

**AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
September 9, 2026
5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from August 11, 2026, meeting.
3. Planned Agenda Items.
 - A. Subdivision plat for 3 lots, Applicant/Property owner David Bruner, Tax map 084, Parcel 057.00 – 057.02, Located 7274 Hwy 411 South, C-1 Rural Center District, R-1 Suburban Residential District, C-2 General Commercial District, District 3, Approximately 4.84 acres
 - B. Commercial Site Plan, Applicant Yugo Vance, Property owner Daniel Vance, Tax map 020D, Group E, Parcel 011.00, Located 3050 Hwy 11, C-2 General Commercial District, District 2, Approximately 4.01 acres
 - C. Commercial Site Plan, Applicant/Property owner Luke Sirken, Tax map 027, Parcel 137.00, Located 8301 Jackson Bend Rd, C-2 General Commercial District, District 3, Approximately 13.3 acres
 - D. Rezone request from A-1 to A-2 for minimal lot size, 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 4.463 acres
 - E. Rezone request from A-2 to A-3 for (1) one acre lot, Applicant/Property owner Michelle Fritz, Tax map 019, Parcel 137.00, Located 1190 Loudon Ridge Rd, A-2 Rural Residential District, District 5, Approximately 20.55 acres
 - F. Rezone request from A-1 to A-3 for (1) one acre lot, Applicant Shane Snoderly, Property owner Steven Snoderly, Tax map 070, Parcel 143.01, Located Mountain Crest Lane, A-1 Agricultural Forestry District, District 3, Approximately 55 acres
 - G. Subdivision plat for 2 lots with shared driveway, Applicant Lemay & Associates, Property owner Mark White, Tax map 016 & 021, Parcels 376.00 & 085.01, Located Lakeview Road, R-1 Suburban Residential District, District 6, Approximately 4.8 acres

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

Adjournment

Item A

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. All improvements have been installed or an acceptable surety posted in order to ensure completion. This plat is approved for recording in the office of the County Register.

DATE _____ SECRETARY, REGIONAL PLANNING COMMISSION

City or County Health Officer or his Authorized Representative

Certificate of Approval of Water System

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 _____

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 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 _____ C-911 Authority

CERTIFICATION OF STREETS

I certify that streets and related easements installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

DATE _____ 20 _____ Road Engineer/Highway Commission

Certification of Owner

This is to certify that the owner(s) of the property shown and described herein hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and view space to public or private use as noted.

DATE _____ Owner/Authorized Representative

DATE _____ Owner/Authorized Representative

LEGEND

- Paper Pole
- △ 1/2" Iron Pin (Set)
- Sign
- Point as Described or Not Monumented
- Day Anchor
- Gas Valve
- Curbing Septic Tank
- Manhole
- Storm Manhole
- Water Valve
- Metal Fence Post (Found)
- Wood Post
- Water Meter
- Gas Meter
- Light Pole
- Existing Catch Basin
- To Be Abandoned
- Concrete R.O.W. Monument

SURVEY NOTES:

- Owner: David & Carol Bruner
7274 Hwy 411 S
Gretnada, TN 37742
Map 184 Parcel 057.02 057.01 & 057.02
- Survey Requested by David Bruner
- All portions of this survey were completed using RTK GPS Data collected on 7-25-20 using Trimble R12 Dual Frequency Receivers. Horizontal Accuracy +/- 0.1' & Vertical Accuracy +/- 0.1'. Coordinates are based off of TN NAD83/NAVD83 using Geoid18 and having a combined scale factor of 1.000022535.
- The survey completed hereon was completed without objection of title.
- Properly shown hereon 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 portion of this property lies within the 100 year flood hazard zone and is depicted as Zone X as defined by the FEMA Flood Insurance Rate Map of Loudon County, Tennessee and incorporated areas map number 4105002250 effective May 16, 2007.
- Setbacks for C-1, Front: 30', Rear: 20', Side: the minimum width of the side yard for twenty (20) feet for single-story structures, plus ten (10) additional feet for each additional story. C-2, Front: 30', Side: 20', Rear: the rear yard setback shall not be less than twenty (20) feet, except where vehicular access will be provided to the rear of the lot, in which case a minimum rear setback of thirty (30) feet shall be required.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N35°54'10"W	24.99'
L2	N64°55'12"W	12.41'
L3	N01°50'30"W	17.39'
L4	N51°15'59"E	27.94'
L5	N51°11'15"E	67.82'
L6	N44°26'28"W	8.00'
L7	N102°71'18"E	88.41'
L8	N15°30'59"E	33.22'
L9	N51°12'38"E	68.00'
L10	S38°45'41"W	128.03'
L11	S57°24'41"W	53.71'

Certification of Surveyor

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, and that all monuments shown hereon exist or are marked as "Set", and their location, size, type and material are correctly shown, and that all requirements of the subdivision regulations of Loudon County Regional Planning Commission have been fully complied with. Further, I certify this is a Category IV land survey as defined in Standards of Practice issued by the Tennessee State Board of Examiners for Land Surveyors.

