

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
865-458-4470
Fax: 865-458-3598
www.loudoncountypanning.com

AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

**January 21, 2014
5:30 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for the December 17, 2013 Meeting
5. Planned Agenda Items:
 - A. **Review proposed concept plan for The Cove at Baker's Creek, a 36-lot subdivision on Morganton Rd., Greenback, TN, Tax Map 78, Parcel 71, 3rd Legislative District. Owner: Ed Loy**
 - B. **Election of Loudon County Planning Commission Chairman, Vice Chairman, and Secretary for 2014.**
 - C. **Adoption of 2014 Meeting Calendar for Loudon County Planning Commission.**
6. Planning and Codes Department Building Activity Report for November, 2013:

29 permits issued with estimated value of \$4,635,359 and fees collected of \$16,980. 18 single-family permits were issued.
7. County Commission Action on Planning Commission Recommendations:

Approved rezoning of 9279 Old Vonore Rd. from A-2 to C-1.

Approved rezoning of 7400 Hwy. 411, S. from C-1 to C-2.

Approved resolution to close and abandon right of way of Bingham Hill Lane and Red Hill Lane located in Yellow Wood subdivision.
8. Additional Public Comments
9. Adjournment

LOUDON COUNTY RPC/BZA

MEETING DATES FOR

2014

January 21st

February 18th

March 18th

April 15th

May 20th

June 17th

July 15th

August 19th

September 16th

October 21st

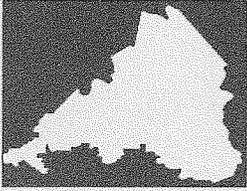
November 18th

December 16th

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	30	\$19,272	\$6,014,440	37	\$20,518	\$6,468,371	26	\$7,060	\$1,657,716	29	\$12,461
November	30	\$18,463	\$5,175,428	23	\$10,353	\$2,773,051	14	\$3,686	\$854,645	25	\$10,494
December	29	\$16,980	\$4,635,359	15	\$4,196	\$1,027,200	25	\$8,816	\$3,584,163	13	\$5,084
TOTALS	403	\$180,391	\$49,325,992	366	\$143,612	\$63,071,848	314	\$129,499	\$37,544,460	334	\$135,351

18 Single-Family Building Permits issued for December, 2013



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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

January 21, 2014

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the December 17, 2013 meeting.
5. Planned Agenda Items:
 - A. **Request consideration of special exception request to operate a catering event facility at 14301 S. Northshore Drive, Tax Map 17, Parcel 55.02, Zoned A-2, 6th Legislative District. Applicant: Michael Williams. Owner: Alan Sefton**
 - B. **Request consideration of a 13' rear yard variance for addition to an existing house at 2981 Oakland Rd., Tax Map 62, Parcel 9.00, Zoned A-1, 4th Legislative District. Owner: Dwight Holt**
 - C. **Request consideration of a 20' rear yard variance for a 20' X 30' garage addition to an existing home located at 111 Galyon Drive, Tax Map 25L, Group A, Parcel 29.00, Zoned R-1, 5th Legislative District. Owner: Jose Jimenez**
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

A. Request consideration of special exception request to operate a catering event facility at 14301 S. Northshore Drive. Applicant: Michael Williams



Special Exception Zoning

Westside Nursery
Loudon County

January 8, 2014

Table of Contents

Pages:

1	Special Exception Zoning Application
2	Business Purpose
3	Building Footprint and Proposed Design
4-5	Pictures of Proposed Areas of Improvements
6	Letter to Dearfield Crossing HOA

Business Purpose

Deerfield Meadows Catering and Event Planning

Deerfield Meadows, (tentative), will privately contract with corporations, businesses, and individuals to provide the below services both on and off sight;

Services:

- Food and beverages
- Event planning
 - Weddings
 - Reunions
 - Meetings
 - Lunches

Vision:

- Phase I:
 - Develop kitchen to begin catering off sight
- Phase II:
 - Develop banquet area to do catering for on-site events
- Phase III:
 - Develop outside gardens to hold expanded events

Employees:

Manny and Betsy Canari, Mike and Sherry Williams

Full Time:

Chef and an assistant

Part Time:

Will fluctuate depending on the size of contracted event

Current Utilities:

Electric	LCUB
Natural Gas	LCUB
Water	MUD
Trash	TN Trash

88'

16 x 12'

16 x 12'

12'

LOCKED STORAGE

FUTURE BANQUET AREA

FUTURE KITCHEN AREA

44' W x 44' L

KITCHEN AREA

W/C G

w/c G

w/c B

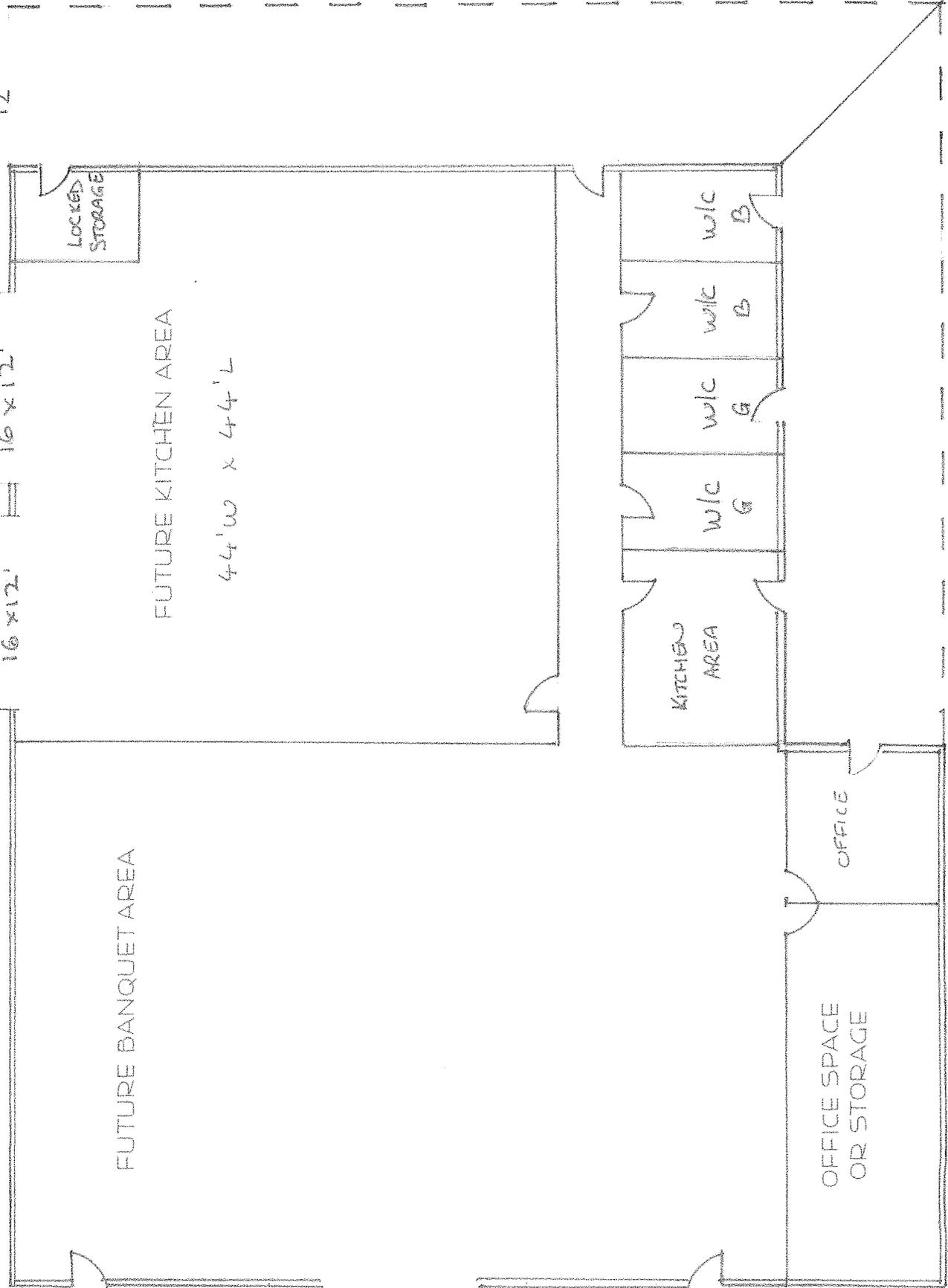
w/c B

OFFICE SPACE OR STORAGE

OFFICE

60'

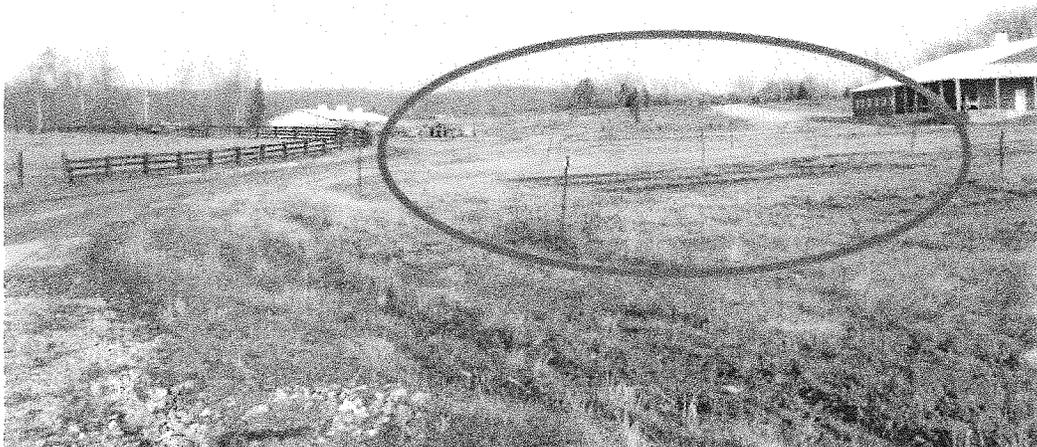
12'





The mulch on left will be moved and not seen.
We will also landscape the front entrance area.

The back will be eventually landscaped and have gardens
for weddings and events.





The covered mulch and tires will be removed.

The greenhouses will be removed.



December 16, 2013

Deerfield Crossing HOA
C/O Mr. Dirk Vandest
140 Deerfield Lane
Lenoir City, Tn. 37772

Dear HOA Members,

Manny Canari, Sherry Williams, my wife, and I, Mike Williams are residence of Conkinnon Pointe in Loudon County. I am writing to you to let you know we are working with Westside Farms to transform the old nursery building into a catering and banquet facility. We are in the process of submitting our application to the Loudon County Planning and Zoning Commission for a Special Exemption to the current A-2 zoning and plan to present at the January meeting.

It is important to us as Loudon County residents to have the support of the community we are going to serve. We would welcome the opportunity to share our plans and vision with you along with discussing any concerns the community may have.

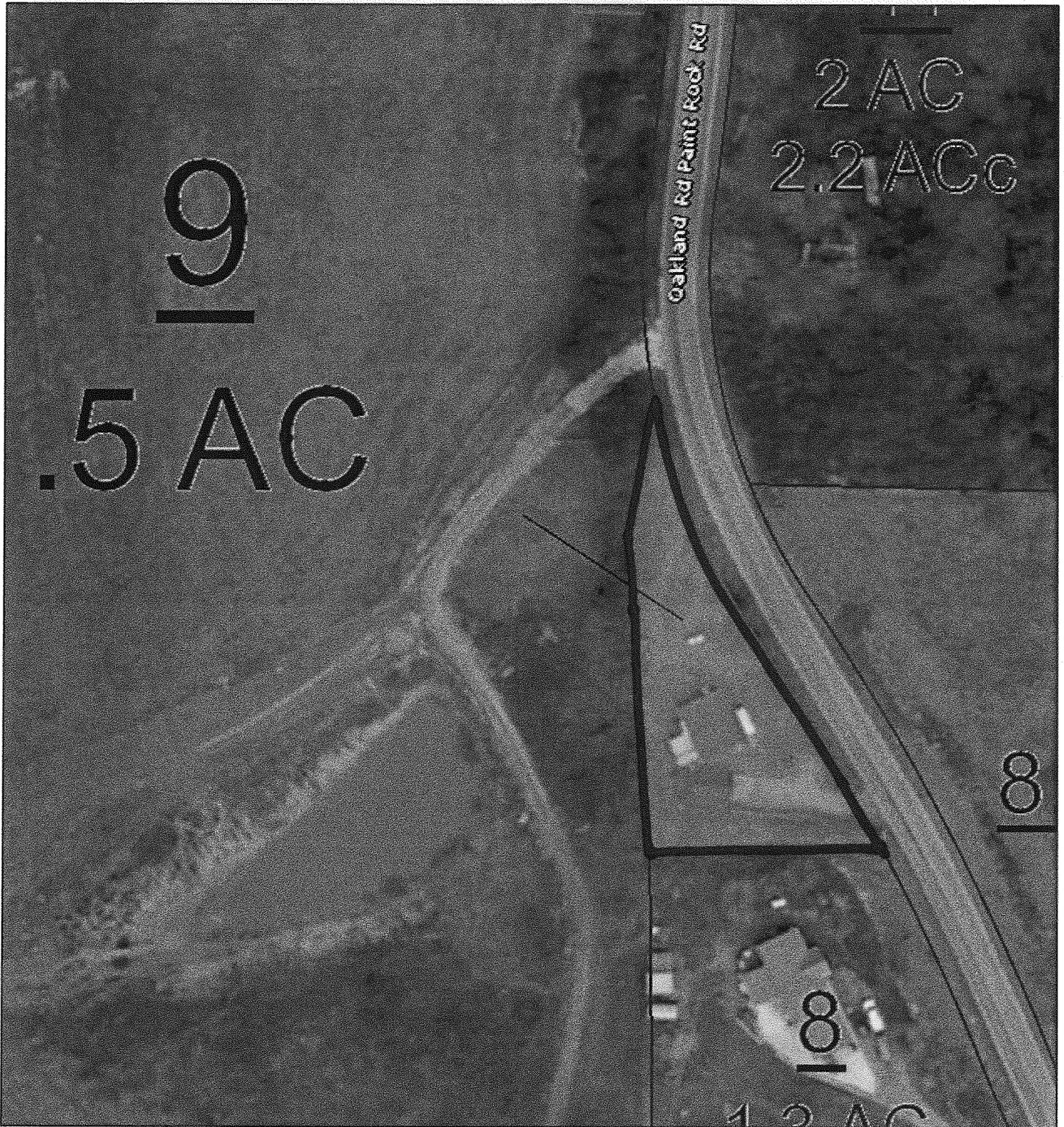
I can be reached by phone at 704-906-4505 and by email at 3DoorsDown@Charter.net.

