



Loudon County Planning Department

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AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

November 18, 2014

5:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from October 21, 2014
5. Planned Agenda Items:
 - A. Consideration of request to release Letter of Credit for Clearmill Dr., Cliff Branch Blvd., and Roseland Ln. in Oak Creek Subdivision.
 - B. Consideration of request to accept Clearmill Dr., Cliff Branch Blvd., and Roseland Ln. in Oak Creek Subdivision as a county road.
File #14-11-65-TR-CO
 - C. Consideration to amend the Loudon County Zoning Resolution Article 4, Section 4.230 Development Standards for Permitting Telecommunications Towers and Antennas, Article 5, Section 5.010 Classification of Districts, Article 5, Section 5.041 A-1 Agriculture-Forestry District, Article 5, Section 5.042 A-2 Rural Residential District, Article 5, Section 5.043. R-1 Suburban Residential District, Article 5, Section 5.049 R-E Single Family Exclusive Overlay District, Article 5, Section 5.051 Telecommunication Overlay District, and Article 7.150 Postponed and/or withdrawn Agenda Items. File #14-11-64-RGZ-CO
 - D. Consideration of request to rezone approximately 38 acres from A-1 (Agriculture-Forestry District) to A-2/PUD (Rural Residential District/Planned Unit Development), located off Coytee Rd, River Cove Subdivision (formerly Yellow Wood Subdivision), Phase I, referenced on Tax Map 51B, Group A, Parcels 1.00-17.00, 21.00-22.00, Tax Map 51, Parcel 8.00, 3rd Legislative District Owner: Stewart and Deborah Rossi File #14-11-67-RZ-CO

Serving Loudon County
Loudon • Greenback • Philadelphia

6. Planning and Codes Department Building Activity Report for September, 2014:
October - 34 permits issued with estimated value of \$4,802,880 and fees collected of \$17,782 (16 single-family building permits issued)
7. County Commission Action on Planning Commission Recommendations:
There werenone.
8. Additional Public Comments
9. Update from Planning Department
10. Adjournment

AGENDA ITEM B



DRAFT

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4, SECTION 4.230 DEVELOPMENT STANDARDS FOR PERMITTING TELECOMMUNICATIONS TOWERS AND ANTENNAS, ARTICLE 5, SECTION 5.010 CLASSIFICATION OF DISTRICTS, ARTICLE 5, SECTION 5.041 A-1 AGRICULTURE-FORESTRY DISTRICT, ARTICLE 5, SECTION 5.042 A-2 RURAL RESIDENTIAL DISTRICT, ARTICLE 5, SECTION 5.043 R-1 SUBURBAN RESIDENTIAL DISTRICT, ARTICLE 5, SECTION 5.049 R-E SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, ARTICLE 5, SECTION 5.051 TELECOMMUNICATION OVERLAY DISTRICT, AND ARTICLE 7, SECTION 7.150 POSTPONED AND/OR WITHDRAWN AGENDA ITEMS 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 October 29-30, 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, Article 5, Section 5.010 Classification of Districts, Article 5, Section 5.041 A-1 Agriculture-Forestry District, Article 5, Section 5.042 A-2 Rural Residential District, Article 5, Section 5.043 R-1 Suburban Residential District, Article 5, Section 5.049 R-E Single Family Exclusive Overlay District, Article 5, Section 5.051 Telecommunication Overlay District, and Article 7, Section 7.150 Postponed and/or withdrawn Agenda Items 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 building 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.

8. Users

Change to read as the following:

A tower shall have at least one carrier commitment at the time of a rezoning application.

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 a rezoning request must, however, include a written justification for the type of tower proposed, taking into consideration its compatibility with surrounding land uses.

H. REMOVAL OF BONDS OR LETTER OF CREDIT

Remove BZA and replace with Loudon County Planning Commission.

I. APPLICATION REQUIREMENTS FOR (remove Special Exception and replace with) T-1 ZONING REQUEST

Change the first sentence to read as follows:

The following information shall be submitted to the Loudon County Planning Office thirty (30) days prior to review by the Loudon County Planning Commission.

2. Change to read as follows:

Copies of certified letters sent to contiguous property owners advising them of the rezoning request.