Surveyor: William R. Bruner Firm, Reg. No. 7151

FINAL PLAT

Bruner Property

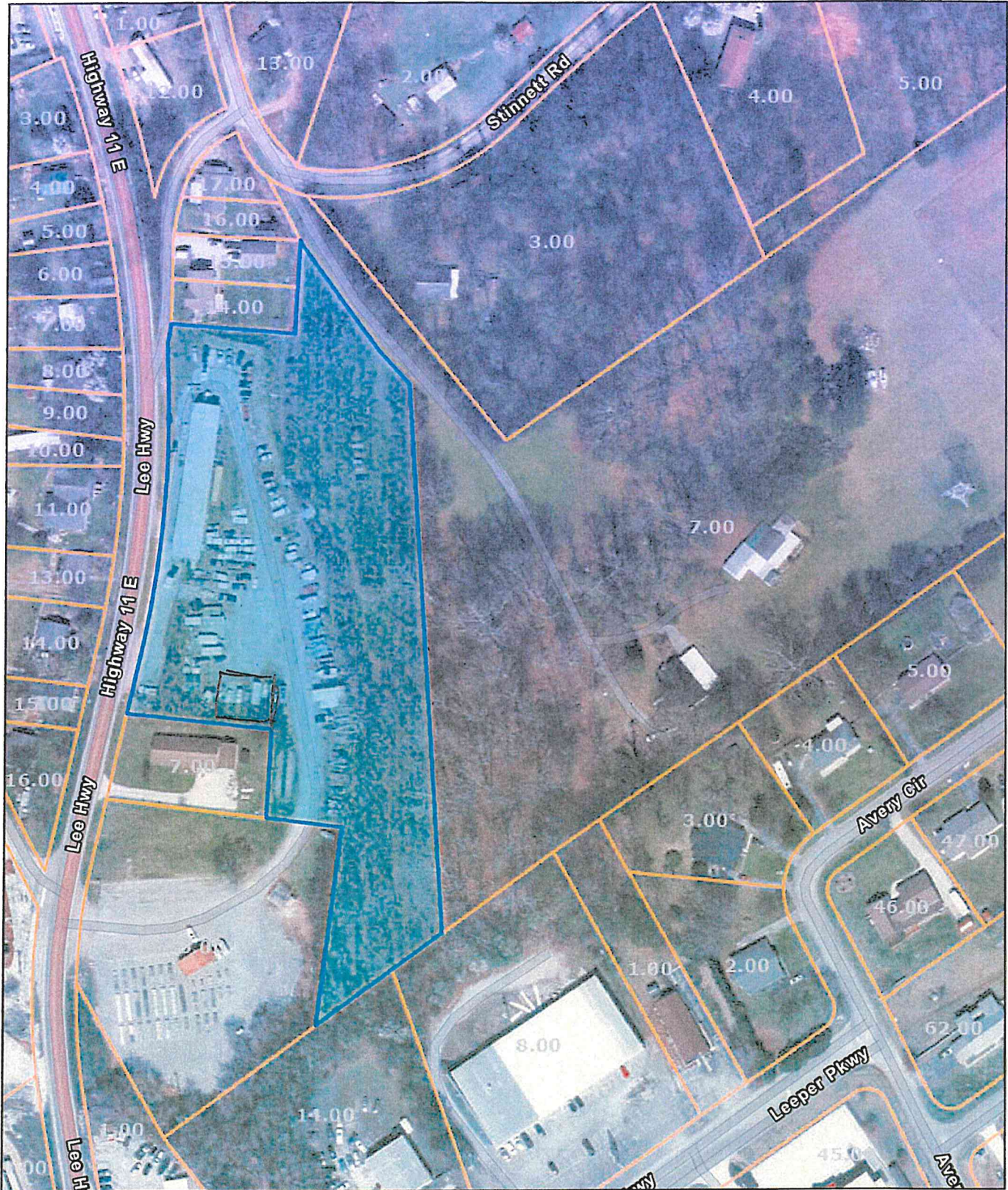
The One-Dime, Loudon County, Tennessee

Map 184 Parcel 057.02 057.01 & 057.02

Scale: 1" = 40' Date of Survey: 7-25-20 Project: 20-333

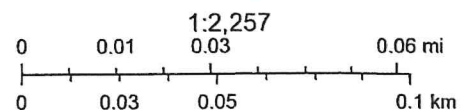
Loudon County - Parcel: 020D E 011.00

Item B



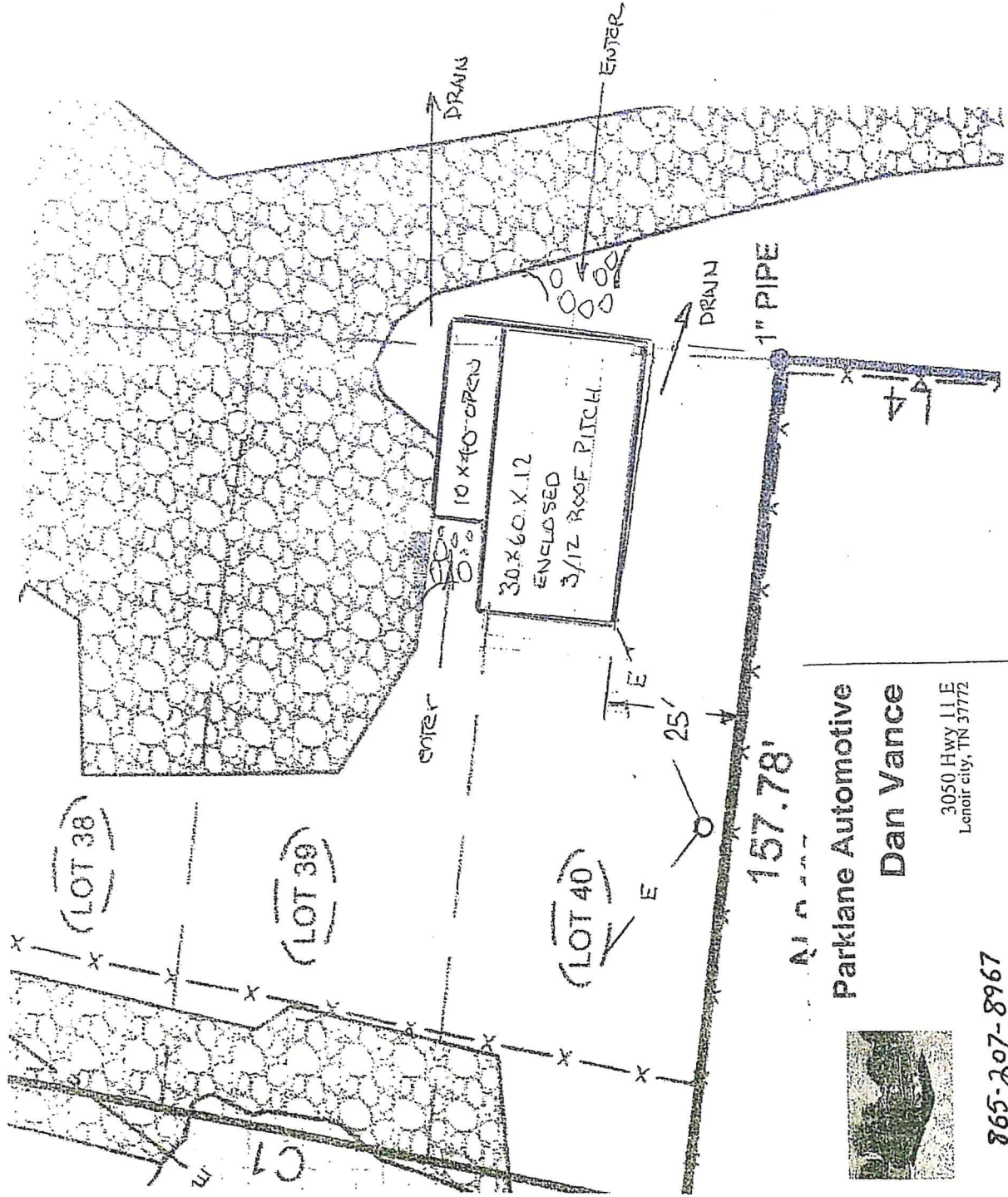
Date: August 13, 2026

County: LOUDON
 Owner: VANCE DANIEL M
 Address: HWY 11 E 3050
 Parcel ID: 020D E 011.00
 Deeded Acreage: 4.01
 Calculated Acreage: 4.01



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

The property lines are compiled from information maintained by your local



Parklane Automotive

Dan Vance

3050 HWY 11E
Lenoir city, TN 37772

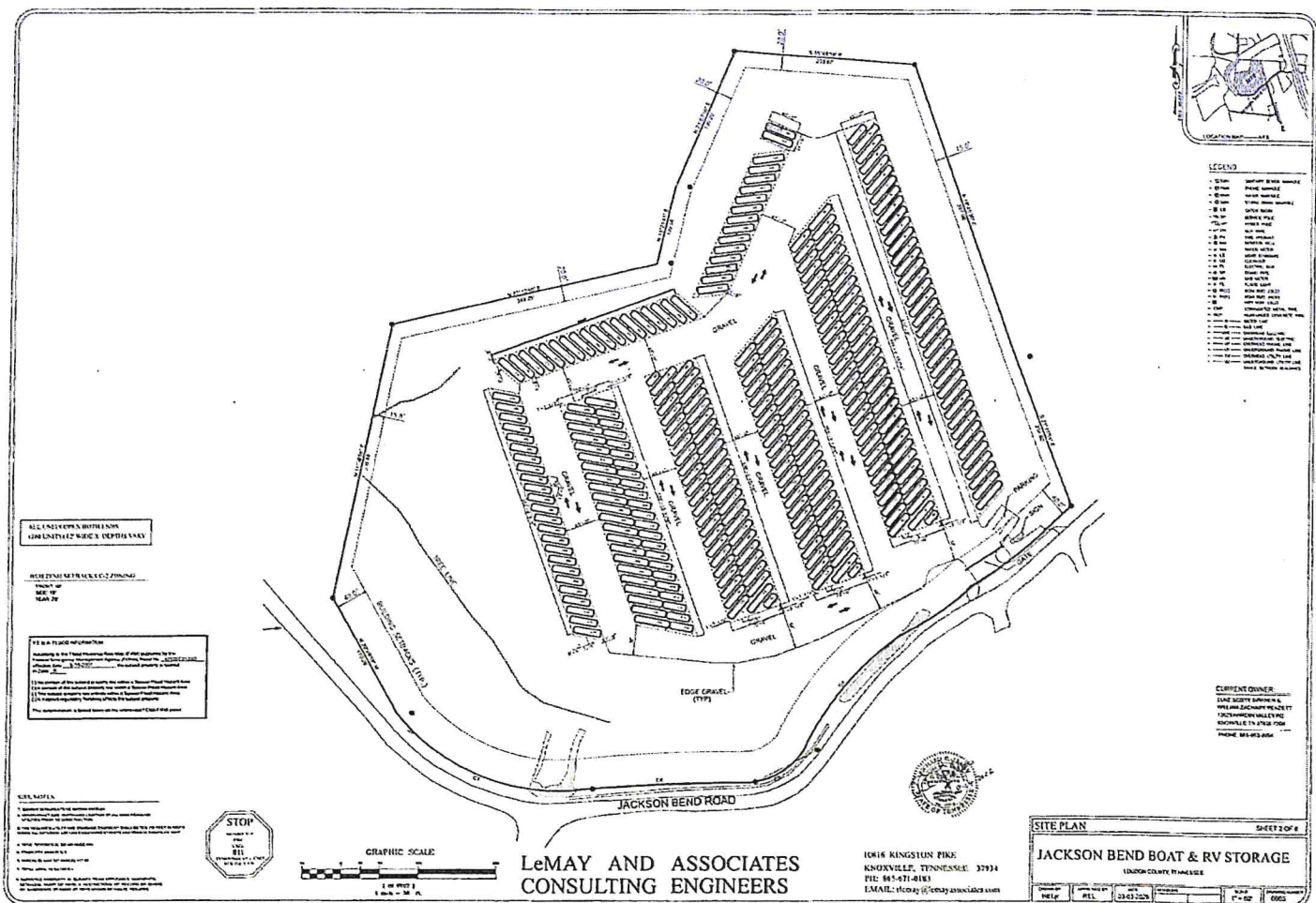
865-207-8967

Mobile 865-207-8967

Fax 865-996-4777

yugovance@aol.com

Item C



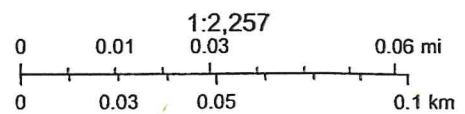
Loudon County - Parcel: 035 003.00

Item D



Date: August 10, 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



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

Loudon County - Parcel: 019 137.00

Item E



Date: August 13, 2026

County: LOUDON

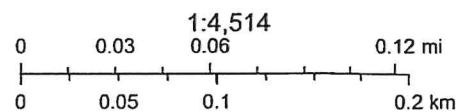
Owner: FRITZ MICHELLE

Address: LOUDON RIDGE RD 1190

Parcel ID: 019 137.00

Deeded Acreage: 20.55

Calculated Acreage: 20.55



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Item F

Declaration of Ownership and Possession
 This is to certify that the parcels of the property shown and described hereon only, which this plat is intended to divide, are in the possession and control of the owner and are not subject to public or private use or claim.

Date: 2005
 Owner: _____

Date: 2005
 Owner: _____

Declaration of Authority
 I hereby certify that the plat shown and described hereon is a true and correct survey of the property referred to by the Regional Planning Commission and that the same have been placed on file with the Regional Planning Commission.

Date: 2005
 Registered Surveyor: _____

Declaration of Approval of State System
 It is hereby certified that the plat shown and described hereon is a true and correct survey of the property referred to by the Regional Planning Commission and that the same have been placed on file with the Regional Planning Commission.

Date: 2005
 City of County Health Officer or his Authorized Representative: _____

Declaration of Approval of County System
 It is hereby certified that the plat shown and described hereon is a true and correct survey of the property referred to by the Regional Planning Commission and that the same have been placed on file with the Regional Planning Commission.

Date: 2005
 City of County Health Officer or his Authorized Representative: _____

Declaration of Approval of Federal System
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Date: 2005
 City of County Health Officer or his Authorized Representative: _____

SMITH
 DEED 471/809
 MSP 03 PARCEL 49.01

DEED 424/791
 MSP 704 B PARCEL 10.60

DEED 269/793
 MSP 70 PARCEL 143.01

OWNER(S)
STEVEN B AND KIM W SNODERLY
4997 PETERSON ROAD
GREENBACK, TN 37742

Declaration of Approval of County System
 It is hereby certified that the plat shown and described hereon is a true and correct survey of the property referred to by the Regional Planning Commission and that the same have been placed on file with the Regional Planning Commission.

Date: 2005
 City of County Health Officer or his Authorized Representative: _____

Declaration of Approval of Federal System
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Date: 2005
 City of County Health Officer or his Authorized Representative: _____

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 City of County Health Officer or his Authorized Representative: _____

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Date: 2005
 City of County Health Officer or his Authorized Representative: _____

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Date: 2005
 City of County Health Officer or his Authorized Representative: _____

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Date: 2005
 City of County Health Officer or his Authorized Representative: _____

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Date: 2005
 City of County Health Officer or his Authorized Representative: _____

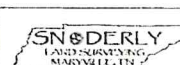
Declaration of Approval of Federal System
 It is hereby certified that the plat shown and described hereon is a true and correct survey of the property referred to by the Regional Planning Commission and that the same have been placed on file with the Regional Planning Commission.

Date: 2005
 City of County Health Officer or his Authorized Representative: _____

Declaration of Approval of State System
 It is hereby certified that the plat shown and described hereon is a true and correct survey of the property referred to by the Regional Planning Commission and that the same have been placed on file with the Regional Planning Commission.

Date: 2005
 City of County Health Officer or his Authorized Representative: _____

LEGEND
 * NEW PLAT (2005) *
 (P) NEW PLAT (2005)
 --- FENCE LINE



STEVEN B AND KIM W SNODERLY
 4997 PETERSON ROAD
 GREENBACK, TN 37742

FINAL PLAT
SNODERLY PROPERTY
MOUNTAIN CREST LANE

COUNTY OF GREENBACK, TENNESSEE			
PLAT NO. 2005-001			
DATE	FILED	RECORDED	INDEXED
2/3/2005			

Item G

CERTIFICATION OF OWNERSHIP AND DONATION
THIS IS TO CERTIFY THAT THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS SUBDIVISION PLAT AND REDEVELOP ALL STREETS, ALLEYS, WALKS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____
DATE _____
OWNER _____
DATE _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE
DATE _____

CERTIFICATION OF APPROVAL FOR RECORDING
I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION PLAT ACT, AND THAT THE SUBDIVISION PLAT, AS SHOWN, MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

SECRETARY/CLERK PLANNING COMMISSION
DATE _____

CERTIFICATION OF STREETS
I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

ROAD ENGINEER/AGENCY COMMISSION
DATE _____

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 THAT THE PLAT, AS SHOWN, MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

REGISTERED SURVEYOR OR TENNESSEE NOTARY
DATE _____

CERTIFICATION OF SEWERAGE SYSTEM
I CERTIFY THAT SEWER DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

LOCAL HEALTH AUTHORITY
DATE _____

NOTES

1. TOTAL SUBDIVIDED AREA - 4.8 ACRES±
2. TOTAL SUBDIVIDED AREA - 4.8 ACRES±
3. THIS PROPERTY IS LOCATED IN (SUBDIVISION NAME)
4. THIS PROPERTY IS LOCATED IN (SUBDIVISION NAME)
5. THIS PROPERTY IS LOCATED IN (SUBDIVISION NAME)
6. THIS PROPERTY IS LOCATED IN (SUBDIVISION NAME)
7. THIS PROPERTY IS LOCATED IN (SUBDIVISION NAME)
8. THIS PROPERTY IS LOCATED IN (SUBDIVISION NAME)
9. THIS PROPERTY IS LOCATED IN (SUBDIVISION NAME)
10. THIS PROPERTY IS LOCATED IN (SUBDIVISION NAME)

