



**LOUDON COUNTY  
PLANNING  
& CODES  
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
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[www.loudoncountypanning.com](http://www.loudoncountypanning.com)

**AGENDA**

**LOUDON REGIONAL PLANNING COMMISSION**

**JANUARY 8, 2014**

**12:30 P.M.**

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for December 4, 2013 meeting.
5. Planned Agenda Items:
  - A. Consideration of request to rezone property located on Hwy. 11, W., Philadelphia, TN from R-1 to C-1, referenced on Tax Map 55M, Group C, Parcel 9.00, 4<sup>th</sup> Legislative District. Owner/Applicant: Robert Keeble
  - B. Discuss status of off-site roadway improvements at the entrance to Ft. Loudoun Middle School and Hwy. 11.
  - C. Election of Board Chairman, Vice Chairman, and Secretary for 2014
  - D. Adopt 2014 Meeting Calendar for Planning Commission and Board of Zoning Appeals.
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF PHILADELPHIA, TENNESSEE, PURSUANT TO CHAPTER SEVEN, SECTIONS 13-7-203 THROUGH 13-7-204 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 0.9 ACRES OF PROPERTY LOCATED AT HWY. 11 W., REFERENCED ON TAX MAP 55M, GROUP C, PARCEL 9.00, FROM R-1, RESIDENTIAL DISTRICT, TO C-1, GENERAL COMMERCIAL DISTRICT.**

**WHEREAS**, the Philadelphia City Council, in accordance with Chapter Seven, Sections 13-7-203 and 13-7-204 of the Tennessee Code Annotated, may from time to time, amend the zoning ordinance and related maps,

**WHEREAS**, the Loudon Regional Planning Commission has forwarded its recommendation regarding the amendment to the Zoning Map of Philadelphia, Tennessee,

**WHEREAS**, a notice of public hearing and a description of the Ordinance appeared in the Loudon County News Herald on \_\_\_\_\_, 2014, consistent with the provisions of Tennessee Code Annotated, Section 13-7-203,

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of Philadelphia that the Zoning Map of Philadelphia, Tennessee be amended as follows and shown on the attached map, said map being a part of this Ordinance:

**Section 1.** That property located on Hwy. 11 W. and consisting of approximately 0.9 acres, referenced on Tax Map 55M, Group C, Parcel 9.00, be rezoned from R-1, Residential District, to C-1, General Commercial District, as shown on the attached map; said map being part of this Ordinance.

**BE IT FINALLY ORDAINED**, that this Ordinance shall take effect immediately, the public welfare requiring it.

Introduced, read and passed on:

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**RECORDER**

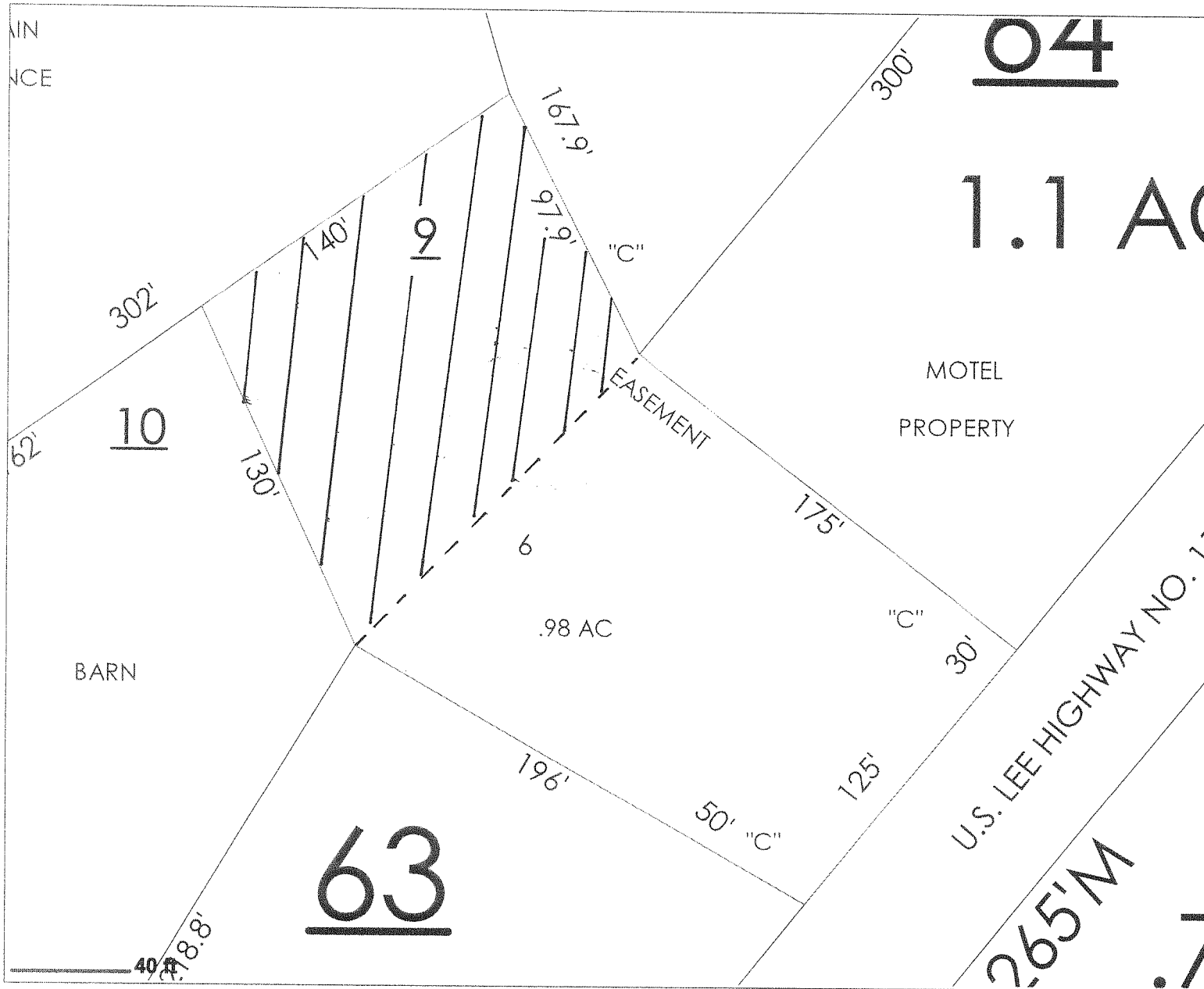
The vote on the question of approval of this Ordinance by the Planning Commission is as follows:

APPROVED: \_\_\_\_\_

DISAPPROVED: \_\_\_\_\_

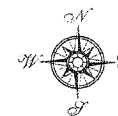
\_\_\_\_\_  
**ATTEST:** SECRETARY, LOUDON  
REGIONAL PLANNING COMMISSION  
DATE: January 7, 2014

FILE #13-12-88-RZ-LO(PHIL)



# **LOUDON COUNTY, TENNESSEE - A. Hwy. 11 W. Philadelphia**

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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December 5, 2013

Mr. Jason Vance, Superintendent  
Loudon County School Board  
100 River Rd.  
Loudon, TN 37774

**RE: Completion of Off-site Roadway Improvements at the Hwy. 11 Entrance to Ft. Loudoun Middle School**

Dear Mr. Vance:

At the December 4, 2013 meeting of the Loudon Regional Planning Commission, the Planning Commission requested that I contact you concerning the status and delay in completing roadway improvements on Hwy. 11 at the entrance to the new Ft. Loudoun Middle School. The improvements required as part of the site plan approval for the project included the addition of a left turn lane on Hwy. 11, acceleration and deceleration aprons at the entrance, and school zone signage and warning lights.

These improvements are important to the future safety of our school children and citizens traveling through the school zone during peak traffic hours. The Planning Commission will hold its regular January meeting on Wednesday, January 8, 2014 at 12:30 pm in Loudon City Hall. At this meeting, the Planning Commission would like to have an update on the project's status. Your written response or if your schedule permits, your attendance at the January meeting will be greatly appreciated. Thank you for your assistance.

Sincerely Yours,

Russell Newman  
Director

XC: Loudon Regional Planning Commission

**LOUDON RPC/BZA**  
**MEETING DATES FOR**  
**2014**

January 8<sup>th</sup>

February 5<sup>th</sup>

March 5<sup>th</sup>

April 2<sup>nd</sup>

May 7<sup>th</sup>

June 4<sup>th</sup>

July 2<sup>nd</sup>

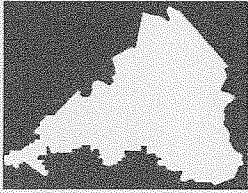
August 6<sup>th</sup>

September 3<sup>rd</sup>

October 1<sup>st</sup>

November 5<sup>th</sup>

December 3<sup>rd</sup>



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**AGENDA**

**LOUDON BOARD OF ZONING APPEALS**

**JANUARY 8, 2014**

**No Meeting Scheduled**