNER, TERESA HACKLER., LOCATED 14400 SUNNYSIDE RD., TAX MAP 076, PARCEL 081.00. A-1, AGRICULTURAL-FORESTRY DISTRICT.

Mr. Jenkins stated he sees no issue in the request. Mr. Bright stated they have an obvious hardship and moving what was there out would be an improvement for the community.

ACTION

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

VARIANCE REQUEST FOR 7.8' AND 7.4' LEFT SIDEYARD SETBACK TO CONTRUCT AN ADDITION TO DWELLING., APPLICANT/OWNER, CHERYL RICHEY., LOCATED AT 2300 EVERGREEN CIRCLE., TAX MAP 027F, PARCEL 004.00., R-1, SUBURBAN RESIDENTIAL DISTRICT.

Owner, Mrs. Richey stated that she has had the plan re-drawn from the last meeting so now she doesn't have an issue with the front setback. Mr. McEachern stated that this has nothing to do with the frontyard setback. The issue is you're encroaching the 20' sideyard setback to a neighbor who is opposed to it. Mrs. Richey stated that Mrs. Brewster's house sits 64' from the property line so she doesn't understand why a 10' extension to the side of her house is a concern. Mr. McEachern stated that Mrs. Brewster is within the rules and Mrs. Richey is not. Mrs. Richey questioned how she could appeal this. Mr. McEachern stated to take it to a judge.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None



ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:13 PM

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date