

**AGENDA**  
**LOUDON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**July 9, 2024**  
**5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from June 11, 2024, meeting.
3. Planned Agenda Items.
  - A. Commercial Site Plan, Applicant Loudon County Board of Education, Tax Map 070, Parcel 178.00, Located 400 Chilhowee Ave, A-1 Agriculture Forestry District, District 3, Approximately 15.5 acres
  - B. Subdivision Plat for 4 lots, Applicant/Property Owner Cook Brothers Construction, Tax Map 016E, Group A, Parcels 032.00, 065.00, 066.00 & 067.00, Located 377 Cedar Branch Trail, R-1 Suburban Residential District, District 6
  - C. Subdivision Plat for 3 lots, Applicant/Property Owner Cook Brothers Construction, Tax Map 016E, Group A, Parcel 064.00, Located 139 Dogwood Place, R-1 Suburban Residential District, District 6
  - D. Subdivision Plat for 3 lots, Applicant/Property Owner Zane Madtes, Tax Map 049, Parcel 031.02, Located Vonore Rd, A-2 Rural Residential District, District 1, Approximately 5 acres
  - E. Subdivision Plat for 5 lots, Applicant/Property Owner Deborah Rossi, Tax Map 0051, Parcel 008.00, Located 70 Summitt Hill Dr, A-2 Rural Residential District, District 3, Approximately 13.26 acres
  - F. Subdivision Plat for 3 lots, Applicant/Property Owner Daniel Anderson, Tax Map 011, Parcel 224.00, Located 14436 Virtue Rd, R-1 Suburban Residential District, District 5, Approximately 14.05 acres
  - G. Subdivision Plat for 6 lots to 1 lot, Applicant/Property Owner Gerald Cole, Tax Map 033K, Group B, Parcel 001.01, Located Lee Hwy, R-1 Suburban Residential District, District 1
  - H. Rezone Request from A-2 to A-3 zoning, Applicant/Property Owner Michael Waller, Tax Map 011, Parcel 283.01, Located Martel Rd, A-2 Rural Residential, District 6, rezone approximately 5.25 acres

- I. Rezone Request from C-2 to A-3 zoning, Applicant Travis Reno/Property Owner Jay Lindsey, Tax Map 084, Parcel 038.00, Located 7588 Hwy 411 South, C-2 General Commercial District, District 3, Approximately 1.02 acres
  - J. Rezone Request from A-1 to A-3 zoning, Applicant Shayla Lunsford/Property Owner Paul Lunsford Jr., Tax Map 082, Parcel 007.00, Located 826 Oakland Rd, A-1 Agriculture Forestry District, District 4, Approximately 2.02 acres
  - K. Rezone Request from A-2 to A-3 zoning, Applicant/Property Owner Debbie Cordell Cable, Tax Map 042, Parcel 038.00, Located 7600 Little Valley Rd, A-2 Rural Residential District, District 1, rezone approximately 1 acre only
  - L. Rezone Request from A-1 to A-3 zoning, Applicant Lon Shockley, Property Owner Melissa Fee, Tax Map 060, Parcel 120.00, Located 5710 Brook Rd, A-1 Agriculture Forestry District, District 3, rezone approximately 1 acre only
  - M. Rezone Request from A-2/R-E to A-3/R-E, Applicant/Property Owner Dale Costner, Tax Map 056, Parcels 052.00 & 054.00, Located 4790 Steekee Rd/5042 Corinth Church Rd, A-2 Rural Residential District/R-E Single Family Exclusive Overlay District, District 4
- 4. County Commission Action on Planning Commission Recommendations
  - 5. Codes Department Building Activity Summary for June 2024 (attached)
  - 6. Additional Public Comments
  - 7. Update from Planning Department

Adjournment

**AGENDA**  
**LOUDON COUNTY BOARD OF ZONING APPEALS**  
**July 9, 2024**  
**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 June 11, 2024 meeting.
4. Planned Agenda Items.
  - A. Variance request to build accessory structure in the front yard, Applicant/Property Owner Grayson Hicks, Tax Map 072, Parcel 067.00, Located 12817 Blue Springs Rd, C-1 Rural Center District, District 4, Approximately 0.71 acres
  - B. Variance request to build accessory structure without primary dwelling, Applicant/Property Owner Jeff Cline, Tax Map 047, Parcel 058.04, Located 6555 Dry Valley Rd, A-2/F-1, Rural Residential District, Floodway District, 4, Approximately 8.15 acres
  - C. Variance request to build accessory structure in front yard setback, Applicant/Property Owner Terry Patton, Tax Map 017, Parcel 088.00, Located 2036 Wilkerson Rd, A-2/F-1, Rural Residential District, Floodway District, District 6, Approximately 1.51 acres
  - D. Administrative Review for determination of the front lot line location and allowable building area of the lot, Applicant Geoff Bruton, Tax Map 020, Parcel 081.00, R-1 Suburban Residential District, District 2, approximately 0.68 acres
  - E. Variance Request to build detached garage in front/side yard. Applicant/Property Owner Brian Johnson, Tax Map 070L, Parcel 013.00, Located 731 Calhoun Drive, R-1 Suburban Residential District, District 3, Approximately 0.69 acres
  - F. Variance Request for 7' front yard setback to build 8'x14' deck, Applicant/Property Owner David Dudley, Tax Map 016, Parcel 232.00, Located 13716 Martel Rd, R-1 Suburban Residential District/R-E Single Family Exclusive Overlay District, District 6, Approximately 0.53 acres
  - G. Variance Request for outside business sign, Applicant Kevin Hudson, Tax Map 007, Parcel 067.00, Located 19668 US Hwy 11, C-2 General Commercial District, District 5

5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment