



**LOUDON COUNTY  
PLANNING  
& CODES  
ENFORCEMENT OFFICE**

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**AGENDA**

**LOUDON COUNTY REGIONAL PLANNING COMMISSION**

**December 17, 2013  
5:30 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for the November 19, 2013 Meeting
5. Planned Agenda Items:
  - A. **Consideration of request to rezone 28.26 acres of property located at 7779 Morganton Rd., Greenback, from A-1 (Agricultural Forestry District) to R-1 (Low Density Residential District), referenced on Tax Map 78, Parcel 71.00, 3<sup>rd</sup> Legislative District. Owner: Victor Ramsey Estate Applicant: Ed Loy File #13-12-85-RZ-GB**
  - B. **Consideration of request to accept the dedication of Old Hickory Lane located in Jackson Crossing Subdivision as a public road. Owner/Applicant: Southern Heritage Bank**
  - C. **Consideration of request to approve a revised final plat for Jackson Crossing, Phase 4, consisting of 49 lots, a resubdivision of part of Jackson Crossing, Phase 3, located in Jackson Crossing Subdivision, referenced on Tax Map 10K, Group C, Parcels 1.01 and 13.00-84.00, zoned R-1/PUD for 3.0 units/acre, 5<sup>th</sup> Legislative District. Owner: Southern Heritage Bank Applicant: Esquire Development, LLC File #13-11-78-SU-CO (F)**
6. Planning and Codes Department Building Activity Report for November, 2013:

**30 permits issued with estimated value of \$5,175,428 and fees collected of \$18,463. 17 single-family permits were issued.**
7. County Commission Action on Planning Commission Recommendations:

**None last month**
8. Additional Public Comments
9. Adjournment

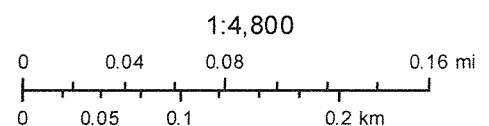
Serving Loudon County

Lenoir City • Loudon • Greenback • Philadelphia

- A. Consideration of request to rezone 28.26 acres of property located at 7779 Morganton Rd., Greenback, from A-1 (Agricultural Forestry District) to R-1 (Low Density Residential District), referenced on Tax Map 78, Parcel 71.00, 3<sup>rd</sup> Legislative District. Owner: Victor Ramsey Estate Applicant: Ed Loy



December 12, 2013



## ORDINANCE

**A ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GREENBACK, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-201 THROUGH §13-7-203 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 28.26 ACRES FROM A-1 (AGRICULTURAL FORESTRY DISTRICT) TO R-1 (LOW DENSITY RESIDENTIAL DISTRICT) LOCATED ON MORGANTON RD., REFERENCED ON TAX MAP 78, PARCEL 71.00.**

**WHEREAS**, the City Council of the City of Greenback, in accordance with Chapter Seven, §13-7-201 through §13-7-203 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 ordinance, and

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

**WHEREAS**, a notice of public hearing and a description of the ordinance appeared in the Loudon County News Herald on \_\_\_\_\_ consistent with the provisions of Tennessee Code Annotated, §13-7-201, and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Greenback, TN that the Zoning Map of the City of Greenback, Tennessee be amended as follows:

Located on Morganton Rd., referenced on Tax Map 78, Parcel 71.00, consisting of approximately 28.26 acres, be rezoned from A-1 (Agricultural Forestry District) to R-1 (Low Density Residential District) as shown on the attached map; said map being part of this Ordinance.

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

\_\_\_\_\_  
**ATTEST**

\_\_\_\_\_  
**APPROVED: MAYOR, CITY OF GREENBACK**

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

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

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

\_\_\_\_\_  
**ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION**  
Dated: December 17, 2013

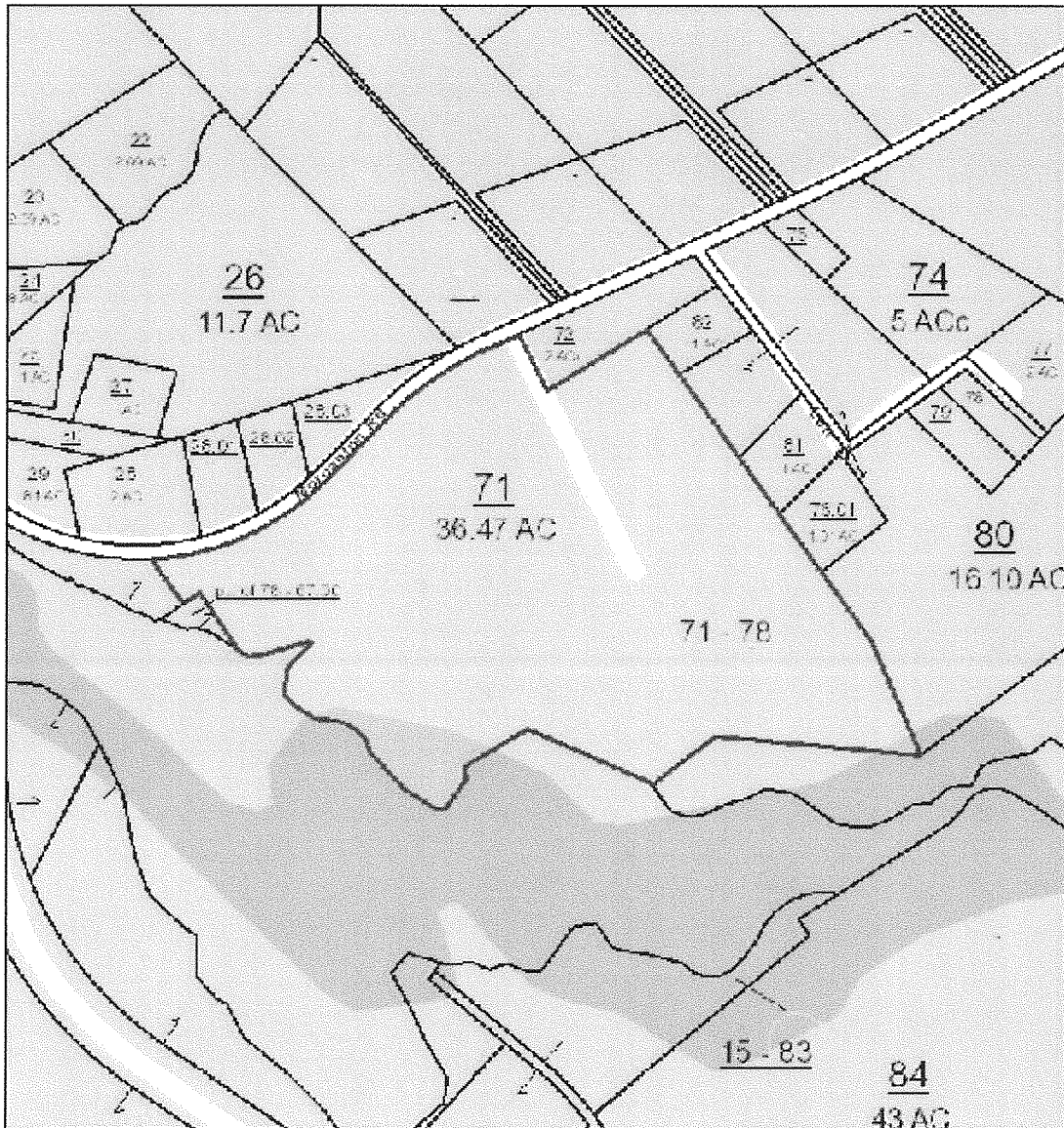
FILE # [13-12-85-RZ-GB]



