

workshop
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
December 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 Detention Ponds. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

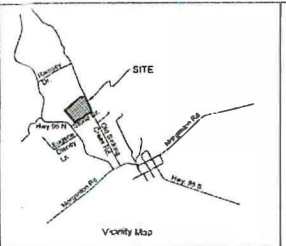
AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
December 13, 2022
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from November 8, 2022 meeting.
3. Planned Agenda Items.
 - A. Subdivision Request for 4 lots. Applicant, Mike Ogle, Property Owner, Beryl McCollum., Located 671 Stone Drive., Tax Map 070, Parcel 023.00., A-1, Agricultural-Forestry District. District 3.
 - B. Commercial Site Plan. Applicant/Property Owner, Joseph Everett. Located 7442 Hwy 411 S. Tax Map 084, Parcel 050.03., C-2, General Commercial District. District 3.
 - C. Rezoning Request from A-2 to C-2. Applicant, Property Owner, Lisa & Thomas Gontarski., Tax Map 025, Parcel 009.00. Located at Interstate Lane., A-2, Rural Residential District. District 2.
 - D. Final Plat Approval. Applicant, Richard LeMay, Property Owners, Westside Farms, LLC. Located 2020 Wilkerson Road. Tax Map 017, Parcel 090. A-2, Rural Residential District. District 6.
 - E. Resolution to amend the Zoning Resolution, Article 5, Section 5.046, M-1, General Commercial District.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for November 2022 (attached)
6. Additional Public Comments

7. Update from Planning Department

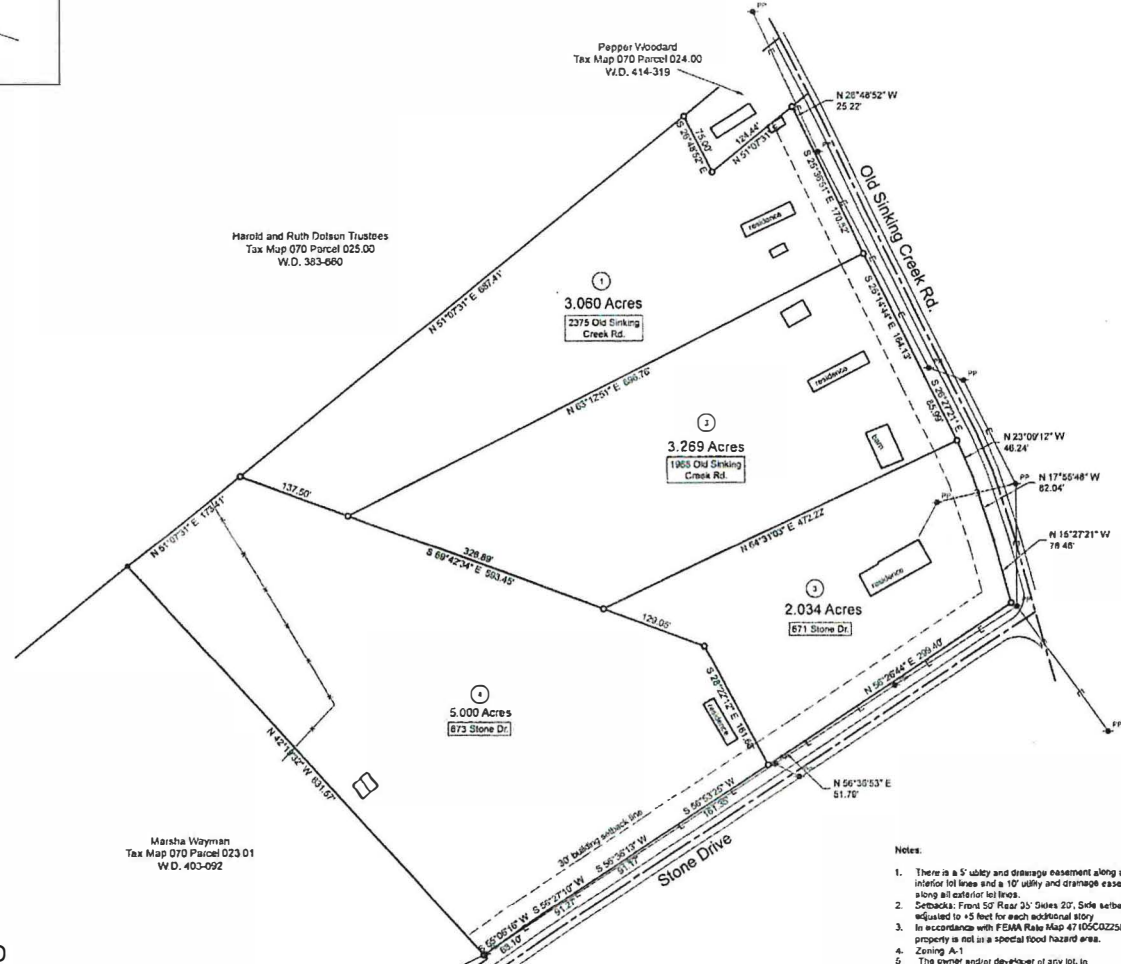
Adjournment

Item A.



LEGEND

- These standard symbols will be found in the drawing.
- 1/2" IRP Iron Rod Found
- 1/2" IRP Iron Rod Set
- IPF Iron Pipe Found
- point not monumented
- W.D. Warranty Deed
- R.B. Record Book
- PP Power Pole
- Overhead Electric
- Centerline of Road
- Building Setback Line



PRELIMINARY
for review only

Jan 1 Owner:
MCCOLLUM BERYL ETUX
JUANITA WOLFE
0 BOX 200
GREENBACK, TN 37742

Notes.

