



**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

June 17, 2014

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from May 20, 2014
5. Planned Agenda Items:
 - A. **Consideration of request to rezone approximately 6.47 acres from A-2 (Rural Residential District) to R-1 (Suburban Residential District), located on Friendsville Rd., referenced on Tax Map 44, Parcels 61.27, 61.55, 61.56, 61.57, and 61.58, 3rd Legislative District. Owner/Applicant: Darwin Kerr File #14-06-35-RZ-CO**
 - B. **Consideration of request to rezone approximately 27 acres from A-2 (Rural Residential District) to R-1 (Suburban Residential District), located on Coytee Rd, Yellow Wood Subdivision, Phase I, referenced on Tax Map 51B, Group A, Parcels 1.00-20.00, 22.00, 8.03, and part of 8.00, 3rd Legislative District. Owner/Applicant: Stewart and Deborah Rossi File #14-06-39-RZ-CO**
 - C. **Consideration of request to extend preliminary plat approval for 24 months for Blakeley Park Subdivision, a 78-lot development, located on Beals Chapel Rd. at Marlet Rd., referenced on Tax Map 16, Parcel 214.00, Zoned R-1/PUD. Owner/Applicant: Jerry Wheeler/The Trust Company File #06-12-278-SU-CO(P)**
 - D. **Consideration of request for preliminary plat approval for Morganton Landing, a 36-lot subdivision, referenced on Tax Map 78, Parcel 71.00, consisting of 28.26 acres, Zoned R-1, City of Greenback, 3rd Legislative District. Owner: Victor Ramsey Estate. Applicant: Baker's Creek Partnership, G.P. File #14-01-03-SU-CO(P)**

Serving Loudon County

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

30 permits issued with estimated value of \$4,409,645 and fees collected of \$16,674 (17 single-family permits issued)

7. County Commission Action on Planning Commission Recommendations:
No items last month

8. Additional Public Comments

9. Adjournment

RESOLUTION

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 6.47 ACRES FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO R-1 (SUBURBAN RESIDENTIAL DISTRICT). REFERENCED BY: TAX MAP 44, PARCELS 61.27, 61.55, 61.56, 61.57 AND 61.58, LOCATED ON FRIENDSVILLE RD., SITUATED IN THE 3RD LEGISLATIVE DISTRICT

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 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 resolution, and

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

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on _____ consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located on Friendsville Rd., situated in the 3rd Legislative District, referenced by Tax Map 44, Parcels 61.27, 61.55, 61.56, 61.57 and 61.58, be rezoned from A-2 (Rural Residential District) to R-1 (Suburban Residential District) as shown on the attached map; said map being part of this Resolution.

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

ATTEST

LOUDON COUNTY CHAIRMAN
DATE: _____

APPROVED: LOUDON COUNTY MAYOR

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

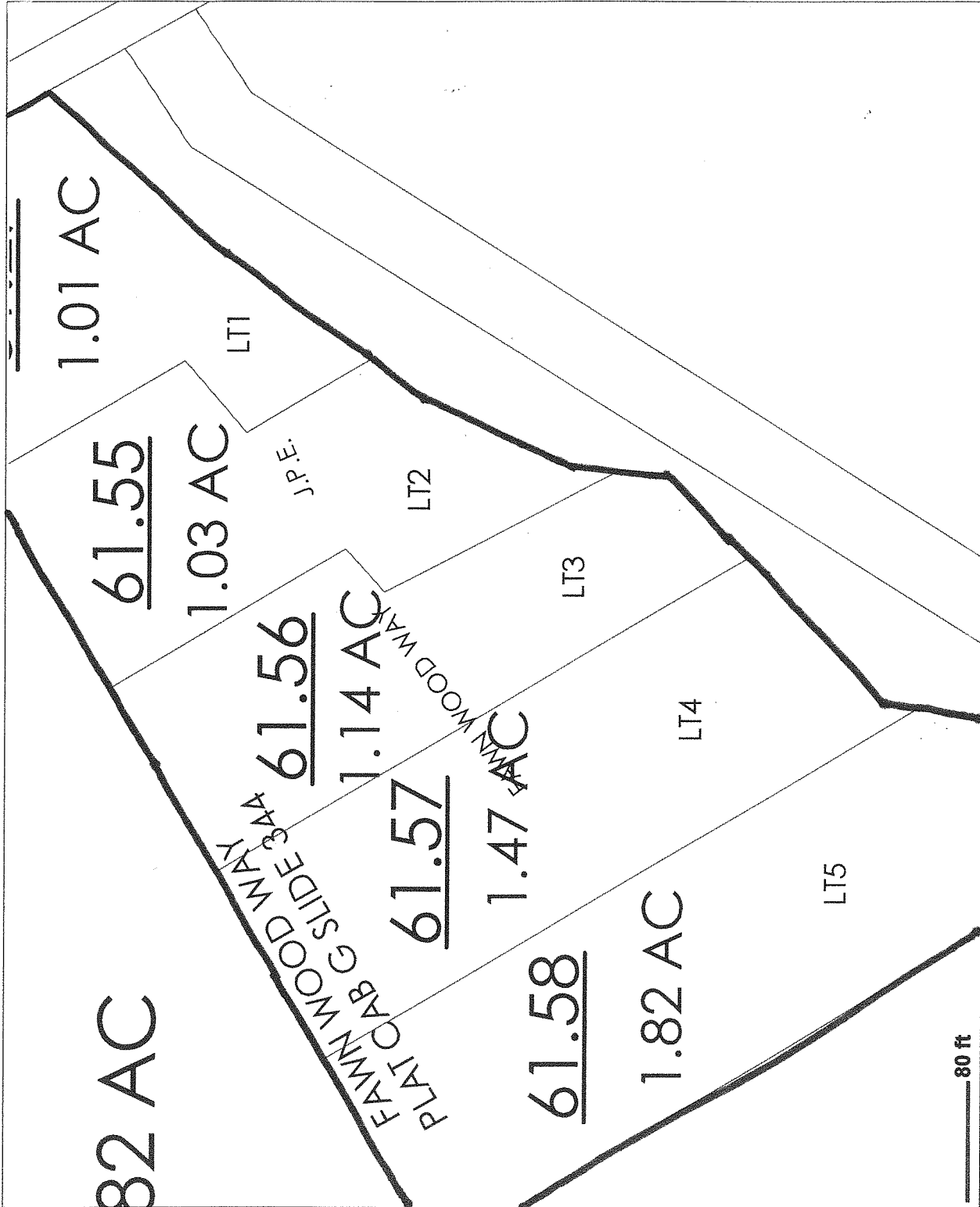
APPROVED: _____

DISAPPROVED: _____

ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION
Dated: June 17, 2014

RESOLUTION No. _____

REZONE APPROXIMATELY 6.47 ACRES FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO R-1 (SUBURBAN RESIDENTIAL DISTRICT). REFERENCED ON TAX MAP 44, PARCELS 61.27, 61.55, 61.56, 61.57 AND 61.58, LOCATED ON FRIENDSVILLE RD. File #14-06-35-RZ-CO



LOUDON COUNTY, TENNESSEE - Friendsville Rd

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.



RESOLUTION

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 27.0 ACRES FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO R-1 (SUBURBAN RESIDENTIAL DISTRICT). REFERENCED BY: TAX MAP 51B, GROUP A, PARCELS 1.00-20.00, 22.00, 8.03, AND PART OF PARCEL 8.00 LOCATED ON COYTEE RD., INCLUDING ALL LOTS IN YELLOW WOOD SUBDIVISION, PHASE I, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 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 resolution, and

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

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on _____ consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

Located on Coytee Rd., and including all lots in Yellow Wood Subdivision, Phase I, situated in the 3rd Legislative District, referenced by Tax Map 51B, Group A, Parcels 1.00-20.00, 22.00, 8.03, and part of parcel 8.00 be rezoned from A-2 (Rural Residential District) to R-1 (Suburban Residential District) as shown on the attached map; said map being part of this Resolution.

