

BOARD OF ZONING APPEALS TOWN OF LOUISVILLE, TENNESSEE

Jill Pugh, Mayor
Charles Perry, Chairman
Robyn Moore, Secretary
Dan McKee
Bobby Queen

AGENDA

Board of Zoning Appeals Hearing
Louisville Town Hall
April 15, 2025
5:30 pm

1. Call to Order - Roll Call
2. Approval of Minutes September 17, 2024

BUSINESS ITEMS:

3. Request Exception to the Louisville Zoning Ordinance Chapter 8 Sect 11-801 Area, Yard, and Height Requirements, #4 Required Front Yard Setback, Major Collectors (Lowes Ferry Rd) 50 feet. Accessory Building Setback 3613 Holston College Rd. Setback from Lowes Ferry Rd, reduction to 40 feet.
4. Request Exception to the Louisville Zoning Ordinance Chapter 5 Sect 11-507 Accessory Building and Use Regulations. *Ordinance No. 2024-07 No Accessory Building will be allowed in the front yard of a residence, rear and side yard are acceptable.* 3306 Miser Station Rd.
5. Adjournment

MEETING REPORT (Minutes)
LOUISVILLE BOARD OF ZONING APPEALS
Louisville Town Hall
September 17, 2024
5:00 pm

MEMBERS PRESENT

Charles Perry, Chairman
Robyn Moore, Secretary
Dan McKee
Bobby Queen

Absent

Danny Harbin, Vice Chair

OTHERS

Jill Pugh, Mayor
Jordan Rockwell, Town Planner
Barry Ottinger, Building Official
Christian Clevenger
Bill Mattison

Call to Order – Roll Call

At 5:00 PM September 17, 2024, Chairman Charles Perry called the meeting to order. Roll Call was taken of members present, Danny Harbin absent.

Minutes from the previous BZA meeting were approved.

Motion was made to approve without corrections or changes the minutes from July 18, 2024 BZA meeting by Dan McKee, 2nd by Bobby Queen, passed by unanimous consent.

Business Items

Request Exception to Chapter 5 Sect 11-507, Accessory Building and Use Regulations, 2. Residential Districts. {No Accessory Building shall be constructed in a front yard}.

A exception request was made to the Town of Louisville by Christian Clevenger, homeowner at 3842 Cactus Cove, to place an accessory building garage on his property in the front yard of property. Motion was made by Bobby Queen to approve the exception, 2nd by Robyn Moore, passed by unanimous consent.

Motion was made for Adjournment.

Motion to adjourn by Bobby Queen, 2nd by Robyn Moore, motion carried by unanimous consent.

Charles Perry, Chairman

Robyn Moore, Secretary



TOWN OF LOUISVILLE
PO Box 215
3623 Louisville Rd
Louisville, TN 37777

RESIDENTIAL BUILDING PERMIT APPLICATION

Job Address: 3613 Holston College Rd
Property Owner: Dan Middleton 865 414 9206
Contractor: Self email dmmiddle1973@ATT.net
Name Address Email Phone # TN License #
Arch/Engr: _____
Name TN Registration # Phone # Email
Tenant: Self
Name Phone # Email
Permit Holder: () Contractor () Tenant () Owner
Contact Person: Dan 865 414 9206
Name Phone # Email

Permit ☐ New Construction ☐ Demolition ☐ Pool *requires fence*
☒ Addition ☐ Accessory Building ☐ Fence
☐ Alteration ☐ Building Relocation ☐ Other _____
Building Information: Footprint Area _____ sq ft Height _____ # of Stories

Proposed Use: () Single Family Residential () Accessory _____ Zoning District: () R1
() copy of septic permit from Blount County Department of Environmental Health (865)681-9502

Construction Documents: (if applicable) Submit two (2) Copies of sealed architectural and engineering drawings and one (1) copy of Specifications. Submit two (2) copies of site plan/sketch showing property boundaries, location of structure(s) & applicable Minimum Yard Requirements (set backs).

Building Permit Fees (based on estimated cost of construction and payable at permit issuance) Total Valuation:

\$2,000 OR LESS	\$30.00
\$2,001 to \$50,000	\$30.00 for the first \$2,000.00 plus \$5.00 for each additional \$1,000.00
\$50,001 to \$100,000	\$270.00 for the first \$50,000.00 plus \$4.00 for each additional \$1,000.00
\$100,001 to \$500,000	\$470.00 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00
\$500,001 TO \$1,000,000	\$1,870.00 for the first \$500,000.00 plus \$2.50 for each additional \$1,000.00
\$1,001,000 and up	\$3,120.00 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00

Estimated Cost of Construction: \$ 9,100 Building Permit Fee: \$ _____ (Includes Driveway Permit Fee)

Demolition Fee: \$75.00 Building Relocation Fee: \$125.00 Grading Fee: \$75.00 Mobile Home Installation Fee: \$125.00

() Written verification (contract) of construction cost must be provided.

- () The applicant agrees to keep the street (private or public) or roadway free of dirt, mud, stone, gravel and etc.
- () Locate building(s) corners to verify set backs. (Zoning Ordinance sections 11- 507 & 11- 801)
- () The existing drainage of ditches, swales and etc. must be maintained with the use of pipes, culverts and etc.
- () All driveway entrances shall have a paved surface that extends 15' from the edge of the street's pavement or to the outer limit of the right-of-way, whichever is greater. _____ Initial
- () Failure to comply to the above stipulations may result in the revocation of this permit and/or assessment of clean-up cost.
- () Driveway permits on State of Tennessee roads (Topside Rd and Louisville Rd) must be obtained from the Tennessee Department of Transportation (865)594-2456.
- () The roadway clean-up agreement applies to these state roads also.
- () For any project that requires more than 200 cubic yards of off-site dirt to be hauled to the site, the applicant agrees that the dirt will be free of any hazardous material, toxins & etc.

In making this application states that the information given is correct and that the construction will conform to the regulations of the current adopted codes and ordinances of the Town of Louisville. The applicant acknowledges that the issuance of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation construction. If applicant is not the owner, applicant acknowledges that he or she has permission from the owner to apply for this permit.

Signature of Applicant

Print Name

Date

Permit Approved By: _____ Date: _____ Building Permit # _____





024 010.00

024 010.00

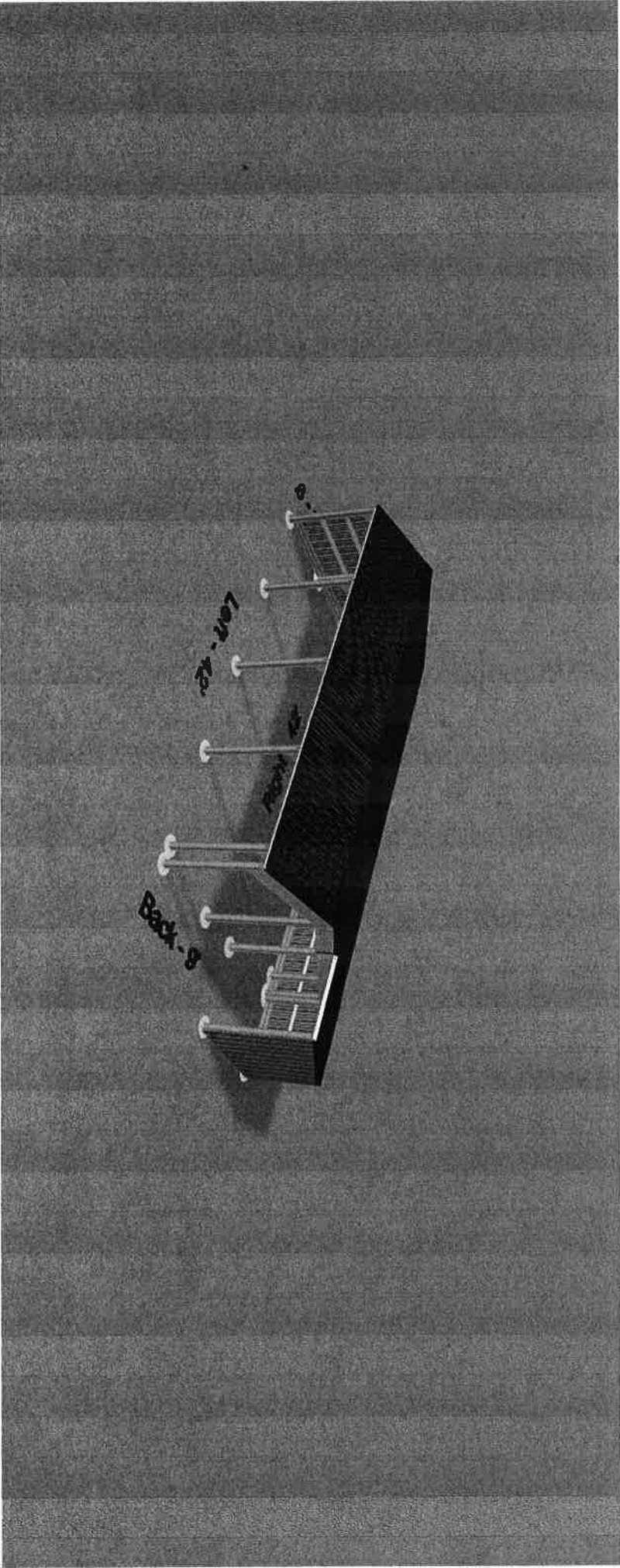
024 010.00

Holston College Rd

Lowes Ferry Rd

024 008.00

View Job
"Dan Middleton"

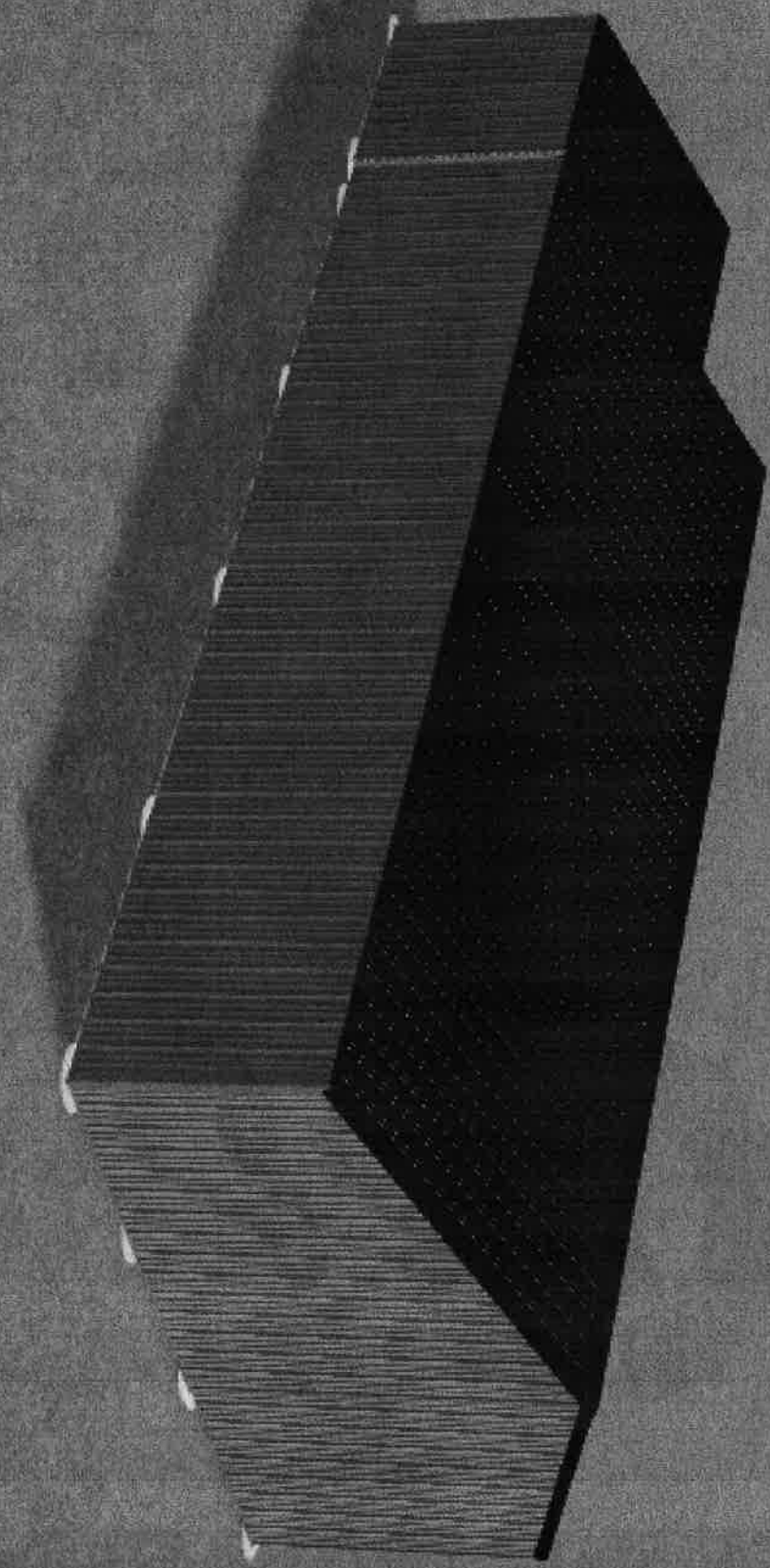


VIEW OPTIONS Shell Frame Roof Landscape Landscape Settings Change View

Powered by SmartBuild



0643680



Project Estimate

\$9,176

Material Price
Taxes and Shipping Not Included

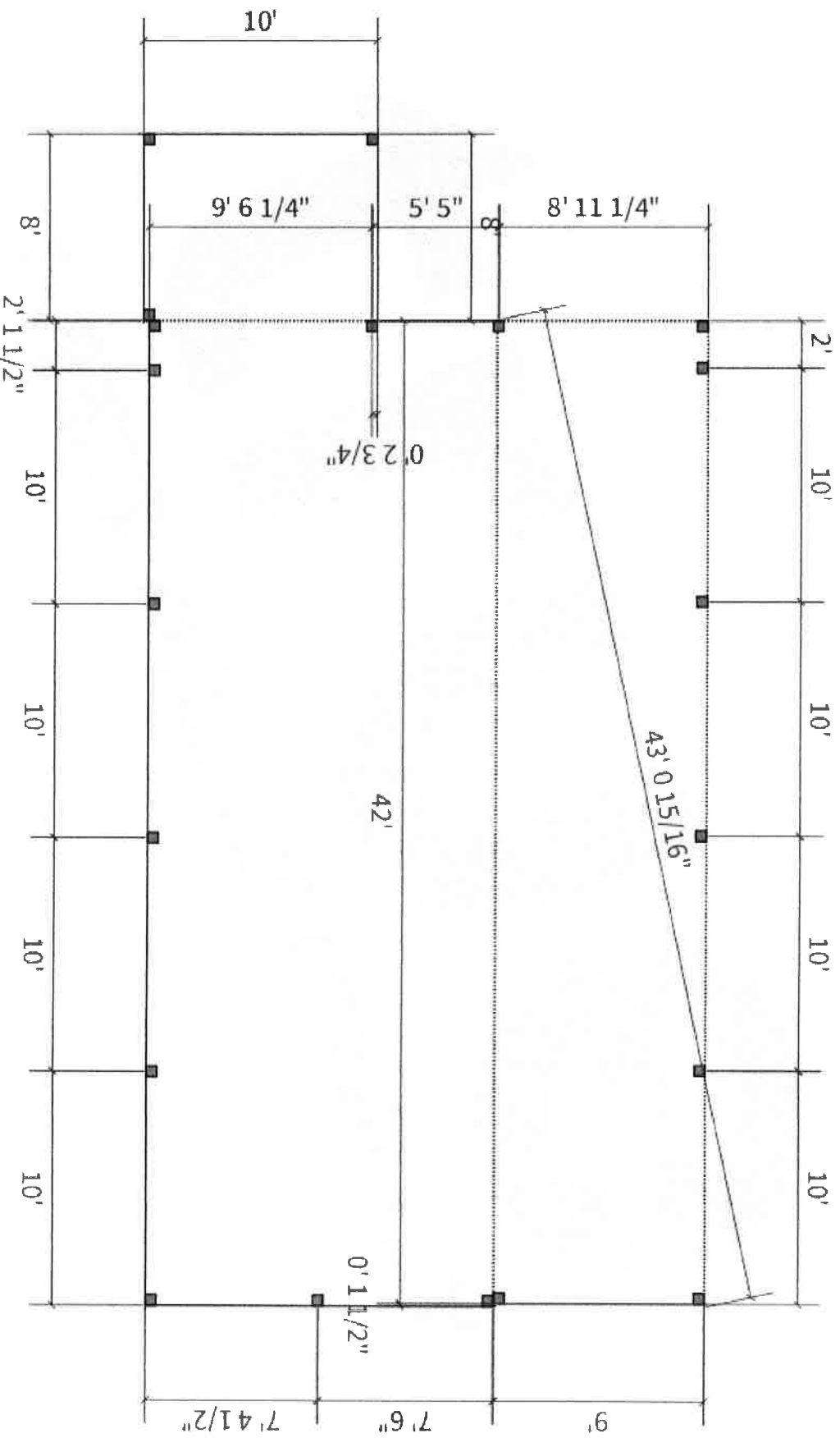
[View 3D Model](#)

DAN MIDDLETON



0643680

DAN MIDDLETON



**TOWN OF LOUISVILLE**

PO Box 215

3623 Louisville Rd

Louisville, TN 37777

RESIDENTIAL BUILDING PERMIT APPLICATION

Job Address: 3306 Miser Station Rd

Property Owner: Lee Lands Street Name and Number 865 680 6906 Lot #

Contractor: self Name Phone #

Arch/Engr: self Name LeeLB 999@yahoo.com TN License #

Tenant: self Name Phone # Email

Permit Holder: ☐ Contractor ☐ Tenant ☐ Owner

Contact Person: Lee Lands Name 680 6906 Phone # Email

Permit ☐ New Construction ☒ Addition ☒ Alteration ☐ Demolition ☒ Accessory Building ☐ Building Relocation ☐ Pool *requires fence* ☐ Fence ☐ Other _____

Building Information: Footprint Area _____ sq ft Height _____ # of Stories _____

Proposed Use: ☐ Single Family Residential ☐ Accessory _____ Zoning District: ☐ R1

() copy of septic permit from Blount County Department of Environmental Health (865)681-9502

Construction Documents: (if applicable) Submit two (2) Copies of sealed architectural and engineering drawings and one (1) copy of Specifications. Submit two (2) copies of site plan/sketch showing property boundaries, location of structure(s) & applicable Minimum Yard Requirements (set backs).

Building Permit Fees (based on estimated cost of construction and payable at permit issuance) **Total Valuation:**

\$2,000 OR LESS	\$30.00
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\$100,001 to \$500,000	\$470.00 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00
\$500,001 TO \$1,000,000	\$1,870.00 for the first \$500,000.00 plus \$2.50 for each additional \$1,000.00
\$1,001,000 and up	\$3,120.00 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00

Estimated Cost of Construction: \$ 10,000 Building Permit Fee: \$ 70 (Includes Driveway Permit Fee)

Demolition Fee: \$75.00 Building Relocation Fee: \$125.00 Grading Fee: \$75.00 Mobile Home Installation Fee: \$125.00

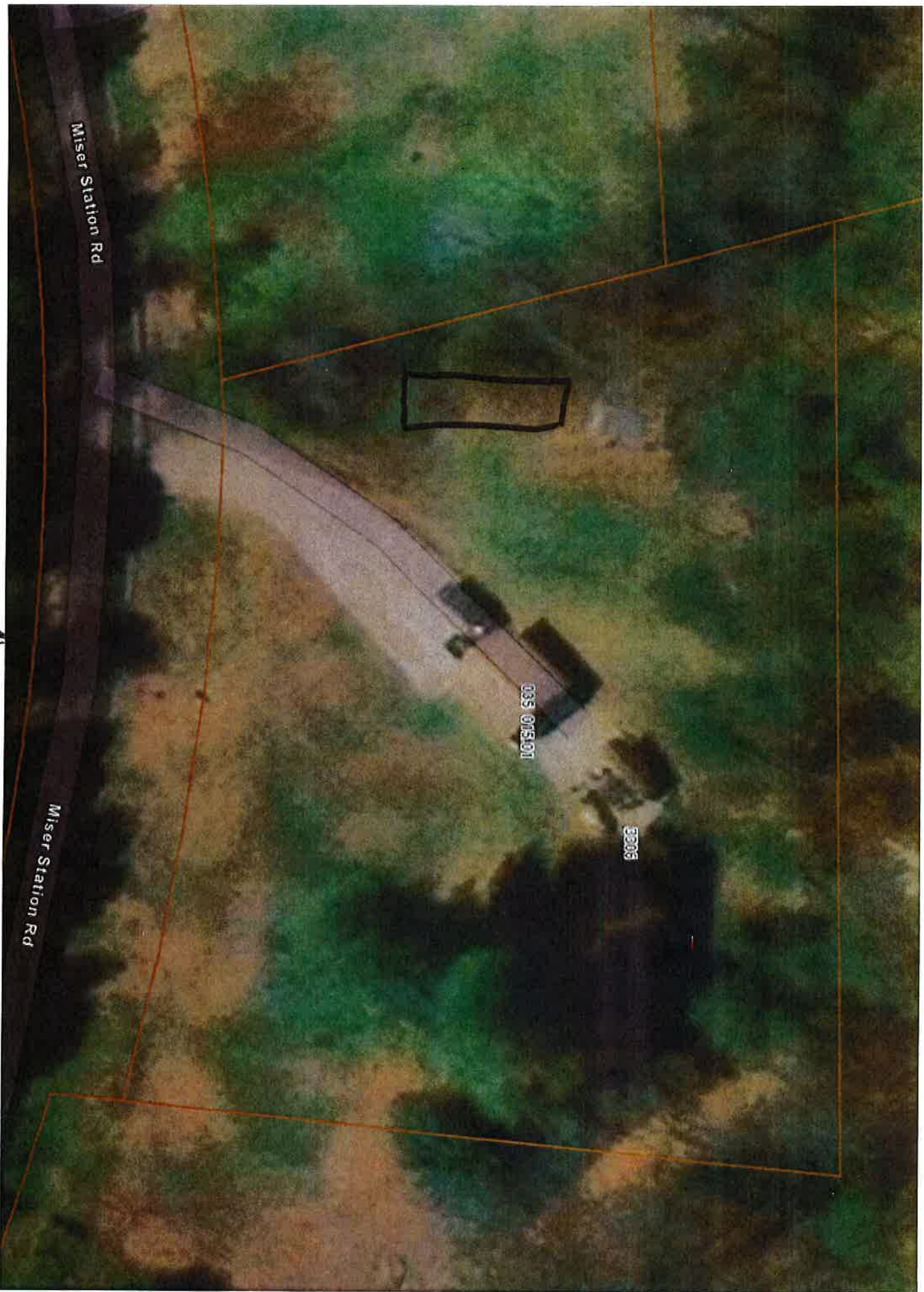
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- () The existing drainage of ditches, swales and etc. must be maintained with the use of pipes, culverts and etc.
- () All driveway entrances shall have a paved surface that extends 15' from the edge of the street's pavement or to the outer limit of the right-of-way, whichever is greater. _____ Initial
- () Failure to comply to the above stipulations may result in the revocation of this permit and/or assessment of clean-up cost.
- () Driveway permits on State of Tennessee roads (Topside Rd and Louisville Rd) must be obtained from the Tennessee Department of Transportation (865)594-2456.
- () The roadway clean-up agreement applies to these state roads also.
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In making this application states that the information given is correct and that the construction will conform to the regulations of the current adopted codes and ordinances of the Town of Louisville. The applicant acknowledges that the issuance of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation construction. If applicant is not the owner, applicant acknowledges that he or she has permission from the owner to apply for this permit.

Signature of Applicant: [Signature] Print Name: Lee Lands Date: 3-17-25

Permit Approved By: _____ Date: _____ Building Permit # _____



Miser Station Rd

005 015101

3305

Miser Station Rd

Lee LB 999 @ Yahoo. Com



LB

035 016 05

.3306

035 015 01



Miser Station Rd

Miser Station Rd

**AN ORDINANCE OF THE BOARD OF
MAYOR AND ALDERMEN AMENDING
THE TEXT OF THE ZONING ORDINANCE OF
THE TOWN OF LOUISVILLE, TENNESSEE
SECTION 11-507, ACCESSORY
BUILDING AND USE REGULATIONS**

ORDINANCE NO. 2024-0

**APPROVED ON FIRST
READING:**

**APPROVED ON SECOND
READING:**

APPROVED BY THE PLANNING COMMISSION:

PUBLIC HEARING:

WHEREAS, the Board of Mayor and Alderman of Louisville, Tennessee, in accordance with Sections 13-7-203 and 13-7-204 of Tennessee Code Annotated, may from time to time amend the Town's Zoning Ordinance; and

WHEREAS, The Town of Louisville Building Official has requested a change in the Louisville Zoning Ordinance 11-507. Accessory Building & 11-1003 Use Regulations.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR
AND ALDERMAN OF LOUISVILLE, TENNESSEE THAT:**

Therefore, it is ordained:

Proposed changes to Zoning Ordinance 11-507 Accessory Building and Use Regulations and Chapter 10 11-1003 Definitions and Terms.

Page 61 of TOL Zoning Ordinance

11-507 Accessory Building and Use Regulations, 2. Location a. Residential Districts.

Replace: 2. Location. a. Residential Districts. *Except for general farming structures, accessory buildings not exceeding one (1) story or fourteen (14) feet in height, and occupying less than twenty (20) percent of the required rear yard, may be located as close as five (5) feet from the rear property line, except as may be provided for in Chapter 8. No accessory buildings or uses shall be permitted within any required front or side yard, except for perimeter fencing and such items as mail boxes, yard ornaments, and light fixtures, located so as not to create a nuisance of safety hazard to neighboring property or the public.*

With: 2. Location. a. Residential Districts.

Except for general farming structures, the height of Accessory Buildings will be limited to a maximum of 25' (feet). In addition, a maximum height limited of 15' (feet) if the Accessory Building is placed 5' (feet) from side or rear property boundary. For each 1' (foot) over the 15' (foot) height of the building measured from the floor level, the building must be moved away from 5' (foot) setback 1' (foot). Building heights will be measured from the floor level closest to grade at building location. Ramps or fill will not be allowed in the calculation of height.

The building square footage or footprint cannot exceed 80% or the square footage footprint of the existing home if the lot/parcel square footage is less than 60,001 square feet. Furthermore, an accessory building cannot be placed on a parcel of 60,001 square feet if two residents have been placed or approved on that parcel.

The maximum area allowed for Accessory Buildings will be limited to 20% of the rear yard area. This is calculated by placement of a line along the back wall of residence extending from property line to property line with the area calculated by the Building Official.

No Accessory Building will be allowed in the front yard of a residence, rear and side yards are acceptable.

Accessory Buildings must have a minimum of 10' (feet) from all other Accessory Buildings, residence or other structures.

Perimeter fencing and such items as mail boxes, yard ornaments, and light fixtures, located so as not to create a nuisance of safety hazard to neighboring property or the public may be located in side yard and front yard without restriction.

Chapter 10, DEFINITIONS. 11-1003 Terms.

The following definitions be included in the Zoning Ordinance Section 11-1003 Terms:

SUBORDINATE IN SIZE: An accessory structure is considered to be subordinate to the size of the primary residence or commercial facility that it serves, if the size, within the limitations of this Ordinance, meets the needs of it's intended use.

SUBORDINATE IN FUNCTION: An accessory structure is considered to be subordinate to the function of the primary residence or commercial facility, if it's intended purpose is to provide such use to the family, friends and guest of the homeowner or used in conjunction with the commercial facility it serves or is associated with.

This ordinance shall take effect upon final passage, subsequent to a necessary public hearing, the public welfare requiring it.

Mayor

Town Recorder

Blount (005)

Tax Year 2025 | Reappraisal 2023

Jan 1 Owner
LANDS ERNEST L JR & BRANDY W

Current Owner

MISER STATION RD 3306

3306 MISER STATION RD

LOUISVILLE TN 37777

Ctl Map: 035 Group: 015.01 Parcel: Pl: SI: 000

Value Information

Land Market Value: \$338,600
Improvement Value: \$195,600
Total Market Appraisal: \$234,200
Assessment Percentage: 25%
Assessment: \$58,550

Additional Information

General Information

Class: 00 - Residential
City #: City: Special Service District 2: 000
Special Service District 1: 000 Neighborhood: B01
District: 10 Number of Mobile Homes: 0
Number of Buildings: 1 Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE Zoning: R-1

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 1.1 Calculated Acres: 0 Total Land Units: 1.1

Land Code Soil Class

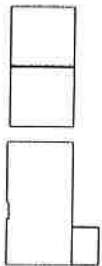
Units

04 - IMP SITE 1.10

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
05 - SIDING ABOVE AVG
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1 - AVERAGE
Square Feet of Living Area:
1696
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	1,144
BML - BASEMENT LIVING AREA	552
BMU - BASEMENT UNFINISHED	552
SPU - SCREEN PORCH UNFINISHED	140

Lee Lands
3306 Miser Station Rd
Louisville, TN 37777

March 31, 2025

To: Rocky & Anne Young
3316 Miser Station Rd
Louisville, TN 37777

(RE) NOTICE TO PROPERTY OWNERS – REQUEST FOR AN EXCEPTION TO THE TOWN OF LOUISVILLE
ZONING ORDINANCE FOR THE PROPERTY LOCATED AT 3306 MISER STATION RD.

We are requesting the Town of Louisville Board of Zoning Appeals allow us an exception to Zoning Ordinance Chapter 5 11-507. Accessory Building and Use Regulations. 2. Location. a. Residential Districts. No Accessory Building will be allowed in the front yard of a residence, rear and side yards are acceptable.

We have constructed an Accessory Building on the left side of our property. We are asking the Town of Louisville to grant an exception to us for the building location. We replaced a dog kennel along with a dog run with this building. We would appreciate your support on our request.

The Board of Zoning Appeals will be meeting 5:30pm April 15, 2025 at the Louisville Town Hall

Thank you,

Lee Lands



Lee Lands
3306 Miser Station Rd
Louisville, TN 37777

March 31, 2025

To: Ginger & Zane Armstrong
3326 Miser Station Rd
Louisville, TN 37777

(RE) NOTICE TO PROPERTY OWNERS – REQUEST FOR AN EXCEPTION TO THE TOWN OF LOUISVILLE
ZONING ORDINANCE FOR THE PROPERTY LOCATED AT 3306 MISER STATION RD.

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Thank you,

Lee Lands



Lee Lands
3306 Miser Station Rd
Louisville, TN 37777

March 31, 2025

To: COFFIN JENNIFER W DEAN & INGER BETH DEAN SCUDDER
PO Box 818
Louisville, TN 37777

(RE) NOTICE TO PROPERTY OWNERS – REQUEST FOR AN EXCEPTION TO THE TOWN OF LOUISVILLE
ZONING ORDINANCE FOR THE PROPERTY LOCATED AT 3306 MISER STATION RD.

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Thank you,

Lee Lands



Lee Lands
3306 Miser Station Rd
Louisville, TN 37777

March 31, 2025

To: Rik & Melissa Scudder
3334 Grade Rd
Rockford, TN 37853

(RE) NOTICE TO PROPERTY OWNERS – REQUEST FOR AN EXCEPTION TO THE TOWN OF LOUISVILLE ZONING ORDINANCE FOR THE PROPERTY LOCATED AT 3306 MISER STATION RD.

We are requesting the Town of Louisville Board of Zoning Appeals allow us an exception to Zoning Ordinance Chapter 5 11-507. Accessory Building and Use Regulations. 2. Location. a. Residential Districts. No Accessory Building will be allowed in the front yard of a residence, rear and side yards are acceptable.

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Lee Lands

