



LENOIR CITY  
T E N N E S S E E

DEPARTMENT OF CODES ENFORCEMENT AND PLANNING

JUNE 3, 2025 – 6:00 PM

LENOIR CITY BOARD OF ZONING APPEALS

Call to Order

Roll Call

Pledge of Allegiance

Approval of May 6, 2025, Meeting Minutes

Comments from citizens concerning an item(s) on the agenda (time limits may be imposed)

**AGENDA ITEMS:**

1. Special Exception request for second residence on property located at 709 West Second Avenue-Alison P Valetine, Michael Valentine
  - ACTION REQUIRED

Adjournment

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JUNE 3, 2025 – 6:00 PM

LENOIR CITY REGIONAL PLANNING COMMISSION

Call to Order

Roll Call

Approval of May 6, 2025, Meeting Minutes

Comments from citizens concerning an item(s) on the agenda (time limits may be imposed)

**AGENDA ITEMS:**

1. Request for annexations of 3.23 acres for property located at 103 Robinson Drive to be zoned C-3 Highway Commercial District and property located at 100 Highland Park Drive to be zoned R-2 Medium Density Residential District-Ali Roseburgh
  - ACTION REQUIRED
2. Request for annexation of 42 acres for property located off Shaw Ferry Road, Tax Map 15, Parcel 105.00, to be zoned R-2 Medium Density Residential District-5 Star Properties
  - ACTION REQUIRED

Other Business: monthly report

Adjournment



# LENOIR CITY

DEPARTMENT OF CODES ENFORCEMENT AND PLANNING

Lenoir City Board of Zoning Appeals

May 6, 2025

**Members Present:** Eddie Simpson, David Martin, Leon Shields, Mary Bright,

**Members Absent:** Steve Mitchell, Bobby Holcomb, Vonnie Myers

**Others Present:** Beth Collins, LaVonne Barbour, Kate and Scott Layer, David Ivey, Weston Lee, Gianni Ivey, M & M Signs representative, Genny Martinez, Ray Flake, Rob Sweet, Baker Jones

The Lenoir City Board of Zoning Appeals met on Tuesday May 6, 2025, at 6:00 P.M. Chairperson Leon Shields called the meeting to order. Staff conducted a roll call.

Mr. Martin moved the minutes of the April 1, 2025, meeting to be approved as distributed, motion was seconded by Ms. Bright and carried.

**Comments from citizens concerning item/items on the agenda**

There were no comments

**Agenda Item #1. Request for four-foot (4') variance from fifteen-foot (15') rear yard setback for new rear setback of eleven-feet (11') and a three-foot (3') variance form eight-foot (8') side yard setback for new side setback of five feet (5') for property located at 401 Green Meadows Lane-Kate and Scott Layer.** The property owners would like to build an addition to the back of the home. They are requesting a rear and a side setback variance. The side would be even with the existing side of the home. Mr. Martin moved to approve the request, seconded by Ms. Bright and carried.

**Agenda Item #2. Request for six-foot (6') side yard setback on both side yards, for new side setback of five and a half foot (5.5') for property located at 403 A Street- Weston Lee and Elma Gianni Ivey.**

This is a downtown grid parcel at West Third and A Street. The owner would like to build a home and request a six-inch side yard variance on both sides. The side yard setback is 6 feet, and the new setback would be 5.5 feet Mr. Martin moved to approve the request for variance, seconded by Mr. Simpson and carried.

**Agenda Item #3. Request for an 86.18' square foot variance from a 24.4' square foot allowable wall signage, for new wall signage of 110.58' square feet for Cook Out located at 401 Highway 321. M & M. Signs.** Cook Out at 401 Hwy 321 is zoned C-3. The wall signage is 1 square foot of wall signage per 1 linear foot of wall signage. They would like to have 110.58' square feet. This would require a variance of 86.18' square feet. They are proposing a free-standing sign that will be within the regulations that will stand 30' tall and have 270' square feet of signage. Mr. Martin moved to deny the request, seconded by Mr. Simpson and carried.

