

workshop
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
September 13, 2022
5:00 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 5:00 p.m. to review and discuss Cryptocurrency Mining Locations. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
September 13, 2022
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from August 9, 2022 meeting.
3. Planned Agenda Items.
 - A. Subdivision Request for 9 lots. Applicant/Property Owner, Daniel Parker. Located 900 Davis Lane., Tax Map 006, Parcels 041.00, 042.00, 042.01, 042.02, 043.01, 047.00, 047.01, 047.02, & 048.00. A-1, Agricultural-Forestry District. Approximately 40.07 acres. District 5.
 - B. Subdivision Request for 6 lots. Applicant, Alan Barnard, Property Owner, Derrick & Dana Keeble., Located 690 Rudd Road., Tax Map 080H, Group A, Parcels 003.00-008.00. C-1, Rural Center District. Approximately 0754 acres. District 3.
 - C. Rezoning Request for approximately 5.34 acres from C-2, General Commercial District to R-1, Suburban Residential District and remove the agricultural stipulation on the other 3.40 acres. Applicant/Property Owner, Esquire Management, LLC. Located 19666 HWY 11 E. Approximately 8.74 acres. District 2.
 - D. Road Closure Request for Wilkerson Road the portion running through and adjoining Tax Map 017, Parcels 085.01 & 086.00.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for August 2022 (attached)
6. Additional Public Comments

7. Update from Planning Department

Adjournment

Item B.

Baseline Surveying, PLLC
P.O. Box 6204; Maryville, TN 37802
Cell: (865) 256-1104
Email: surveyor2366@gmail.com

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 _____ Owner _____

Date _____ Owner _____

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 Engineer/Highway Commission _____

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 shown.

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

CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)
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 side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Date _____ Environmental Specialist Division of Ground Water Protection _____

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. This plat is approved for recording in the office of the County Register.

Date _____ Secretary, Regional Planning Commission _____

Surveyor's Notes:

1. This plat consolidates 6 lots into 1 lot with a total area of 31660 Square Feet.
2. This survey reflects only matters of record shown hereon. No title opinion is expressed or implied
3. No underground frontiers or utilities were located.
4. This property does not lie within a special flood hazard area as shown by FIRM #4710SC0225D, effective 05/16/2007.
5. Drainage and utility easements shall be 5 feet wide on each side of interior lines and 10 feet wide along exterior lines and street rights-of-way.
6. Zone _____.

CERTIFICATE OF ACCURACY AND PRECISION

I certify that the plat 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.

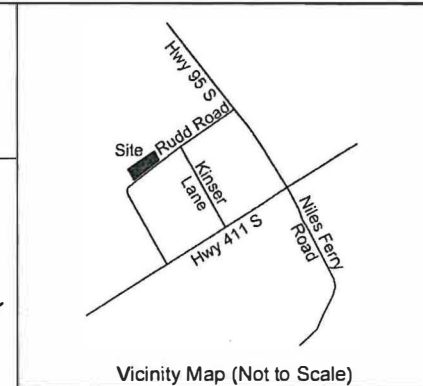
Also, I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:68,510 as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Date _____ Alan T. Barnard, TN RLS 2366

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.

