

# 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)

## WORKSHOP LOUDON COUNTY REGIONAL PLANNING COMMISSION DECEMBER 20, 2016 4:30 p.m.

The Loudon County Regional Planning Commission will hold a continuing education and training workshop at 4:30 p.m. The Planning Commission will meet immediately following at 5:30 p.m.

## AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION DECEMBER 20, 2016 5:30 p.m.

1. Call to Order, Pledge of Allegiance and Roll Call.
2. Approval of Minutes from November 15, 2016 meeting.
3. Planned Agenda Items:
  - A. Rezoning Request, Applicant, Joe Everett, Owners, Barbara and Robert Gilley, Hwy. 411 S., Tax Map 084, Parcel 050.03, A-2, Rural Residential District to C-2, General Commercial District, approximately 5.2 acres;
  - B. Subdivision Plat combining 10 lots into 1, Applicant and property owner, Jason & Stacey Lainhart, 100 Oak Street S. **Greenback**, Tax Map 70L Group E, Parcels 8-11, 17-21, & 23, R-1, Low Density Residential, approximately 1.8 acres;
  - C. Subdivision Plat with joint permanent easement, Property owner Jeffrey & Lori Muhs, Highway 70 East Lenoir City, Tax Map 010, Parcel 175.00, Suburban Residential District, 8.7 acres;
  - D. Subdivision Plat, Property owner Charles Thompson, Smallen Road, Tax Map 34, Parcels 25 & 26, A-2, Rural Residential District, 4.5 acres;
  - E. Approval of Meeting Dates for 2017 (see attached)
4. County Commission Action on Planning Commission Recommendations

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Loudon • Greenback • Philadelphia

5. Codes Department Building Activity Summary for November 2016 (see attached)
6. Additional Public Comments
7. Updates from Planning Department
8. Adjournment



Tennessee

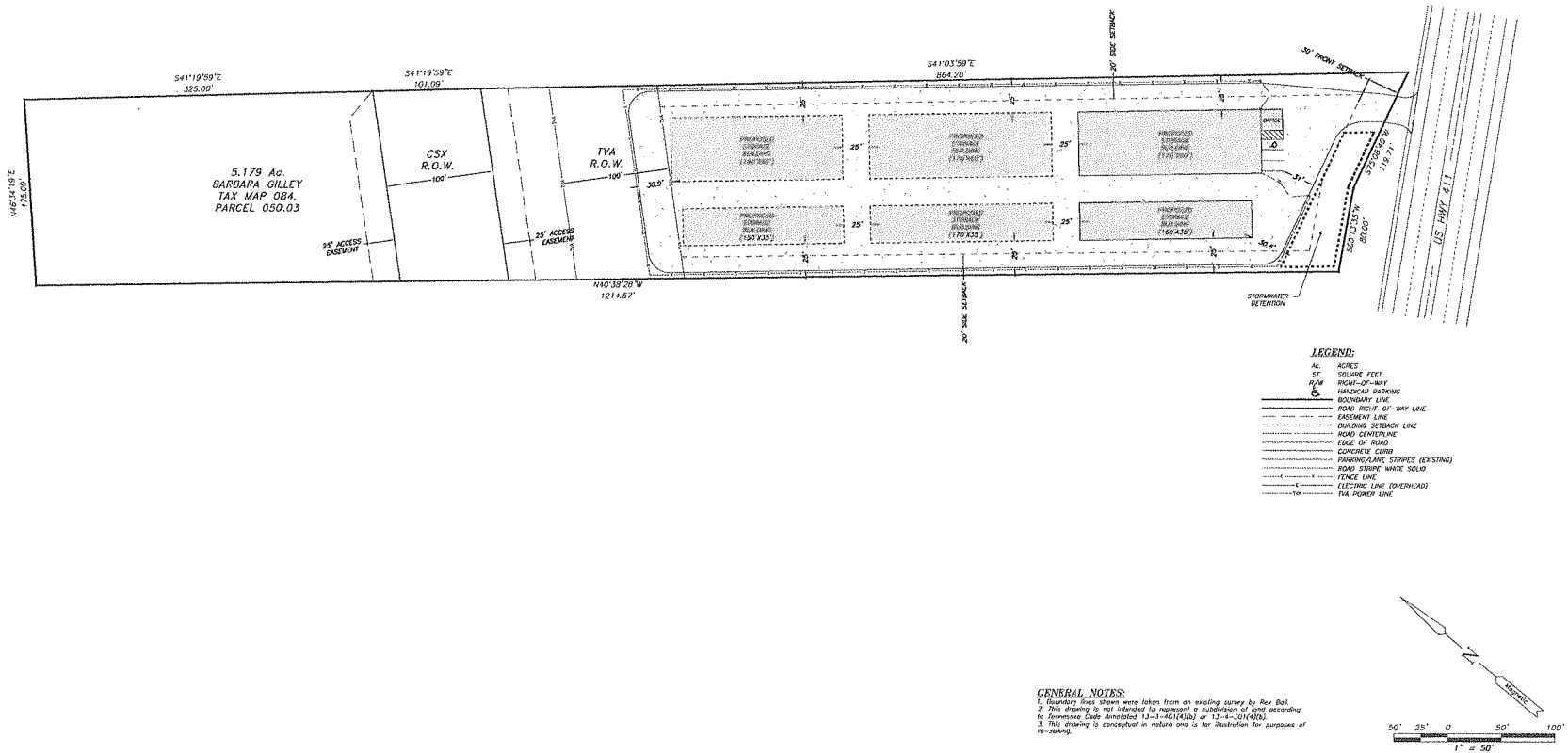




ITEM A



Gilley 084 050.03



**STERLING**  
CONSULTING  
CIVIL ENGINEERING  
CONSULTING  
LAND SURVEYING  
LAND PLANNING

1620 WILLIAM BLOUNT DRIVE  
MAIRVILLE, TENNESSEE  
37802-6401  
P.O. BOX 4878  
MAIRVILLE, TENNESSEE  
37802-4878  
PHONE: (615) 965-3955  
FAX: (615) 981-2915  
www.sterling-us.com

LOUDON CO.

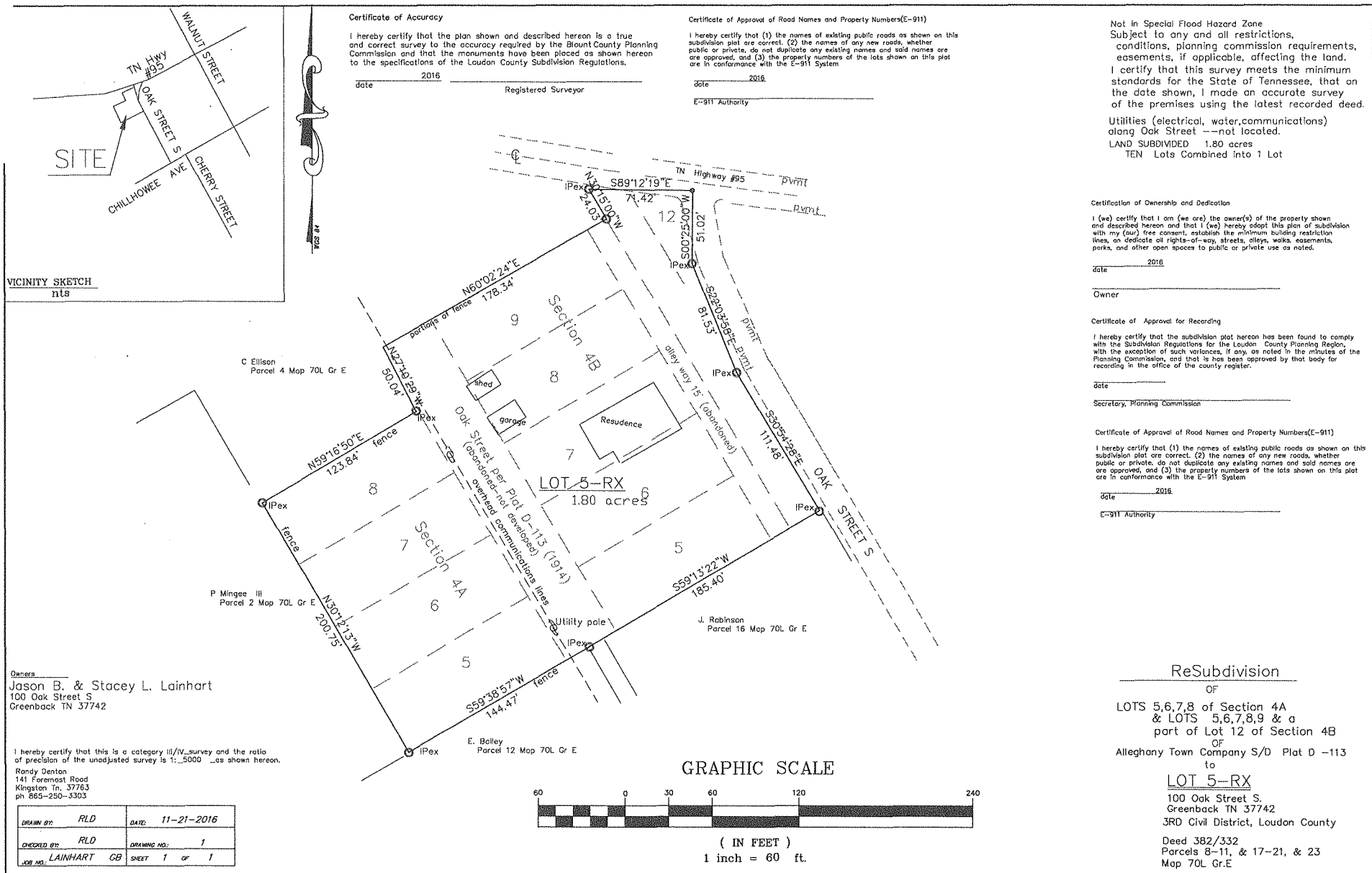
EXHIBIT FOR  
**PROPOSED  
STORAGE FACILITIES**  
JOE EVERETT

DATE	BY	REVISIONS

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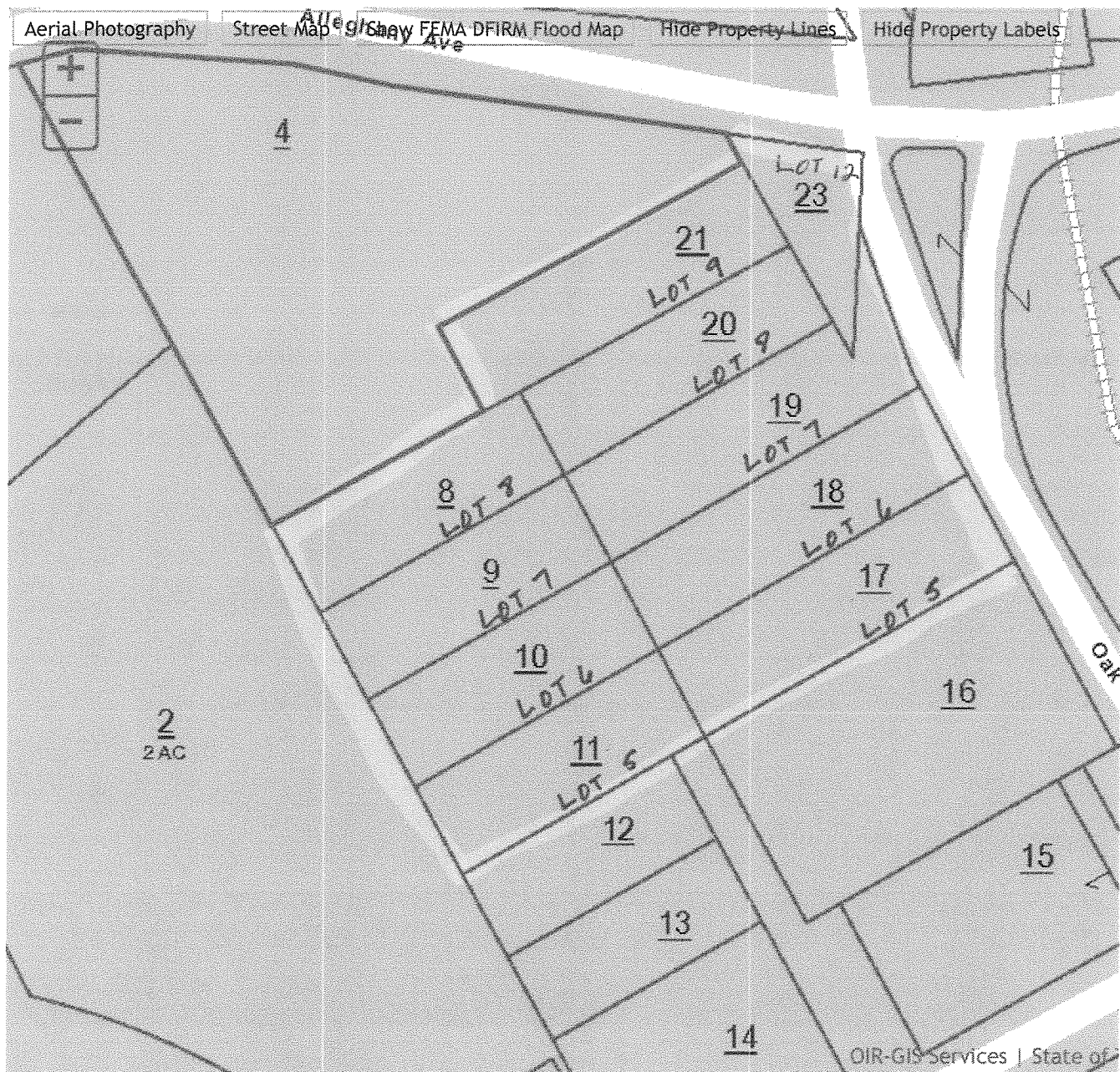
DESIGNED: RDR  
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DATE: 11/22/16  
SCALE: 1" = 50'  
DRAWING: 6276  
PROJECT NO: SEI#6276







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GRAPHIC SCALE



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1 inch = 80 ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	113.32'	115.00'	56°27'40"	S56°15'18"E	108.79'

LEGEND

- (XXXXX) = JMC POINT NUMBER
- △ = CALCULATED POINT (UNLESS NOTED)
- = SET 5/8" IRON ROD & CAP STAMPED "JMC TN#2665"
- MB = MAILBOX
- WM = WATER METER
- SP = SPIGOT
- WPP = WOOD POWER POLE
- DRIVEWAY EASEMENT & UTILITY EASEMENT
- AREA DEDICATED COUNTY FOR RIGHT-OF-WAY
- OVERHEAD UTILITY
- ADJOINER LINE, SURVEYED, LI FROM DEEDS (UNLESS NOTED)
- RIGHT-OF-WAY NOT SURVEYED MAPPED FROM PLATS (UNLESS NOTED)
- BOUNDARY/PRO





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DUDON, TN 37774

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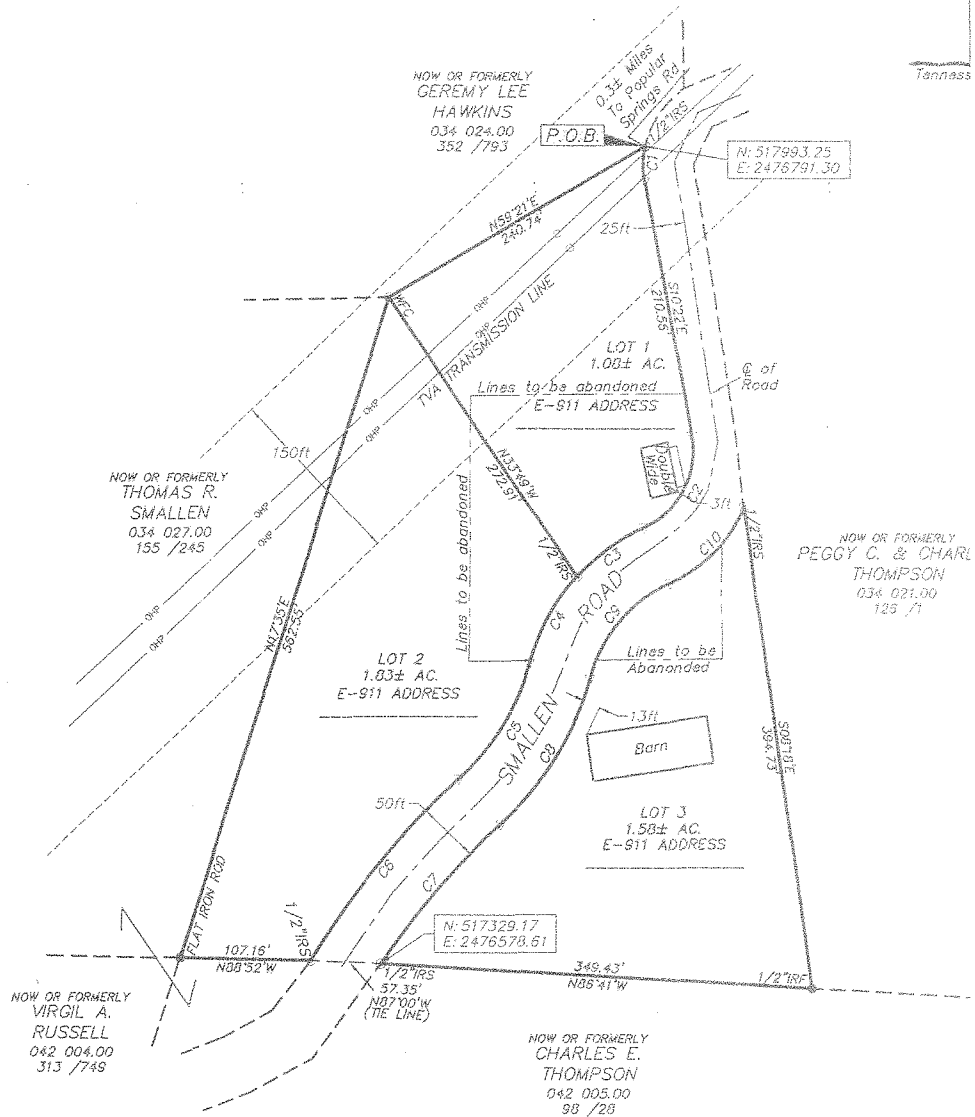
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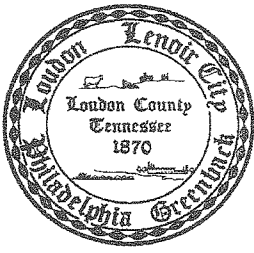


Curve	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
C1	28.76'	72.85'	22°37'05"	S00°57'W	28.57'
C2	89.52'	67.86'	75°35'17"	S27°26'W	83.17'
C3	67.80'	168.09'	23°08'16"	S53°40'W	67.42'
C4	81.14'	168.09'	27°39'22"	S28°16'W	80.35'
C5	110.67'	191.78'	33°03'52"	S30°58'W	109.14'
C6	150.93'	666.53'	16°24'44"	S39°18'W	150.27'
C7	149.59'	616.53'	13°54'08"	N40°33'E	149.23'
C8	139.53'	241.78'	33°03'52"	N30°58'E	137.60'
C9	104.65'	118.09'	50°47'36"	N39°50'E	101.30'
C10	87.12'	117.86'	42°21'05"	N44°03'E	105.15'

Surveyor's Notes:  
The use of the word certification or its  
and the certification is to certify the  
of title and is not conclusive evidence.  
Copying this original invalidates any an  
original survey as per the laws on the  
that date as per Tenn. Code Ann. § 2  
competent professional and specialists  
complete title examination. The Land  
this property are shown. Property owner

SURVEY FOR:  
CHARLES E. THOMPSON SUBD  
1ST CIVIL DISTRICT

CHARLES E. THOMPSON  
REGISTERED L.A.  
Surveying - Phone  
215 East Washington Av  
Athens, Tennessee 37620  
202-11-740-2440  
charles@edwardsurvey.com



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## LOUDON COUNTY RPC/BZA

### MEETING DATES FOR

2017

*Meets 3<sup>rd</sup> Tuesday of each month at 5:30 p.m. with BZA meeting immediately following at:*

Loudon County Courthouse Annex  
101 Mulberry Street  
Loudon, TN 37774

January 17<sup>th</sup>

February 21<sup>st</sup>

March 21<sup>st</sup>

April 18<sup>th</sup>

May 16<sup>th</sup>

June 20<sup>th</sup>

July 18<sup>th</sup>

August 15<sup>th</sup>

September 19<sup>th</sup>

October 17<sup>th</sup>

November 21<sup>st</sup>

December 19<sup>th</sup>

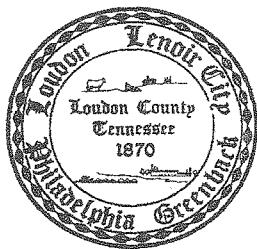
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## CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

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	42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29	\$11,757	\$2,942,219	35
August	42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40	\$23,832	\$7,799,894	48
September	38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39	\$16,670	\$4,418,410	47
October	38	\$22,918	\$8,870,683	55	\$ 24,793	\$ 6,978,700	34	\$17,782	\$4,802,880	30
November	23	\$11,789	\$3,121,380	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	410	\$239,443	\$68,609,434	409	\$209,465	\$56,312,265	380	\$176,013	\$49,127,925	403

11 Single-Family building permits issued for November, 2016



# Loudon County Planning Department

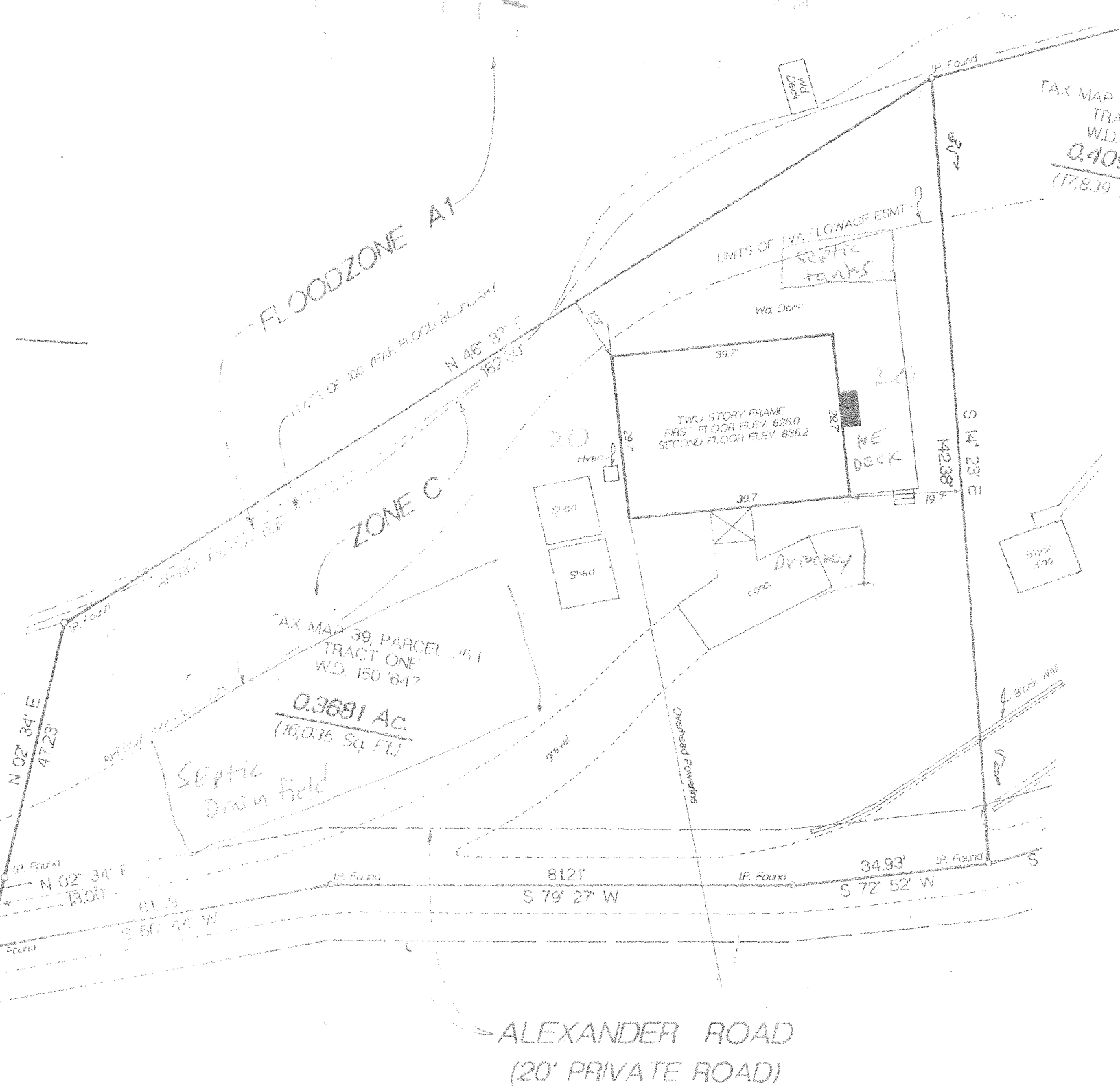
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## AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS December 20, 2016 *Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the November 15, 2016 meeting
5. Planned Agenda Items
  - A. Variance Request for 13' 6" side yard setback to enclose existing deck, Applicant Dee Ann Elam, 105 Alexander Road, Tax Map 036, Parcel 16.0, A-1 Agriculture Forestry District and F-1 Floodway District, approximately .5 acres;
  - B. Variance Request for 4' from front yard setback and 5' each side yard setback, Applicant and owner Anita Copeland, 2980 Lakewood Drive, Tax Map 32, Parcel 18.00, A-1 Agriculture Forestry District with R-E Single Family Exclusive Overlay and F-1 Floodway District, approximately 1.1 acres;
  - C. Special Exception for potential new owners of property to continue living in house and operating a special event facility, Owner and applicant, Daniel Walker, 18350 Martel Road, *Magnolia Manner*. Tax Map 16D, Group D, Parcel 2, R-1, Suburban Residential District, approximately 2 acres;
  - D. Special Exception for expansion of wellness center to include physical therapy and medical treatment suites, Tellico Village Property Owners Association, Applicants, Jeff Gagley and Kevin Stevens, 200 Dohi Drive, Tax Map 58, Parcel 77, A-2, Rural Residential District, approximately 71 acres;
7. Additional public comments
8. Announcements and/or comments from Board/Commission
9. Adjournment



