

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
May 12, 2026
5:30 p.m.

Public Hearing
Loudon County Codes Enforcement Director – Jim Jenkins

A. **Item A** - Resolution Extending the Temporary Moratorium on the Approval of Residential Subdivisions connecting to county roads pending the adoption of updated roadway standards and requirements for development approvals

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from April 14, 2026, meeting.
3. Planned Agenda Items.
 - A. Subdivision plat for 6 lots, Applicant Bryce Goodman, Property owner Corey Cable, Tax map 051, Parcel 046.09, Located 28374 Hwy 95 N, A-2 Rural Residential District, District 3, Approximately 23.59 acres
 - B. Subdivision plat for 4 lots, Applicant/Property owner Billy Gene Kimbrell, Tax map 052, Parcels 079.00, 080.00 & 080.01, Located Kimbrell Rd, A-2 Rural Residential District, A-3 Developing Agriculture District, District 3, Approximately 11.29 acres
 - C. Subdivision plat for 3 lots to 1 lot, Applicant/Property Owner Bobby Lennex, Tax map 033K, Group H, Parcels 013.00 – 015.00, Located 218 Port Madison Dr, R-1 Suburban Residential District, District 1, Approximately 4.52 acres
 - D. Subdivision plat for 3 lots to 1 lot, Applicant Clayton Homes Sweetwater, Property Owner Castillo Mireles, Tax map 009L, Group B, Parcels 013.00 – 015.00, Located Hwy 70 West, R-1 Suburban Residential District, District 5, Approximately 0.52 acres
 - E. Subdivision plat for 3 lots, Applicant/Property Owner Jimmy Lee Hannah Jr., Tax map 044, Parcels 026.00 – 028.00, Located 22689 Hwy 321, R-1 Suburban Residential District, District 3, Approximately 8.59 acres
 - F. Subdivision plat for 3 lots, Applicant/Property Owner Greg Brennen, Tax map 032, Parcel 043.02, Located Club Drive, R-1 Suburban Residential District, F-1 Floodway District, District 1, Approximately 6.98 acres

- G. Rezone request from A-1 to A-3 for (1) one acre lots, Applicant/Property owner James Berry, Tax map 035, Parcel 003.00, Located 10410 Antioch Church Rd West, A-1 Agriculture forestry district, District 3, Approximately 6.48 acres
 - H. Rezone request from A-2 to A-3, Applicant/Property owner Deborah Tuck, Tax map 036, Parcel 076.00, Located Antioch Church Rd East, A-2 Rural residential district, District 3, Approximately 2.04 acres
 - I. Rezone request from A-1 to A-3 for (1) one-acre lot, Applicant/Property owner Arnold & Jenny Russell, Tax map 067, Parcel 119.00, Located 420 New Macedonia Rd, A-1 Agriculture forestry district, District 4, Approximately 22.38 acres
 - J. Rezone request from A-1 to A-3 for (2) one-acre lots, Applicant/Property owner Bradley Paul, Tax map 072, Parcel 112.00, Located 7840 Blue Springs Rd, A-1 Agriculture forestry district, District 4, Approximately 39.60 acres
 - K. Rezone request from A-2 to A-3 for (1) 1.55 acre lot, Applicant/Property owner John Gardner, Tax map 005, Parcel 051.00, Located 6390 White Wing Rd, A-2 Rural residential district, District 5, Approximately 8.34 acres
 - L. 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
 - M. Vote to amend the Loudon County bylaws and rules of procedure
- 4. County Commission Action on Planning Commission Recommendations
 - 5. Codes Department Building Activity Summary for April (attached)
 - 6. Additional Public Comments
 - 7. Update from Planning Department

Adjournment

Item B

GPS SURVEY NOTE
 A PORTION OF THE SUBJECT PROPERTY WAS SURVEYED WITH RTK GPS OBSERVATIONS USING A TRIMBLE R121 GPS RECEIVER AND CONFORMS TO REDUNDANCY AND ACCURACY REQUIREMENTS SET FORTH BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. FIELD OBSERVATIONS WERE PERFORMED ON 12/15/25, 12/20/25, AND 03/20/26. FOR DUPLICATE SINGLE HORIZONTAL OBSERVATIONS OF THE SAME POINT, THE COMPUTED AVERAGE POSITION DIFFERENCE DOES NOT EXCEED A HORIZONTAL DISTANCE OF 0.07".

GPS BASE STATION COORDINATES WERE DERIVED FROM THE FOLLOWING SOURCE:
 TN CORS STATION TN17 - LAT 35°48'48.15922"N - LON 84°00'17.53539"W
 HORIZONTAL: NAD83 (2011) EPOCH 2010.00
 VERTICAL: NAVD83 (2011) EPOCH 2010.00
 COMBINED SCALE FACTOR: 1.0000895

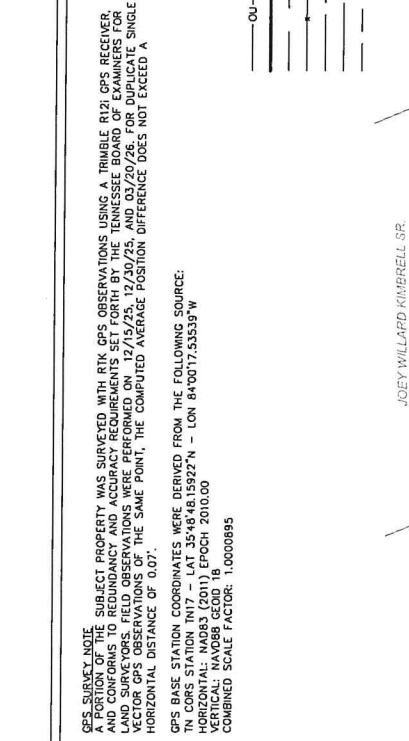
LEGEND
 ○ SET 1/2" IRON ROD AND CAP
 STAMPED: SOULE RLS 3373
 ● CALCULATED POINT
 ● FOUND PROPERTY CORNER
 ● OVERHEAD UTILITY POLE
 ● GUY ANCHOR
 —OU— OVERHEAD UTILITY LINE
 ——— SUBJECT PROPERTY BOUNDARY
 ——— ADJOINING PROPERTY
 ——— WIRE FENCE
 ——— RIGHT-OF-WAY
 - - - CENTERLINE OF RIGHT-OF-WAY
 - - - BUILDING SETBACK LINE

JOY WILLARD KIMBRELL JR.
 DEED BOOK 284, PAGE 174
 PARCEL ID: 052-077.01

JOY WILLARD KIMBRELL JR.
 DEED BOOK 287, PAGE 340
 PARCEL ID: 052-077.02

JOSEPHINE KIMBRELL
 DEED BOOK 335, PAGE 864
 PARCEL ID: 052-081.01

BILLY GENE KIMBRELL
 JOY WILLARD KIMBRELL
 DEED BOOK 296, PAGE 503
 PLAT/CAB & SLIDE 117
 PARCEL ID: 052-079.01



VICINITY MAP
 NOT TO SCALE

SURVEYOR'S NOTES:
 1. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR NOR HAS A FULL TITLE SEARCH BEEN PERFORMED BY THIS SURVEYOR
 2. VERIFY EXACT SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 3. SUBJECT PROPERTIES ARE AS FOLLOWS:
 PARCEL ID: 032-080.01 - DEED BOOK 287, PAGE 107 - OWNERS: BILLY GENE KIMBRELL AND JOY WILLARD KIMBRELL
 PARCEL ID: 032-080.02 - DEED BOOK 287, PAGE 107 - OWNERS: BILLY GENE KIMBRELL AND JOY WILLARD KIMBRELL
 PARCEL ID: 052-080.00 - DEED BOOK 187, PAGE 478 - JOY WILLARD KIMBRELL AND LINDA CARPENTER
 4. THE SUBJECT PROPERTY IS ZONED AS FOLLOWS:
 LOTS 1-2 - PARCEL ID: 032-079.00 - ZONED "A2 AGRICULTURAL" - SETBACKS: FRONT-40' SIDE-20' REAR-30'
 LOT 3 - PARCEL ID: 032-080.00 - ZONED "A3 AGRICULTURAL" - SETBACKS: FRONT-30' SIDE-20' REAR-20'
 LOT 4 - PARCEL ID: 052-077.00 - ZONED "R1 SINGLE-FAMILY RESIDENTIAL" - SETBACKS: FRONT-30' SIDE-20' REAR-20'
 5. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" AS SHOWN ON FEMA FIRM MAP NUMBER 4710502250, EFFECTIVE DATES MAY 16, 2007.
 6. THE DISTANCES SHOWN HEREON ARE HORIZONZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DISTANCES SHOWN ON THIS PLAT.
 7. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE 3 EXISTING PARCELS INTO 4 NEW PARCELS.
 8. UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES AND ALL ROADWAYS.
 9. LOCATING SHEDS LOCATED ON LOT 2 OF THE SUBJECT PROPERTY CANNOT BE REBUILT OR REPLACED AT ITS CURRENT LOCATION.
 10. SEE SHEET 3 FOR CERTIFICATIONS
 11. TOTAL NUMBER OF LOTS: 4
 TOTAL AREA: 11.29 ACRES

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
 I, NEIL SOULE, REGISTERED LAND SURVEYOR #3373, 1419 KENTON STREET KNOXVILLE, TN 37917, AMOUNTING TO 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE: _____
 NEIL SOULE, REGISTERED LAND SURVEYOR #3373
 1419 KENTON STREET KNOXVILLE, TN 37917
 865-217-6719

PROPERTY OWNERS:
 BILLY GENE KIMBRELL AND AMANDA GALE TREDWAY,
 1060 KIMBRELL RD, LENOIR CITY, TN 37771
 JOY WILLARD KIMBRELL AND LINDA CARPENTER:
 629 KIMBRELL RD, LENOIR CITY, TN 37771

FINAL PLAT OF THE KIMBRELL PROPERTIES
 LOCATED IN THE 3RD CIVIL
 DISTRICT OF LOUDON COUNTY,
 STATE OF TENNESSEE

PROJECT: 2025028
 DATE: 03/30/26
 SCALE: 1" = 50'
 SHEET: 1 OF 3
 DRAWN BY: NS

SOULE SURVEYING, LLC.
 1419 KENTON ST
 KNOXVILLE, TN 37917
 PHONE: 865-217-6719

SOULE SURVEYING

PRELIMINARY

MATCH LINE
 SHEET 2

Rev. No. 1

LEGEND

- SET 1/2" IRON ROD AND CAP
STAMPED: SOULE RLS 3373
 - CALCULATED POINT
 - FOUND PROPERTY CORNER
 - OVERHEAD UTILITY POLE
 - GUY ANCHOR
-
- OVERHEAD UTILITY LINE
 - SUBJECT PROPERTY BOUNDARY
 - ADJOINING PROPERTY
 - WIRE FENCE
 - RIGHT-OF-WAY
 - CENTERLINE OF RIGHT-OF-WAY
 - BUILDING SETBACK LINE



SHEET 1
MATCH LINE

BILLY GENE KIMBRELL
JOEY WILLARD KIMBRELL
DEED BOOK 286, PAGE 503
FLAT C&B G, SLIDE 117
PARCEL ID: 052-078.01

BILLY GENE KIMBRELL JR. AND
WANDA FAY KIMBRELL
DEED BOOK 124, PAGE 258
PARCEL ID: 052-078.00

FOUND
1/2" IRON ROD AND CAP
STAMPED: H. FRASER 1156

FOUND
1/2" IRON ROD AND CAP
STAMPED: H. FRASER 1156

FOUND
1/2" IRON ROD AND CAP
STAMPED: H. FRASER 1156

LOT 2
3.47 ACRES

LOT 3
1.03 ACRES

LOT 4
TOTAL AREA: 1.78 ACRES
RIGHT-OF-WAY AREA: 0.07 ACRES

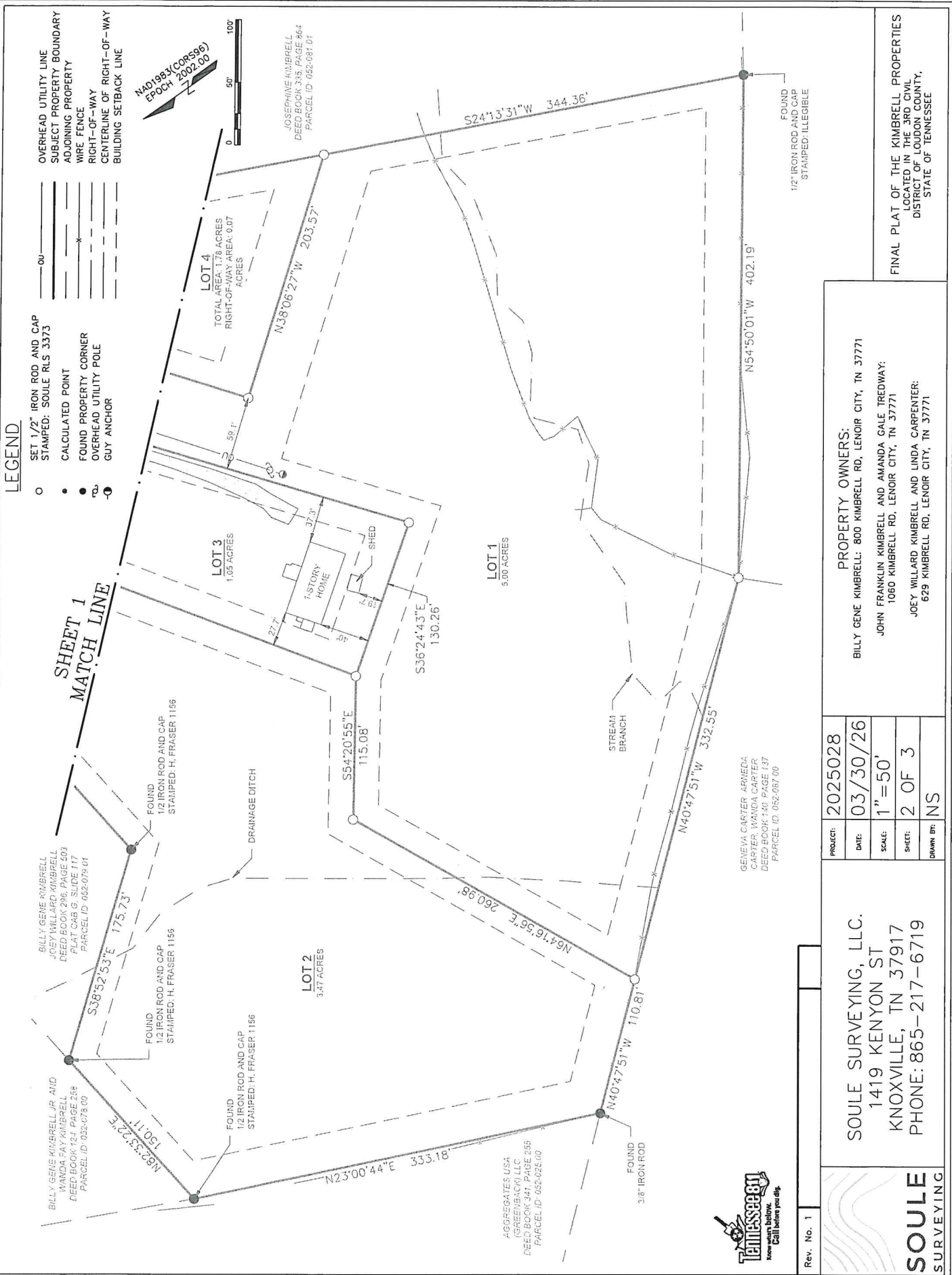
LOT 1
5.00 ACRES

AGGREGATES USA
(GREENBACK) LLC
DEED BOOK 341, PAGE 255
PARCEL ID: 052-025.00

GENEVA CARTER ARMEDA
CARTER, WANDA CARTER
DEED BOOK 140, PAGE 137
PARCEL ID: 052-067.00

JOSEPHINE KIMBRELL
DEED BOOK 335, PAGE 564
PARCEL ID: 052-087.01

FOUND
1 1/2" IRON ROD AND CAP
STAMPED: ILLEGIBLE



FINAL PLAT OF THE KIMBRELL PROPERTIES
LOCATED IN THE 3RD CIVIL
DISTRICT OF LOUDON COUNTY,
STATE OF TENNESSEE

PROPERTY OWNERS:
BILLY GENE KIMBRELL: 800 KIMBRELL RD, LENOIR CITY, TN 37771
JOHN FRANKLIN KIMBRELL AND AMANDA GALE TREDWAY:
1060 KIMBRELL RD, LENOIR CITY, TN 37771
JOEY WILLARD KIMBRELL AND LINDA CARPENTER:
629 KIMBRELL RD, LENOIR CITY, TN 37771

PROJECT:	2025028
DATE:	03/30/26
SCALE:	1" = 50'
SHEET:	2 OF 3
DRAWN BY:	NS

SOULE SURVEYING, LLC.
1419 KENYON ST
KNOXVILLE, TN 37917
PHONE: 865-217-6719

SOULE
SURVEYING

Rev. No. 1



CERTIFICATION OF STREETS

I HEREBY CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION

DATE _____ ROAD ENGINEER/HIGHWAY COMMISSION

CERTIFICATION OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT, (2) THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND SAID NAMES ARE APPROVED, AND (3) THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

DATE _____ E-911 AUTHORITY

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 AS SHOWN.

DATE _____ CITY OR COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER - BILLY GENE KIMBRELL
 DATE _____ OWNER - JOEY WILLARD KIMBRELL
 DATE _____ OWNER - LINDA CARPENTER
 DATE _____ OWNER - AMANDA GALE TREDWAY
 DATE _____ OWNER - JOHN FRANKLIN KIMBRELL

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE TENNESSEE RECORDING ACT, AND THAT ALL NECESSARY RECORDS, IF ANY, WHICH ARE NOTED, ALL IMPROVEMENTS HAVE BEEN INSTALLED OR AN ACCEPTABLE SURVEY, FOR THE COUNTY REGISTER. UPON COMPLETION, THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)

APPROVAL IS HEREBY GRANTED FOR LOTS OR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS, TENNESSEE, OR THE CONSTRUCTION OF STREETS, ALLEYS, WALKS, PARKS, OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED. PRIOR TO ANY CONSTRUCTION OF STREETS, ALLEYS, WALKS, PARKS, OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE, THE LOCATION MUST BE APPROVED, AND AN SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF GEOLOGICAL SURVEY, TENNESSEE DEPARTMENT OF REVENUE. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

DATE _____ ENVIRONMENTAL SPECIALIST - DIVISION OF GROUND WATER PROTECTION



Rev. No. 1

SOULE SURVEYING, LLC.
 1419 KENYON ST
 KNOXVILLE, TN 37917
 PHONE: 865-217-6719

SOULE
 SURVEYING

PROJECT:	2025028
DATE:	03/30/26
SCALE:	1" = 50'
SHEET:	3 OF 3
DRAWN BY:	NS

PROPERTY OWNERS:
 BILLY GENE KIMBRELL: 800 KIMBRELL RD, LENOIR CITY, TN 37771
 JOHN FRANKLIN KIMBRELL AND AMANDA GALE TREDWAY:
 1060 KIMBRELL RD, LENOIR CITY, TN 37771
 JOEY WILLARD KIMBRELL AND LINDA CARPENTER:
 629 KIMBRELL RD, LENOIR CITY, TN 37771

FINAL PLAT OF THE KIMBRELL PROPERTIES
 LOCATED IN THE 3RD CIVIL
 DISTRICT OF LOUDON COUNTY,
 STATE OF TENNESSEE

Item D

Certificate of Approval for Recording
I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances (if any) which are noted on this plat. This plat is approved for recording in the office of the County Register.

DATE _____ SECRETARY, REGIONAL PLANNING COMMISSION

Certificate 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 _____ City or County Health Officer or his Authorized Representative

Certificate of Approval of Street Names and Addresses
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of new public roads, public or private, do not duplicate any existing names and said names are approved, and (3) the proposed street names of the lots shown on this plat are in conformance with the E-311 System.

DATE _____ E-311 Authority

Certificate of Owner
This is to certify that the owner(s) of the property shown and described herein hereby adopt this subdivision plat and dedicate the same for public use as a park or other public ways and open space to public or private use as noted.

DATE _____ Owner/ Authorized Representative

DATE _____ Owner/ Authorized Representative

Certificate of Existing Sewer
The existing septic system is located as shown on the plat (25--425 Lot 1). The location included the septic tank and field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the individual lot.

DATE _____ Owner/ Authorized Representative

DATE _____ Owner/ Authorized Representative

DATE _____ Owner/ Authorized Representative

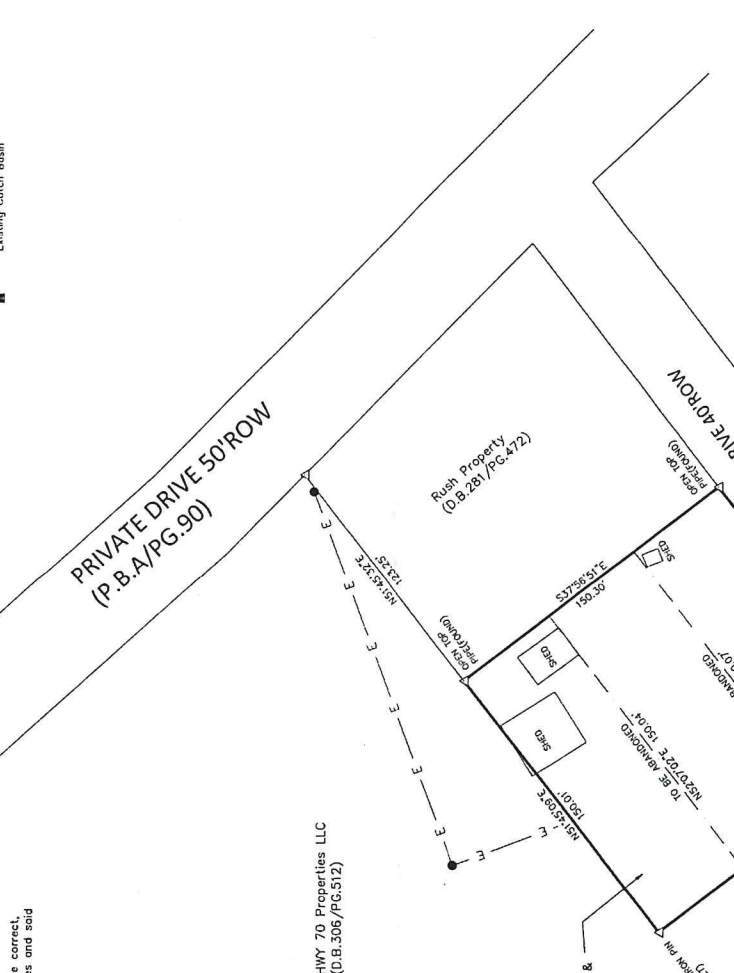
DATE _____ Owner/ Authorized Representative

DATE _____ Owner/ Authorized Representative

DATE _____ Owner/ Authorized Representative

DATE _____ Owner/ Authorized Representative

- LEGEND**
- Power Pole
 - 1/2" Iron Pin (Set)
 - Sign
 - Point as Described or Not Monumented
 - Guy Anchor
 - Gas Valve
 - Existing Septic Tank
 - Manhole
 - Storm Manhole
 - Water Valve
 - Water Meter
 - Metal Fence Post (Found)
 - Wood Post
 - Utility Box
 - Water Meter
 - Light Pole
 - Existing Catch Basin



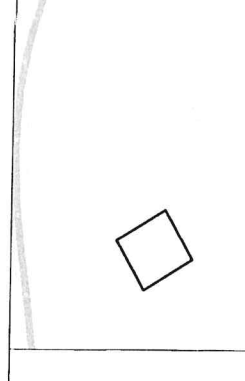
CORTAZ & CASILLO PROPERTY
 (D.B.465/PG.245)
 5100 Highway 70W
 Loudon County, TN
 New = 0.52 ± Acres or
 22,482.15 SQ. FT.

Map 0009L Group B Parcel 013.00, 014.00 & 015.00

HWY 70 Properties LLC
 (D.B.306/PG.512)

HWY 70 Properties LLC
 (D.B.306/PG.512)

Surveyor:
 Nicholas Barnes, RLS 2751
 423--333--5329
 nbarnesandsurveying@gmail.com
 204 Congress Parkway S,
 Athens, TN 37303



- SURVEY NOTES:**
- Owner: Eliazor Mireles Castillo & Karla Gonzalez Cortez
 Highway 70W
 Loudon, TN 37774
 Map 0009L Group B Parcel 013.00, 014.00 & 015.00
 - Survey Requested by Eliazor Castillo
 - All portions of this survey were completed using RTK GPS Data collected on 3-18-2026 using Trimble R12 Dual Frequency Receivers: Horizontal Accuracy +/- 0.1' & Vertical Accuracy +/- 0.1' Coordinates are based off of TN NAD83/NAVD88 using Geoid18 and having a combined scale factor of 1.0000927535
 - The survey completed herein was completed without abstract of title.
 - Property shown herein is subject to all easements, right-of-ways, regulations, restrictions in effect at the time of the survey.
 - Flood Hazard Note: By graphic plotting no flood hazard zone and is depicted as zone X as shown by the F.E.M.A. Flood Insurance Rate Map of Loudon County, Tennessee and incorporated areas map number 47105C0063D effective May 15, 2007
 - Setbacks For R-1: Front = The minimum of the front yard shall be thirty (30) feet. All accessory buildings shall be located in the rear or side of the lot unless it is two and a half (2.5) acres or greater in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure. Rear = The minimum of the rear yard shall be twenty-five (25) feet for the principal structure and five (5) feet for the permitted accessory structure. Side = The side yard shall be a minimum of fifteen (15) feet for one and two-story structures, plus five (5) additional feet of side yard for each additional story over two, and five (5) feet for any permitted accessory structure.
 - All structures that do not meet the current setback requirements cannot be rebuilt (if destroyed) in current position and must meet Loudon County R-1 zoning setback standards.

FINAL PLAT

Gonzalez & Castillo Property
 Fifth Civil District, Loudon County, Tennessee

NICHOLAS BARNES
 REGISTERED SURVEYOR
 No. 2751
 State of Tennessee

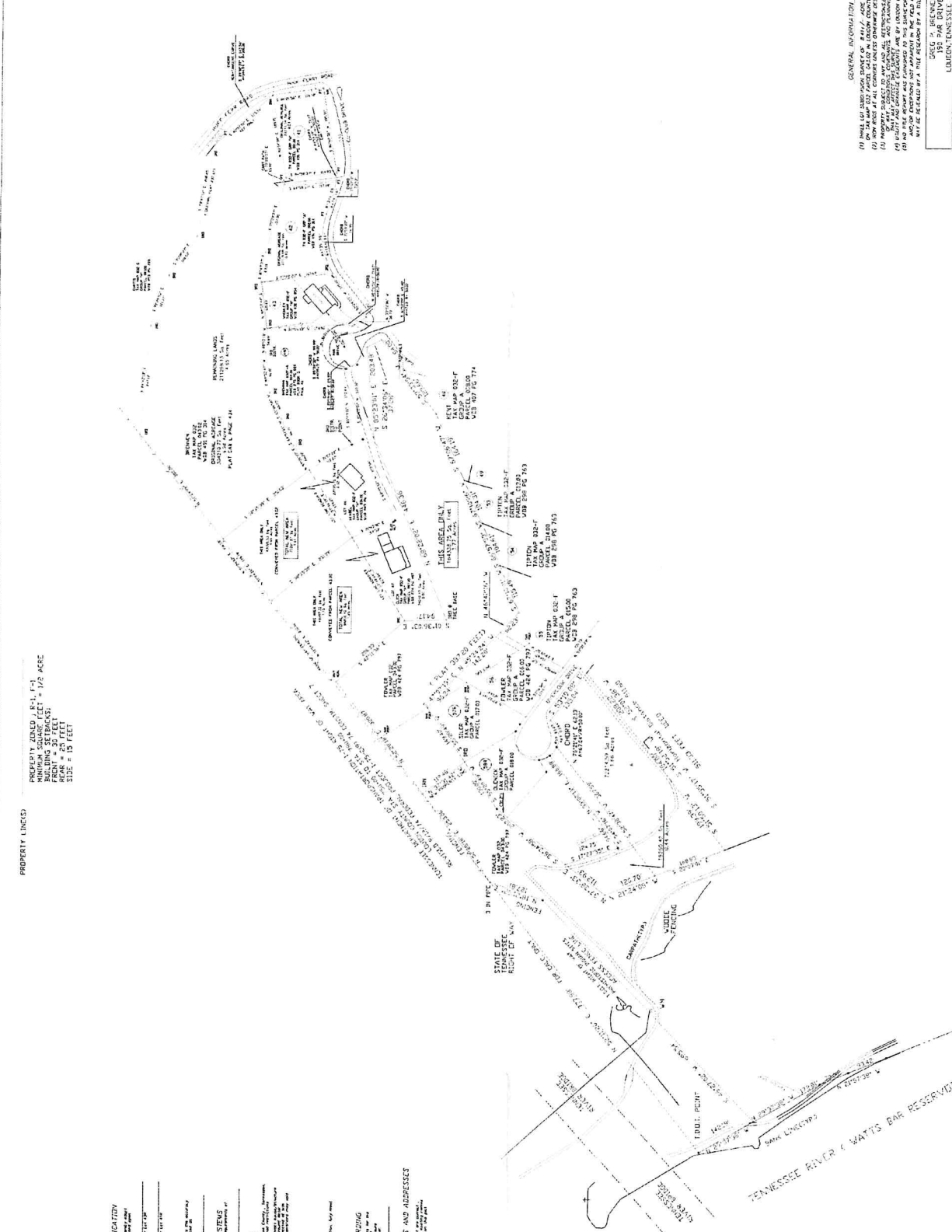
Loudon Co. Date of Survey: 3-18-26 Project# 25-209

Item F

LEGEND

- PIPE
- WATER VALVE
- BENCHMARK
- HIGHWAY MILE

LOCATION MAP



PROPERTY LINES

PROPERTY LINES / R-1, P-1
 MINIMUM SQUARE FEET = 1/3 ACRE
 FRONT = 25 FEET
 SIDE = 15 FEET

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF ACCURACY

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

CERTIFICATE OF SUBSTANCE BONDING

CERTIFICATE OF STREETS

CERTIFICATE OF APPROVAL FOR RECORDING

CERTIFICATE OF APPROVAL OF STREET MARKS AND ADDRESSES

GENERAL INFORMATION

(1) THIS IS A PRELIMINARY SURVEY OF PART OF A TRACT OF LAND
 (2) THE AREA AT ALL CORNERS AND INTERSECTIONS OF THE PLAT
 (3) THE SURVEY IS SUBJECT TO ALL RIGHTS AND EASEMENTS
 (4) THE SURVEY IS SUBJECT TO ALL RIGHTS AND EASEMENTS
 (5) THE SURVEY IS SUBJECT TO ALL RIGHTS AND EASEMENTS

DATE: 10/15/78
 DRAWN BY: JAH
 CHECKED BY: JAH
 LOUISIANA COUNTY, TENNESSEE
 TAX MAP DISTRICT: B-417 - KENS
 PARCEL NUMBER: 00309
 MAP SHEET: 481 PAGE 314
 PROJECT NUMBER: 00309-10



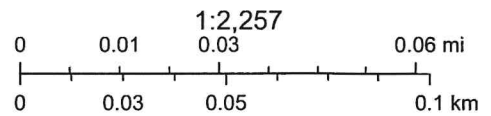
STATE OF TENNESSEE
 COUNTY OF LOUISIANA
 I, JAMES H. ALLEN, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the same.

Witness my hand and the seal of my office this 15th day of October, 1978.



Date: March 30, 2026

County: LOUDON
Owner: BERRY JAMES T ETUX CAROL RENEE
Address: ANTIOCH CHURCH RD W 10410
Parcel ID: 035 003.00
Deeded Acreage: 6.48
Calculated Acreage: 6.48

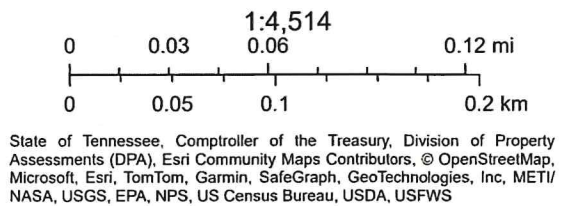


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Date: April 14, 2026

County: LOUDON
 Owner: TUCK SAMUEL MIKE & TUCK DEBORAH T
 Address: ANTIOCH CHURCH RD E
 Parcel ID: 036 076.00
 Deeded Acreage: 3.76
 Calculated Acreage: 3.76

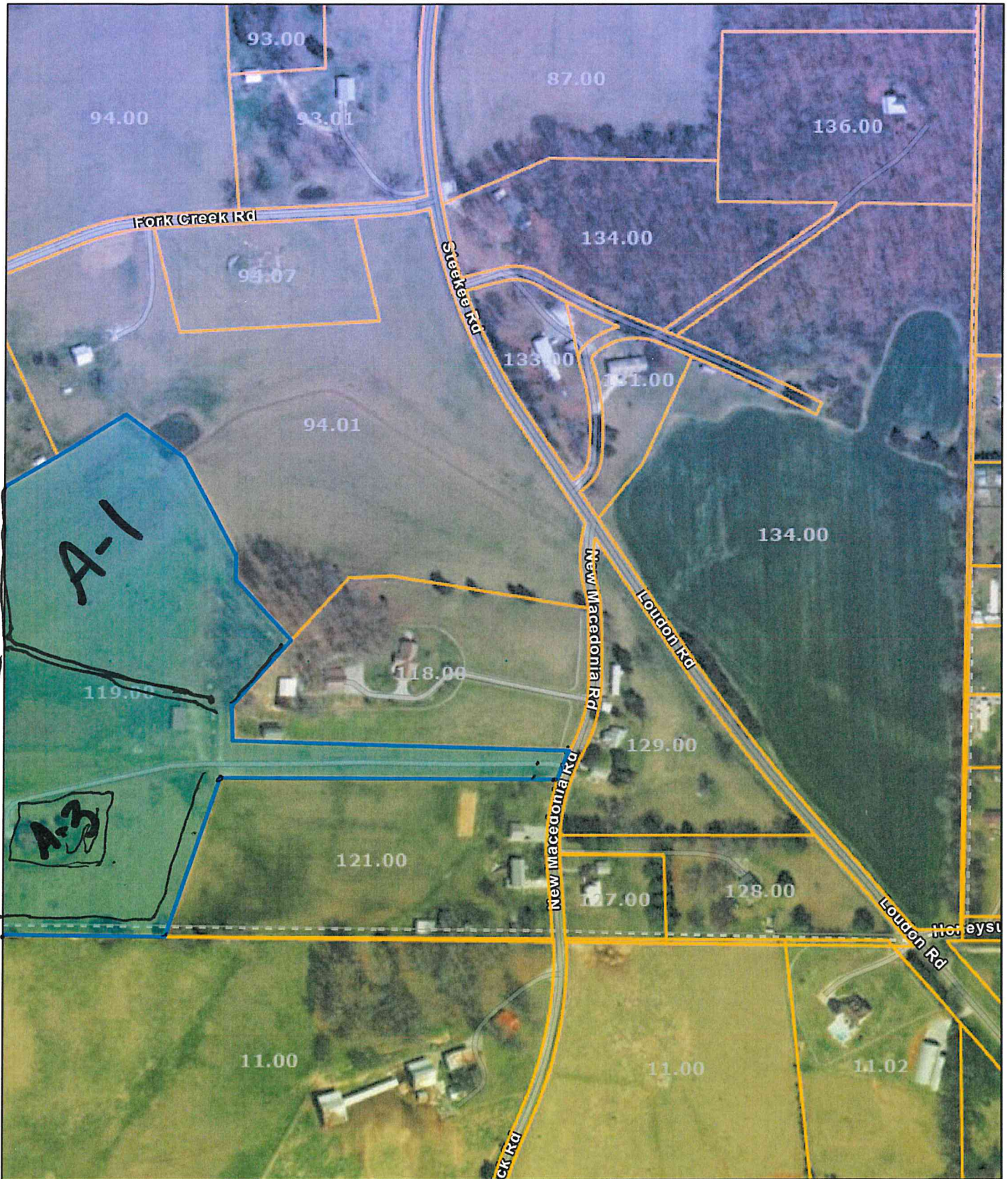


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T Dec

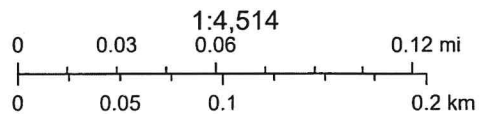
Loudon County - Parcel: 067 119.00

Item I

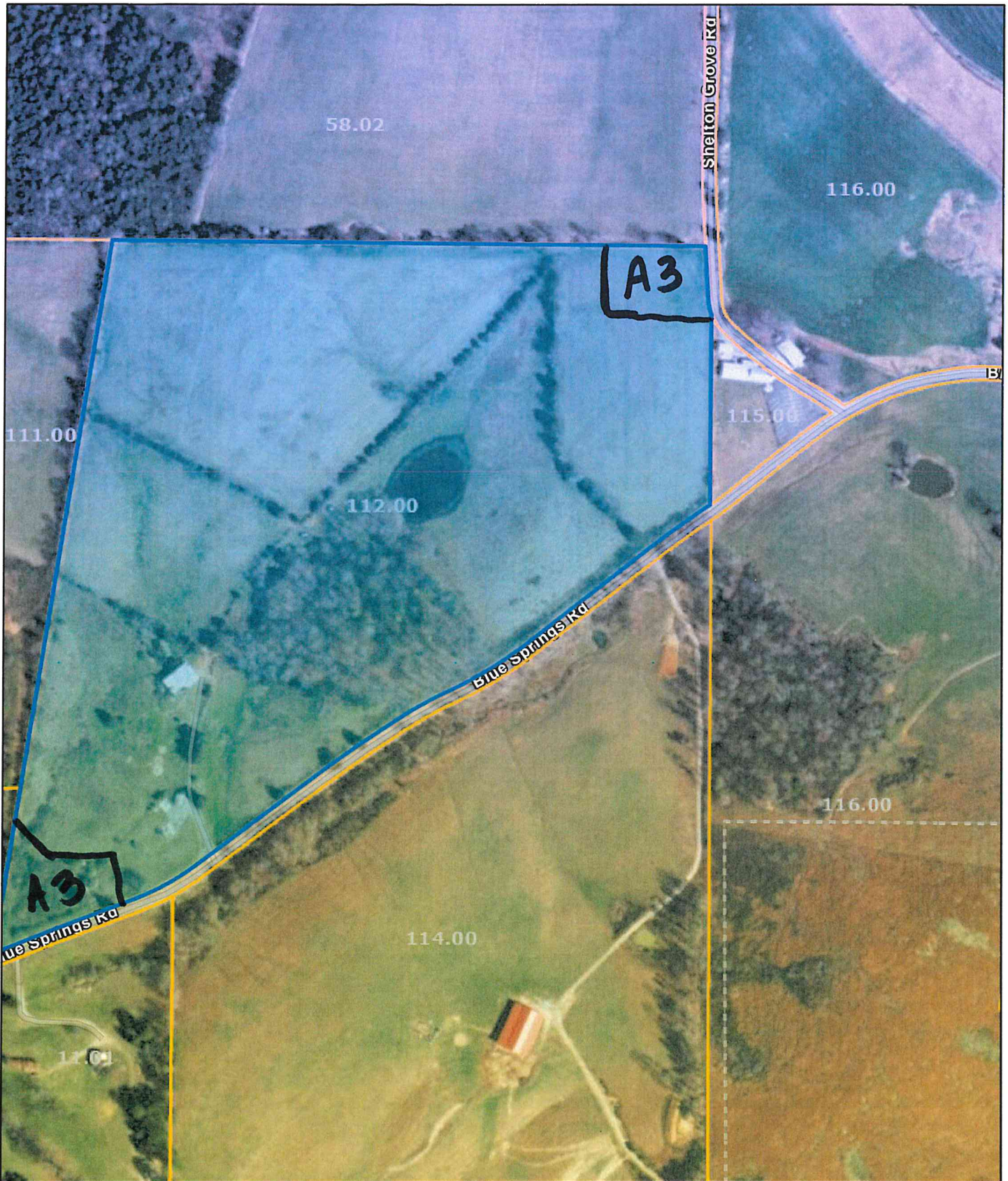


Date: April 9, 2026

County: LOUDON
 Owner: RUSSELL JENNIFER S ETVIR ARNOLD W
 Address: NEW MACEDONIA RD 420
 Parcel ID: 067 119.00
 Deeded Acreage: 22.38
 Calculated Acreage: 22.38

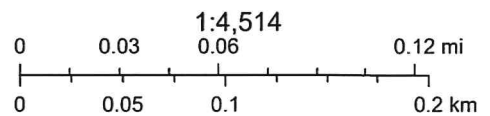


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Date: April 20, 2026

County: LOUDON
 Owner: DOOLEY JOHN THOMAS
 Address: BLUE SPRINGS RD 7840
 Parcel ID: 072 112.00
 Deeded Acreage: 39.6
 Calculated Acreage: 0



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This survey or plat is a Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for free or any fees other than the surveyor himself to any person or company without the Authorization of James A. Hair.

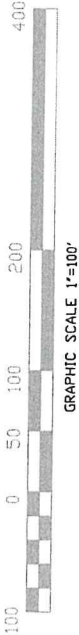
Item K

PROPERTY LINE(S)

LAND SURVEYS
J A H
 JAMES A. HAIR, RLS #1878
 SITE DEVELOPMENT SURVEYS

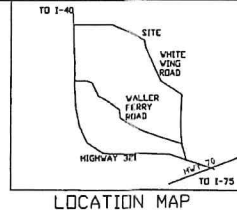
STATE GRID

IRO= IRON ROD OLD
 IRN= IRON ROD NEW



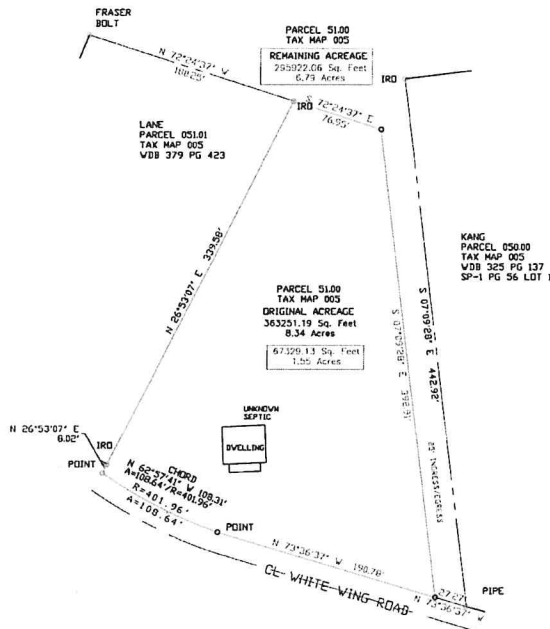
PROPERTY ZONED A-2
 BUILDING SETBACKS;
 FRONT 40 FEET
 REAR 30 FEET
 SIDE = 20 FT.(1 STORY)

REZONE (1)
 LOT TO A-3



LEGEND

- IRON ROD (circle with dot)
- PIPE (circle)
- POWER POLE (circle with cross)
- WATER VALVE CONTROL (circle with cross and dot)
- BENCHMARK (triangle with dot)
- SANITARY SEWER (circle with cross and dot)
- HIGHWAY MON. (square)



GENERAL INFORMATION

- (1) GENERAL PROPERTY SURVEY OF PARCEL 051.00 ON TAX MAP 005.
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, LEASES, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE LOUDON COUNTY ZONING DEPARTMENT.
- (5) 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 REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.

[Handwritten signature]
 JAMES A. HAIR, RLS #1878
 COMMISSIONER
 TENNESSEE NO. 1878

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREOF DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY OF ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:100,000, AS SHOWN.

JAMES A. HAIR, RLS #1878

JOHN GARDNER AND WIFE DONNA A. GARDNER 6390 WHITE WING ROAD LENOIR CITY, TENNESSEE 37771		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JAH
DATE: 3/14/25		REVISED: 4/24/26
DISTRICT FIVE LOUDON COUNTY		LENOIR CITY TENNESSEE
TAX MAP 005 PARCEL 051.00	1.55 +/- ACRES WDB 481 PG 521	DRAWING NUMBER JG0325-1B

**BYLAWS AND RULES OF PROCEDURE
LOUDON COUNTY, TENNESSEE
PLANNING COMMISSION**

ARTICLE I-AUTHORIZATION

1.1 The Loudon County Planning Commission is established by and in conformance with Tennessee Code Annotated, Title 13, Section 13-107 and by Loudon County Commission Resolution dated June 15, 1967, as amended.

1.2 The official title of this body shall be The Loudon County Planning Commission, hereafter referred to as the "Commission".

ARTICLE II-PURPOSE

2.1 The primary purpose of the Commission is to advise the Loudon County Commission, hereinafter referred to as the "County Commission" on planning, zoning and subdivision matters and to carry out other duties permitted by the Tennessee Code Annotated as amended.

ARTICLE III-MEMBERSHIP

3.1 The membership of the Commission shall be appointed by the County Commission as specified in Resolution dated June 15, 1967, as amended.

3.2 Members are expected to attend the regular meetings of the Commission. Failure to attend the regular meetings may result in removal from the Commission by the County Commission.

ARTICLE IV-OFFICERS

4.1 Officers of the Commission shall consist of a Chairman, Vice-Chairman and Secretary.

4.2 Selection of Officers

4.2.1 The officers shall be elected by members of the Commission at the first meeting of the calendar year.

4.2.2 Nomination of officers shall be made from the floor at the first meeting of the calendar year. Election of officers shall follow immediately. A candidate receiving a majority vote of the voting membership present shall be declared elected. A quorum is required.

4.3 Duties of Officers

4.3.1 The Chairman shall

- a) Preside at meetings
- b) Rule on procedural questions. A ruling shall be subject to reversal by a 2/3rds majority vote of the members present.
- c) Report official communications to the Commission
- d) Certify official documents of the Commission
- e) Appoint committees

4.3.2 The Vice-Chairman shall

- a) Assume the full powers of the Chairman in the absence or inability of the Chairman to act.
- b) Carry out other duties assigned by the Commission.

4.3.3 The Secretary shall

- a) Ensure that attendance is recorded at all meetings
- b) Certify all subdivision plats for the Commission.
- c) Notify all members of a special called meeting.

4.3.4 Term of Office

Officers shall be elected for a one year term or until a successor is elected. Vacancies shall be filled for an unexpired term by a majority vote of the Commission. In such cases, the newly elected officer shall serve only until the end of the calendar year or until a successor takes office.

4.3.5 Temporary Chairperson

In the event of absences of both the Chairman and the Vice-Chairman from any meeting the Commission shall designate from its members a temporary Chairman who shall act for that meeting.

ARTICLE V-MEETINGS

5.1 Regular meetings shall be held at a place set by the Commission at the first meeting of each calendar year.

5.2 The Commission shall have regular meetings as necessary on the second Tuesday of each month at 5:30 PM.

5.3 Special meetings of the Commission may be called by the Chairman or by two members upon a written request to the Secretary. The Secretary shall mail to all

members, at least five days in advance of the special meeting, a written notice fixing the time and place of the meeting and the purpose thereof.

5.4 Written notice of a special meeting is not required if the time of the special meeting has been fixed at a regular meeting.

5.5 All meetings shall be open to the public except for closed meetings as allowed by the Tennessee Code Annotated, as amended.

5.6 Work sessions shall be held at the adjournment of regular meetings or at a time and place set by the Commission.

ARTICLE VI-VOTING

6.1 A majority of voting members constitutes a quorum. No action shall be taken or motion made unless a quorum is present.

6.2 A tie vote shall be a rejection of the motion presented.

ARTICLE VII-OPERATING RULES

7.1 Order of Business-Regular Meetings

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Approval of Minutes
- 5) Planned Agenda Items
- 6) Building Activity Report
- 7) County Commission Activity on Planning Commission recommendations
- 8) Additional Public Comment
- 9) Adjournment

7.2 Minutes

The Commission shall keep minutes of each meeting, and on adoption by the Commission, these minutes shall become a public record. The Chairman shall sign a copy of the minutes at the end of each meeting, certifying that they have been adopted.

7.3 Procedures

7.3.1 The Commission shall follow Roberts Rules of Order except in cases where they are in conflict with the laws of Tennessee, resolutions of Loudon County, special rules adopted by the Planning Commission or by historic practice of the Planning Commission. Failure to strictly comply with Roberts Rules of Order shall not invalidate any actions of the Planning Commission.

7.3.2 Business items on the agenda shall be considered using the following procedure:

- A) The Chairman shall read the agenda item for consideration.
- B) Staff of the Planning Department will present an overview of the application for consideration.
- C) Petitioner presentation, stating name and address, for a maximum of 5 minutes.
- D) Additional person(s) may speak in favor of the petition, stating name and address, for a maximum of 3 minutes each, without repetition. Where there is a large contingent of people to speak in favor of a petition, the Chairman may request that the group select one or more speakers to represent the views of the group.
- E) Representative(s) may speak in opposition, stating name and address, for a maximum of 5 minutes, without repetition.
- F) Additional person(s) may speak in opposition, stating name and address, for a maximum of 3 minutes each, without repetition. Where there is a large contingent of people to speak in against a petition, the Chairman may request that the group select one or more speakers to represent the views of the group.
- G) Petitioner or representative may rebut for a total of 3 minutes.
- H) Member of the opposition may rebut for a total of 3 minutes.
- I) Commissioners may ask questions of the petitioner and opposition.
- J) Chairman will close the public hearing, announcing that there will be no further public comments allowed.
- K) Staff planner will provide a recommendation to the Commission.
- L) Chairman will ask for a motion and action by the Commissioners.

7.4 Postponements

7.4.1 The Commission shall have the authority to table and postpone to a later meeting, or deny an agenda item if the following situations exists:

- A) Insufficient information is provided for the agenda item.*
- B) Issues arise during discussion of the agenda item that warrant additional information.*
- C) Applicant provides the County Planning and Codes Department with a written request to postpone the agenda item at least 5 business days prior to the meeting.*
- D) The applicant or a designated representative fails to appear at the meeting. In such cases, the Commission may, in its discretion:*
 - 1. Table and postpone the item to allow the applicant an opportunity to appear and address questions or concerns;*
 - 2. Proceed to take action (approve, disapprove, or other disposition) based on the available record, staff recommendation, and public input; or*
 - 3. Deny the application if the Commission determines that the absence prevents meaningful review or that other grounds for disapproval exist under the adopted Subdivision Regulations. Any denial shall state the specific grounds on the record.*

E) An emergency or act of God.

7.4.2 The applicant shall be permitted to request that an agenda item be postponed from a scheduled Commission meeting one time. The Commission shall postpone the application for a specific period of time.

7.5 Additions to the Published Agenda

The Commission will not add items to the agenda at meeting.

ARTICLE VIII-CONFLICTS OF INTEREST

8.1 Commission members shall disclose to the Commission and recuse themselves from deliberation and voting on any agenda item in which the Commission member has a “personal interest”. Commission members shall conform with Loudon County regulations and state requirements concerning conflict of interest.

ARTICLE IX-AMENDMENTS

9.1 These Bylaws and Rules of Procedure may be amended upon a vote of the majority of the Commission with a quorum of the full Commission present at a regular meeting.

ARTICLE X-EFFECTIVE DATE

10.1 The By-Laws and Rules of Procedure shall become effective upon a vote of the majority of the Commission with a quorum of the full Commission present at a regular meeting.

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
May 12, 2026
5:30 PM

Immediately following the Planning Commission Meeting

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approve Minutes from April 14, 2026 meeting.
4. Planned Agenda Items.
 - A. Variance request to build a detached garage forward of home & variance request for 10' front yard setback. Applicant/Property Owner Richard Hermosillo, Tax map 032, Parcel 054.00, Located 750 Huffs Ferry Rd, A-1 Agriculture forestry district, District 1
 - B. Special exception for tenant housing, Applicant/Property Owner Marsha & Jerry Taylor, Tax map 039, Parcel 118.01, Located 295 Jim Dyke Rd, A-1 Agriculture forestry district, District 4
 - C. Variance request for minimum lot size, Applicant/Property owner Deborah Tuck, Tax map 036, Parcel 076.00, Located Antioch Church Rd East, A-3 Developing Agriculture District, District 3
 - D. Special exception to conduct automotive repair service, Applicant Laura Trendler agent for Valvoline Instant Oil Change, Property Owner Rooney Land Development, Tax map 007, Parcel 050.01, Located 19722 Hwy 11 East, C-2 General Commercial District, District 5
 - E. Variance request for parking spaces, Applicant Laura Trendler agent for Valvoline Instant Oil Change, Property owner Rooney Land Development, Tax map 007, Parcel 050.01, Located 19722 Hwy 11 East, C-2 General Commercial District, District 5
 - F. Special exception for tenant housing, Applicant/Property Owner Jeffrey & Danya Cornett, Tax map 026, Parcel 070.00, Located 4075 Hwy 11 West, A-1 Agriculture Forestry District, F-1 Floodway District, District 5
 - G. Variance request for 7' side yard setback, Applicant/Property Owner John Dukes, Tax Map 018, Parcel 019.02, Located 27766 Hines Valley Rd, A-2 Rural Residential District. District 5

- H. Variance request to construct an accessory structure on the property without a primary dwelling. Applicant/Property Owner Zane Madtes, Tax map 049, Parcel 031.02, Located 4550 Vonore Rd, A-2 Rural Residential District, District 1

- I. Variance request to leave mulch bins on property for safety and traffic purposes. Applicant/Property Owner Sam Maynard, Tax map 049, Parcel 077.00, Located 9378 Vonore Rd, A-2 Rural Residential District, District 1

- J. Vote to amend the Loudon County bylaws and rules of procedure

5. Additional Public Comments

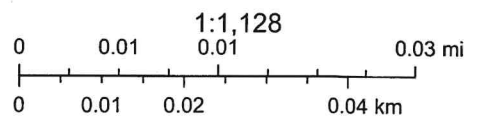
6. Announcements and/or comments from Board/Commission

7. Adjournment



Date: February 25, 2026

County: LOUDON
Owner: HERMOSILLO RICHARD DAVID ETUX TRACEY RENEE
Address: HUFFS FERRY RD N 750
Parcel ID: 032 054.00
Deeded Acreage: 1.1
Calculated Acreage: 0



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Date: April 8, 2026

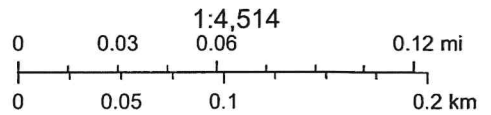
County: LOUDON
 Owner: JENKINS EDWARD E ETUX MINNIE BELL
 Address: JIM DYKE RD 289
 Parcel ID: 039 118.00
 Deeded Acreage: 77.84

1:2,257
 0 0.01 0.03 0.06 mi
 0 0.03 0.05 0.1 km
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Date: April 14, 2026

County: LOUDON
Owner: TUCK SAMUEL MIKE & TUCK DEBORAH T
Address: ANTIOCH CHURCH RD E
Parcel ID: 036 076.00
Deeded Acreage: 3.76



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Project Description & Special Exception Justification
Valvoline Instant Oil Change
US-11/Kingston Pike near Shipley Lane
Loudon County, Tennessee

Valvoline Instant Oil Change has an agreement to redevelop property located on US-11 / Kingston Pike, east of Shipley Lane, in Loudon County, Tennessee (Parcel 007 050.01). The 0.8-acre property is owned by Rooney Land Development LLC and is zoned C-2 General Commercial District. The site is currently vacant but was formerly a garden and produce center. Valvoline is proposing to redevelop the site with a new 2-bay oil change facility. To redevelop the property as proposed, Valvoline is requesting a Special Exception from the Loudon County Zoning Resolution to allow an 'Automotive Repair Service' Use in the C-2 zoning district.

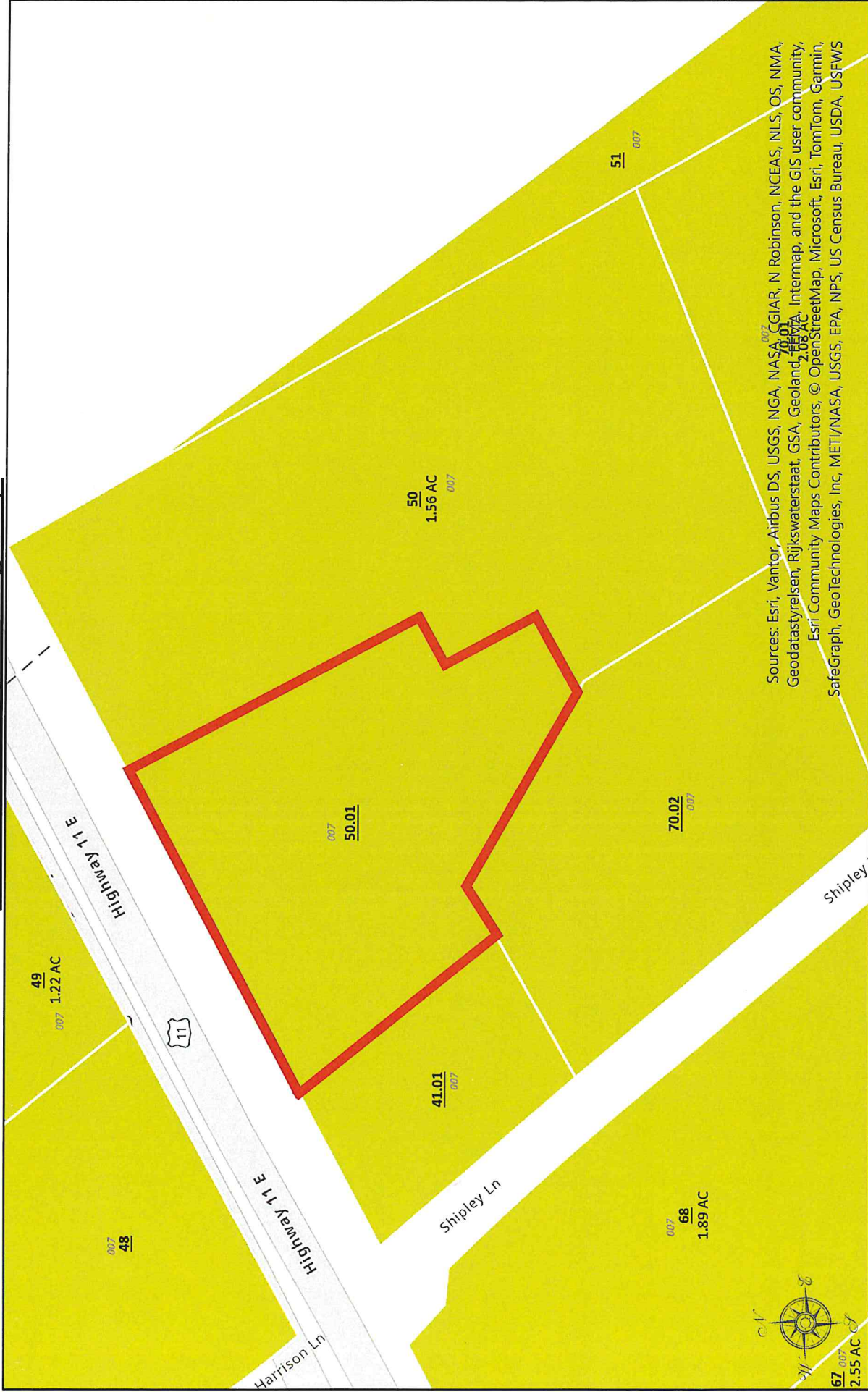
The proposed project includes a 1,462 square foot, 2-bay oil change facility. 9 parking spaces are proposed, including 1 ADA accessible space. The project proposes one full movement driveway on the north side of the property on US-11, and a shared access driveway with the car wash located to the east. Customers will enter the service bays from the south side of the building and exit to the north. A one-way bypass lane is provided around the east side of the facility for vehicles to bypass the service lanes. A masonry dumpster enclosure will be constructed with opaque gates to the rear/south side of the facility. Proposed building elevations are enclosed with this request.

Special Exception Request & Justification

Valvoline is requesting a Special Exception to allow an 'Automotive Repair Service' Use in the C-2 zoning district. Valvoline Instant Oil Change provides minor vehicle repair services which include oil changes, fluid replacements, air-conditioning/filter replacements, battery replacements, and other routine maintenance. The services are generally completed within 15 minutes while the customer remains in their vehicle. All vehicle service occurs inside of the facility. The proposed use is consistent with surrounding businesses and the development pattern along this portion of US-11/Kingston Pike. There is an existing car wash immediately east of Valvoline's site and two fuel sale facilities within a half-mile radius of the property.

We believe that the proposed Valvoline facility will be a good use of the site and will provide an additional service to community members and travelers along the US-11/Kingston Pike corridor. We look forward to presenting our request to the Board of Zoning Appeals on May 12th and appreciate your consideration.

Loudon County Zoning Map



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

LOUDON COUNTY, TENNESSEE

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MAP DATE: December 23, 2025





DATE	11/18/25
BY	DVA
REVISION	REVISED PER THE L.L.'S NEW PLAN

VALVOLINE INSTANT OIL CHANGE
KINGSTON PIKE NEAR S WATT RD
LENOIR CITY, TN



AS NOTED	
UDC	
DATE	11/18/25

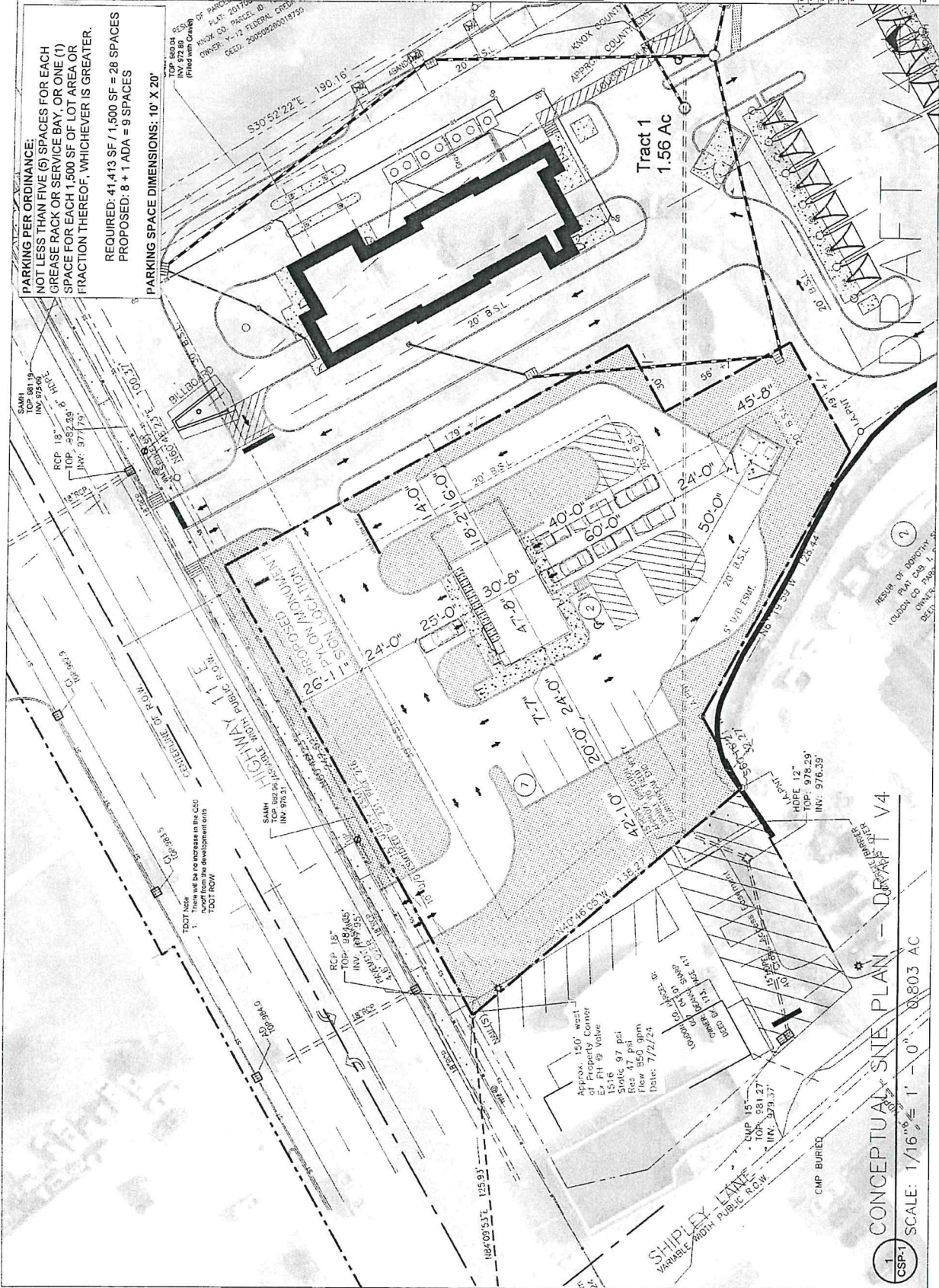
CONCEPTUAL
SITE PLAN

CSP-4

PARKING PER ORDINANCE:
NOT LESS THAN FIVE (5) SPACES FOR EACH
GREASE RACK OR SERVICE BAY, OR ONE (1)
SPACE FOR EACH 1,500 SF OF LOT AREA OR
FRACTION THEREOF, WHICHEVER IS GREATER.
REQUIRED: 41,413 SF / 1,500 SF = 28 SPACES
PROPOSED: 8 + 1 ADA = 9 SPACES

PARKING SPACE DIMENSIONS: 10' X 20'

RESUBMITTAL OF PARCEL TO BE RECORDED
PLAT # 201796
KINGSTON CO. RECORD # 0
OWNER: V-17 FEDERAL CREDIT
DEPT. # 200200000018750



CONCEPTUAL SNE PLAN - DRAFT V4
SCALE: 1/16" = 1' - 0"
0.803 AC

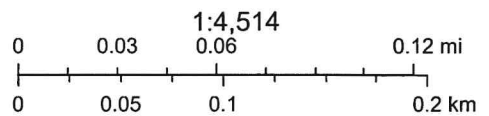


CSP-1



Date: April 30, 2026

County: LOUDON
 Owner: CORNETT JEFFREY B ETUX DANYA B
 Address: HWY 11 W 4075
 Parcel ID: 026 070.00
 Deeded Acreage: 27.51
 Calculated Acreage: 27.51

