

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
April 8, 2025
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from March 11, 2025, meeting.
3. Planned Agenda Items.
 - A. Commercial Site Plan, Applicant Roger Boring, Property Owner Reckless Property, Tax Map 080, Parcel 013.01, Located 100 Tarwater Rd, M-1 General Industrial District, District 3
 - B. Subdivision Plat, Applicant/Property Owner Susan Brackett, Tax Map 020, Parcels 100.00 & 102.00, Located 1420 & 1450 West Lane, R-1 Suburban Residential District, District 5
 - C. Subdivision Plat for 4 lots to 1 lot, Applicant/Property Owner Amy Rogers, Tax Map 020D, Group B, Parcels 009.00 – 012.00, Located 2050 Twin Lakes Rd, R-1 Suburban Residential District, District 5
 - D. Rezone Request from A-1 to CFD, Applicant/Property Owner Hindu Community Center of Knoxville, Tax Map 006, Parcel 174.01, Located 9300 Hickory Creek Rd, A-1 Agriculture Forestry District, District 5, Approximately 1 acre
 - E. Rezone Request from A-1 to A-3, Applicant/Property Owner Patricia Self, Tax Map 044, Parcel 041.01, Located 25588 Hwy 321, A-1 Agriculture Forestry District, District 3
 - F. Rezone Request from A-1 to A-3, Applicant/Property Owner Mark Weaver, Tax Map 003, Parcel 044.00, Located Grubb Rd, A-1 Agriculture Forestry District, District 5, Approximately 1 acre only
 - G. Rezone Request from A-1 to A-2 & A-3, Applicant/Property Owner Gary Slaybaugh, Tax Map 035, Parcel 024.00, Located 3297 Antioch Church Rd West, A-1 Agriculture Forestry District, District 3
 - H. Rezone Request from A-1 to A-2 & A-3, Applicant/Property Owner Reed & Rachael Stamey, Tax Map 067, Parcel 094.00, Located 22822 Fork Creek Rd, A-1 Agriculture Forestry District, District 4

- I. Rezone Request from M-1 to R-1, Applicant/Property Owner Ramon Marquez, Tax Map 026, Parcel 084.01, Located 3877 Riverview Rd, M-1 General Industrial District, District 5
 - J. Rezone Request from A-2 to A-3, Applicant/Property Owner Bradley Ward, Tax Map 058, Parcel 052.00, Located 1211 Old Hollow Rd, A-2 Rural Residential District, District 1
 - K. Rezone Request from C-2 to CFD, Applicant Bill Hart, Property Owner Loudon County Volunteer Emergency & Rescue Squad, Tax Map 019, Parcel 118.04, Located 14950 Hotchkiss Valley Rd, C-2 General Commercial District, District 5
 - L. Preliminary Subdivision Plat Extension Request, Applicant John Rosebush, Property Owner CMH Homes, Tax Map 040, Parcels 009.00 & 027.00, Located River Rd & Matlock Bend Rd, R-1 Suburban Residential District, District 1
- 4. County Commission Action on Planning Commission Recommendations
 - 5. Codes Department Building Activity Summary for March (attached)
 - 6. Additional Public Comments
 - 7. Update from Planning Department

Adjournment

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
April 8, 2025
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 March 11, 2025, meeting.
4. Planned Agenda Items.
 - A. Variance Request for rear yard setback, Applicant/Property Owner Christian Rogers, Tax Map 033K, Group A, Parcel 001.00, Located 4001 East Lee Hwy, R-1 Suburban Residential District, District 1
 - B. Variance Request for to expand nonconforming use, Applicant Ted Wampler, Property Owner Creekside Heritage, Tax Map 009, Parcel 154.00, Located 823 Hwy 70 West, M-1 General Industrial District, District 5
 - C. Variance Request for accessory structure without primary dwelling, Applicant/Property Owner Emily & Devin Collins, Tax Map 035, Parcel 039.00, Located 1048 Antioch Church Rd West, A-2 Rural Residential District, District 3
 - D. Variance Request for side yard setback, Applicant/Property Owner Adam Beasley, Tax Map 015B, Group B, Parcel 002.00, Located 200 Ellis Rd, R-1 Suburban Residential District, District 5
 - E. Variance Request for 20' front yard setback, Applicant/Property Owner Erin Russell, Tax Map 084, Parcel 146.01, Located 9309 North Trigon Rd, A-1 Agriculture Forestry District, District 3
 - F. Variance Request for accessory structure without primary dwelling, Applicant/Property Owner Arnold Fancher, Tax Map 072, Parcel 027.00, Located 8700 Erie Rd, A-1 Agriculture Forestry District, District 4
 - G. Special Exception Request for distribution yard & retail sale, Applicant Terry Beverly, Property Owner General Shale Brick, Tax Map 004, Parcel 008.01, Located 2025 Hickory Creek Rd, C-2 General Commercial District, District 5

- H. Variance Request for parking spaces and approve purpose landscaping, Applicant Bill Hart, Property Owner Loudon County Volunteer Emergency & Rescue Squad, Tax Map 019, Parcel 118.04, Located 14950 Hotchkiss Valley Rd, C-2 General Commercial District, District 5
- I. Appeal letter of violation, Applicant/Property Owner Charles Bentley, Tax Map 072, Parcel 026.01, Located 8690 Erie Rd, A-1 Agriculture Forestry District, District 4

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

7. Adjournment