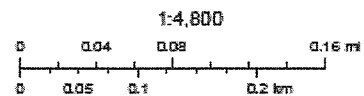
**ORDINANCE No. \_\_\_\_\_**

REZONE APPROXIMATELY 28.26 ACRES FROM A-1 (AGRICULTURAL FORESTRY DISTRICT) TO R-1 (LOW DENSITY RESIDENTIAL DISTRICT), LOCATED ON MORGANTON RD., REFERENCED ON TAX MAP 78, PARCEL 71.00

**Loudon County - Parcel: 078 071.00**



December 12, 2013



## RESOLUTION

### **A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING OLD HICKORY LANE LOCATED IN JACKSON CROSSING SUBDIVISION INTO THE PUBLIC ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 5th LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE**

**WHEREAS**, the Loudon County Commission has the authority under Tennessee Code Annotated to accept the dedication of roads, to adopt policies and standards for the acceptance of new roads and to reopen previously closed county roads; and

**WHEREAS**, the Loudon County Regional Planning Commission has received a request from the owner/developer of Jackson Crossing Subdivision to accept the following road into the County Road system:

- 1) Old Hickory Lane (approximately \_\_\_\_\_ miles) and 50' of Right-of-Way; and

**WHEREAS**, the Loudon County Regional Planning Commission approved the preliminary and final plat for the construction of the road and right of way dedication consistent with the minimum requirements of the subdivision regulations for Loudon County; and

**WHEREAS**, the Loudon County Road Superintendent has inspected the road and recommends acceptance of the road as a Loudon County Public Road;

**NOW, THEREFORE, BE IT RESOLVED**, that the Loudon County Commission approves the acceptance of this road, as shown on the attached map and described in this resolution, into the County's public roadway system.

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

**This Resolution adopted** \_\_\_\_\_

\_\_\_\_\_  
Attest, County Court Clerk

\_\_\_\_\_  
Loudon County Chairman

\_\_\_\_\_  
Approved: Loudon County Mayor

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

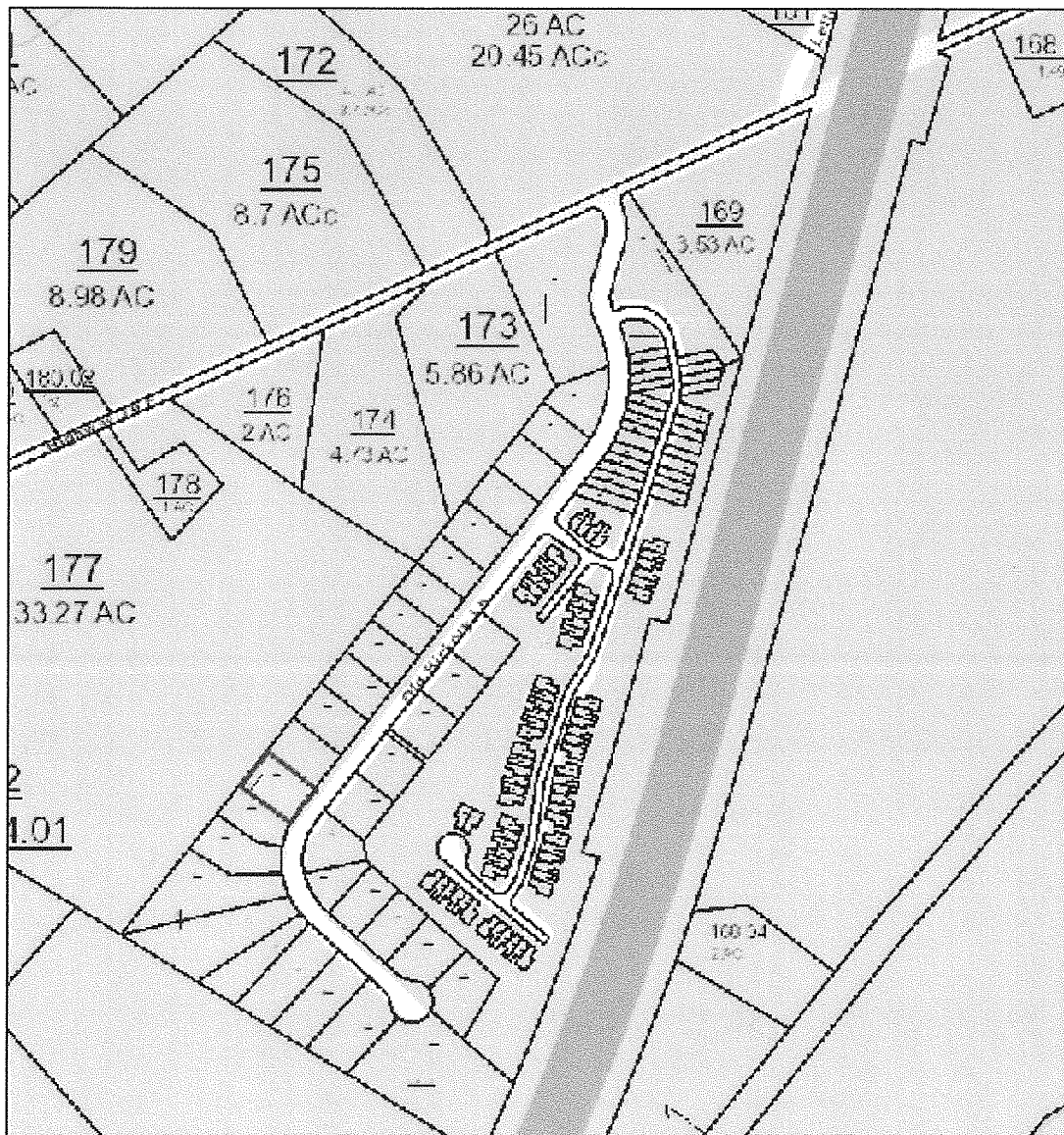
APPROVED: \_\_\_\_\_

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

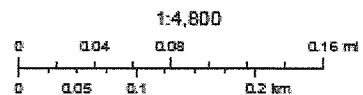
\_\_\_\_\_  
ATTEST: SECRETARY, LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
DATE: December 17, 2013

**A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING OLD  
HICKORY LANE LOCATED IN JACKSON CROSSING SUBDIVISION, SAID ROAD  
LOCATED IN THE 5th LEGISLATIVE DISTRICT OF LOUDON COUNTY,  
TENNESSEE**

Loudon County - Parcel: 010K B 014.00

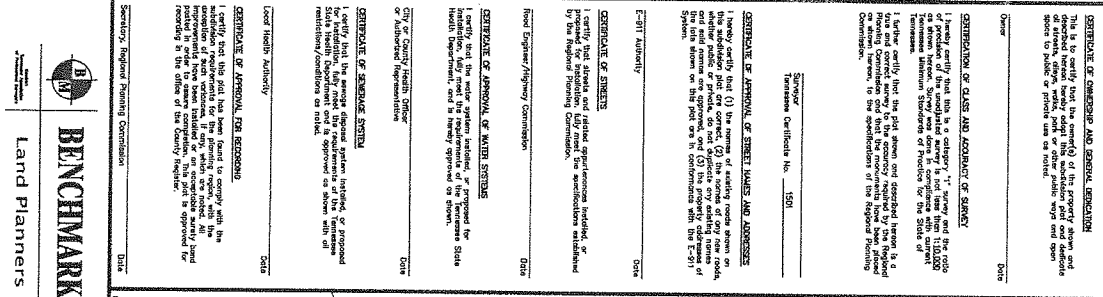


December 12, 2013



A location map showing the site location. The map includes a north arrow pointing towards the top left. Three major roads are depicted: US Highway 324 running diagonally from the top left to the bottom right; State Highway 70 running diagonally from the top right to the bottom left; and Interstate 75 running horizontally across the bottom. The 'SITE' is marked with a shaded area and a label, situated between US Highway 324 and Interstate 75, and to the west of State Highway 70.

BEING LOCATED ON CLT MAP 010, INSERT "K", GROUP "C", AND BEING REPRESENTED AS PARCELS 013 THROUGH 084, AND PART OF PARCEL 001.01 SITUATED WITHIN THE FIFTH CIVIL DISTRICT OF LOUDON COUNTY, TENNESSEE



FINAL PLAT

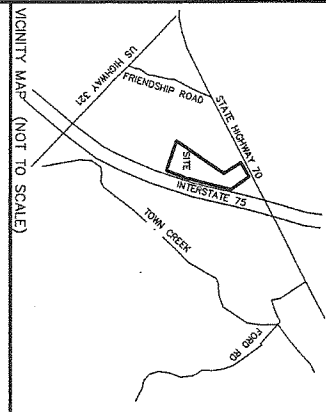
DATE: 25 NOVEMBER 2013  
SCALE: 1" = 100'  
DRAWN BY: RLE

1 OF 3

FINAL PLAT

DATE: 25 NOVEMBER 2013  
SCALE: 1" = 100'  
DRAWN BY: RLE

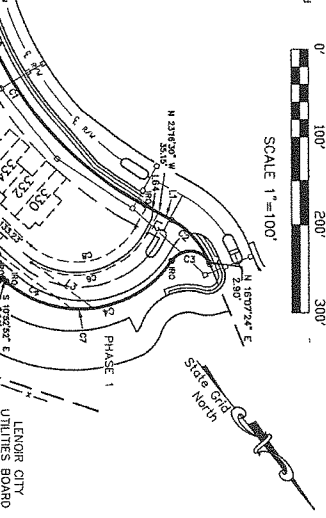
1 OF 3



**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
This is to certify that the owner of the property shown and described herein, being the subdivision plat and map, does hereby certify that the subdivision plat and map are correct and that the property shown and described herein is the same as that shown on the plat and map, and that the same is being dedicated to the public use as shown on the plat and map.  
*David C. Threlkeld*  
Owner

**CERTIFICATION OF SURVEY**  
I certify that the plat shown and described herein, is a true and correct copy of the original plat and map, and that the same is being dedicated to the public use as shown on the plat and map.  
*David C. Threlkeld*  
Registered Surveyor

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**  
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the water system shown and described herein, is a true and correct copy of the original plat and map, and that the same is being dedicated to the public use as shown on the plat and map.  
*David C. Threlkeld*  
Professional Engineer



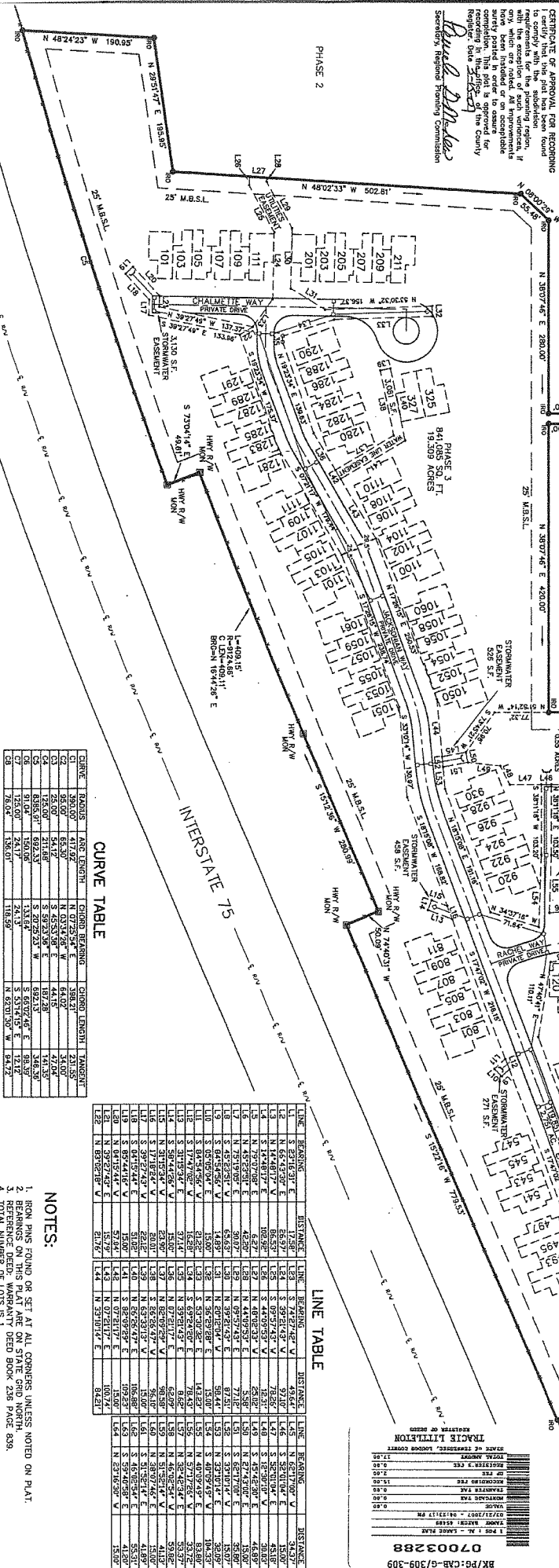
**CERTIFICATE OF APPROVAL OF STREETS AND ALLEYS**  
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the streets and alleys shown and described herein, are a true and correct copy of the original plat and map, and that the same is being dedicated to the public use as shown on the plat and map.  
*David C. Threlkeld*  
Professional Engineer

**CERTIFICATE OF APPROVAL OF UTILITIES**  
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the utilities shown and described herein, are a true and correct copy of the original plat and map, and that the same is being dedicated to the public use as shown on the plat and map.  
*David C. Threlkeld*  
Professional Engineer

**CERTIFICATE OF APPROVAL OF EASEMENTS**  
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the easements shown and described herein, are a true and correct copy of the original plat and map, and that the same is being dedicated to the public use as shown on the plat and map.  
*David C. Threlkeld*  
Professional Engineer

**CERTIFICATE OF APPROVAL OF FLOODING**  
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the flooding shown and described herein, is a true and correct copy of the original plat and map, and that the same is being dedicated to the public use as shown on the plat and map.  
*David C. Threlkeld*  
Professional Engineer

**CERTIFICATE OF APPROVAL OF RECORDING**  
I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the recording shown and described herein, is a true and correct copy of the original plat and map, and that the same is being dedicated to the public use as shown on the plat and map.  
*David C. Threlkeld*  
Professional Engineer





## 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				15	\$4,196	\$1,027,200	25	\$8,816	\$3,584,163	13	\$5,084
TOTALS	374	\$163,411	\$44,690,633	366	\$143,612	\$63,071,848	314	\$129,499	\$37,544,460	334	\$135,351

17 Single-Family Building Permits issued for November, 2013



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**AGENDA**

**LOUDON COUNTY BOARD OF ZONING APPEALS**

**December 17, 2013**

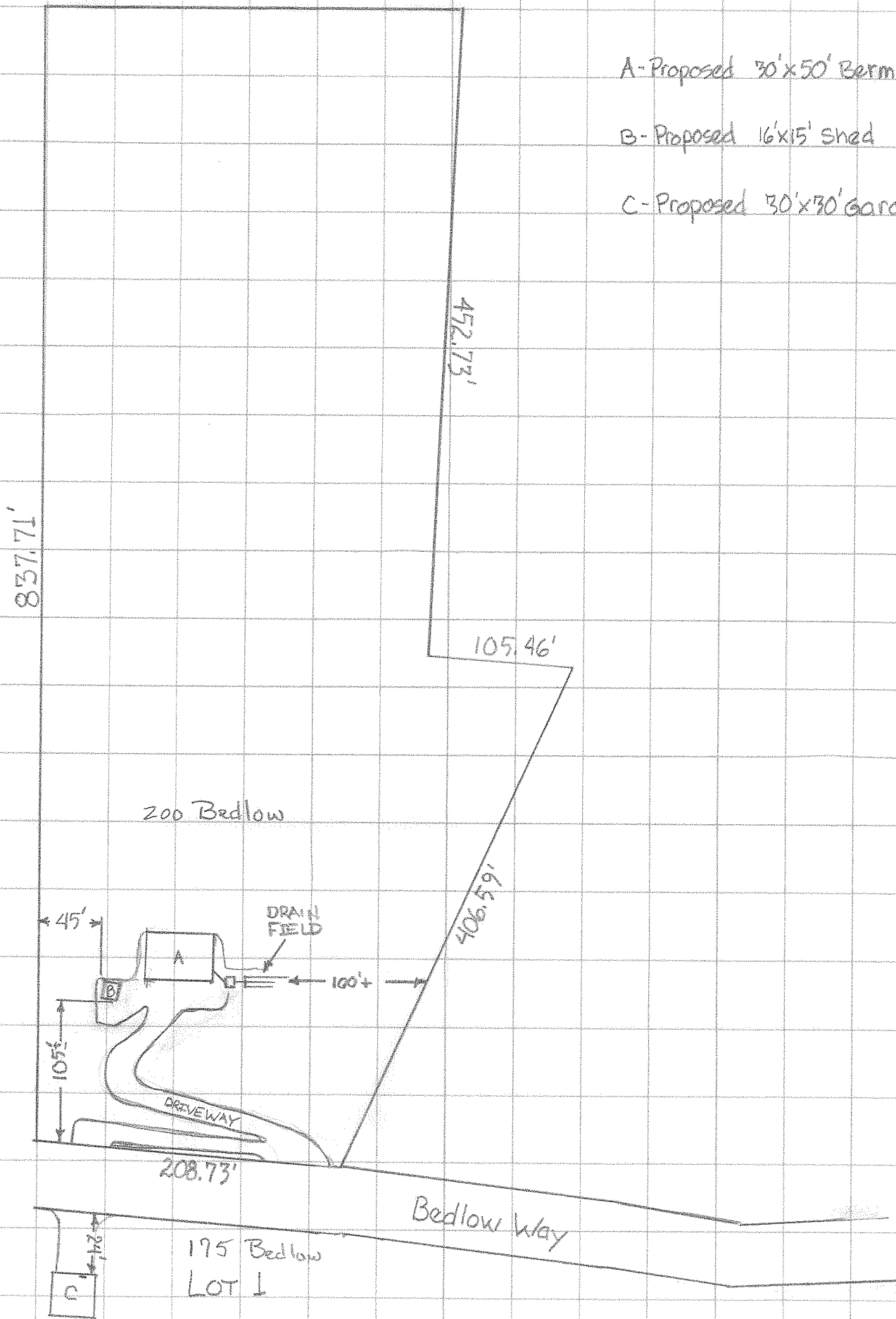
1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the November 19, 2013 meeting.
5. Planned Agenda Items:
  - A. **Consideration of request for a 4' front yard setback variance for accessory structure located at 175 Bedlow Way, Tax Map 49, Parcel 17.00, zoned A-2, 4<sup>th</sup> Legislative District. Owner: Gene Meeks**
  - B. **Consideration of request for Special Exception to build a shed on property without a primary structure for storage while building a home located at 200 Bedlow Way, Tax Map 49, Parcel 17.10, zoned A-2, 4<sup>th</sup> Legislative District. Owner: Gene Meeks**
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

**Agenda Items A and B: 175 Bedlow Way 4' Front Setback Variance**  
**200 Bedlow Way Special Exception Request for Accessory**  
**Structure**

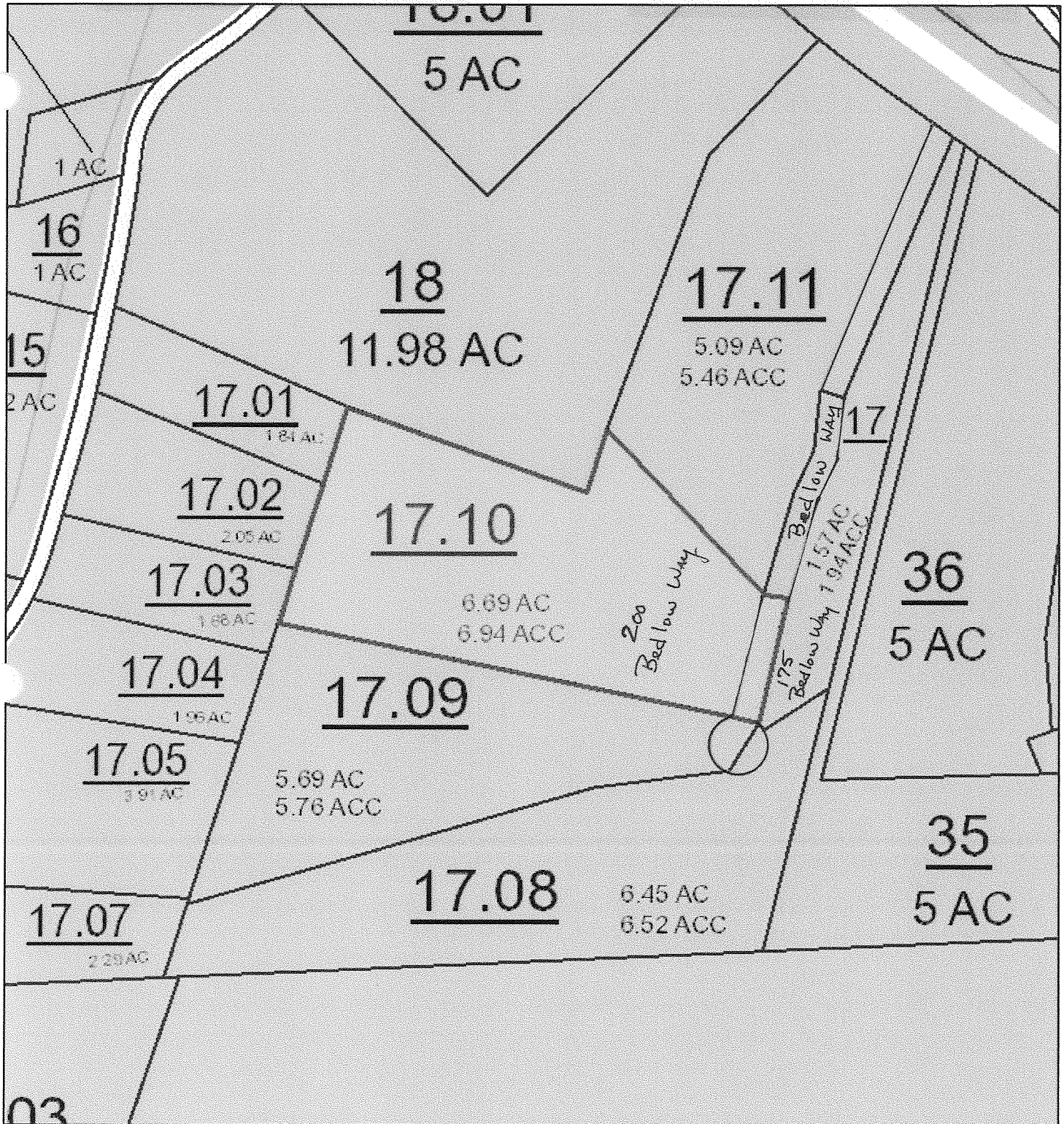
A-Proposed 30'x50' Berm Home

B-Proposed 16'x15' Shed

C-Proposed 30'x30' Garage



**Agenda Items A and B: 175 Bedlow Way 4' Front Setback Variance**  
**200 Bedlow Way Special Exception Request for Accessory Structure**



December 12, 2013