



City of Loudon, Tennessee

Loudon Regional Planning Commission

AGENDA
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, May 7, 2025
12:30 P.M.

1. Call to Order
2. Pledge of Allegiance and Roll Call

Debbie Hines, Chairman	Tim Henley, Secretary
Kevin Bookout	Kelly Brewster
Dennis Brennan, Vice-Chairman	David Meers
Ham Carey	Clayton Pangle
Tim Dixon	Scott Wilson
3. Approval of Minutes – April 2, 2025 Meeting and April 23, 2025 Special Called Meeting
4. New Business;
 - A. Application #165, Rezoning Request from C-2 Highway Business District to P-1 Professional and Civic District, 6622 West Lee Highway, Applicant and Property Owner, Radovan Psar, Tax Map 048, Group N/A, Parcel 104.00
 - B. Application #167: Amending Master Plan, Tennessee National, Applicant, Tyler Gross, Owner TN National, LLC, Tax Map 023, Group N/A, Parcel 001.00, PDD, Planned Development District;
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment



City of Loudon Planning and Zoning



Planning Application Details

**6622 Lee Highway
Loudon, TN 37774**

Description

The property is surrounded by residency and it directly effects potential users or development options for the real estate.

Existing zoning C-2

Proposed zoning R-1

Property Owner

Radovan Psar

Owner Email

radopsar@yahoo.com

Owner Phone

[\(865\) 406-8016](tel:(865)406-8016)

Owners Address

1837 McCammon Road
Knoxville, TN 37920

Person making request (Title)

Applicant (general)

Person Making Request

Radovan Psar

Person making request phone

[\(865\) 406-8016](tel:(865)406-8016)

Person making request Email

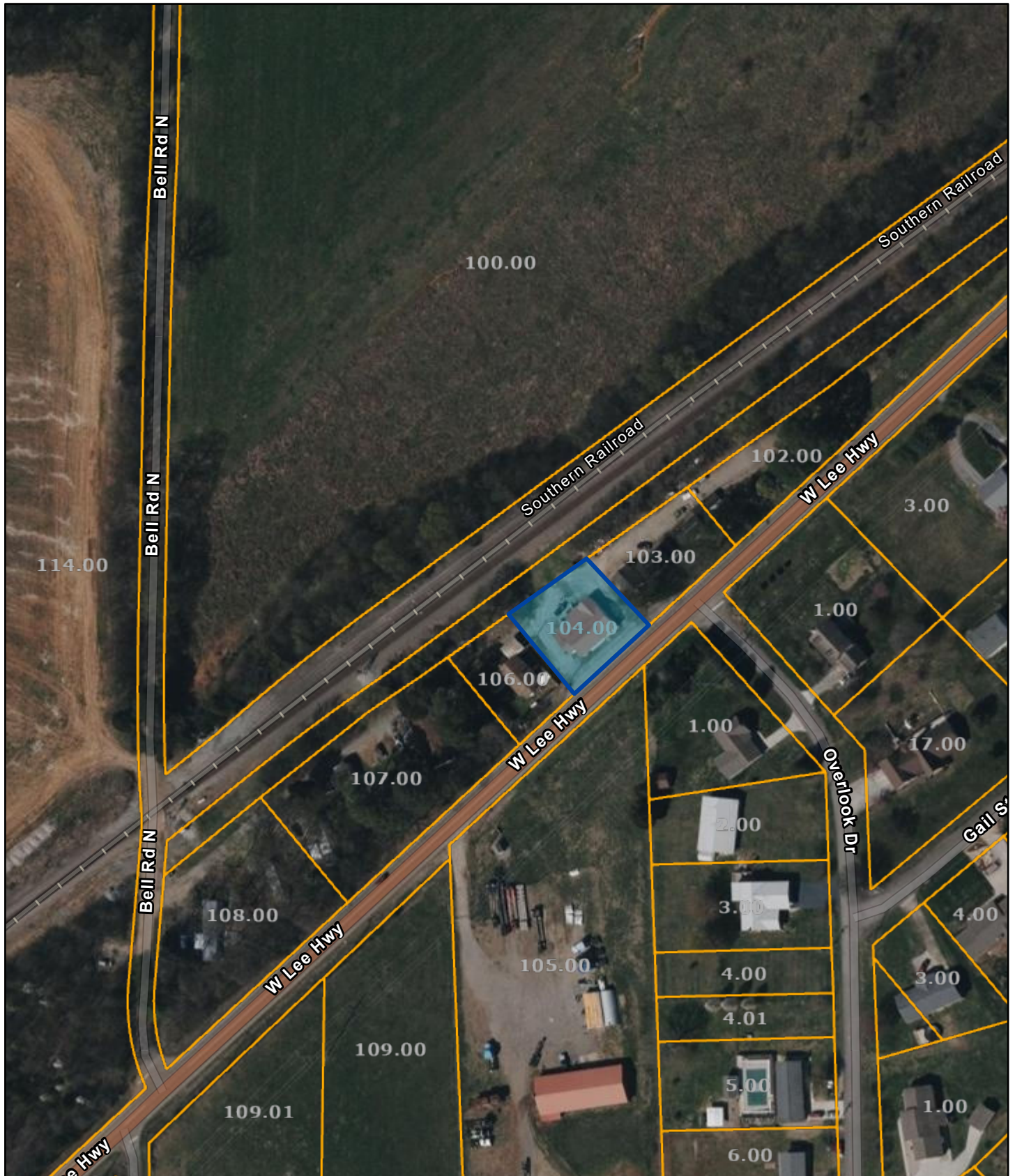
radopsar@yahoo.com

Person Making Request Address

Radovan Psar
1837 McCammon Road
Knoxville, TN 37920

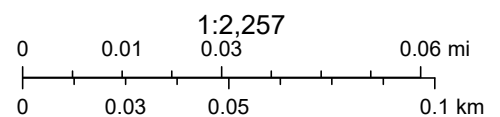
Parcel ID	Ready to Pay
048-104.00	True
Development Name	Meeting Board Authority
6622 West Lee Highway Rezoning	3.) Planning Commission
Site Plans V1	Application Type
skm_c551i25033112390.pdf	Rezoning
Plat V1	Date Received
skm_c551i25033112400.pdf	03/31/2025
	Meeting Date
	05/07/2025
	Planning Application #
	165
	Proposed Use
	Single Family
	Gross Square Footage of new building or addition
	2,316

Loudon County - Parcel: 048 104.00



Date: May 1, 2025

County: LOUDON
Owner: PSAR RADOVAN
Address: LEE HWY W 6622
Parcel ID: 048 104.00
Deeded Acreage: 0.26
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Loudon (053)	Jan 1 Owner	Current Owner	LEE HWY W 6622			
Tax Year 2025 Reappraisal 2021	PSAR RADOVAN		Ctrl Map:	Group:	Parcel:	PI:
	1837 MCCAMMON RD		048		104.00	SI:
	KNOXVILLE TN 37920					000

Value Information

Land Market Value:	\$16,100
Improvement Value:	\$101,200
Total Market Appraisal:	\$117,300
Assessment Percentage:	40%
Assessment:	\$46,920

Additional Information

01 053 053 02000 000

General Information

Class: 08 - Commercial	City: LOUDON
City #: 434	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: F01
District: 01	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning: C-2
Utilities - Gas/Gas Type: 04 - PRIVATE - MANUFACTURED GAS	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK		64

Sale Information

Long Sale Information list on subsequent pages

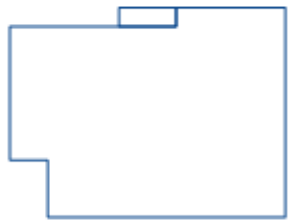
Land Information

Deed Acres: 0.26	Calculated Acres: 0	Total Land Units: 0.26	
Land Code	Soil Class	Units	
10 - COM		0.26	

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1- - AVERAGE -
Square Feet of Living Area:
2316
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



Stories:
1.00
Actual Year Built:
1930
Plumbing Fixtures:
5
Condition:
AV - AVERAGE
Floor System:
03 - WOOD W/O SUB FLOOR
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
08 - PINE/SOFT WOOD
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	2,316
OPF - OPEN PORCH FINISHED	48

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/24/2024	\$130,000	474	3	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/30/2016	\$0	388	410		QC - QUITCLAIM DEED	-
10/4/2006	\$0	312	865		QC - QUITCLAIM DEED	-
10/20/2005	\$27,500	302	140	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
12/14/1999	\$5,000	249	997	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
10/29/1999	\$0	249	29		-	-
9/9/1999	\$20,514	248	253	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
3/26/1998	\$0	238	367		-	-
3/26/1998	\$80,000	233	334	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
9/4/1992	\$30,000	200	811	I - IMPROVED	WD - WARRANTY DEED	B - FAMILY SALE
6/26/1945	\$0	0053	0412		-	-



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: May 1, 2025