1. There is a 5' utility and drainage easement along all interior lot lines and a 10' utility and drainage easement along all exterior lot lines.
2. Setbacks: Front 50' Rear 25' Sides 20'. Side setbacks required to +5 feet for each additional story.
3. In accordance with FEMA Risk Map 47105C0225D the property is not in a special flood hazard area.
4. Zoning A-1
5. The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, or conducting any development or use that will disturb earth on the lot, shall reserve and maintain area sufficient for primary, secondary (and tertiary when applicable) septic field lines appropriate to the size and use of buildings and other development or activities. The Loudon County Environmental Health Department should be consulted prior to any construction to determine appropriate area to be reserved undisturbed for septic field use.

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 _____ 20____
City or County Health Officer or his Authorized Representative

Certificate of Approval of Road Names and Priority Numbers (E-011)
I hereby certify that (1) the names of existing public roads shown on the subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the priority numbers of the lots shown on this plat are in accordance with the E-011 System.

Date _____ 20____
E-011 Authority

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

Date _____ 20____
(Road Engineer/Highway Commission)

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 manufacturing location must be approved and an SSD system permit issued by the Division of Ground Water Protection, Water Dept., state fees, underground utilities and driveway should be located as close property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void the approval.

Environmental Specialist _____ Date _____
Division of Ground Water Protection

Certificate of Accuracy
I hereby certify that this is a Category 1 survey and the date of preparation of the underlying survey is not less than 1,000,000 square feet and that the plan shown is a true and correct survey as the accuracy required by the Board County Planning Commission Regulations, and that the measurements have been placed in a known horizon to the subdivisions of the Board County Subdivision Regulations and is in accordance with the current Tennessee Minimum Standards of Practice.



Michael L. Oyle
Tennessee Registered Surveyor # 140
235 John Bowler Dr., Maryville, TN 37801
Phone (603) 981-3723

Certification of Ownership and Description
I, the undersigned, certify that I am the owner and the contents of the property shown and described herein and that I hereby adopt this plan of subdivision with my (our) best interest, establish the minimum building restriction lines, and describe all rights-of-way, streets, utility easements, parks and other open spaces to public or private use as noted.

owner 1 _____ Date _____
owner 2 _____ Date _____

Certificate of Approval for Recording
I hereby state that this plan has been found to comply with the subdivision requirements for the planning map, with the exception of such variance, if any, which are noted. All requirements have been satisfied as an accurate survey, justified in order to assure completion. This plat is approved for recording in the office of the County Register.

Date _____ 20____
Secretary, Regional Planning Commission

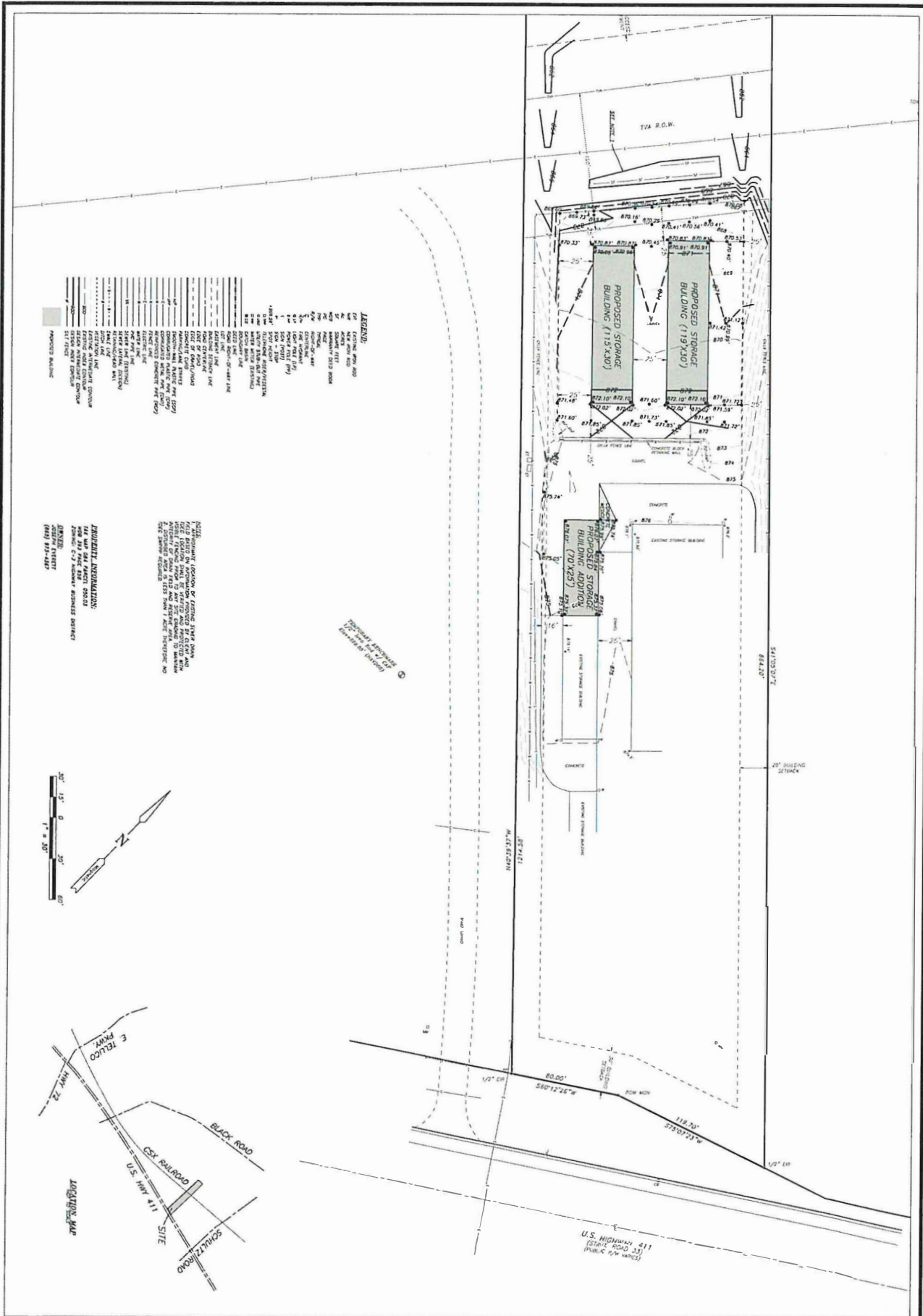
**A Subdivision of the
Juanita Wolfe McCollum Estate**

Civil District 3, Loudon County, Tn.
Tax Map 070 Parcel 023.00
Reference Deed Book 085 Page 083

Zoning A-1
Scale 1" = 100' Date 05-23-2022
4 Lots 13.363 acres



Item B.