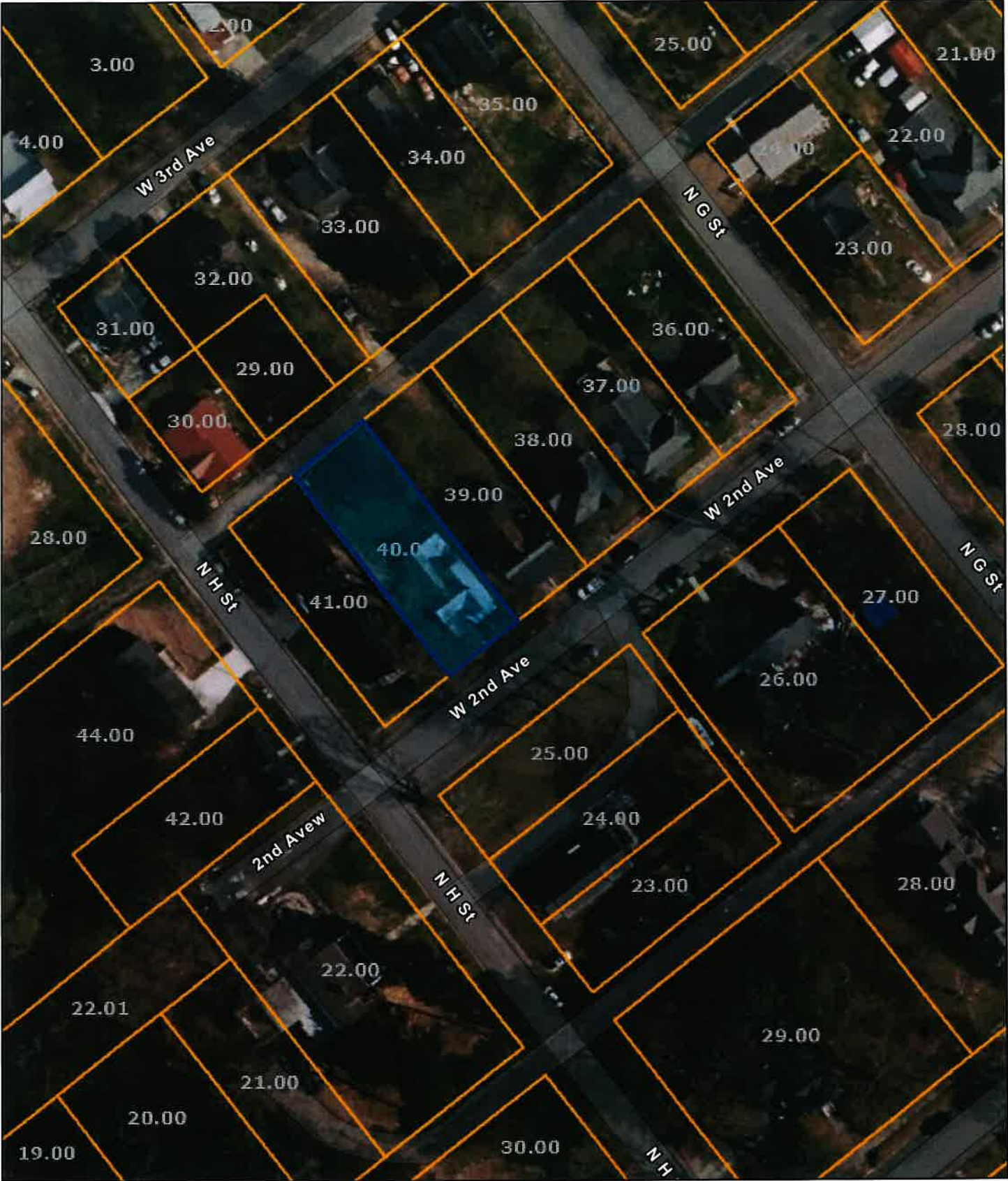
**Other Business:**

There was no other business

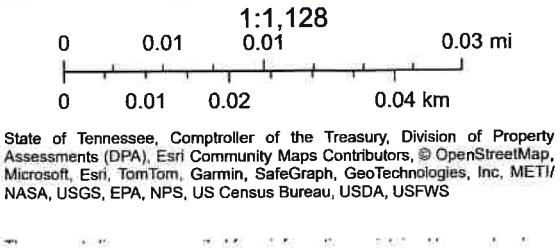
With no further business to come before the board Mr. Simpson moved to adjourn, seconded by Ms. Bright and carried.

Leon Shields, Chairperson

Date



Date: May 27, 2025  
County: LOUDON  
Owner: VALENTINE ALISON P  
Address: SECOND AVE W 709  
Parcel ID: 020N H 040.00  
Deeded Acreage: 0  
Calculated Acreage: 0







# LENOIR CITY

T E N N E S S E E

DEPARTMENT OF CODES ENFORCEMENT AND PLANNING  
Lenoir City Regional Planning Commission

May 6, 2025

**Members Present:** Eddie Simpson, David Martin, Leon Shields, Mary Bright

**Members Absent:** Steve Mitchell, Bobby Holcomb, Vonnie Myers

**Others Present:** Beth Collins, LaVonne Barbour, David Ivey, Weston Lee, Gianni Ivey, M & M Signs representative, Genny Martinez, Ray Flake, Rob Sweet, Baker Jones

The Lenoir City Regional Planning Commission met Tuesday, May 6, 2025 at 6:00 P.M. Chairperson Leon Shields called the meeting to order. Staff conducted a roll call.

Mr. Simpson moved the minutes of the April 1, 2025 meeting to be approved as distributed. Motion was seconded by Ms. Bright and carried.

**Comments from citizens concerning item/items on the agenda**

There were no comments

**Agenda Item #1. Rezoning request for R-1-S Single Family Residential District to R-2 Medium Density Residential District for property located at 340 Poplar Street. Genny Martinez.** The proposed buyer of the property would like to rezone it from R-1-S to R-2 to allow him to build duplexes. This request is to rezone the property. He would have to come back before the board to subdivide it into separate lots for each duplex. Mr. Simpson moved to approve the request, seconded by Ms. Bright and carried. Mr. Martin **ABSTAINED**.

**Agenda Item #2. Request for site plan approval for The Church of Jesus Christ of Later-Day Saints to be located off Creekwood Park Boulevard. Tax Map 10, Parcel 168.15 Civil Engineering Services.** A Church is proposing a site plan on a parcel they own off Creekwood Park Boulevard. It has the correct zoning, and a completed site plan checklist has been turned in with the request. It meets all the basic requirements. Mr. Simpson moved to approve the request, seconded by Ms. Bright and carried.

**Agenda Item #3. Request for annexation for property located at Highway 70 and Highway 321, Tax Map 9L, Group A, Parcel 25.02, to be zoned C-3 Highway Commercial District. Dale Clarion McBride.** This property is located at Eaton's Crossroads at the corner of Highway 321 and 70. The potential use is Casey's gas station. This first step is annexation and zoning (C3). They would have to come back before the board for site plan approval if the annexation is successful. The developer is aware that a traffic study will be required with the site plan. Mr. Simpson moved to approve the request, seconded by Mr. Martin and carried.

**Other Business: Staff Updates.** Ms. Collins went over the monthly report for April.

With no further business to come before the board Mr. Martin moved to adjourn, seconded by Mr. Simpson and carried.

Leon Shields- Chairperson

Date



Date: May 28, 2025

County: LOUDON

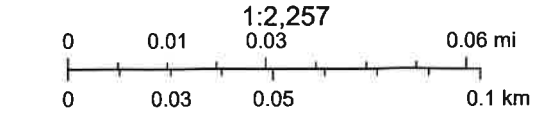
Owner: ROSEBURGH ALI M

Address: ROBINSON DR 103

Parcel ID: 015M A 004.00

Deeded Acreage: 2

Calculated Acreage: 2



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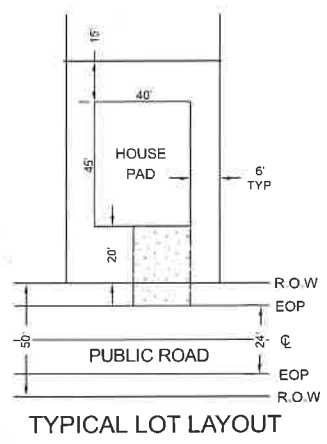


- NOTES
- 1 EXISTING CONTOURS BASED ON TN STATE LIDAR
  - 2 MINIMUM LOT SIZES FOR R2 ZONING IS 15,000 SF
  - 3 BUILDING SETBACK FOR - R2 - ZONING ARE AS FOLLOW:  
FRONT 20'  
REAR 15'  
SIDE 6'

SITE



LOCATION MAP  
N.T.S



TYPICAL LOT LAYOUT



NOTE  
THREE DAYS PRIOR TO ANY EARTHWORK  
DEMOLITION OR CONSTRUCTION, THE  
CONTRACTOR MUST CONTACT TENNESSEE  
ONE-CALL AT 1-800-351-1111  
CONTRACTOR IS RESPONSIBLE TO RECORD  
AND SAVE CONFIRMATION NUMBER

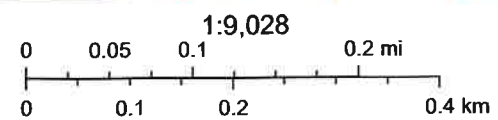
							ROBERT G. CAMPBELL & ASSOC., L.P.						SHAW FERRY ROAD, LENOIR CITY, TN 37772				PROPOSED LAYOUT FOR NEELY'S				DESIGNED BY	CHECKED BY	SCALE	SHEET			
							CONSULTING ENGINEERS														SOH	RGC	1"=60'	NO			
NO				DATE			DESCRIPTION		BY		CKO										DRAWN BY	DATE	FILE NO	OF 1 SHEETS			
						REVISIONS																		SOH	03/20/2025	PROPOSED	

NOT FOR CONSTRUCTION



[illegible]

County: LOUDON  
Owner: 5 STAR PROPERTIES INC  
Address: SHAW FERRY RD  
Parcel ID: 015 105.00  
Deeded Acreage: 41.96  
Calculated Acreage: 0



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