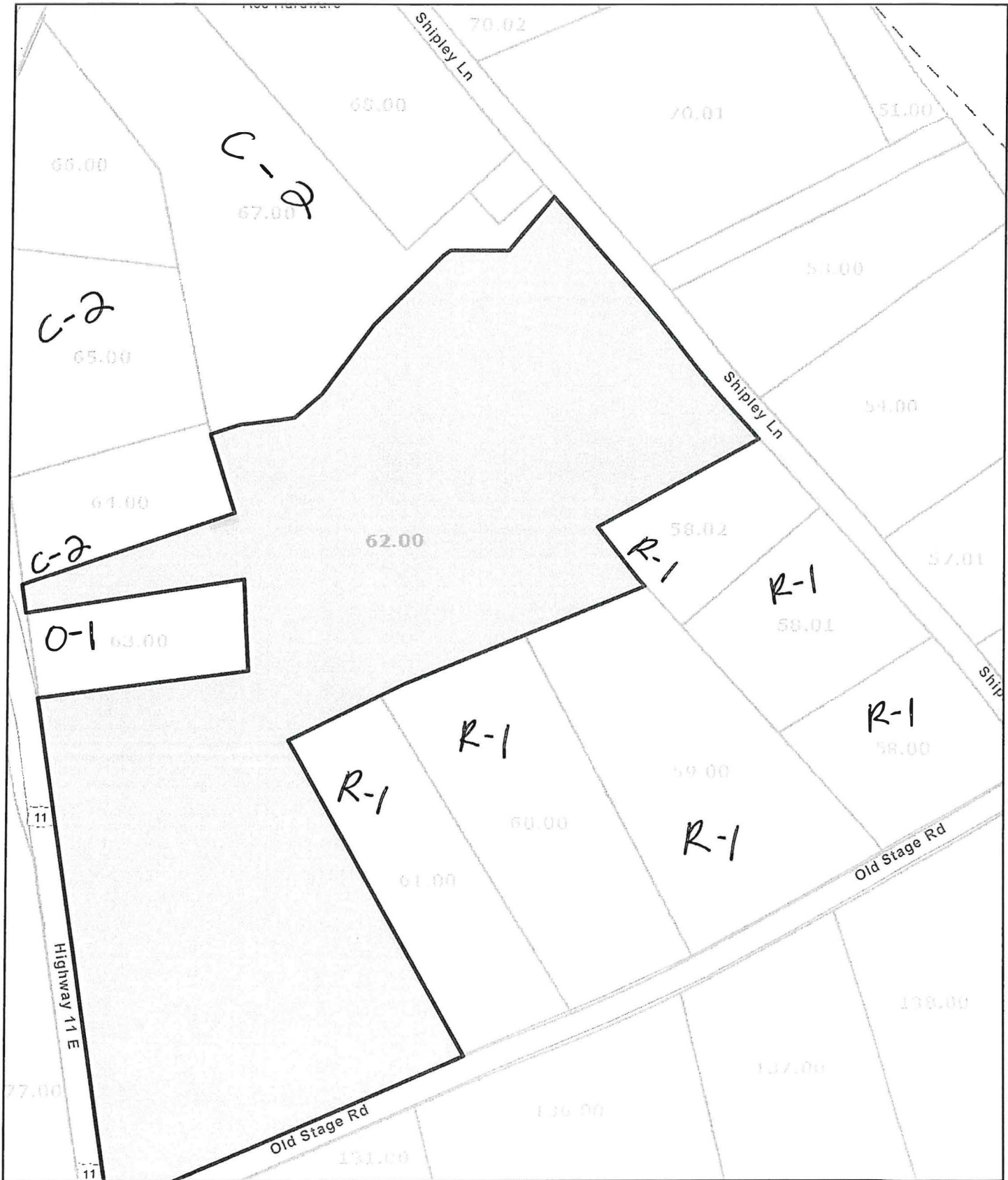
Date _____ E-911 Authority _____



Resubdivision of Lots 3, 4, 5, 6, 7, & 8, Block 4 of Pleasant Ridge Subdivision		
Project #3118	Date: July 10, 2022	Loudon County, Tennessee District 3, CLT Map 080H Group A, Parcels 7, 8, & 9
Owners: Derrick L. Keeble and Dana M. Keeble Phone: 865-803-2408 Warranty Deed Book 397 Page 61 Plat Cabinet A Slide 81		Owner/Property address: 690 Rudd Road Greenback, TN 37742

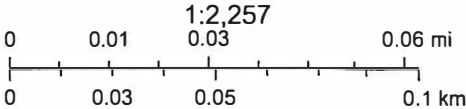
Item C.

Loudon County - Parcel: 007 062.00



Date: August 26, 2022

County: Loudon
Owner: HORNE PROPERTIES INC
Address: HWY 11 E 19666
Parcel Number: 007 062.00
Parcel Acreage: 62.00



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The map displays a coastal region with property boundaries and lot numbers. A large green area occupies the left side, while a blue area is on the right. A yellow area is in the center. Two red arrows point to specific locations: one on the western shore of the blue area and one on the southern shore of the blue area. The map is labeled with various lot numbers and street names like 'Whitson Rd' and 'Lakepoint Dr'.