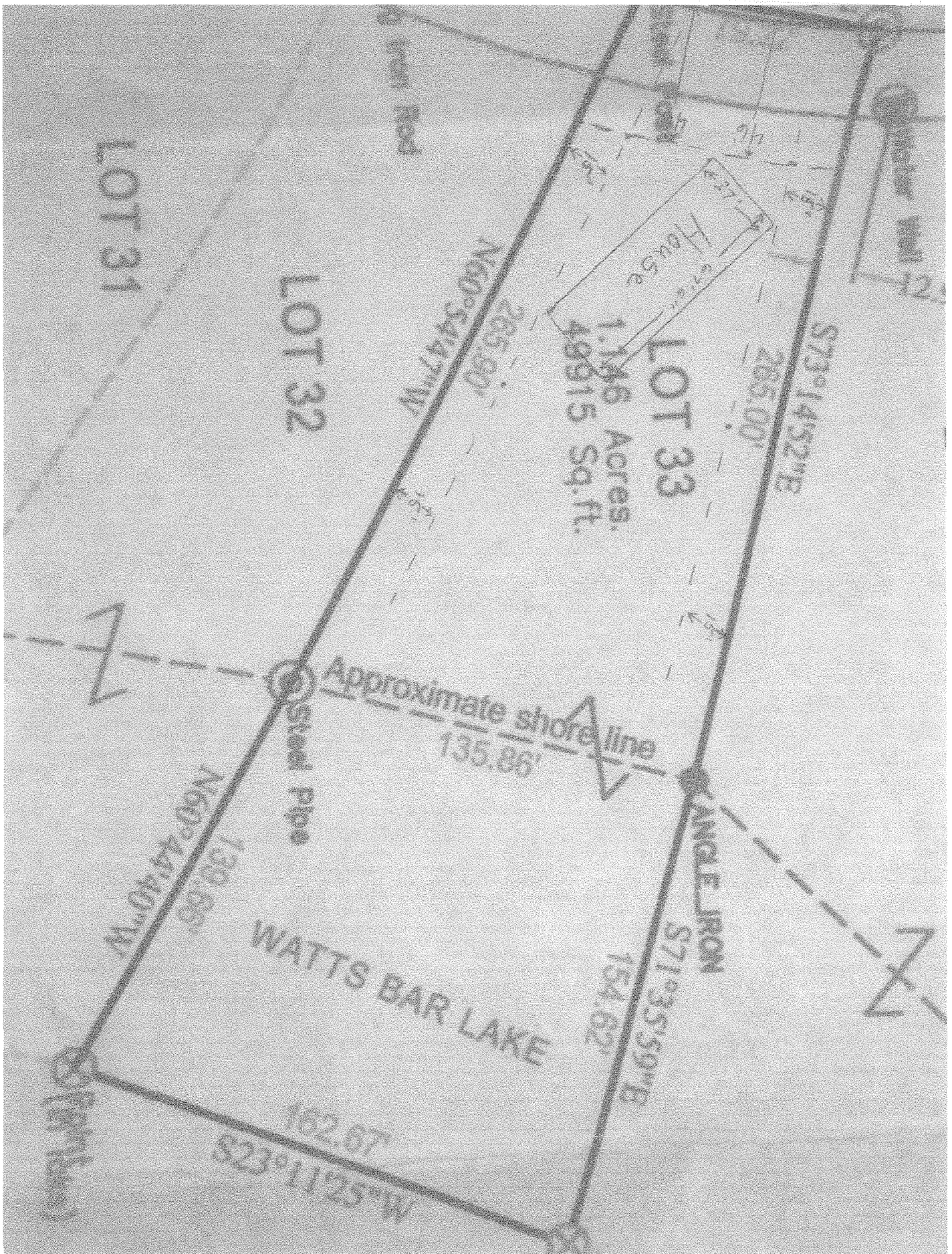
ITEM A  
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ITEM A











# Tennessee





ITEM B









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# CONCEPT MASTER PLAN WELLNESS CENTER

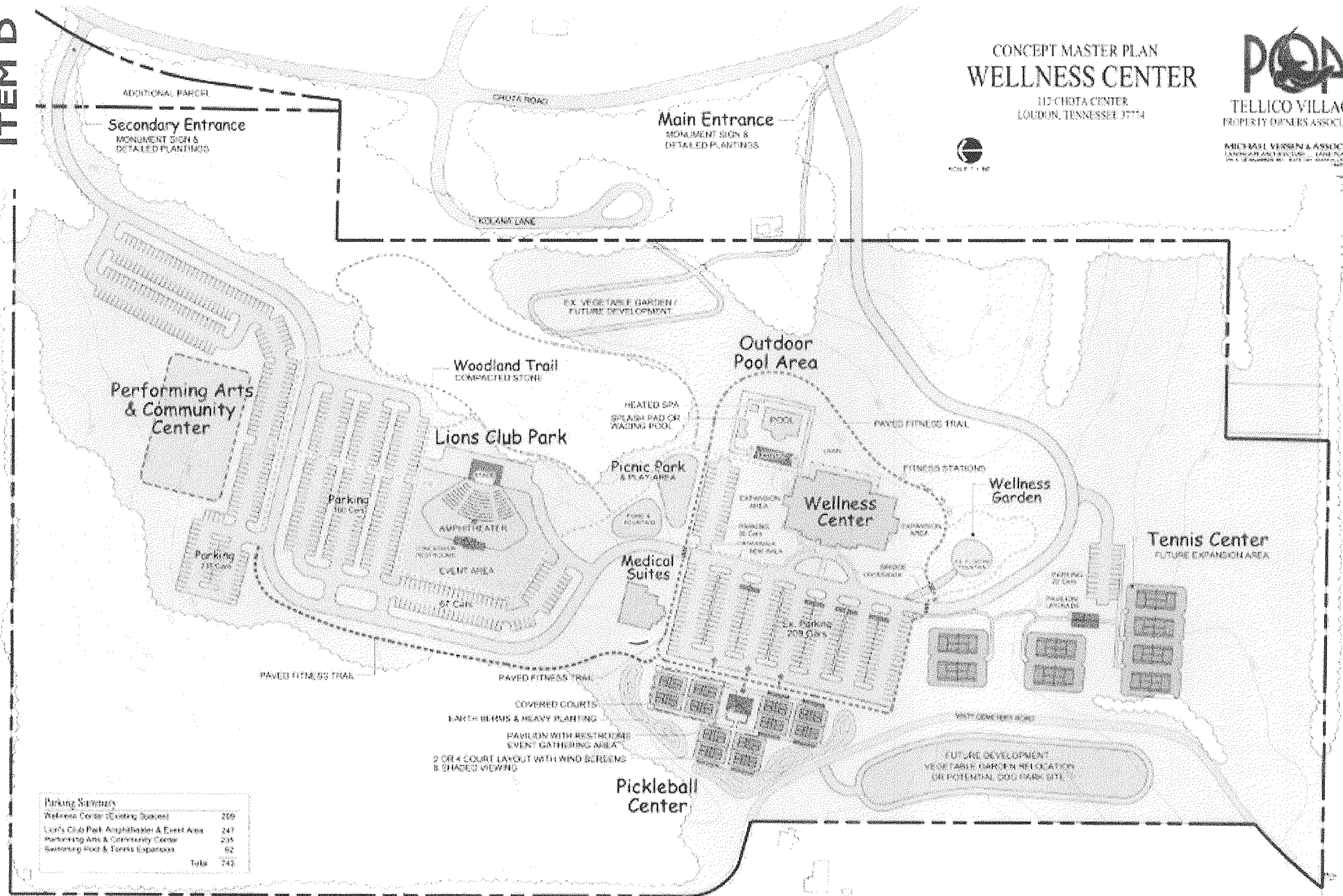
112 CHOTA CENTER  
LOUDON, TENNESSEE 37774



TELICO VILLAGE  
PROPERTY OWNERS ASSOCIATION

MICHAEL VERNER & ASSOCIATES  
LANDSCAPE ARCHITECTS - PLANT PLANNING  
200 N. UNIVERSITY AVE. SUITE 100, MEMPHIS, TN 38102  
(901) 521-1000

10/17/2017



## Parking Summary

Wellness Center (Existing Spaces)	259
Lions Club Park Amphitheater & Event Area	247
Performing Arts & Community Center	208
Swimming Pool & Tennis Expansion	62
<b>Total</b>	<b>776</b>



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# Tennessee





