

workshop
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
October 11, 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 and Driveway Permits. 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
October 11, 2022
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from September 13, 2022 meeting.
3. Planned Agenda Items.
 - A. Rezoning Request for approximately 13.84 acres from C-1, Rural Center District to C-2, General Commercial District. Applicant/Property Owner, Purpose Transport, LLC. Located 6995 Davis Ferry Road., Tax Map 042, Parcel 063.00., C-1, Rural Center District. District 1.
 - B. Rezoning Request for Approximately 5 acres from A-2, Rural Residential District to M-1, General Industrial District., Applicant/Property Owner, Mitchell Hyde., Located 7431 Hwy 411 S., Tax Map 084, Parcel 044.00., A-2, Rural Residential District. Approximately 32.45 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. Private Road Acceptance Request for approximately 3125ft of N. Wilkerson Road., Tax Map 017 Parcel 086.00.
 - E. Private Road Acceptance Request for Emily's Landing Subdivision. Applicant, Robert MacAuley. Road Names: Gail Lane, Mandy Lane, Cate Lane, Emily Lane, and Lilly Lane. District 3.

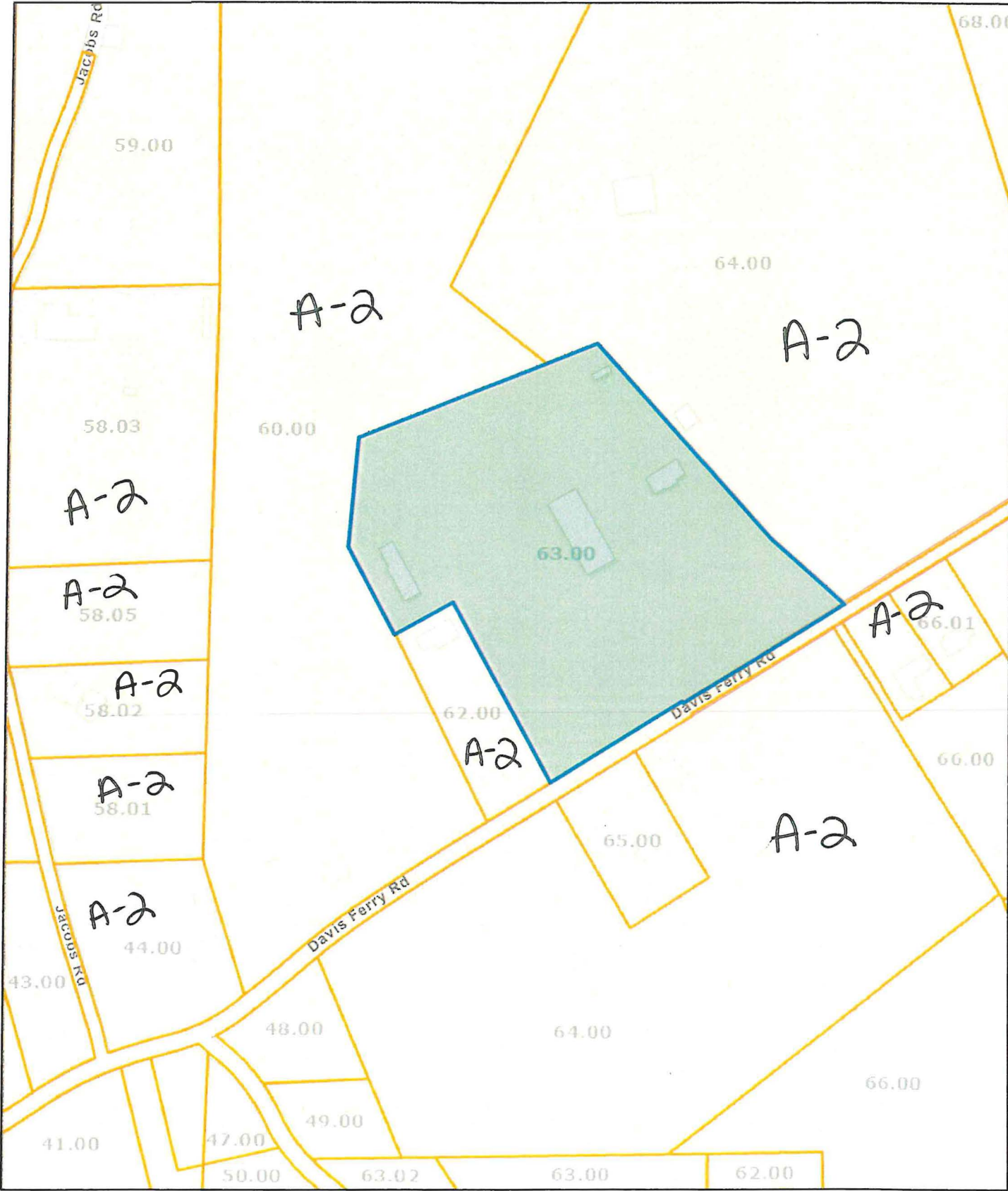
- F. Subdivision Request for 3 Lots. Applicant Christian Medders, Property Owner, Jennifer Scott and Sharon Shaver. Located 220 Webb Drive. A-1, Agriculture-Forestry District. Approximately 5.54 acres. District 1.
- G. Resolution to amend the Loudon County Zoning Resolution, Article 7, Section 7.035, Driveway Permits.
- H. Site Plan for a shell building. Applicant/Property Owner, Joseph Houck. Located on Gladstone Road. Tax Map 007A, Group A, Parcel 004.00. C-2, General Commercial District. Approximately 0.96 acres. District 5.

- 4. County Commission Action on Planning Commission Recommendations
- 5. Codes Department Building Activity Summary for September 2022 (attached)
- 6. Additional Public Comments
- 7. Update from Planning Department

Adjournment

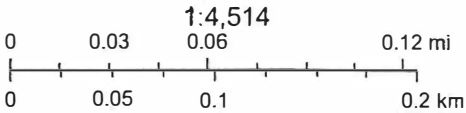
Item A.

Loudon County - Parcel: 042 063.00



Date: August 30, 2022

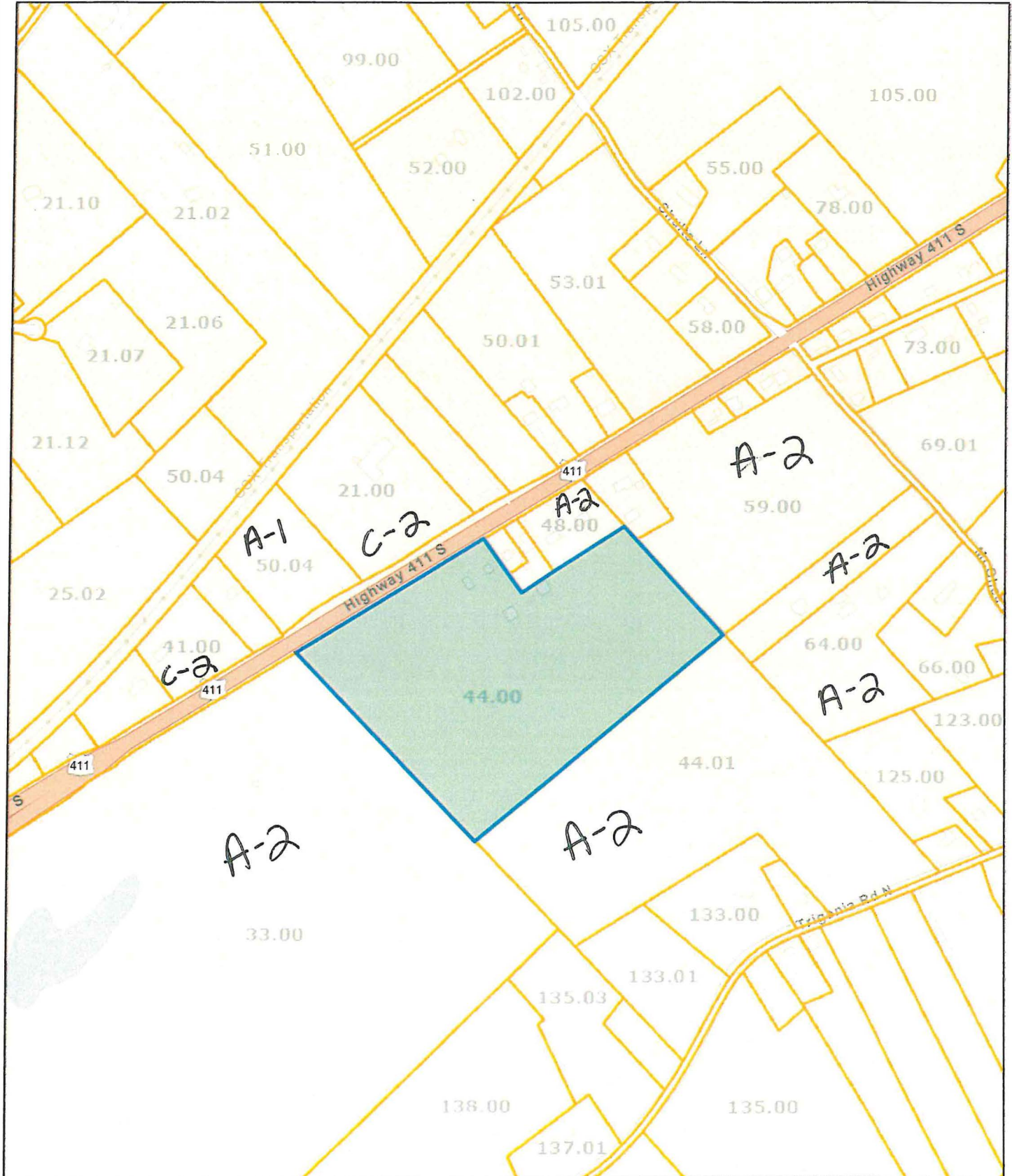
County: Loudon
Owner: CURTIS WANDA F & CURTIS



