

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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www.loudoncountyplanning.com

AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

October 15, 2013

5:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for the September 17, 2013 Meeting
5. Planned Agenda Items:
 - A. **Consideration of request to rezone two parcels of property located at the corner of Town Creek Rd. and Myers Rd. from R-1 (Suburban Residential District) to C-2 (General Commercial District), Referenced on Tax Map 20C, Group A, Parcels 2.00 and 4.00, Consisting of 2.53 acres, 2nd Legislative District. Owner: Kathy Reed and George Sarten, Jr. File# 13-10-61-RZ-CO.**
 - B. **Consideration of request for final plat approval to resubdivide Tellico Senior Living Development into 3 lots (Lot 1, Lot 1R, and Lot 2R) consisting of 27.27 acres for a new independent living complex and 17 duplex units, Referenced on Tax Map 68G, Group E, Parcels 1.01, 1.02, 25.00-61.00, 86.00-89.00, and 95.00-98.00, Located off Chatuga Drive, Tellico Village, Zoned R-1/PUD, 7th Legislative District. Owners: FSQC Tellico Village, LLC and Tellico Village Property Owners' Association. File#13-09-59-SU-CO.**
 - C. **Consideration of a request for approval of a 1 lot final plat with Joint Permanent Easement located on Big Sandy Rd., Referenced on Tax Map 45, Part of Parcel 13.00, Consisting of 3.04 acres, Zoned A-1(Agricultural/Forestry), 4th Legislative District. Owners: Richard and Shirley Greene. File# 13-10-60-SU-CO.**
 - D. **Discuss issues concerning construction borrow pits. Martin Brown, Chairman.**
6. **Planning and Codes Department Building Activity Report for September 2013:**

47 permits issued with estimated value of \$3,960,609 and fees collected of \$15,760. 15 single family permits were issued.

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7. County Commission Action on Planning Commission Recommendations: None
8. Additional Items:
9. Additional Public Comments
10. Adjournment

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RESOLUTION

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 2.53 ACRES FROM R-1 (SUBURBAN-RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL DISTRICT). REFERENCED BY: TAX MAP 20C, GROUP A, PARCELS 2.00 AND 4.00, LOCATED OFF TOWN CREEK RD WEST AND MYERS RD

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on October 20/21, 2013 consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located off Town Creek Rd. West at Myers Rd, situated in the 2nd Legislative District, referenced by Tax Map 20C, Group A, Parcels 2.00 and 4.00 be rezoned from R-1, Suburban Residential District to C-2, General Commercial District, as shown on the attached map; said map being part of this Resolution.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN
DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: _____

DISAPPROVED: _____

ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: October 15, 2013

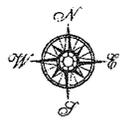
FILE # [13-10-61-RZ-CO]

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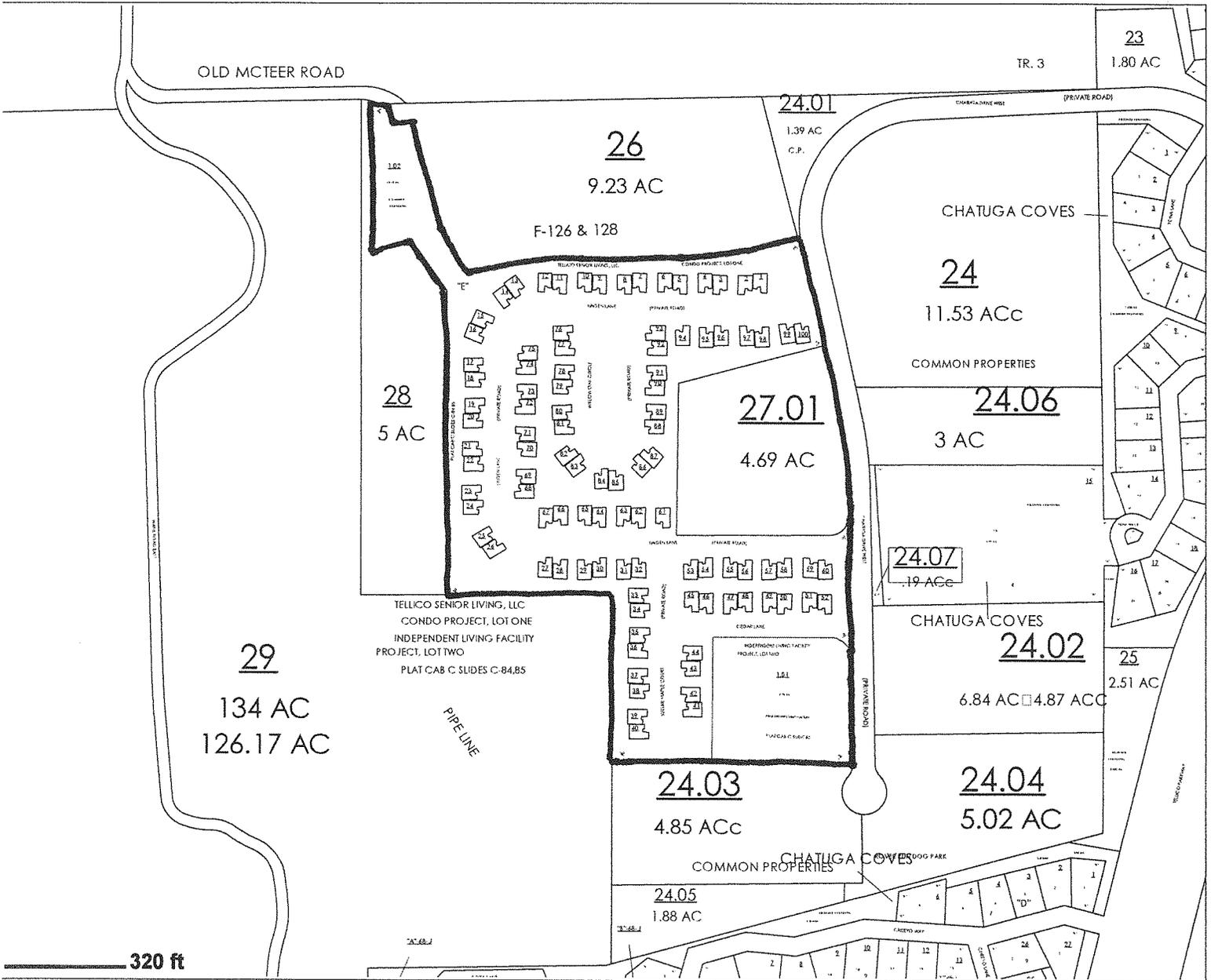


LOUDON COUNTY, TENNESSEE - A. Town Creek/Myers Rd.

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.

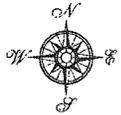


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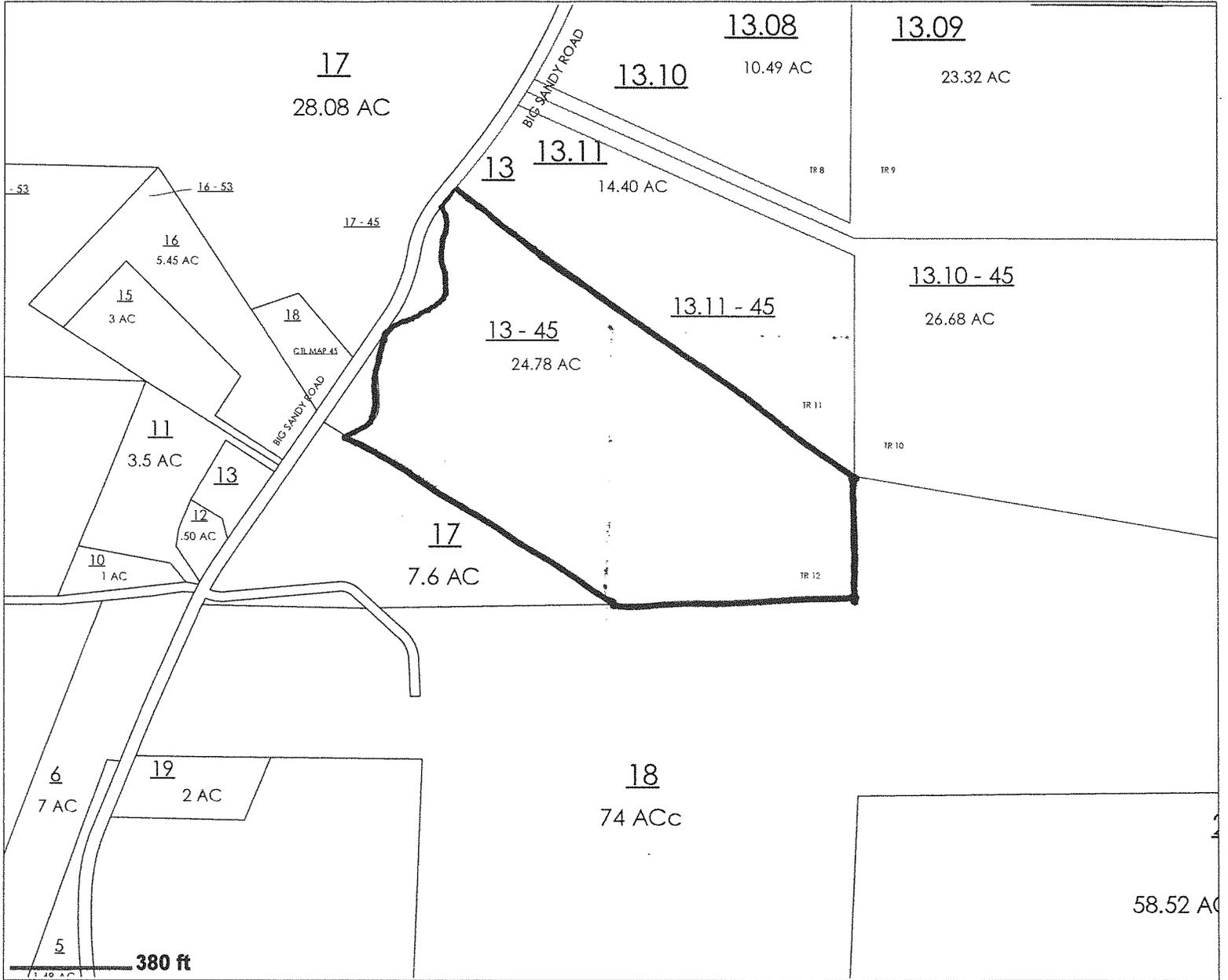


LOUDON COUNTY, TENNESSEE - Tellico Senior Living

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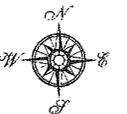


C. Consideration of a request for approval of a 1 lot final plat with Joint Permanent Easement located on Big Sandy Rd., Referenced on Tax Map 45, Part of Parcel 13.00, Consisting of 3.04 acres, Zoned A-1(Agricultural/Forestry), 4th Legislative District. Owners: Richard and Shirley Greene. File# 13-10-60-SU-CO.

