

**AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION**

December 9, 2025

5:30 p.m.

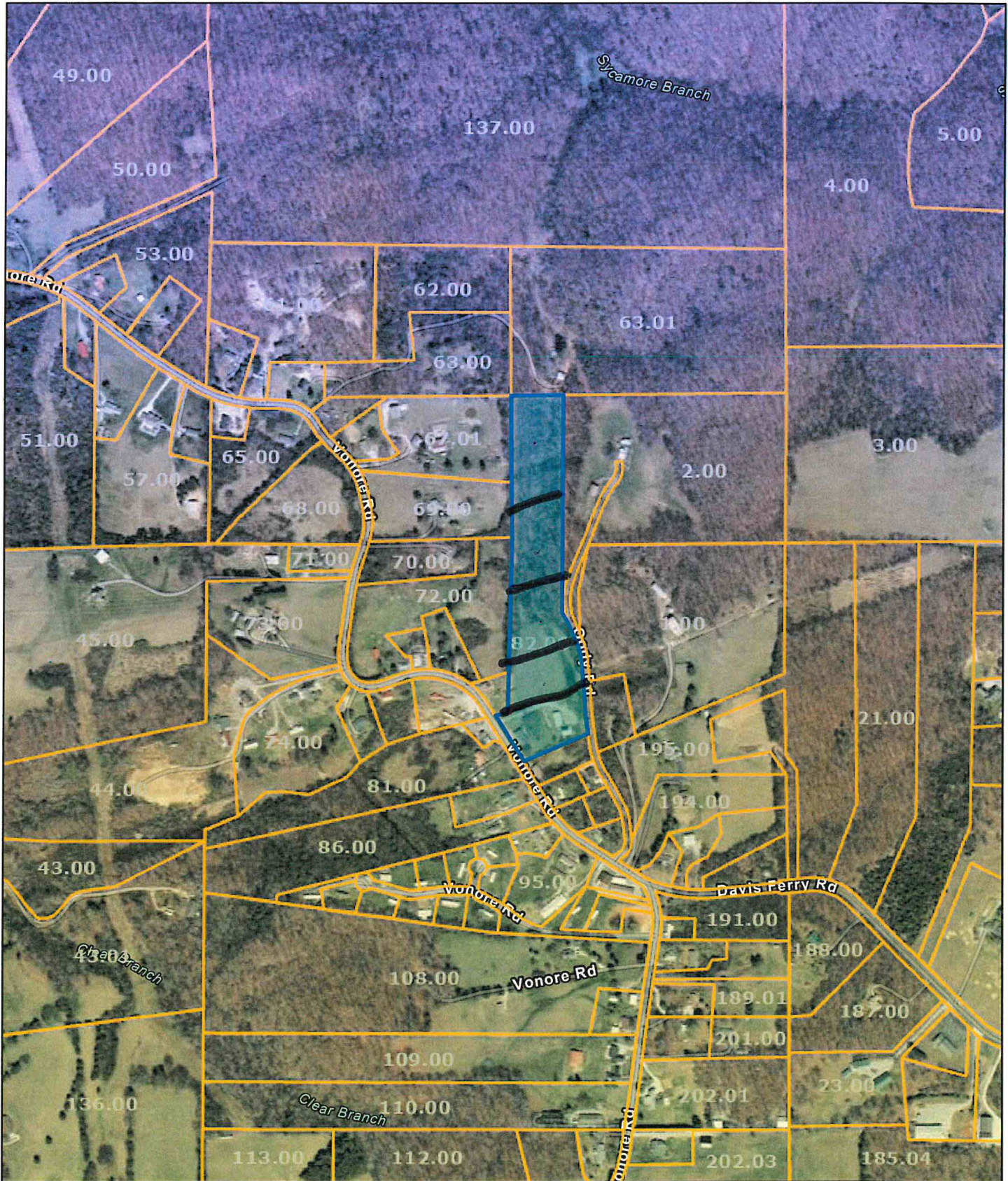
1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from November 12, 2025, meeting.
3. Planned Agenda Items.
 - A. Rezone Request from A-2 to A-3 for (3 or 4) one acre lots, Applicant/Property Owner Gary & Tammy Mills, Tax Map 049, Parcel 082.00, Located 9841 Vonore Rd, A-1 Agriculture Forestry District, District 1
 - B. Rezone Request from R-1 to C-2, Applicant Zachary Bodbey, Property Owner Natalie Goins, Tax Map 070L, Group I, Parcel 006.00, Located Hwy 95 South, R-1 Suburban Residential District, District 3
 - C. Rezone Request from A-1 to A-3 for (1) one acre lot, Applicant Wade Lovin, Property Owner Claude Bridges, Tax Map 067, Parcel 134.00, Located 25259 Steekee Rd, A-1 Agriculture Forestry District, District 1
 - D. Rezone Request from A-1 to A-3 for (2) one acre lot, Applicant/Property Owner Harold Brewer, Tax Map 043, Parcel 031.00, Located 2424 Fairview Rd, A-1 Agriculture Forestry District, District 3
 - E. Rezone Request from A-1/M-1 to CFD/M-1, Applicant Matt Jordan, Property Owner Brogan Jasper Conner, Tax Map 003, Parcels 021.00 & 021.01, Located El Camino Lane, A-1 Agriculture Forestry District, M-1 General Industrial District, District 5
 - F. Subdivision Plat for 4 lots to 2 lots, Applicant Richard Lemay, Property Owner Michael Goldsboro, Tax Map 036F, Group A, Parcels 009.00 – 012.00, Located Deep Cove Lane, A-1 Agriculture Forestry District, F-1 Floodway District, District 3
 - G. Subdivision Plat for 8 lots to 2 lots, Applicant 3D Land Surveying, Property Owner James Allison Trustee, Tax Map 016A, Group B, Parcels 001.00 – 007.00, and Tax Map 016A, Group B, Parcel 16, Located 875 Allen Rd, R-1 Suburban Residential District, District 6
 - H. Resolution Imposing a Temporary Moratorium on the Approval of Residential Subdivisions connecting to county roads pending the adoption of updated roadway standards and requirements for development approvals
 - I. Vote to accept Planning & BZA Meeting Dates for calendar year 2026

