



**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
865-458-4470
Fax: 865-458-3598
www.loudoncountypanning.com

AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

August 19, 2014

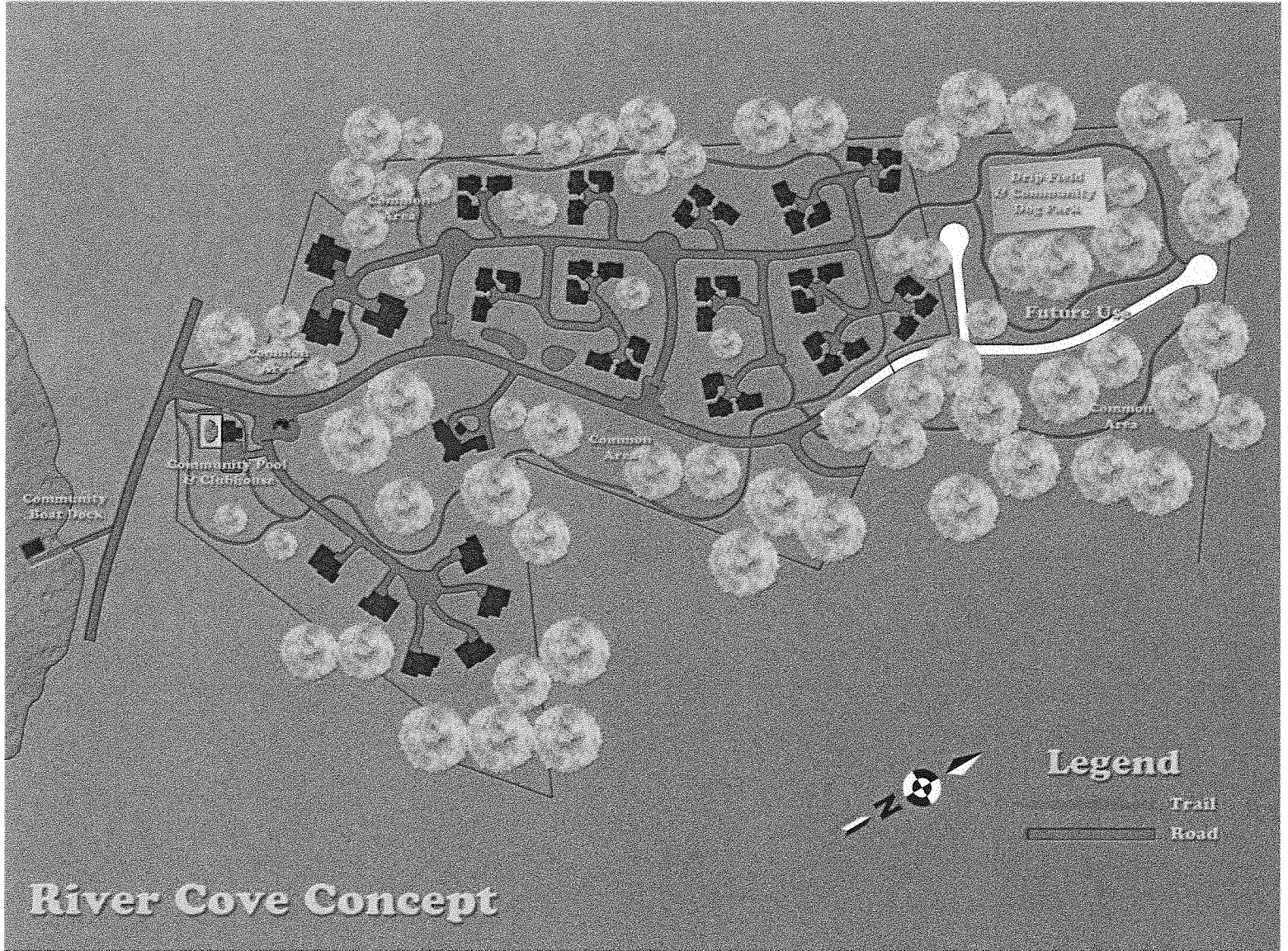
1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from June 17, 2014
5. Planned Agenda Items:
 - A. **Consideration of request to rezone approximately 38.1 acres from A-2 (Rural Residential District) to R-1/PUD (Suburban Residential District/Planned Unit Development, 1.5 units per acre), located on Coytee Rd, River Cove Subdivision (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: Stewart and Deborah Rossi File #14-06-39-RZ-CO**
 - B. **Consideration of request to rezone approximately 16.3 acres from A-1 (Agricultural District) to C-2 (General Commercial District) located at 1639 Buttermilk Rd. W., referenced on Tax Map 2, Parcel 92.00, 5th Legislative District. Owner: Scott Arwood /Applicant: Russ Lewis File #14-07-43-RZ-CO**
 - C. **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, 6th Legislative District. Owner/Applicant: Sethfield, LP File # 14-02-07-RZ-CO**
 - D. **Consideration of request to rezone property referenced on Tax Map 16, Parcels 234.01 and 377.00, located on Beals Chapel Rd. from R-1/PUD 3.0 units per acre to R-1/PUD 2.5 units per acre, consisting of 34.65 acres, 6th Legislative District. Owner/Applicant: Sethfield, LP File #14-07-44-RZ-CO**

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- E. Consideration of amendment to the Loudon County Zoning Resolution Article 4, Section 4.230. Development Standards for Permitting Telecommunications Towers and Antennas and Article 5, Section 5.043. R-1 Suburban Residential District to address prohibiting telecommunications towers in the R-1 (Suburban Residential) zoning district. File #14-08-46-RGZ-CO**
6. Planning and Codes Department Building Activity Report for June and July, 2014:

June -33 permits issued with estimated value of \$2,972,266 and fees collected of \$8,762 (7 single-family and 2 duplex permits issued)
July – 29 permits issued with estimated value of \$2,942,219 and fees collected of \$11,757 (14 single-family permits issued)
7. County Commission Action on Planning Commission Recommendations: **Approved rezoning of approximately 6.47 acres from A-1 (Agriculture-Forestry 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: Darwin Kerr**
8. Additional Public Comments
9. Adjournment



River Cove Concept



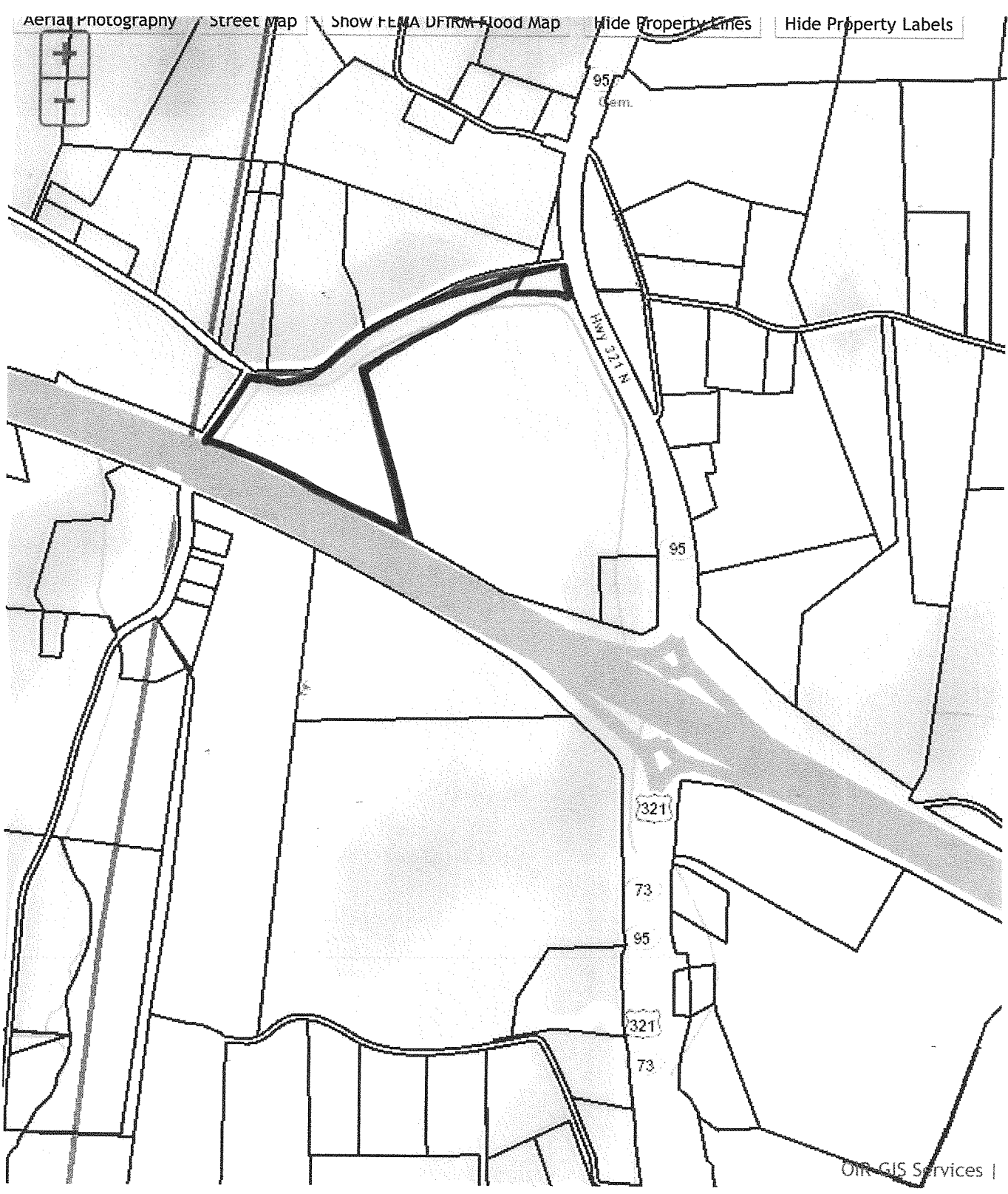
REZONING EXHIBIT
YellowWood-Phase 1

DIST. NO. 3
 LOUDON COUNTY, TN
 PARCEL 8.00
 C.T. MAP 51
 SCALE: 1"=100'
 JUNE 11, 2014

OWNER:
STEWART & DEBORAH ROSSI
 700 SUMMIT HILL DRIVE
 GREENBACK, TENNESSEE 37742
 (865) 712-8807

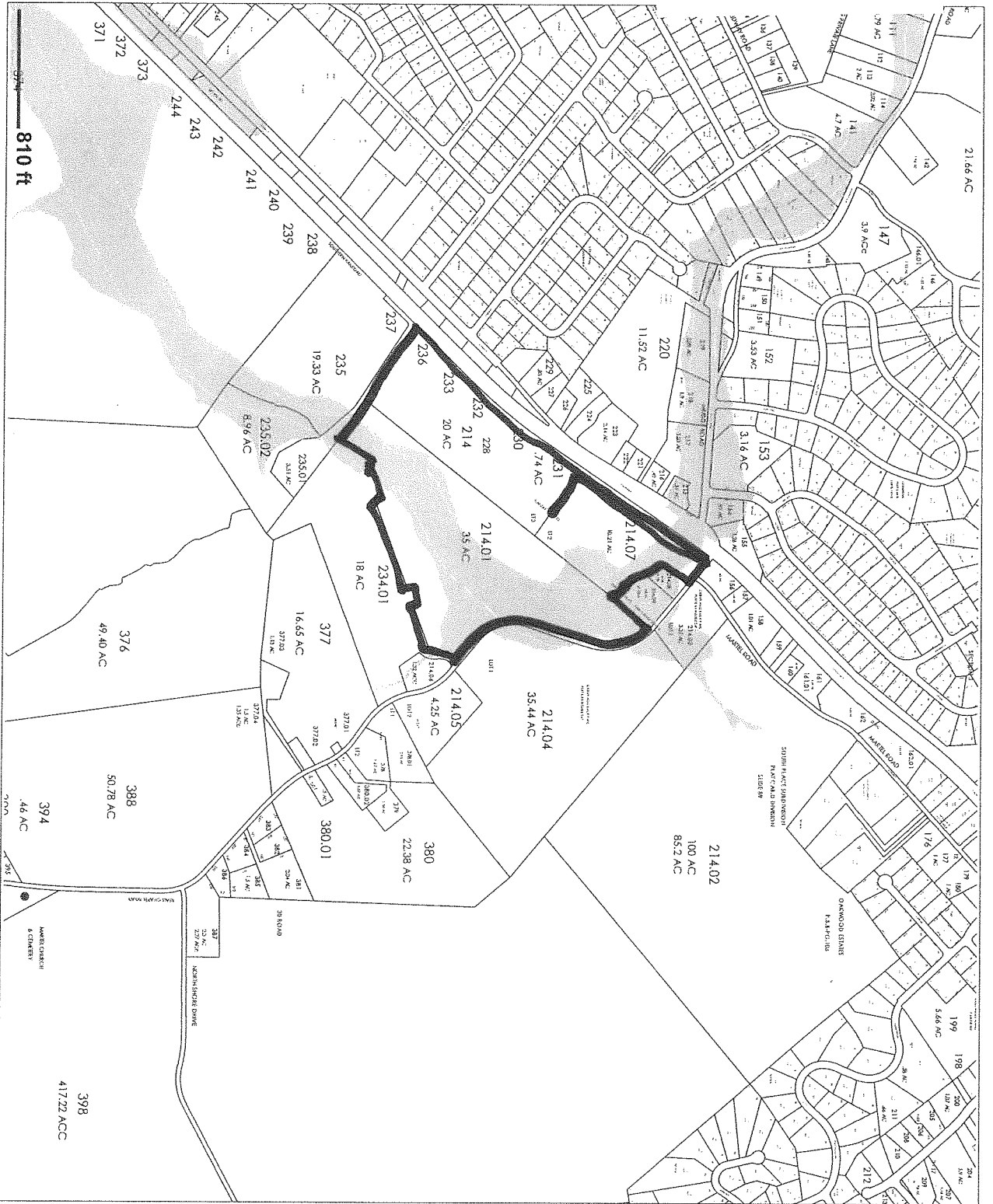
PREPARED BY: **URBAN ENGINEERING, INC.**
 11542 KINGSLEY PKG.
 FARRAGUT, TENNESSEE 37922
 PH. (865) 866-1924/FAX (865) 871-1923

