

Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

MAY 19, 2015

5:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from April 21, 2015
5. Planned Agenda Items:
 - A. Consideration of preliminary plat approval for River Cove Subdivision, Phase 2, located off Summitt Hill Dr., referenced by Tax Map 51B, Group A, Parcels 1.00-9.00, Zoned A-2/PUD. Owner: Stewart and Debbi Rossi File #15-04-28-SU-CO
 - B. 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
 - C. Discuss Land Use Plan - Staff
6. Planning and Codes Department Building Activity Report for April, 2015:

April – 37 permits issued with estimated value of \$3,657,482 and fees collected of \$14,543 (15 single-family building permits issued)
7. County Commission Action on Planning Commission Recommendations:

Approved rezoning from R-1 (Suburban Residential) to C-1 (Rural Center District) on property located at 5375 Hwy. 321, N., Lenoir City, consisting of 1.4 for both properties, referenced by Tax Map 9E, Group B, Parcels 3.00 and 4.00. Owner/Applicant: Michelle Howard.
8. Additional Public Comments

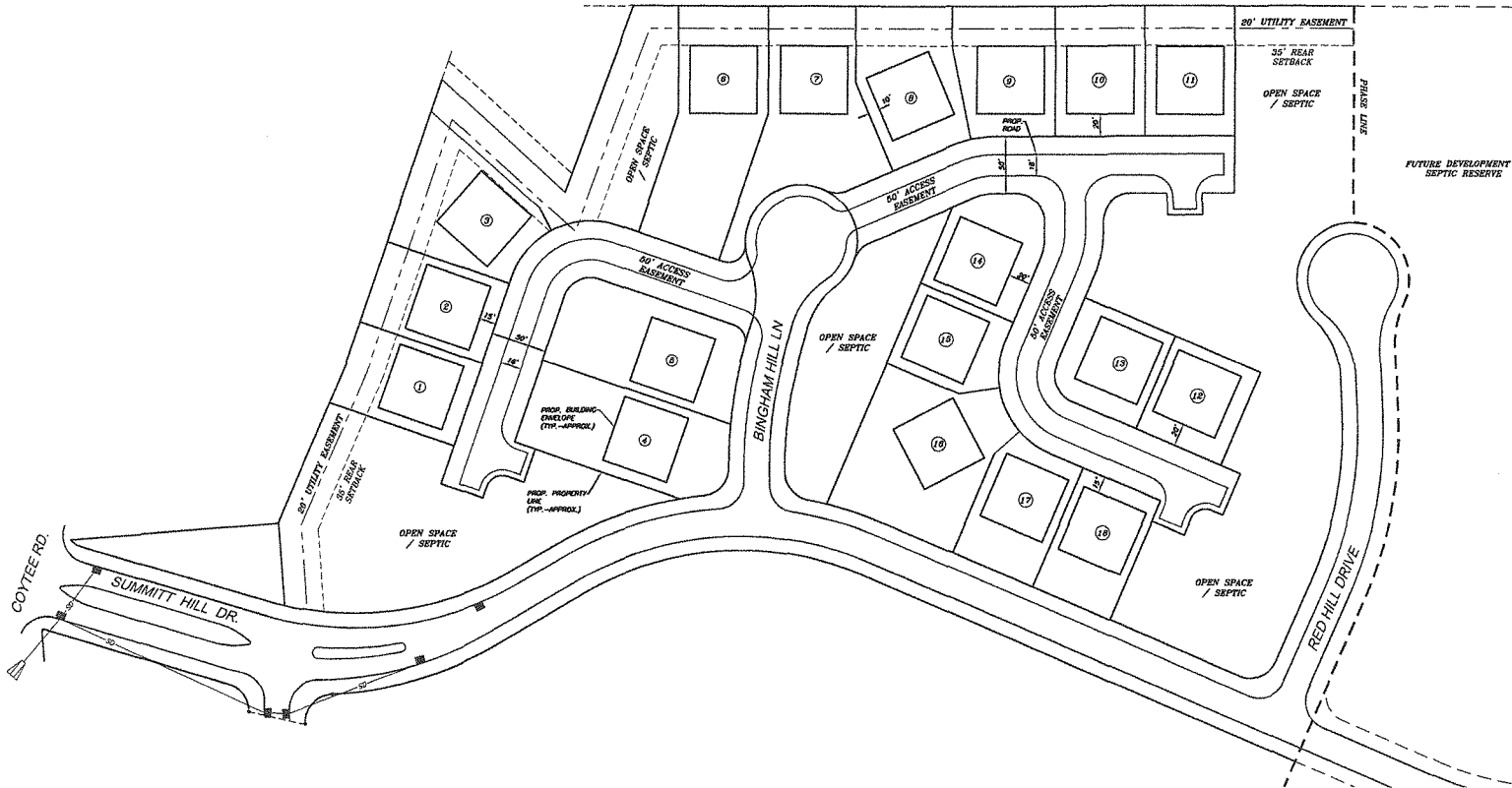
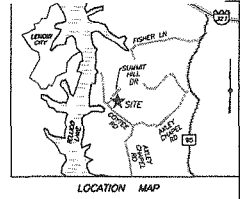
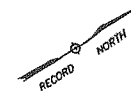
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9. Update from Planning Department:

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



CONCEPT PLAN NOTES:

1. THIS PLAN IS CONCEPTUAL, BUT IS SUBJECT TO FINAL DETERMINATION AND APPROVALS BY THE APPLICANT'S GOVERNING BODIES.
2. THE TOTAL AREA (INCLUDING RANDOMLY DISTRIBUTED) TO BE RECOVERED: 8.84 ACRES
TOTAL COMMON AREAS (INCLUDING COMMON AREAS IN PLUGS): 1.00 ACRES
PROPOSED DENSITY IN PLUGS: 0.51 ACRES
PROPOSED COMMON SPACES: 0.51 ACRES
AREA DEDICATED TO SWIMLAKES: 6.3-AC (66%)
3. ALL SWIMLAKES SHALL HAVE 2-3M GRASSES.
4. WITHIN COMMON AREAS, EXISTING VEGETATION SHALL REMAIN AS MUCH AS PRACTICABLE.
5. ESTIMATED CONSTRUCTION SCHEDULE:
- | BEACH GRADING | JUNE, 2012 |
|--|-----------------------|
| INSTALL SWIMLAKES <td>AUGUST, 2012</td> | AUGUST, 2012 |
| BEACH PLANT CONSTRUCTION <td>SEPTEMBER, 2012</td> | SEPTEMBER, 2012 |
| RELOCATE COMMON AREAS <td>DECEMBER, 2012, PLANT</td> | DECEMBER, 2012, PLANT |
6. COMMON AREAS AND PRIVATE RESCUE ARE TO BE MAINTAINED BY THE SUEDESH/ST'S HOME OWNERS' ASSOCIATION.

CONCEPT PLAN

RIVER COVE SUBDIVISION - PHASE 2

SITE ADDRESS: YELLOWWOOD LANE, GREENBACK, TN 37742

DIST. NO. 3 LOUDON CO., TN.
CLY MAP 51 PARCEL 8.03
SCALE: 1"=50' APRIL 13, 2019

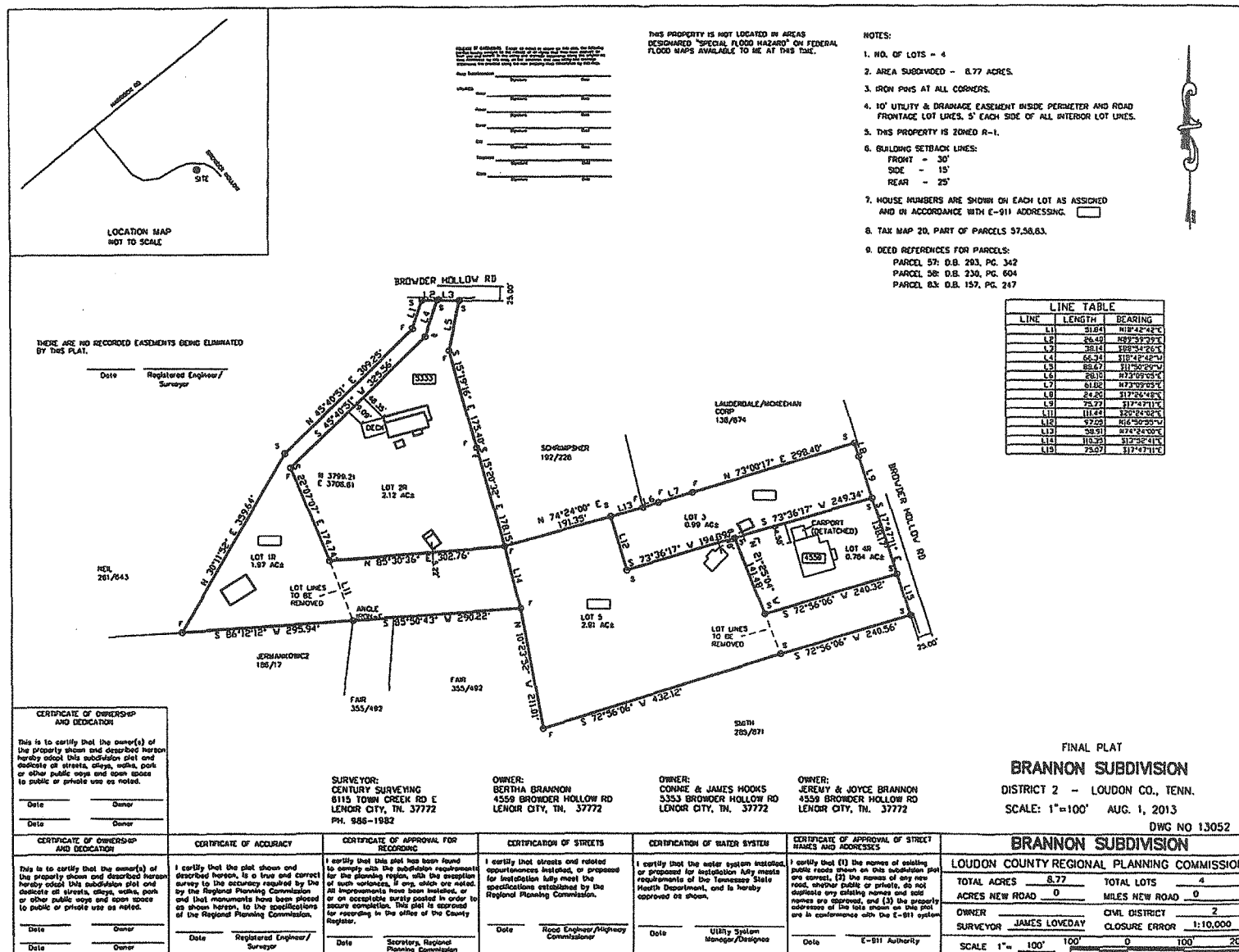
OWNER: **DEBORAH & STEWART ROSSI**
700 SUMMIT HILL DRIVE
GREENBACK, TENNESSEE 37742
(865) 986-2684

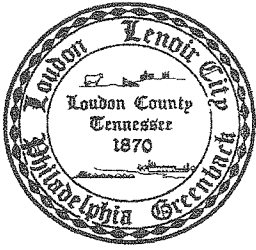


URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(615) 966-1924

					 URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924
REVISION	DATE	DESCRIPTION	BY	DWG. NOS	
				CHG. NOS	DWG. NO. 02075-14

1852





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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

MAY 19, 2015

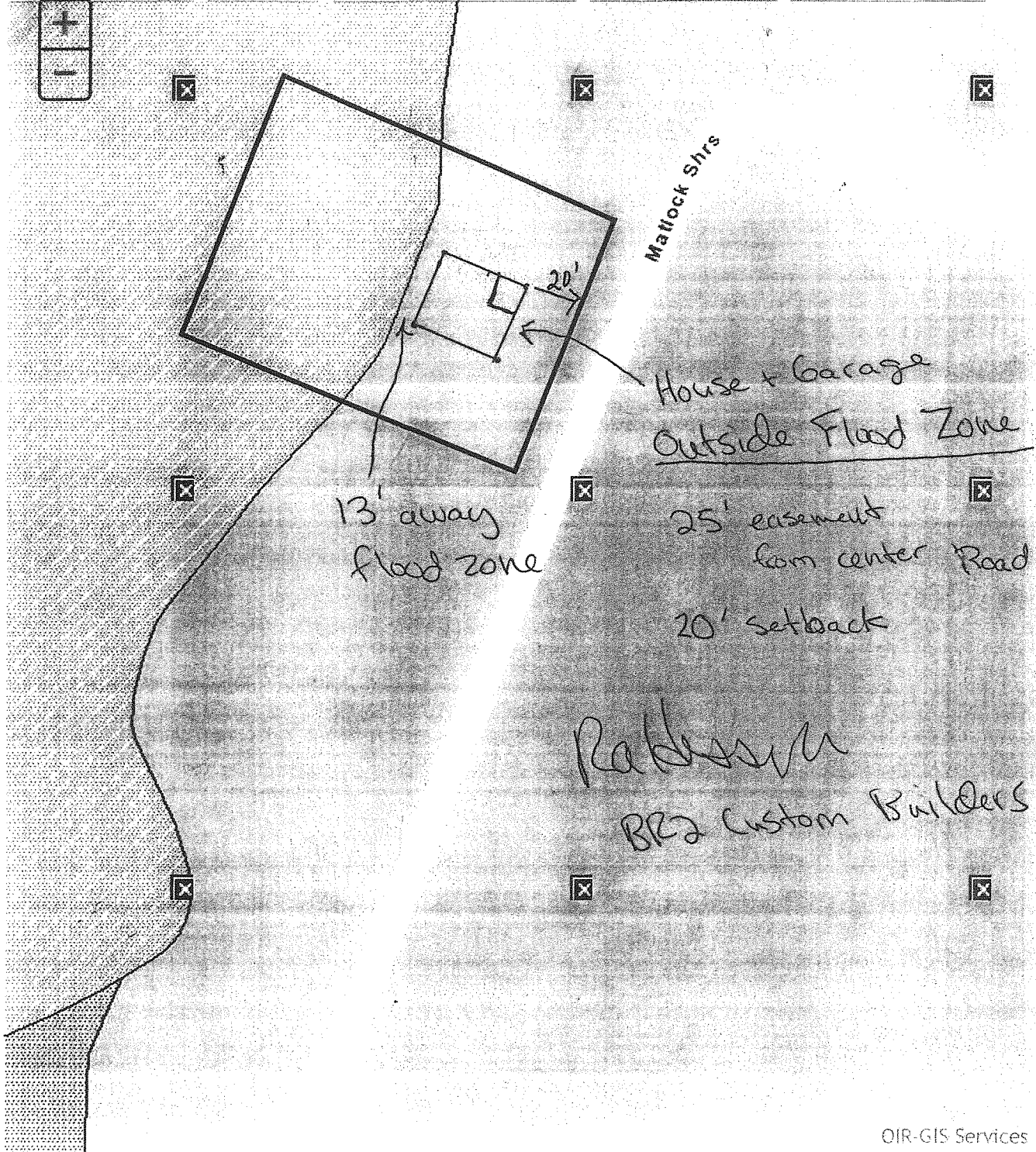
1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the April 21, 2014 meeting.
5. Planned Agenda Items:
 - A. **Consideration of a 30' frontyard setback variance for property located at 781 Matlock Shores, referenced by Tax Map 31J, Group A, Parcel 6.00, Zoned A-1 (Agricultural-Forestry District). Applicant/Owner: William Blake Cosner**
 - B. **Consideration of a 38' frontyard setback variance for property located at 353 Matlock Shores, referenced by Tax Map 31J, Group A, Parcel 15.00, Zoned A-1 (Agricultural-Forestry District). Applicant/Owner: Clifford Glassman**
 - C. **Consideration of a Special Exception request to allow a camper that is currently being lived in on property with an existing doublewide mobile home located on 2905 White Rd., consisting of 3 acres, referenced by Tax Map 24, Parcel 56.00, Zoned A-1 (Agricultural-Forestry District). Applicant/Owner: Johnny McKee**
 - D. **Consideration of a Special Exception request to allow a 24' X 31' carport for personal boats on property leasing from Mr. Roy Coffman located on property at 3694 Hwy. 11, E., Lenoir City, consisting of .28 acre, referenced by Tax Map 15M, Group C, Parcel 2.00, Zoned C-2. Applicant: Steve Spell/Owner: Roy Coffman**
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