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION

August 9, 2022

5:30 p.m.

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

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 JULY 12, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

Mr. Waller made a motion to approve the minutes from July 12th seconded by Mr. Buckles and unanimously approved.

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT/PROPERTY OWNER, CHARLES ROGERS. LOCATED 1811 MATLOCK ROAD., TAX MAP 005, PARCEL 147.00. A-2, RUAL RESIDENTIAL DISTRICT. APPROXIMATELY 8.20 ACRES. DISTRICT 5.

Surveyor, James Hair stated there were three dwellings on 8 acres and him and the owners are wanting to make it compliant with the current zoning regulations.

ACTION

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

REZONING REQUEST FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO R-1, SUBURBAN RESIDENTIAL DISTRICT. APPLICANT, DOUG CARNATHAN, PROPERTY OWNER, CMH HOMES INC., LOCATED RIVER ROAD., TAX MAP 040, PARCEL 009.00.

A-1, AGRICULTURAL- FORESTRY DISTRICT. APPROXIMATELY 12.50 ACRES.
DISTRICT 1.

Applicant, Mr. Carnathan stated there were two parcels that were bought at the same time. One parcel was already zoned R-1 while the other was zoned A-1. The owners are wanting both parcels to be zoned R-1. Mr. Carnathan stated all surrounding properties are zoned R-1 as well. Mr. Jenkins stated that it isn't out of the way for it to be rezoned. Mr. Jenkins clarified that at this time the owners are just trying to have the property rezoned once it is rezoned, they will have to provide a site plan that complies.

ACTION

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

RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 5
ZONING DISTRICTS AND SECTIONS 5.041, 5.042, 5.043 AND 5.044.

Mr. Jenkins stated that this is amending every section in the zoning that refers to duplex and now states single-family and duplex dwellings. The resolution will state that duplexes must be connected to public water and sewer.

ACTION

10 approved, 1 denied.

RESOLUTION TO AMEND ARTICLE 4, SECTION 4.230, DEVELOPMENT STANDARDS
FOR PERMITTING TELECOMMUNICATIONS TOWERS AND ANTENNAS.,
SUBSECTION E, 3, A & B SETBACKS.

Mr. Jenkins stated it starts out with a minimum setback of 50' and then towers over 50' must have a 1 to 1 fall from property line but then could fall over on an adjacent property where no building could be built. Mr. Jenkins stated he recommends the resolution to state towers must be a minimum 50' setback off property line and towers must have a 1 to 1 fall from property line.

ACTION

Mr. Brooks made a motion to approve the resolution with the corrections seconded by Mr. McEachern and unanimously approved.

RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 5
ZONING DISTRICTS AND SECTION 5.043.

Mr. Jenkins stated that this is the section of R-1 zoning that takes density of multi-family dwellings from 2.5 units per acre to 2 units per acre and eliminates the chart. Mr. Jenkins stated that there has been some discussion about changing the 25,000 square feet to 40,000 square feet.

ACTION

11 Approved. 1 Denied.

RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4,
SECTIONS 4.082 THROUGH 4.089.2, ARTICLE 5, SECTIONS 5.042 C.10, 5.044 B.2, AND

5.050.

Mr. Jenkins stated this is the PUD removal from the last meeting that needs an official vote.

ACTION

10 Approved. 1 Denied.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR AUGUST 2022

(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 6:06 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	67	\$76,256	\$24,417,347	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	566	\$511,186	\$151,540,114	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

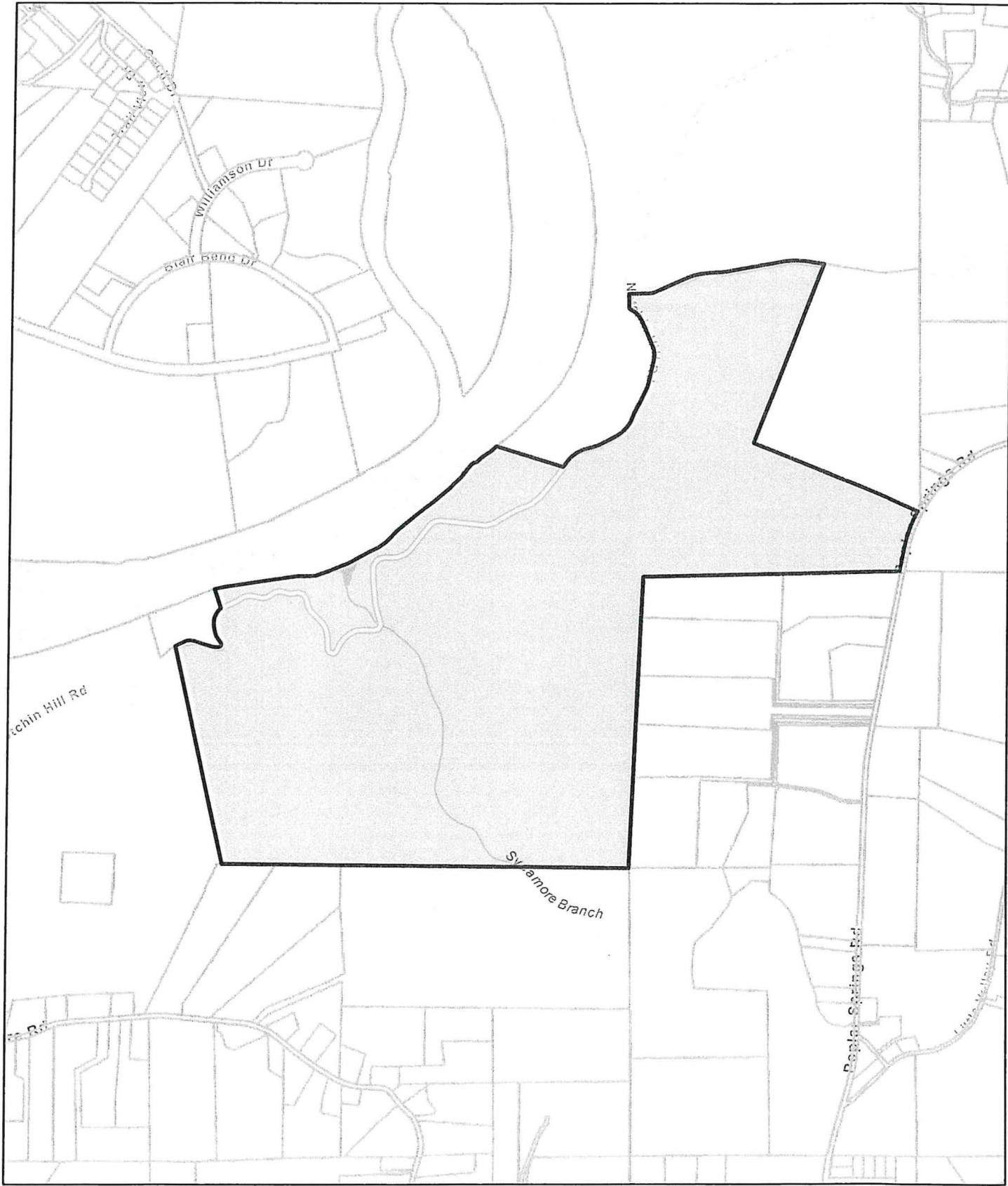
44 single-family building permits issued for August, 2022

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
September 13, 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 August 9, 2022 meeting.
4. Planned Agenda Items.
 - A. Special Exception Request for public recreational use for an air soft business/field. Applicant/ Property Owner, Brian Quinley. Located Poplar Springs Road, Tax Map 041, Parcel 034.00., A-2, Rural Residential District. District 1.
 - B. Variance Request for a 5' frontyard setback. Applicant/Property Owner, Brian Carter. Located 3674 Sandy Shore Drive., Tax Map 027F, Group A, Parcel 012.00. R-1, Suburban Residential District. District 3.
 - C. Special Exception to live in RV until construction of dwelling is complete. Applicant/Property Owner, Sarah Cranston. Located 12500 Unitia Road., Tax Map 036, Parcel 045.01. A-1, Agriculture-Forestry District. District 3.
 - D. Special Exception to build luxury RV storage lot with access from Wade Road. Applicant, James & Lisa Watson, Property Owner, Dan Loftis., Located Wade Road West., Tax Map 068, Parcel 010.00., C-2, General Commercial District. District 1.
 - E. Special Exception to build a storage facility and two billboard structures. Applicant/Property Owner, American Garage Storage, INC. Located 3899 Vineyard Road., Tax Map 036, Parcel 095.00., C-2, General- Commercial District. District 3.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A.

Loudon County - Parcel: 041 034.00



Date: August 8, 2022

County: Loudon
Owner: QUINLEY BRIAN EDWARD ETAL
Address: POPLAR SPRINGS RD
Parcel Number: 041 034.00

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
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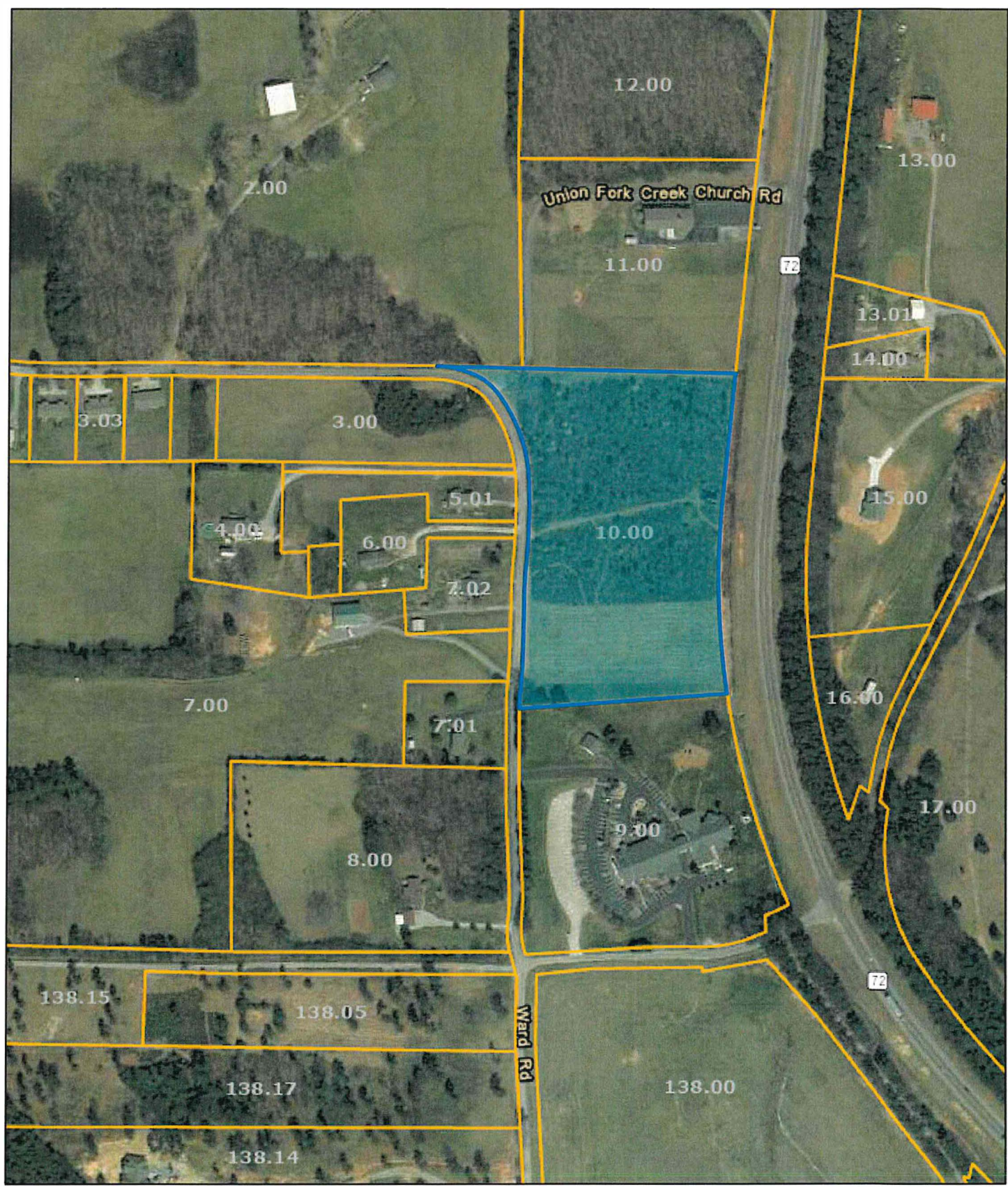
A hand-drawn location map showing the intersection of Sandy St and Brookview Rd. Sandy St is a diagonal line running from the top left towards the center. Brookview Rd is a horizontal line running from the center towards the right, intersecting Sandy St. The map is labeled "LOCATION MAP NOT TO SCALE" at the bottom.



Item B.

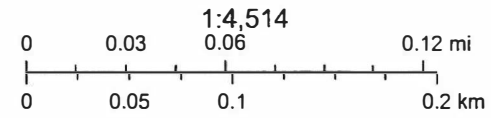
Item D.

Loudon County - Parcel: 068 010.00



Date: August 31, 2022

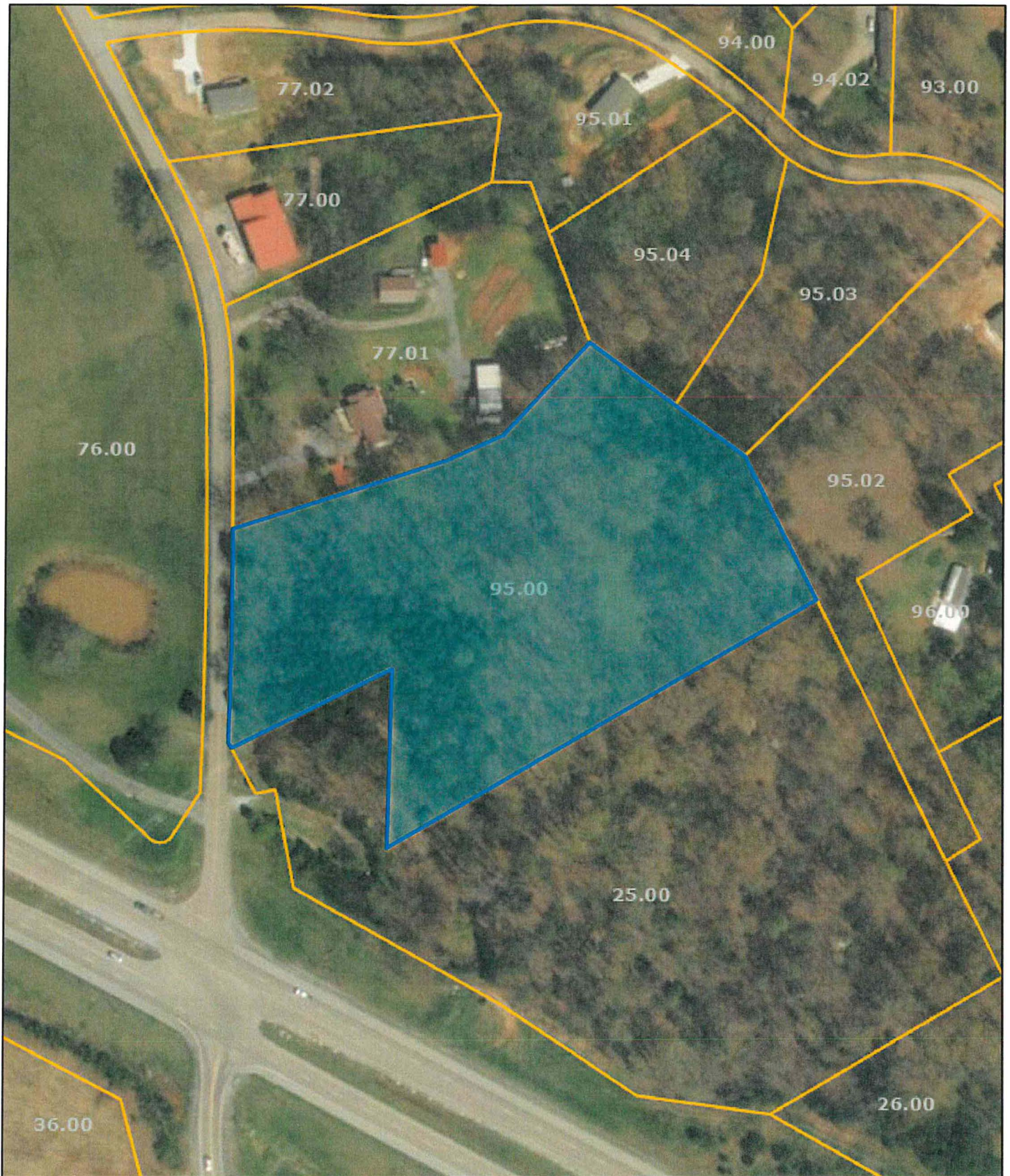
County: Loudon
Owner: LOFTIS DAN W ETUX LEZLEE M
Address: WADE RD W
Parcel Number: 068 010.00
Deeded Acreage: 8.02
Calculated Acreage: 0



