

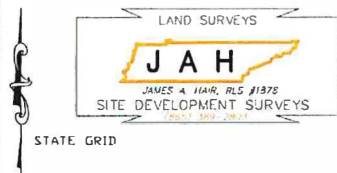
AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
August 9, 2022
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from July 12, 2022 meeting.
3. Planned Agenda Items.
 - A. Subdivision Request for 3 lots. Applicant/Property Owner, Charles Rogers. Located 1811 Matlock Road., Tax Map 005, Parcel 147.00. A-2, Rural Residential District. Approximately 8.20 acres. District 5.
 - B. Rezoning Request from A-1, Agricultural-Forestry District to R-1, Suburban Residential District. Applicant, Doug Carnathan, Property Owner, CMH Homes Inc., Located at River Road, Tax Map 040, Parcel 009.00. A-1, Agricultural- Forestry District. Approximately 12.50 acres. District 1.
 - C. Subdivision Request for common area lot 1R and lots 2R-9R. Applicant, Myron Mullins, Property Owner, Trinity Riding Stables, LLC., Located 7500 White Wing Road., Tax Map 005, Parcels 022.05- 022.10. A-2, Rural Residential District. Approximately 21.52 acres. District 5.
 - D. Resolution to amend the Loudon County Zoning Resolution, Article 5 Zoning Districts and Sections 5.041, 5.042, 5.043 and 5.044.
 - E. Amend Article 4, Section 4.230, Development Standards for Permitting Telecommunications Towers and Antennas., Subsection E, 3, A & B Setbacks.
 - F. Resolution to amend the Loudon County Zoning Resolution, Article 5 Zoning Districts and Section 5.043.
 - G. Resolution to amend the Loudon County Zoning Resolution, Article 4, Sections 4.082 through 4.089.2, Article 5, Sections 5.042.C.10, 5.043.C.5, 5.044. B.2. and 5.050.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for July 2022 (attached)
6. Additional Public Comments

7. Update from Planning Department

Adjournment

This survey is filed in a Registered Platbook of the Surveyor that provides such and can not be copied, used, or transferred electronically for use in any form other than the survey platbook to any person or company without the authorization of James A. Hair.



CERTIFICATE 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, easements or other public uses and open space to public or private use as noted.

Date: _____ Owner: _____

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 the monuments have been placed as shown herein for the acquisition of the Regional Planning Commission.

Date: 7/15/22 Registered Engineer/Surveyor: James A. Hair

CERTIFICATE 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 as shown.

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

EXISTING SEPTIC SYSTEM CERTIFICATE

The existing septic system is located as shown on this plat and (a) the location includes the septic tank and all related lines to the best of my knowledge the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the individual lot. To the best of knowledge the septic system was installed in _____.

Date: _____ Owner/Plat Signature: _____

CERTIFICATE OF STREETS

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

Date: _____ Road Engineer/Highway Commission: _____

CERTIFICATE OF APPROVAL FOR RECORDING

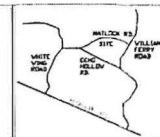
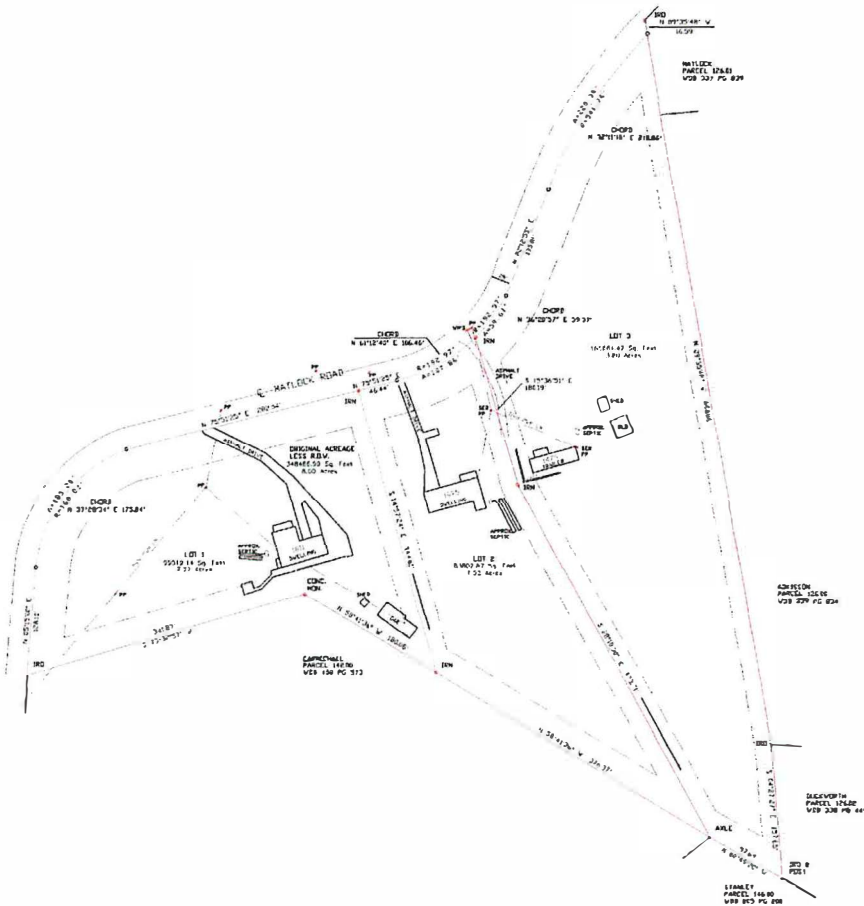
I certify that this plat has been found to comply with the subdivision requirements for the recording system with the exception of such variances, if any, which are noted. All requirements have been included or an acceptable survey posted in order to ensure compliance. This plat is approved for recording in the office of the County Register.

Date: _____ Secretary, Regional Planning Commission: _____

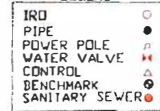
CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that (1) the names of existing public roads 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 T-881 System.

Date: _____ E-881 Authority: _____



LOCATION MAP



IRD- IRON ROD OLD
IRDL- IRON ROD NEW

PROPERTY ZONED: A-2 RURAL RESD
BUILDING LINE SETBACKS ARE:
FRONT = 40 FEET
REAR = 30 FEET
SIDE = 20 FEET (1 STORY)
25 FEET (2 STORY)

GENERAL INFORMATION

- (1) THREE LOT SUBDIVISION PROPERTY SURVEY OF PARCEL 147.00 ON TAX MAP 005.00.
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.
- (5) NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.

CHARLES E. ROGERS AND WIFE CYNTHIA ROGERS 1811 MATLOCK ROAD LENOIR CITY, TENNESSEE 37771			
SCALE: 1"=100'	APPROVED BY:	DRAWN BY: JAH	
DATE: 7/15/22		REVISED	
FIFTH DISTRICT LOUDON COUNTY		LENOIR CITY TENNESSEE	
TAX MAP 005	8.00 +/- ACRES	DRAWING NUMBER	
PARCEL 147.00	WDB 119 PG 604	JD0722F-1	

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREIN DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY A-2, ACCURACY REQUIREMENTS, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS _____, AS SHOWN.

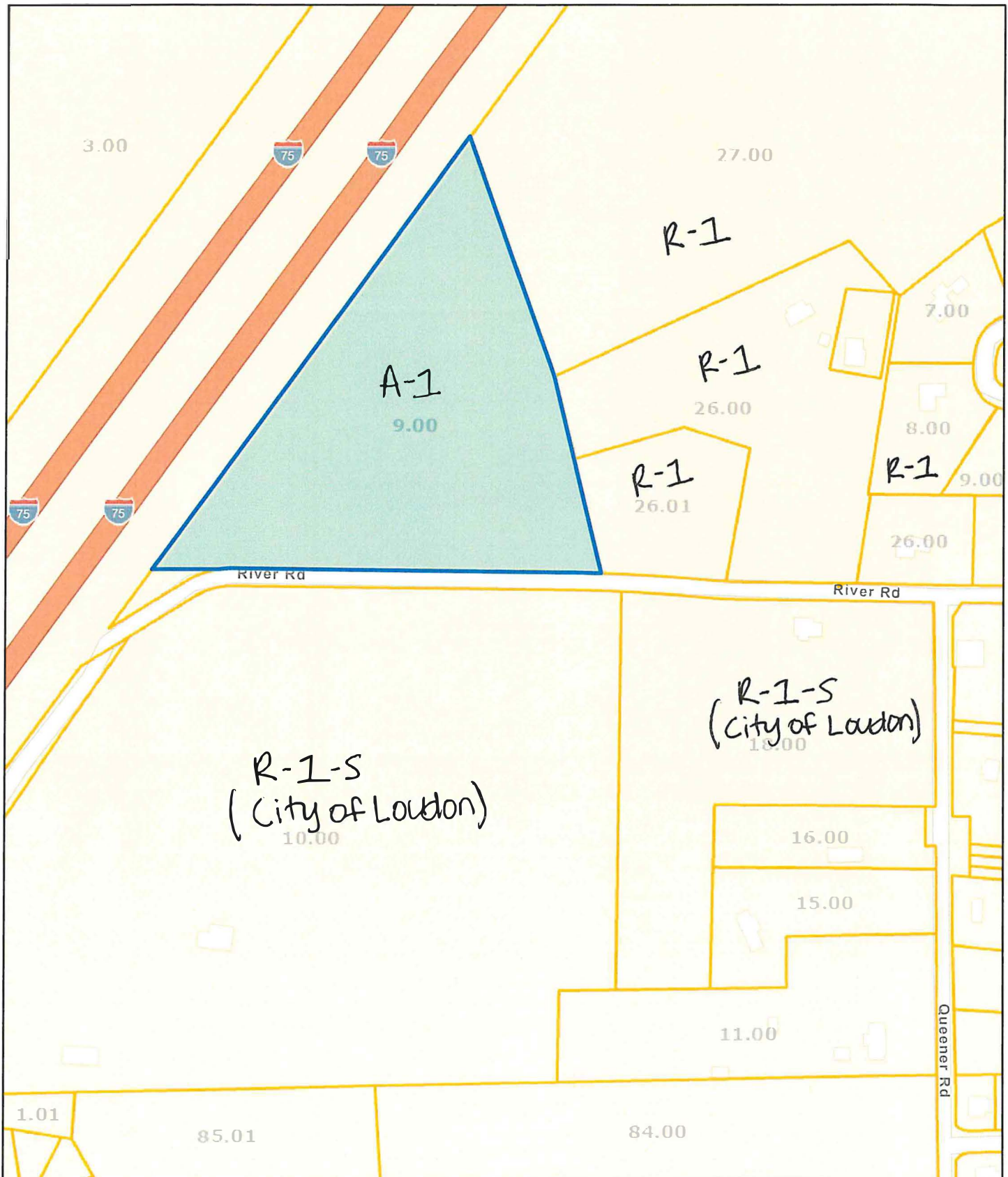
JAMES A. HAIR, RLS #1878



Item A.

Item C.

Loudon County - Parcel: 040 009.00



Date: July 26, 2022

County: Loudon
Owner: HEADLEE LAURA ELIZABETH ETAL
Address: RIVER RD
Parcel Number: 040 009.00
Deeded Acreage: 12.5
Calculated Acreage: 12.5

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km
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MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
July 12, 2022
5:30 p.m.

Members Present	Members Absent	Others Present
Leon Shields	Andy Hamilton	Kalie Harris, Planning
Pat Couk	Carlie McEachern	Greg Montooth, Planning
Jimmy Williams		James Jenkins, Codes
Mike Waller		Jake Greear
Jim Brooks		James Hair
John Napier, Chairman		Mike Gaddis
Pam McNew, Secretary		Myron Mullins
Keith Buckles		
Ryan Bright		

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 JUNE 14, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

Mr. Buckles made a motion to approve the minutes from June 14th seconded by Mrs. McNew and unanimously approved.

REZONING REQUEST FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. APPLICANT/PROPERTY OWNER, BRIAN QUINLEY., LOCATED POPLAR SPRINGS ROAD., TAX MAP 041, PARCEL 034.00. A-1, AGRICULTURAL-FORESTRY DISTRICT. APPROXIMATELY 394.50 ACRES.

Business Partner/Property Owner of Brian Quinley stated there are almost 400 acres and the plan is to use the front 16 acres for an air soft field that will be open on the weekends. Mr. Napier questioned if this property was located on the Tennessee River. Property Owner stated the back portion of the property is. He added they were just given the okay for the driveway that will sit back about four acres. The audience expressed some concern of the noise level and traffic. Property owner clarified the noise level will be very low end and there would only be around 60-100 cars that will be gone by 4-5 o'clock in the evenings. Mr. Jenkins stated that it wouldn't be spot zoning. Mr. Jenkins added they will still have to come back before the BZA.

ACTION

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

REZONING REQUEST FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. APPLICANT/PROPERTY OWNER, MICHAEL GADDIS., LOCATED 3899 VINEYARD ROAD., TAX MAP 036, PARCEL 095.00. A-1, AGRICULTURAL- FORESTRY DISTRICT. APPROXIMATELY 4.87 ACRES.

Property Owner, Mr. Gaddis stated his plan is to adjoin the neighboring property that he owns for boat and RV storage.

ACTION

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

SUBDIVISION REQUEST FOR COMMON AREA LOT 1R AND LOTS 2R-9R. APPLICANT, MYRON MULLINS, PROPERTY OWNER, TRINITY RIDING STABLES, LLC., LOCATED 7500 WHITE WING ROAD., TAX MAP 005, PARCELS 022.05- 022.10. A-2, RURAL RESIDENTIAL DISTRICT. APPROXIMATELY 21.52 ACRES.

MR. GREAR, THE PROJECT ENGINEER STATED THAT THE PURPOSE OF THE PLAT IS TO REDUCE THE LOT SIZES AND EXTENDED THE CULDESAC. MR. GREAR ADDED THAT THE ONE THING THEY ARE REQUESTING WITH THE EXTENSION IS A 12% GRADE INSTEAD OF THE 10%. MR. JENKINS STATED THERE WERE A FEW ISSUES WITH THE PLATS INCLUDING CONTOURS, CURB AND GUTTERS, GRAVEL ROADS, AND STREET WIDTH. PROPERTY OWNER, MR. MULLINS STATED THE ROAD HAVE BEEN PAVED ALL THE WAY BACK WITH THE CORRECT WIDTH. MR. SHIELDS STATED THAT THE DEVELOPER HAS MET ALL OF THEIR STANDARDS AND IT IS A VERY NICE DEVELOPMENT. MR. SHIELDS ADDED THE PROPERTY OWNER NEEDS TO BE ABLE TO MEET MR. JENKINS RECOMMENDATIONS. MR. JENKINS SUGGESTED NOT TO WAVE CURB AND GUTTERS AND WIDTH OF STREETS. MR. SHIELDS QUESTIONED THE OWNER ON IF HE COULD MAKE THOSE RECOMMENDATIONS HAPPEN. MR. MULLINS REPLIED THAT WITH 22 LOTS THEY AREN'T SURE IF THEY CAN MAKE IT MAKE SENSE FINANCIALLY.

ACTION

A motion was made to table the request for 30 days by Mr. Bright seconded by Mr. Brooks and unanimously tabled.

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT/PROPERTY OWNER, MARY JUDD., LOCATED 7555 MORGANTON ROAD., TAX MAP 079, PARCEL 069.00., A-1, AGRICULTURAL-FORESTRY DISTRICT.

Surveyor, Mr. Hair stated that the front lot line will be moved back, and that the property owner is concerned about having to tap into the sewer line.

ACTION

Mr. Brooks 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 JULY 2022 (ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 6:03 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	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	79	\$61,648	\$17,408,080	60	\$51,425	\$14,922,776	44	\$25,354	\$6,898,473	55
June	93	\$92,029	\$27,213,644	92	\$78,615	\$23,054,294	67	\$34,675	\$9,364,532	41
July	60	\$53,529	\$15,214,759	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	499	\$434,930	\$127,122,767	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

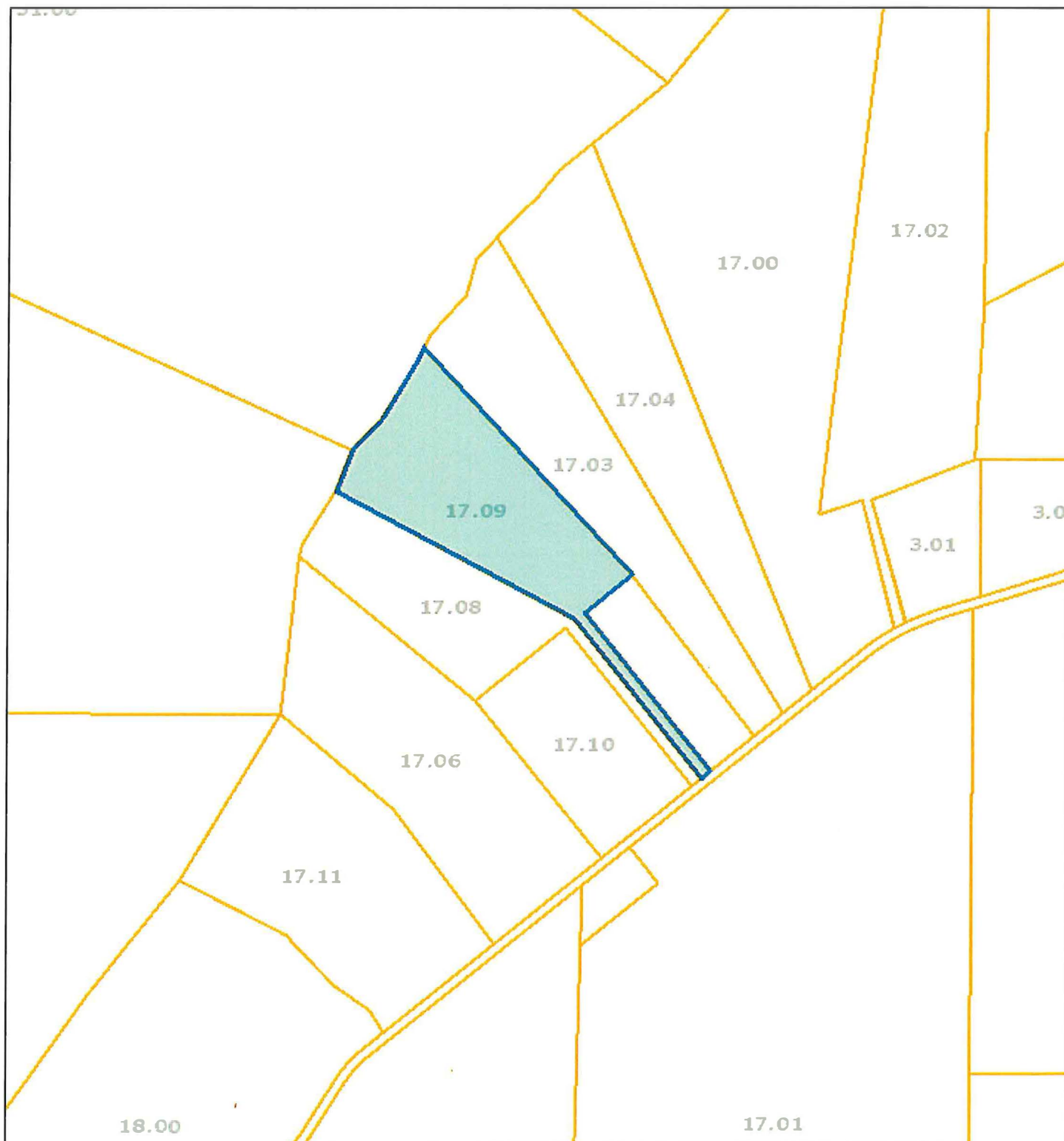
40 single-family building permits issued for July, 2022

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
August 9, 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 July 12, 2022 meeting.
4. Planned Agenda Items.
 - A. Variance Request to construct an accessory building without a dwelling. Applicant/Property Owner, Clint Buttrey. Located 17544 Pond Creek Road, Tax Map 054, Parcel 017.09. A-1, Agricultural- Forestry District. District 4.
 - B. Variance Request for a 25' frontyard setback. Applicant, Josh Underdown, Property Owner, Steven Graham. Located 1330 Windridge Road., Tax Map 028N, Group A, Parcel 012.00. R-1, Suburban Residential District. District 3.
 - C. Variance Request for sideyard setback. Applicant/Property Owner, Kris Bartholomew. Located 4202 Hwy 11 East., Tax Map 015M, Group C, Parcel 007.00. C-2, General Commercial District. District 2.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

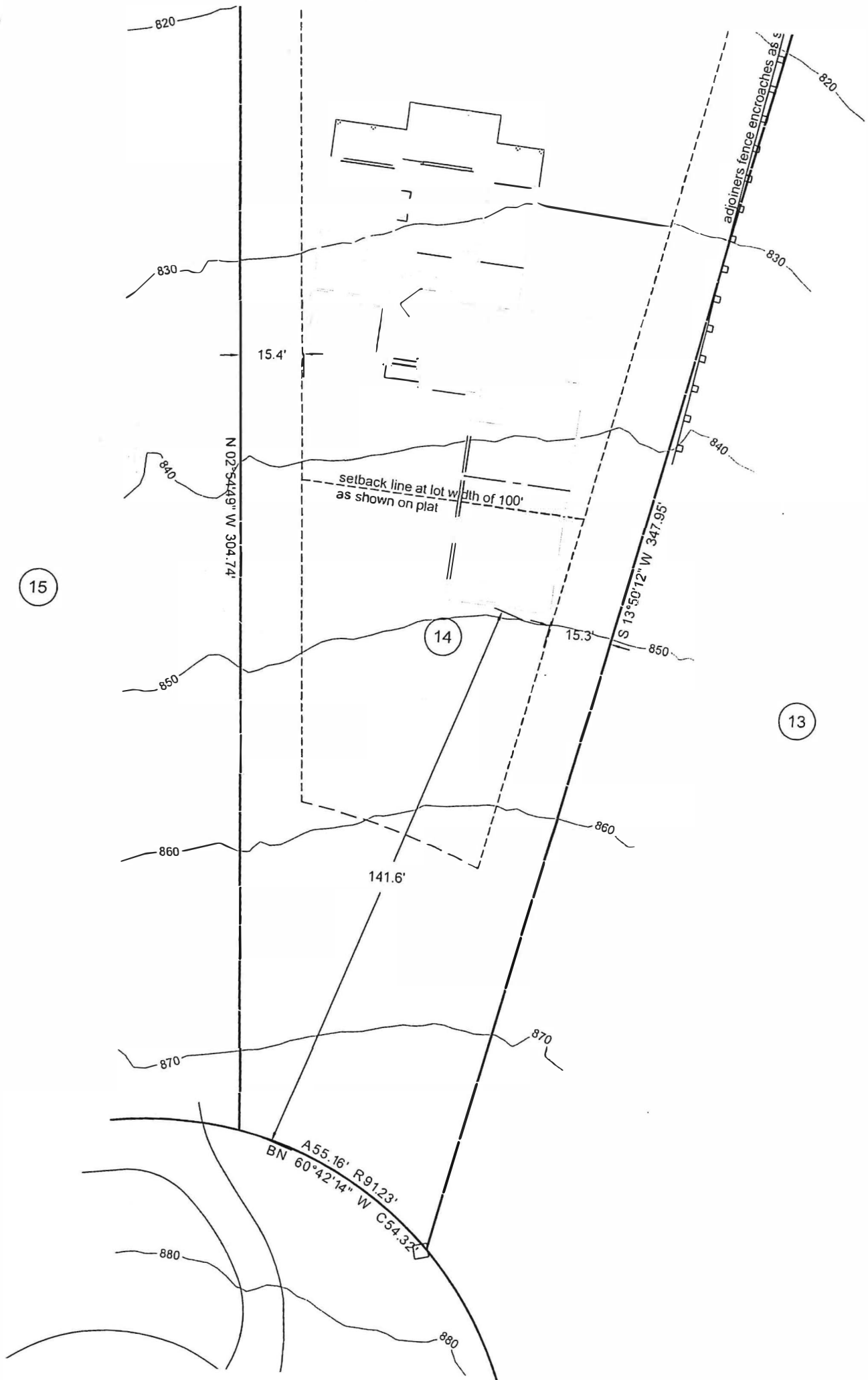
Item A

Loudon County - Parcel: 054 017.09



Date: July 13, 2022
County: Loudon
Owner: BUTTREY CLINTON F ETUX
Address: POND CREEK RD 17544
Parcel Number: 054 017.09
Deeded Acreage: 15.02
Calculated Acreage: 15.02
Date of Imagery: 2019

Item B.



Item C.

Loudon County - Parcel: 015M C 007.00



Date: July 21, 2022
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

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

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
July 12, 2022

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present	
Jim Brooks	Charlie McEachern, Chairman	Kalie Harris, Planning	Erik Connard
John Napier		James Jenkins, Codes	Brandon Martin
Leon Shields		Greg Montooth, Planning	
Ryan Bright		Ben Mullins	
		Connell Smith	
		Dan Adkins	
		John Orr	
		Lisa Thompson	
		Walt Hillis	
		Jeff Ferrell	
		Dan Marrcke	
		Carolyn King	
		Horace King	
		Bengamin King	

CALL TO ORDER

Mr. Brooks, called to order at 6:03 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JUNE 14, 2022 MEETING

Mr. Napier made a motion to approve the June 14th minutes seconded by Mr. Shields and unanimously approved.

SPECIAL EXCEPTION TO PUT MULTI-FAMILY DWELLINGS IN AN R-1 ZONING.
APPLICANT, DAN ADKINS, PROPERTY OWNER, GARRETT GAYLE., LOCATED 7850
HWY 70., TAX MAP 010, PARCEL 123.00. R-1, SUBURBAN RESIDENTIAL DISTRICT.

Applicant, Mr. Adkins stated his plan is to put up-scaled townhomes on approximately 16 acres. Mr. Adkins added there would be approximately 40 units. Mr. Adkins stated they would be two story units that will be purchased. The audience expressed some concern of heavy traffic and fencing. Mr. Adkins stated he would be more then okay with putting up fencing.

ACTION

Mr. Napier made a motion to table the request for 30 days seconded by Mr. Brooks and unanimously tabled.

VARIANCE REQUEST FOR A 3' REARYARD SETBACK TO REPLACE AN EXISTING BACK PORCH. APPLICANT/ PROPERTY OWNER, CONNELL SMITH., LOCATED 107 MOUNTAIN DRIVE., TAX MAP 006M, GROUP A, PARCEL 001.00. R-1, SUBURBAN RODENTIAL DISTRICT.

PROPERTY OWNER, MR. SMITH STATED HE WANTED TO REPLACE HIS BACK PORCH BUT DIDN'T REALIZE THERE WOULD BE AN ISSUE UNTIL COMING TO GET THE PERMIT.

ACTION

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

SPECIAL EXCEPTION TO EXPAND THE EXISTING APPROVED ROCK QUARRY PIT FOR QUARRYING ACTIVITIES. APPLICANT, BLUE WATER INDUSTRIES, LLC, PROPERTY OWNER, BIG HILL MEADOWS, LLC., LOCATED 3695 BIG HILL ROAD., TAX MAP 052, PARCEL 026.04. A-1, AGRICULTURAL-FORESTRY DISTRICT.

Applicant, Blue Water Industries stated the owners of Big Hill Meadows plan to move their current home off the property so the rock quarry can expand. The applicant stated that the two pits would not be occupied at the same time. He added that all the inspections were good to go. BWI clarified that the processing plant will stay where its at. BWI stated that since owning the property they've never received a notice of any complaints. The audience expressed their concerns of all the dust. They added they can't even have patio furniture because of the amount of dust.

ACTION

Mr. Bright made a motion to approve the special exception seconded by Mr. Shields and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:37 PM

Chairman

Date