

# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

## AGENDA

### LOUDON COUNTY REGIONAL PLANNING COMMISSION

October 21, 2014

5:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from September 16, 2014
5. Planned Agenda Items:
  - A. **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, 3<sup>rd</sup> Legislative District. Owner/Applicant: Baker's Creek Partnership, G.P. File #14-08-49-SU-CO**
  - B. **Consideration of request for preliminary plat approval for a 6-lot subdivision for River Cove Subdivision, Phase 2 with a JPE called River Cove Way, located off of Summitt Hill Dr., referenced on Tax Map 51, Parcel 8.03, Zoned A-1, 3<sup>rd</sup> Legislative District. Owner: Stewart and Deb Rossi/ Applicant: Urban Engineering, Inc. File #14-10-59-SU-CO**
  - C. **Consideration of request to release Letter of Credit for Cobblestone Dr., Flagstone Blvd., and Fieldstone Dr. in Stone Crossing, Phase I.**
6. Planning and Codes Department Building Activity Report for September, 2014:

**September - 39 permits issued with estimated value of \$4,418,410 and fees collected of \$16,670 (14 single-family building permits issued)**

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Loudon • Greenback • Philadelphia

7. County Commission Action on Planning Commission Recommendations:

**The 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 will be sent back to the Planning Commission.**

**Approved the request to rezone approximately 16.3 acres from A-1 (Agricultural District) to C-2 (General Commercial District) located at 1639 Buttermilk Rd., W.**

- 8. Additional Public Comments
- 9. Update from Planning Department
- 10. Adjournment

# AGENDA ITEM A

- NOTES:
1. NO. OF LOTS -- 104 RESIDENTIAL, 2 OPEN SPACE LOTS.
  2. AREA SUBDIVIDED -- 28.26 ACRES
  3. IRON PINS AT ALL CORNERS
  4. UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  5. THIS PROPERTY IS ZONED R-1
  6. BUILDING SETBACK LINES:  
FRONT -- 30'(MIN. WIDTH AT BLDG. LINE-75')  
SIDE: 1 STORY BLDG. 10' EACH SIDE  
2 STORY BLDG. 12' EACH SIDE  
3 STORY BLDG. 15' EACH SIDE  
REAR -- 20'
  7. HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING. [33]
  8. TAX MAP 7B, PARCEL 71.
  9. DEED REFERENCE: D.B. 369, PAGES 157-160.

Ramsey  
Parcel 71.01  
6.00 Ac.

LOCATION MAP  
NOT TO SCALE



Curve Schedule				
Curve No.	Radius	Arc	Chord Bearing	Chord
C-1	912'	96.79'	N 62°44'30" E	96.74'
C-2	912'	120.28'	S 55°55'25" W	120.20'
C-3	25'	40.96'	S 05°12'20" W	36.53'
C-4	200'	126.55'	S 59°51'40" E	124.45'
C-5	200'	36.79'	S 83°32'40" E	38.73'
C-6	250'	76.30'	S 80°21'20" E	76.00'
C-7	250'	69.76'	S 63°37'10" E	69.53'
C-8	50'	14.31'	S 63°49'35" E	14.26'
C-9	50'	15.90'	S 81°08'15" E	15.83'
C-10	50'	42.31'	S 66°00'15" E	41.06'
C-11	50'	60.04'	S 07°21'25" E	56.50'
C-12	50'	60.04'	S 61°26'50" W	56.50'
C-13	50'	65.66'	N 48°31'50" W	61.04'
C-14	50'	46.10'	N 35°19'35" W	44.49'
C-15	200'	40.63'	N 67°33'40" W	40.56'
C-16	200'	54.87'	N 81°14'30" W	54.70'
C-17	250'	108.45'	N 76°40'20" W	107.60'
C-18	250'	65.51'	N 56°44'20" W	65.32'
C-19	25'	36.00'	S 89°31' W	32.97'
C-20	350'	101.49'	S 56°34'30" W	101.14'
C-21	350'	103.31'	S 73°20'15" W	102.93'
C-22	350'	93.30'	S 89°25'45" W	93.02'
C-23	75'	9.67'	N 86°37'30" W	9.66'