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

ATTEST

LOUDON COUNTY CHAIRMAN
DATE: _____

APPROVED: LOUDON COUNTY MAYOR

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

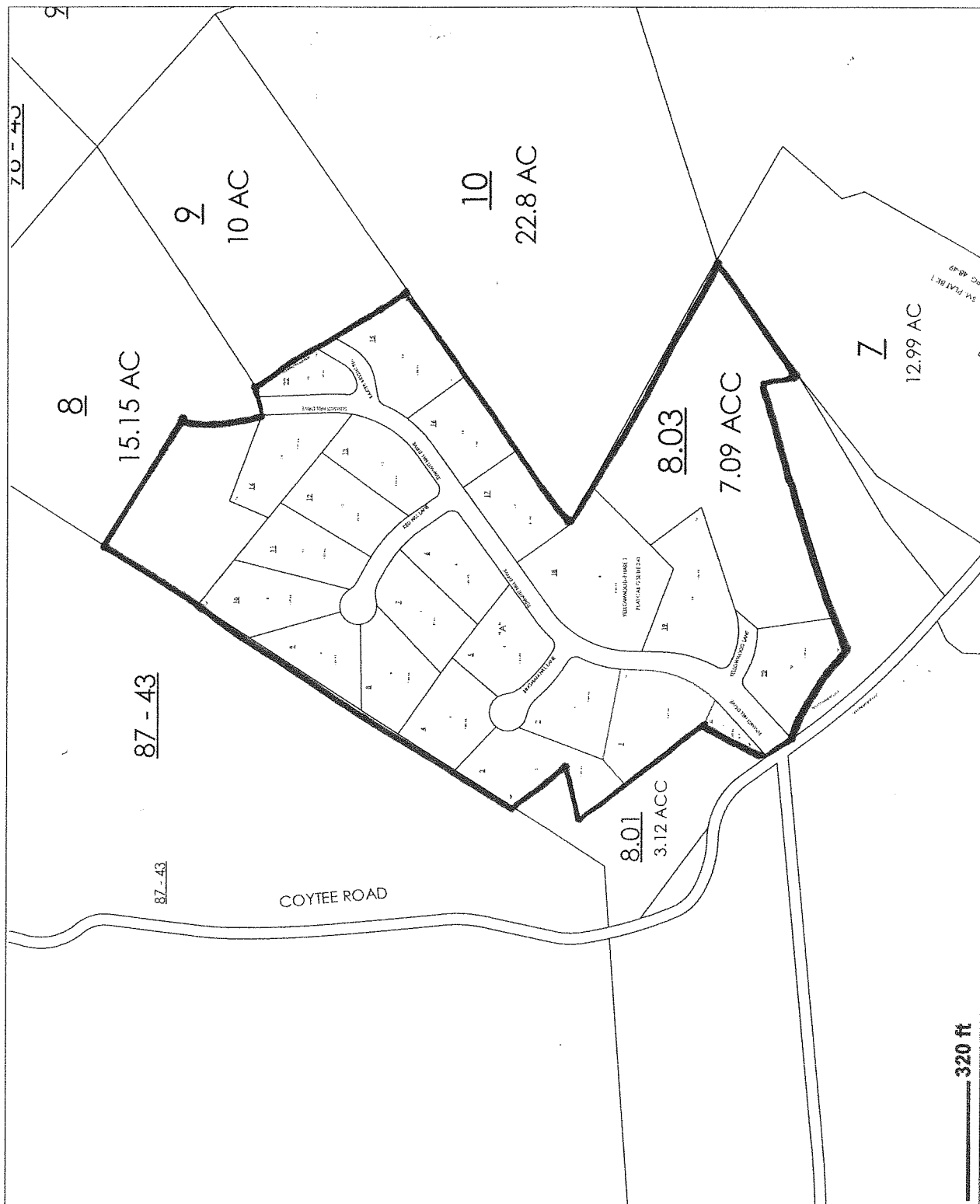
APPROVED: _____

DISAPPROVED: _____

ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION
Dated: June 17, 2014

RESOLUTION No. _____

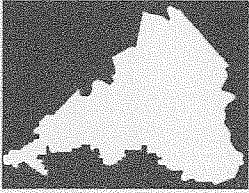
REZONE APPROXIMATELY 27.0 ACRES FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO R-1 (SUBURBAN RESIDENTIAL DISTRICT). REFERENCED ON TAX MAP 51B, GROUP A, PARCELS 1.00-20.00, 22.00, 8.03 AND PART OF PARCEL 8.00 LOCATED ON COYTEE RD. AND INCLUDING ALL LOTS IN YELLOW WOOD SUBDIVISION, PHASE I File #14-06-39-RZ-CO



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	30	\$16,674	\$4,409,645	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	154	\$72,743	\$20,099,319	403	\$180,391	\$49,325,992	366	\$143,612	\$63,071,848	314	\$129,499

17 single-family building permits were issued for May, 2014



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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

June 17, 2014

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the May 20, 2014 meeting.
5. Planned Agenda Items:
 - A. **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 (postponed from May 20, 2014 meeting)**
 - B. **Consideration of request for special exception to operate a tattoo parlor/art gallery in an existing accessory structure at 431 Stephens Rd., Greenback, referenced on Tax Map 79M, Group A, Parcel 13.00, Zoned A-2 (Rural Residential), 3rd Legislative District. Owner: Charles R. Stephens. Applicant: Kimberly Effler and Terry Stow.**
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment