

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
August 11, 2026
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from July 14, 2026, meeting.
3. Planned Agenda Items.
 - A. Subdivision plat for 26 lots, Applicant/Property owner Reliance Development, Tax map 009, Parcel 150.00, Located Hwy 70, R-2 Multi Family Residential District, District 5, Approximately 13.43 acres
 - B. Rezone request from A-1 to C-2, Applicant/Property owner Alex Tabaczynski, Tax map 002, Parcel 089.00, Located Buttermilk Rd West, A-1 Agriculture Forestry District, District 5, Approximately 0.58 acres
 - C. Rezone request from A-1 to C-2, Applicant/Property owner Alex Tabaczynski, Tax map 002, Parcel 090.00, Located Buttermilk Rd West, A-1 Agriculture Forestry District, District 5, Approximately 3.45 acres
 - D. Rezone request from A-2 to A-3 for (1) one acre lot, Applicant/Property owner Mark Taggart, Tax map 050, Parcel 095.00, Located 5300 Maple Hill Rd, A-2 Rural Residential District, District 1, Approximately 5.561 acres
 - E. Rezone request from A-1 to A-3 for (1) one acre lot, Applicant/Property owners William & Linda Tankersley, Tax map 018, Parcel 052.02, Located 1198 Hall Rd, A-1 Agriculture Forestry District, District 5, Approximately 19.92 acres
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for July (attached)
6. Additional Public Comments
7. Update from Planning Department

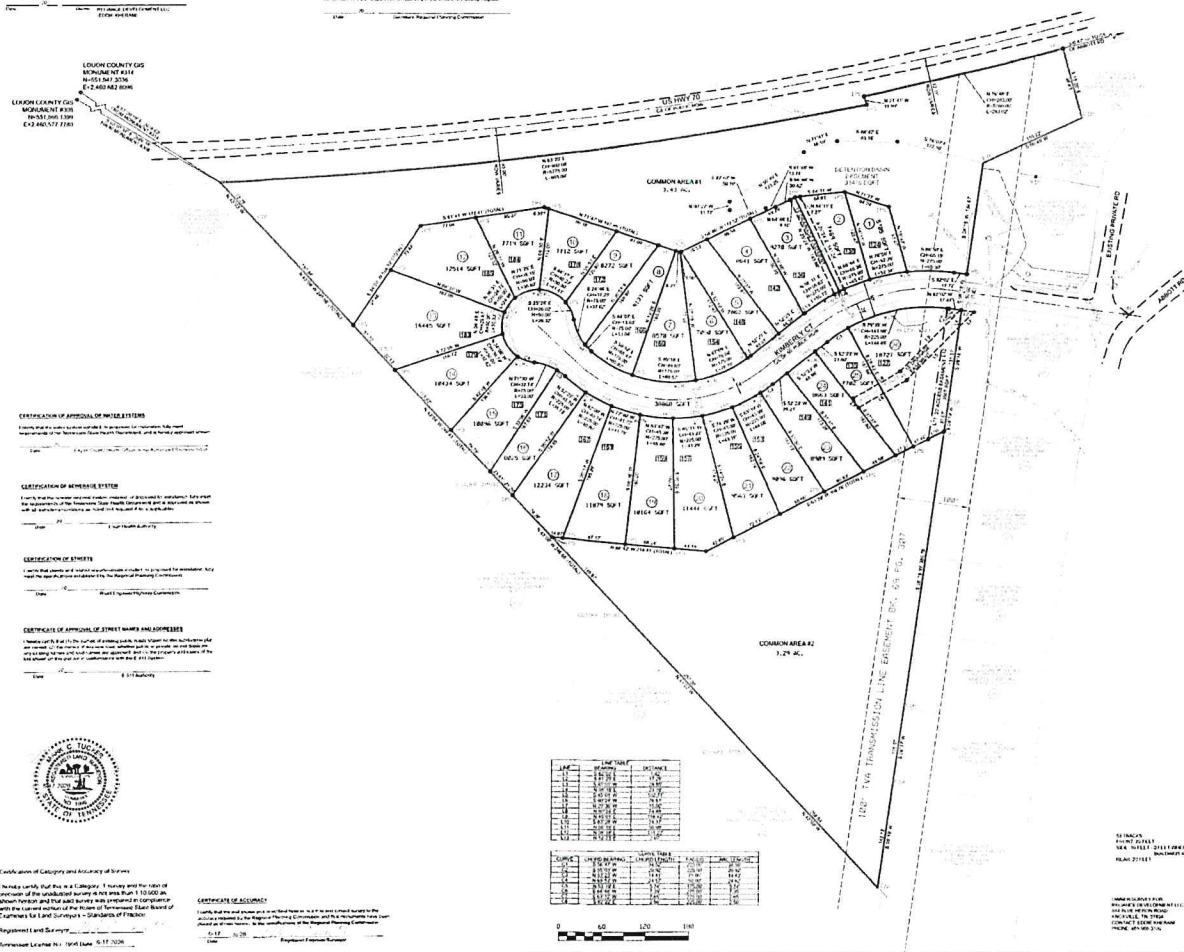
Adjournment

FINAL PLAT OF PLEASANT RIDGE SUBDIVISION PHASE 2		
DIST NO 5	SCALE 1"=60'	DRAWN BY DED
SURVEYED BY ROBERT G CAMPBELL & ASSOC., L.P.		
DATE 5/11/2026	PROJECT NUMBER 21205	

There is hereby declared the name(s) of the property above and described herein being sold at public sale to be and to remain at minute, day, week, month or other public sale, and upon sale to belong to and remain in the name of

Name	Address	City and State
		ST. LOUIS, MISSOURI
		MISSOURI

I CERTIFY that this plan has been found to comply with the minimum requirements for the planning region with the exception of such matters, if any, that are noted below. All improvements have been planned or all anticipated funds provided in order to assure compliance. This plan is approved for recording in the office of the County Registrar.



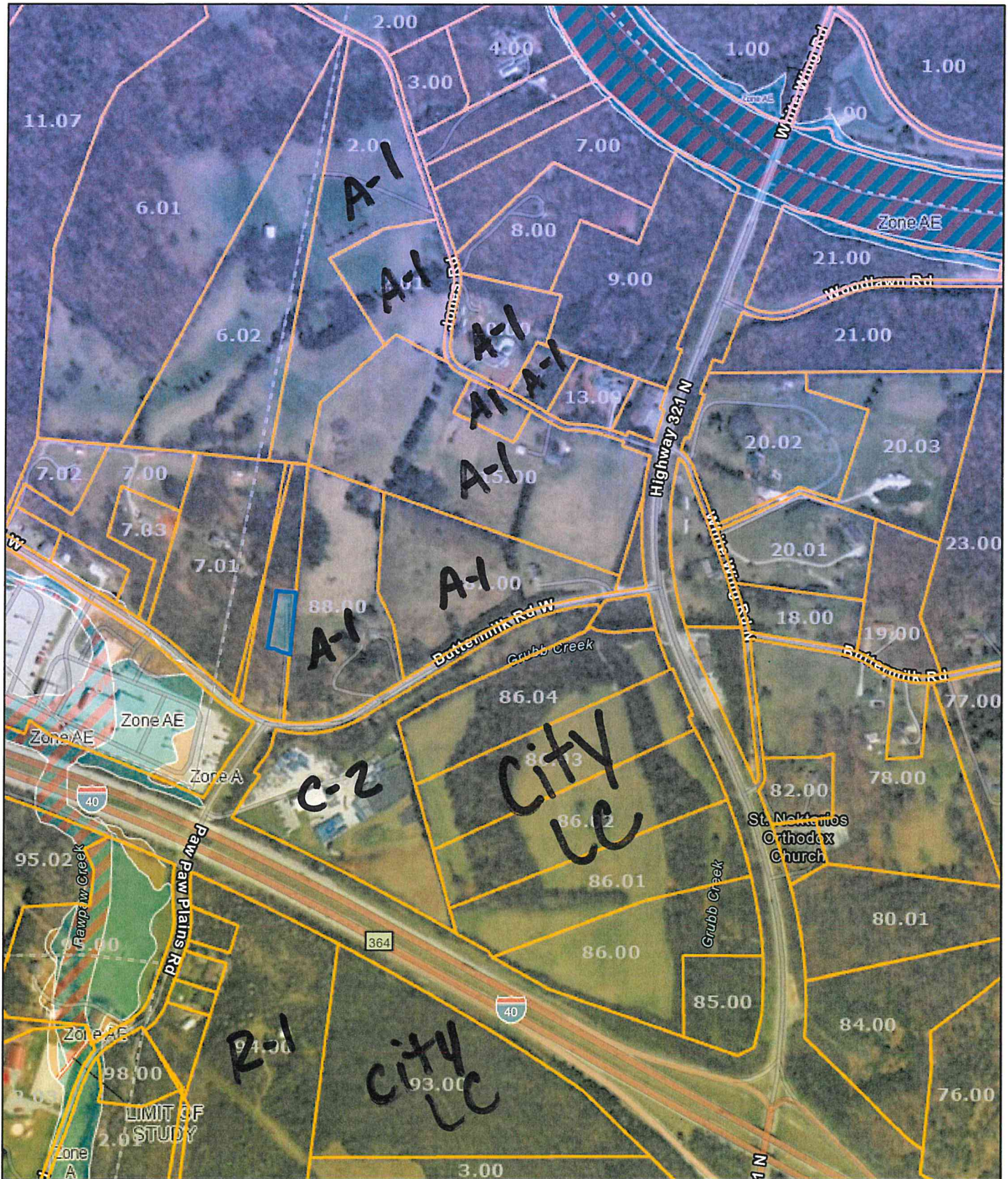
LEGEND

	FLUSTRATING BEHAVIOR FOUND
	WOUND PATIENT 1
	CHIEF OF POLICE REPORT
	LEADS TO NEW INTERVIEW POINT
	POTENTIALLY EFFICIENT CASE
	POLICE REPORT
	QUESTIONS
	ADDITIONAL BACKGROUND
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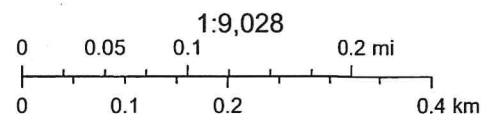
CLT MAP: 009
PARCEL: 150.00
DEED BOOK: 442 PAGE: 100
NUMBER OF LOTS: 26
TOTAL AREA: 13.43 ACRES
584,816 SQ F
PROPERTY ZONED: R2-PUD

FINAL PLAT OF PLEASANT RIDGE SUBDIVISION PHASE 2		
DIST NO 5 LOUDON CO. TN	SCALE 1"=60'	DRAWN BY DED
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 6/11/2025	PROJECT NUMBER 27205	



Date: July 29, 2026

County: LOUDON
 Owner: TABACZYNSKI ALEX S
 Address: BUTTERMILK RD W
 Parcel ID: 002 089.00
 Deeded Acreage: 0.57

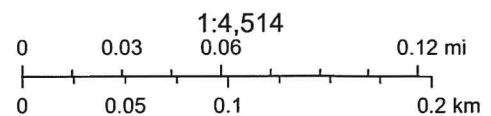


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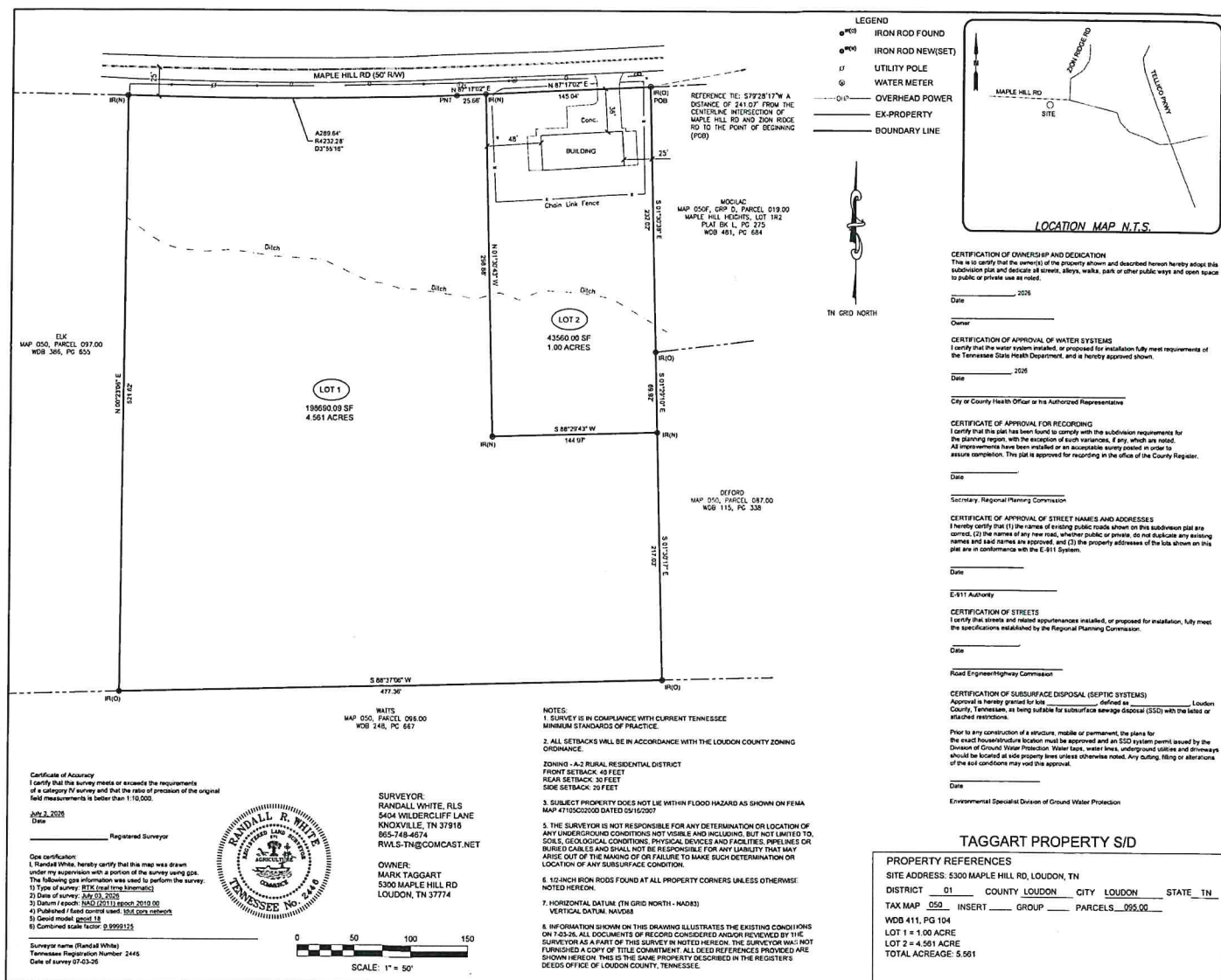
Date: July 1, 2026

County: LOUDON
 Owner: TABACZYNSKI ALEX S
 Address: BUTTERMILK RD W 1428
 Parcel ID: 002 090.00
 Deeded Acreage: 3.48
 Calculated Acreage: 3.48



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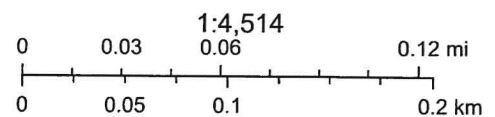
Item D





Date: July 22, 2026

County: LOUDON
 Owner: TANKERSLEY WILLIAM GLENN ETUX LINDA F
 Address: HALL RD 1198
 Parcel ID: 018 052.02
 Deeded Acreage: 19.92



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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
August 11, 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 July 14, 2026, meeting.
4. Planned Agenda Items.
 - A. Variance request for 5' side yard setback to build a garage addition, Applicant Darren Crawford, Property Owner Michelle Reed Crawford, Tax map 015A, Group A, Parcel 028.00, Located 689 Cordova Lane, R-1 Suburban Residential District, District 5, Approximately 0.35 acres
 - B. Variance request to construct a garage on property before primary dwelling, Applicant/Property Owner Laura Hamilton, Tax map 046, Parcel 046.00, Located 8585 Jim Dyke Rd, A-1 Agriculture Forestry District, District 4, Approximately 5.02 acres
 - C. Variance request for 10' front yard setback & also to construct a garage in front yard, Applicant/Property Owner Boyd Luke Wade, Tax map 025, Parcel 145.00, Located 6390 Loudon Ridge Rd, A-2 Rural Residential District 5, Approximately 0.98 acres
 - D. Special exception for truck parking, Applicant/Property Owner Skelly Properties, Tax map 007, Parcel 012.00, Located 14300 Hickory Creek Rd, C-2 Geneal Commercial District, District 5, Approximately 2.61 acres
 - E. Variance request for 20' side yard setback & a 22' rear yard setback to construct a deck, Applicant/Property Owner Epic Concepts, Tax map 022G, Group A, Parcel 004.00, Located 2370 Lakeland Dr, A-2 Rural Residential District, F-1 Floodway District, District 6, Approximately 1.10 acres
 - F. Variance request for accessory structure before primary dwelling, Applicant/Property Owner Dan Gibbs Jr, Tax map 065, Parcel 026.15, Located 487 Julip Lane, A-1 Agriculture Forestry District, District 4, Approximately 5 acres

- G. Variance request for 15' side yard setback to construct a 2-car garage addition,
Applicant/Property Owner Lawrence Kaminsky, Tax map 027, Parcel 058.00,
Located 4193 Parris Drive, A-2 Rural Residential District, District 6, Approximately
1.28 acres

5. Additional Public Comments

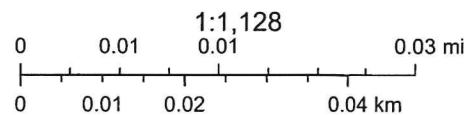
6. Announcements and/or comments from Board/Commission

7. Adjournment



Date: July 1, 2026

County: LOUDON
 Owner: REED MICHELLE
 Address: CORDOVA LN 689
 Parcel ID: 015A A 028.00
 Deeded Acreage: 0.35

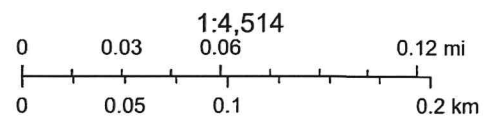


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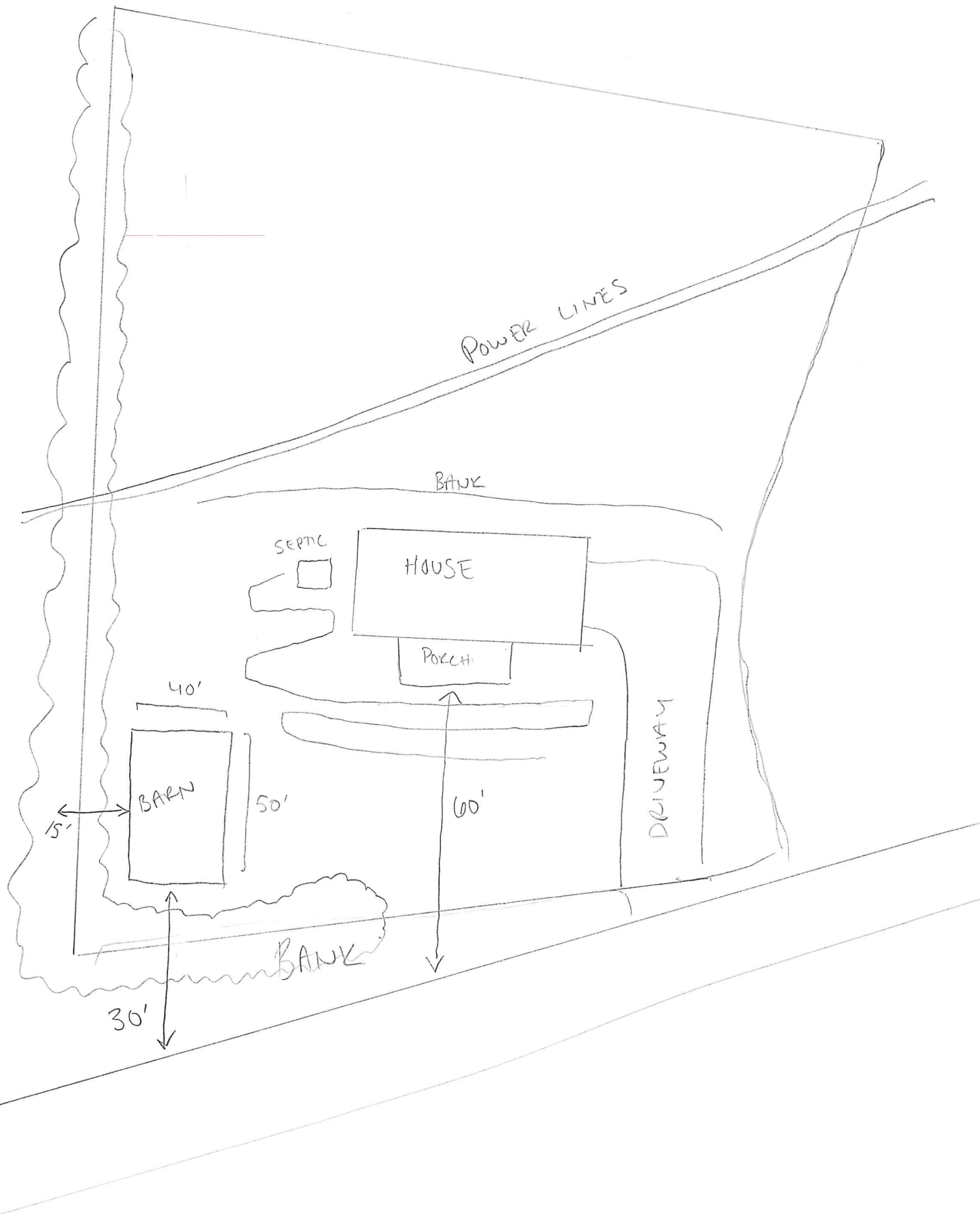
Date: July 8, 2026

County: LOUDON
 Owner: HAMILTON LAURA REV LIV TRUST
 Address: JIM DYKE RD 8585
 Parcel ID: 046 046.00
 Deeded Acreage: 5.02
 Calculated Acreage: 0



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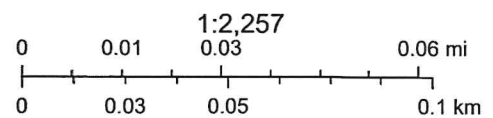
Item C





Date: July 17, 2026

County: LOUDON
 Owner: SKELLY PROPERTIES LLC
 Address: HICKORY CREEK RD 14300
 Parcel ID: 007 012.00
 Deeded Acreage: 2.61
 Calculated Acreage: 2.61



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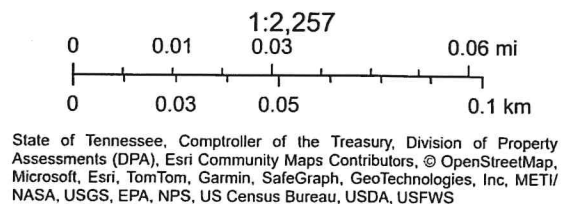
Loudon County - Parcel: 022G A 004.00

Item E



Date: July 22, 2026

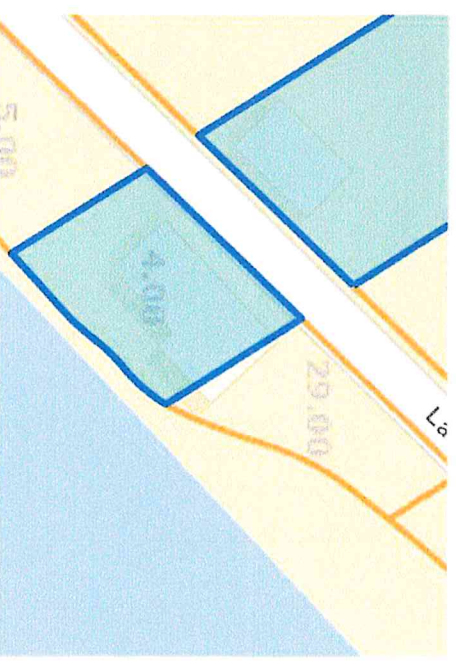
County: LOUDON
Owner: SIPE BETHANY P
Address: LAKELAND DR 2370
Parcel ID: 022G A 004.00
Deeded Acreage: 1



Rebuild walkway to double doors



The photo to left shows the proposed new decking to be built with the walkway around to the double doors. The proposed deck will be 7.14' from the back lot line/lake.



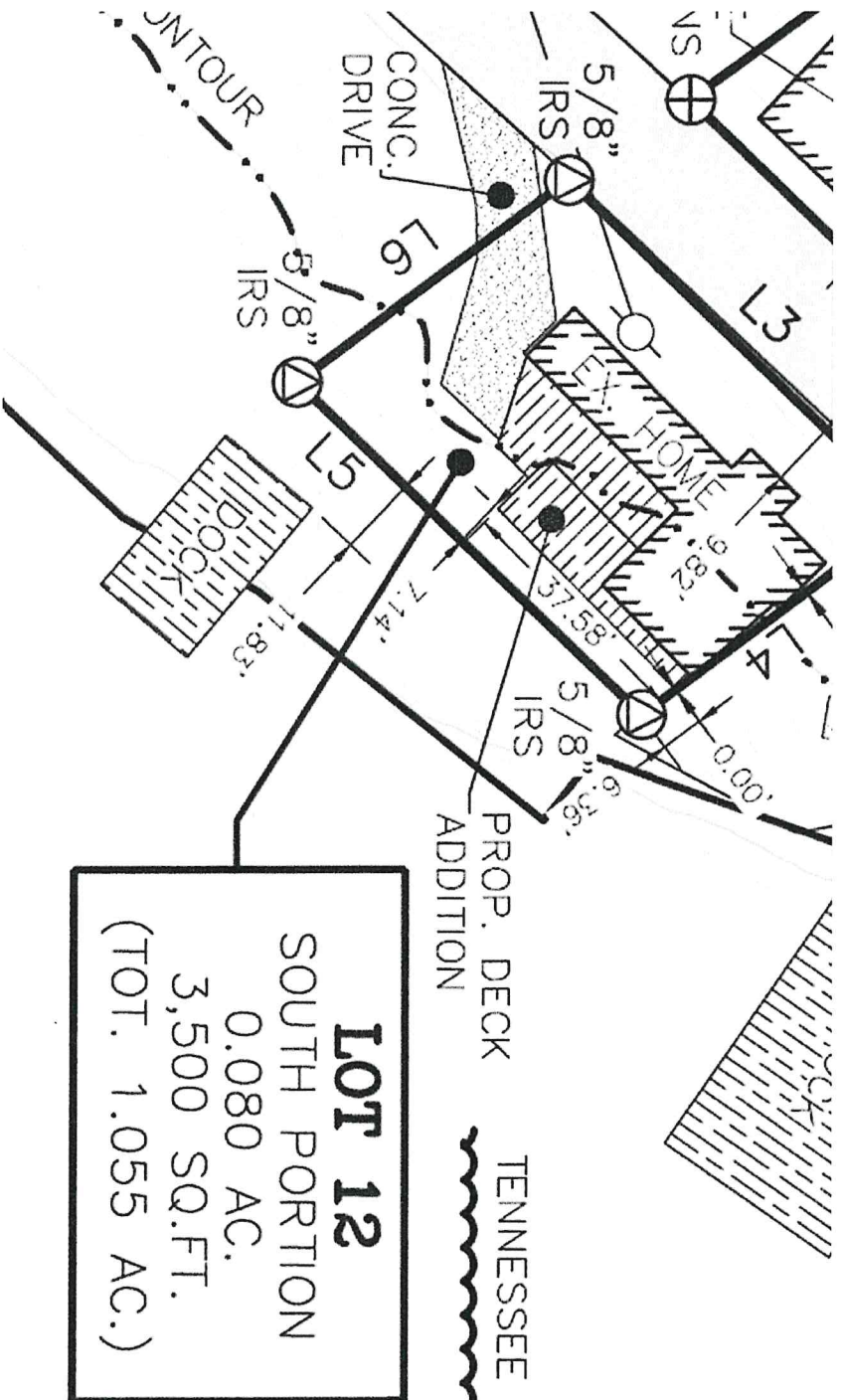
Rebuild walkway to double doors

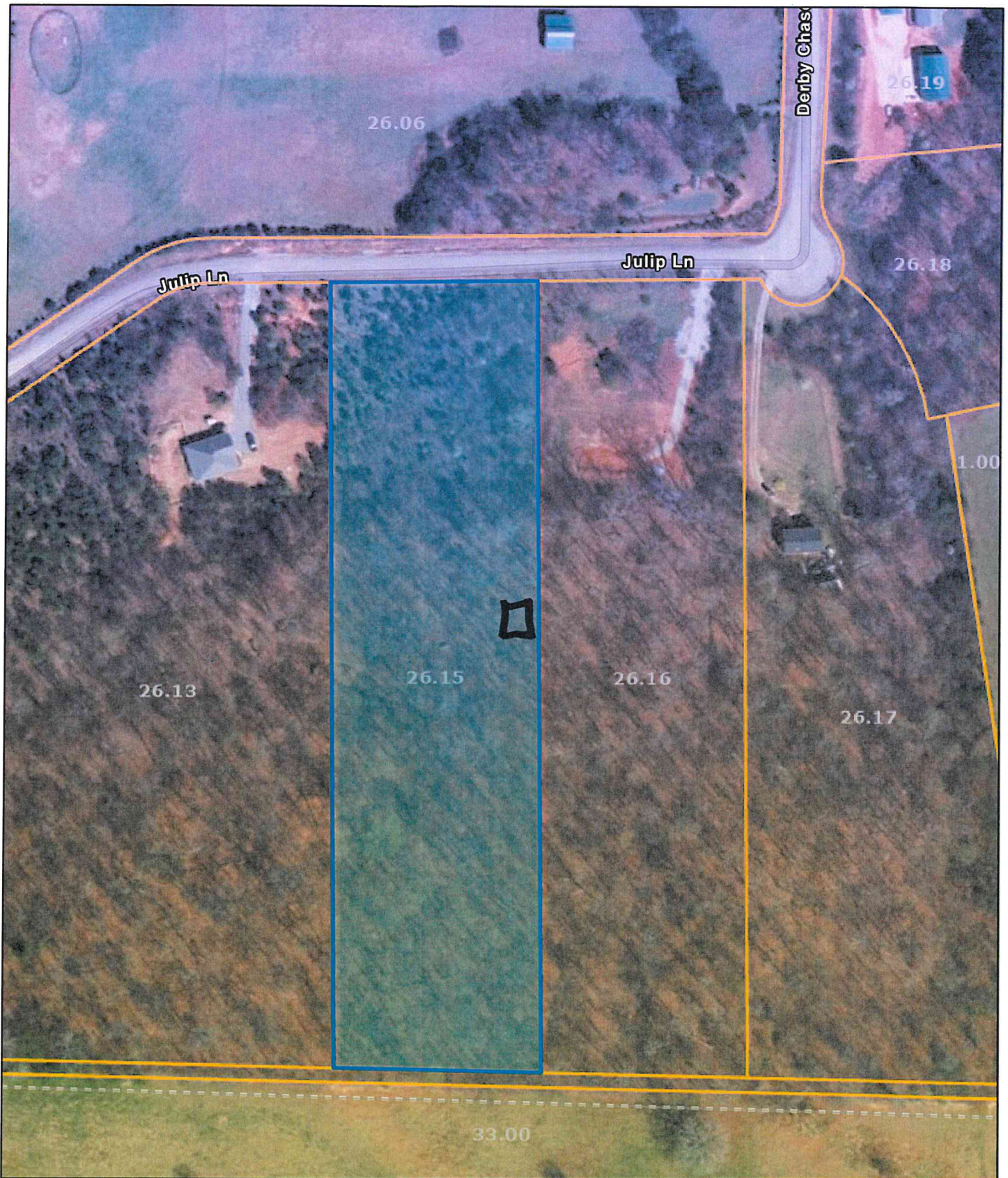


In the photo to the left you will see that the house has a set of double doors that open from inside the living room. The deck was removed at some point and never built back. This leaves a dangerous drop that needs to be remedied. I propose to build a 3' walkway across the wall with the door and tie it in with an extension of the existing deck. While not perfect in dimension, the photo below shows and AI rendering of the idea.



