

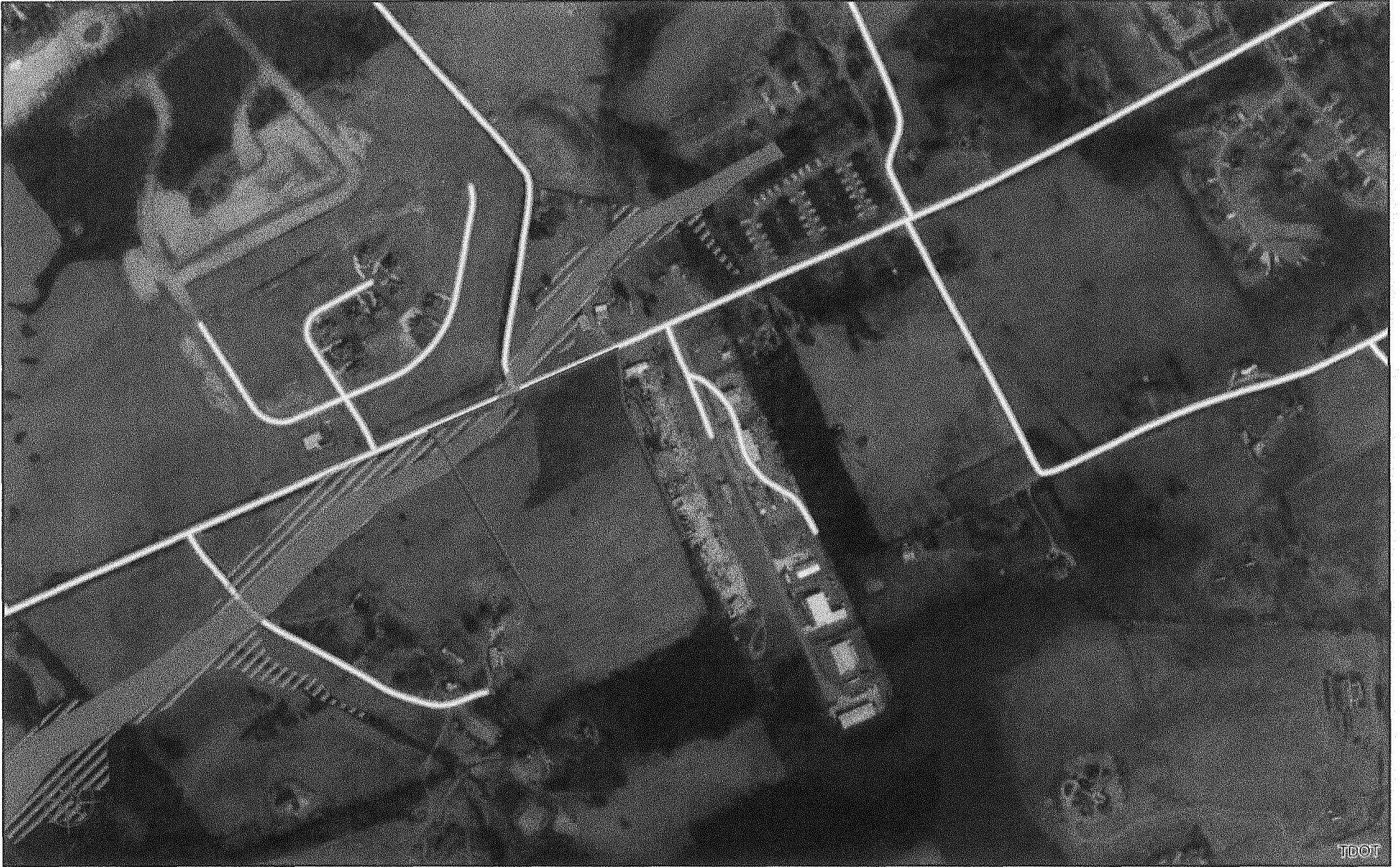
Loudon County Planning Department

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**AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
June 21, 2016
5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes from May 17, 2016 meeting
4. Planned Agenda Items:
 - A. Rezoning Request, R-1/F-1, Suburban Residential, Floodway District to A-2, Rural Residential District for agricultural use and greenhouses, Matthew Johnson, Hwy. 70 E, Tax Map 011, Parcel 007.00, approximately 16 acres;
 - B. Review and Discussion of Zoning Resolution, Article 6, Exceptions and Modifications;
5. Codes Department Building Activity Summary for May 2016 (see attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment

Johnson property



LOUDON COUNTY, TENNESSEE

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.

MAP DATE: June 14, 2016



ARTICLE 6

EXCEPTIONS AND MODIFICATIONS SECTION

SECTION

6.010. Scope

6.020. Nonconforming Uses

6.030. Exceptions to Height Limitations

6.040. Lots of Record

6.050. Exceptions to Front Setback Requirements

6.060. Absolute Minimum Lot Size

6.010 Scope. Article 6 of this Resolution is devoted to providing for necessary exceptions and modifications to the specific zoning district provisions and the supplementary provisions provided for in Article 4 and Article 5.

