



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

**AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
November 15, 2016
5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes October 18, 2016 meeting
3. Planned Agenda Items:
 - A. Rezoning request, Mitchell Hyde, Hwy. 411 S., Tax Map 084, Parcel 033.00, C-1, Central Business District to A-1, Agricultural-Forestry District, **Greenback**;
 - B. Final Subdivision Plat, 4 lots, Midway Subdivision, Applicant, Jeremy Piteo for Benchmark Services, Midway Road, Tax Map 011G, Group C, Parcel 030.01, Approximately 3.5 acres, R-1, Suburban Residential District;
4. Codes Department Building Activity Summary for October 2016 (see attached)
5. Additional Public Comments
6. Update from Planning Department
 - Continuing Education opportunity,
Understanding the True Costs of Development, Joe Minicozzi,
Tuesday, November 29, 2016, program starts at 12:00 p.m.
The Market Place room, Knoxville Chamber, 17 Market Square
Training credits available
R.S.V.P. by November 18, 2016 to 215-5170
7. Adjournment



Tennessee



Zoning

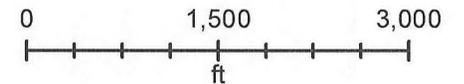
Item A



LOUDON COUNTY, TENNESSEE

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.

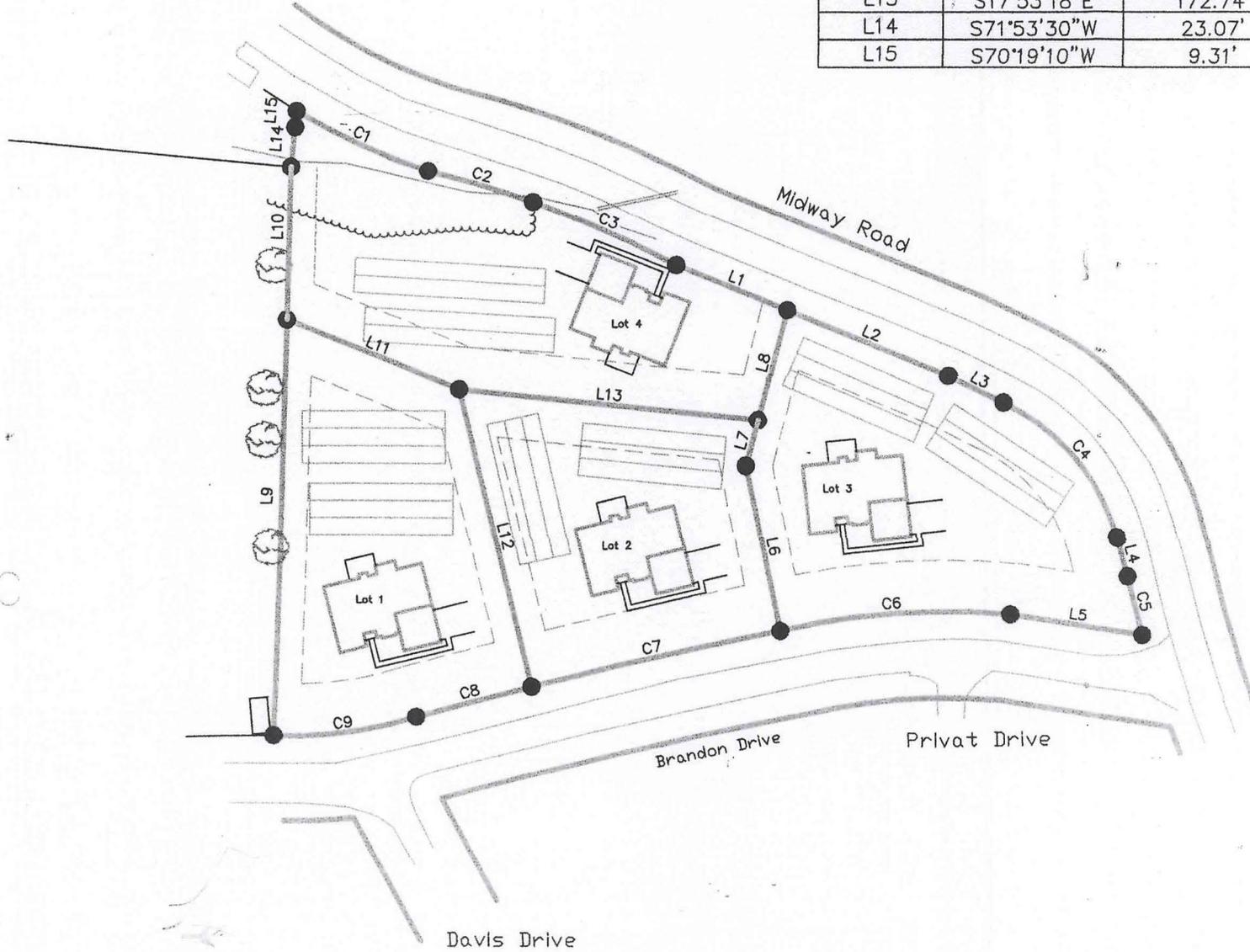
MAP DATE: November 8, 2016





ITEM B

L12	N52°39'28"E	176.37'
L13	S17°53'18"E	172.74'
L14	S71°53'30"W	23.07'
L15	S70°19'10"W	9.31'



Notes:

1. All public utilities shall follow on line as installed.
2. Building Setbacks:
Front = 30 feet
Rear = 25 feet

ces, LLC

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2016	Fees	Value	2015	Fees	Value	2014	Fees	Value	2013
January	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20	\$10,742	\$2,957,218	22
February	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28	\$11,888	\$3,101,993	20
March	37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34	\$14,418	\$3,792,021	33
April	51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42	\$19,021	\$5,838,442	39
May	43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30	\$16,674	\$4,409,645	33
June	35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33	\$ 8,762	\$2,972,266	37
July	42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29	\$11,757	\$2,942,219	35
August	42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40	\$23,832	\$7,799,894	48
September	38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39	\$16,670	\$4,418,410	47
October	38	\$22,918	\$8,870,683	55	\$ 24,793	\$ 6,978,700	34	\$17,782	\$4,802,880	30
November				34	\$ 16,974	\$ 4,517,761	15	\$ 7,608	\$1,893,712	30
December				25	\$ 18,414	\$ 5,378,992	36	\$16,859	\$4,199,225	29
TOTALS	387	\$227,654	\$65,488,054	409	\$209,465	\$56,312,265	380	\$176,013	\$49,127,925	403

23 Single-Family building permits issued for October, 2016

You're invited to an event for community leaders:

Understanding the True Costs of Development



Joe Minicozzi, principal of Urban3, LLC, and a planner

based in Asheville, N.C., is changing the way we look at growth in our communities. His analysis of property taxes will make you rethink everything you know about development.

Come learn about the fiscal impact of the various types of development in our communities.

When: Tuesday, Nov. 29. Doors open at 11:30 a.m. Program starts at noon.

Where: The Market Place room, Knoxville Chamber, 17 Market Square



Seating is limited. Reserve your spot today.

RSVP by Nov. 18 to 215-5170 or tinyurl.com/LunchWithJoeM



EAST TENNESSEE QUALITY GROWTH

Should you have any questions regarding this event, please contact:

Ellen Zavisca, PTP
Senior Transportation Planner
Knoxville Regional TPO



Loudon County Planning Department

101 Mulberry Street, Suite 101
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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
November 15, 2016
Immediately following the Planning Commission Meeting

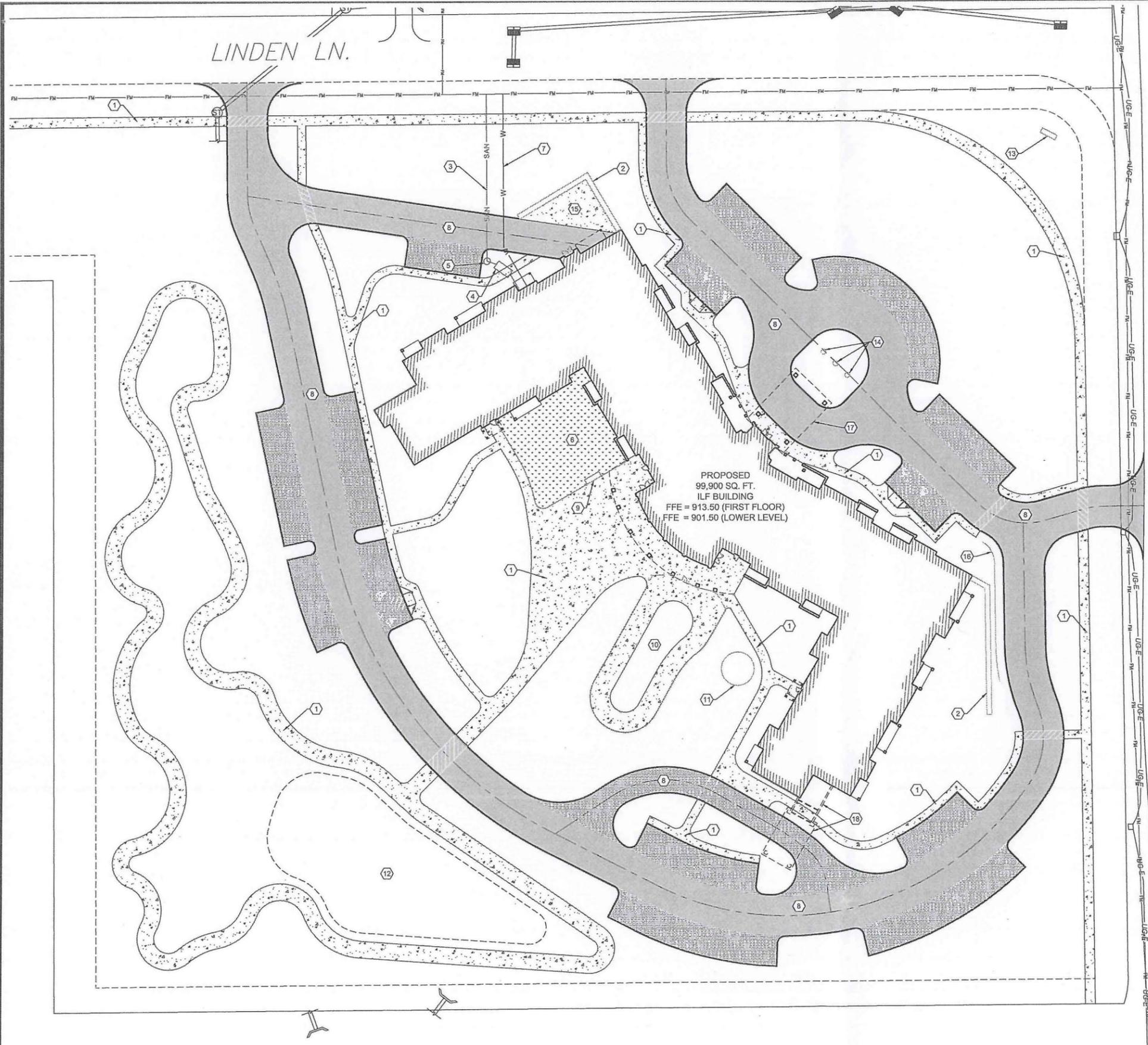
1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the October 18, 2016 meeting
5. Planned Agenda Items
 - A. Variance Request, applicant Luckett & Farley, representative, Kevin Eakes, for Tellico Village Independent Living Facility, with dining facility for residents only, and variance for height of building, 2-stories on one side at 41'4", 3-stories on other side at 53'4", Tax Map 068, Parcel 27.03, Linden Lane, R-1, Suburban Residential District;
 - B. Special Exception for storage of equipment for American Paving, Applicant, Richard King, 275 Shipley Lane, Lenoir City, Tax Map 007, Parcel 070.02, C-2, General Commercial District, approximately .7 acres;
 - C. Special Exception to build accessory structure (pool) in front yard, applicant and property owner, Pamela Woodall, 260 Paul Acuff, Tax Map 025, Parcel 085.00, A-2, Rural Residential District, approximately 2.4 acres;
 - D. Special Exception for travel trailer park, Applicant, Wesley Woodby, 12850 Blue Springs Road, Tax Map 072, Parcel 061.00, A-1, Agriculture –Forestry District, and C-1, Rural Center District, approximately 17 acres;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment



Tennessee

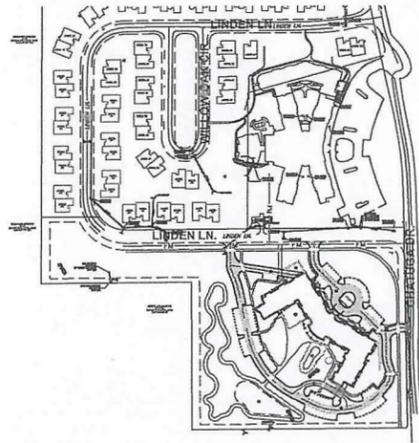
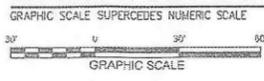


LINDEN LN.



