

Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
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www.loudoncounty-tn.gov

AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

APRIL 21, 2015

5:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from March 17, 2015
5. Planned Agenda Items:
 - A. **Consideration of rezoning from C-1 (Rural Center District) to C-2 (General Commercial District) on property located at 6795 Hwy. 411, S., Greenback, TN, consisting of 9.29 acres, referenced by Tax Map 80, Parcel 77.00, 3rd Legislative District. Owner/Applicant: Thomas Irmen. File #15-03-16-RZ-CO**
 - B. **Consideration of a request to accept Eaton Village Trace as a county road, located in Eaton Village, Phase 2. File #15-03-19-TR-CO**
 - C. **Consideration of Brannon 4-lot subdivision located at 4559 Browder Hollow Rd., Lenoir City, consisting of 8.77 acres, zoned R-1, referenced on Tax Map 20, Parcels 57.00, 58.00, 83.00, and 83.01, 5th Legislative District. Owner/ Applicant: Bertha Brannon, Connie and James Hooks, Jeremy and Joyce Brannon. File #15-03-23-SU-CO**
 - D. **Discussion of accessory structures in front yards. Staff**
6. Planning and Codes Department Building Activity Report for March, 2015:

March – 36 permits issued with estimated value of \$5,548,633 and fees collected of \$20,232 (18 single-family building permits issued)

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7. County Commission Action on Planning Commission Recommendations:

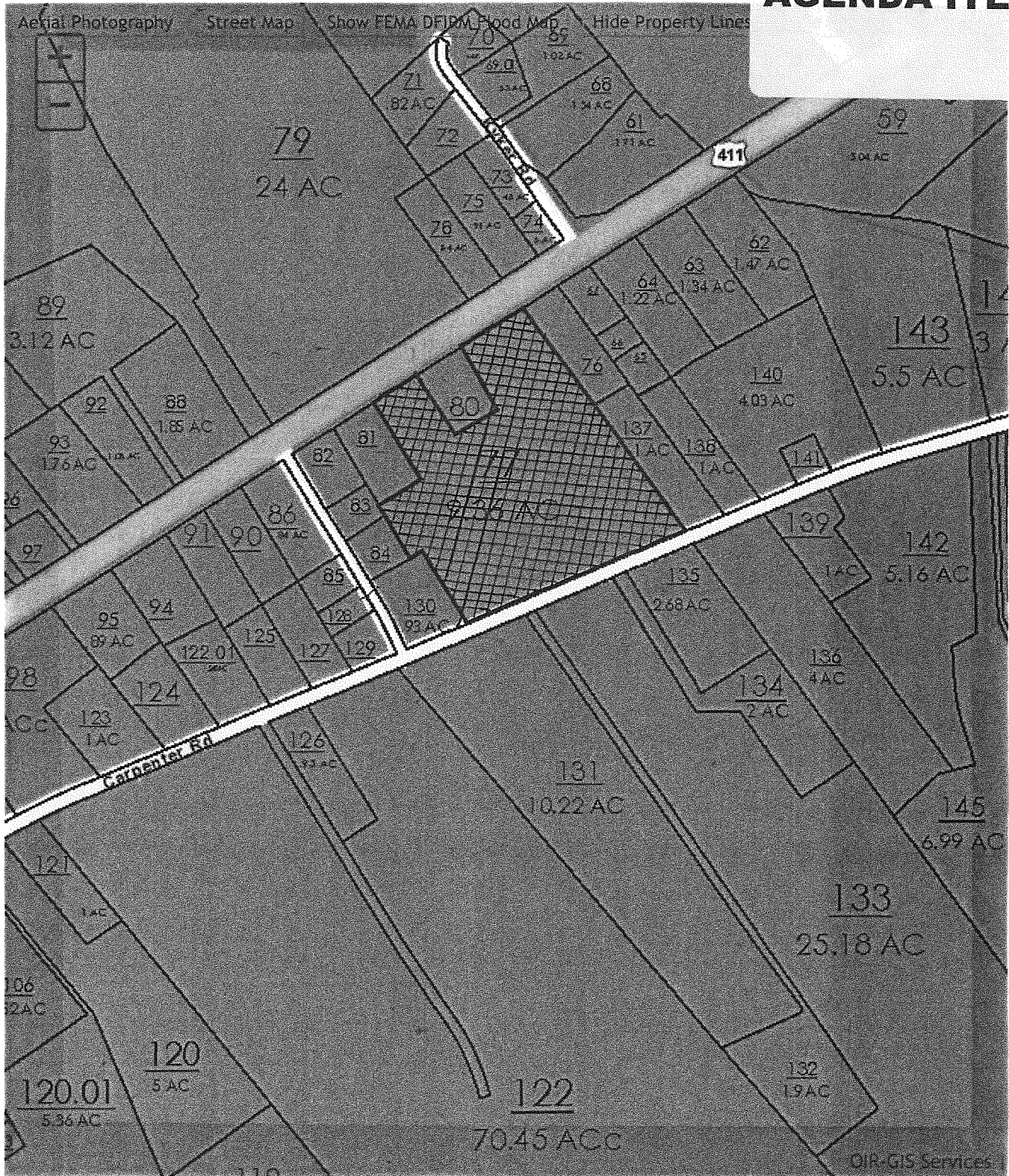
8. Additional Public Comments

9. Update from Planning Department:

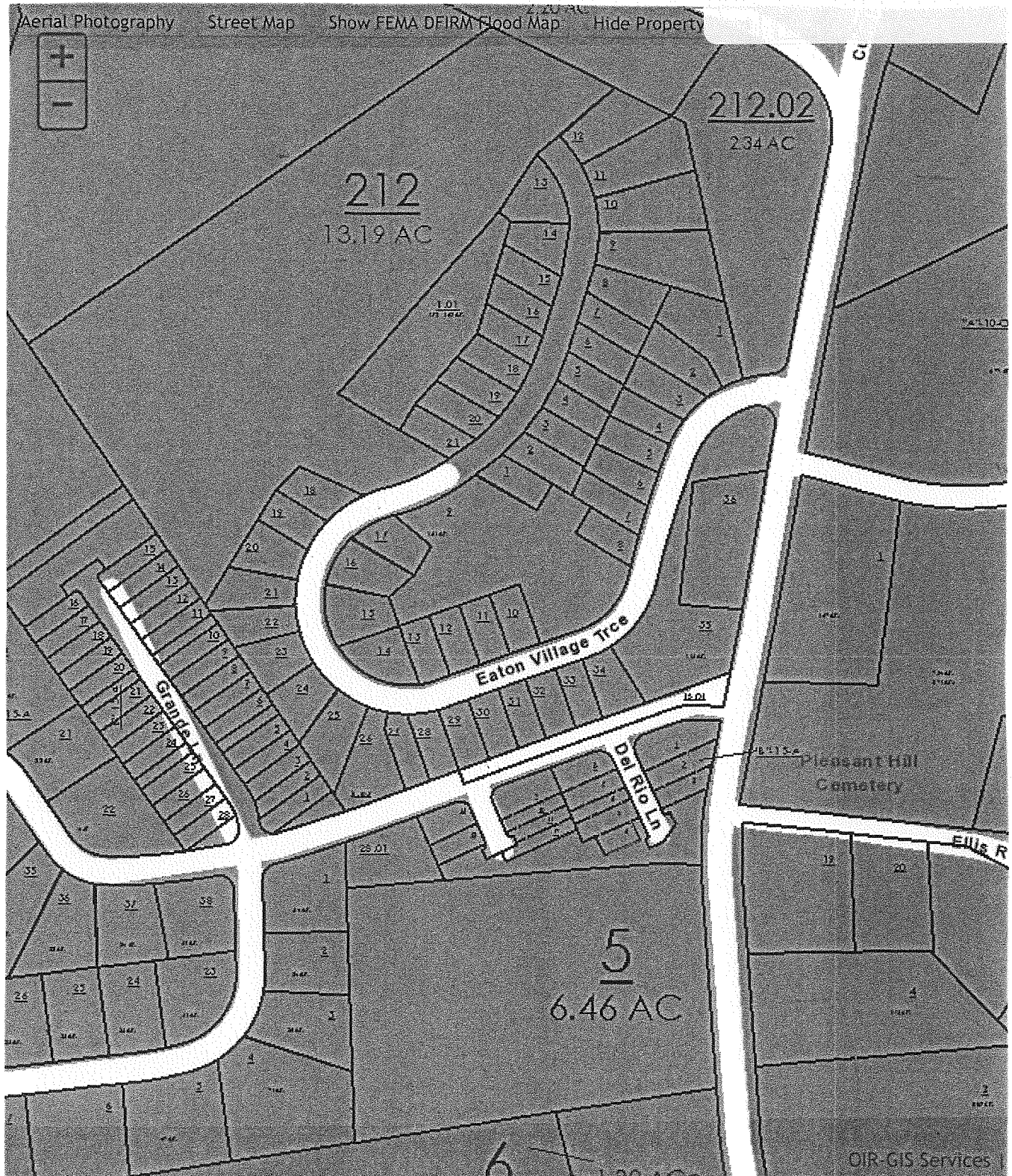
A planning commissioner training on Tuesday, June 30, 2015 in Oak Ridge at 5:45 p.m. Sponsored by the ETDD (East Tennessee Development District), University of Tennessee, and TDEC (Tennessee Department of Environment and Conservation).

10. Adjournment

AGENDA ITEM A

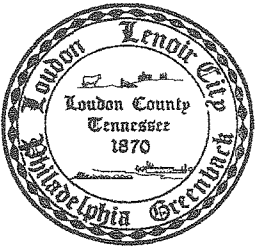


AGENDA ITEM B



PLANNING AND CODES DEPARTMENT BUILDING ACTIVITY SUMMARY											
Month	2015	Fees	Value	2014	Fees	Value	2013	Fees	Value	2012	Fees
January	32	\$14,062	\$3,567,514	20	\$10,742	\$2,957,218	22	\$9,206	\$2,469,383	27	\$11,157
February	24	\$12,375	\$3,123,259	28	\$11,888	\$3,101,993	20	\$8,195	\$2,136,078	29	\$10,142
March	36	\$20,232	\$5,548,633	34	\$14,418	\$3,792,021	33	\$11,029	\$2,814,170	42	\$13,956
April				42	\$19,021	\$5,838,442	39	\$20,608	\$5,973,799	39	\$16,297
May				30	\$16,674	\$4,409,645	33	\$16,252	\$4,074,843	33	\$11,500
June				33	\$8,762	\$2,972,266	37	\$12,077	\$2,919,546	33	\$11,364
July				29	\$11,757	\$2,942,219	35	\$13,785	\$3,636,909	27	\$9,221
August				40	\$23,832	\$7,799,894	48	\$18,764	\$5,515,428	36	\$13,928
September				39	\$16,670	\$4,418,410	47	\$15,760	\$3,960,609	25	\$10,980
October				34	\$17,782	\$4,802,880	30	\$19,272	\$6,014,440	37	\$20,518
November				15	\$7,608	\$1,893,712	30	\$18,463	\$5,175,428	23	\$10,353
December				36	\$16,859	\$4,199,225	29	\$16,980	\$4,635,359	15	\$4,196
TOTALS	92	\$46,669	\$12,239,406	380	\$176,013	\$49,127,925	403	\$180,391	\$49,325,992	366	\$143,612

18 Single-family building permits issued for March, 2015



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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

APRIL 21, 2015

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the March 17, 2014 meeting.
5. Planned Agenda Items:
 - A. Consideration of a Special Exception request to allow living in existing home while building new home on same property. Existing home will be torn down when new home is completed, located at 2140 Dry Branch Rd., Philadelphia, referenced by Tax Map 47, Parcel 63.03, Zoned A-1, 4th Legislative District. Owner/Applicant: William and Deborah Little
 - B. Consideration of a Special Exception request to allow an accessory structure in the front yard of the property, located at 6999 Sinking Creek Rd., Greenback, referenced by Tax Map 70, Parcel 6.00, Zoned A-2, 3rd Legislative District. Owner/Applicant: Steven Thompson
 - C. Consideration of a Special Exception request to allow an accessory structure in the front yard of the property, located at 20990 Hwy. 321, S., referenced by Tax Map 35, Parcel 80.00, Zoned A-1, 3rd Legislative District. Owner/Applicant: James Keaton
 - D. Consideration of a Special Exception request to allow an open carport (24'X31') to store 2 personal boats on commercial property, located at 3694 Hwy. 11, E., Lenoir City, referenced by Tax Map 15M, Group C, Parcel 2.00, Zoned C-2, 2nd Legislative District. Applicant: Steve Spell
 - E. Consideration of a Special Exception request to allow someone to live in residence on commercial property, located at 3900 Hwy. 11, E., Lenoir City, referenced by Tax Map 15M, Group C, Parcel 3.00, Zoned C-2, 2nd Legislative District. Owner/Applicant: Steve Spell (Sam's Land, LLC)

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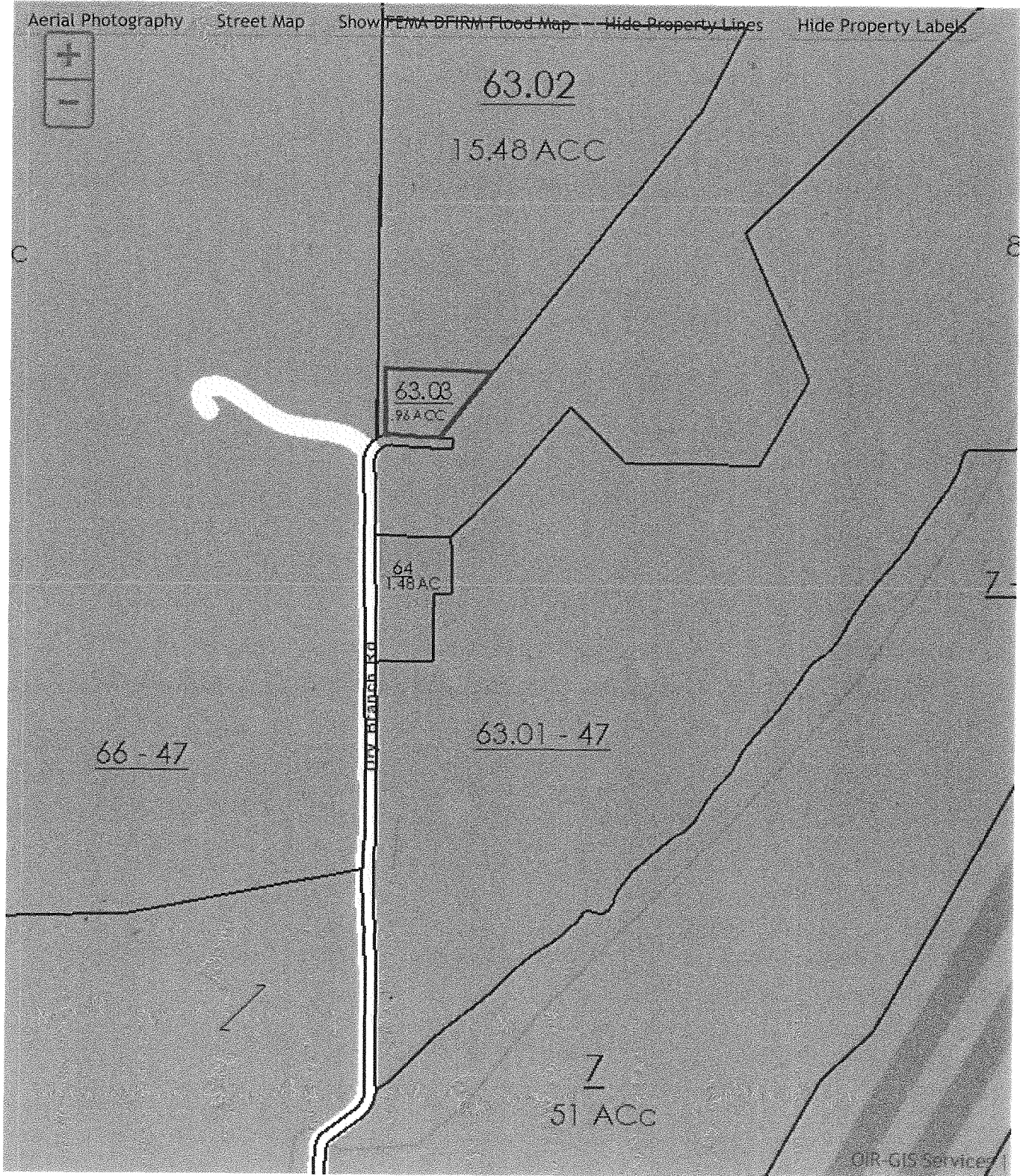
- F. Consideration of a 5' rearyard setback variance request for construction of a new building, located at 3832 Hwy. 11, E., Lenoir City, referenced by Tax Map 15M, Group C, Parcel 3.00, Zoned C-2, 2nd Legislative District. Owner/Applicant: Steve Spell (Sam's Land, LLC)**
- G. Consideration of a Special Exception request to allow a singlewide mobile home to be placed on an RE Overlay property, located at 601 Wilson Road, Lenoir City, referenced by Tax Map 16, Parcel 169.00, Zoned R-1/RE, 6th Legislative District. Owner/Applicant: Harvey Franklin**
- H. Consideration of a 9' rearyard setback variance request for construction of a screened-in porch built on an existing patio pad, located at 288 Augusta Lane, Lenoir City, in The Masters, Unit 2, in Avalon, referenced by Tax Map 6E, Group C, Parcel 5.00, Zoned R-1/PUD, 5th Legislative District. Owner/Applicant: Tom Fielden/Fieldstone Bldrs., Inc.**
- I. Consideration of a Special Exception request to live in existing dwelling (will tear down as soon as singlewide is set up) on property while setting up singlewide mobile home on same property, located at 1535 Browder Hollow Road, Lenoir City, referenced by Tax Map 26, Parcel 27.00, Zoned R-1, 5th Legislative District. Applicant: Jay Kelley**
- J. Consideration of a Special Exception request to allow carport in front yard of property, located at 7145 Grimes Road, Loudon, referenced by Tax Map 56, Parcel 69.00, Zoned A-2/RE, 4th Legislative District. Owner/Applicant: Krista Wright**

- 6. Additional public comments
- 7. Announcements and/or comments from Board/Commission
- 8. Adjournment

AGENDA ITEM A



AGENDA ITEM A



AGENDA ITEM B



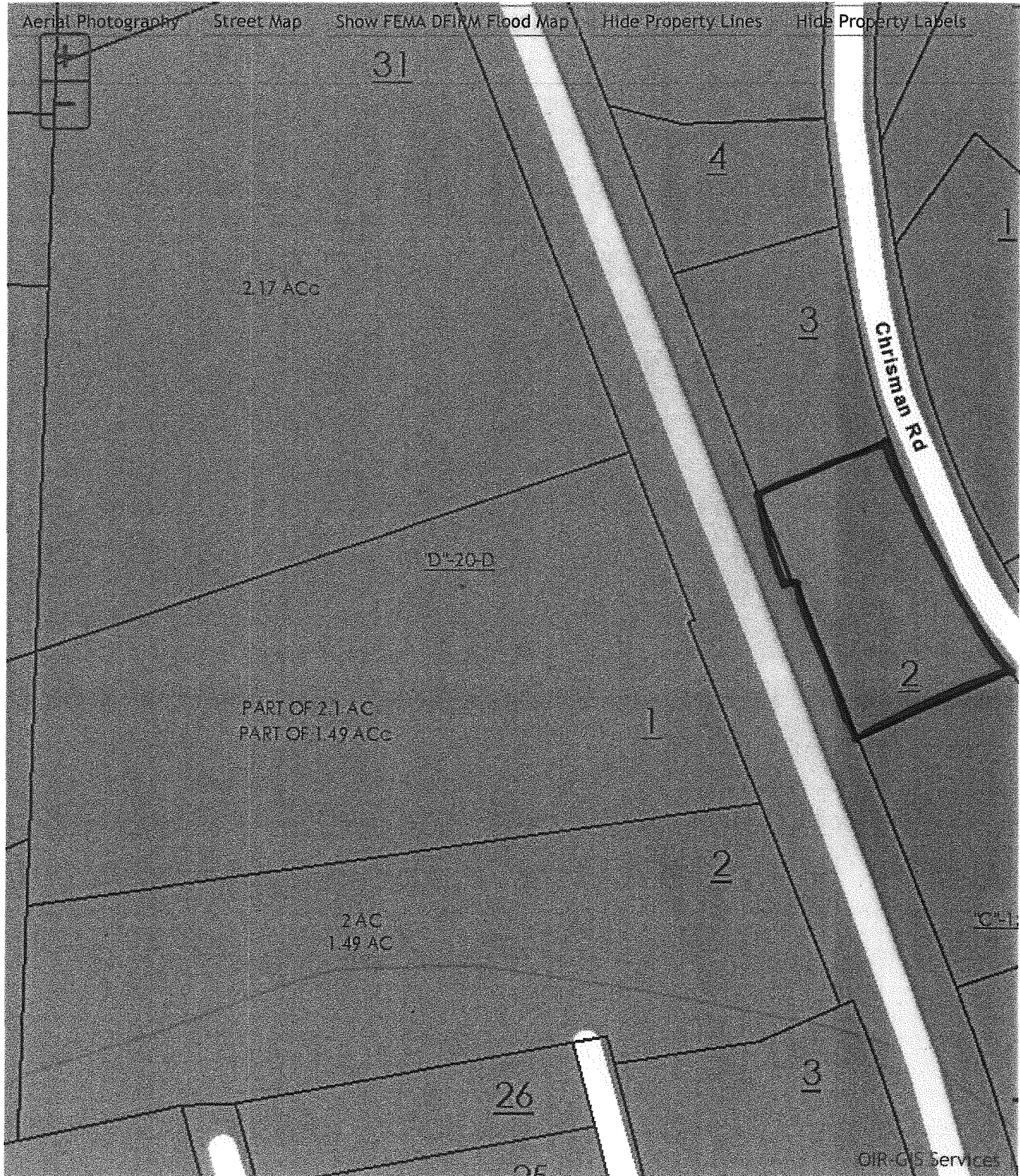
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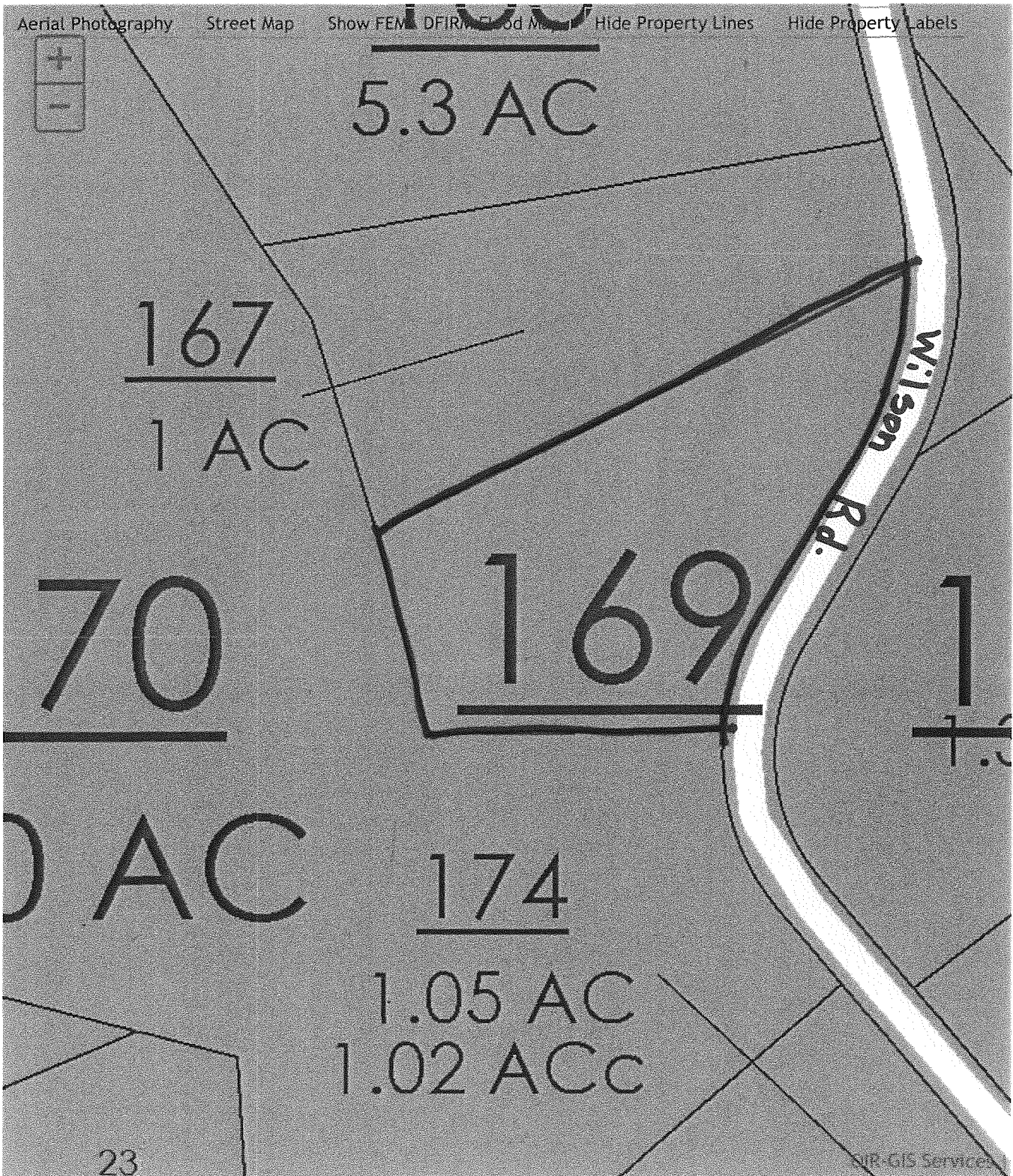




Tennessee

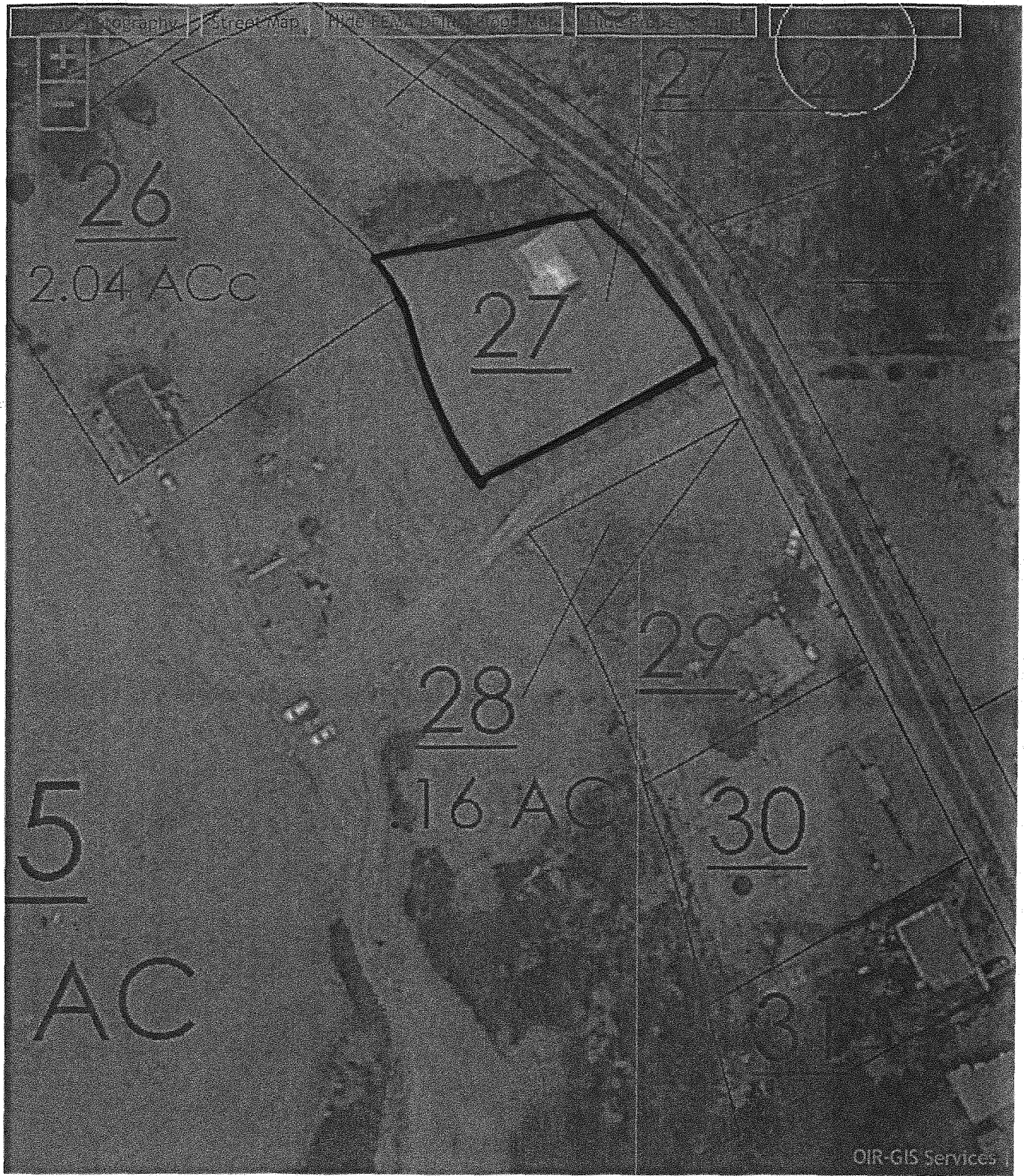








AGENDA ITEM I



AGENDA ITEM J

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