DWN: CAS
 CHK: CAS
 DWS: MD.0073



Agenda Item B

Agenda Item C

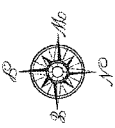


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- LEADERLINES
- POINTSOFINTEREST
- 100YRFLOOD
- PARCELS

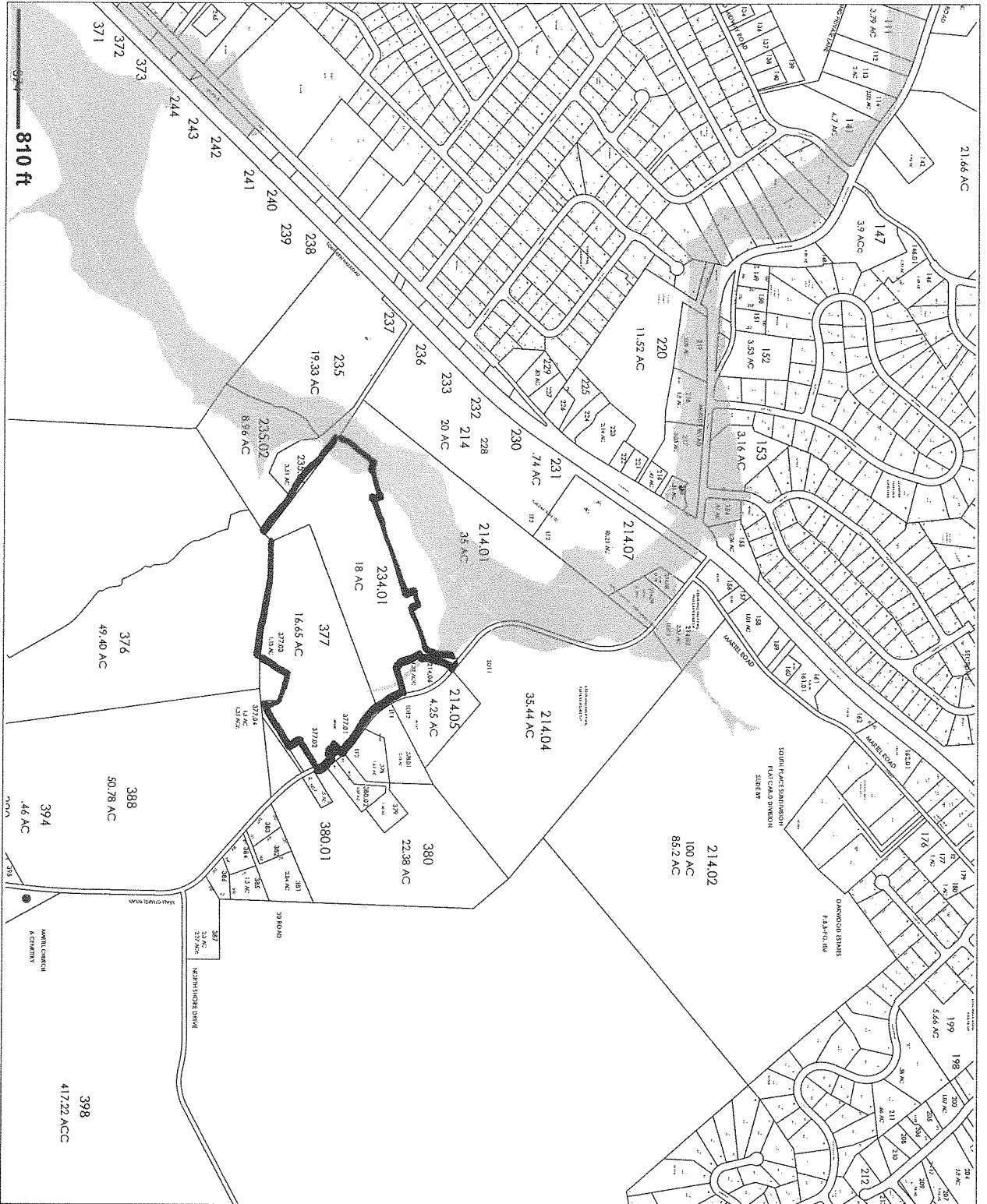


LOUDON COUNTY, TENNESSEE - LOU CO MAP 16 W/100YRFLOOD

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.



Agenda Item D

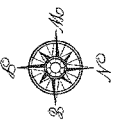


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LOUDON COUNTY, TENNESSEE - LOU CO MAP 16 W/100YRFLOOD

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**A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING
RESOLUTION, ARTICLE 4, SECTION 4.230 DEVELOPMENT STANDARDS
FOR PERMITTING TELECOMMUNICATIONS TOWERS AND ANTENNAS,
AND ARTICLE 5, SECTION 5.43 R-1 SUBURBAN RESIDENTIAL DISTRICT
TO PROHIBIT TELECOMMUNICATIONS TOWERS AND ANTENNAS IN AN
R-1 ZONING DISTRICT PURSUANT TO TENNESSEE CODE ANNOTATED,
SECTION 13-7-105**

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, Section 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 districts, or any other provision of the zoning resolution; and

WHEREAS, the Regional Planning Commission has forwarded its recommendation regarding this amendment to the Loudon County Zoning Resolution; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on August 21-22, 2014, consistent with the provisions of Tennessee Code Annotated Section 13-7-105;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that Article 4, Section 4.230 Development Standards for Permitting Telecommunications Towers and Antennas and Article 5, Section 5.43 R-1 Suburban Residential District of the Loudon County Zoning Resolution be amended as follows:

**Article 4, Section 4.230: DEVELOPMENT STANDARDS FOR PERMITTING
TELECOMMUNICATIONS TOWERS AND ANTENNAS**

E. GENERAL REQUIREMENTS

3. Setbacks

a. Change to read as the following:

All towers and antenna shall be setback a minimum of fifty (50') from each property line. Towers must be setback from any structure a distance equal to the height of the tower. In the event on the adjacent parcel no structure has been erected on such parcel, the tower shall be set back from the closest location on such parcel that a residence could be erected taking into consideration the setback requirements (or any restrictive covenants or other conditions) which may apply.

4. Lighting

Remove the word "residential" to cause the section to read as follows:

Towers shall not be artificially lit, unless required by the FAA or other applicable authority. If lighting is required, such lighting shall be oriented inward so as not to project onto surrounding property.

5. Height

Change to read as the following:

The maximum height of a tower and antenna shall not exceed three hundred (300') feet.

10. Tower Types

Change to read as the following:

Lattice, monopole, guyed and other commonly designed structure support systems for antennas are allowable. Each application for special exception approval must, however, include a written justification for the type of tower proposed, taking into consideration its compatibility with surrounding land uses.

Article 5, Section 5.043: R-1 SUBURBAN RESIDENTIAL DISTRICT

C. USES PERMITTED AS SPECIAL EXCEPTIONS

4. Utility facilities necessary for the provision of public services.

Add the following:

(Telecommunications towers and antennas are specifically excluded)

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

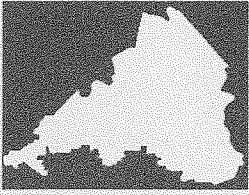
The vote on the question of approval of this Resolution by the Planning Commission is as follows:

APPROVED: _____

DISAPPROVED: _____

ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: August 19, 2014

File # 14-08-46-RGZ-CO



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AGENDA

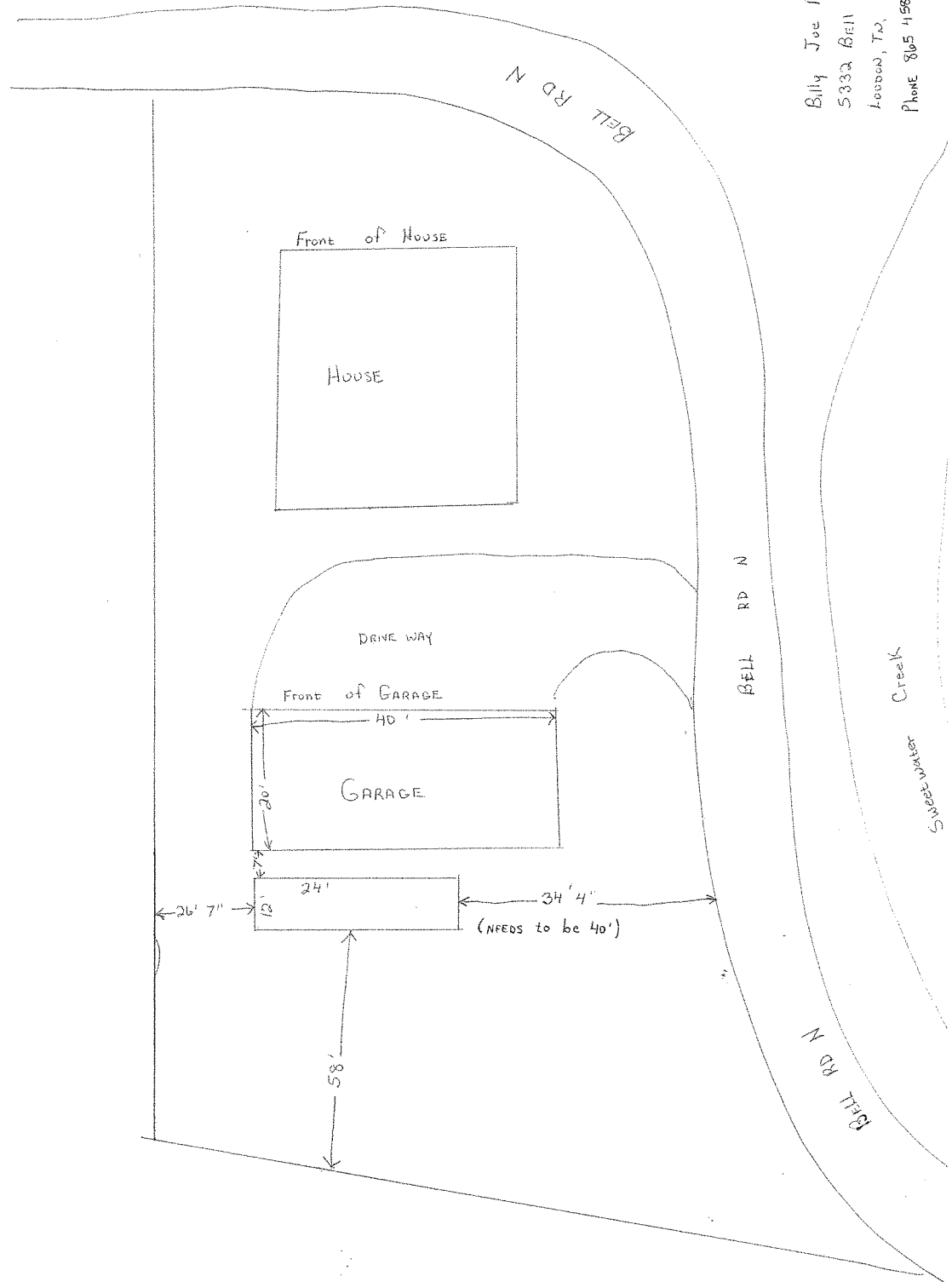
LOUDON COUNTY BOARD OF ZONING APPEALS

August 19, 2014

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the August 11, 2014 special called meeting.
5. Planned Agenda Items:
 - A. **Consideration of request for a 6' frontyard setback variance for an accessory structure at 5332 Bell Rd., N., Loudon, referenced by Tax Map 48 and Parcel 36.01, zoned A-2 (Rural Residential), 1st Legislative District.
Owner: Billy Joe Presley**
 - B. **Consideration of request for special exception for a temporary camper to be located on property 4459 Caldwell Chapel Rd., referenced by Tax Map 67, Parcel 33.00, zoned A-1 (Agricultural/Forestry), 1st Legislative District.
Applicant: Michael Jacobs**

Agenda Item A

Billy Joe Presley
5332 Bell Rd N
Lubbock, TX 79424
Phone 805 456 3456



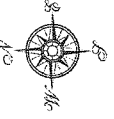
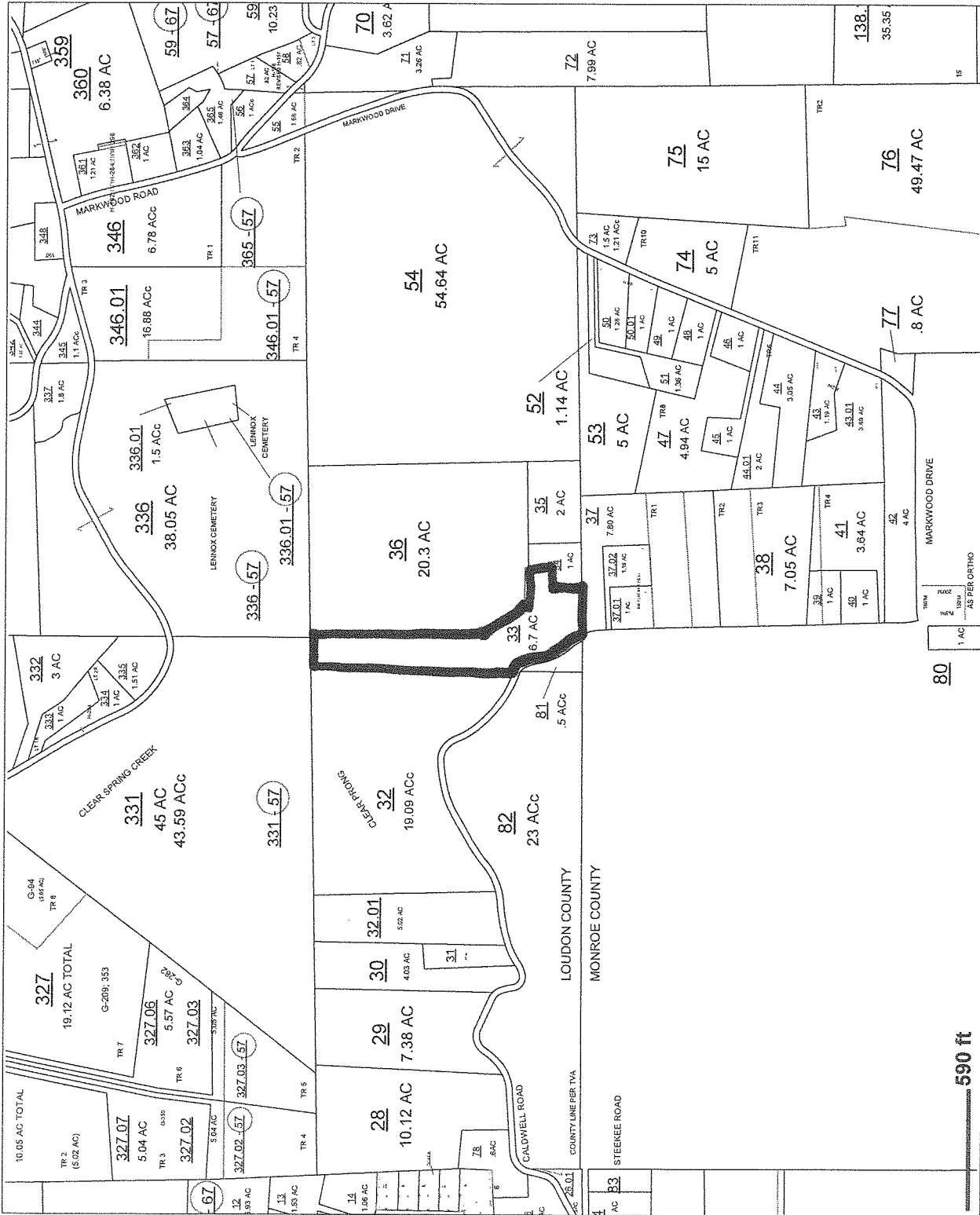
North

08/06/2014



Agenda Item B

- TEXT_GENERAL
- TEXT_PARCEL
- LEADERLINES
- OTHER
- PARCELS



LOUDON COUNTY, TENNESSEE - Map 67 Parcel 33.00

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08/07/2014

