

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
July 19, 2016
5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from June 21, 2016 meeting
3. Planned Agenda Items:
 - A. Subdivision plat, 3 lots, property owner, Lois Wagner, Tax Map 057, Parcel 072.00, Steekee School Road and Cook Drive, approximately 8 acres, A-2, Rural Residential District;
 - B. Subdivision plat, 3 lots, property owner, Gordon Harless, Tax Map 066, Parcel 036.00, approximately 7 acres, A-1, Agriculture-Forestry District, Steekee Creek Road;
 - C. 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;
 - D. Annual Report and Program Review;
 - E. Review and Discussion of Zoning Resolution, Article 4;
4. Codes Department Building Activity Summary for June 2016 (see attached)
5. Additional Public Comments
6. Update from Planning Department
7. Adjournment

CORINTH RD

TAX MAP 57 PARCEL 72.00

LOCATION MAP (N.T.S.)

LEGEND

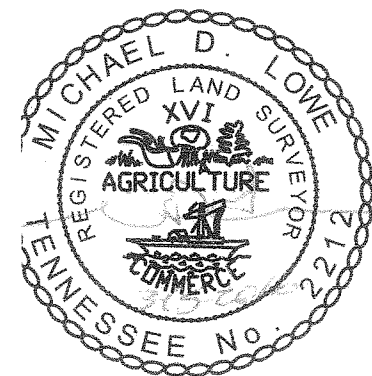
NOT NOT MARKED
PIN SET (5/8" REBAR W/CAP)
PIPE FOUND
CRETE MONUMENT
TING STONE
ITARY SEWER MANHOLE
ER METER
ER POLE
D FENCE POST
AL FENCE POST

T.L.S.
R.L.S. 2212

THIS IS A CATEGORY IV SURVEY

I CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE
RENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
3 PLAT IS TRUE AND CORRECT TO THE BEST OF MY
EDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL
OF THE PROPERTY BY ME OR UNDER MY SUPERVISION

IAEL D. LOWE R.L.S. No. 2212



THE LOCATION & SIZE OF THE UNDERGROUND UTILITIES
SHOWN ARE BASED UPON FIELD OBSERVATION OF ABOVE
GROUND APPURTENANCES AND MARKINGS, AND SHOULD
BE VERIFIED BY THE UTILITY AUTHORITY HAVING JUR-
ISDICTION PRIOR TO CONSTRUCTION.

119.69'

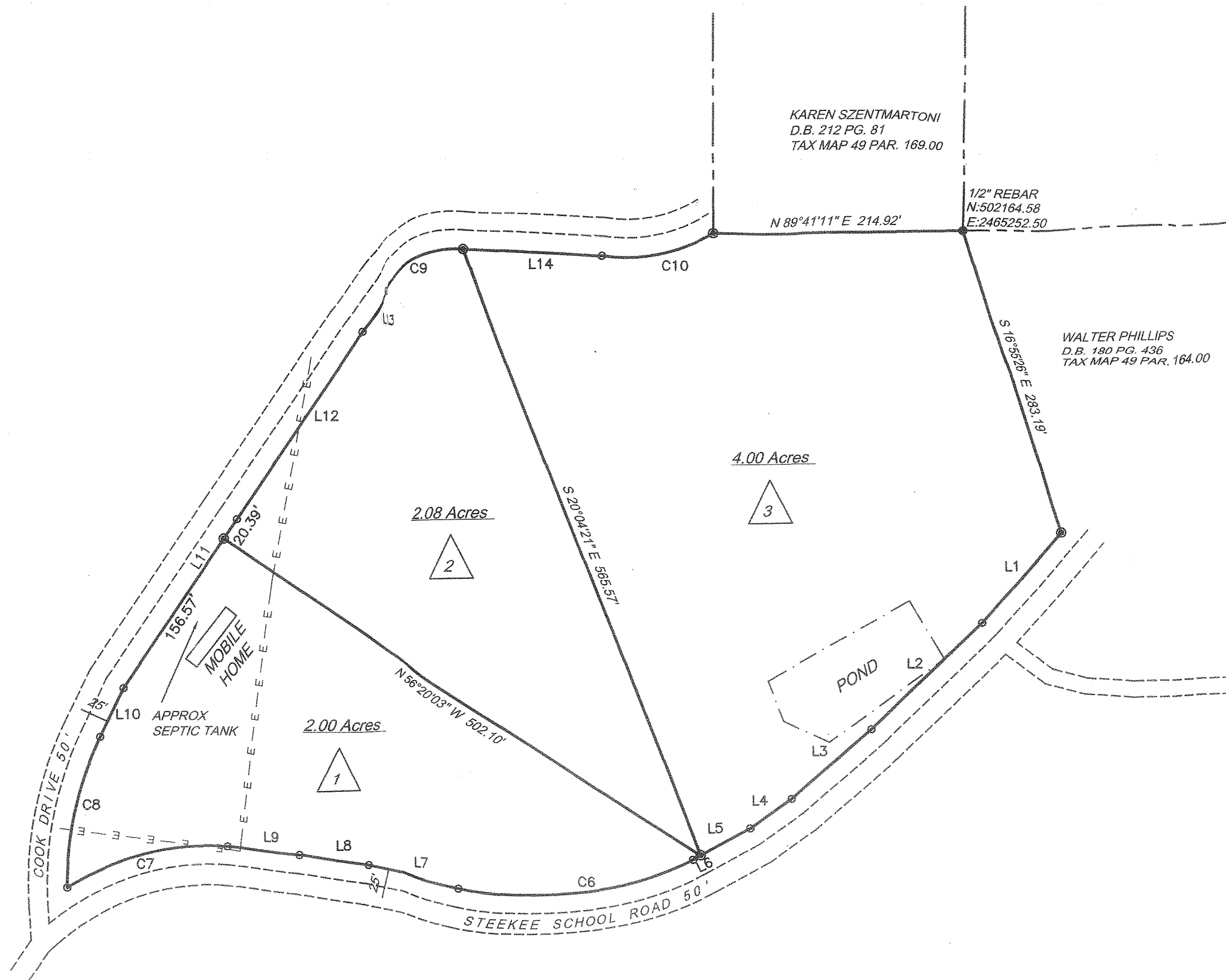
Date

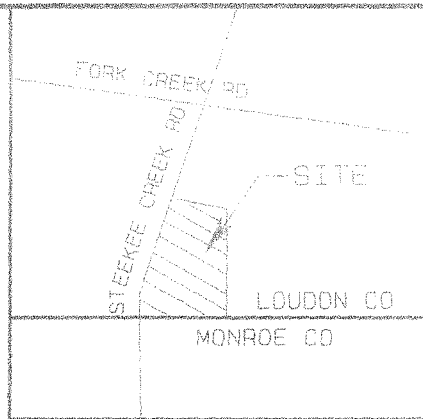
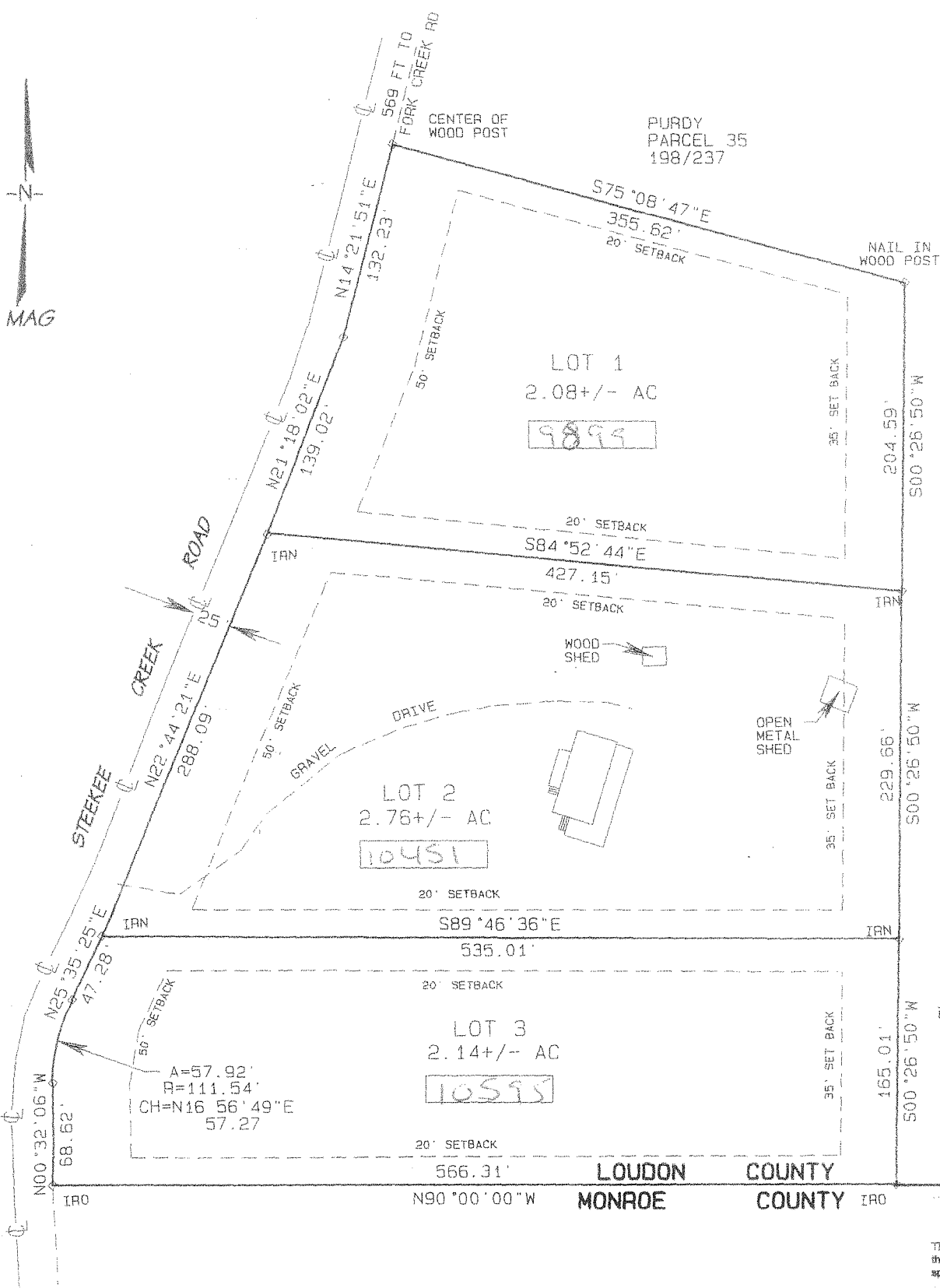
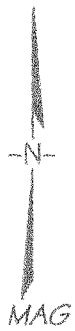
ITEM A

KAREN SZENTMARTONI
D.B. 212 PG. 81
TAX MAP 49 PAR. 169.00

1/2" REBAR
N:502164.58
E:2465252.50

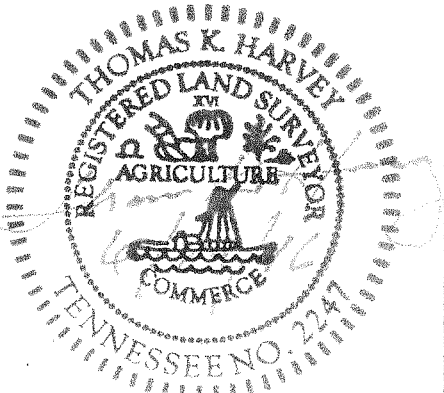
WALTER PHILLIPS
D.B. 180 PG. 436
TAX MAP 49 PAR. 164.00





LOCATION MAP

PURDY
PARCEL 35
198/237



CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date: 6/29/16 Secretary, Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date: 6/30/16 E-911 Authority

CERTIFICATION OF STREETS

I certify that streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

Date: 6/29/16 Road Engineer/Highway Commission

CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Date: 6/29/16 Owner Owner

CERTIFICATE OF ACCURACY

I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date: 6/29/16 Registered Engineer/Surveyor

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I certify that the water system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved shown.

Date: 6/29/16 City or County Health Officer or his Authorized Representative

CERTIFICATION OF SEWERAGE SYSTEM

I certify that the sewage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted (not required if 4b is applicable).

Date: 6/29/16 Local Health Authority

GENERAL INFORMATION:

- 1) Iron rods at all corners unless otherwise noted.
- 2) Data relative to existing utilities should not be relied upon without verification from the proper utility having jurisdiction.
- 3) This property is subject to any and all restrictions, covenants, conditions, planning commission ordinances, right-of-ways and all easements, if any, affecting said property.
- 4) Building Setbacks:
Front: 50'
Rear: 35' principal structure, 15' accessory structures.
Sides: 20' Single story, add'l 5', each add'l story.
- 5) Utility and Drainage Easements
5' along all interior lot lines.
10' along all exterior lot lines including street right-of-ways.
- 6) Zoning: A1

GRAPHIC SCALE

1"=100'



CERTIFICATION

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon.

Thomas K. Harvey R.L.S. 2247

SURVEYOR
THOMAS K. HARVEY
2253 FOREST HEIGHTS CIRCLE
LENOIR CITY, TENNESSEE 37772
(865) 806-5069

STEEKEE CREEK SUBDIVISION

Scale: 1"=100

Date: 6/29/2016

Revised:

Job: Arp062516

Map 66, Parcel 36
Deed Book 381, Page 1

District 4, Loudon County
Tennessee

Drawn By: T Harvey

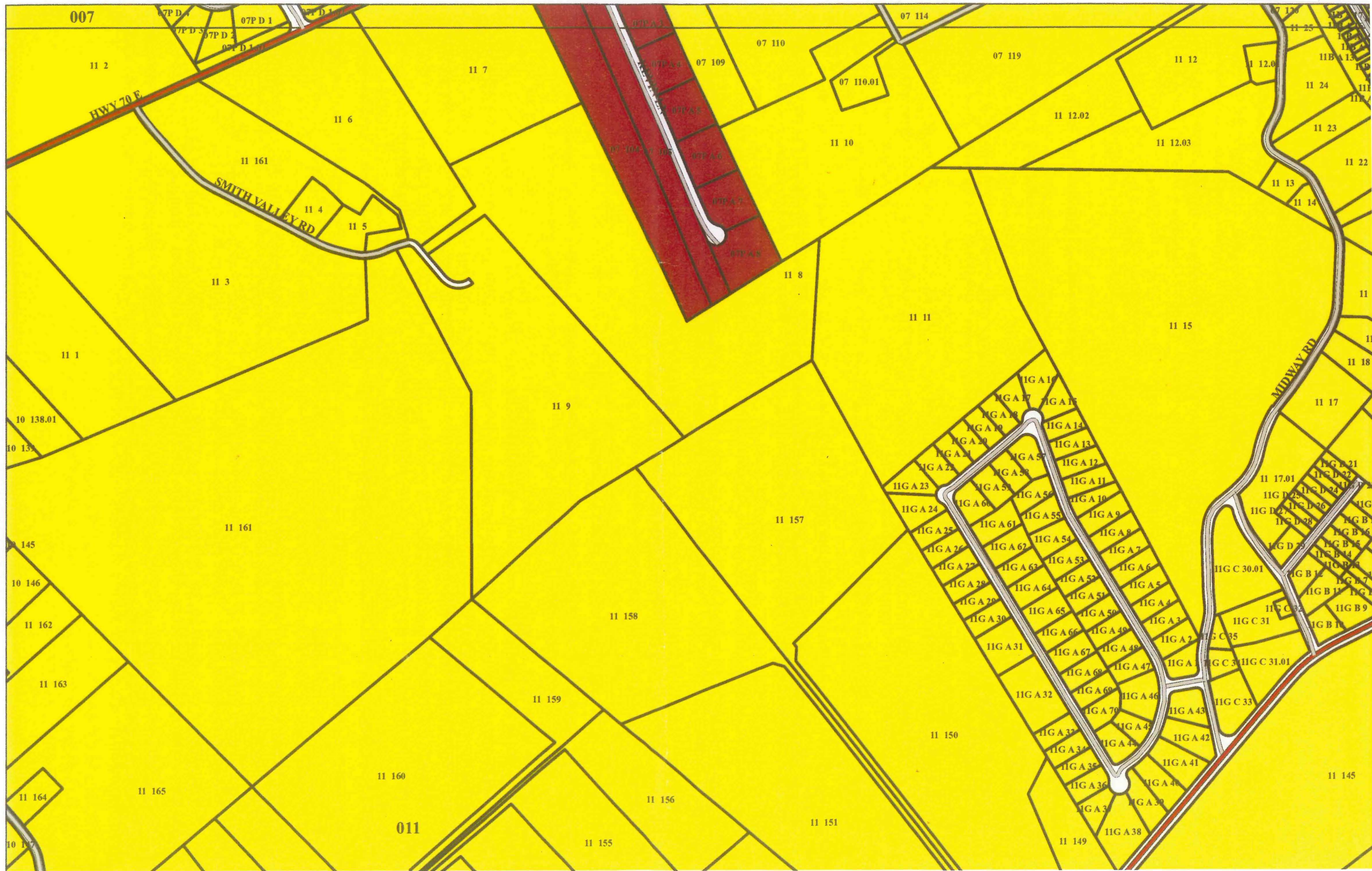
Surveyor: Thomas K Harvey, R.L.S. 2247

ITEM B



Tennessee





ARTICLE 4

SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

SECTION

- 4.010. Off-Street Parking Requirements
- 4.011. Certification of Minimum Parking Requirements
- 4.012. Combination of Required Parking Space
- 4.013. Remote Parking Space
- 4.014. Requirements for Design of Parking Lots
- 4.020. Off-Street Loading and Unloading Requirements
- 4.030. Temporary Use Regulations
- 4.040. Customary Home Occupations
- 4.050. Fall-Out Shelter Restrictions
- 4.060. Gasoline Service Station Restrictions
- 4.070. Swimming Pool Restrictions
- 4.080. Planned Unit Development Regulations
- 4.081. General Provisions
- 4.082. Minimize Size
- 4.083. Permitted Activities and Uses
- 4.084. Limitation on Commercial Activities in Planned Unit Developments
- 4.085. Obstructions, Height Regulations, Accessory Structures, Customary Home Occupations, Off-Street Parking and Sign Control
- 4.086. Overall Densities and Bulk Regulations for Residential Activities in Planned Unit Developments
- 4.087. Setbacks, Landscaping
- 4.088. Building Spacing
- 4.089. Perimeter Requirements
- 4.089.1. Administrative Procedure
- 4.089.2. Definitions
- 4.090. Standards for Signs, Billboards, and Other Advertising Structures
- 4.100. Development Standards for Mobile Home Parks
- 4.110. Development Standards for Automobile Wrecking, Junk and Salvage Yards
- 4.120. Development Standards for Cemeteries
- 4.130. Alcohol and/or Substance Abuse Facilities
- 4.140. Litter, Refuse, Garbage, Junk, Debris, Vacant Dilapidated Buildings or Structures Control Regulations
- 4.150. Requirements for the Storage of Abandoned, Dismantled Junk Vehicles and Parts
- 4.160. Landscape Screening & Buffering Requirements
- 4.170. Storm Water Control Standards

- 4.180. Erosion and Sedimentation Control**
- 4.190 Waste Disposal Facilities Location and Design Standards**
- 4.200 Fireworks Distribution, Storage and Manufacture**
- 4.210 Sexually Oriented Adult Businesses**
- 4.220 Development Standards for Quarrying, Gravel Processing, Mining and Mineral Extraction**
- 4.230 Development Standards for Permitting Telecommunications Towers and Antennas**
- 4.240 Site Plan Review**

4.010. Off-Street Parking Requirements. Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be two hundred (200) square feet in size (10 feet x 20 feet) and such space shall be provided with vehicular access to a street or alley. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

- A. Single detached dwelling and duplex - not less than two (2) spaces for each dwelling unit.
- B. Apartment dwelling - not less than one and one half (1 1/2) spaces per dwelling unit.
- C. Boarding houses and rooming houses - not less than one (1) space for each one (1) room to be rented.
- D. Townhouse and condominium - not less than two (2) spaces per dwelling unit.
- E. Other dwelling units - not less than two spaces per dwelling unit.
- F. Hotels, motels and other tourist accommodations - not less than one (1) space for each room to be rented plus one (1) additional space for each three (3) employees.
- G. Any auditorium, church, stadium, or other place of public assembly - not less than one space for each five (5) seats provided in such places of assembly. For places of public assembly where seating is not a measure of capacity, such as clubhouses, funeral parlors, etc., at least one (1) space for each two hundred (200) square feet of floor space devoted to that particular use shall be provided.
- H. Manufacturing, industrial or wholesaling use - not less than one (1) space for each five (5) employees anticipated during maximum production, with a minimum of five (5) spaces provided for any establishment. For establishments maintaining space for the sale of products at retail, there shall be provided one (1) parking space for each five hundred (500) square feet of floor area devoted to retail sales.

- I. Office and professional buildings - not less than one (1) parking space for each three hundred (300) square feet of office space located on the first floor, plus one parking space for each five hundred (500) square feet of floor space (or fractions thereof) above or below the first or main floor; provided that office space constructed or arranged on the floors above or below the first floors of retail or other business establishments and not used in connection therewith, shall fall within the meaning of this subsection.
- J. Retail sales and service establishments - not less than one (1) parking space for each two hundred and fifty (250) square feet, or fraction thereof, of floor space in general commercial districts and one (1) space for each three hundred (300) square feet, or fraction thereof, of floor space in the rural center districts.
- K. Medical or dental clinics - not less than four (4) spaces per doctor or dentist, plus one (1) additional space for each two (2) employees.
- L. Service Stations - not less than five (5) spaces for each grease rack or service bay, or one (1) space for each 1,500 square feet of lot area or fraction thereof, whichever is greater.
- M. Restaurants - not less than one (1) space per one hundred fifty (150) square feet of floor area, plus one (1) space for each two employees. For drive-in restaurants, one (1) space per one hundred (100) square feet of floor area.
- N. Other - for buildings and uses not listed the off-street parking requirements shall be determined by the Board of Zoning Appeals.

4.011. Certification of Minimum Parking Requirements. Each application for a building permit shall include information as to the location and dimensions of off-street parking spaces and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the Building Inspector to determine whether or not the requirements of this Section are met.

4.012. Combination of Required Parking Space. The required parking space for any number of separate uses may be combined in one (1) lot but the required space assigned to one (1) use may not be assigned to another use, except that the parking space required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

4.013. Remote Parking Space. If the off-street parking space required by this Resolution cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within two hundred (200) feet of the main entrance to such principal use provided such land is in the same ownership as the principal use. Such land shall be used for no other purpose so long as no other

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	35	\$27,595	\$9,212,555	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	227	\$136,184	\$38,647,051	409	\$209,465	\$56,312,265	380	\$176,013	\$49,127,925	403

17 Single-Family building permits issued for June, 2016



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 BOARD OF ZONING APPEALS
July 19, 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 June 21, 2016 meeting
5. Planned Agenda Items
 - A. Special Exception, request 12 month extension before rented camper removed from property, owner, Don White considering placing mobile home/subdividing property, 810 Old Midway Rd., Tax Map 016, Parcel 324.00, R-1, Suburban Residential District;
 - B. Special Exception, Bud Hall, request to continue to use existing carriage house for guests after construction of residence has been completed, 1967 Dewitt Drive, Lenoir City, Tax Map 011, Parcel 160.01, R-1, Suburban Residential District;
 - C. Special Exception, applicant, Joshua Ryan Lindsey, request customary home occupation to sell firearms on the internet out of the home, 1859 Oren White Road, Lenoir City, Tax Map 014, Parcel 26.01, A-2, Rural Residential District;
 - D. Special Exception, applicant, Charles Smith, request leaving accessory structure on property with no principal structure, 1879 Coulter Shoals Circle, Tax Map 022F, Group B, Parcel 010.00, A-2, Rural Residential District, *(see 7/21/15 BZA minutes, special exception approved to live in camper for 12 months)*;
 - E. Special Exception, property owner, John Tuck, 2145 Carters Chapel Road, Tax Map 014, Parcel 037, reduce total acreage of airport *(approved 4/20/04)* from approximately 21 acres to approximately 18 acres, A-1, Agriculture-Forestry District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

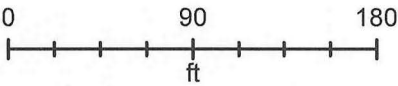
ITEM A

Old Midway Road



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 15, 2016

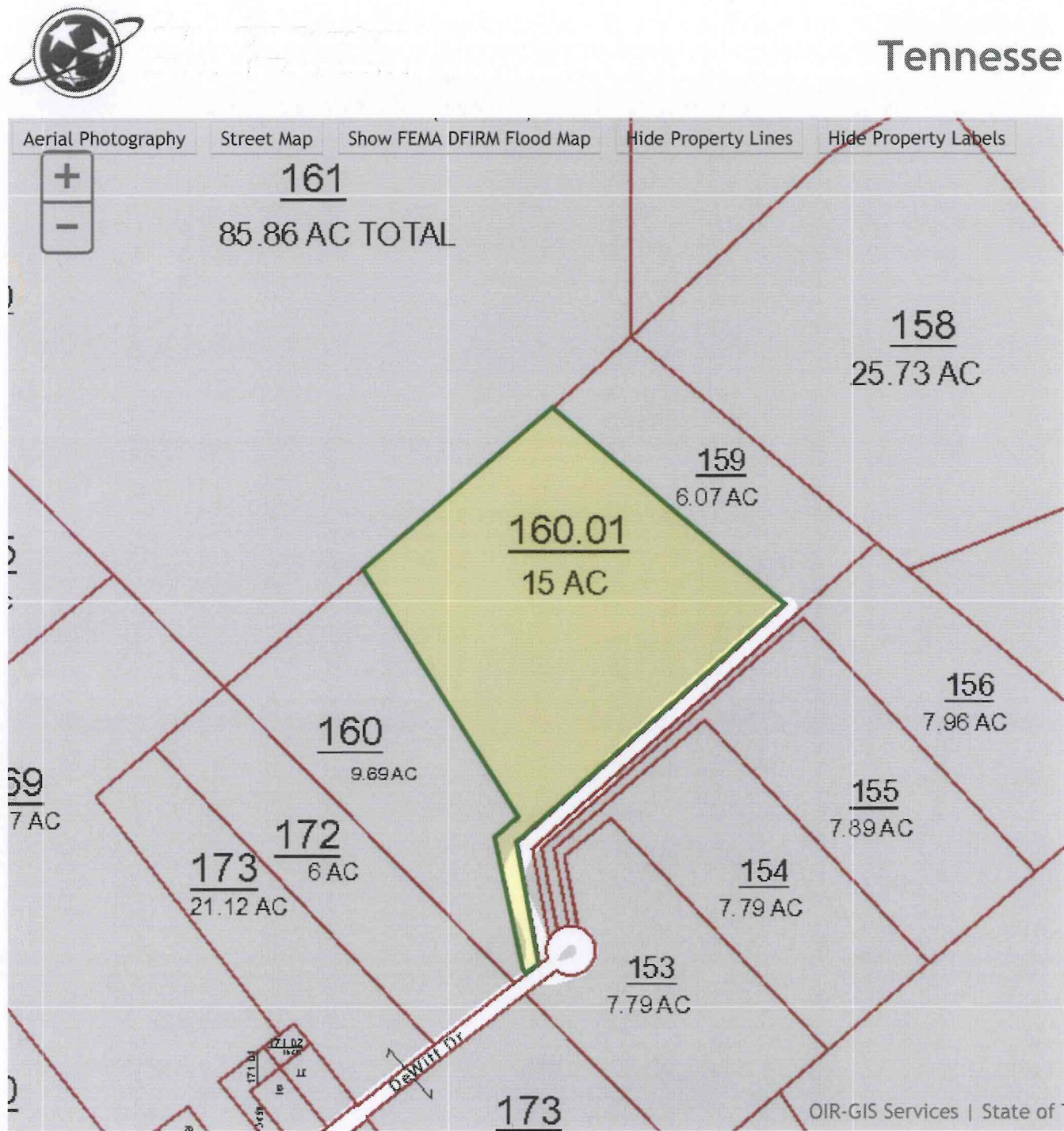


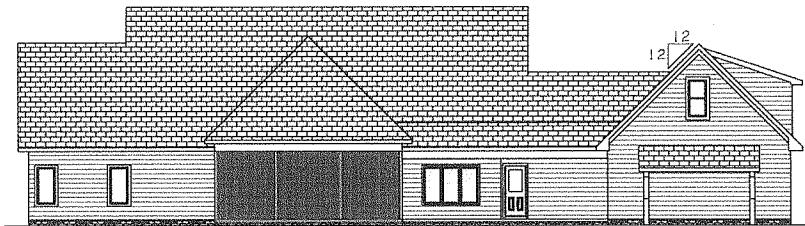
ITEM A



ITEM A

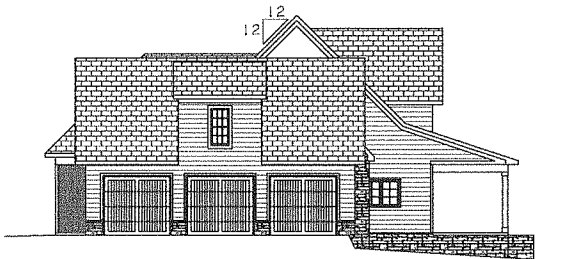
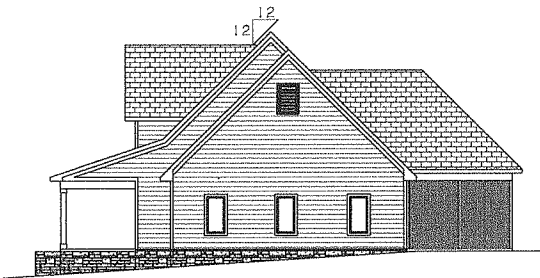






Grade shown is only a representation.

Elevations are Visual Representations - Do Not Scale.



Ridge Vent



Stone

Step as Req.

8" Columns

4" Window Trim

Vinyl Soffit

HALL	
DATE: March 8, 2016	
SQUARE FOOTAGES	
Main Level	2496
Upper Level	548
Screen Porch	333
Garage	828
Front Porch	506
Patio	242

HALL RESIDENCE
CUSTOM DESIGN
1967 Devitt Drive - Lenoir City

The

Weaver Homes

Company, Inc.

Design & Build

This Plan is the Property of The Weaver Homes Company, Inc. "Weaver Homes" Sole to the Purchaser for one time use only. The Plan cannot be reused, copied, or reproduced in any way without written consent from Weaver Homes. Weaver Homes suggests that a Certified Engineer or General Contractor review these plans in order to ensure proper structural qualities and all local codes are met. Any discrepancies must be reported before construction has begun. Contractor shall assume responsibility for any errors after construction has begun.

ELEVATIONS

ITEM B





Tennessee





Tennessee



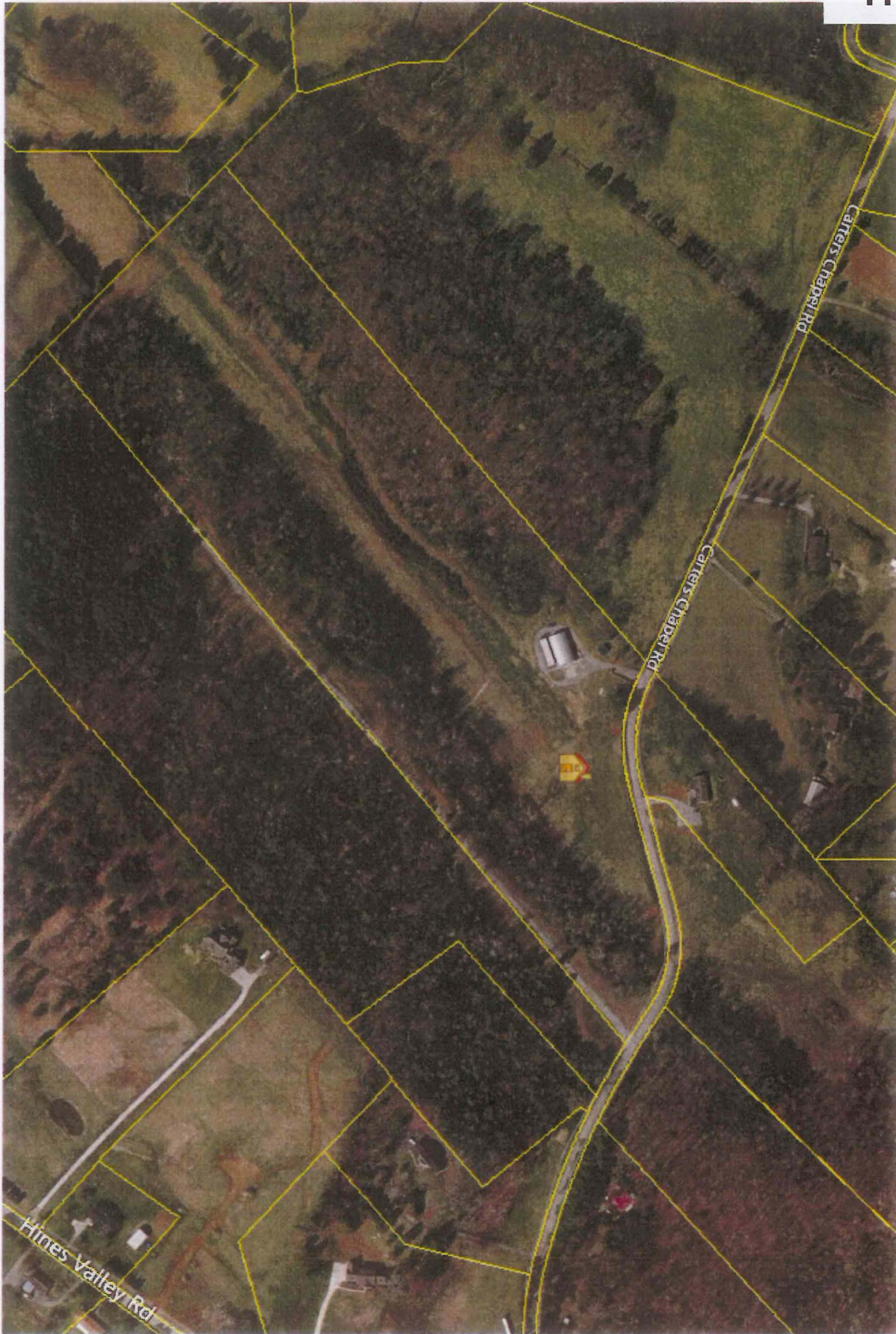
ITEM D



ITEM D



ITEM E



Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for free or any fees other than the surveyor himself to any person or company without the Authorization of James A. Hair.

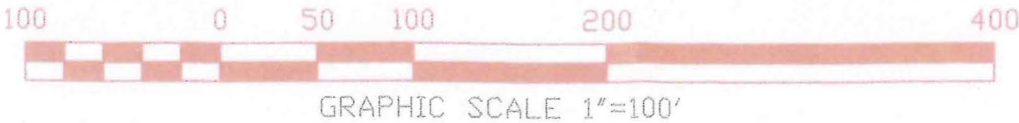
LAND SURVEYS

JAH

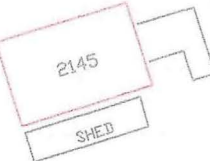
JAMES A. HAIR, RLS #1878
SITE DEVELOPMENT SURVEYS
(865) 389-2803

PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY TODAY'S MAPPING STANDARDS.

DEED NORTH



AIRPORT HANGER



TUCK
WDB 327 PG 6
PARCEL 37
TOTAL ACRES
1009360.46 Sq. Feet
23.17 Acres

REMAINING ACREAGE
629844.77 Sq. Feet
14.46 Acres

WINDSOCK

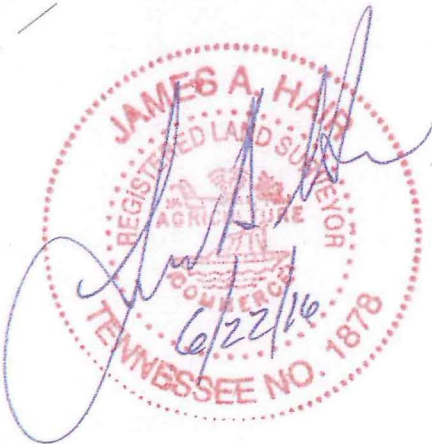
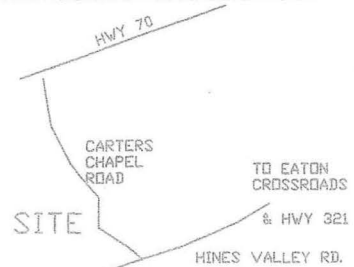
LOT 2
144347.47 Sq. Feet
3.31 Acres
1851

NGUYEN
PARCEL 38
WDB 324 PG 191

LOT 1
226548.09 Sq. Feet
5.20 Acres

PROPERTY ZONING IS A-1:
FRONT SETBACKS 50 FEET
REAR SETBACKS 35 FEET
SIDE SETBACK 20 FEET (1 STORY)
SIDE SETBACK 25 FEET (2 STORY)

LOCATION MAP



I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY 1 ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000, AS SHOWN.

JAMES A. HAIR, RLS #1878

CARTERS CHAPEL ROAD

WET WEATHER STREAM AND DITCH

AIRPORT RUNWAY

LEGEND	
PROPERTY LINE	—
DRAINAGE LINE	- - -
EDGE OF RUNWAY	—
AIRPORT HANGER	—
ADDIT. ACREAGE	- - -

GENERAL INFORMATION

- (1) ONE LOT SUBDIVISION SURVEY OF PARCEL 37.00 ON TAX MAP 14
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.
- (5) UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT THE PROPER UTILITY COMPANY HAVING JURISDICTION BEING NOTIFIED (CALL 811).

JOHN T. TUCK 1851 CARTERS CHAPEL ROAD LENOIR CITY, TENNESSEE 37771		
SCALE: 1"=100'	APPROVED BY:	DRAWN BY JAH
DATE: 6/22/2016		REVISED
FIFTH DISTRICT LOUDON COUNTY		LENOIR CITY TENNESSEE
TAX MAP 014.00 PARCEL 37.00	TOTAL ACRES 3.31+/- WDB 327 PG 6	DRAWING NUMBER JAH0616A-5