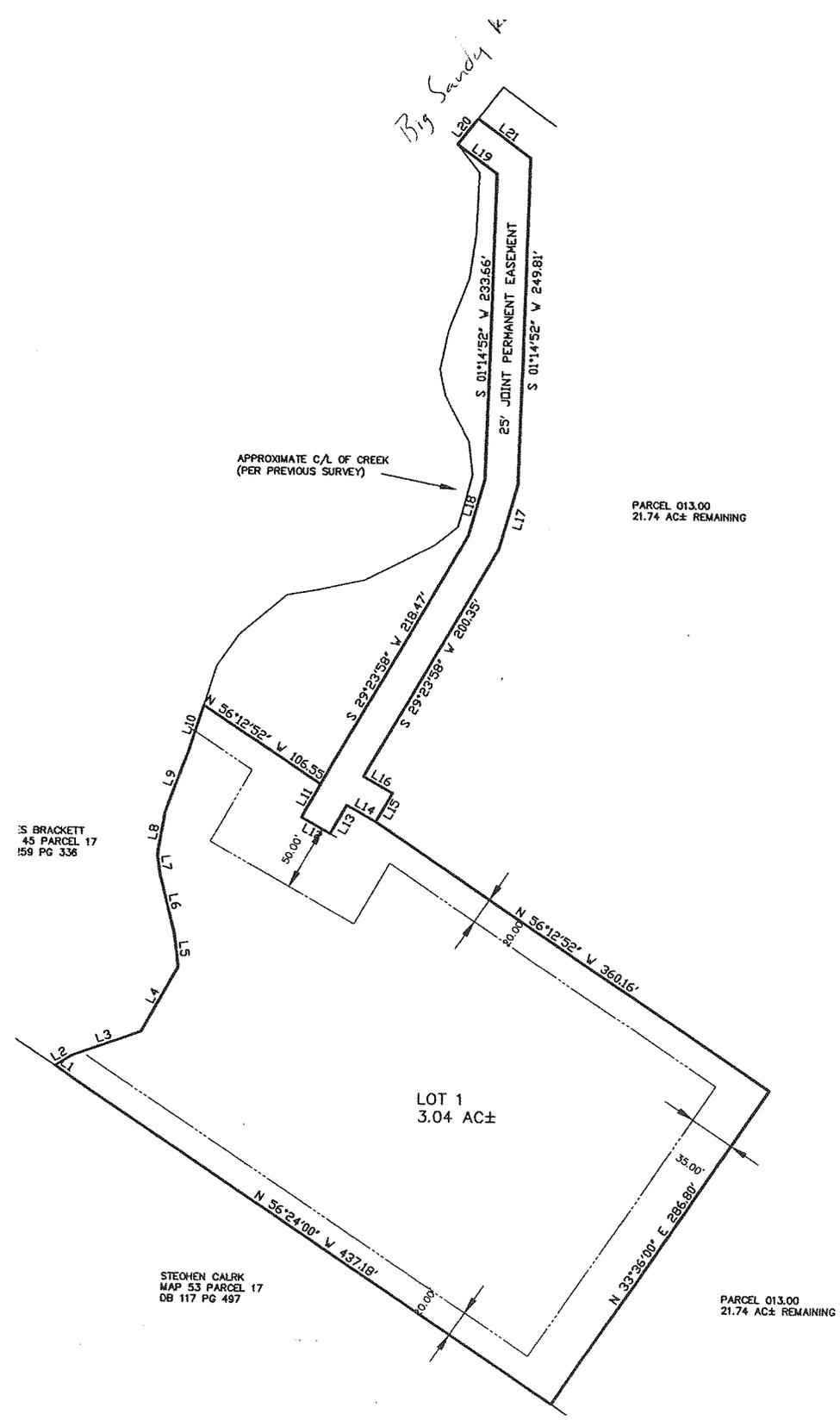


LOUDON COUNTY, TENNESSEE - Richard and Shirley Greene

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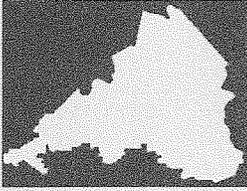
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PLANNING AND CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2013	Fees	Value	2012	Fees	Value	2011	Fees	Value	2010	Fees
January	22	\$9,206	\$2,469,383	27	\$11,157	\$3,019,418	20	\$11,978	\$3,361,215	15	\$7,132
February	20	\$8,195	\$2,136,078	29	\$10,142	\$26,817,165	30	\$14,621	\$3,902,778	20	\$9,170
March	33	\$11,029	\$2,814,170	42	\$13,956	\$3,559,234	29	\$9,198	\$2,262,480	49	\$26,120
April	39	\$20,608	\$5,973,799	39	\$16,297	\$4,340,384	26	\$9,340	\$2,432,491	33	\$12,205
May	33	\$16,252	\$4,074,843	33	\$11,500	\$2,943,857	36	\$18,456	\$5,694,606	36	\$15,688
June	37	\$12,077	\$2,919,546	33	\$11,364	\$2,635,814	30	\$12,127	\$3,121,200	21	\$4,925
July	35	\$13,785	\$3,636,909	27	\$9,221	\$2,401,687	26	\$14,105	\$5,042,683	34	\$14,897
August	48	\$18,764	\$5,515,428	36	\$13,928	\$3,882,592	33	\$13,535	\$3,772,976	26	\$8,290
September	47	\$15,760	\$3,960,609	25	\$10,980	\$3,203,075	19	\$6,577	\$1,857,507	33	\$8,885
October				37	\$20,518	\$6,468,371	26	\$7,060	\$1,657,716	29	\$12,461
November				23	\$10,353	\$2,773,051	14	\$3,686	\$854,645	25	\$10,494
December				15	\$4,196	\$1,027,200	25	\$8,816	\$3,584,163	13	\$5,084
TOTALS	314	\$125,676	\$33,500,765	366	\$143,612	\$63,071,848	314	\$129,499	\$37,544,460	334	\$135,351

15 Single-Family Building Permits issued for September, 2013



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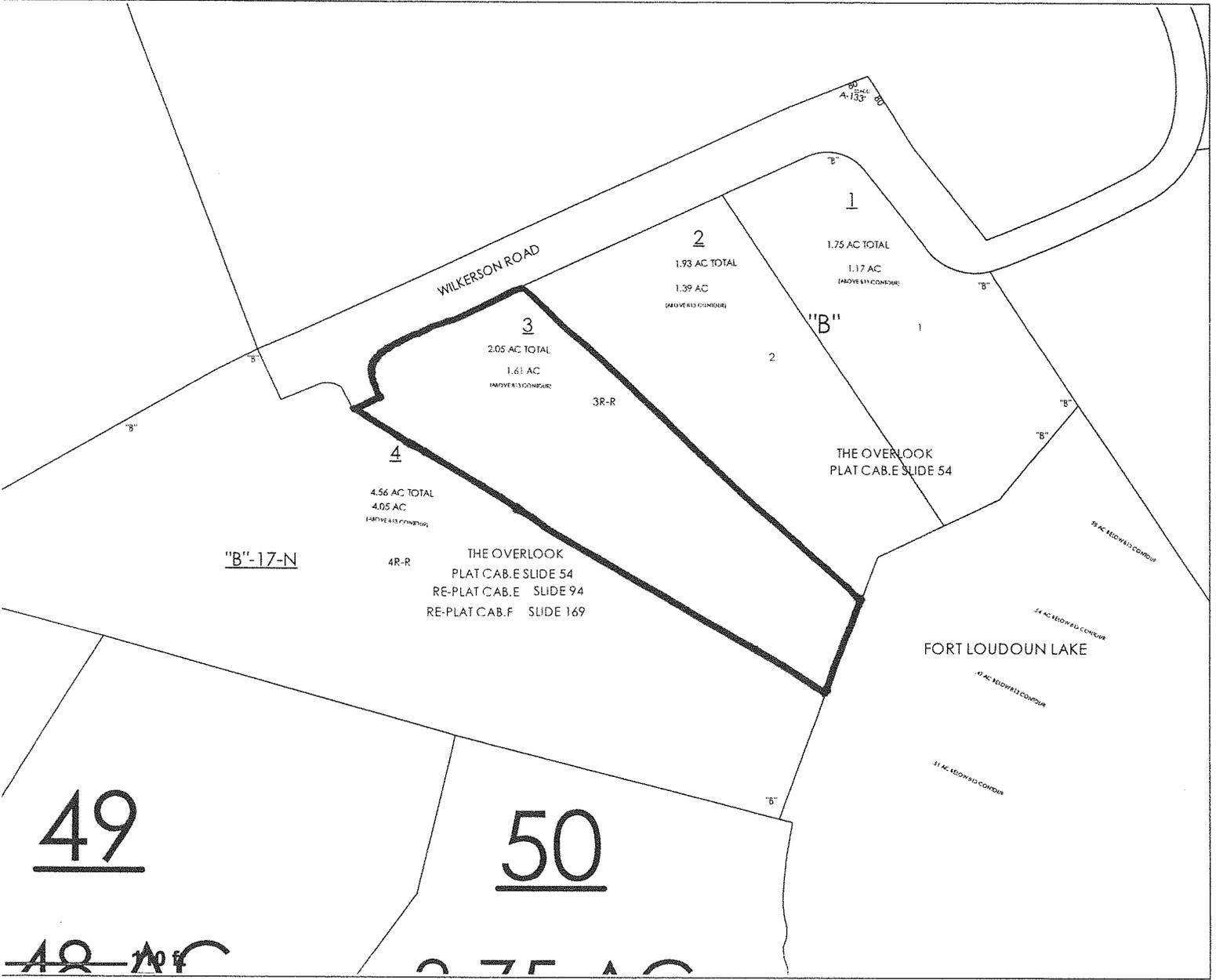
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**AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS**

October 15, 2013

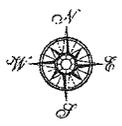
1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
3. Approval of Minutes for the September 17, 2013 Meeting
4. Planned Agenda Items:
 - A. **Consideration of request for special exception approval to have an accessory use (tennis court) on lot without a primary use, located at 2080 Wilkerson Rd., Lenoir City, Referenced on Tax Map 17N, Group B, Parcel 3.00, Zoned A-2, 6th Legislative District. Owner: Alan Sefton**
 - B. **Consideration of request for special exception approval to have an accessory structure on a parcel without a primary structure, located at 1466 Wheat Rd., Lenoir City, Referenced on Tax Map 14, Parcel 26.10, Zoned A-1, 5th Legislative District. Owner: Joey Garner**
 - C. **Consideration of request for special exception approval for multi-family use of Lot 1, Jackson Crossing Subdivision, to construct 3 duplex units on two acres, Referenced on Tax Map 10K, Group B, Parcel 1.00, Zoned R-1/PUD for 3.0 units/acre, 5th Legislative District. Owner: Southern Heritage Bank. Applicant: Daniel Parker, Realtor, Agent for Developers**
5. Additional public comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

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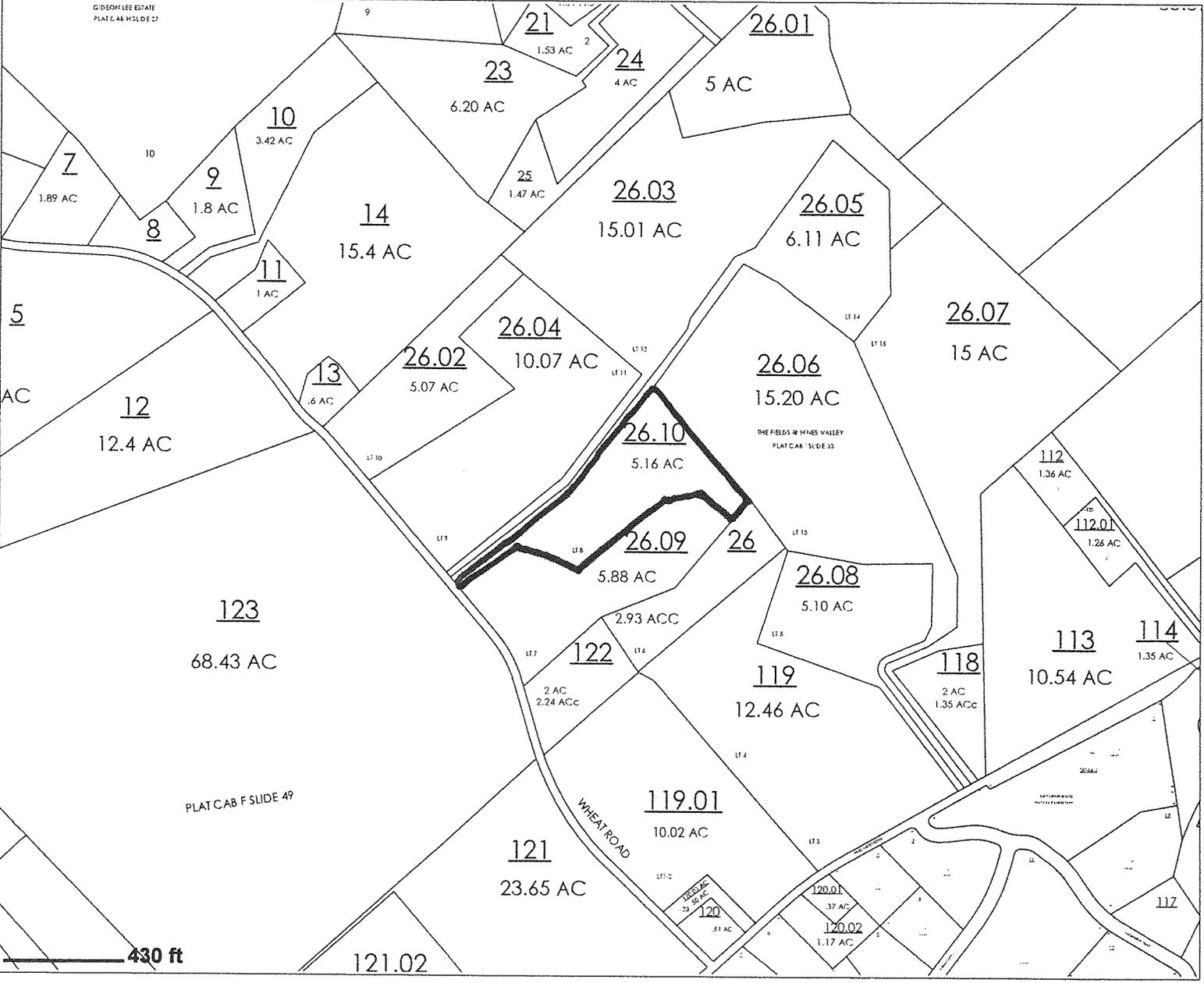


LOUDON COUNTY, TENNESSEE - Alan Sefton

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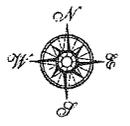


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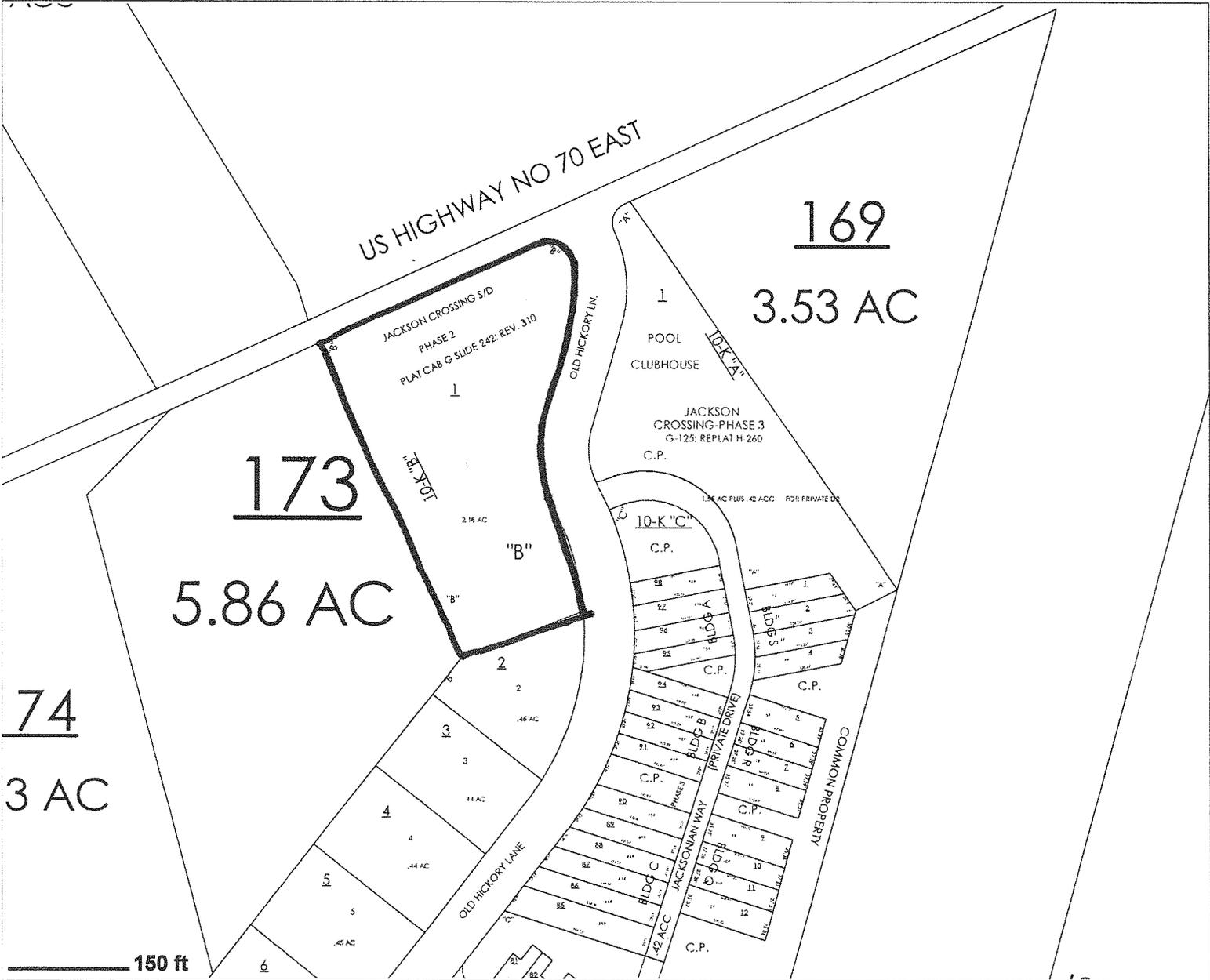


LOUDON COUNTY, TENNESSEE - Joey Garner

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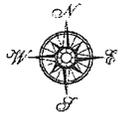


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LOUDON COUNTY, TENNESSEE - Jackson Crossing Lot 1

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