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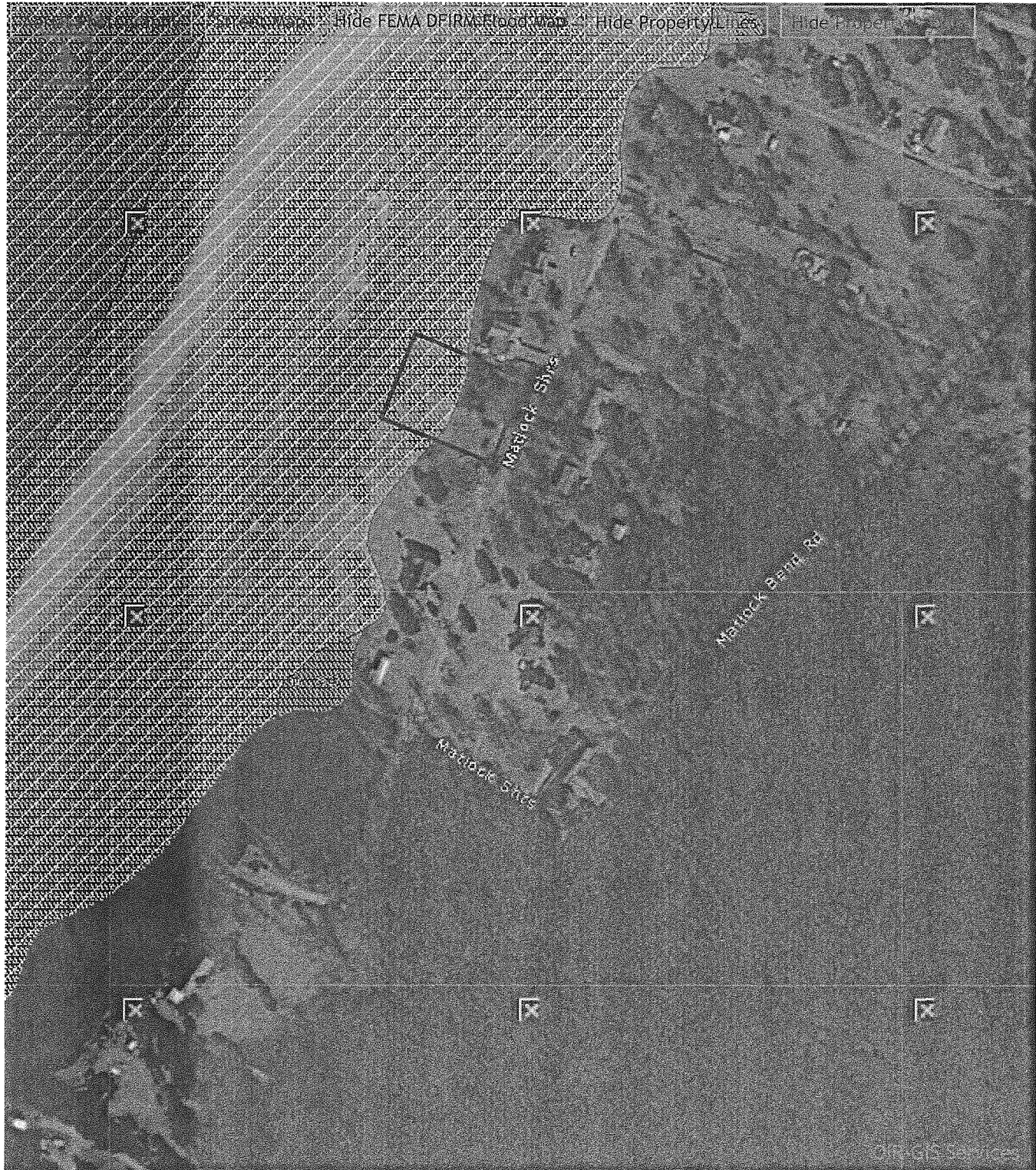
☒ Aerial Photography
 ☒ Street Map
 ☒ Hide FEMA DFIRM Flood Map
 ☒ Hide Property Lines
 ☒ Hide Property Labels



OIR-GIS Services |



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PRSRT STD





Tenn

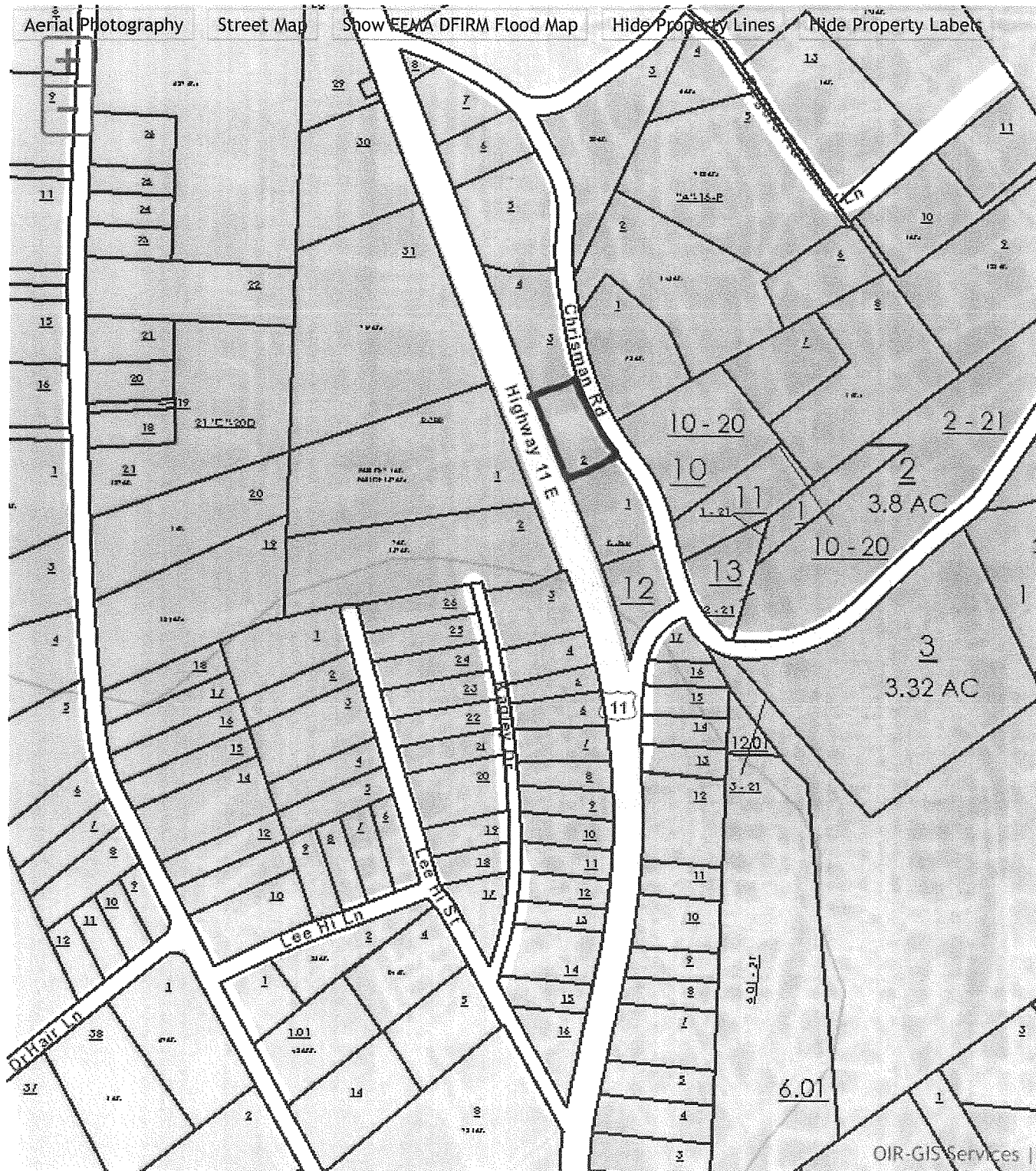


AGENDA ITEM C





Ten



AGENDA ITEM D