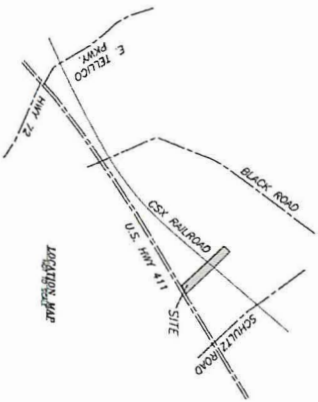


- LEGEND:**
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 - CP 2.00

PROPOSED ADDITIONAL STORAGE BUILDING ADDITION (70'x225')

PROPOSED STORAGE BUILDING (119'x200')

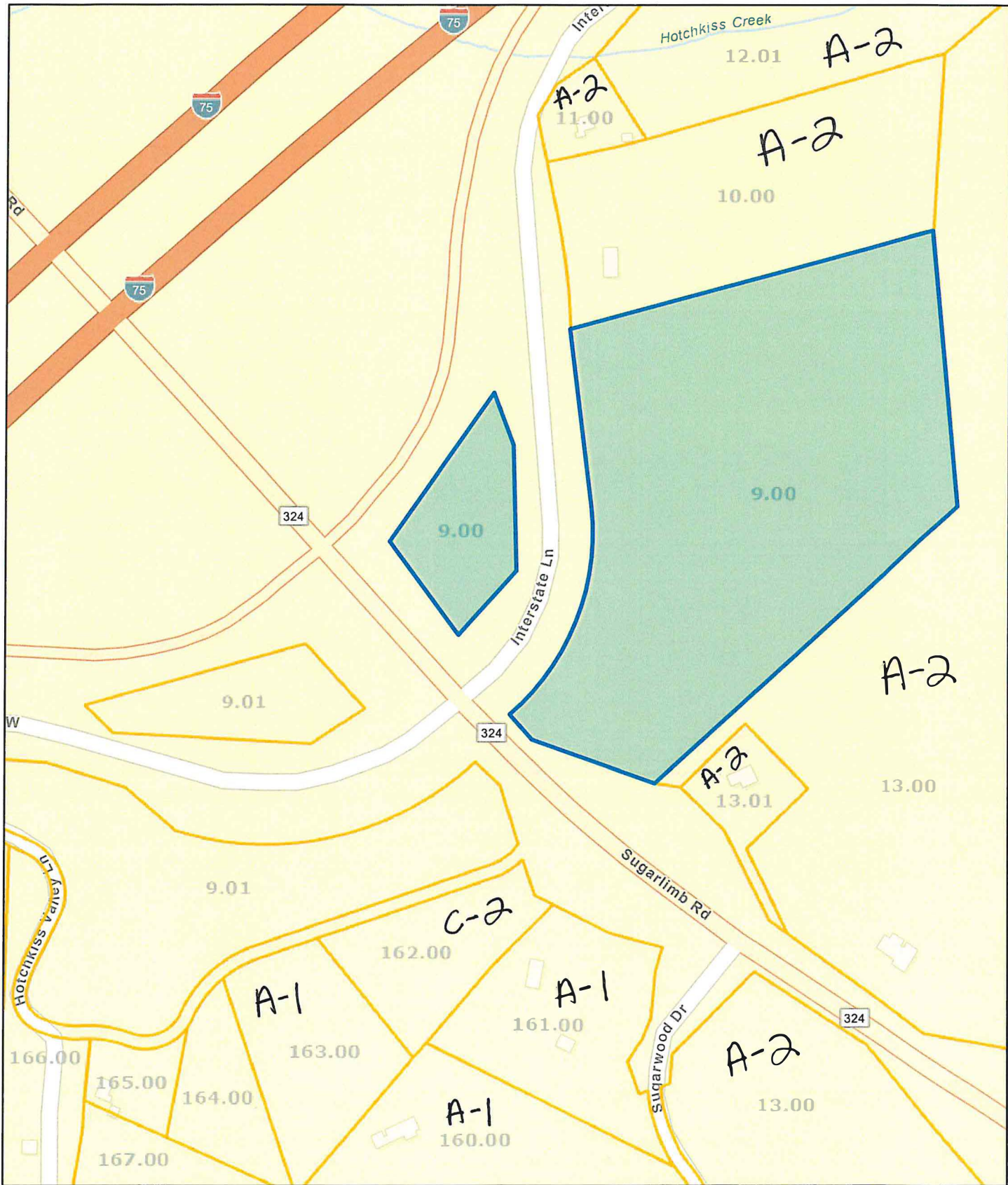
PROPOSED STORAGE BUILDING (119'x200')



<p>STERLING CIVIL ENGINEERING CONSULTING LAND SURVEYING LAND PLANNING</p>		<p>SITE PLAN PROPOSED ADDITIONAL STORAGE FACILITIES JOSEPH EVERETT</p>		<p>LOUDON, TN</p>																			
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	BY	REVISIONS																<p>CP.1.1</p> <p>DATE: 10/26/22</p> <p>SCALE: 1" = 30'</p> <p>PROJECT: 6276A.CP</p> <p>SHEET: 6276A.CP</p> <p>SET: 6276</p>		<p>STERLING CIVIL ENGINEERING CONSULTING LAND SURVEYING LAND PLANNING</p> <p>101 N. 4th St. Nashville, TN 37203 Phone: 615.259.1111 Fax: 615.259.1112 www.sterling-engineering.com</p>	
DATE	BY	REVISIONS																					

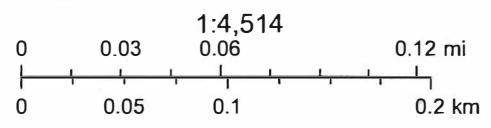
Item C.