I look forward to hearing from you.

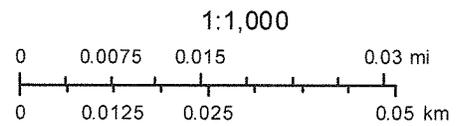
Regards,

Mike Williams

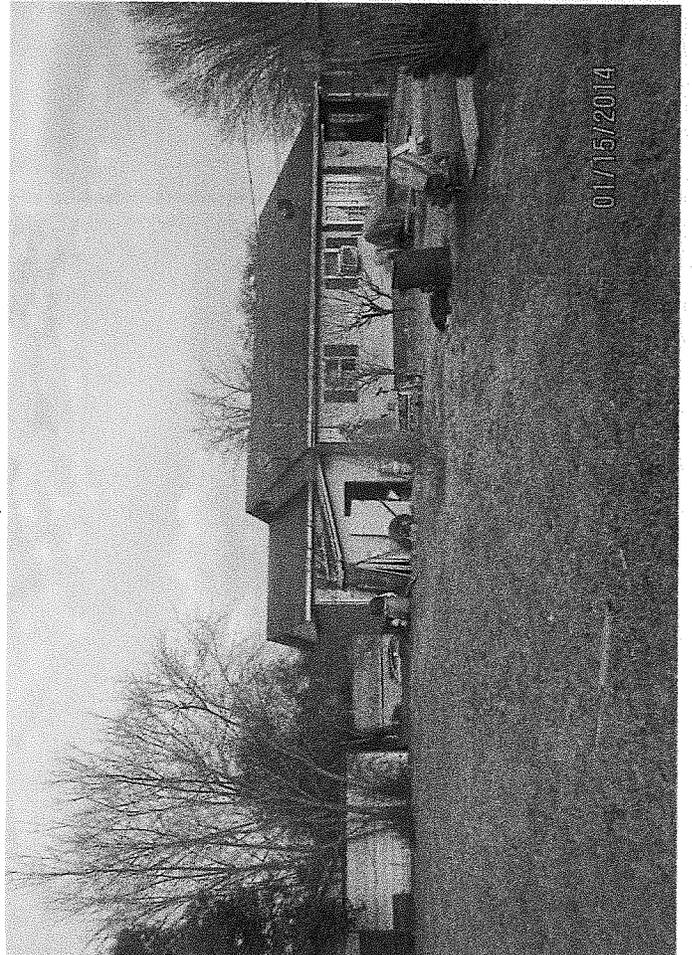
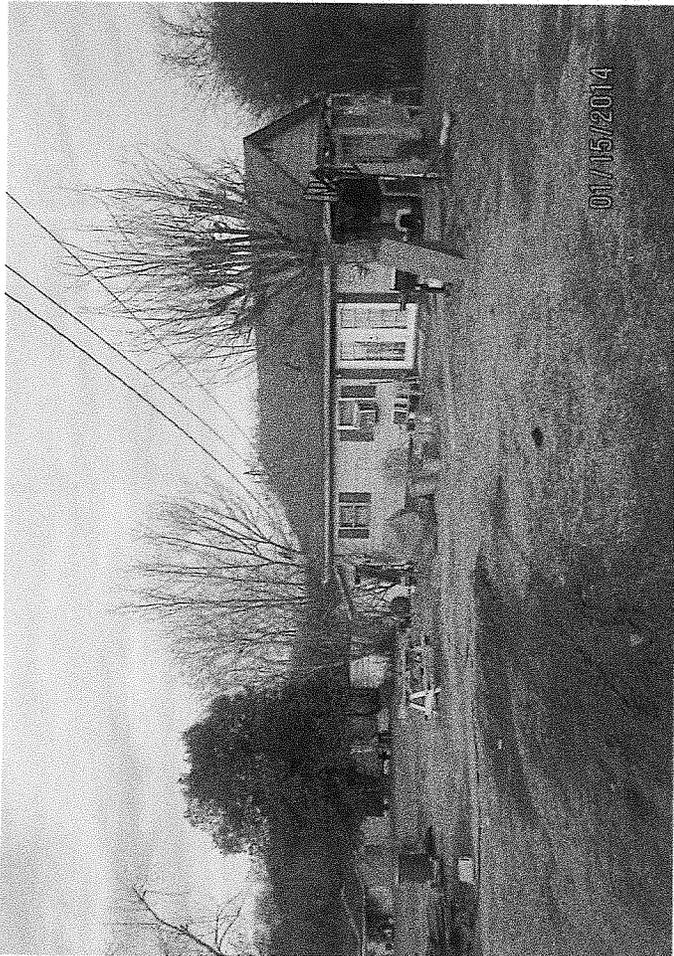
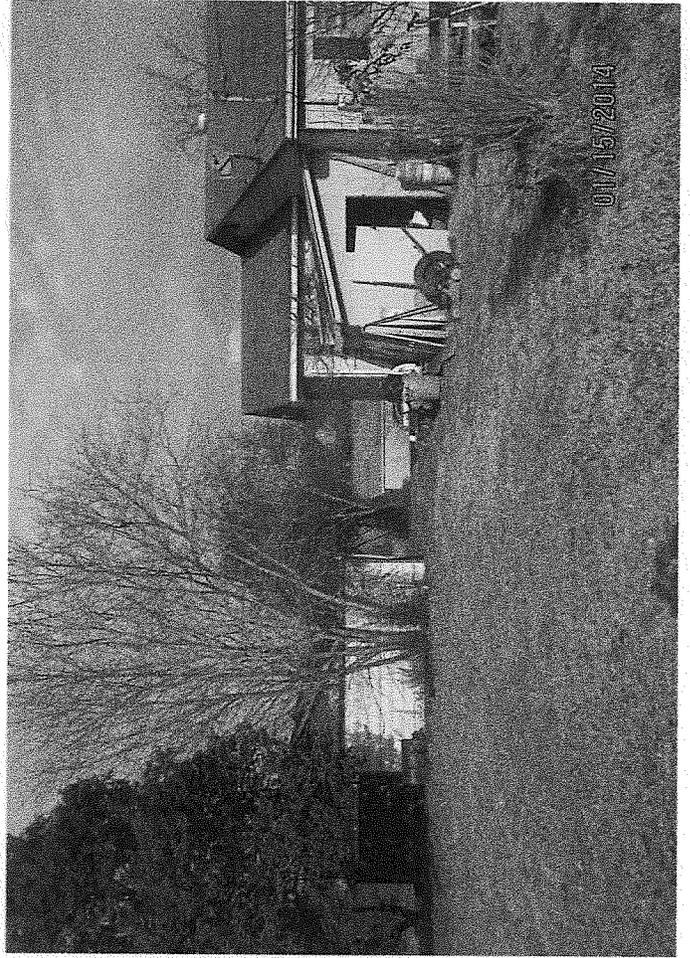
B. Request consideration of a 13' rear yard variance for addition to an existing House at 2981 Oakland Rd. Owner: Dwight Holt



January 15, 2014



C. Request consideration of a 20' rear yard variance to add a 20' x 30' garage addition to an existing home at 111 Galyon Drive. Applicant: Jose Jimenez



C. Request consideration of a 20' rear yard variance to add a 20' x 30' garage addition to an existing home at 111 Galyon Drive. Applicant: Jose Jimenez