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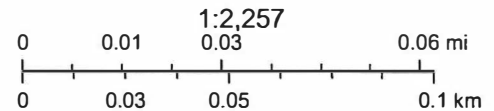
Item E.

Loudon County - Parcel: 036 095.00



Date: September 1, 2022

County: Loudon
Owner: FORT LOUDON COMPANIES INC
Address: VINEYARD RD 3899
Parcel Number: 036 095.00
Deeded Acreage: 4.87
Calculated Acreage: 4.87



Esri, HERE, GeoTechnologies, Inc., TDOT, Esri, HERE, Garmin, GeoTechnologies, Inc., State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
August 9, 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		Clint Buttrey	
Carlie McEachern, Chairman		Jeff Ferrell	
		Dan Mareke	
		Walt Hills	

CALL TO ORDER

Mr. McEachern, called to order at 6:06 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM JULY 12, 2022 MEETING

Mr. Shields made a motion to approve the July 12th minutes seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO CONTRUCT AN ACCESSORY BUILDING WITHOUT A DWELLING. APPLICANT/PROPERTY OWNER, CLINT BUTTREY. LOCATED 17544 POND CREEK ROAD., TAX MAP 028N, GROUP A, PARCEL 017.09. A-1, AGRICULTURAL-FORESTRY DISTRICT.

Property Owner, Mr. Buttrey stated water, electric and dirt work has already been done. They are needing the accessory building to store equipment while they continue to work.

ACTION

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

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 REDENTIAL DISTRICT. DISTRICT 4.

MR. RICHARDSON, PRESIDENT PF THE COMPANY, STATED THEY ARE REQUESTING THIS VARIANCE FOR SEPTIC PURPOSES AND FUTURE POOL THAT MIGHT BE PUT IN THE BACK YARD AS WELL AS FOR BETTER LAYOUT/USE OF THE PROPERTY.

ACTION

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

VARIANCE REQUEST FOR SIDEYARD SETBACK. APPLICANT/PROPERTY OWNER, KRIS BARTHOLOMEW. LOCATED 4202 HWY 11 EAST., TAX MAP 015M, PARCEL 007.00. C-2, GENERAL COMMERCIAL DISTRICT. DISTRICT 2.

Mr. Shields stated this property does have a few hardships due to overhead power lines so he recommends granting the variance.

ACTION

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

VARIANCE REQUEST FOR A 20' FRONTYARD SETBACK. APPLICANT, BLUE WATER INDUSTRIES, PROPERTY OWNER, CLOYDES CREEK FARMS LLC., LOCATED 3695 BIG HILL ROAD., TAX MAP 052, PARCEL 027.00., A-1, AGRICULTURAL-FORESTRY DISTRICT. DISTRICT 3.

Applicant, Blue Water Industries stated they are needing a variance to be able to mine straight from the existing pit to the next parcel 027.00 to parcel 026.04. Applicant added they are also requesting to be able to excavate 30' front top of the bank.

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 6:21 PM

Chairman

Date