6.020. Nonconforming Uses. It is the intent of this Resolution to recognize that the elimination, as expeditiously as is reasonable, of the existing buildings and structures or uses that are not in conformity with the provisions of this Resolution is as much a subject of health, safety, and welfare as is the prevention of the establishment of new uses that would violate the provisions of this Resolution. It is also the intent of this Resolution to so administer the elimination of nonconforming uses, buildings, and structures existing at the time of the passage of this Resolution or any amendment thereto shall be allowed to remain subject to the following provisions:

- A. An existing nonconforming use of a building may be changed to a conforming use or to another nonconforming use of the same or higher classification, provided, however, that establishment of another nonconforming use of the same or higher classification shall be subject to the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to protect the area.
- B. A nonconforming use of land shall be restricted to the area occupied by such use as of the effective date of this Resolution. A nonconforming use of a building or buildings shall not be enlarged to either additional land or buildings after the effective date of this Resolution.
- C. When a nonconforming use of any structure or land, excepting nonconforming mobile homes or mobile home parks, has been discontinued for a period of six (6) months, it shall not be reestablished or changed to any use not in conformity with the provisions of this Resolution. Immediately upon the removal of a nonconforming mobile home or discontinuance of a nonconforming mobile home park the nonconformity of such structure and use of land shall lapse.

- D. Any nonconforming building or nonconforming use, which is damaged by fire, flood, wind, or other act of God, may be reconstructed and used as before, if it be done within six (6) months of such damage, unless damaged to extent of more than (fifty) 50 percent of its fair market value immediately prior to damage in which case any repair or reconstructions shall be in conformity with the provisions of this Resolution.
- E. A nonconforming building or building housing a nonconforming use shall not be structurally altered except in conformance with the provisions of this Resolution. These provisions shall not be construed to prevent normal maintenance and repairs or alterations required for structural safety.

6.030. Exceptions to Height Limitations. The height limitations of this Resolution shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments, water towers, silos, grain elevators, observation towers, transmission towers, windmills, chimneys, smokestacks, derricks, conveyers, flag poles, radio towers, masts, and aerials.

6.040. Lots of Record. The following provisions shall apply to all existing lots of record:

- A. Where the owner of a lot consisting of one or more adjacent lots of official record at the time of the adoption of this Resolution does not own sufficient land to enable him to conform to the yard or other requirements of this Resolution, an application may be submitted to the Board of Zoning Appeals for a variance from the terms of this Resolution. Such lot may be used as a building site provided, however, that the yard and other requirements of the district are complied with as closely as in the opinion of the Board of Zoning Appeals as possible.
- B. No lot which is now or hereafter built upon shall be so reduced in area that the yards and open space will be smaller than prescribed by this Resolution, and no yard, court, or open space provided around any building for the purpose of complying with the provisions hereof, shall again be considered as a yard, court, or other open space for another building.
- C. Where two or more lots of record with a continuous frontage are under the same ownership, or where a substandard lot of record has continuous frontage with a larger tract under the same ownership, such lots shall be combined to form one or more building sites meeting the minimum requirements of the district in which they are located.

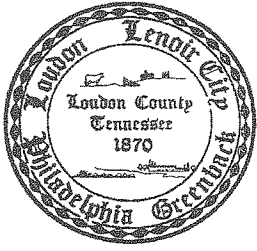
6.050. Exceptions to Setback Requirements. The front setback requirement of this Resolution for dwellings shall not apply to any lot where the average depth of existing setbacks on the developed lots located within one hundred (100) feet on each side of such lot is less than the minimum required front yard depth. In such cases, the front

yard setback may be less than required but not less than the average of the existing depth for front yards on developed lots within one hundred (100) feet on each side of the lot. In residential districts, however, the setback shall in no case be less than fifteen (15) feet from the street right-of-way line.

6.060. Absolute Minimum Lot Size. In no case shall the Board of Zoning Appeals permit a residence to be erected on a lot whose width at the building line is less than seventy-five (75) feet and/or whose total lot area is less than seven thousand five-hundred (7,500) square feet.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2016	Fees	Value	2015	Fees	Value	2014	Fees	Value	2013
January	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20	\$10,742	\$2,957,218	22
February	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28	\$11,888	\$3,101,993	20
March	37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34	\$14,418	\$3,792,021	33
April	51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42	\$19,021	\$5,838,442	39
May	43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30	\$16,674	\$4,409,645	33
June				30	\$ 10,892	\$ 2,658,983	33	\$8,762	\$2,972,266	37
July				35	\$ 22,302	\$ 6,224,534	29	\$11,757	\$2,942,219	35
August				37	\$ 22,059	\$ 5,945,858	40	\$23,832	\$7,799,894	48
September				35	\$ 22,178	\$ 6,019,912	39	\$16,670	\$4,418,410	47
October				55	\$ 24,793	\$ 6,978,700	34	\$17,782	\$4,802,880	30
November				34	\$ 16,974	\$ 4,517,761	15	\$7,608	\$1,893,712	30
December				25	\$ 18,414	\$ 5,378,992	36	\$16,859	\$4,199,225	29
TOTALS	192	\$108,589	\$29,434,496	409	\$209,465	\$56,312,265	380	\$176,013	\$49,127,925	403



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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
June 21, 2016
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the May 17, 2016 meeting
5. Planned Agenda Items
 - A. Special Exception for animal rescue facility, applicant, Joan Weser, property owner, Peter Young, Tax Map 067, part of Parcel 138.14, A-1, Agriculture-Forestry District, Ward Road;
 - B. Special Exception for resident to continue living in camper on property with duplex, property owner, Don White, 810 Old Midway Rd., Tax Map 016, Parcel 324.00, R-1, Suburban Residential District;
 - C. Variance Request, applicant Lockett & Farley, representative, Kevin Eakes, for Tellico Village Independent Living Facility, with dining facility for residents only, and variance for height of building, 3 stories one side at 55'2", 4 stories on other side at 67'2", Tax Map 068, Parcel 27.03, Linden Lane, R-1, Suburban Residential District;
 - D. Special Exception to build private school, Concord Christian School, Hwy 70 E., Tax Map 007, Parcel 110.00, representative, Roger Jones, R-1, Suburban Residential District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment