

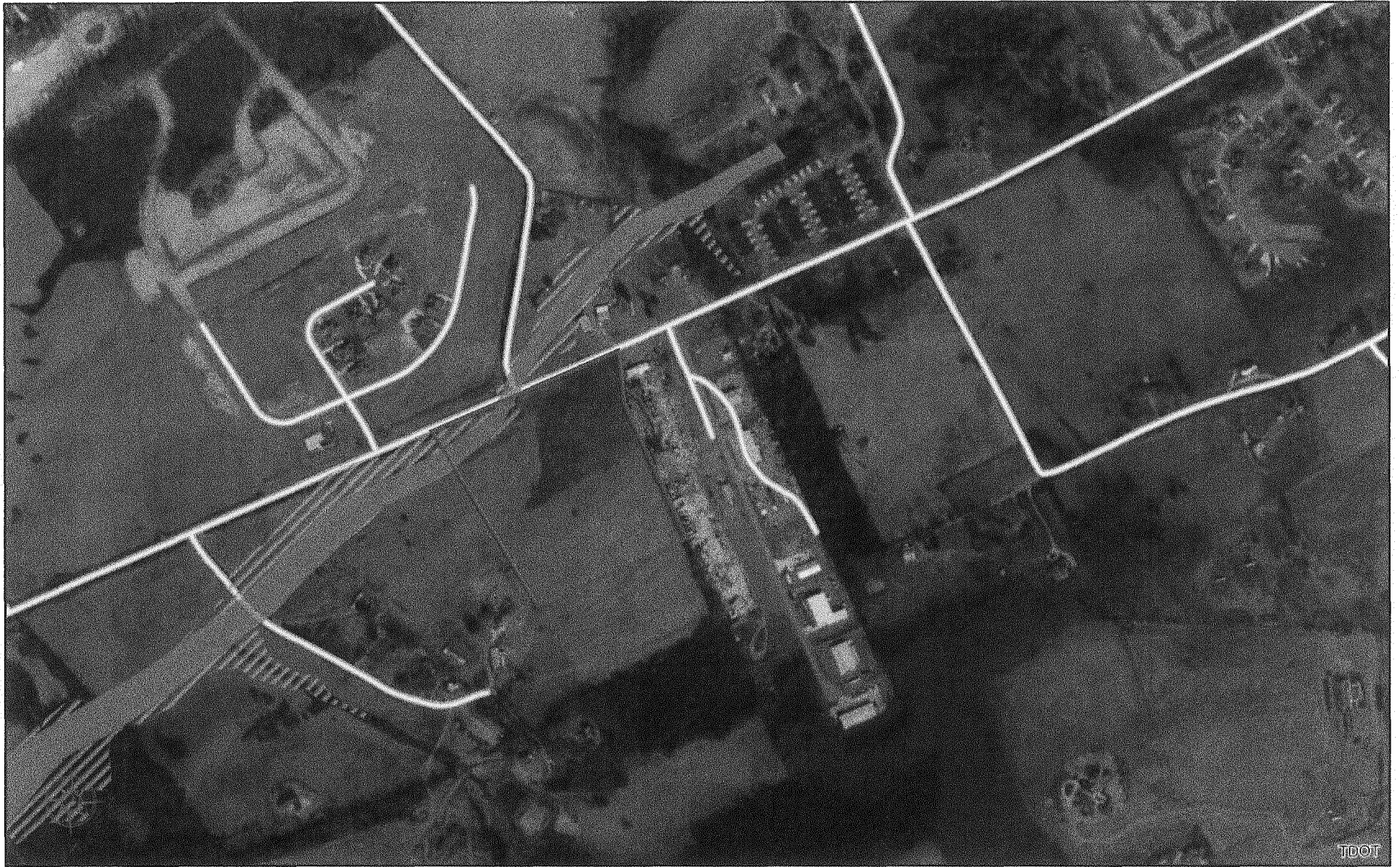
# Loudon County Planning Department

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  
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

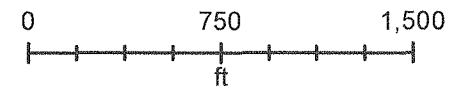
## Johnson property



## 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

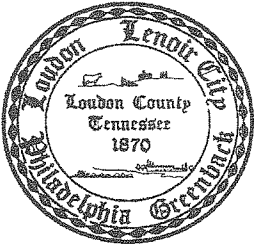


yard setback may be less than required but not less than the average of the existing depth for front yards on developed lots within one hundred (100) feet on each side of the lot. In residential districts, however, the setback shall in no case be less than fifteen (15) feet from the street right-of-way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



# Loudon County Planning Department

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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 Luckett & 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

## ITEM A

### Special Exception

Tract 8 of the Roger Johnson & Darrell Murray Ward Road Property

Tax Map 68 (Control Map 67), Parcel No. 138.14

Plat Cabinet G, Slide 52

Book D303, page 418

I do not own the property currently, but have a contract for the purchase, contingent upon being able to obtain a Special Exception.

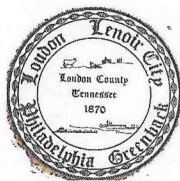
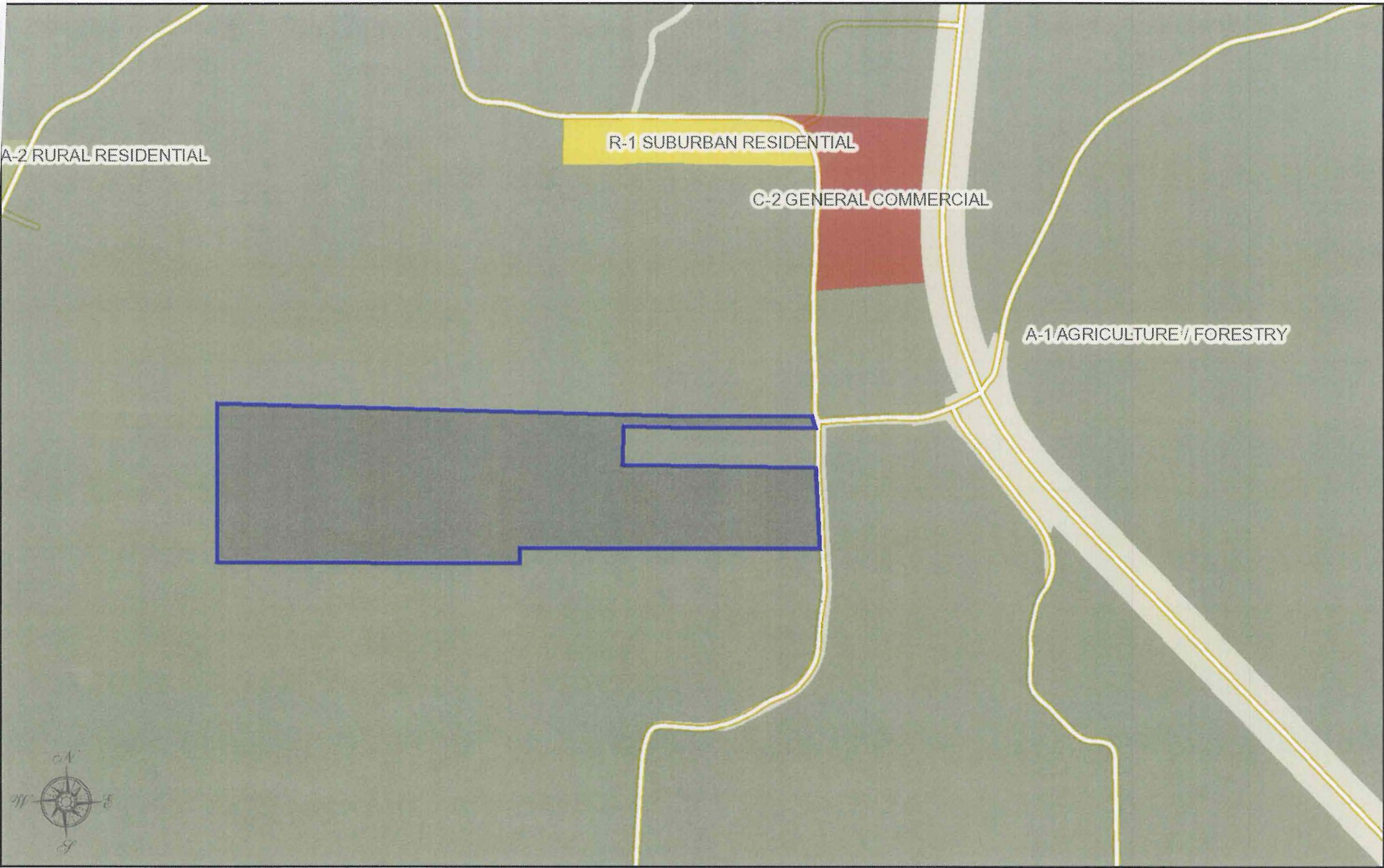
The property is a new partitioning of rural land and is zoned agricultural (A1). I am requesting that a Special Exception be granted that allows animal rescue efforts for Loudon County to be conducted on this property. The primary building for this property will be a structure to house and care for animals (mainly cats and dogs). I anticipate a structure such as a metal pole barn. A home would be a secondary consideration for the property at this time.

I currently work with the Loudon County Animal Shelter, Loudon County Friends of Animals, Monroe County Animal Shelter and People Promoting Animal Welfare (PPAW). Through the 501(c)(3), Loudon County Friends of Animals, we are in discussions with the University of Tennessee to participate in a study to understand and create methods to reduce cat/kitten intake at the local animal shelter.



ITEM A

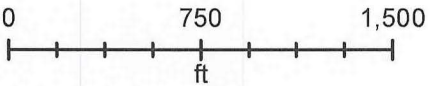
Young property Ward Rd.



**LOUDON COUNTY, TENNESSEE**

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MAP DATE: June 15, 2016

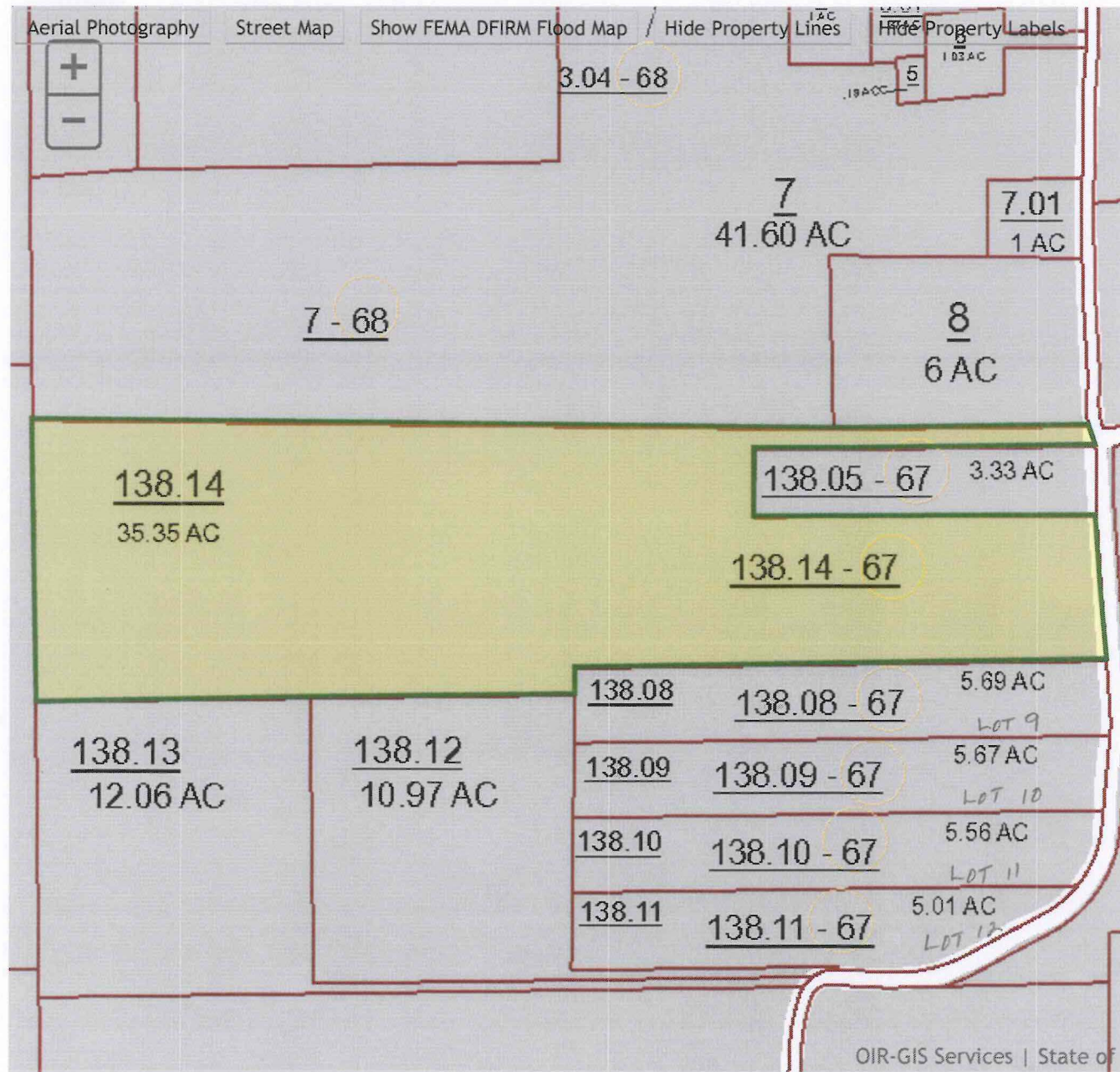




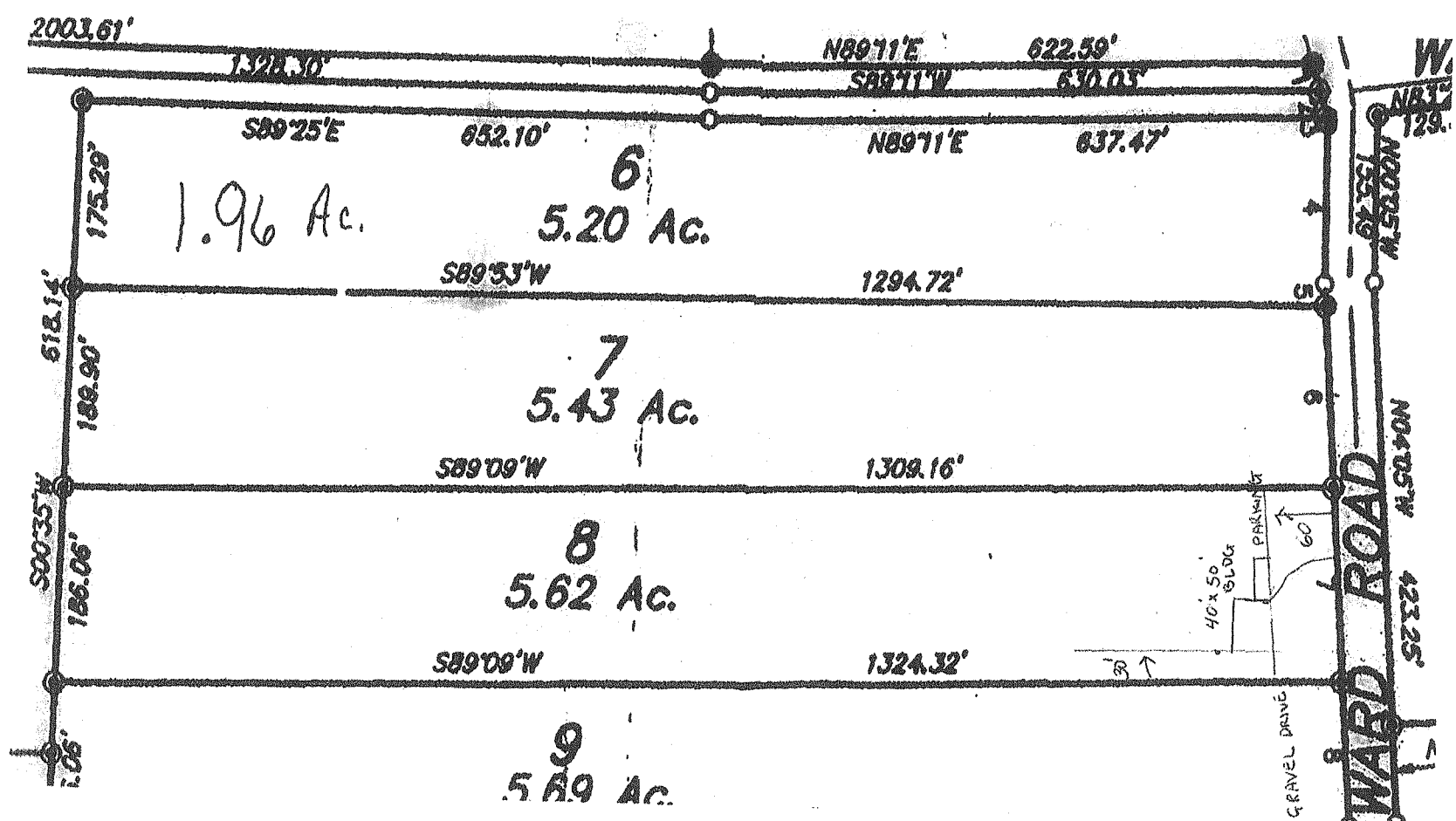
## ITEM A



## Tennessee



Tract 8 of the Roger Johnson & Darrell Murray Ward Road Property









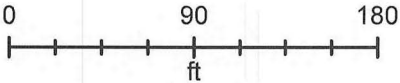
ITEM B

Old Midway Road



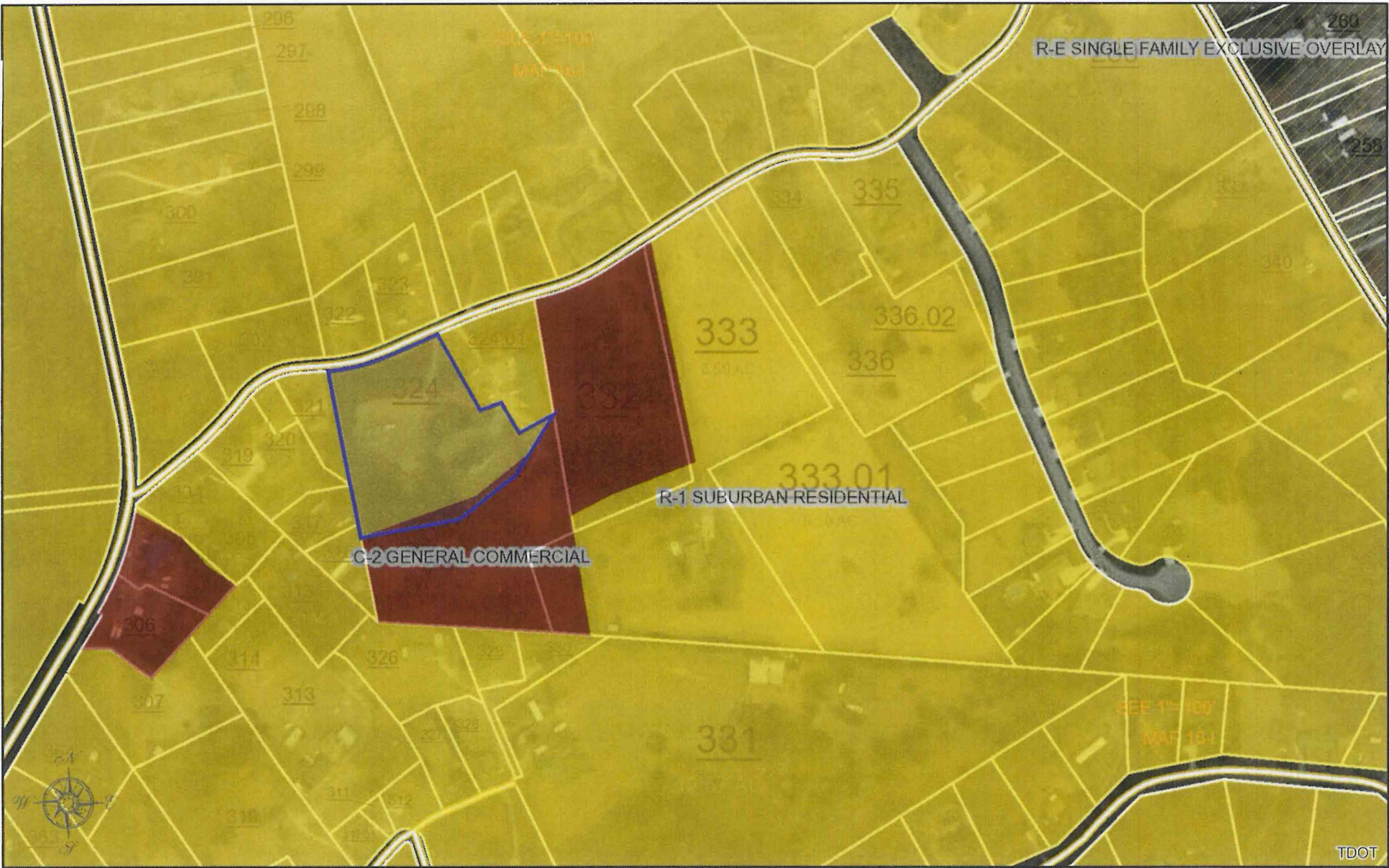
**LOUDON COUNTY, TENNESSEE**

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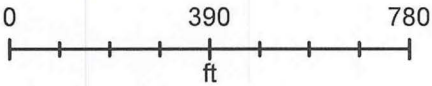


Old Midway Rd.



**LOUDON COUNTY, TENNESSEE**

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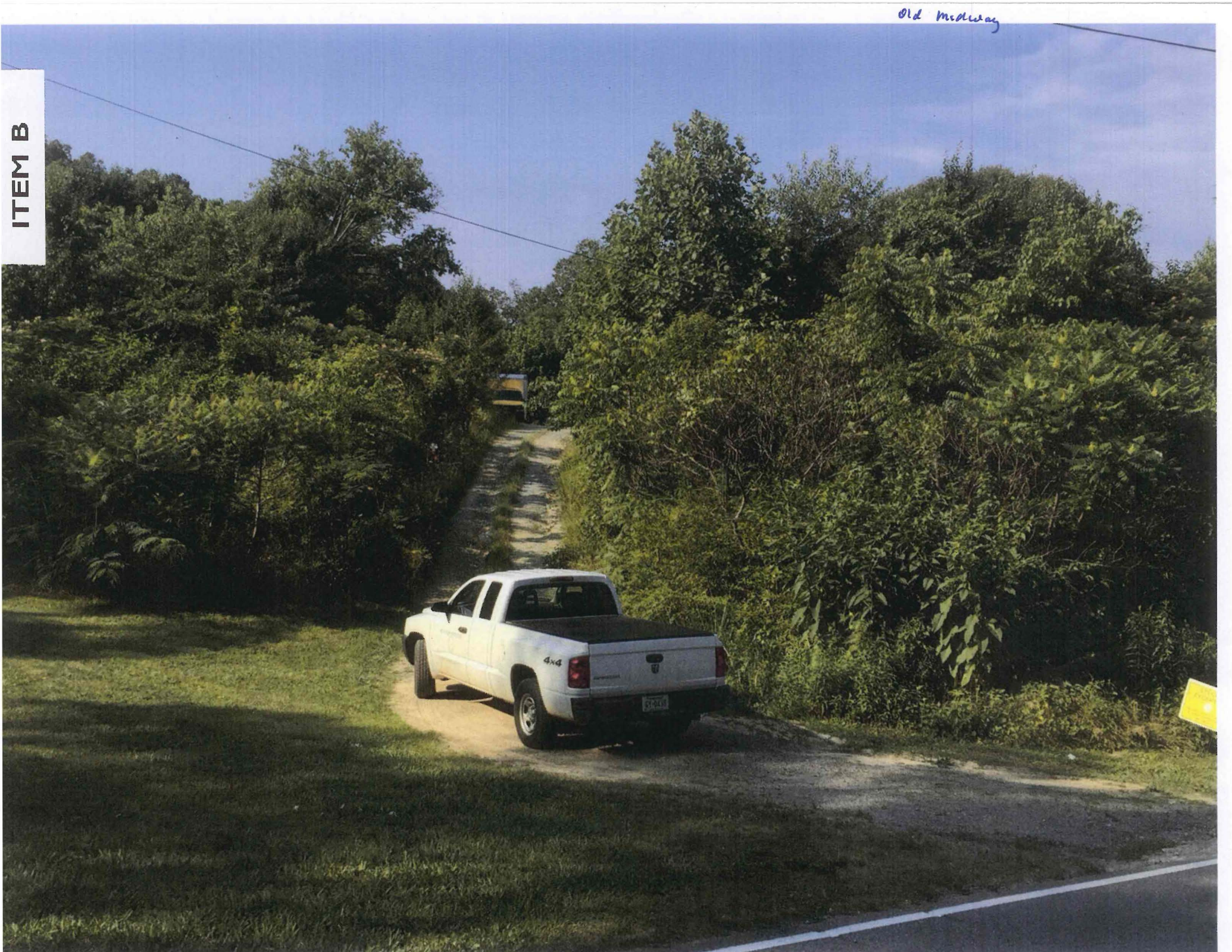




Old mucky

ITEM B





Old Midway

ITEM B



May 27, 2016

Laura Smith, Planning Director  
Loudon County Planning and Codes Enforcement  
101 Mulberry Street, Suite 101  
Loudon, TN 37774

RE: Tellico Village ILF Variance Request  
Commission No. 2014.296

Dear Laura:

On behalf of the property owner, FSQC Tellico Village, LLC, we are submitting the attached variance request for a split level building with three stories (55'-2" high) on the main entrance side and four stories (67'-2" high) on the rear which exceeds the R-1 zoning standard maximum height of three stories and 35'-0" as well as an on-site dining facility. The proposed building is an Independent Living Facility which will include studio, one-bedroom, and two-bedroom apartments for senior residents who do not require day to day care.

The footprint of the building has been minimized as much as possible. This was done in order to reduce the need for soil remediation beneath the building as well as to provide additional room for private outdoor amenities for the residents. Reducing the footprint however, requires an additional floor to meet the necessary density to fulfill the forecasted demand for this facility.

We are also requesting a variance for an on-site dining facility for residents which is not generally allowed in the R-1 zoning district. This facility is a private dining facility which will serve residents and their guests. It will not be open to the public to be utilized as a restaurant.

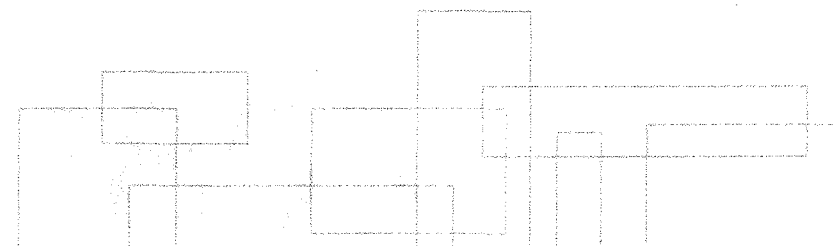
If you have any further questions, please feel free to call me.

Sincerely,

LUCKETT & FARLEY



Kevin Eakes, P.E.



737 South Third Street, Louisville, Kentucky 40202-2100  
502-585-4181 502-587-0488 Fax [www.lockett-farley.com](http://www.lockett-farley.com)

Master Planning | Architecture | Engineering | Interior Design  
Design Build | Building Commissioning | Special Inspections

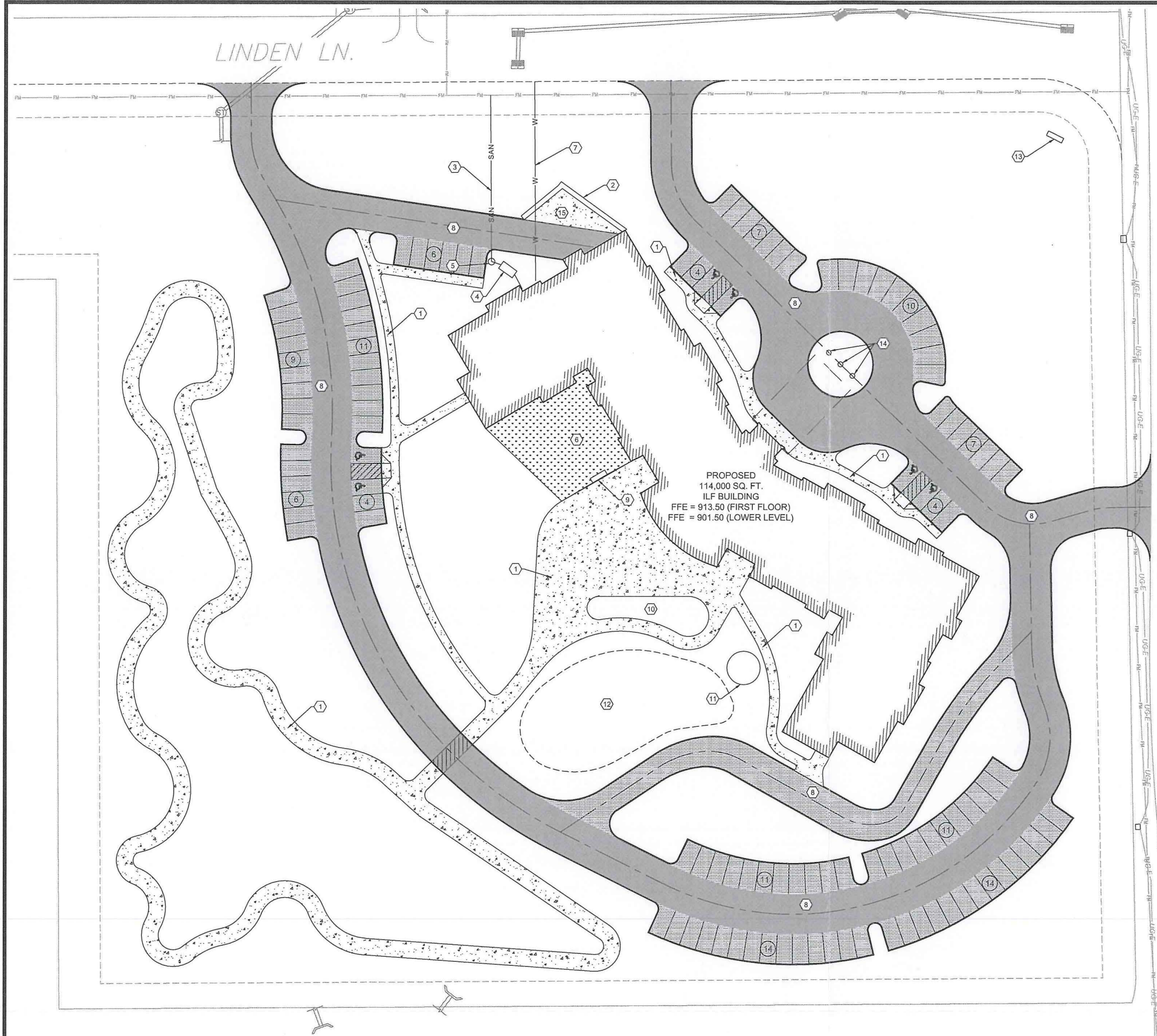


ITEM C





17/40/2007 12:55:05 PM  
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File Path

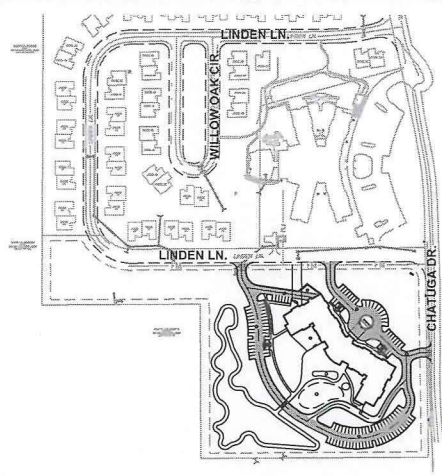


PROPOSED  
114,000 SQ. FT.  
ILF BUILDING  
FFE = 913.50 (FIRST FLOOR)  
FFE = 901.50 (LOWER LEVEL)



### TELLICO VILLAGE SITE LAYOUT & UTILITIES

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 30' 60'  
GRAPHIC SCALE



### CONSTRUCTION NOTES

- A. DOMESTIC WATER:** CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND PAY ALL ASSOCIATED FEES FOR WATER SERVICE CONNECTION. INSTALLATION OF DOMESTIC WATER SYSTEM SHALL BE IN ACCORDANCE WITH STATE AND LOCAL PLUMBING CODES AND THE REQUIREMENTS OF THE TELlico VILLAGE POA. CONTACT TELlico VILLAGE POA PRIOR TO INSTALLATION, FOR THEIR TESTING AND INSPECTION REQUIREMENTS. COORDINATE WORK (INCLUDING TAP AND METER LOCATIONS) WITH TELlico VILLAGE POA (865) 458-5408.
- B. SANITARY SEWER:** CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND PAY ALL ASSOCIATED FEES FOR SANITARY SEWER SERVICE CONNECTION. INSTALLATION OF SANITARY SEWER SYSTEM SHALL BE IN ACCORDANCE WITH STATE AND LOCAL PLUMBING CODES AND THE REQUIREMENTS OF TELlico VILLAGE POA. CONTACT TELlico VILLAGE POA PRIOR TO INSTALLATION, FOR THEIR TESTING AND INSPECTION REQUIREMENTS. COORDINATE WORK (INCLUDING TAP LOCATIONS) WITH TELlico VILLAGE POA (865) 458-5408.
- C. FIRE PROTECTION WATER:** CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND PAY ALL ASSOCIATED FEES FOR WATER SERVICE CONNECTION. INSTALLATION OF THE FIRE PROTECTION WATER SYSTEM SHALL BE IN ACCORDANCE WITH NFPA 24, STATE AND LOCAL PLUMBING AND FIRE CODES AND THE REQUIREMENTS OF THE TELlico VILLAGE POA AND THE LOUDON TENNESSEE FIRE DEPARTMENT. CONTACT THE LOUDON TENNESSEE FIRE DEPARTMENT AND TELlico VILLAGE POA PRIOR TO INSTALLATION FOR THEIR TESTING AND INSPECTION REQUIREMENTS. COORDINATE WORK (INCLUDING TAP AND METER LOCATIONS) WITH TELlico VILLAGE POA (865) 458-5408.
- D. PAVING:** ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED. THE CURRENT TDOT STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED BONDS AND PERMITS FOR CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY. PAVEMENT STRIPING AND MARKINGS SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS (LATEST EDITION) AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) UNLESS OTHERWISE SPECIFIED.

### KEYNOTES

1. CONCRETE SIDEWALK, WIDTH VARIES. SEE PAVING NOTE THIS SHEET.
2. SEGMENTAL BLOCK RETAINING WALL. PROVIDE DETAILED DESIGN CALCULATIONS AND DRAWINGS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE FOR REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION.
3. SANITARY SEWER LINE, ASTM D3034, SDR35 PVC PIPE. SEE SANITARY SEWER NOTE, THIS SHEET.
4. SANITARY SEWER GREASE SEPARATOR.
5. SANITARY SEWER PUMP STATION.
6. OUTDOOR AMENITIES / GRILL AREA.
7. DOMESTIC WATER LINE SCHEDULE 40 PVC PIPE WITH DUCTILE IRON FITTINGS. PROVIDE POLYETHYLENE ENCASEMENT FOR ALL METALLIC FITTINGS AND COMPONENTS. SEE PLAN FOR PIPE SIZE. PROVIDE CONCRETE THRUST BLOCKS AT ALL BENDS, TEES, AND INTERSECTIONS. SEE DOMESTIC WATER NOTE THIS SHEET.
8. ASPHALT PAVING. SEE PAVING NOTE THIS SHEET.
9. ENTERTAINMENT WALL BY OTHERS.
10. IN-GROUND POOL BY OTHERS.
11. GAZEBO.
12. RETENTION POND.
13. MONUMENT SIGN.
14. ALUMINUM FLAGPOLE.
15. CONCRETE DUMPSTER PAD.

### PARKING STUDY

PARKING REQUIREMENTS:  
INDEPENDENT LIVING FACILITY- (NO SPECIFIC USE IDENTIFIED IN THE ZONING REGULATIONS).  
ASSUMED PARKING REQUIRED SINCE NO ZONING REGULATION EXISTS: 1 SPACE FOR EACH 0.85 BEDS, PLUS 5 STAFF SPACES.

TOTAL UNITS: 107  
TOTAL BEDS: 132

TYPE	NO. OF UNITS	REQUIRED PARKING
ALCOVE (STUDIO UNITS)	34	29
1-BEDROOM	48	41
2-BEDROOM	25	43
STAFF	N/A	5
TOTAL REQUIRED PARKING		118 SPACES

ASSUMED TOTAL PARKING NEEDED: 118 SPACES  
PARKING PROVIDED: 118 SPACES

SCHEMATIC DESIGN

737 South Third Street, Louisville, Kentucky 40202-2100  
502-585-4181 502-587-0488 Fax www.luckettfarley.com  
Master Planning / Architecture / Engineering / Interior Design  
Design Build / Building Commissioning / Special Inspections

[smart design]<sup>SM</sup>  
**Luckett & Farley**  
© 2006

THE NEIGHBORHOOD AT  
TELLICO VILLAGE: AL AND MC  
ADDITIONS  
100 CHATUGA DRIVE WEST, LOUDON, TN 37774



REVISIONS	
#	Description

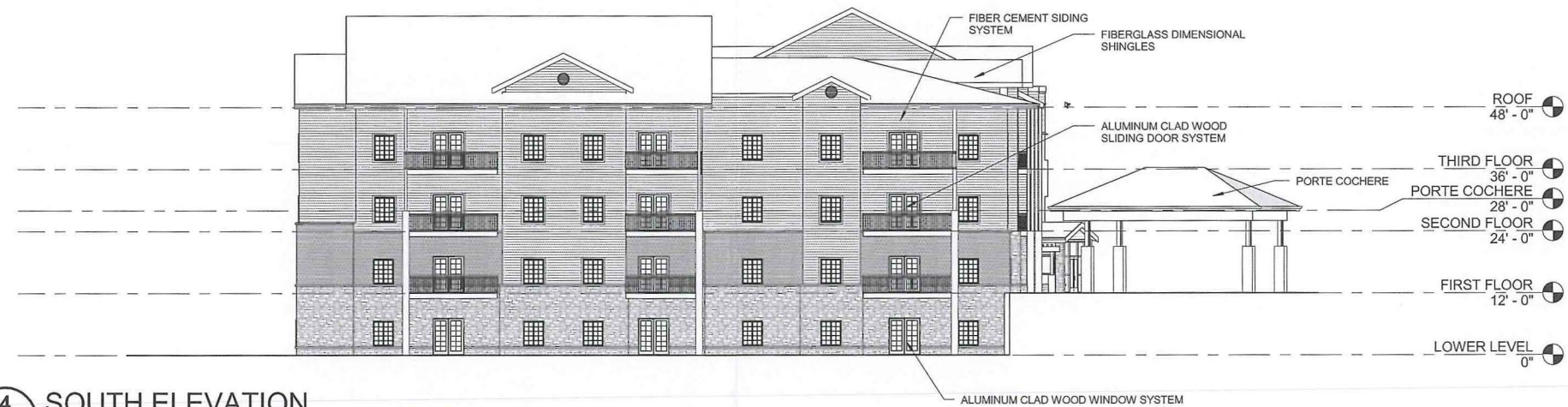
DRAWING NO. 2014.296	
MADE BY KDE	CHECKED ---
DATE 5/27/2016	
SITE LAYOUT & UTILITIES	
DRAWING NO. C1.0	SID PKG.





3 WEST (REAR) ELEVATION

SCALE: 1/32" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/32" = 1'-0"





1 EAST (FRONT) ELEVATION  
SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/32" = 1'-0"



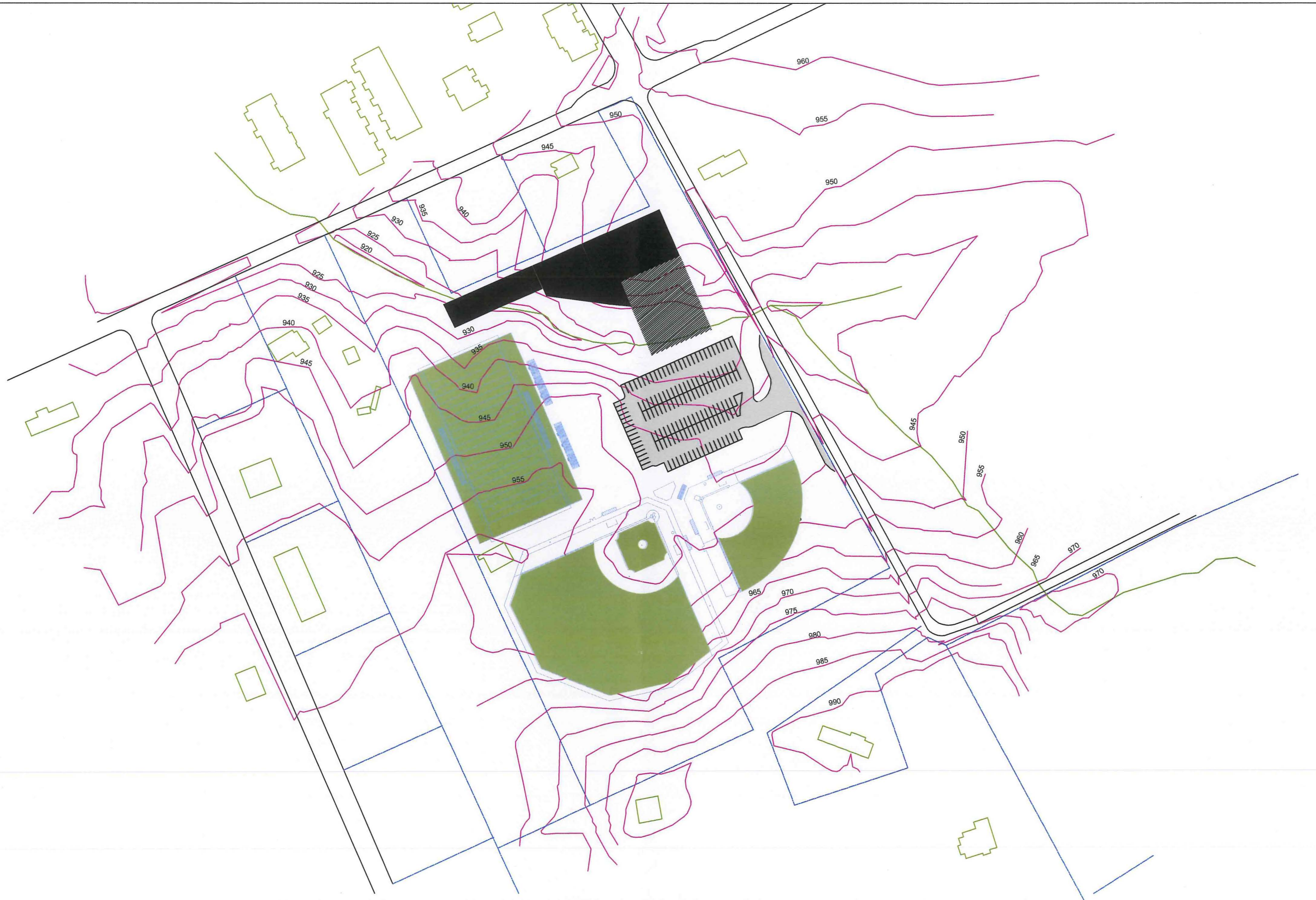


FRONT VIEW



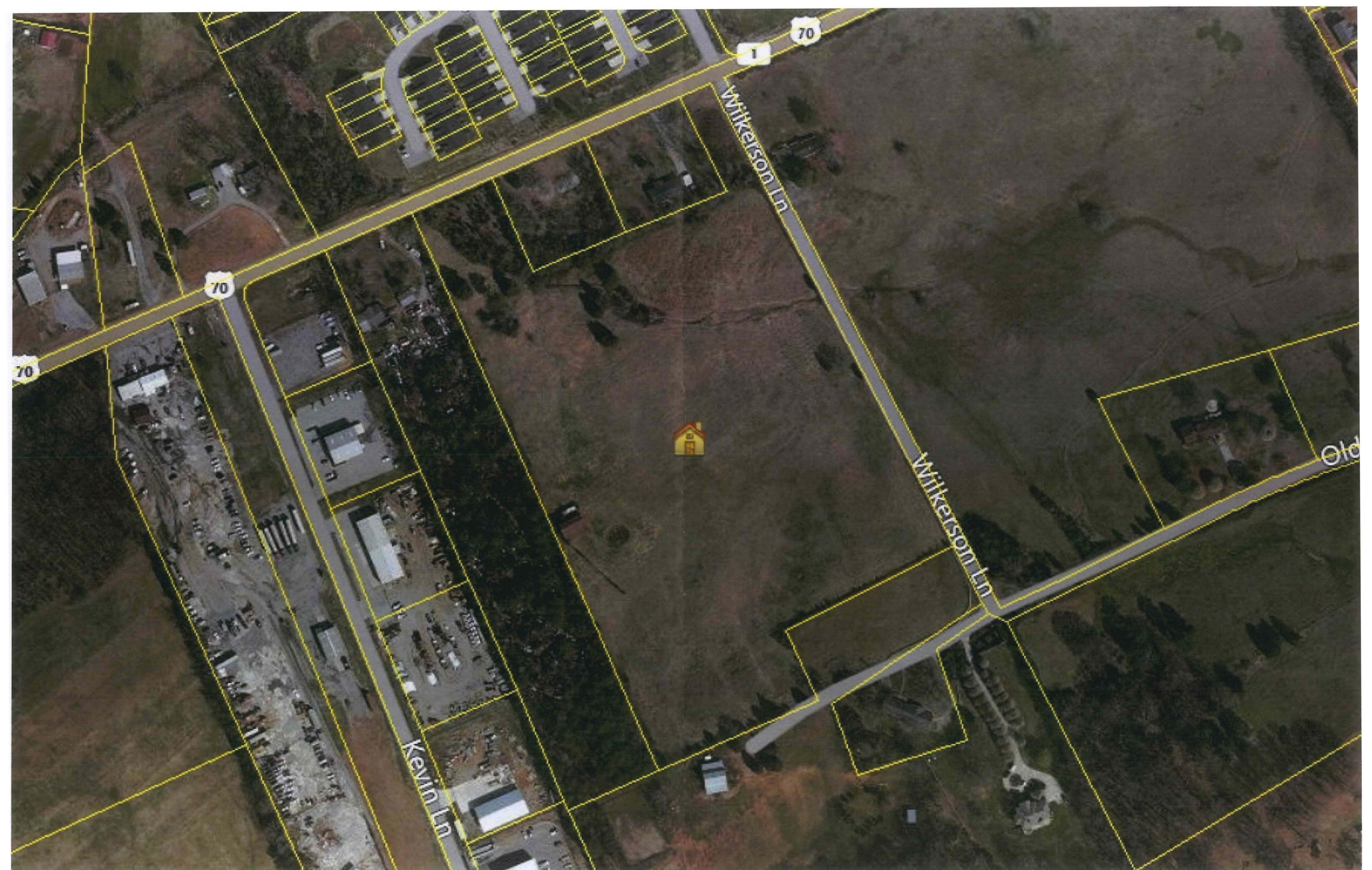
REAR VIEW





CONCORD CHRISTIAN HIGH SCHOOL - SITE PLAN OPTION 2

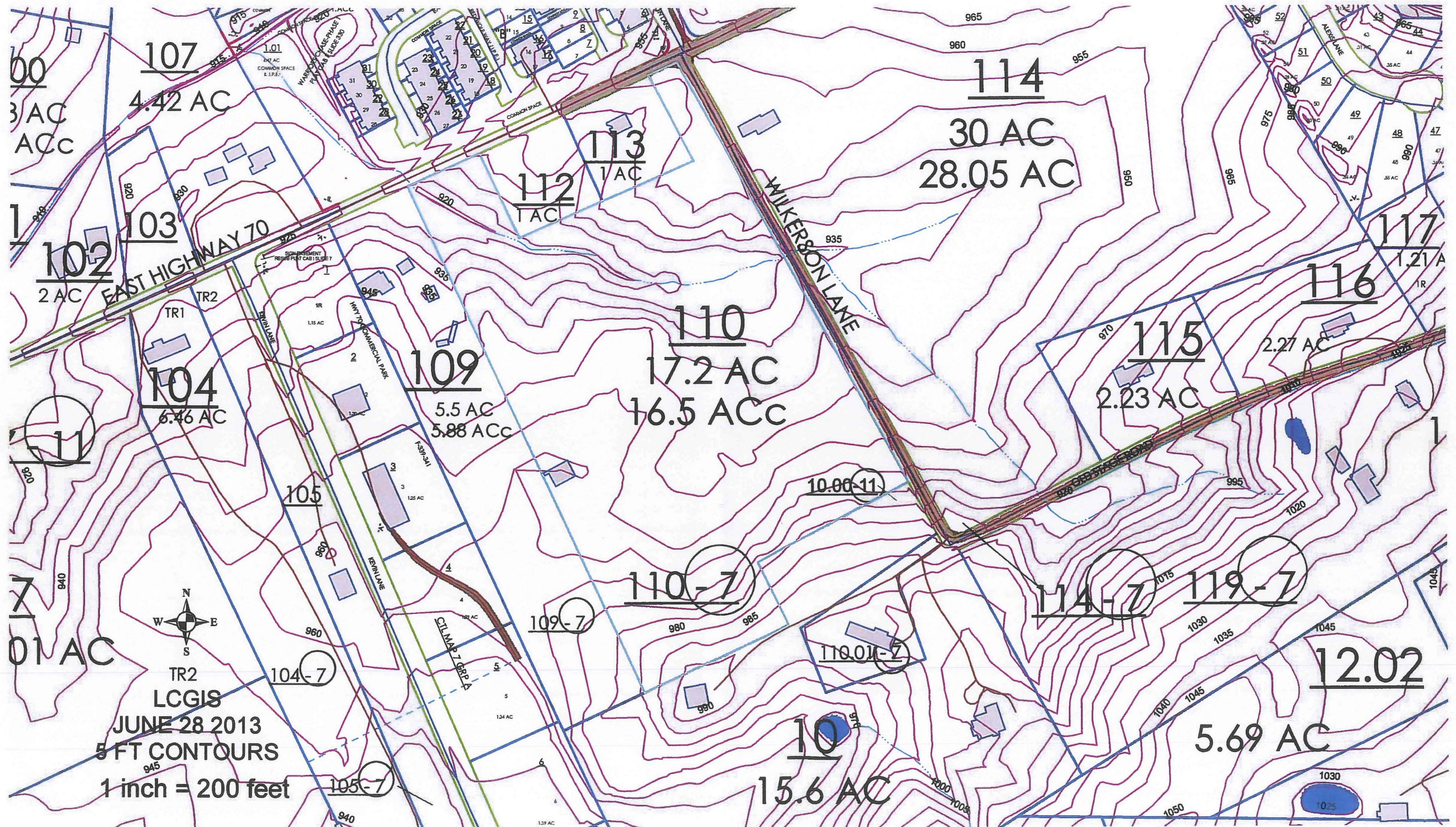






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Carolyn Harper  
Mapper / LGIS Coordinator  
101 Mulberry Street, Suite 201  
Loudon, TN. 37774





ITEM D

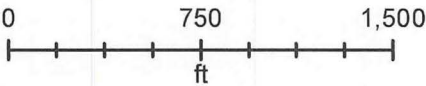
Hwy 70 E.



LOUDON COUNTY, TENNESSEE

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MAP DATE: June 15, 2016





ITEM D







ITEM D





ITEM D