Add to **ARTICLE 5** the following section:

5.051 Telecommunication Overlay District

Article 5, Section 5.010: CLASSIFICATION OF DISTRICTS

Zoning District

District Abbreviation

Add:

Telecommunications Overlay District

T-1

Article 5, Section 5.041: A-1 AGRICULTURE-FORESTRY DISTRICT

C. USES PERMITTED AS SPECIAL EXCEPTIONS

Remove Item 13

Article 5, Section 5.041: A-2 RURAL RESIDENTIAL DISTRICT

C. USES PERMITTED AS SPECIAL EXCEPTIONS

Remove Item 14

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)

Article 5, Section 5.049: R-E SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT

D. USES PERMITTED AS SPECIAL EXCEPTIONS

4. Utility facilities necessary for provision of public serves.

Add the following:

(Telecommunication tower and antennas are specifically excluded.)

Add the following Section to Article 5:

5.051. TELECOMMUNICATION OVERLAY DISTRICT

A. DISTRICT DESCRIPTION

The T-1 Overlay District is established to govern the location of telecommunication towers and antennas. Telecommunication towers and antennas can only be located in the T-1 Overlay District. The T-1 Overlay District can only be used in the A-1 Agriculture-Forestry District and the C-2 General Commercial District. The location for each telecommunication tower or antenna must individually be rezoned T-1 prior to any construction. Telecommunication towers and antennas located in the T-1 Overlay District must meet all requirements in Section 4.230 (**DEVELOPMENT STANDARDS FOR PERMITTING TELECOMMUNICATIONS TOWERS AND ANTENNAS**) of the Zoning Resolution of Loudon County, Tennessee.

B. USES PERMITTED

1. Telecommunication towers and antennas
2. All uses permitted by the primary zoning district as regulated by Section 4.080.

C. USES PERMITTED AS SPECIAL EXCEPTIONS

All special exception uses permitted by the primary zoning district as regulated by Section 4.080.

D. USES PROHIBITED

All uses prohibited by the primary zoning district.

Add to ARTICLE 7 the following section:

7.150 Postponed and/or Withdrawn Agenda Items

Any item placed on the agenda of the Loudon County Planning Commission or the Loudon County Board of Zoning Appeals that is postponed and/or withdrawn twice by the petitioner cannot be resubmitted for a period of twelve months.

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

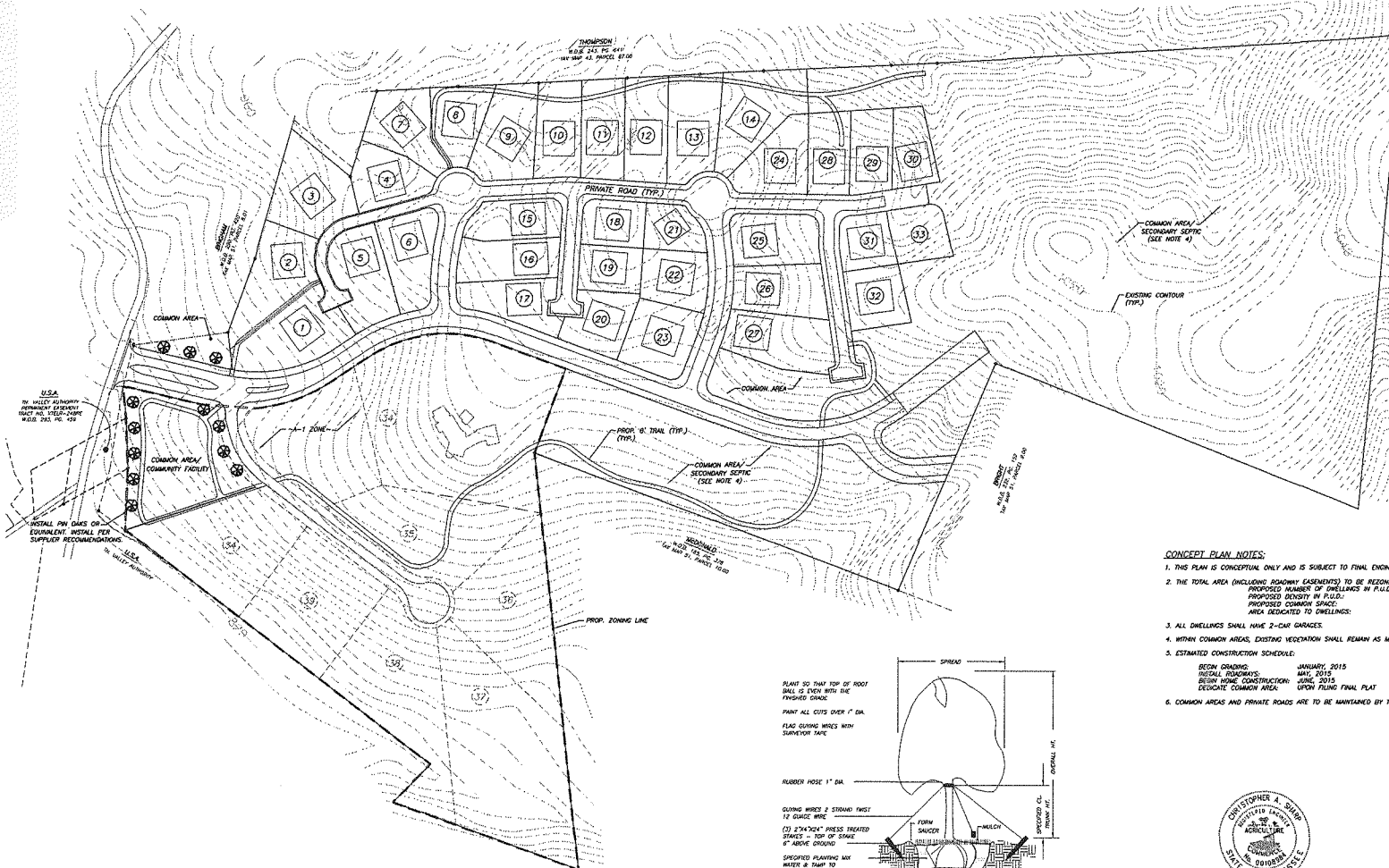
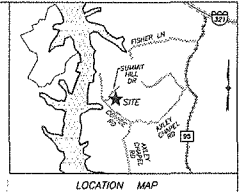
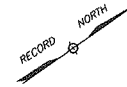
The vote on the question of approval of this Resolution by the Planning Commission is as follows:

APPROVED: _____

DISAPPROVED: _____

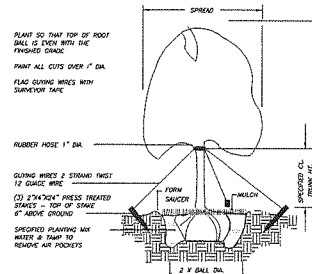
**ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: November 18, 2014**

AGENDA ITEM D



CONCEPT PLAN NOTES:

1. THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO FINAL ENGINEERING AND APPROVALS BY THE APPLICABLE GOVERNING BODIES.
2. THE TOTAL AREA (INCLUDING ROADWAY EASEMENTS) TO BE RECEIVED: 37.96 ACRES
PROPOSED NUMBER OF DWELLINGS IN P.U.G.: 33 DWELLINGS
PROPOSED DENSITY IN P.U.G.: 1.15 AC/DWELLING
PROPOSED COMMON SPACE: 20.6-AC (54%)
AREA DEDICATED TO DWELLINGS: 17.3-AC (46%)
3. ALL DWELLINGS SHALL HAVE 2-CAR GARAGES.
4. WITHIN COMMON AREAS, EXISTING VEGETATION SHALL REMAIN AS MUCH AS PRACTICABLE.
5. ESTIMATED CONSTRUCTION SCHEDULE:
DESIGN DRAINAGE: JANUARY, 2015
INSTALL ROADWAYS: MAY, 2015
BEGIN HOME CONSTRUCTION: JUNE, 2015
DEDICATE COMMON AREA: UPON FILING FINAL PLAN
6. COMMON AREAS AND PRIVATE ROADS ARE TO BE MAINTAINED BY THE SUBDIVISION'S HOME OWNERS ASSOCIATION.



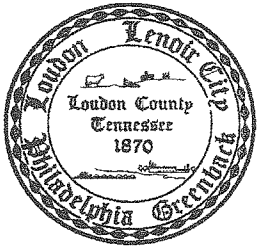
TREE PLANTING
SCALE: NOT TO SCALE



GRAPHIC SCALE
100 0 100 200

REVISION	DATE	DESCRIPTION	BY

CONCEPT PLAN RIVER COVE S/D SITE ADDRESS: YELLOWWOOD LANE, GREENBACK, TN 37742	
DIST. NO. 3 CLT. MAP 51 SCALE: 1"=100'	LOUDON CO., TN. PARCEL 8.03 SEPTEMBER 19, 2014
OWNER: DEBORAH & STEWART ROSSI 700 SUMMIT HILL DRIVE GREENBACK, TENNESSEE 37742 (865) 986-2684	
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924	
DWN: BOS CHK: CAS DNG: NO. 05075	



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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