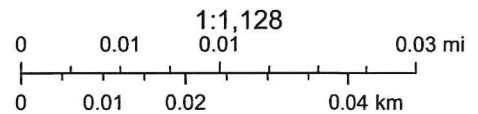


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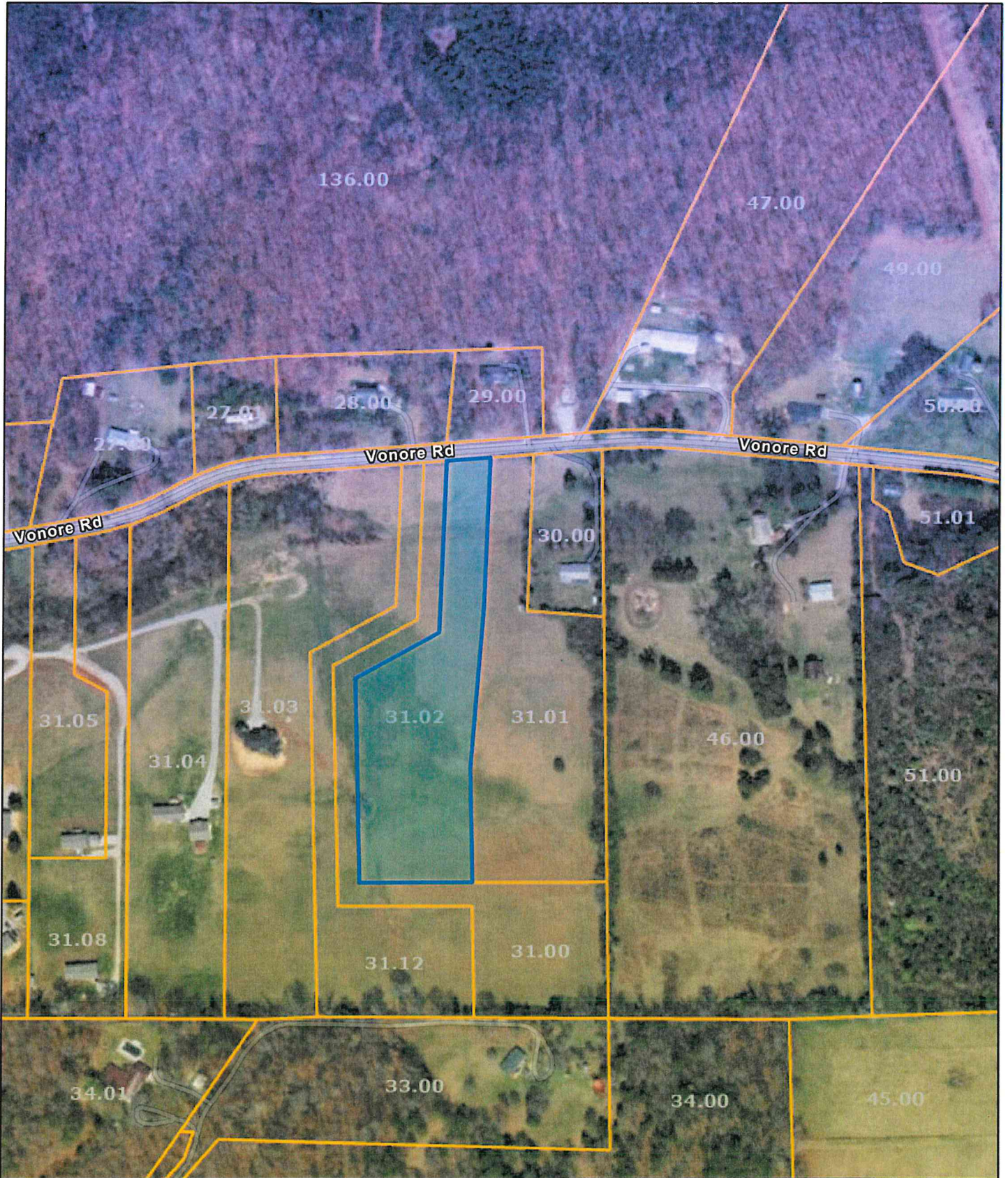


Date: April 23, 2026

County: LOUDON
Owner: DUKES JOHN EDMUND & DUKES ETHEL LEE TRUSTEES
Address: HINES VALLEY RD 27766
Parcel ID: 018 019.02
Deeded Acreage: 1
Calculated Acreage: 1

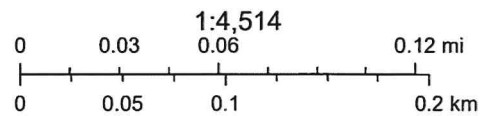


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Date: April 24, 2026

County: LOUDON
 Owner: MADTES ZANE ETUX KIMBERLEY
 Address: VONORE RD 4550
 Parcel ID: 049 031.02
 Deeded Acreage: 4.2
 Calculated Acreage: 4.2

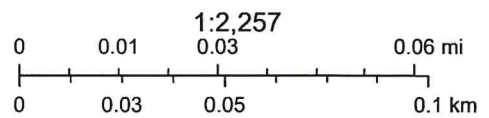


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Date: April 27, 2026

County: LOUDON
Owner: MAYNARD SAMUEL H ETUX LINDA
Address: VONORE RD 9378
Parcel ID: 049 077.00
Deeded Acreage: 1.37
Calculated Acreage: 1.27



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**BYLAWS AND RULES OF PROCEDURE
LOUDON COUNTY, TENNESSE**

BOARD OF ZONING APPEALS

ARTICLE I-AUTHORIZATION

1.1 The Loudon County Board of Zoning Appeals is established by and in conformance with Tennessee Code Annotated, Title 13, Section 7-106 and by Loudon County Commission Resolution dated June 15, 1967, as amended.

1.2 The official title of this body shall be The Loudon County Board of Zoning Appeals, hereafter referred to as the "Board".

ARTICLE II-PURPOSE

2.1 The primary purpose of the Board is to interpret the Loudon County Zoning Resolution on behalf of Loudon County, hear appeals for variances or special exceptions from requirements of the Loudon County Zoning Resolution, hear appeals of administrative decisions made by the Loudon County Planning and Codes Department, and to review other matters and to carry out other duties permitted by the Tennessee Code Annotated, as amended.

ARTICLE III-MEMBERSHIP

3.1 The membership of the Board shall be appointed by the Loudon County Commission as specified in Resolution dated June 15, 1967, as amended.

3.2 Members are expected to attend the regular meetings of the Board. Failure to attend the regular meetings may result in removal from the Board by the County Commission.

ARTICLE IV-OFFICERS

4.1 Officers of the Board shall consist of a Chairman, Vice-Chairman and Secretary.

4.2 Selection of Officers

4.2.1 The officers shall be elected by members of the Board at the first meeting of the calendar year.

4.2.2 Nomination of officers shall be made from the floor at the first meeting of the calendar year. Election of officers shall follow immediately. A candidate receiving a majority vote of the voting membership present shall be declared elected. A quorum is required.

4.3 Duties of Officers

4.3.1 The Chairman shall

- a) Preside at meetings
- b) Rule on procedural questions. A ruling shall be subject to reversal by a 2/3rds majority vote of the members present.
- c) Report official communications to the Board
- d) Certify official documents of the Board
- e) Appoint committees

4.3.2 The Vice-Chairman shall

- a) Assume the full powers of the Chairman in the absence or inability of the Chairman to act.
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- a) Ensure that attendance is recorded at all meetings
- b) Notify all members of a special called meeting.

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Officers shall be elected for a one year term or until a successor is elected. Vacancies shall be filled for an unexpired term by a majority vote of the Board. In such cases, the newly elected officer shall serve only until the end of the calendar year or until a successor takes office.

4.3.5 Temporary Chairman

In the event of absences of both the Chairman and the Vice-Chairman from any meeting, the Board shall designate from its members a temporary Chairman who shall act for that meeting.

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5.1 Regular meetings shall be held at a place set by the Board at the first meeting of each calendar year.

5.2 The Board shall have regular meetings as necessary on the second Tuesday of each month at 5:30 p.m. or following the meeting of the Loudon County Planning Commission.

5.3 Special meetings of the Board may be called by the Chairman or by two members upon a written request to the Secretary. The Secretary shall mail to all members, at least

five days in advance of the special meeting, a written notice fixing the time and place of the meeting and the purpose thereof.

5.4 Written notice of a special meeting is not required if the time of the special meeting has been fixed at a regular meeting.

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6.2 A tie vote shall be a rejection of the motion presented.

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7.1 Order of Business-Regular Meetings

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Minutes
- 4) Planned Agenda Items
- 5) Additional Public Comment
- 6) Announcements from the Board
- 7) Adjournment

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7.3.2 Business items on the agenda shall be considered using the following procedure:

- A) The Chairman shall read the agenda item for consideration.
- B) Staff will present an overview of the application for consideration.

- C) Petitioner presentation, stating name and address, for a maximum of 5 minutes.
- D) Additional person(s) may speak in favor of the petition, stating name and address, for a maximum of 3 minutes each, without repetition. Where there is a large contingent of people to speak in favor of a petition, the Chairman may request that the group select one or more speakers to represent the views of the group.
- E) Representative(s) may speak in opposition, stating name and address, for a maximum of 5 minutes, without repetition.
- F) Additional person(s) may speak in opposition, stating name and address, for a maximum of 3 minutes each, without repetition. Where there is a large contingent of people to speak against a petition, the Chairman may request that the group select one or more speakers to represent the views of the group.
- G) Petitioner or representative may rebut for a total of 3 minutes.
- H) Member of the opposition may rebut for a total of 3 minutes.
- I) Board members may ask questions of the petitioner and opposition.
- J) Chairman will close the public hearing, announcing that there will be no further public comments allowed.
- K) Staff will provide a recommendation to the Board.
- L) Chairman will ask for a motion and action by the Board.

7.4 Postponements

- 7.4.1 The Commission shall have the authority to table and postpone to a later meeting, or deny an agenda item if the following situations exist;*
- A) Insufficient information is provided for the agenda item.*
 - B) Issues arise during discussion of the agenda item that warrant additional information.*
 - C) Applicant provides the County Planning and Codes Department with a written request to postpone the agenda item at least 5 business days prior to the meeting.*
 - D) The applicant or a designated representative fails to appear at the meeting. In such cases, the Commission may, in its discretion;*
 - 1. Table and postpone the item to allow the applicant an opportunity to appear and address questions or concerns;*
 - 2. Proceed to take action (approve, disapprove, or other disposition) based on the available record, staff recommendation, and public input;*
 - 3. Deny the application if the Commission determines that the absence prevents meaningful review or that other grounds for disapproval exist under the adopted Subdivision Regulations. Any denial shall state the specific grounds on the record.*
 - E) An emergency or act of God.*

7.4.2 The applicant shall be permitted to request that an agenda item be postponed from a scheduled Board meeting one time. The Board shall postpone the application for a specific period of time.

7.5 Additions to the Published Agenda

The Board will not add items to the agenda at the meeting.

ARTICLE VIII-CONFLICTS OF INTEREST

8.1 Board members shall disclose to the Board and recuse themselves from deliberation and voting on any agenda item in which the Board member has a “personal interest”. Board members shall conform with Loudon County regulations and state requirements concerning conflict of interest.

ARTICLE IX-AMENDMENTS

9.1 These Bylaws and Rules of Procedure may be amended upon a vote of the majority of the Board with a quorum of the full Board present at a regular meeting.

ARTICLE X-EFFECTIVE DATE

10.1 The By-Laws and Rules of Procedure shall become effective upon a vote of the majority of the Board with a quorum of the full Board present at a regular meeting.