Loudon County - Parcel: 025 009.00



Date: December 5, 2022

County: Loudon
 Owner: GONTARSKI THOMAS ANTHONY &
 Address: INTERSTATE LN
 Parcel Number: 025 009.00
 Deeded Acreage: 19.79
 Calculated Acreage: 19.79



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Item D.

DEPARTMENT OF REVENUE AND COMMERCE
 STATE OF TENNESSEE
 DIVISION OF REVENUE AND COMMERCE
 1000 BUREAU BUILDING
 NASHVILLE, TENNESSEE 37203

DEPARTMENT OF REVENUE AND COMMERCE
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DEPARTMENT OF REVENUE AND COMMERCE
 STATE OF TENNESSEE
 DIVISION OF REVENUE AND COMMERCE
 1000 BUREAU BUILDING
 NASHVILLE, TENNESSEE 37203

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FLOOD ZONE
 The property here shown is ZONED "R-1" and is in a flood zone. The flood zone is shown on the attached map and is subject to the provisions of the Flood Control Act of 1938, as amended.



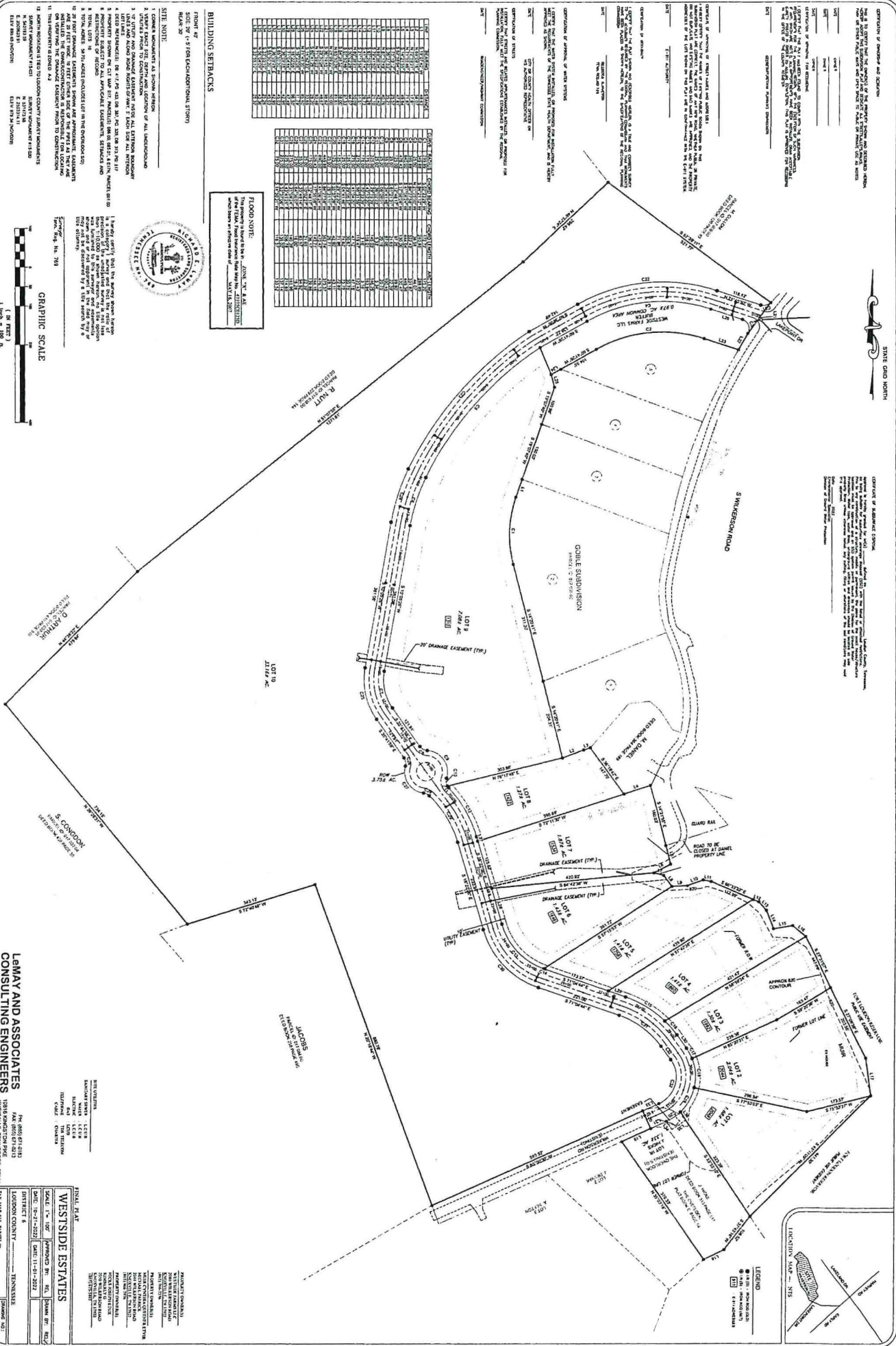
I hereby certify that the above shown map is a true and correct copy of the original map as filed in my office and is subject to the provisions of the Flood Control Act of 1938, as amended.

Survey No. 793



STATE ROAD NORTH

DEPARTMENT OF REVENUE AND COMMERCE
 STATE OF TENNESSEE
 DIVISION OF REVENUE AND COMMERCE
 1000 BUREAU BUILDING
 NASHVILLE, TENNESSEE 37203



Not Correct

LMAY AND ASSOCIATES
 CONSULTING ENGINEERS

10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921
 TEL: 423-511-1111

WESTSIDE ESTATES
 LONDON COUNTY
 TENNESSEE

DATE: 05-21-2022
 APPROVED BY: [Signature]
 DRAWN BY: [Signature]

SCALE: 1" = 100'
 SHEET: 11-01-2022

PROJECT: 6
 LONDON COUNTY
 TENNESSEE

PROPERTY OWNER:
 WESTSIDE ESTATES
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921

PREPARED BY:
 LAMAY AND ASSOCIATES
 CONSULTING ENGINEERS
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921

DATE: 05-21-2022
 SHEET: 11-01-2022

PROJECT: 6
 LONDON COUNTY
 TENNESSEE

PROPERTY OWNER:
 WESTSIDE ESTATES
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921

PREPARED BY:
 LAMAY AND ASSOCIATES
 CONSULTING ENGINEERS
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921

DATE: 05-21-2022
 SHEET: 11-01-2022

PROJECT: 6
 LONDON COUNTY
 TENNESSEE

PROPERTY OWNER:
 WESTSIDE ESTATES
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921

PREPARED BY:
 LAMAY AND ASSOCIATES
 CONSULTING ENGINEERS
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921

DATE: 05-21-2022
 SHEET: 11-01-2022

PROJECT: 6
 LONDON COUNTY
 TENNESSEE

PROPERTY OWNER:
 WESTSIDE ESTATES
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921

PREPARED BY:
 LAMAY AND ASSOCIATES
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DATE: 05-21-2022
 SHEET: 11-01-2022

PROJECT: 6
 LONDON COUNTY
 TENNESSEE

PROPERTY OWNER:
 WESTSIDE ESTATES
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921

PREPARED BY:
 LAMAY AND ASSOCIATES
 CONSULTING ENGINEERS
 10318 WINDGSON PARK
 KNOXVILLE, TENNESSEE 37921



LEGEND
 ● (1) - SHOWN
 ● (2) - SHOWN
 ● (3) - SHOWN

INDICATED AREA - NIS

EXISTING

PROPOSED

REMOVED

ADJACENT

ADJACENT

MINUTES
 LOUDON COUNTY
 REGIONAL PLANNING COMMISSION
 November 8, 2022
ACTION

Members Present	Members Absent	Others Present
Leon Shields	Jimmy Williams	Kalie Harris, Planning and Codes
Ryan Bright	John Napier, Chairman	Phil Bunch, Planning and Codes
Keith Buckles	Todd Kennedy	James Jenkins, Planning and Codes
Mike Waller		James A Hair
Jim Brooks		Jeff & Victoria Channell
Pam McNew, Secretary		Robert Renner
		Phillip Dover
		Jeff Nelson
		David Worley

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chairman, Ryan Bright, called the meeting to order at 5:30 PM. Lead the Pledge of Allegiance.

ROLL CALL AND APPROVAL OF MINUTES FROM OCTOBER 11, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

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

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT, ERIC MICKELIUNAS, PROPERTY OWNER, IBARRA JOSE ANTONIO., LOCATED 500 CLEAR BRANCH ROAD., TAX MAP 049 PARCEL 031.07., A-2, RUAL RESIDENTIAL DISTRICT. DISTRICT 1.

Mr. Jenkins stated that he has contacted the surveyor with one correction that needs to be made and that being the lot size for lot 2. He added everything looks to be in order.

ACTION

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

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT/PROPERTY OWNER, KATIE KUTSERA. LOCATED 3770 OLD GREENBACK., TAX MAP 027, PARCEL 134.00., A-2,

RURAL RESIDENTIAL DISTRICT. DISTRICT 3.

Surveyor, Mr. Hair stated originally the survey was made to divide the property into two lots. Now the owners are wanting to divide the property into three and just needs the approval.

ACTION

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

SUBDIVISION REQUEST FOR 5 LOTS. APPLICANT, JUSTIN KENNEDY, PROPERTY OWNER, P M INVESTMENT GROUP OF TENNESSEE., LOCATED 130 FOSTER ROAD., TAX MAP 020 PARCEL 126.00. R-1, SUBURBAN RESIDENTIAL DISTRICT. DISTRICT 2.

Mr. Jenkins stated that each lot will in fact have its own road frontage and everything looks to be in order.

ACTION

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

REVISE FINAL PLAT. APPLICANT, JAMES LOVEDAY, PROPERTY OWNER, HERITAGE LAND DEVELOPMENT PARTNERS, LLC. LOCATED THE GROVE AT CHATUGA COVES SUBDIVISION. TAX MAP 068G, GROUP F, PARCELS 024.03 & 025.00. R-1 PUD, SUBURBAN RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT. DISTRICT 1.

Property Owner stated that the purpose of the change of the final plat is to change the square footage of the lots to be able to create the 34th lot.

ACTION

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

COMMERCIAL SITE PLAN. APPLICANT, ROBERT RENNER, PROPERTY OWNER, RENNER 4, LLC. LOCATED 6651 HWY 411 SOUTH GREENBACK. TAX MAP 080, PARCEL 058.00. C-1, RURAL CENTER DISTRICT. DISTRICT 3.

Property Owner, Mr. Renner stated the plan is to have an 18-hole mini golf course. Mr. Bright questioned what his plan would be for the parking lot. Mr. Renner stated the whole parking lot will be paved with four handicap parking spots. The plan will either be to have steps up the hill to the Rocky's Ice Cream place or we will just put grass down for visitors. Mr. Renner stated that the mini golf course will have its own entrance and parking lot.

ACTION

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

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

Mr. Waller made a recommendation for Mr. Brooks to become Chairman of the Loudon County Board of Zoning Appeals (BZA) board and Mr. Bright to become Vice Chairman seconded by

Mr. Shields and unanimously approved.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR NOVEMBER 2022
(ATTACHED)

None

ADDITIONAL PUBLIC COMMENTS

None

ADJOURNMENT

Adjourned at 5:45 PM

Chairman

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	47	\$34,256	\$9,953,647	82	\$64,474	\$18,168,016	68	\$43,878	\$11,882,149	59
November	47	\$41,254	\$12,367,882	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	719	\$641,577	\$190,029,523	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

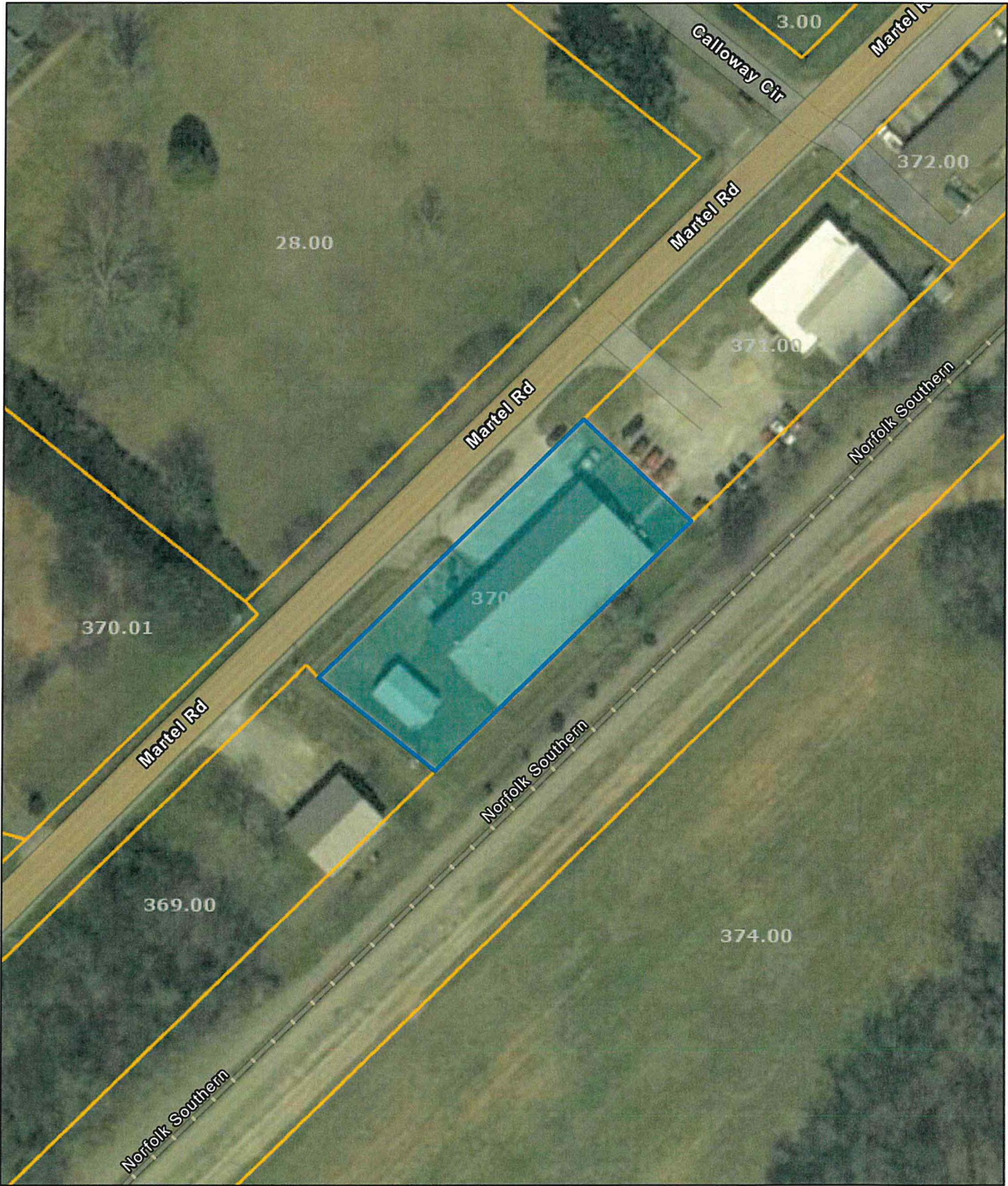
23 single-family building permits issued for November, 2022

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
December 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 November 8, 2022 meeting.
4. Planned Agenda Items.
 - A. Variance Request for a 10' sideyard setback. Applicant/ Property Owner, Mark Scheuer. Located 9800 Martel Road., Tax Map 016, Parcel 370.00., C-2, General Commercial District. District. District 2. Approximately 0.53 Acres.
 - B. Special Exception to replace home without road frontage. Applicant/Property Owner, Marica Barnard., Located 5101 Big Sandy Road., Tax Map 053, Parcel 007.00. A-1, Agricultural- Forestry District. District 4. Approximately 24.67 Acres.
 - C. Variance Request for a 10' frontyard setback. Applicant/Property Owner, Manuel Vega., Located 1769 Cedar Circle., Tax Map 016F, Group A, Parcel 019.00., R-1, Suburban Residential District. District 2. Approximately 0.50 Acres.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

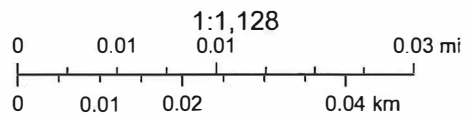
Item A.

Loudon County - Parcel: 016 370.00



Date: December 5, 2022

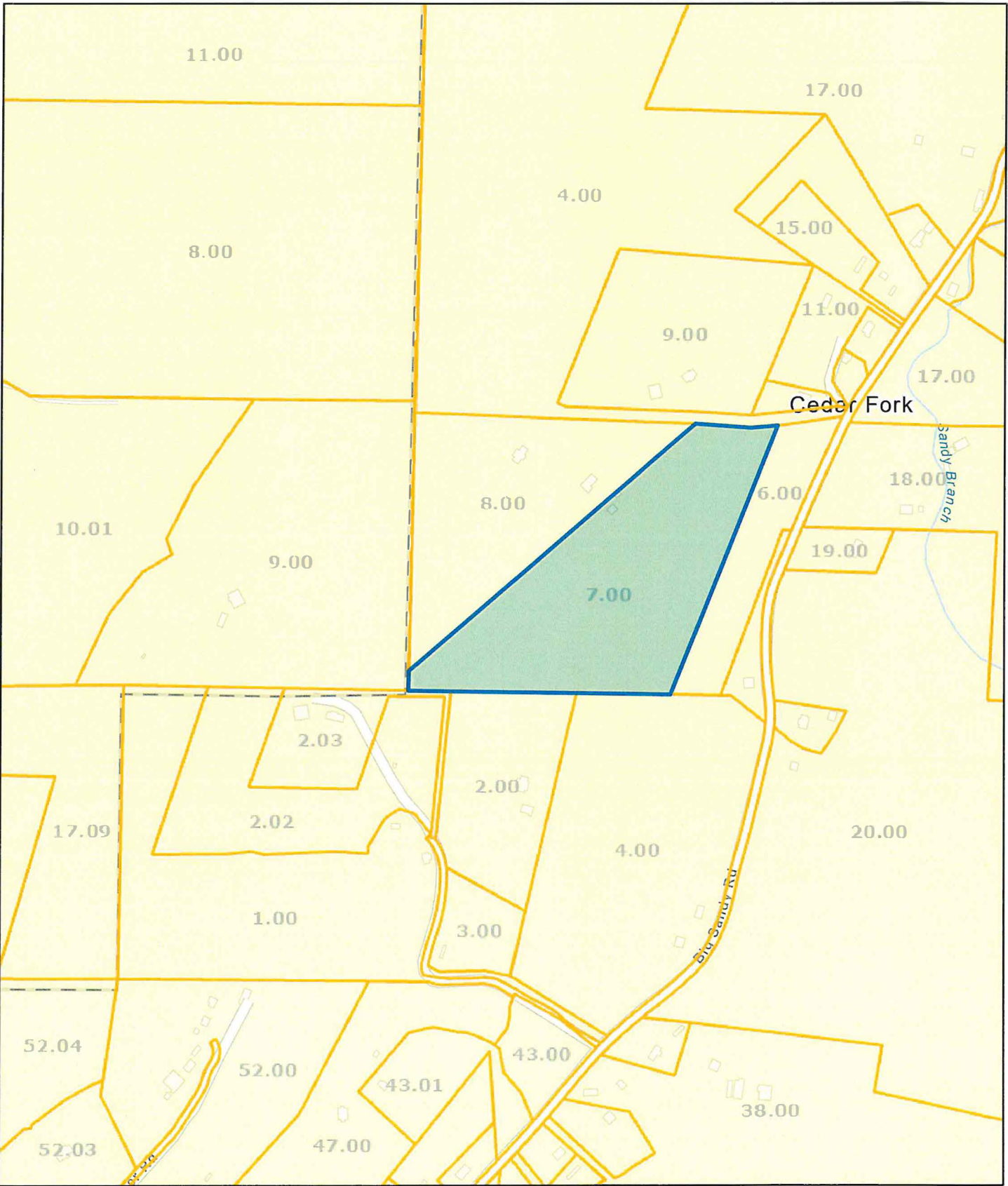
County: Loudon
 Owner: SCHEUER MARK STEPHEN
 Address: MARTEL RD 9800
 Parcel Number: 016 370.00
 Deeded Acreage: 0.53
 Calculated Acreage: 0



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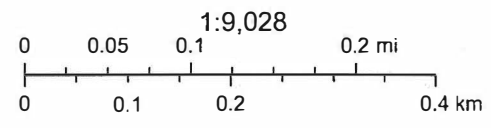
Item B.

Loudon County - Parcel: 053 007.00



Date: December 5, 2022

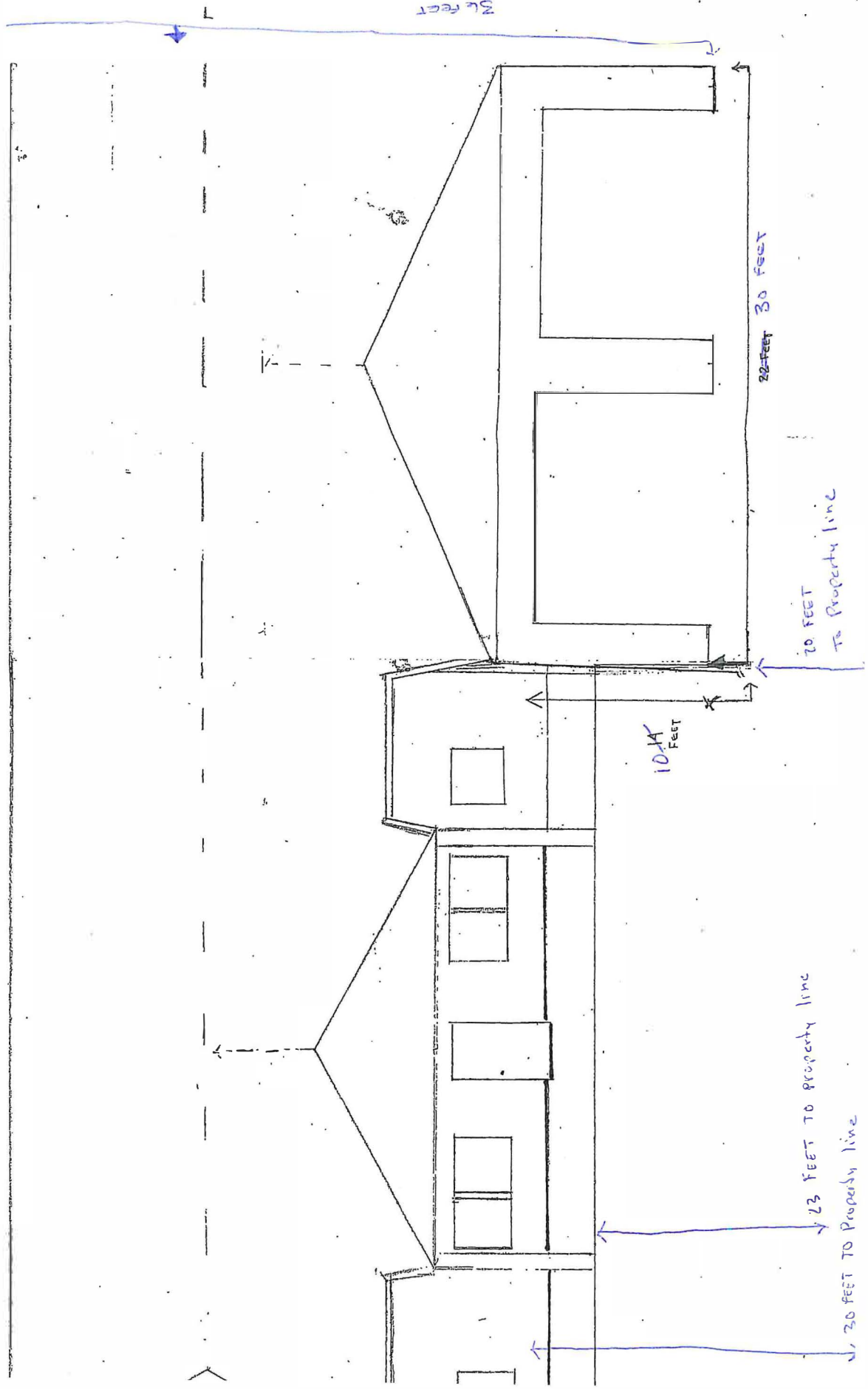
County: Loudon
 Owner: FAULKNER ERNEST L &
 Address: BIG SANDY RD 5101
 Parcel Number: 053 007.00
 Deeded Acreage: 24.67
 Calculated Acreage: 0



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Item C.

Total Length 36 Feet
to be attached to
the carport on the
side



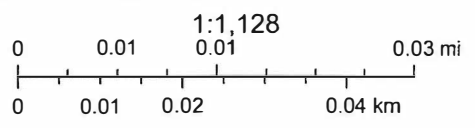
Item C.

Loudon County - Parcel: 016F A 019.00



Date: December 5, 2022

County: Loudon
Owner: VEGA MANUEL ALEJANDRO ETUX
Address: CEDAR CIR 1769
Parcel Number: 016F A 019.00
Deeded Acreage: 0
Calculated Acreage: 0.5



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unanimously approved.

VARIANCE REQUEST FOR A 10' FRONTYARD SETBACK. APPLICANT/PROPERTY OWNER, JEFF NELSON. LOCATED 785 DUNRIDGE LANE., TAX MAP 021L, GROUP A, PARCEL 057.00. A-2, RURAL RESIDENTIAL DISTRICT. APPROXIMATELY 1.70 ACRES.

Property owner, Mr. Nelson stated that the variance request is needed because his plan is to have a walk-out basement off the back of their home but due to the large slope of the property they wouldn't be able to do that without this variance. Mr. Waller stated that there is a hardship due to the slope of the land.

ACTION

Mr. Waller made a motion to approve this request seconded by Mr. Shields and unanimously approved.

VARIANCE REQUEST FOR A 17' REARYARD SETBACK. APPLICANT/PROPERTY OWNER, PHILLIP DOVER., LOCATED 101 MEADOW DRIVE., TAX MAP 016J, GROUP E, PARCEL 023.00. R-1, SUBURBAN RESIDENTIAL DISTRICT, DISTRICT 6. APPROXIMATELY 0.53 ACRES.

Property Owner, Mr. Dover stated they are wanting to build a deck off the back of their house that would be in 10' of the property line in the rear. Mr. Dover added that the back yard slopes about 3'. Mr. Dover clarified the existing deck will be removed. Mr. Jenkins stated that the 1 call he received about this variance they had no concern. Mr. Shields questioned if there was anything that separated him and his neighbors. Mr. Dover stated on their plans they have proposed a 6' privacy fence that will be vinyl. The fence will be on top of the deck. Mr. Waller question if the deck would cover the drain field. Mr. Dover replied that it would but there will be an access hatch that will allow us to have it pumped.

ACTION

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

SPECIAL EXCEPTION TO CONSTRUCT AN ACCESSORY BUILDING ON PROPERTY WITHOUT DWELLING. APPLICANT/PROPERTY OWNER, JEFFERY CHANNELL., LOCATED 1311 RAUSIN ROAD., TAX MAP 066, PARCEL 043.09. A-1, AGRICUTRAL-FORESTRY DISTRICT. DISTRICT 4. APPROXIMATELY 1.30 ACRES.

Property Owner, Mr. Channel stated the purpose of having this barn on the property with a dwelling is to be able to store equipment while they are in the processing of building their home.

ACTION

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

SPECIAL EXCEPTION TO OCCUPY EXISTING DWELLING UNTIL ABLE TO MOVE

INTO THE NEW DWELLING THAT IS BEING PLACED ON PROPERTY. APPLICANT, DAVID WORLEY, PROPERTY OWNER, MARGIE BRYANT. LOCATED 880 HIGHLAND AVE., TAX MAP 026G, GROUP B, PARCEL 011.00. R-1, SUBURBAN RESIDNETIAL DISTRICT. DISTRICT 2. APPROXIAMELY 0.73 ACRES.

Applicant, Mr. Worley stated the currently dwelling is not suitable to live in. There are tire size holes in the dwelling. Mr. Worley added all he needed was 45 days.

ACTION

Mr. Bright made a motion to grant Mr. Worley 60 days for existing dwelling to be removed after new dwelling is placed on property. Seconded by Mr. Waller and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:04 PM

Chairman

Date