November 18, 2014

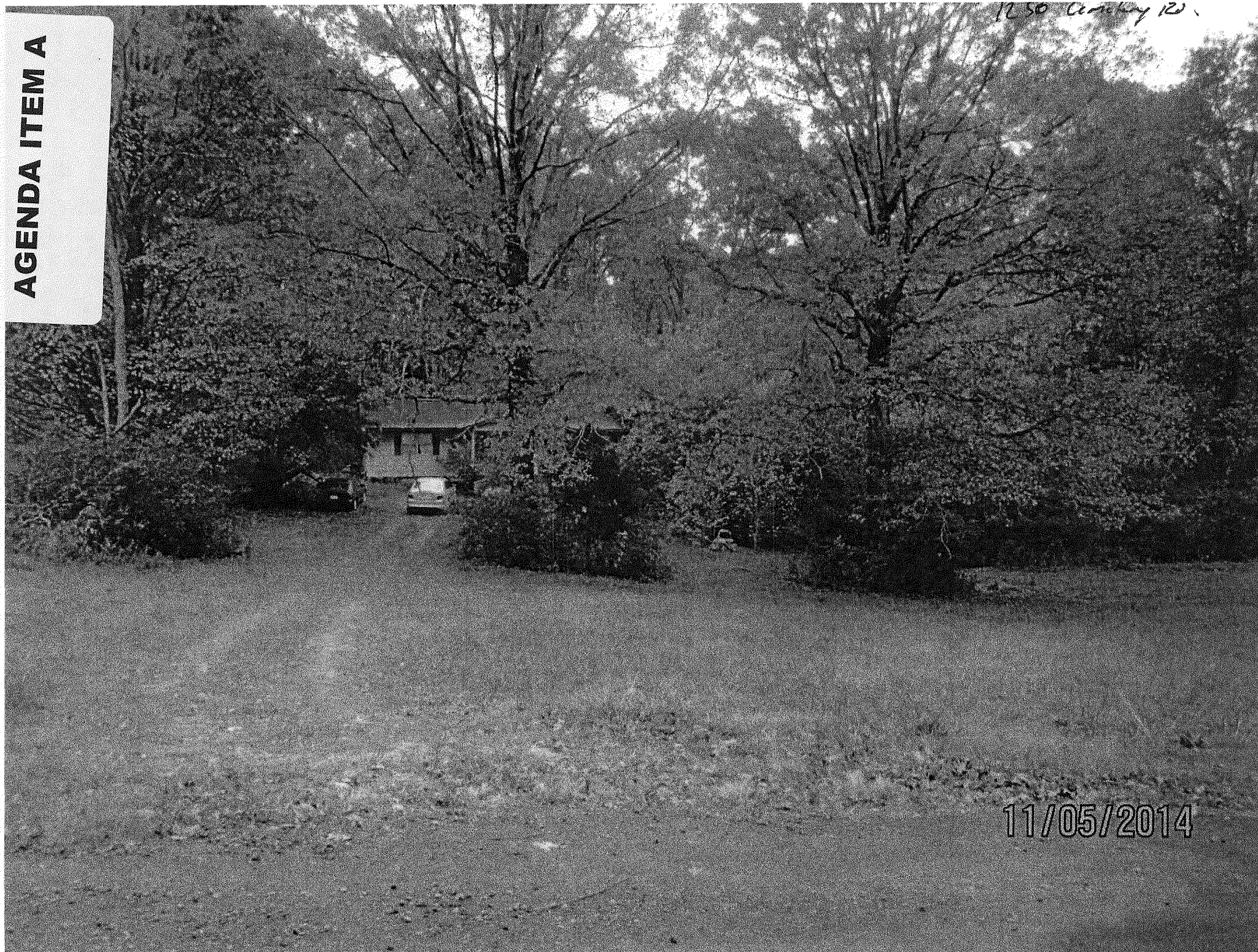
1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the October 21, 2014 meeting.
5. Planned Agenda Items:
 - A. **Consideration of a special exception request to live in existing house while building new house located at 1250 Cemetery Rd., Loudon, referenced by Tax Map 57, Parcel 172.00, zoned A-2. Owner: Gary Bivens**
 - B. **Consideration of a special exception request to place a temporary office located at 7727 Hwy. 411, South, Greenback, referenced by Tax Map 84, Parcel 30.00, zoned A-1. Owner: Thomas Olson**
 - C. **Consideration of a special exception request to building a storage building located at 40421 Hwy. 95, North, Lenoir City, referenced by Tax Map 44, Parcel 2.00, zoned C-1. Owner: Robert Foshee**
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment



Tennessee



1250 Cemetery Rd.



11/05/2014



Tennessee



AGENDA ITEM B



11/05/2014



11/05/2014



Tennessee P



40421

11/05/2014



AGENDA ITEM C



11/05/2014