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

Adjournment

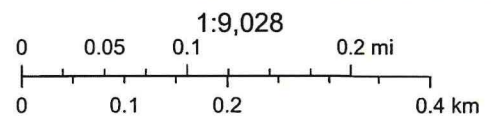
Loudon County - Parcel: 049 082.00

Item A



Date: October 29, 2025

County: LOUDON
Owner: MILLS GARY ETUX TAMMY SUE
Address: VONORE RD 9841
Parcel ID: 049 082.00
Deeded Acreage: 0

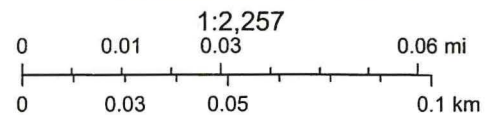


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Date: November 10, 2025

County: LOUDON
Owner: GOINS NATALIE
Address: HWY 95 S
Parcel ID: 070L I 006.00
Deeded Acreage: 0
Calculated Acreage: 0



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10/22/25

To Whom It may concern:

I, Natalie Goins, am current owner of
2 vacant lots in Greenback, TN; location -
650-Highway 95 South.

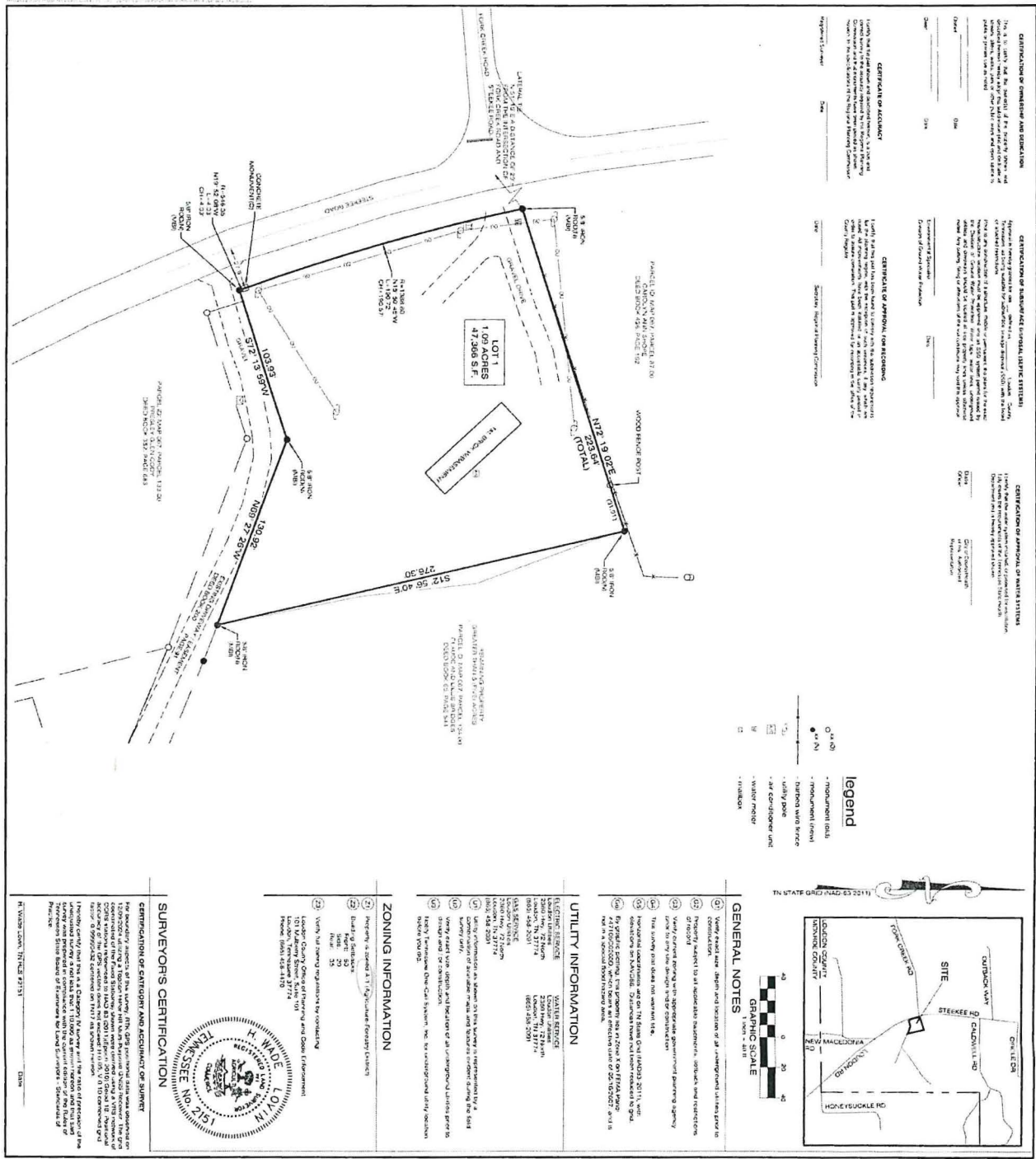
One lot is currently zoned commercial and
the 2nd adjoining lot zoned residential.
We are tentatively under contract to sell.
If it is necessary to rezone
the residential lot, to facilitate this sale,
to commercial (with city zoning committee
approval), I am agreeable to this rezoning.

Please call me @ [redacted] if there are
any questions or if any additional information
is needed.

Best Regards,

Natalie A. Goins

Item C



MBI

MBI SURVEYING, INC.
599 N. WINDHAM ROAD
KNOXVILLE, TN 37919
(615) 586-0000
FAX: (615) 586-0001
WWW.MBISURVEYING.COM

811

Know what's below.
Call before you dig.
1-800-485-1111

OWNER:
Claude Bridges Property
25259 Steekee Road
Loudon, Tennessee 37774

PLANNING SERVICE

Subdivision Plat of:

Claude Bridges Property

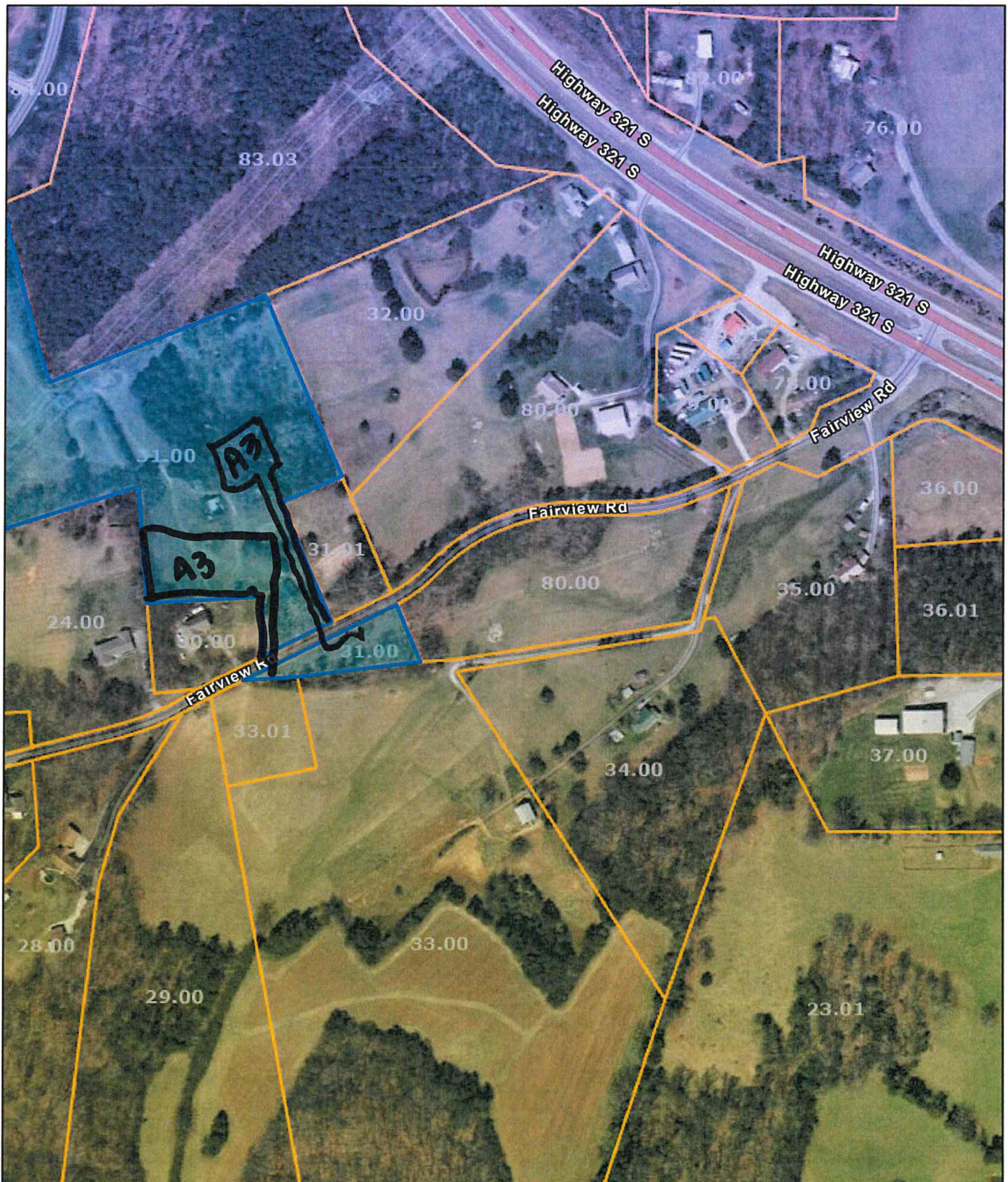
25259 Steekee Road
Loudon, Tennessee 37774

Surveyor's Certification

I, the undersigned, being a duly qualified and licensed surveyor in the State of Tennessee, do hereby certify that the above described survey was made in accordance with the provisions of the Tennessee Surveying and Mapping Act, Chapter 129, Tennessee Code Annotated, and that the survey was completed in accordance with the provisions of the Tennessee Surveying and Mapping Act, Chapter 129, Tennessee Code Annotated.

Loudon County - Parcel: 043 031.00

Item D



Date: November 14, 2025

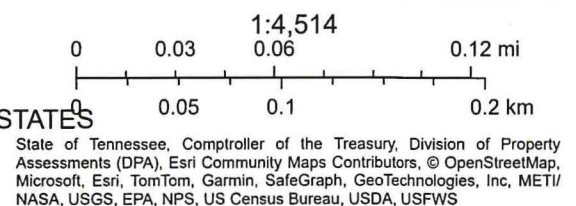
County: LOUDON

Owner: BREWER MICHAEL JACK & BREWER HAROLD DEAN LIFE ESTATES

Address: FAIRVIEW RD 2424

Parcel ID: 043 031.00

Deeded Acreage: 16.62



Item E



Site Plan
 FOR CONCORD CHRISTIAN SCHOOL
 Lenoir City, Tennessee



bma BARBERMcMURRY
 architects since 1915
 1120 N. KENTUCKY AVENUE, KNOXVILLE, TN 37919

Item F

CERTIFICATION OF OWNERSHIP AND RECORDING

THIS IS TO CERTIFY THAT THE (OWNER(S)) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HAVE ADDED THE SUBDIVISION PLAT AND RECORDING PLAT TO THE PUBLIC RECORDS OF THE COUNTY OF KNOX, TENNESSEE, AND HAVE GIVEN SPACE TO PUBLIC OF RECORDS FOR THE SAME.

DATE: _____ OWNER: _____

CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED FOR RECORDING IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN HEREON AND RESTRICTIONS THEREON AS NOTED.

DATE: _____ HEALTH DEPARTMENT PLANNING COMMISSION: _____

CERTIFICATION OF REMEDIATION SYSTEM

I CERTIFY THAT THE REMEDIATION SYSTEM SHOWN ON THIS PLAT MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN HEREON AND RESTRICTIONS THEREON AS NOTED.

DATE: _____ LOCAL HEALTH AUTHORITY: _____

CERTIFICATION OF APPROVAL OF STREET NAMES AND ADDRESS

I CERTIFY THAT THE NAMES OF THE STREETS AND ADDRESSES SHOWN ON THIS PLAT MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN HEREON AND RESTRICTIONS THEREON AS NOTED.

DATE: _____ CITY AUTHORITY: _____

CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND IS APPROVED AS SHOWN HEREON AND RESTRICTIONS THEREON AS NOTED.

DATE: _____ SURVEYOR: _____

CERTIFICATION OF APPROVAL OF WATER SYSTEM

I CERTIFY THAT THE WATER SYSTEM SHOWN ON THIS PLAT MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN HEREON AND RESTRICTIONS THEREON AS NOTED.

DATE: _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE: _____

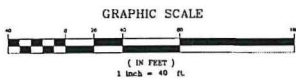
CERTIFICATION OF EASEMENTS

I CERTIFY THAT THE EASEMENTS SHOWN ON THIS PLAT MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN HEREON AND RESTRICTIONS THEREON AS NOTED.

DATE: _____ PLANNING COMMISSION: _____

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. A 12' UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE RIGHTS OF WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF 50' FEET IN WIDTH EXIST ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND, ON THE PORTION OF ALL OTHER EXTERIOR LOT LINES.
4. DEED REFERENCE: DB 477, PG 209
5. TAX MAP: CNF, PARCEL(S): 009.00, 010.00, 011.00 & 012.00
6. PROPERTIES ZONED: A-1
7. TOTAL AREA: 3.9 ACRES
8. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.
9. SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS SHOWN BY PUBLIC RECORDS.



LINE	BEARING	CHORD LENGTH	ARC LENGTH
C1	N 85° 45' 00" E	40.00	40.00
C2	N 77° 10' 00" E	39.83	37.01
C3	S 82° 20' 00" W	37.81	38.00