JUD. NICHOLS, JR.,
RICHMOND, VA.
JAMES W. HARRIS, JR.,
RICHMOND, VA.
JAMES W. HARRIS, JR.,
RICHMOND, VA.

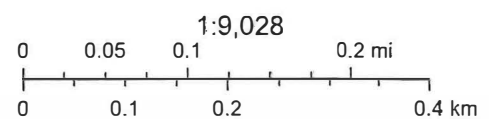
Item B.

Loudon County - Parcel: 084 044.00



Date: September 23, 2022

County: Loudon
Owner: HYDE MITCHELL



*Hwy 11 / Old Stage Rezoning
Restrictions*

Resolution to be approved as amended with the following conditions:

- 1) That the property be used for the stated purpose, Farm and Ag Equipment store, Per LCPC Minutes October 19, 2021.**
- 2) No ingress or egress from the property on Shipley Lane or Old Stage Road.**
- 3) A minimum twenty-five-foot buffer zone for all residential parcels, Martin Parcel 61, Walsh Parcel 60, Hansen Parcel 59, and Easterly Parcels 58, 58.01, 58.02**

In addition:

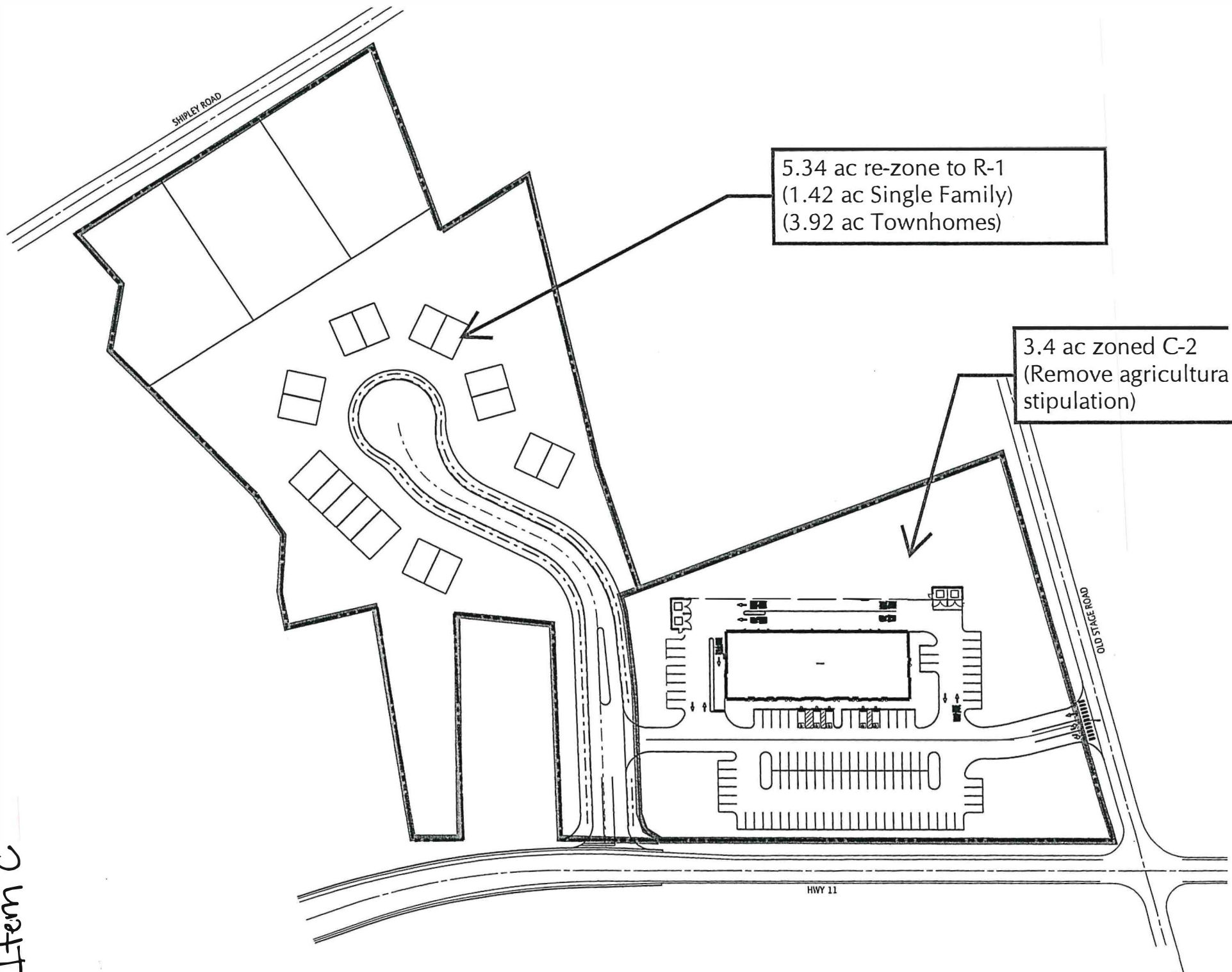
A) Martin parcel 61;

