

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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

AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

May 20, 2014

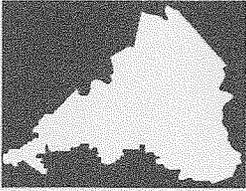
1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from April 15, 2014
5. Planned Agenda Items:
 - A. **Consideration of request to rezone property referenced on Tax Map 16, Parcels 214.00, 214.01, and 214.07, located on Beals Chapel Rd. (formerly Cedar Hills Golf Club) from R-1/PUD at 2.0 units per acre to R-1/PUD at 2.5 units per acre, consisting of 63.3 acres, 6th Legislative District. Owner/Applicant: Sethfield LP File # 14-02-07-RZ-CO**
 - B. **Consideration of request for 5-lot final plat to resubdivide Leslie Woody Property, located at corner of Lakeview Drive and Beals Chapel Rd., referenced on Tax Map 16, Parcels 393.00, 393.01, and Map 21, Parcel 92.01, consisting of 4.34 acres, Zoned R-1. Owner: Clayton Bank and Trust/Martel Utility District. Applicant: Mark White**
6. Planning and Codes Department Building Activity Report for April, 2014:

42 permits issued with estimated value of \$5,838,442 and fees collected of \$19,021
7. County Commission Action on Planning Commission Recommendations:
8. Additional Public Comments
9. Adjournment

PLANNING AND CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2014	Fees	Value	2013	Fees	Value	2012	Fees	Value	2011	Fees
January	20	\$10,742	\$2,957,218	22	\$9,206	\$2,469,383	27	\$11,157	\$3,019,418	20	\$11,978
February	28	\$11,888	\$3,101,993	20	\$8,195	\$2,136,078	29	\$10,142	\$26,817,165	30	\$14,621
March	34	\$14,418	\$3,792,021	33	\$11,029	\$2,814,170	42	\$13,956	\$3,559,234	29	\$9,198
April	42	\$19,021	\$5,838,442	39	\$20,608	\$5,973,799	39	\$16,297	\$4,340,384	26	\$9,340
May				33	\$16,252	\$4,074,843	33	\$11,500	\$2,943,857	36	\$18,456
June				37	\$12,077	\$2,919,546	33	\$11,364	\$2,635,814	30	\$12,127
July				35	\$13,785	\$3,636,909	27	\$9,221	\$2,401,687	26	\$14,105
August				48	\$18,764	\$5,515,428	36	\$13,928	\$3,882,592	33	\$13,535
September				47	\$15,760	\$3,960,609	25	\$10,980	\$3,203,075	19	\$6,577
October				30	\$19,272	\$6,014,440	37	\$20,518	\$6,468,371	26	\$7,060
November				30	\$18,463	\$5,175,428	23	\$10,353	\$2,773,051	14	\$3,686
December				29	\$16,980	\$4,635,359	15	\$4,196	\$1,027,200	25	\$8,816
TOTALS	124	\$56,069	\$15,689,674	403	\$180,391	\$49,325,992	366	\$143,612	\$63,071,848	314	\$129,499

13 Single-Family Building Permits issued for April, 2014



**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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

AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

May 20, 2014

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the April 15, 2014 meeting.
5. Planned Agenda Items:
 - A. **Consideration of request for variance to allow a replacement pylon sign with an electronic message panel (2'1" X 8') at the First Presbyterian Church of Greenback, 6790 Morganton Rd., Tax Map 70L, Group A, Parcel 10.00, Zoned P-1 (Professional and Civic District), 3rd Legislative District, City of Greenback. Owner/Applicant: First Presbyterian Church/Signco**
 - B. **Consideration of request for variance to allow issuance of a building permit for construction of a dwelling on 70.5 acres without frontage on a public road on Hwy. 72, N., Tax Map 38, Parcel 7.00, Zoned A-1 (Agricultural-Forestry District), 4th Legislative District. Owner/Applicant: Jason Keeton**
 - C. **Consideration of request to appeal notice of violation for occupying a travel trailer as a permanent residence at 215 Deer Cove Lane, City of Greenback, Tax Map 70M, Group A, Parcel 10.00, Zoned R-1 (Low Density Residential District), 3rd Legislative District. Owner/Applicant: Robert and Norma Kiker**
 - D. **Consideration of request for special exception to live in existing singlewide mobile home on same property while new home is under construction, located at 10431 W. Lee Hwy., Tax Map 56, Parcel 6.00, Zoned R-1 (Suburban Residential), 1st Legislative District. Owner/Applicant: Robert S. Johnson**