LINE	BEARING	CHORD LENGTH
L1	S 51° 45' 00" W	12.72
L2	N 30° 22' 35" W	13.62

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

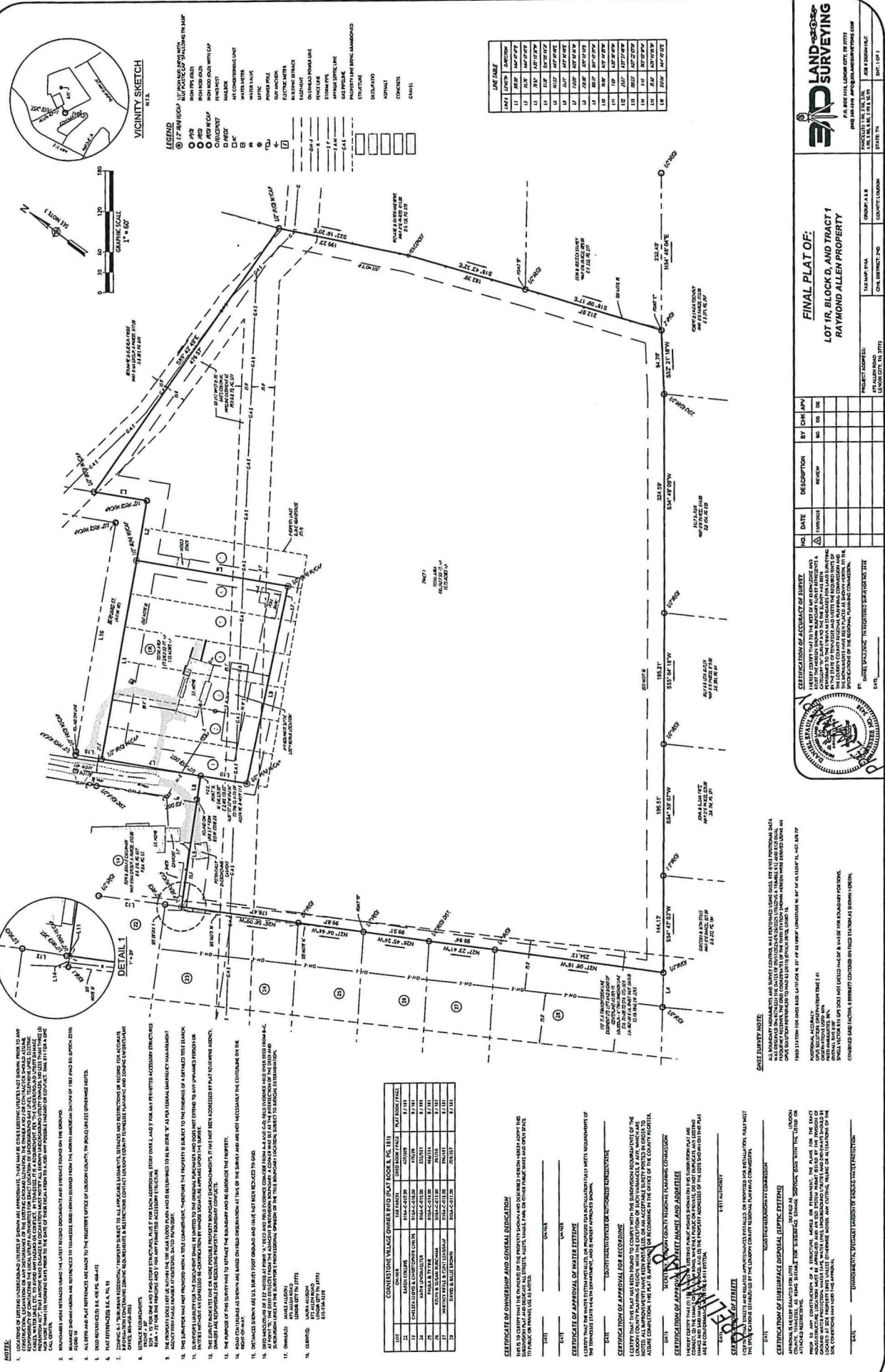
FINAL PLAT OF LOTS 1R, 2R, 3R, & 12R

SHEET 1 OF 1

LAKEVIEW RESTRICTED SUBDIVISION

DRAWN BY: RELJ APPROVED BY: REL DATE: 8-3-2025 REVISIONS: SCALE: 1" = 40' DRAWING NUMBER: 0487

PROPERTY OWNER(S)
GOLDSBOROUGH MICHAEL D
ETUX KIMBERLY A
12215 FOX BEND DR
KNOXVILLE TN 37934

[illegible]

**LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION _____**

**RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF
RESIDENTIAL SUBDIVISIONS CONNECTING TO COUNTY ROADS PENDING THE
ADOPTION OF UPDATED ROADWAY STANDARDS AND REQUIREMENTS FOR
DEVELOPMENT APPROVALS**

WHEREAS, the Loudon County Board of Commissioners (“Commission”) recognizes the need to ensure safe and adequate roadway infrastructure to serve new development and to protect the health, safety, and welfare of the citizens of Loudon County, Tennessee (“County”); and

WHEREAS, the County has adopted a Zoning Resolution and Subdivision Regulations pursuant to Tenn. Code Ann. §§ 13-7-101 and 13-3-403; and

WHEREAS, the Commission has studied the County’s population growth, conditions of the roads on the County Road List, increased accident numbers on said roads, and other safety issues on said roads; and

WHEREAS, the Commission finds that an increasing number of residential developments are being proposed that would connect to existing County Roads and that a large number of said County Roads may not be adequate in width or design to accommodate the additional traffic generated by said developments; and

WHEREAS, the Commission has directed the Loudon County Regional Planning Commission (“Planning Commission”) and the County Road Superintendent to review and recommend comprehensive standards governing minimum road width and design requirements for new developments connecting to County Roads; and

WHEREAS, to prevent potential congestion and unsafe roadway conditions pending completion of this review, the Commission deems it necessary to temporarily suspend approval of certain subdivision applications that may adversely affect the safety of travel on County Roads;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this ____ day of _____, 2025, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, that the following Moratorium on the approval of residential subdivisions connecting to County roads is hereby adopted:

1. Temporary Moratorium Established. Effective immediately upon passage of this Resolution, the Planning Commission shall not approve any proposed residential subdivisions pursuant to Tenn. Code Ann. § 13-3-402 *et seq.* that:

a. Consist of ten (10) or more lots, and

b. Connect, or are proposed to connect, to a County Road (as defined below), unless the applicant demonstrates that the County Road to which the proposed subdivision will connect meets the minimum width and traffic standards provided in Section 2 of this Resolution.

2. Interim Roadway Standards. Until this Moratorium terminates in accordance with Section 5 of this Resolution, the following interim requirements shall apply to any County Road to which a proposed subdivision that is subject to this Moratorium will connect:

a. The County Road shall have a minimum paved width of twenty (20) feet, measured white line to white line (or edge of pavement where lines are not marked), up to the point where the County Road intersects with another road of equal or greater width.

3. Definition of County Road. For purposes of this Resolution, a “County Road” means any road or street appearing on the official County Road List as maintained by the Loudon County Highway Department and adopted and approved by the Commission.

4. Duration of Moratorium. This Moratorium shall remain in effect until the first of the following occurs:

- a. The expiration of a period of six (6) months from the date of its adoption;
- b. The Commission adopts by resolution updated roadway and subdivision standards; or
- c. The Moratorium is extended, modified, or rescinded by further action of the Commission.

5. Severability. If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST:

Riley Wampler, County Clerk

Henry Cullen, Chairman, Loudon County, Tennessee
Board of Commissioners

DATE: _____

APPROVED:

Rollen (Buddy) Bradshaw, Loudon County Mayor

The votes on the question of approval of this Resolution by the Planning Commission on _____, 2025 are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

ATTEST:

Planning Commission Secretary

Loudon County RPC/BZA Meeting Dates 2026

January 13

February 10

March 10

April 14

May 12

June 9

July 14

August 11

September 8

October 13

November 10

December 8

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
December 9, 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 November 12, 2025, meeting.
4. Planned Agenda Items.
 - A. Variance request for accessory structure without primary dwelling, Applicant/Property Owner Kevin & Mary Cooney, Tax Map 032, Parcel 044.00, Located 1891 Old Kingston Rd, A-1 Agriculture Forestry District, F-1 Floodway District, District 5
 - B. Variance request for 15' front yard setback, Applicant/Property Owner Kenneth Hall, Tax Map 066, Parcel 112.00, Located 2037 Kiser Rd, A-1 Agriculture Forestry District, District 4
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

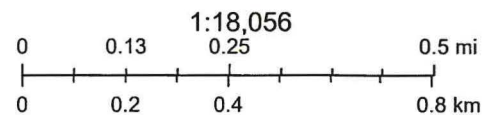
Loudon County - Parcel: 032 044.00

Item A



Date: November 13, 2025

County: LOUDON
Owner: COONEY MARY ELIZABETH
Address: OLD KINGSTON RD 1891
Parcel ID: 032 044.00
Deeded Acreage: 164.31



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Item B

GOAT

TRAILER
PAD

2x10 SHED
10' x 10'

100'

53'

DRIVE WAY

PAD

6' x 9'

GARAGE

12' x 10'

6' x 9'

NEW DECK

EXISTING DECK

EXISTING DECK

EXISTING DRIVEWAY

58'

LARGE MARKS

5B

FROM CENTER
OF ROAD TO
EXISTING DECK

LEVEL

ROAD RISE