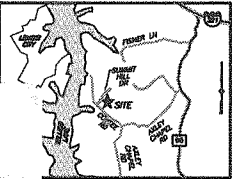
Curve No.	Radius	Arc	Chord Bearing	Chord
C-24	75'	35.31'	S 76°11'40" W	34.99'
C-25	50'	40.88'	S 86°07'45" W	39.75'
C-26	50'	60.03'	N 36°03'15" E	56.50'
C-27	50'	60.05'	N 32°43' E	56.51'
C-28	50'	60.24'	S 78°18'15" E	56.66'
C-29	75'	54.00'	S 64°25'50" E	52.84'
C-30	300'	54.24'	N 89°45'50" E	54.17'
C-31	300'	139.31'	N 71°16'50" E	138.06'
C-32	300'	50.84'	N 53°07'20" E	50.78'
C-33	25'	39.27'	N 03°16' E	35.36'
C-34	25'	40.98'	N 88°40'20" W	36.53'
C-35	912'	17.27'	S 43°51' W	17.27'
C-36	781.90'	59.01'	S 46°00'15" W	59.00'
C-37	781.90'	116.34'	S 52°25'45" W	116.24'
C-38	781.90'	105.08'	S 60°32'30" W	105.08'
C-39	781.90'	139.18'	S 69°29'30" W	139.00'

SURVEYOR:  
JIM SULLIVAN  
2543 CREEKSTONE CIRCLE  
MARYVILLE, TN. 37804  
PH. 406-7324

DEVELOPER:  
BAKERS CREEK PARTNERSHIP  
520 TWIN LAKES DRIVE  
LENOIR CITY, TN. 37772  
PH. 740-0150



CERTIFICATE OF OWNERSHIP AND DEDICATION		CERTIFICATE OF ACCURACY		CERTIFICATE OF APPROVAL FOR RECORDING		CERTIFICATION OF STREETS		CERTIFICATION OF WATER SYSTEM		CERTIFICATION OF SEWERAGE SYSTEM		MORGANTON LANDING	
This is to certify that the owner(s) of the property shown and described herein hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.		I certify that the plot shown and described herein, is a true and correct survey to the accuracy required by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.		I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. All improvements have been installed, or an acceptable surety posted in order to secure completion. This plat is approved for recording in the office of the County Register.		I certify that streets and related appearances installed, or proposed for installation fully meet the specifications established by the Regional Planning Commission.		I certify that the water system installed, or proposed for installation fully meets requirements of the Tennessee State Health Department, and is hereby approved as shown.		I certify that the sewage disposal system installed, or proposed for installation, fully meets the requirements of the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted.		LENOIR CITY REGIONAL PLANNING COMMISSION	
Date	Owner	Date	Registered Engineer/Surveyor	Date	Secretary, Regional Planning Commission	Date	Road Engineer/Highway Commissioner	Date	Utility System Manager/Designee	Date	Utility Manager/Designee	TOTAL ACRES	28.26
Date	Owner	Date	Registered Engineer/Surveyor	Date	Secretary, Regional Planning Commission	Date	Road Engineer/Highway Commissioner	Date	Utility System Manager/Designee	Date	Utility Manager/Designee	TOTAL LOTS	36 (+1 Open Space)
												ACRES NEW ROAD	2.45
												MILES NEW ROAD	0.37
												OWNER	BAKERS CREEK PARTNERSHIP
												CIVIL DISTRICT	LENOIR CITY
												SURVEYOR	JIM SULLIVAN
												CLOSURE ERROR	1:10,000
												SCALE	1"= 100'
													100' 0 100' 200'



**LOCATION MAP**

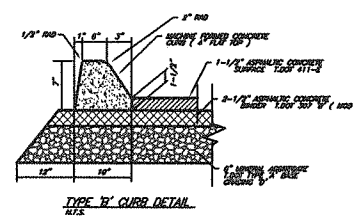
INSPECTOR VISUALS SHOWN HEREON ARE  
IN FIELD LOCATION OF VESSEL STRUCTURES  
LED, BURNER VALVES, ETC., AND COMPILED  
BY VESSEL VULNERABILITY COMRADES AND  
CONDUCTED SMALL PARTY IN DISTRICT ALL  
MIGHT ASSIGNED AND ALSO CALL THEM  
ACTION STOP TO VERIFY INFORMATION SHOWN  
AND DETERMINE THE LAYOUT OF THE SUBSTATION SYSTEM AND IF ADDITIONAL  
IMPROVEMENTS ARE NEEDED.

2. THIS PROPERTY IS ZONED AS MEDIUM DENSITY DWELLS AND PER THE  
LOUNDS COUNTY ZONING ORDINANCE.

4. JOINT FURNISHMENT EASEMENT SHALL ALSO FUNCTION AS A UTILITY AND

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

8. PROPOSED LOTS TO BE ON HELLS & SEPRC. THEY ARE SUBJECT TO APPROVAL BY FISC AND LOUDON COUNTY HEALTH DEPARTMENT RESPECTIVELY.

[illegible]

**SHEET C-1 2 OF 3**

**PRELIMINARY PLAT**  
**MINER COKE SUBDIVISION - PHASE 2**

SITE ADDRESS: YELLOWWOOD LANE, GREENBACK, TN 37742

DIST. NO. 3                      LOUDON CO., TN.

CLT MAP 51 PARCEL 8.03

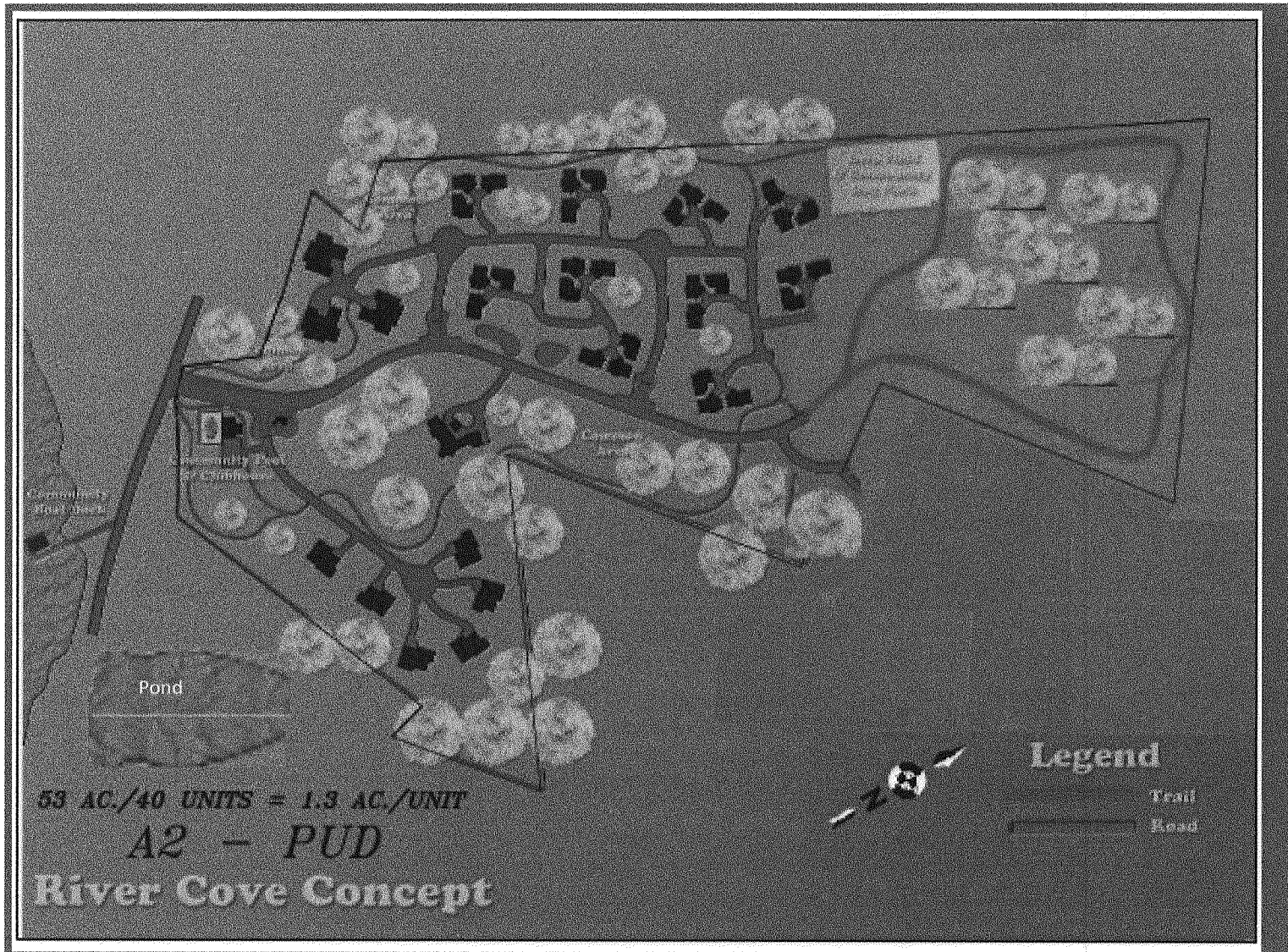
OWNER: **DEBORAH & STEWART HOSSI**  
700 SUMMIT HILL DRIVE  
GREENBACK, TENNESSEE 37742  
(865) 986-2604



**URBAN ENGINEERING, INC.**  
11632 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37822  
(605) 908-1924

QW4: BPS	QW5: GAS	QW6: NO 05/25
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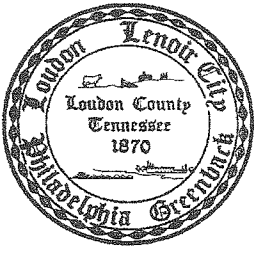
## AGENDA ITEM B



## 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	39	\$16,670	\$4,418,410	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	295	\$133,764	\$38,232,108	403	\$180,391	\$49,325,992	366	\$143,612	\$63,071,848	314	\$129,499

14 single family permits issued for September, 2014



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## AGENDA

### LOUDON COUNTY BOARD OF ZONING APPEALS

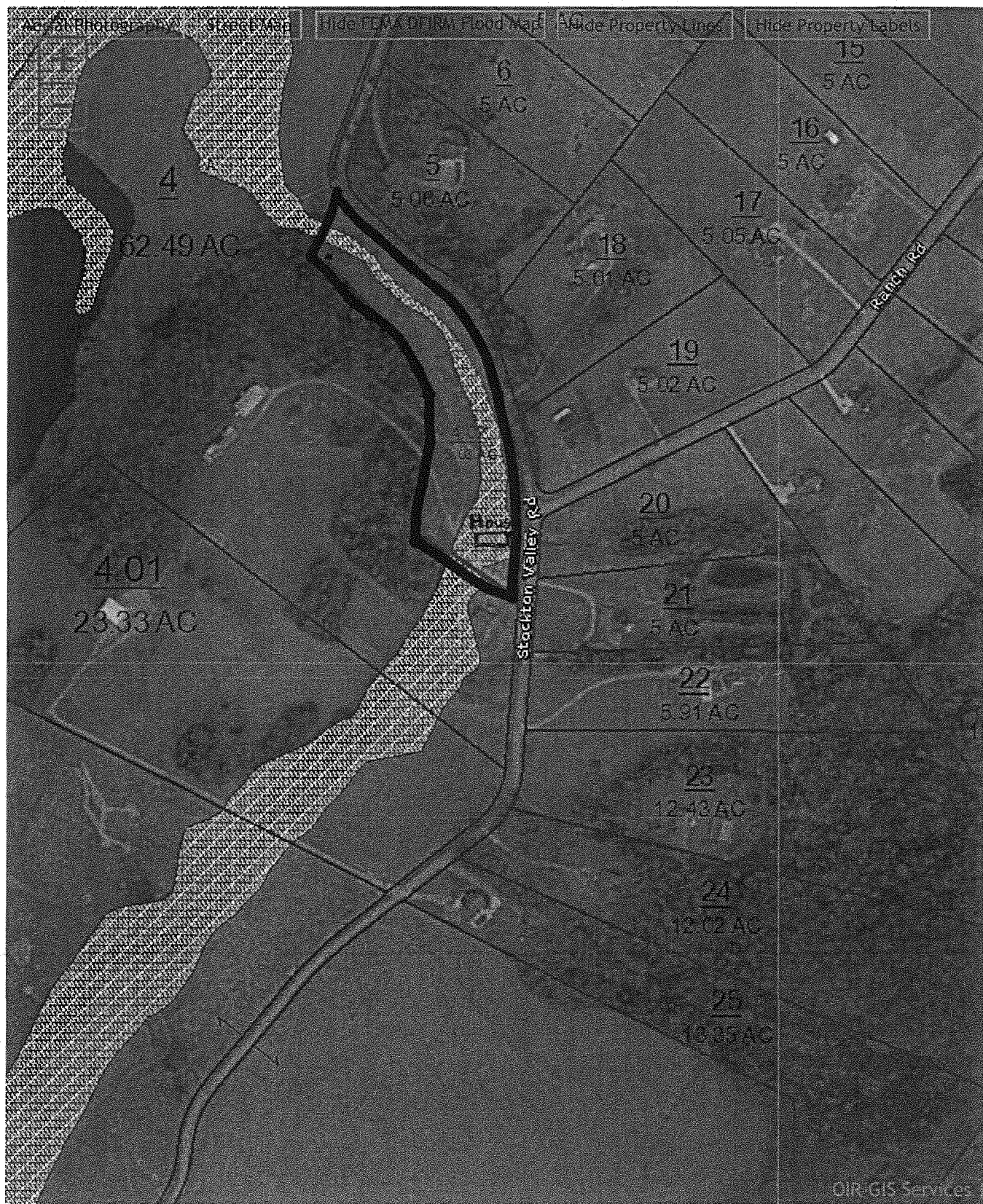
October 21, 2014

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the September 16, 2014 meeting.
5. Planned Agenda Items:
  - A. **Consideration of a variance request to build an addition in a floodplain area, located at 3120 Stockton Valley Rd., referenced by Tax Map 46, Parcel 4.02, Zoned A-1, 4<sup>th</sup> Legislative District. Owner: Cary Ratliff**
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment





Ten







10/07/2014





10/07/2014





10/07/2014