Proposed Support Walls





Date: July 22, 2026

County: LOUDON

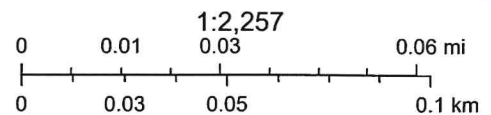
Owner: GIBBS SARAH LOUISE ETVIR DAN ROBERT JR

Address: JULIP LN 487

Parcel ID: 065 026.15

Deeded Acreage: 5

Calculated Acreage: 0



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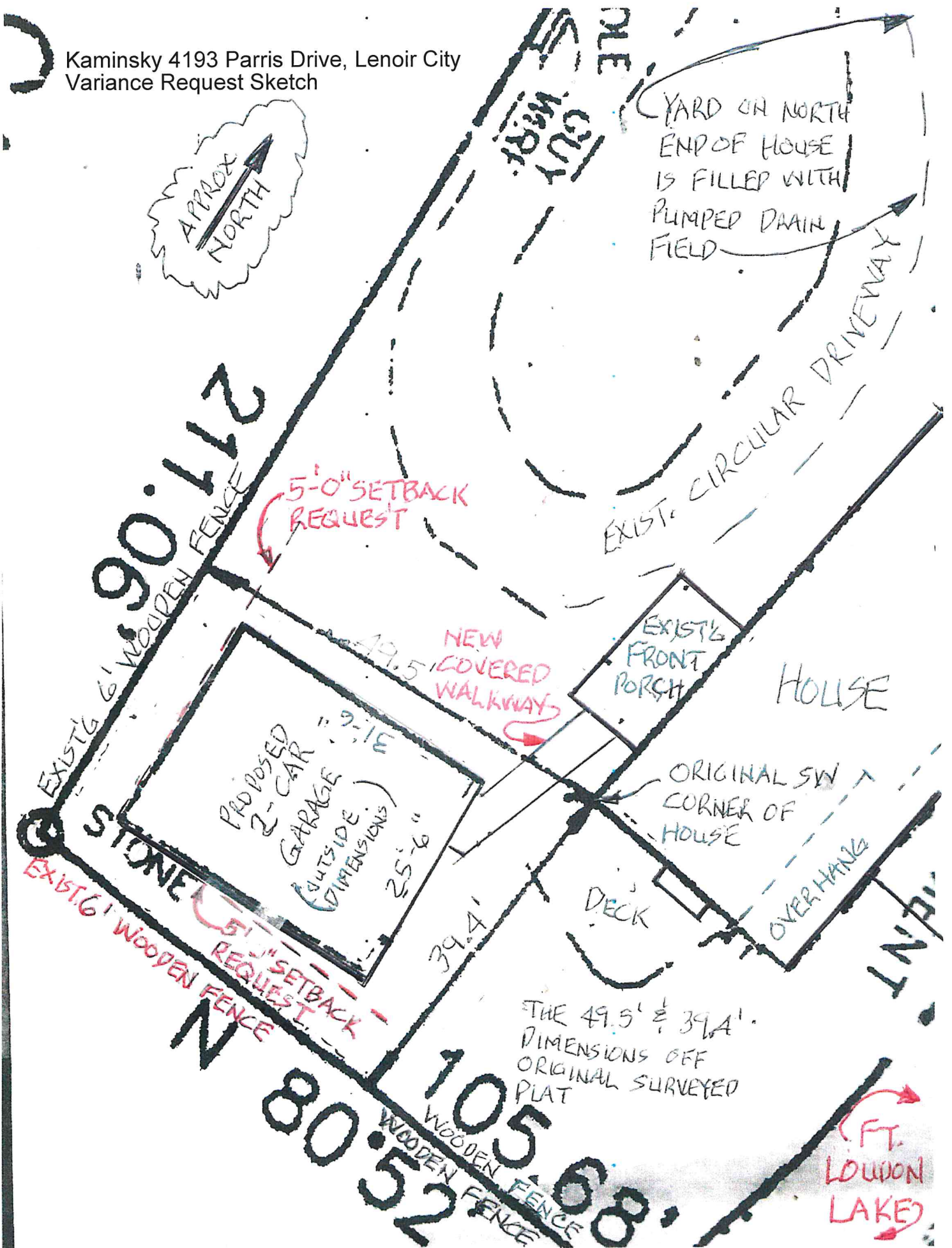
Kaminsky 4193 Parris Drive, Lenoir City Variance Request Description

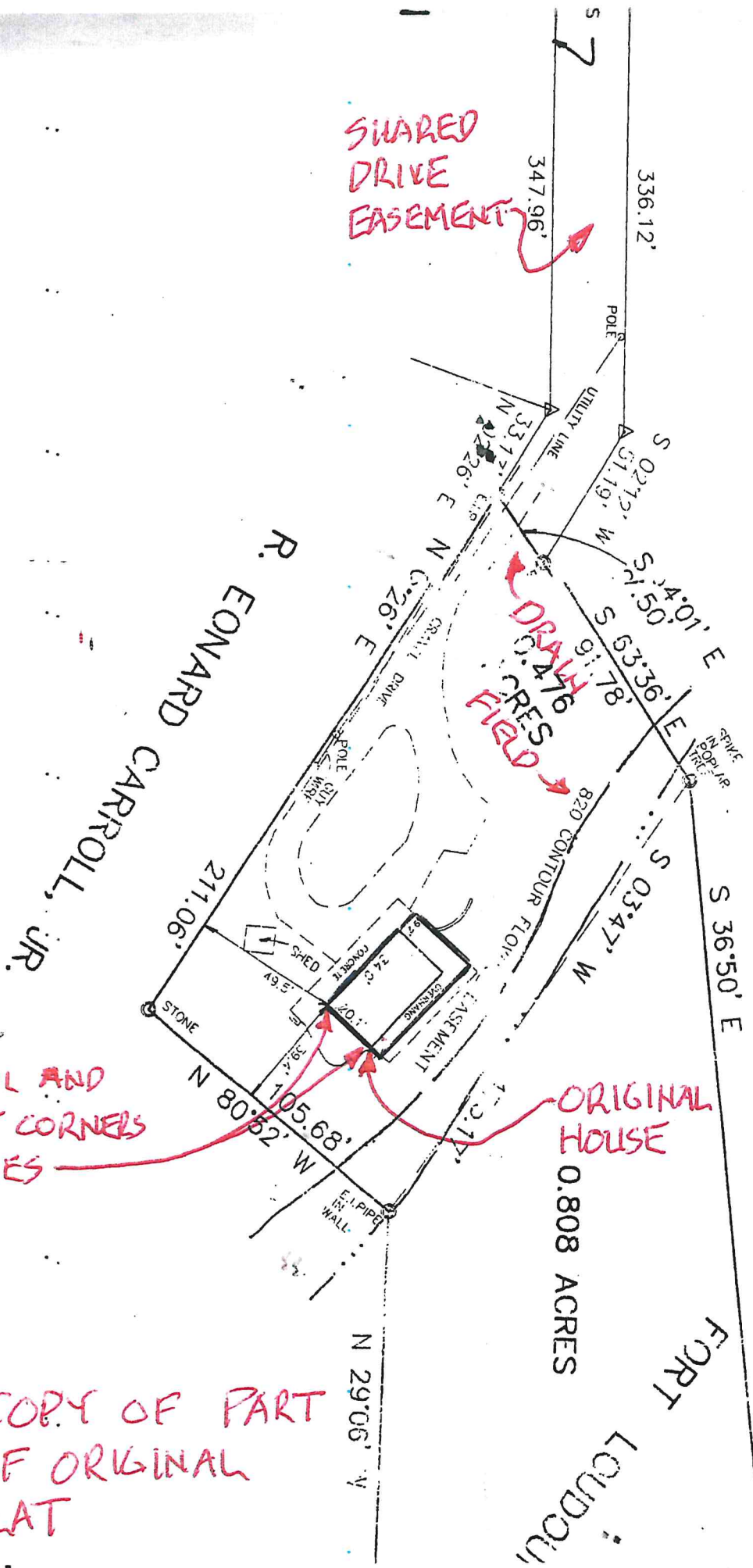
I would like to request a setback variance, that will convey with the property in perpetuity, so that a 2-car garage with a covered walkway connector could be constructed upon the property. I am in the process of trying to sell this property since the passing of my wife and a couple of former potential buyers brought up this issue. I am requesting this variance on the property to locate this garage within 5 feet of the south and west property lines as shown on the 8.5" x 11" sketch provided. Both of these property lines, where the garage would be placed, have a 6-foot high wooden fence installed along the property lines.

The property is on Ft. Loudon Lake and the 1998 plat indicates it has about 0.476 acres above the waterline with 0.808 acres flooded under the lake. We (my deceased wife and I) bought the property in approximately 1998 to use as a weekend get-away. At the time, we did not realize how limited the property was with respect to usable space. In 2005 we modified and enlarged the existing small 1960 house (it only had 7'-6" high ceilings), so the actual house on the property today is not the one shown on the surveyed plat (a portion of this plat is provided on an 8.5" x 11" sketch included with this submission). The southwest and southeast corners of the present house are exactly where the same corners of the original house set (actually using the original walls) and thus the dimensions to the property lines on the plat are assumed to be accurate. The enlarged house expanded a bit east towards the lake and to the north. The area to the north of the house cannot be used for a garage location as that is where the recently repaired and upgraded septic tanks with lift pump and sanitary drain field are located, using every foot of space that was eligible due to all the lake, property line, house itself, underground electrical service and compacted driveway land setback requirements.

I thank you for considering this request.

Kaminsky 4193 Parris Drive, Lenoir City
Variance Request Sketch





ORIGINAL AND
PRESENT CORNERS
OF HOUSES

ORIGINAL
HOUSE
0.808 ACRES

COPY OF PART
OF ORIGINAL
PLAT

PROPERTY OF LAWRENCE V. H
DISTRICT NO. 2 COUNTY LOU
LOT _____ BLOCK _____
ADDRESS 4193 PARRIS DRIVE
SCALE 1" = 50' CENSUS TRAC
TAX MAP 24 GROUP _____ PARC
DATE APRIL 20, 1998