Serving Loudon County

Lenoir City • Loudon • Greenback • Philadelphia

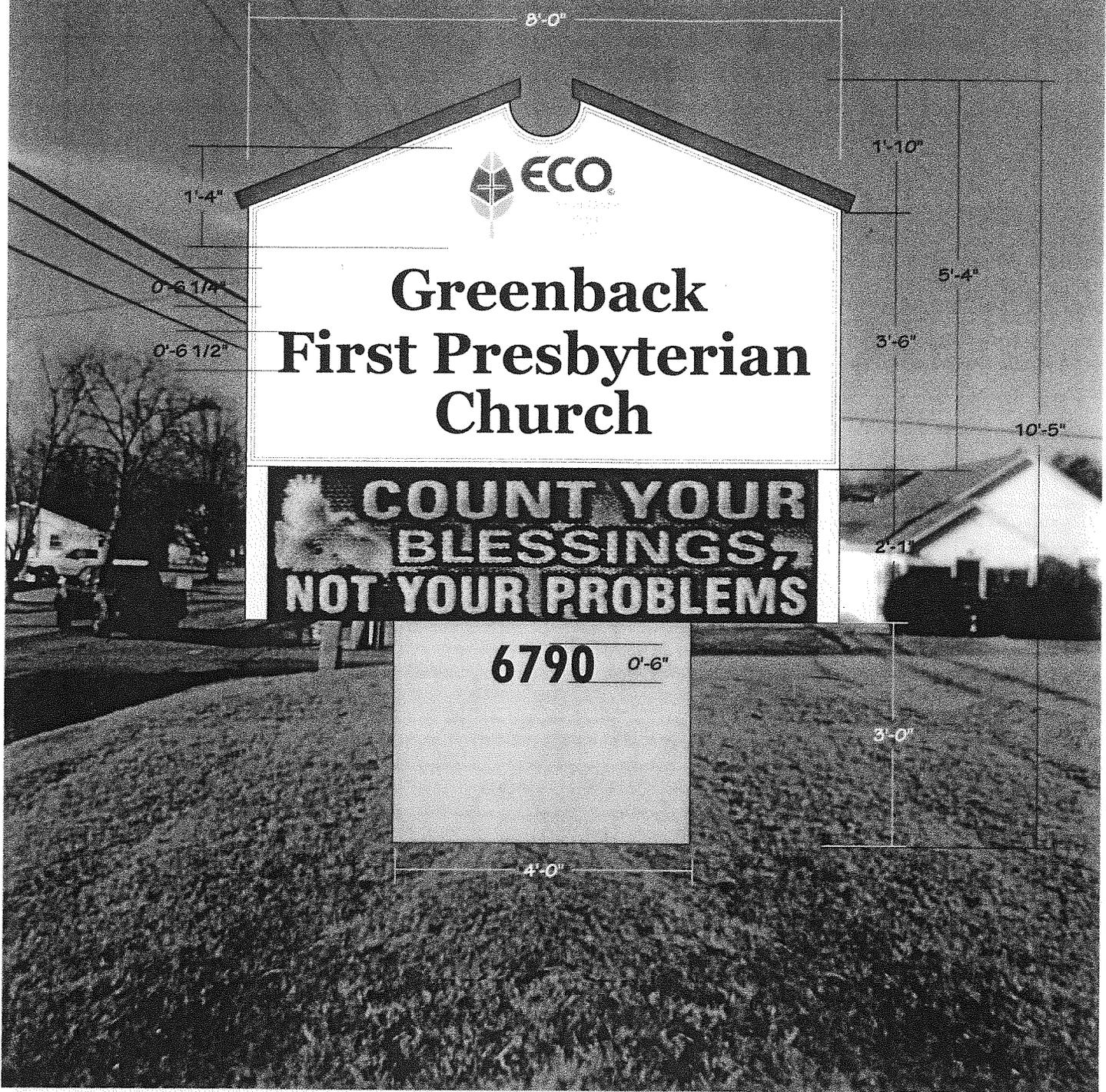
- E. Consideration of request for 16' frontyard setback variance for existing home at 368 Taylor Drive, Tax Map 15, part of Parcel 143.00, Zoned R-1 (Suburban Residential), 5th Legislative District. Owner/Applicant: C. A. Wilson**

 - F. Consideration of request for a variance to build an accessory garage in the front yard at 500 Engel Rd., Tax Map 33K, Group E, Parcel 15.00, Zoned R-1 (Suburban Residential), 5th Legislative District. Owner/Applicant: Tim Bivens**

 - G. Consideration of request for 15' front yard setback variance for existing home located at 510 Old Sinking Creek Rd., City of Greenback, Tax Map 70, Parcel 83.00, Zoned R-1 (Low Density Residential), 3rd Legislative District. Owner/Applicant: Mary Kinser**
- 6. Additional public comments

 - 7. Announcements and/or comments from Board/Commission

 - 8. Adjournment



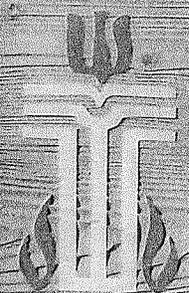
SIGNCO inc.
PLASTIC. NEON. ELECTRONIC

This drawing is the property of SIGNCO, Inc. and is to be used for contractual purposes between the customer and Signco, Inc. only. Any unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing.

VALUE OF THIS DRAWING: \$500.00

SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089		<input type="checkbox"/> Approved	APPROVAL SIGNATURE _____	
		<input type="checkbox"/> Approved w/changes		
		<input type="checkbox"/> Revise & Resubmit		
CUSTOMER Customer	SALES REPRESENTATIVE Phil Baird	DATE 02/19/14	SCALE 1/2" = 1'	
LOCATION Location	FILE Greenback Monument	DRAWN BY Tiffany Poling		
PMS COLORS: <input type="checkbox"/> 7501 <input type="checkbox"/> 3155 <input type="checkbox"/> BLACK <input type="checkbox"/> 0000 <input type="checkbox"/> 0000 <input type="checkbox"/> 0000				

First
Presbyterian
Church



Of Greenback

SUNDAY SCHOOL 9:45 AM
WORSHIP SERVICE 11:00 AM

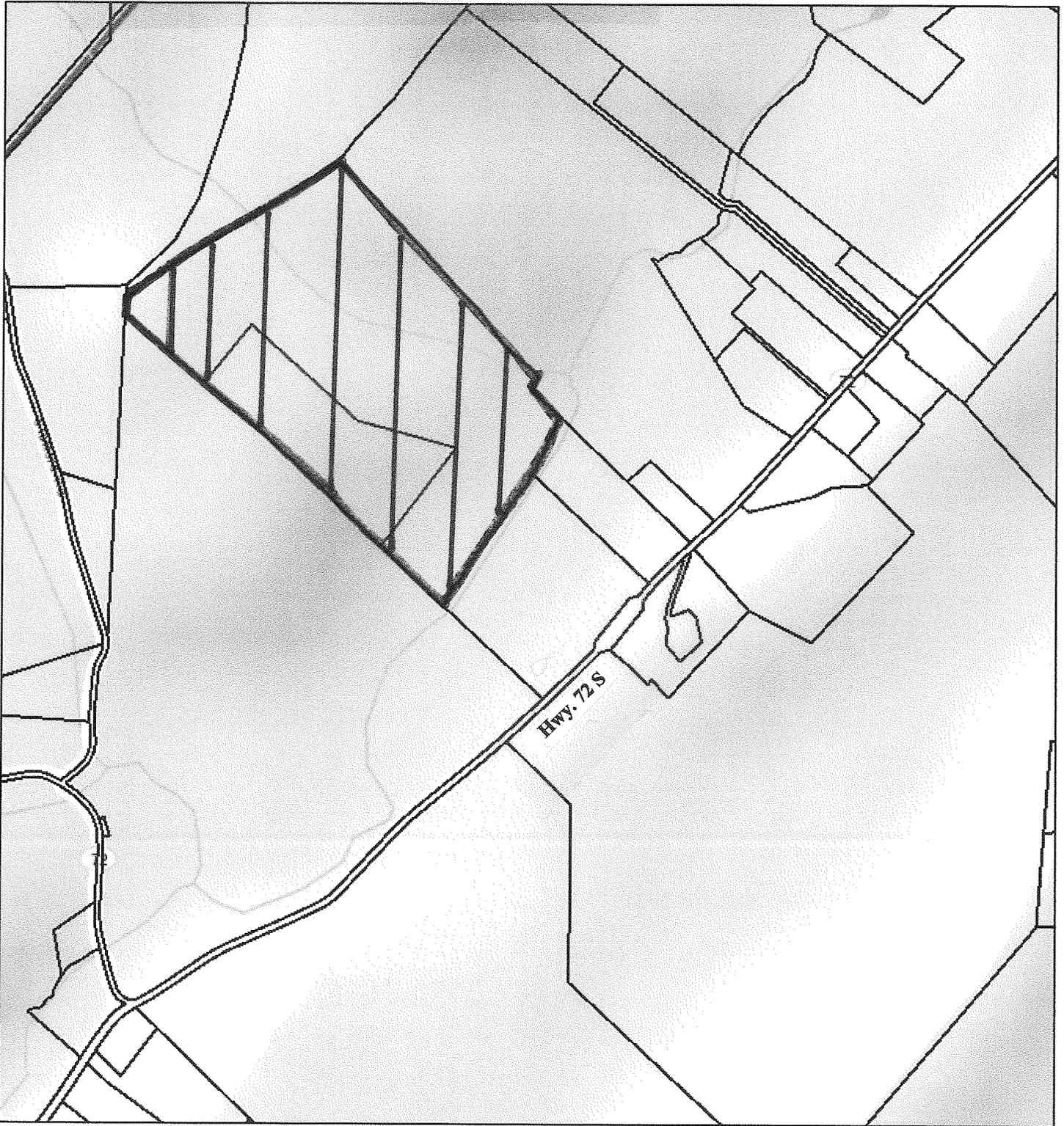
Pastor
David Bell
856-3922

Remove

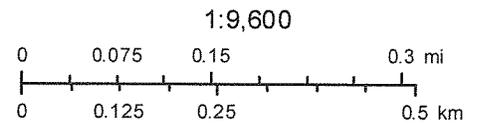
#1

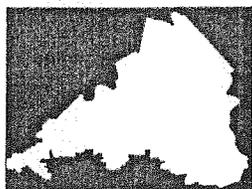
Remove

Agenda Item B: BZA May 20, 2014



May 15, 2014





**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
865-458-4470
Fax: 865-458-3598
www.loudoncountyplanning.com
May 2, 2014

Mr. Bob Kiker
215 Deer Cove Lane
Greenback, TN 37742

7011 2970 0003 1060 6250

RE: Violation of City of Greenback Zoning Ordinance and Loudon County Building Code Requirements by Occupying a Temporary Dwelling (Travel Trailer/Camper) as a Permanent Dwelling

Dear Mr. Kiker:

As I discussed with you and your wife recently, the use of your travel trailer as a permanent residence at 215 Deer Cove Lane in Greenback is a violation of several regulations in the City of Greenback and Loudon County. Under the City of Greenback's zoning ordinance, the following violations exist:

1. A "dwelling" in the City is defined as: a house, duplex, or other building used primarily as an abode except that the word "dwelling" shall not include mobile homes, trailers, tents, motels, or other structures designed or used primarily for transient residents. (Section 2-204).
2. Only one principal building and its customary accessory buildings may be erected on any lot. (Section 3-304). Since there is another legal dwelling on the property at 215 Deer Cove Lane, you are in violation of this regulation by occupying the second structure as a permanent dwelling.

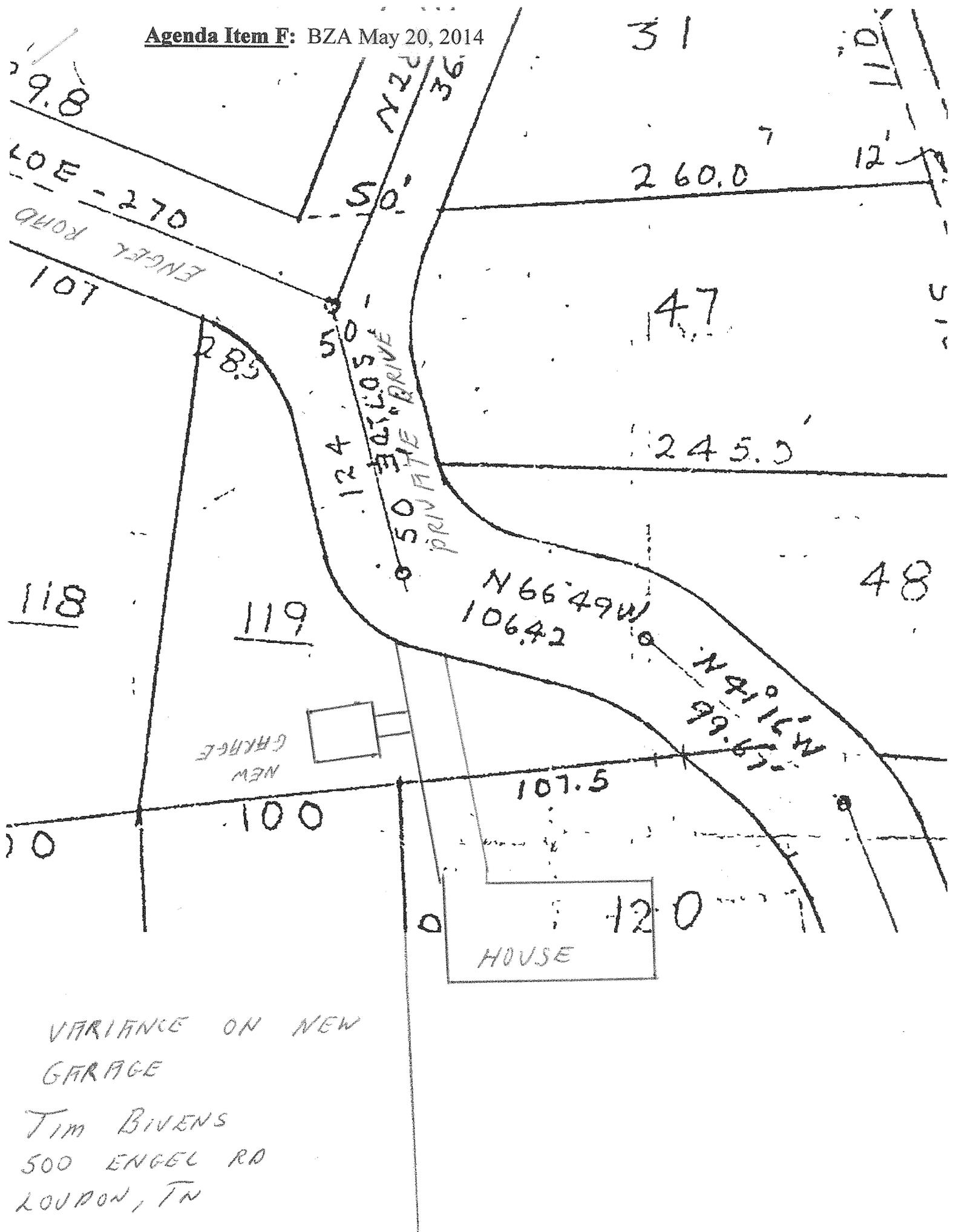
The violations of Loudon County regulations concern the Loudon County Building Codes. No building permit was issued for the travel trailer to be used for a permanent residence. No septic permit has been issued for the dwelling and a separate electrical service has not been permitted.

Within 30 days of receipt of this notice you should discontinue use of this temporary dwelling as a permanent residence. You may appeal this violation notice to the Loudon County Board of Zoning Appeals. If you wish to file an appeal, please contact our office by **Monday, May 12, 2014**. The Board will meet on Tuesday, May 20, 2014 at 5:30 p.m. in the Loudon County Courthouse Annex.

If you have other questions, please contact me at 458-4470. Thank you.

Sincerely Yours,

Russell Newman
Director



VARIANCE ON NEW GARAGE

TIM BIVENS
500 ENGEL RD
LOUPON, TN