PROPOSED
99,900 SQ. FT.
ILF BUILDING
FFE = 913.50 (FIRST FLOOR)
FFE = 901.50 (LOWER LEVEL)

TELICO VILLAGE
SITE LAYOUT & UTILITIES



ITEM A

CONSTRUCTION NOTES

- A. DOMESTIC WATER: CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND PAY ALL ASSOCIATED FEES FOR WATER SERVICE CONNECTION. INSTALLATION OF DOMESTIC WATER SYSTEM SHALL BE IN ACCORDANCE WITH STATE AND LOCAL PLUMBING CODES AND THE REQUIREMENTS OF THE TELICO VILLAGE POA. CONTACT TELICO VILLAGE POA PRIOR TO INSTALLATION. FOR THEIR TESTING AND INSPECTION REQUIREMENTS. COORDINATE WORK (INCLUDING TAP AND METER LOCATIONS) WITH TELICO VILLAGE POA (865) 458-5408.
- B. SANITARY SEWER: CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND PAY ALL ASSOCIATED FEES FOR SANITARY SEWER SERVICE CONNECTION. INSTALLATION OF SANITARY SEWER SYSTEM SHALL BE IN ACCORDANCE WITH STATE AND LOCAL PLUMBING CODES AND THE REQUIREMENTS OF TELICO VILLAGE POA. CONTACT TELICO VILLAGE POA PRIOR TO INSTALLATION. FOR THEIR TESTING AND INSPECTION REQUIREMENTS. COORDINATE WORK (INCLUDING TAP LOCATIONS) WITH TELICO VILLAGE POA (865) 458-5408.
- C. FIRE PROTECTION WATER: CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND PAY ALL ASSOCIATED FEES FOR WATER SERVICE CONNECTION. INSTALLATION OF THE FIRE PROTECTION WATER SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 24, STATE AND LOCAL PLUMBING AND FIRE CODES AND THE REQUIREMENTS OF THE TELICO VILLAGE POA AND THE LOUDON TENNESSEE FIRE DEPARTMENT. CONTACT THE LOUDON TENNESSEE FIRE DEPARTMENT AND TELICO VILLAGE POA PRIOR TO INSTALLATION FOR THEIR TESTING AND INSPECTION REQUIREMENTS. COORDINATE WORK (INCLUDING TAP AND METER LOCATIONS) WITH TELICO VILLAGE POA (865) 458-5408.
- D. PAVING: ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED. THE CURRENT TDOT STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED BONDS AND PERMITS FOR CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY. PAVEMENT STRIPING AND MARKINGS SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS (LATEST EDITION) AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) UNLESS OTHERWISE SPECIFIED.

KEYNOTES

1. CONCRETE SIDEWALK, WIDTH VARIES. SEE PAVING NOTE THIS SHEET.
2. SEGMENTAL BLOCK RETAINING WALL. PROVIDE DETAILED DESIGN CALCULATIONS AND DRAWINGS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE FOR REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION.
3. SANITARY SEWER LINE, ASTM D3034, SDR35 PVC PIPE. SEE SANITARY SEWER NOTE, THIS SHEET.
4. SANITARY SEWER GREASE SEPARATOR.
5. SANITARY SEWER PUMP STATION.
6. OUTDOOR AMENITIES / GRILL AREA. (OWNER OPTION)
7. DOMESTIC WATER LINE SCHEDULE 40 PVC PIPE WITH DUCTILE IRON FITTINGS. PROVIDE POLYETHYLENE ENCASUREMENT FOR ALL METALLIC FITTINGS AND COMPONENTS. SEE PLAN FOR PIPE SIZE. PROVIDE CONCRETE THRUST BLOCKS AT ALL BENDS, TEES, AND INTERSECTIONS. SEE DOMESTIC WATER NOTE THIS SHEET.
8. ASPHALT PAVING. SEE PAVING NOTE THIS SHEET.
9. ENTERTAINMENT WALL BY OTHERS.
10. IN-GROUND POOL BY OTHERS. (OWNER OPTION)
11. GAZEBO. (OWNER OPTION)
12. DETENTION POND.
13. MONUMENT SIGN.
14. ALUMINUM FLAGPOLE.
15. CONCRETE DUMPSTER PAD.
16. VEHICULAR GUARDRAIL.
17. DROP-OFF CANOPY.
18. FUTURE ENTRANCE AND DROP-OFF CANOPY. (OWNER OPTION)

PARKING STUDY

PARKING REQUIREMENTS:
INDEPENDENT LIVING FACILITY - (NO SPECIFIC USE IDENTIFIED IN THE ZONING REGULATIONS).
ASSUMED PARKING REQUIRED SINCE NO ZONING REGULATION EXISTS: 1 SPACE FOR EACH 0.85 BEDS,
PLUS 5 STAFF SPACES.

TOTAL UNITS:	91
TOTAL BEDS:	112
TYPE	
ALCOVE (STUDIO UNITS)	27
1-BEDROOM	43
2-BEDROOM	21
STAFF	N/A
TOTAL REQUIRED PARKING	101 SPACES

ASSUMED TOTAL PARKING NEEDED: 101 SPACES
PARKING PROVIDED: 101 SPACES

SCHMATIC DESIGN

737 South Third Street, Louisville, Kentucky 40202-2100
502-585-1811 502-587-0488 Fax: www.luckettfarley.com
Lockett & Farley
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[smart design]SM
Lockett & Farley

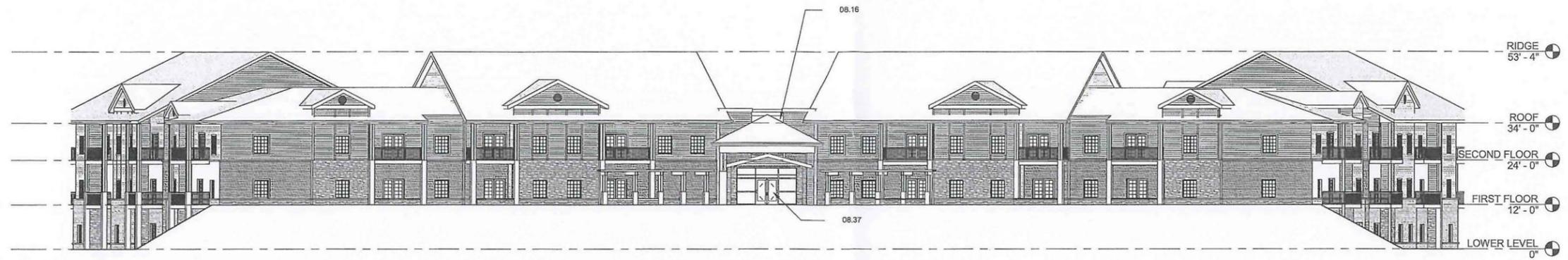
THE NEIGHBORHOOD AT
TELICO VILLAGE: AL AND MC
ADDITIONS
100 CHATUGA DRIVE WEST, LOUDON, TN 37774



REVISIONS	Date
#	Description

CONTRACT NO.	2014.296
MADE BY	KDE
CHECKED	
DATE	10/18/2016
SITE LAYOUT & UTILITIES	
DRAWING NO.	C1.0
BD FIG.	

7/4/2016 12:55:05 PM
C:\Users\kde\Documents\Tellico Village\Tellico Village\Tellico Village.dwg
File Path



1 EAST (FRONT) ELEVATION

A1.1 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION

A1.1 SCALE: 1/16" = 1'-0"



3 WEST (REAR) ELEVATION

A1.1 SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION

A1.1 SCALE: 1/16" = 1'-0"

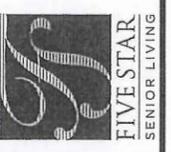
KEYNOTES

- 04.19 LIMESTONE VENEER.
- 04.21 CAST STONE BAND, 4" HIGH X 8" LENGTHS WITH SEPARATION SHEET PER MNF
- 06.69 SIMULATED WOOD VENT, OPEN WITH SCREEN, 24" DIA.
- 06.70 WOOD BALCONY RAILING, RE: DETAIL XXX.X
- 07.21 FIBERGLASS DIMENSIONAL SHINGLES OVER 15 LB. FELT TAR PAPER.
- 07.26 FIBER-CEMENT SIDING SYSTEM, 4" WALL SIDING.
- 07.53 6" K STYLE PREFINISHED METAL GUTTER SYSTEM
- 07.61 PREFINISHED METAL FASCIA
- 07.96 12" FIBER CEMENT TRIM
- 07.97 4" FIBER CEMENT TRIM
- 08.16 PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
- 08.27 ALUMINUM CLAD WOOD SLIDING WINDOW SYSTEM, SEE PLAN FOR WINDOW TYPE
- 08.35 ALUMINUM CLAD WOOD SLIDING DOOR SYSTEM, SEE PLAN FOR DOOR TYPE
- 08.36 PREFINISHED ALUMINUM STOREFRONT WINDOWS
- 08.37 PREFINISHED ALUMINUM STOREFRONT ENTRANCE SYSTEM.

737 South Third Street, Louisville, Kentucky 40202-2100
 502-595-4181 502-597-0488 Fax www.luckett-farley.com
 Senior Planning | Architecture | Engineering | Project Design
 Project Build | Services Construction | Construction Inspections



THE NEIGHBORHOOD AT
 TELLICO VILLAGE:
 INDEPENDENT LIVING FACILITY
 100 CHATUGA DRIVE WEST, LOUDON, TN 37774



REVISIONS	Date
#	Description

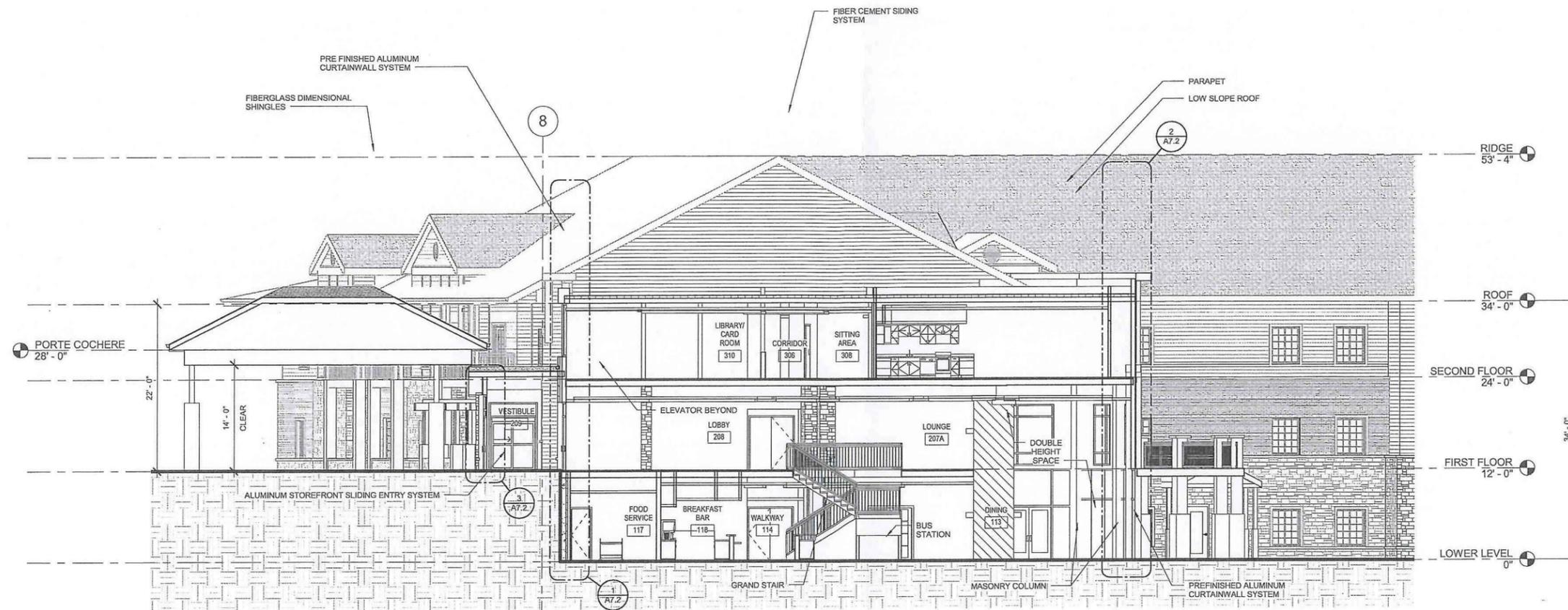
CONTR. NO.	2014.296
DATE	6/1/2016

EXTERIOR ELEVATIONS

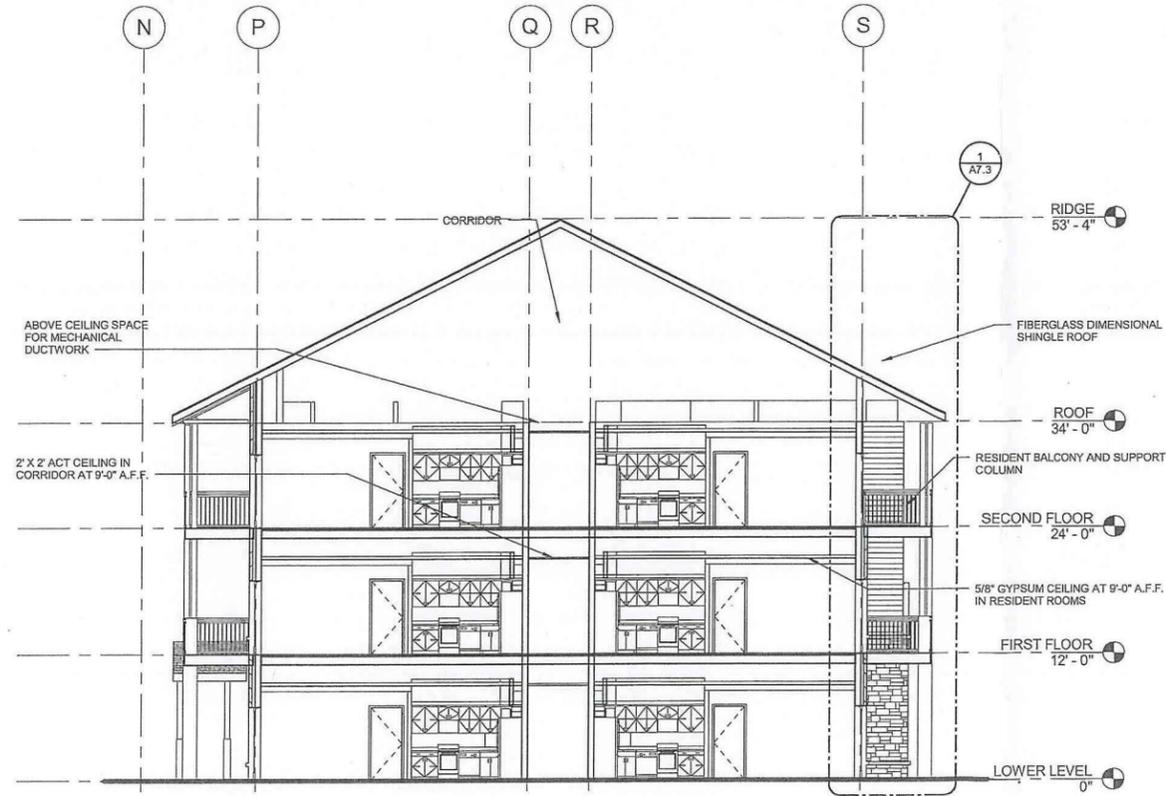
DRAWING NO. **A2.1** 50 PAGES

PROJECT STATUS

0 1/2" 1" SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY



1 BUILDING SECTION - AT CENTRAL LOBBY/DINING
A1.1 SCALE: 1/8" = 1'-0"



4 BUILDING SECTION - AT TYPICAL RESIDENT WING
A1.1 SCALE: 1/8" = 1'-0"

KEYNOTES

737 South Third Street, Louisville, Kentucky 40202-2100
502-585-4181 502-587-0488 Fax: www.luckettfarley.com
[Smart design] Architecture | Interiors | Furniture | Kitchen Design
Project | Design | Construction | Interior | Exterior | Landscaping

[smart design]SM
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THE NEIGHBORHOOD AT
TELLICO VILLAGE:
INDEPENDENT LIVING FACILITY
100 CHATUGA DRIVE WEST, LOUDON, TN 37774



#	Description	Date

CONTRACT NO.	2014.296
DRAWN BY	Author
CHECKED BY	Checker
DATE	6/1/2016

BUILDING SECTIONS

DRAWING NO. **A3.1** 80 PAGES

PROJECT STATUS

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY



Tennessee

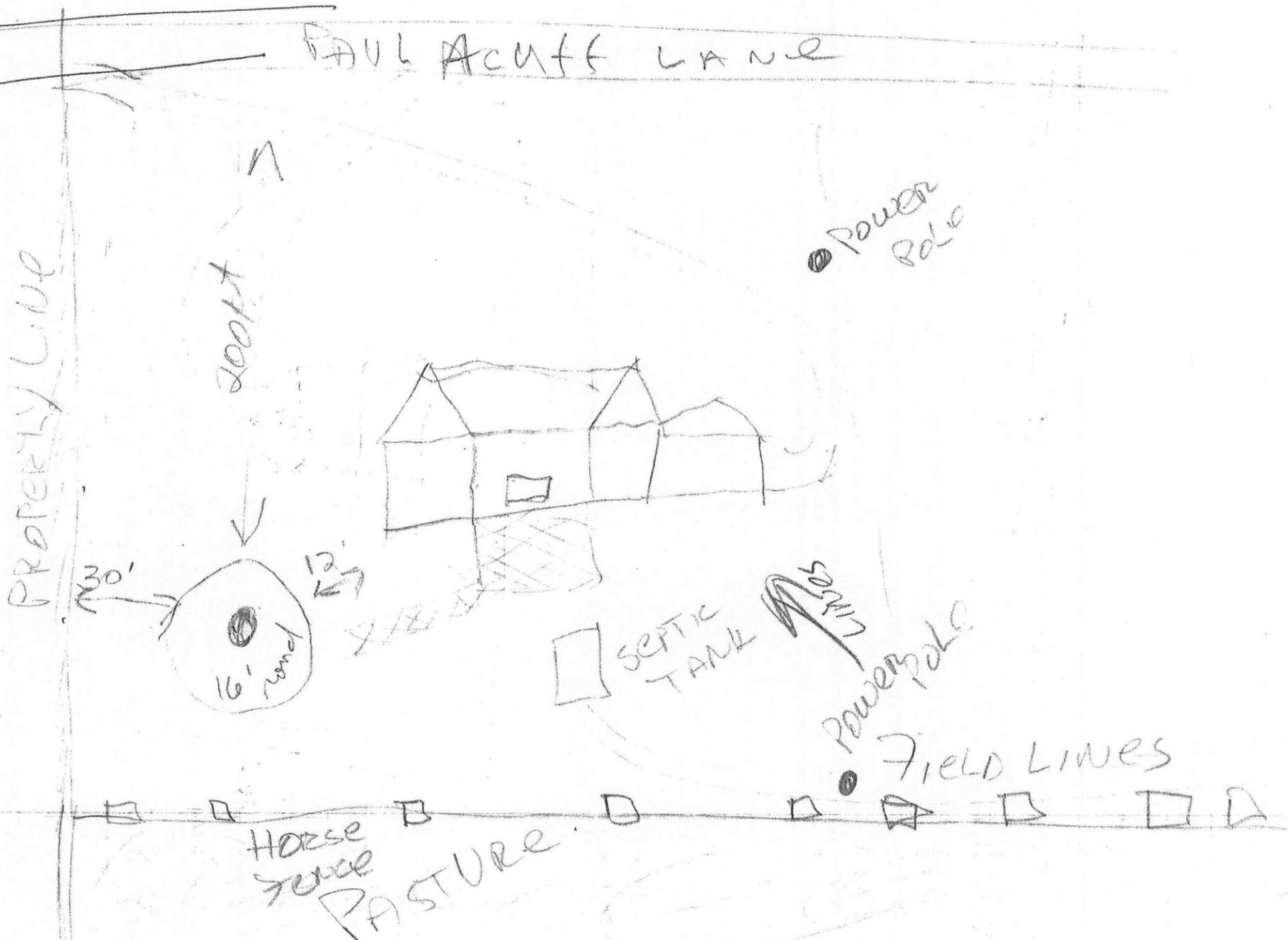




Tennessee



ITEM C



Blue Springs Rd.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

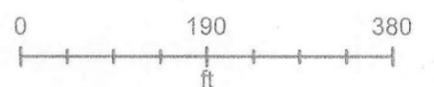
ITEM D



LOUDON COUNTY, TENNESSEE

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MAP DATE: October 10, 2016



Blue Springs Road

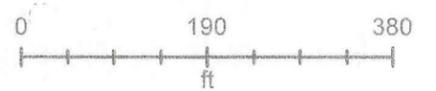
ITEM D



LOUDON COUNTY, TENNESSEE

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MAP DATE: October 10, 2016



Dimensions of motor home is 50' x 12' as wide
24' x 60' general Motor home is 50' x 12' as wide
Ballpark figure of 12' x 50' at largest
green designates driveway or parking
ITEM D

NOT Drawn to Scale