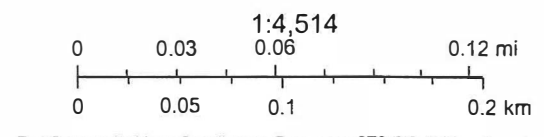
- I) Privacy fence on the west side at buffer zone**
- II) Invasive vegetation to be removed from the buffer zone and replanted with a mixture of plants to be determined,**

B) Walsh parcel 60, invasive vegetation to be removed from the buffer zone and replanted with a mixture of plants to be determined,

C) Hansen parcel 59, Easterly parcels 58, 58.01, 58.02, & Shipley Lane; invasive vegetation to be removed from the buffer zone and replanted with Leland Cypress as privacy vegetation screen.

Item C





Emilys Landing

Pickel, Billy <pickelb@loudoncounty-tn.gov>

Mon 10/3/2022 7:24 AM

To: Jenkins, James <jenkinsj@loudoncounty-tn.gov>

Mr. Jenkins,

I have inspected and can approve the street inside Emily's Landing for acceptance into the Loudon County road system. This office has inspected these roads throughout the development process and appear to meet or exceed the specifications mentioned in the Loudon County Municipal Regional Subdivision Regulations. Upon final passage of the Loudon County Commission, we will add these roads to the Road List.

If you or the Planning Commission have any questions, feel free to reach out at any time.

Drive Safely,
Billy

Billy Pickel, Road Superintendent



Loudon County Highway Department
292 Blair Bend Drive
Loudon, TN 37774
(865) 458-6940
www.loudoncounty-tn.gov

Emily's Landing Homeowners Association, Inc.

February 2022 Board Meeting

February 22, 2022

6:35 pm to 8:20 pm

Minutes

I. **Call to Order** Meeting was called to order at 6:35 pm by Michelle Noens. Present for the February 2022 board meeting were Michelle Noens, Robert MacAuley, David Dawson, Greg Reno and Wanda MacAuley.

II. **MINUTES**. January 15, 2022, minutes were reviewed. – motion to approve by David Dawson, second by Greg Reno; all were in favor.


III. **RESIDENTS' INFRACTIONS**. In January 2022, eighteen (18) households received a letter regarding violations to covenants and bylaws. Only one household hasn't complied.

IV. **BUDGET, PAID DUES**. David Dawson presented the current budget and paid dues. Due's payments are due by March 15, 2022. A letter will be mail to residents that have not paid their dues after this date. Late payments for 2022 dues will be charged interest beginning April 1, 2022 at the rate 10%, compounded annually.

V. **NEWSLETTER**. Maybe a quarterly or a monthly newsletter was suggested to keep residents informed. We will think about it and maybe work on it next month.

VI. **SECRETARY**. Since November 2021, after Connie Farmer resigned, Wanda MacAuley has been filling in the position of secretary on an interim basis. Michelle Noens, as president, offered the position to Wanda MacAuley. Wanda agreed to fill the position until next annual HOA meeting. – motion to approve by Greg Reno, second by Michelle Noens; all were in favor.

VII. **RENTALS**. It was discussed, there are two (2) rental properties in Emily's Landing at this moment. David Dawson has looked around in other neighborhoods to see how many rental properties are allowed. The average is 10%, which it means to our neighborhood only 8 houses (81 houses x 10%) can be rental properties. We would like to amend the convents at the next annual meeting to reflect this subject.

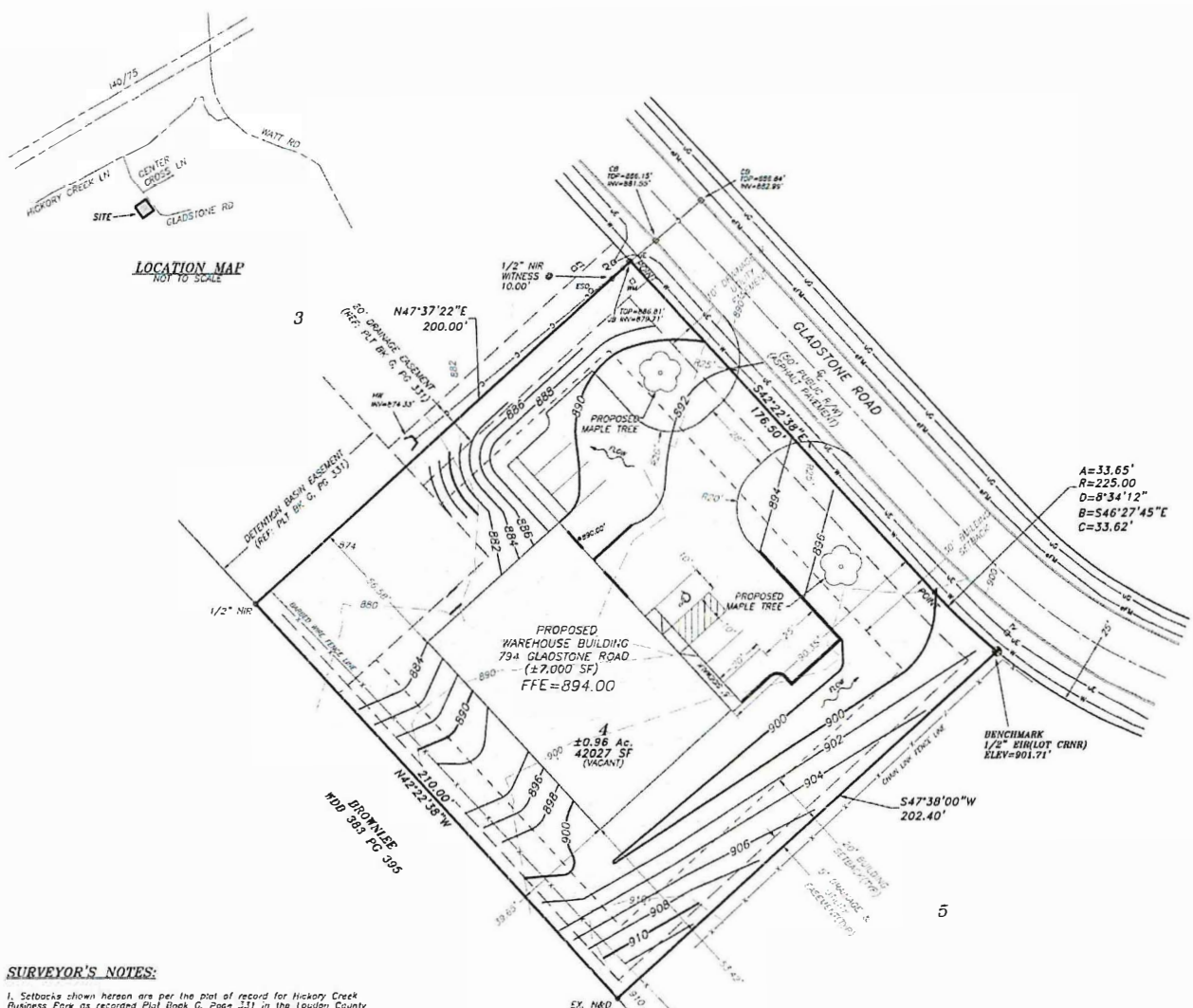
 VIII. **NEIGHBORHOOD ROADWAY**. Michelle Noens made a motion to turn the roads in the subdivision over to the county. Fee is approximately \$200 to file. Robert MacAuley will go to the county and file the paperwork. Motion to approve by Michelle Noens, second by Greg Reno; all were in favor.

XIII. **FINAL THOUGHTS**. Next meeting will be in March 2022.

XIV. **ADJOURNMENT**. Meeting at Robert MacAuley's residence was adjourned at 8:20 pm. This serves as the February 2022 board meeting.

Item H.

16/2/2022 12:25:37 AM, 10/10/2022



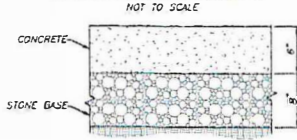
LEGEND:

- DIR EXISTING IRON ROD
- NIR NEW IRON ROD
- H&D NAIL & DISK
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- Ac= ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- MRB MISC. RECORD BOOK
- PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CATCH BASIN
- C CENTERLINE
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- FH FIRE HYDRANT
- SIGN (POST)
- TEMPORARY BENCHMARK
- TR TELEPHONE RISER/PEDESTAL
- TV TELEPHONE VAULT
- WV WATER VALVE
- WATER METER
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- CONCRETE CURB
- CORRUGATED METAL PIPE (CMP)
- CE FENCE LINE
- ELC ELECTRIC LINE (EXISTING U/G)
- ELP ELECTRIC LINE (PROPOSED SERVICE)
- UGL UNDERGROUND (U/G) GAS LINE
- WL WATER LINE (EXISTING)
- WSP WATER SERVICE LINE (PROPOSED)
- SFL SEWER SERVICE LINE (PROPOSED)
- SFM SEWER FORCE MAIN (EXISTING)
- R/R RAIL LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING 100' CONTOUR
- SET FENCE (EROSION CONTROL)

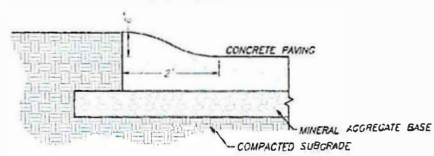
**DETAIL "C"
TYPICAL HANDICAP
PARKING SIGN**



**DETAIL "A"
TYPICAL HEAVY DUTY
CONCRETE PAVEMENT**



**DETAIL "B"
INTEGRAL CONCRETE CURB**

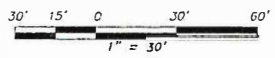


SURVEYOR'S NOTES:

1. Setbacks shown hereon are per the plat of record for Hickory Creek Business Park as recorded Plat Book G, Page 331 in the Loudon County register of deeds office.
2. Topographic Survey taken on a random basis using an electronic total station. 2 foot Contour Interval shown. Elevations shown hereon are based on the NAVD 1986.
3. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
4. Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by Loudon City Utility Board. All underground locations shown hereon are approximate. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider.
5. This topographic survey is not intended to represent a Boundary or General Property Survey as defined in Chapter 48-20-3-07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-1B-106(c).

OWNER OF RECORD:

JOSEPH A. HOUCK CONSTRUCTION CO., INC.
P.O. BOX 24351
KNOXVILLE, TN 37933
DISTRICT 5, LOUDON COUNTY
WDB 427 PG 104
TAX MAP 7A 74" PARCEL 4.00
PLAT REF: BOOK G - PAGE 331



STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 365-934-3905
FAX: 365-911-2815
www.sterling-us.com

SITE PLAN
HICKORY CREEK
BUSINESS PARK
 794 GLADSTONE RD., LENOIR CITY, TN 37772



SHEET
CP

DESIGNED: SDJ
DRAWN: SDJ
CHECKED:
DATE: 4/27/22
SCALE: 1" = 30'
DRAWING 7159A-CF
PROJECT NO. SEI#7159A

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

Members Present	Members Absent	Others Present
Carlie McEachern	Leon Shields	Kalie Harris, Planning
Ryan Bright	Keith Buckles	Greg Montooth, Planning
Jimmy Williams		James Jenkins, Codes
Mike Waller		Kelly Marsh
Jim Brooks		John Martin
John Napier, Chairman		Etsuko Martin
Pam McNew, Secretary		James Everett
Todd Kennedy		Jackie Price
		Ron Woody
		Marion Hensen
		Richard LeMay
		Alan Sefton
		Cindy Queener Muir

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 AUGUST 9, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

Mr. McEachern made a motion to approve the minutes from August 9th seconded by Mrs. McNew and unanimously approved.

SUBDIVISION REQUEST FOR 6 LOTS INTO 1 LOT. APPLICANT, ALAN BARNARD, PROPERTY OWNER, DERRICK & DANA KEEBLE., LOCATED 690 RUDD ROAD., TAX MAP 080H, GROUP A, PARCELS 003.00- 008.00., C-1, RUAL CENTER DISTRICT. APPROXIMATELY 0.754 ACRES. DISTRICT 3.

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

ACTION

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

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 EAST.,

TAX MAP 062, PARCEL 007. C-2, GENERAL COMMERCIAL DISTRICT.
APPROXIMATELY 8.74 ACRES. DISTRICT 2.

Engineer on the property, stated that the plan is to have half of the property be commercial and the other half residential. The engineer added that the layout that is currently provided is just a preliminary drawing, but the grading of the property would determine the density. Mr. Shaver, the commissioner in the district expressed his concerns with the accesses on and off Old Stage Road and Shipley Lane. Mr. Shaver added that their plan for the commercial portion off Hwy 11 is also a major concern. Mr. Price, a resident in the area, expressed his concerns with the width of the road is about 12 and a half feet. Mr. Price added he is concerned about the speed limit on Shipley Lane. He added that the condition of the road would be a safety concern and wouldn't be suitable for this type of development. Mr. McEachern stated there needs to be more information on the intended use of the property for a decision to be made.

ACTION

A motion was made to table the request by Mr. Bright, seconded by Mr. McEachern and unanimously tabled until the next meeting.

ROAD CLOSURE REQUEST FOR WILKERSON ROAD. APPLICANT/PROPERTY
OWNER, WESTSIDE FARMS, LLC. TAX MAP 017 PARCELS 085.01 & 086.00. DISTRICT
2.

Mr. Jenkins stated that Mr. Sefton, the property owner, in 2017 presented this subdivision plat that resented a new county road to be constructed. Mr. Jenkins stated what they are wanting to do is abandon that road to get their final plat approved. Mr. Jenkins added their goal is to adopt the new road into the county road system and get this plat approved. Mr. Jenkins stated there has been discussion of trying to make a turn around at the bottom of the hill but when it was first reviewed that was documented or approved. Mr. Jenkins added that the past and new road superintendent is in favor to abandon this new section of the road and adopting the new road into the system. Mr. McEachern stated that he spoke with the current road superintend and he thought that maybe there could be hammer-head turn around at the end of the road. Mr. LeMay, the surveyor, stated there is not a good place for that. Mr. McEachern expressed his concerns with how a fire truck would get down that road. Mr. Jenkins clarified that he has received letters of acceptance and approval.

ACTION

6 approved, 1 denied

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS
None

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

ADDITIONAL PUBLIC COMMENTS
None

ADJOURNMENT
Adjourned at 6:27 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	59	\$54,881	\$16,167,880	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	625	\$566,067	\$167,707,994	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

35 single-family building permits issued for September, 2022

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
October 11, 2022
5:30 PM

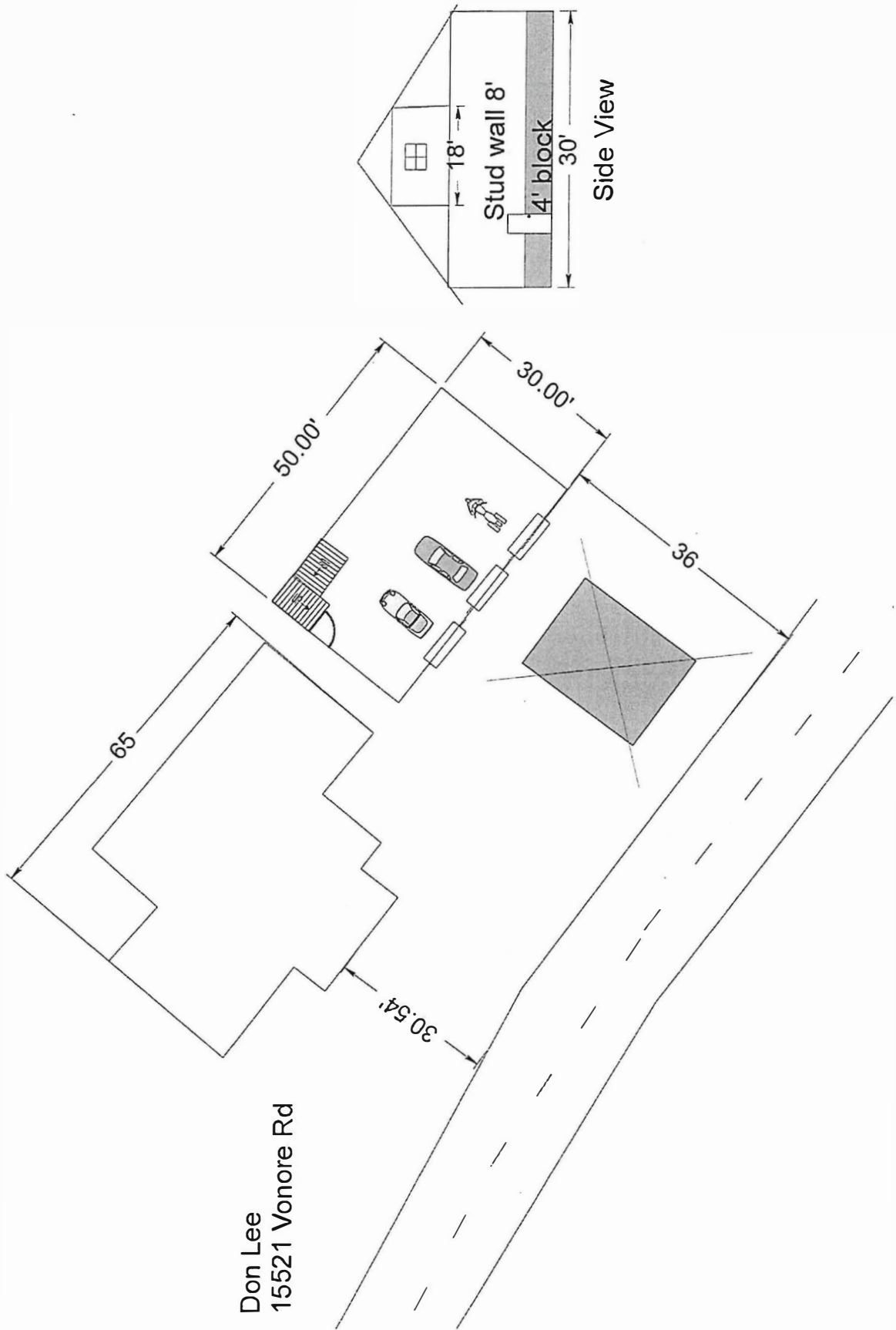
Immediately following the Planning Commission Meeting

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approval Minutes from September 13, 2022 meeting.
4. Planned Agenda Items.
 - A. Variance Request to occupy existing dwelling while the construction of new dwelling takes place. Applicant/Property Owner, Daniel Pierre. Located 11237 Vonore Road. Tax Map 050 Parcel 198.00. C-1, Rural Center District. Approximately 1.01 acres. District 1.
 - B. Variance Request for a 4' frontyard setback to build a garage adjacent to existing dwelling. Applicant/Property Owner, Donald Lee. Located 15521 Vonore Road. Tax Map 050 Parcel 217.00. A-2, Rural Residential District. Approximately 5.91 acres.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

TN

Ten





MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
September 13 2022

Immediately following the Planning Commission Meeting

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

CALL TO ORDER

Mr. McEachern, called to order at 6:34 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM AUGUST 9, 2022 MEETING

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

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.

Mr. Jenkins stated that this property was just recently rezoned and now all they are requesting in the special exception.

ACTION

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

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 REDENTIAL DISTRICT. DISTRICT 3.

PROPERTY OWNER, MR. CARTER, STATED THAT HE HAS A SURVEY DONE ON HIS PROPERTY BECAUSE THEY WERE IN THE PROCESS OFF BUILDING A HOME. HE STATED THAT HE DIDN'T REALIZE THE SURVEYOR HAD MADE A MISTAKE UNTIL HE SPOKE WITH MR. JENKINS.

ACTION

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

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., R-1, RURAL RESIDENTIAL DISTRICT. DISTRICT 3.

Mr. McEachern question Mrs. Cranston on how long they would be living in the RV. Mrs. Cranston stated her contractor said 8-12 months.

ACTION

Mr. Brooks made a motion to grant the variance request for 1 year. (October 31, 2023) seconded by Mr. Bright and unanimously approved.

SPECIAL EXCEPTION TO BUILD A LUXUARY 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.

Mr. Brooks questioned why access off wade road? Applicant, Mr. Watson, stated he hasn't even purchased the property yet and hasn't even looked into access off hwy 72. Mr. Brooks stated that you couldn't go in off Wade Road, it is only 10ft wide. Residents in the area expressed the concern with having access off Hwy 72 as well because the need for a traffic light.

ACTION

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

SPECIAL EXCEPTION TO BUILD A STORAGE FACILITY. APPLICANT/PROPERTY OWNER, AMERICAN GARAGE STORAGE, INC. LOCATED 3899 VINEYARD ROAD., TAX MAP 036, PARCEL 095.00., C-2, GENERAL COMMERCIAL DISTRICT. DISTRICT 3.

Property Owner, Mr. Gaddis stated that he recently got this property rezoned and now he needs the special exception to be able to do a storage facility.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:53 PM

Chairman

Date