



**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**

**April 15, 2014**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from February 18, 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, 6<sup>th</sup> Legislative District. Owner/Applicant: Smithfield LD File #14-02-07-RZ-CO**
  - B. **Consideration of request to re-subdivide 3 lots on Plantation Way in The Plantation Subdivision off Beals Chapel Rd. into 3 lots, referenced on Tax Map 28, Parcels 71.00, 71.04, and 71.05, Zoned A-2 (Rural Residential), 6<sup>th</sup> Legislative District. Owner/Applicant: Thomas Koenig. File #14-04-24-SU-CO**
  - C. **Consideration of request to approve a final plat for Silent Woods Subdivision, a 3-lot subdivision located at 11600 Watt Cemetery Rd., referenced on Tax Map 58, Parcel 71.00, Zoned A-2, consisting of 5.92 acres, 1<sup>st</sup> Legislative District. Owner/Applicant: Gerald Grekowicz. File #14-03-14-SU-CO**

6. Planning and Codes Department Building Activity Report for March, 2014:

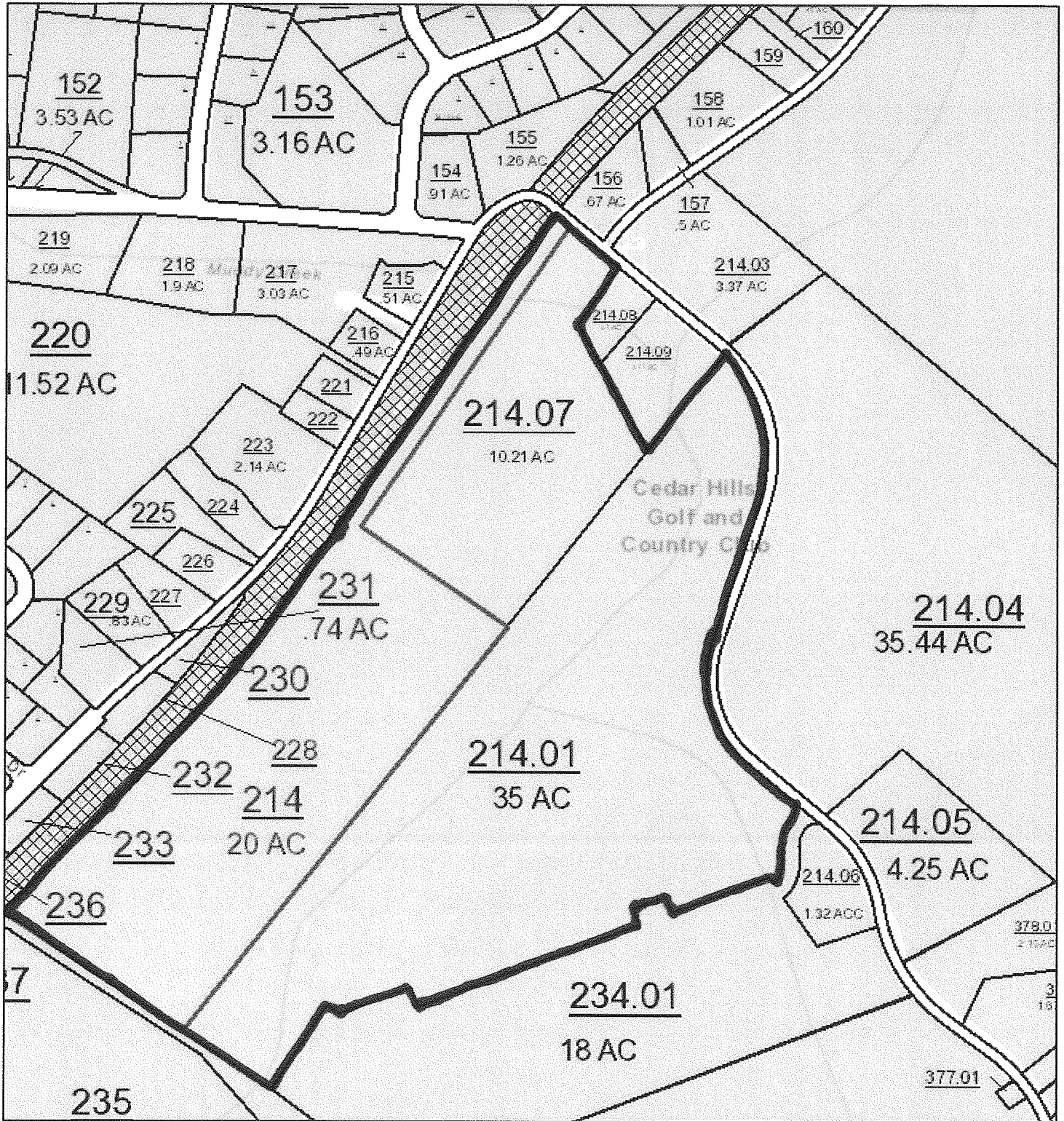
**34 permits issued with estimated value of \$3,792,021 and fees collected of \$14,418**

7. County Commission Action on Planning Commission Recommendations:

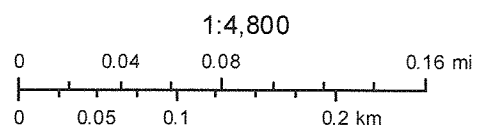
**Amendment to Loudon County Zoning Resolution Section 4.240  
Site Plan Review to require site plan approval for borrow pit  
operation sites - Approved**

8. Additional Public Comments

9. Adjournment



April 8, 2014



# Agenda Item A: Loudon County Planning Commission, April 15, 2014

**NOTES:**  
 1. REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT OR ENGINEER.  
 2. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES.  
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 10. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES.



**LAMAY AND ASSOCIATES**  
 CONSULTING ENGINEERS

PH: 865-571-0183 FAX: 865-571-0213  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934

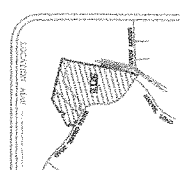
**REVISION PLAN**

**CEGAR HILLS**

SHEET 1 OF 1

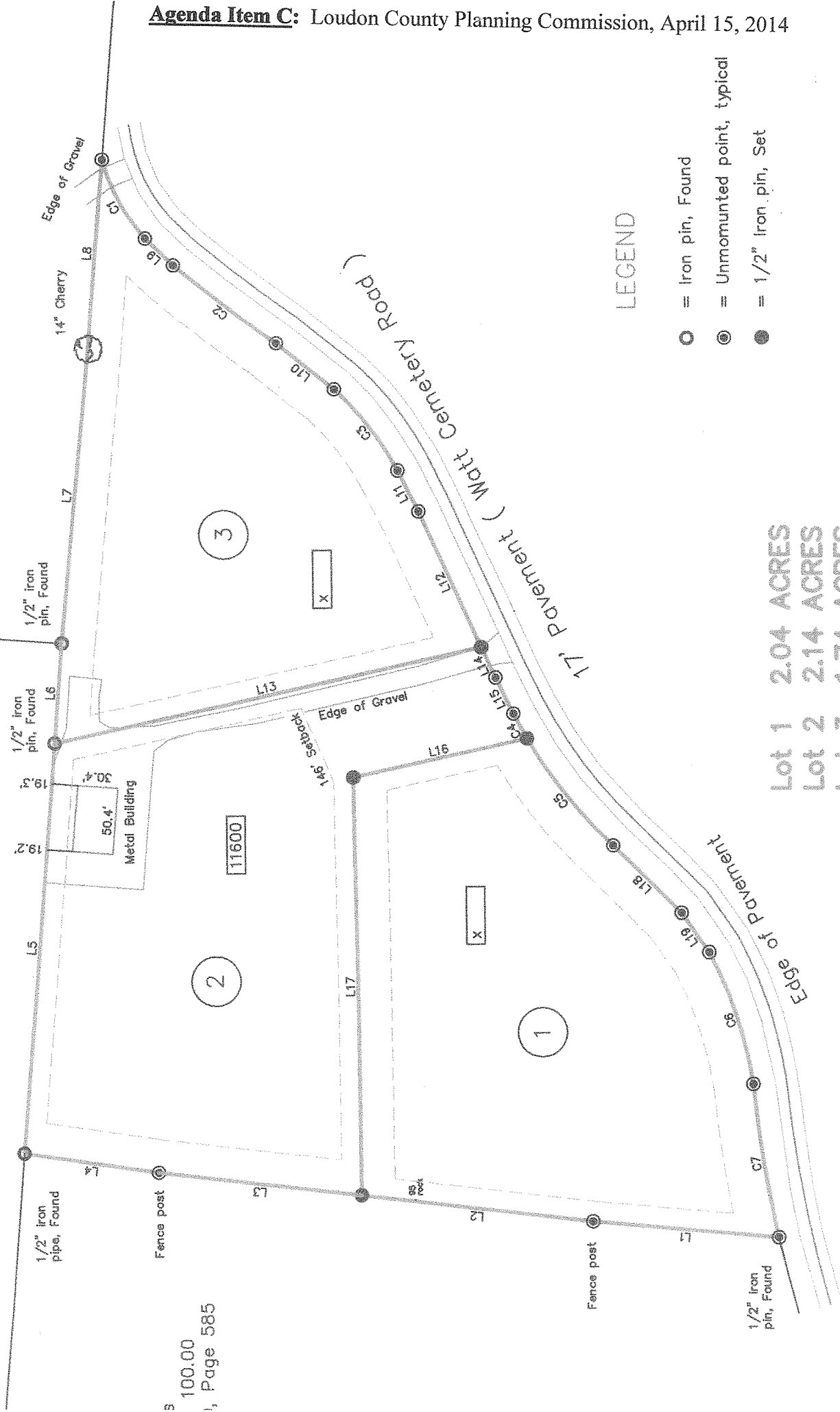
TOTAL LOTS: 138  
 TOTAL ACRES: 183.8 ACRES  
 OPEN SPACE: 13.8 ACRES (7.5%)

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL UTILITIES SHALL BE DEEPENED TO 48" UNLESS OTHERWISE NOTED.  
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Emma Watson  
Tax Map 058, Parcel 072.00  
Warranty Deed Book 347, Page 55

James Guider  
Tax Map 058, Parcel 070.00  
Warranty Deed Book 252, Page 276



LEGEND

- = Iron pin, Found
- ⊙ = Unmounted point, typical
- = 1/2" Iron pin, Set

Lot 1 2.04 ACRES  
Lot 2 2.14 ACRES  
Lot 3 1.74 ACRES

Notes:



**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				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
<b>TOTALS</b>	<b>82</b>	<b>\$37,048</b>	<b>\$9,851,232</b>	<b>403</b>	<b>\$180,391</b>	<b>\$49,325,992</b>	<b>366</b>	<b>\$143,612</b>	<b>\$63,071,848</b>	<b>314</b>	<b>\$129,499</b>

12 Single-Family Building Permits issued for March, 2014



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**AGENDA**

**LOUDON COUNTY BOARD OF ZONING APPEALS**

**April 15, 2014**

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the March 18, 2014 meeting.
5. Planned Agenda Items:
  - A. **Consideration of request for special exception approval to permit construction of 150' monopole cell tower at 915 Miller Rd., Tax Map 22, Parcel 136.00, Zoned A-2 (Rural Residential), 6<sup>th</sup> Legislative District. Applicant: Faulk and Foster Real Estate. Owner: Dr. Leland Hughes**
  - B. **Consideration of request for a 30' front yard setback variance to replace existing singlewide mobile home with a new doublewide at the same location on 369 Hatley Dr., Tax Map 25L, Group B, Parcel 29.01, Zoned A-2 (Rural Residential), 1<sup>st</sup> Legislative District. Applicant: Tim Harper. Owner: Roger Dean McNabb**
  - C. **Consideration of request to extend temporary use permit for additional 12 months to live in camper while building permanent residential structure, located at 1130 Bay Creek Dr., Bay View Estates, Tax Map 77, Parcel 35.10, Zoned A-1 (Agricultural Forestry), 4<sup>th</sup> Legislative District. Owner/Applicant: Debbie Garren**
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment



**Agenda Item A:** Loudon County BZA, April 15, 2014



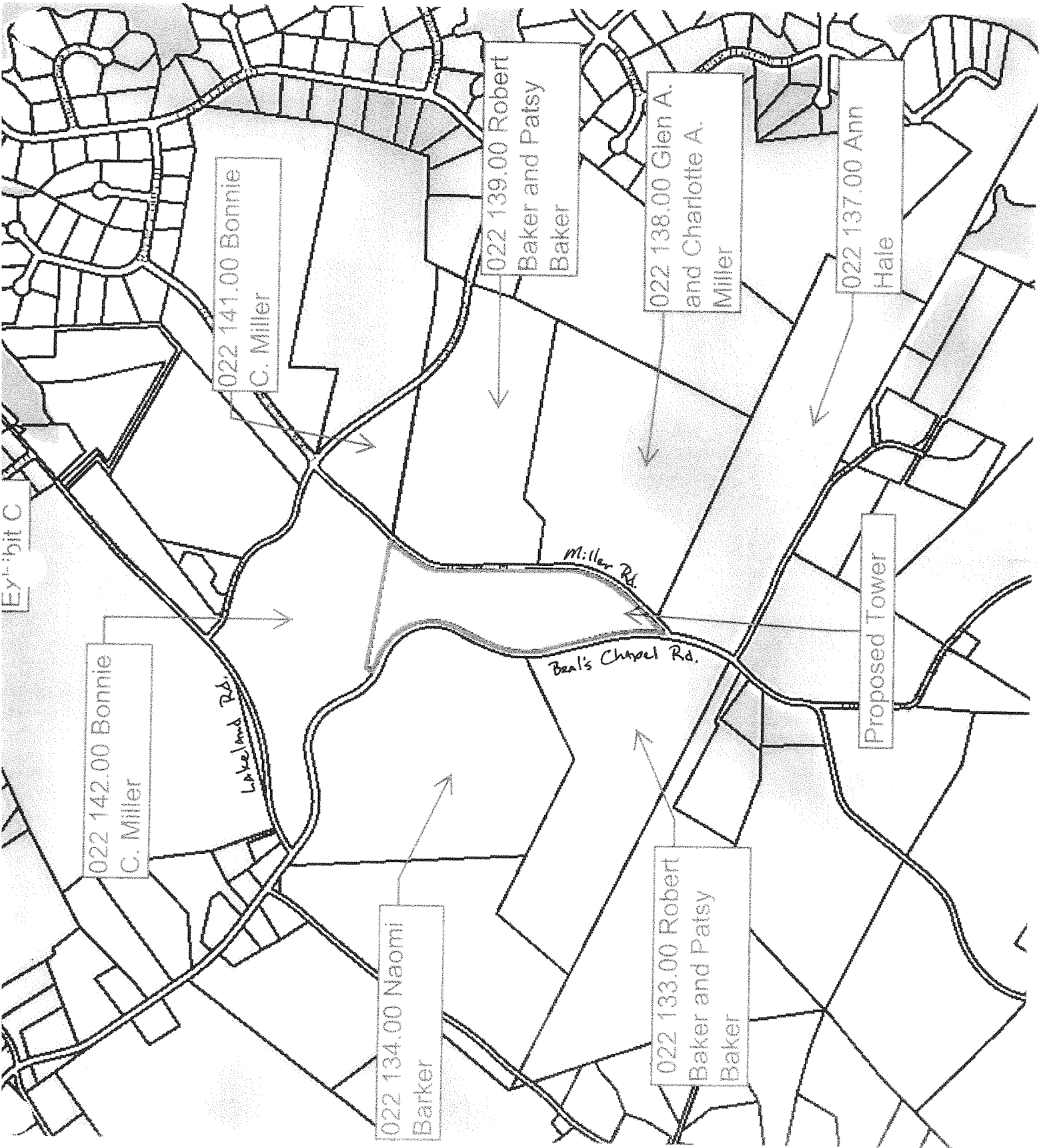


Exhibit C

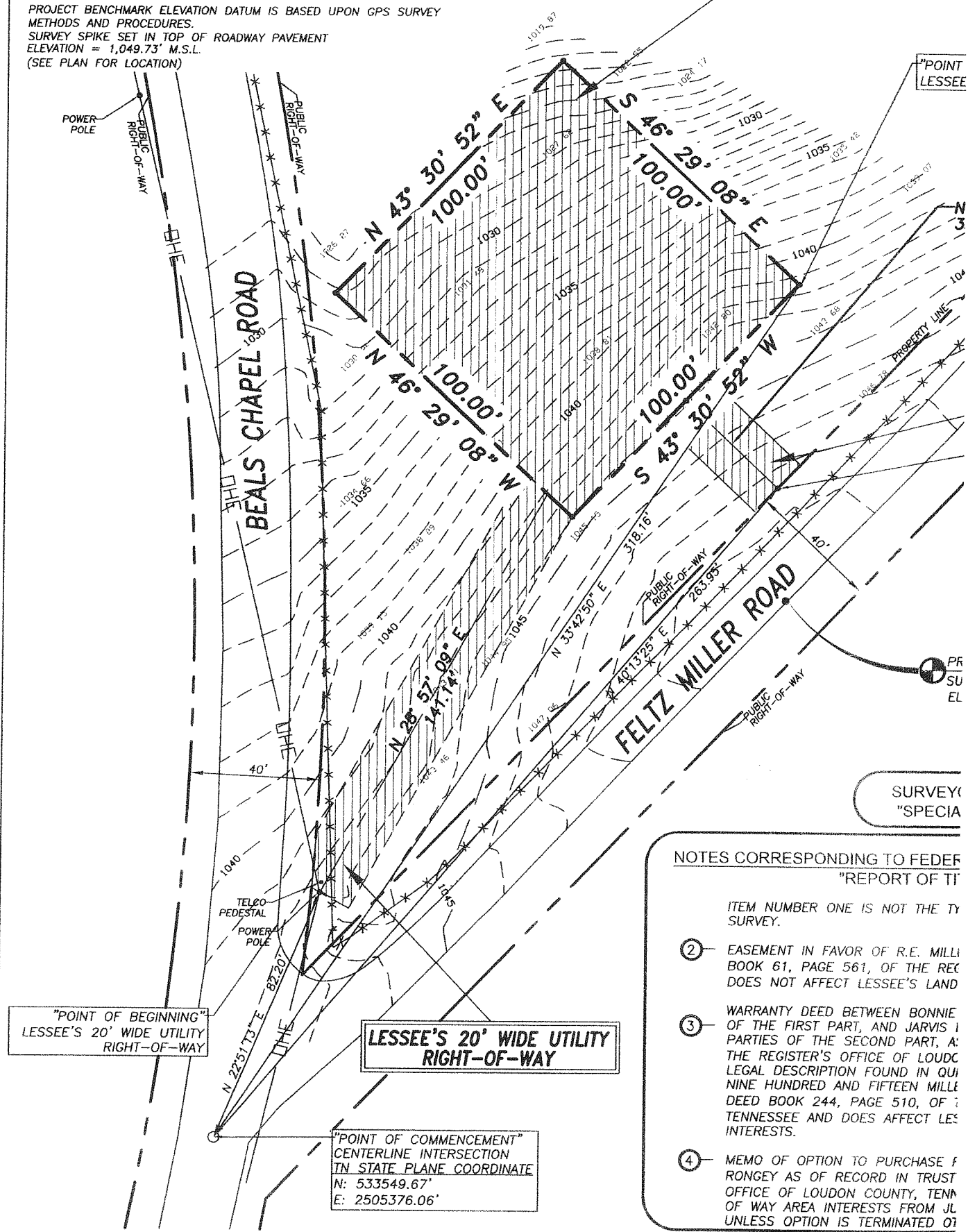
**FLOOD HAZARD STATEMENT:**

THIS COMMUNICATIONS SITE (THE SUBJECT SITE AS SHOWN) IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 47105C0125D, LOUDON COUNTY, TENNESSEE. EFFECTIVE DATE MAY 16, 2007

**PROJECT BENCHMARK**

PROJECT BENCHMARK ELEVATION DATUM IS BASED UPON GPS SURVEY METHODS AND PROCEDURES.  
 SURVEY SPIKE SET IN TOP OF ROADWAY PAVEMENT  
 ELEVATION = 1,049.73' M.S.L.  
 (SEE PLAN FOR LOCATION)

**LESSEE'S LAND SPACE AREA  
 (10,000 SQUARE FEET)**



"POINT OF BEGINNING"  
 LESSEE'S 20' WIDE UTILITY  
 RIGHT-OF-WAY

**LESSEE'S 20' WIDE UTILITY  
 RIGHT-OF-WAY**

"POINT OF COMMENCEMENT"  
 CENTERLINE INTERSECTION  
 IN STATE PLANE COORDINATE  
 N: 533549.67'  
 E: 2505376.06'

SURVEY  
 "SPECIAL"

**NOTES CORRESPONDING TO FEDERAL REPORT OF TITLE**

- ITEM NUMBER ONE IS NOT THE TITLE SURVEY.
- ② EASEMENT IN FAVOR OF R.E. MILLI BOOK 61, PAGE 561, OF THE RECORD DOES NOT AFFECT LESSEE'S LAND
- ③ WARRANTY DEED BETWEEN BONNIE OF THE FIRST PART, AND JARVIS PARTIES OF THE SECOND PART, AS THE REGISTER'S OFFICE OF LOUDON LEGAL DESCRIPTION FOUND IN QUININE HUNDRED AND FIFTEEN MILLE DEED BOOK 244, PAGE 510, OF TENNESSEE AND DOES AFFECT LESSEE'S INTERESTS.
- ④ MEMO OF OPTION TO PURCHASE FROM RONGEY AS OF RECORD IN TRUST OFFICE OF LOUDON COUNTY, TENNESSEE OF WAY AREA INTERESTS FROM J.L. UNLESS OPTION IS TERMINATED OR

**Agenda Item B:** Loudon County BZA, April 15, 2014

