

**AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
October 13, 2026
5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from September 9, 2026, meeting.
3. Planned Agenda Items.
 - A. Subdivision plat for 4 lots, Applicant Leah Metcalf, Property owner David Powell, Tax map 010, Parcel 160.00, Located 8188 Town Creek Rd East, R-1 Suburban Residential District, District 5, Approximately 4.03 acres
 - B. Commercial Site Plan, Applicant Will Hewitt, Property owner HECO LLC, Tax map 004, Parcel 004.01 Located El Camino Lane, C-1 Rural Center District, District 5, Approximately 2.68 acres
 - C. Road Acceptance for Sunflower Street, Clover Circle, Poppy Place, Sesame Street & Limelight Lane, Applicant Phil Hunt, Property owner Farmstead Holdings, Tax map 016M, Group A, Located Farmstead Phase 1 & 2, R-1 Suburban Residential District, District 6
 - D. Road Closure for TVA Old Easement, Applicant/Property Tellico Village Property Owner Association, Tax map 034, Parcel 008.00, Located Poplar Ridge Road, District 1
 - E. Rezone request from R-1 to C-2, Applicant Jason Harness, Property owner Falling Rock Management, Tax map 026, Parcel 039.00, Located 2300 Hwy 11 West, R-1 Suburban Resident District, District 5, Approximately 17 acres
 - F. Rezone request from A-1 to A-3 for (1) two acre lot, Applicant/Property owner Gary & Lisa Whitfield, Tax map 065, Parcel 003.00, Located 6263 Washington Pike, A-1 Agricultural Forestry District, District 4, Approximately 9.18 acres
 - G. Rezone request from A-1 to A-2 for (2) 2.5 acre lots, Applicant/Property owner Aida Hernandez, Tax map 065, Parcel 026.04, Located 3558 Sunnyside Rd, A-1 Agriculture Forestry District, District 4, Approximately 5.08 acres
 - H. Rezone request from A-1 to A-3 for (2) one acre lots, Applicant/Property owner J. Edward Donley, Tax map 073, Parcel 010.01, Located 2690 Oakland Rd, A-1 Agricultural Forestry District, District 4, Approximately 10.85 acres

- I. Rezone request from A-1 to A-3 for (3) one acre lots, Applicant Aaron May, Property owner Darlene Robertson, Tax map 036, Parcel 050.00, Located 11066 Unitia Rd, A-1 Agriculture Forestry District, District 3, Approximately 4.7 acres
- J. County Commission Action on Planning Commission Recommendations
- K. Codes Department Building Activity Summary for September (attached)
- L. Additional Public Comments
- M. Update from Planning Department

Adjournment

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
October 13, 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 September 9, 2026, meeting.
4. Planned Agenda Items.
 - A. Variance request to obtain a permit for 2nd dwelling on property, after CO is issued for home, will demo existing home, Applicant/Property Owner David & Elizabeth Smith, Tax map 036, Parcel 088.00, Located 1215 Long Rd, A-1 Agriculture Forestry District, District 3, Approximately 3.26 acres
 - B. Variance request for accessory structure before primary dwelling, Applicant/Property owner Kenneth Mack, Tax map 017G, Group E, Parcel 011.00, Located 139 Padstow Lane, A-2 Rural Residential District, District 6, Approximately 5.05 acres
 - C. Special exception to expand existing special exception to include seasonal holiday night events in December, Applicant/Property owner Sarah Linginfelter, Tax map 056, Parcel 003.01, Located 13100 West Lee Hwy, A-2 Rural Residential District, District 4, Approximately 21 acres
 - D. Variance request for reduction of 25' road frontage to subdivide property, Applicant/Property Owner Harold Dean Brewer, Tax map 043, Parcel 031.00, A-1, Located 2424 Fairview Rd, Agricultural Forestry District, District 3, Approximately 15.62 acres
 - E. Variance request for accessory structure before primary dwelling, Applicant/Property owner John Dinsmore, Tax map 002, Parcel 056.02, Located Woodlawn Rd, A-1 Agriculture Forestry District, District 5, Approximately 2 acres
 - F. Variance request for 15' front yard setback & 10' rear yard setback to build home and detached garage, Applicant Scott & Cassidy Peterson, Property owner Patricia McCord Trustee, Tax map 003N, Group B, Parcels 005.00 & 006.00, A-1 Agriculture Forestry District, District 5, Approximately 0.81 acres

- G. Variance request for compacted gravel area excluding entrance or visitor parking, Applicant/Property owners Zach Readett & Luke Sirken, Tax map 027, Parcel 137.00, Located 8301 Jackson Bend Rd, C-2 General Commercial District, District 3, Approximately 13.4 acres
- H. Variance request for 20' front yard setback to rebuild home in same location, Applicant/Property owner Carolyn White, Tax map 038, Parcel 019.00, Located 37173 Hwy 72 N, A-1 Agriculture Forestry District, District 4, Approximately 2.32 acres
- I. Variance request to construct (2) additional homes on the property without subdividing. Applicant Casey Merrill, Property owner John Merrill, Tax map 014, Parcel 026.07, Located 10104 Hines Valley Rd & 222 Clover Creek Way, A-2 Rural Residential District, District 5, Approximately 15 acres
- J. Administrative appeal on zoning violation letter, Applicant/Property owner O'Hara Properties, Tax map 044, Parcel 061.13, Located 4270 Friendsville Rd, A-1 Agriculture Forestry District, District 3, Approximately 23.5 acres

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

7. Adjournment