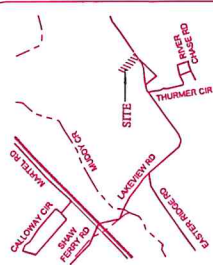
OWNER: JOHN SCHUBERT & MARK WHITE
ADDRESS: 10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PHONE: (615) 671-0183
FAX: (615) 671-0213

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES
I HEREBY CERTIFY THAT THE NAMES OF THE STREETS SHOWN ON THIS PLAT, AS SHOWN, MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

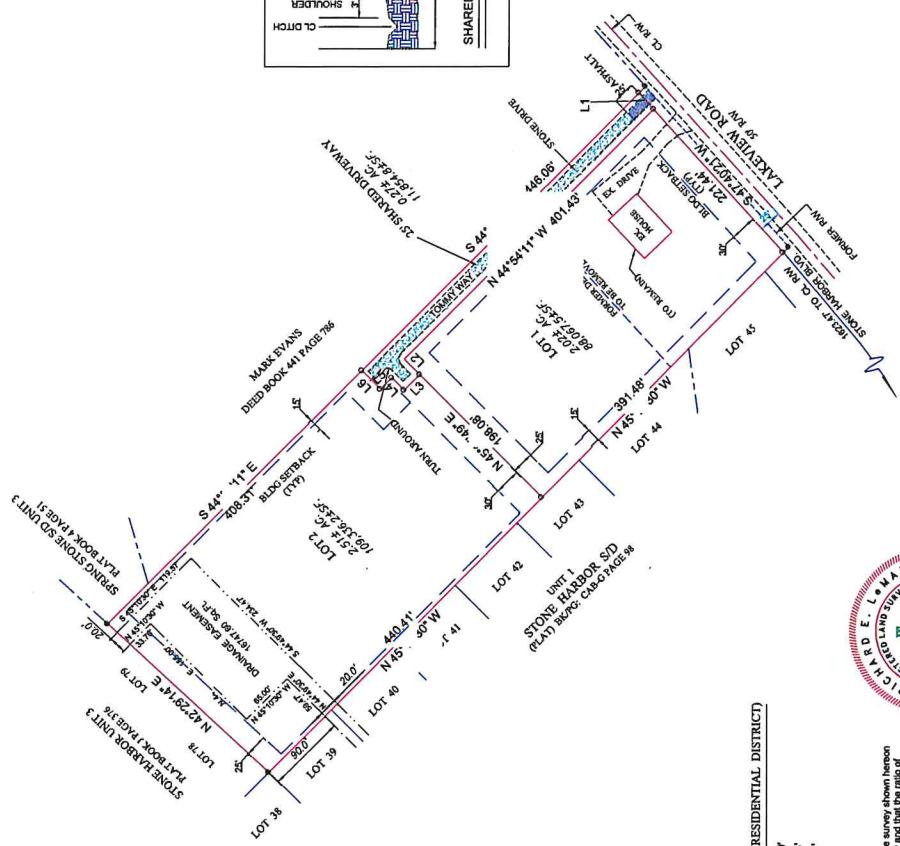
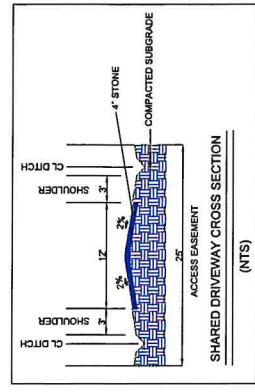
DATE _____

LINE	BEARING	DISTANCE
L1	S 47° 40' 21" W	25.03'
L2	S 45° 05' 49" W	25.00'
L3	S 45° 05' 49" W	25.00'
L4	N 45° 05' 49" E	20.00'
L5	N 44° 54' 11" W	18.50'
L6	N 45° 05' 49" E	30.00'

LOCATION MAP - NTS

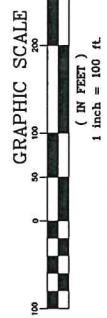


LEGEND
● 1/4" (9" - 12" HIGH HOOD (OLD))
○ 1/4" (9" - 12" HIGH HOOD (NEW))
[] 1/4" (9" - 12" HIGH HOOD (NEW))



I hereby certify that the survey shown hereon is a true and correct survey of the property shown and described hereon, and that the plat, as shown, meets the requirements of the Tennessee State Health Department, and is hereby approved as shown.

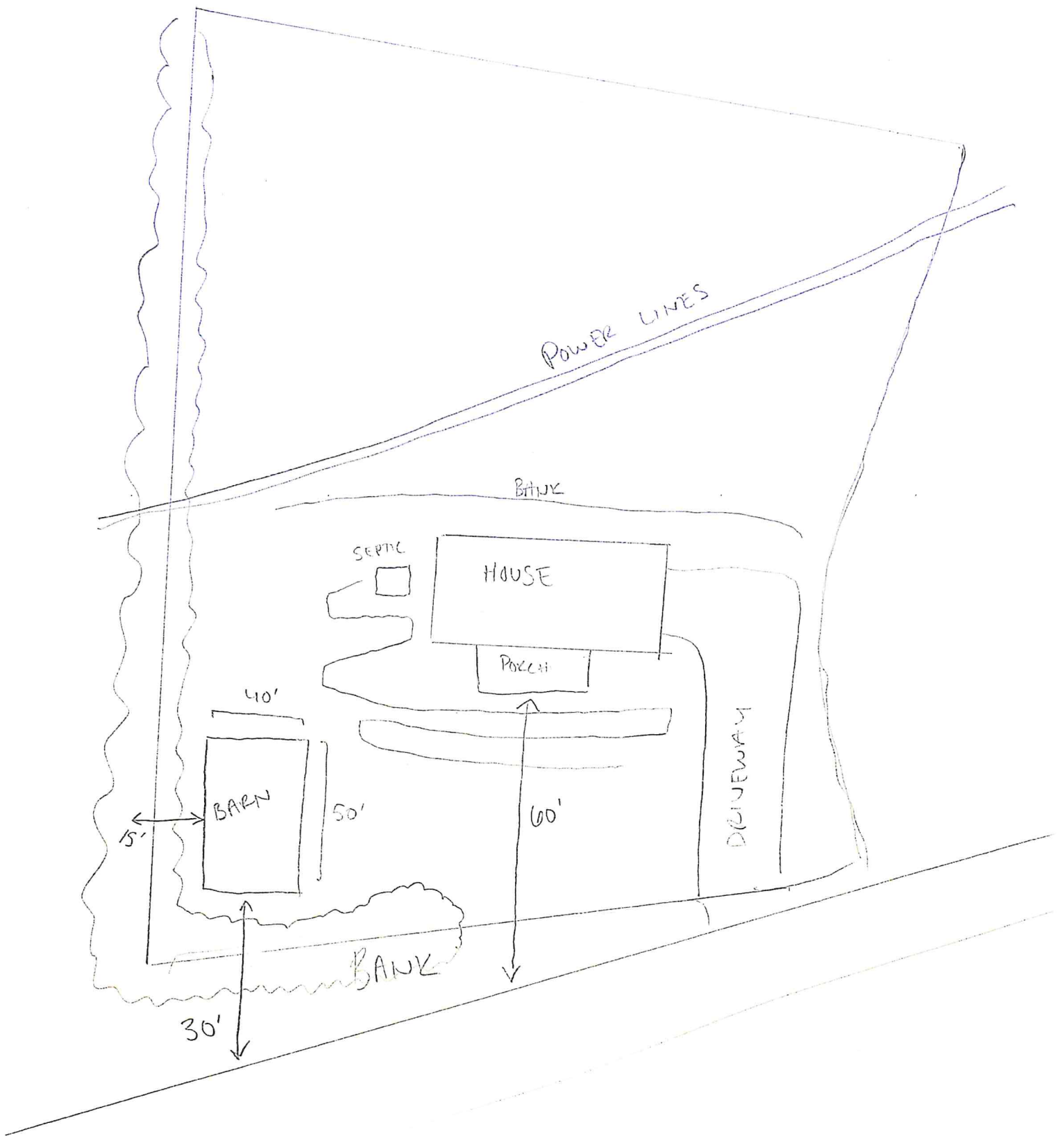
Surveyor
Term. Exp. 7/29



AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
September 9, 2026
5:30 PM
Immediately following the Planning Commission Meeting

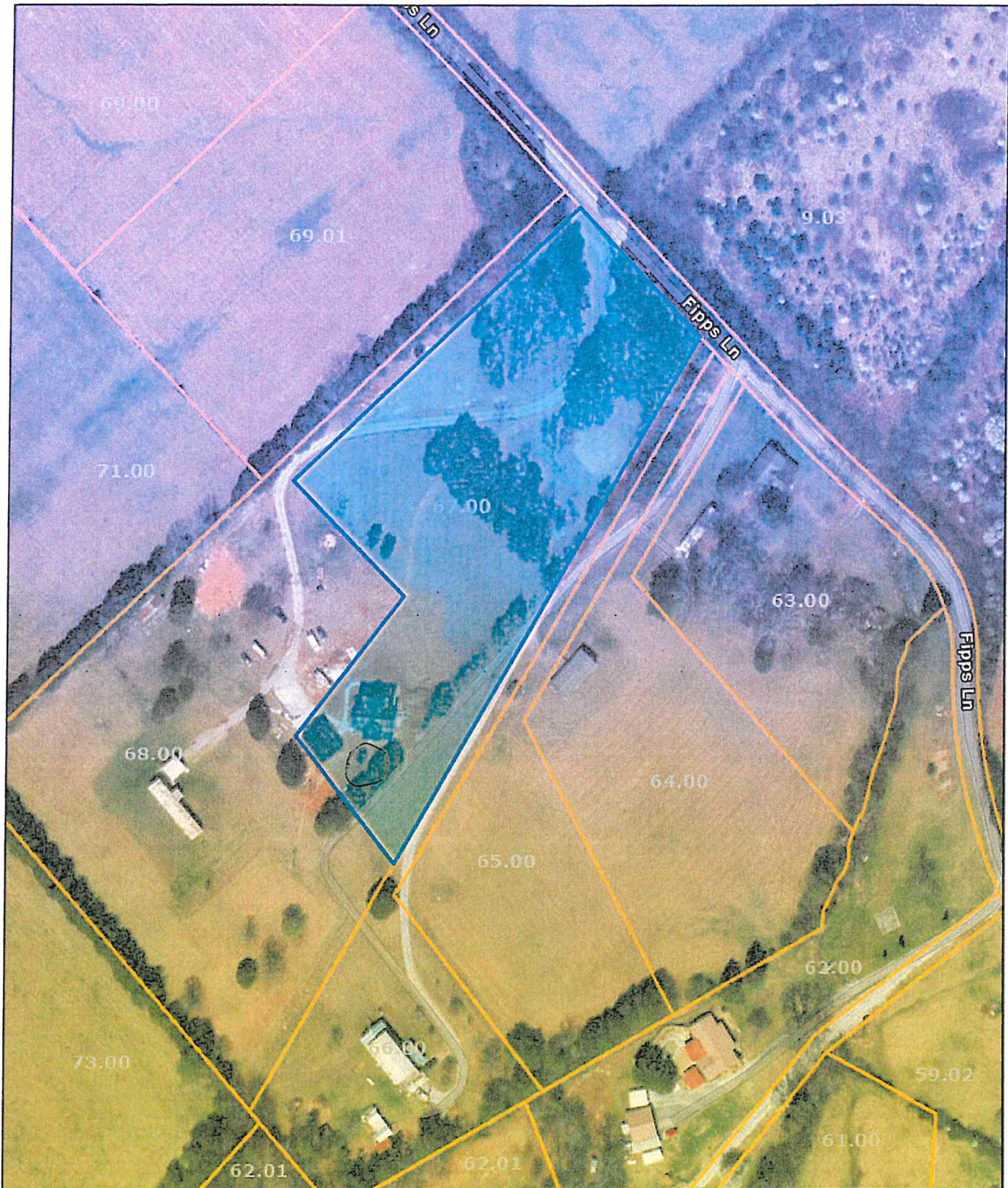
1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approve Minutes from August 11, 2026, meeting.
4. Planned Agenda Items.
 - A. Variance request for 10' front yard setback & also to construct a garage in front yard, Applicant/Property Owner Boyd Luke Wade, Tax map 025, Parcel 145.00, Located 6390 Loudon Ridge Rd, A-2 Rural Residential District 5, Approximately 0.98 acres
 - B. Variance request for 2' rear yard setback for pool, Applicant Dustin Wieske, Property Owner Ryan Mims, Tax map 079, Parcel 067.00, Located 978 Fipps Lane, A-1 Agriculture Forestry District, District 3, Approximately 3.52 acres
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A



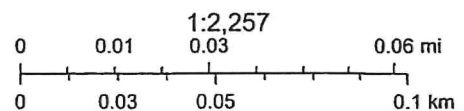
Loudon County - Parcel: 079 067.00

Item B



Date: August 21, 2026

County: LOUDON
Owner: MIMS RYAN AUSTIN ETUX COURTNEY VINEYARD
Address: FIPPS LN 978
Parcel ID: 079 067.00
Deeded Acreage: 3.52
Calculated Acreage: 4



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