

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

AGENDA

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LOUDON COUNTY REGIONAL PLANNING COMMISSION

September 16, 2014

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from August 19, 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, 6th Legislative District. Owner/Applicant: Sethfield, LP File # 14-02-07-RZ-CO**
 - B. **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: Creston Group Inc./Applicant: Sethfield, LP File #14-07-44-RZ-CO**
 - C. **Consideration of request for final 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/Applicant: Baker's Creek Partnership, G.P. File #14-08-49-SU-CO**
 - D. **Consideration of a 3-lot re-subdivision located on 1963 Martel Rd., Lenoir City, referenced on Tax Map 21, Parcels 12.00, 12.01, and 13.00, consisting of 9.13 acres, Zoned C-2, 2nd Legislative District. Owners: Matt Guldán, Crossroads Christian School, and Highland Hills Church. File # 14-09-52-SU-CO**

Serving Loudon County

Lenoir City • Loudon • Greenback • Philadelphia

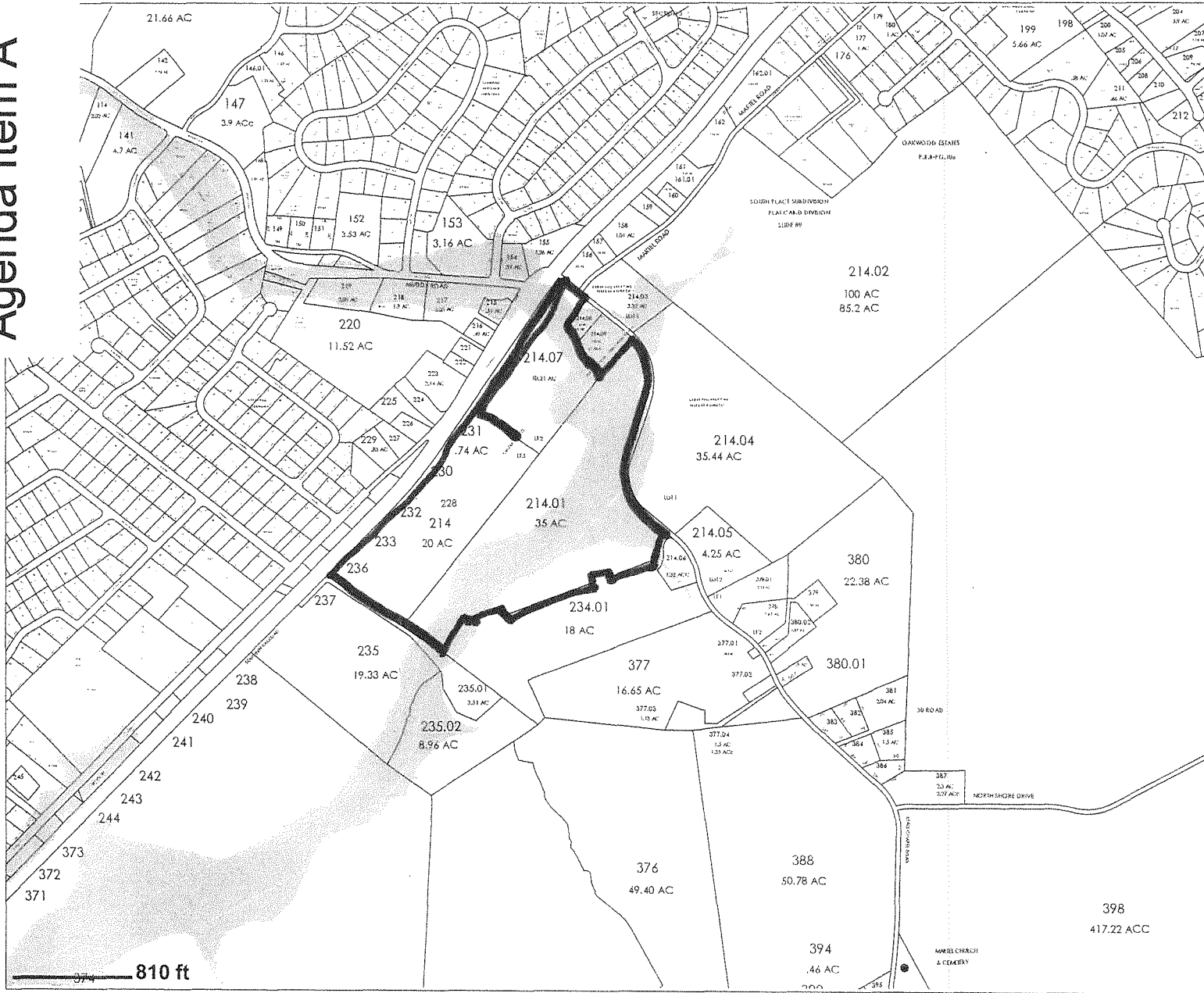
6. Planning and Codes Department Building Activity Report for August, 2014:

August - 40 permits issued with estimated value of \$7,799,894 and fees collected of \$23,832 (17 single-family building permits issued)

7. County Commission Action on Planning Commission Recommendations:

8. Additional Public Comments

9. Adjournment



TEXT_GENERAL

TEXT_PARCEL

LEADERLINES

POINTSOFINTEREST

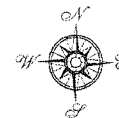
100YRFLOOD

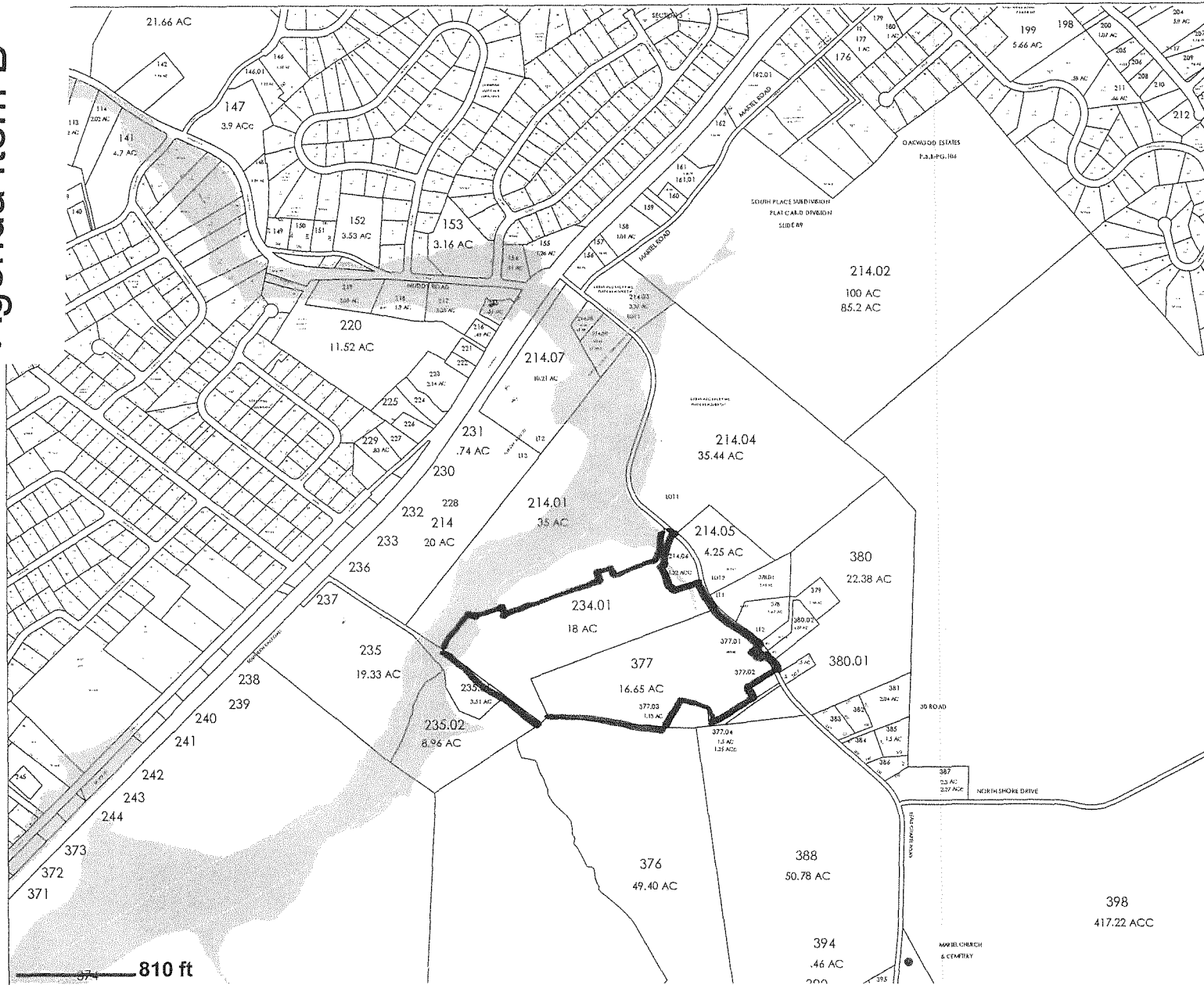
PARCELS



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.



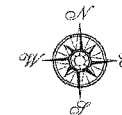


- TEXT_GENERAL
- TEXT_PARCEL
- LEADERLINES
- POINTSOFINTEREST
- 100YRFLOOD
- PARCELS



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

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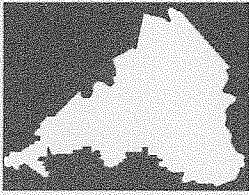
Agenda Item D



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	33	\$8,762	\$2,972,266	37	\$12,077	\$2,919,546	33	\$11,364	\$2,635,814	30	\$12,127
July	29	\$11,757	\$2,942,219	35	\$13,785	\$3,636,909	27	\$9,221	\$2,401,687	26	\$14,105
August	40	\$23,832	\$7,799,894	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	256	\$117,094	\$33,813,698	403	\$180,391	\$49,325,992	366	\$143,612	\$63,071,848	314	\$129,499

17 single-family building permits issued for August, 2014



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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

September 16, 2014

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the August 19, 2014 meeting.
5. Planned Agenda Items:
 - A. **Consideration of a Special Exception request to place an accessory structure in the front yard of the property located at 600 Manning Private Ln., consisting of 2 acres, referenced by Tax Map 16, Parcel 113.00, Zoned R-1 (Suburban Residential), 6th Legislative District. Applicant: Donnie Bittle**
 - B. **Consideration of a Special Exception request to allow owner to live in existing mobile home while building new home on property located at 540 Kiser Rd., Philadelphia, consisting of 10.48 acres, referenced by Tax Map 76, Parcel 32.00, Zoned A-1 (Agriculture-Forestry), 4th Legislative District. Owner: Curt Harper**
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment



Agenda Item A



Howard Zolnessy
600 Mornings Lane
Tenoir City, TN 37772



Setback from Manning Lane
is 30 feet

Agenda Item A

09/10/2014



Agenda Item A



09/10/2014



Agenda Item B



Agenda Item B



09/10/2014