



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
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www.loudoncounty-tn.gov

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION May 16, 2017 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from April 18, 2017 meeting;
3. Planned Agenda Items:
 - A. Subdivision Plat with shared driveway, property owners, Sally Taylor and Gail Stacy, 2000 Keaton Road, Tax Map 036, Parcel 141.00 approximately 4.81 acres, A-1, Agriculture-Forestry District;
 - B. Subdivision Plat with shared driveway length variance request, Jerry Summey, 398 Summey Way, Tax Map 077, Parcel 039.01, approximately A-1, Agriculture-Forestry District;
 - C. Subdivision Plat with joint permanent easements, Trinity Equestrian Estates, property owner, Trinity Farm East Tennessee, LLC, Myron Mullins, 7500 White Wing Road, Tax Map 005, Parcel 022.00, approximately 106.01 acres, A-2, Rural Residential District;
4. County Commission Action on Planning Commission Recommendations:
5. Codes Department Building Activity Summary for April 2017 (see attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment



Tennessee



MAP 036 PARCEL 063.00
FRERE
DB 386 PG 195

MAP 036 PARCEL 063.00
FRERE
DB 386 PG 195

LOT 2
2.253 AC±

LOT 1
2.046 AC±

MAP 036 PARCEL 140.00
CHEROBIEFF
DB 356 PG 508
CAB F SLIDE 142

MAP 036 PARCEL 152.00
MCLEAN
DB 306 PG 549

KEATON ROAD

3. IRON PINS AT ALL CORNERS.
4. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
5. THIS PROPERTY IS ZONED A-1.
6. BUILDING SETBACK LINES:
FRONT - 50'
SIDE - 20' SINGLE STORY +5' FOR ADDITIONAL STORY
REAR - 35'
7. HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING.
8. TAX MAP 36, PART OF PARCEL 141.00.
9. DEED REFERENCES FOR PARCEL 141.00:
D.B. 345, PG. 794



Tennessee



CERTIFICATE OF ACCURACY
 PLAT SHOWN AND DESCRIBED HEREON IS A TRUE
 TO THE ACCURACY REQUIRED BY THE REGIONAL
 AND THAT THE MONUMENTS HAVE BEEN PLACED
 THE SPECIFICATIONS OF THE REGIONAL

REGISTERED SURVEYOR *Luther D. Hayes*

ITEM B
 TREETS
 D APPURTENANCES INSTALLED,
 LY MEET THE SPECIFICATIONS
 ING COMMISSION.
 ERINTENDENT/ENGINEER
 TREET NAMES AND ADDRESSES
 IMES OF EXISTING PUBLIC
 LAT ARE CORRECT, (2) THE
 IDIC OR PRIVATE, DO NOT
 SAID NAMES ARE APPROVED,
 THE LOTS SHOWN ON THIS
 CE WITH THE E-911 SYSTEM.

E-911 AUTHORITY

APPROVAL FOR RECORDING
 PLAT HAS BEEN FOUND TO COMPLY WITH
 RELEMENTS FOR THE PLANNING REGION
 SUCH VARIANCES, IF ANY, WHICH
 EMENTS HAVE BEEN INSTALLED, OR AN
 TED IN ORDER TO ASSURE COMPLETION.
 FOR RECORDING IN THE OFFICE OF

SECRETARY, PLANNING COMMISSION

EMENTS SHALL BE 5' ON EACH SIDE OF ALL INTERIOR LOT LINES AND
 EXTERIOR LOT LINES AND STREET RIGHTS-OF-WAY.

PERMANENT EASEMENT AS SHOWN HEREON SHALL BE THE PERPETUAL
 THE PROPERTY OWNERS, WITHOUT RECOURSE TO LOUDON COUNTY.

1-1 AND BUILDING SETBACKS ARE: FRONT - 50'; SIDE - 20'; REAR - 25'

PERMANENT EASEMENT SHALL ALSO SERVE AS A DRAINAGE AND UTILITY EASEMENT.

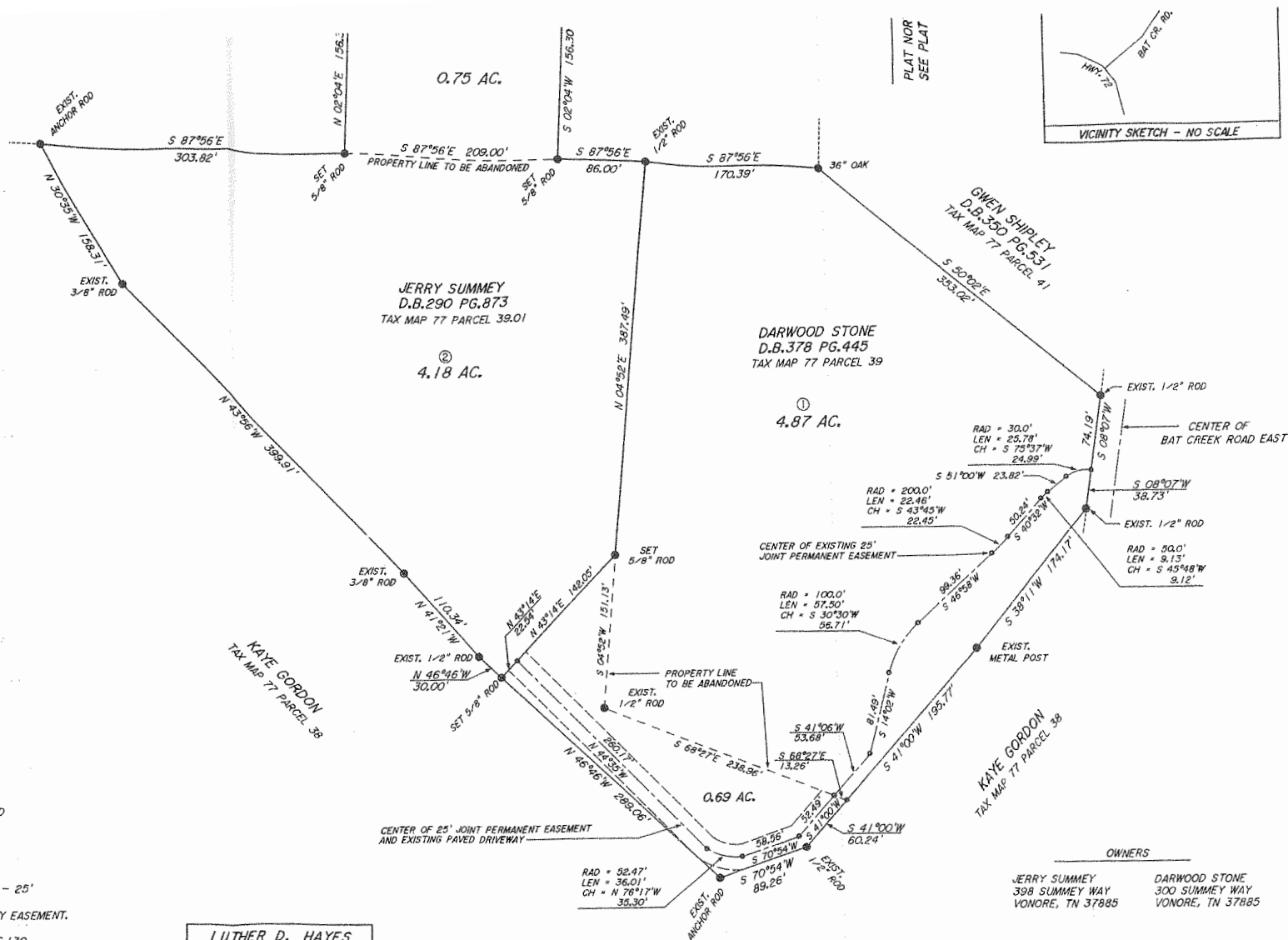
TO A PERMANENT PRIVATE EASEMENT AS RECORDED IN D.B.255 PG.130.

FOR THE EXISTING DRIVEWAY EASEMENT IS RECORDED IN D.B.290 PG.637.

REQUESTED FOR ADDITIONAL DRIVEWAY EASEMENT.

LUTHER D. HAYES
 LAND SURVEYOR
 358 COUNTY ROAD 286
 TEN MILE, TN 37880
 PH. 423-337-3301

I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY
 AND THE RATIO OF PRECISION OF THE UNADJUSTED
 SURVEY IS 1: 7500 AS SHOWN HEREON.
 THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT



RESUBDIVISION OF JERRY SUMMEY
 AND DARWOOD STONE PROPERTY
 1ST CIVIL DIST. LOUDON CO., TN

SCALE: 1" = 100'

DATE: 5-4-17

DWG. NO. A-405

DEED BK. RECDENCE: D.B.290 PG.873, D.B.378 PG.445



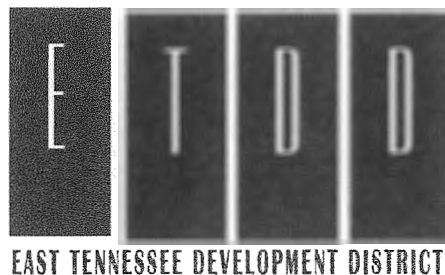
Tennessee



CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2017	Fees	Value	2016	Fees	Value	2015	Fees	Value	2014
January	33	\$23,564	\$6,620,670	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20
February	37	\$21,244	\$6,073,905	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28
March	50	\$29,072	\$7,742,918	37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34
April	32	\$20,477	\$5,504,520	51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42
May				43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30
June				35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33
July				42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29
August				42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40
September				38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39
October				38	\$22,918	\$8,870,683	55	\$ 24,793	\$ 6,978,700	34
November				23	\$11,789	\$3,121,380	34	\$ 16,974	\$ 4,517,761	15
December				36	\$21,075	\$5,581,120	25	\$ 18,414	\$ 5,378,992	36
TOTALS	152	\$94,357	\$25,942,013	446	\$260,518	\$74,190,554	409	\$209,465	\$56,312,265	380

15 single-family building permits issued for April, 2017



Tennessee Department of Transportation

will present a planning commissioner workshop on

Street Development Process

Two Locations:

July 27 at Jefferson City Fire Department from 6 to 8 pm

112 City Center Drive, Off Highway 92, City Hall Complex

OR

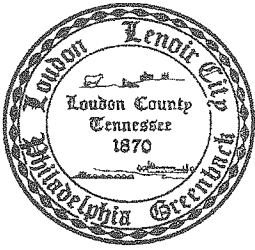
July 31 at Farragut Town Hall from 6 to 8 pm

11408 Municipal Center Drive, Farragut TN

Counts as two hours training

No Reservations Required

Need more information? Call the ETDD Planning Advisory Service at 865-273-6003



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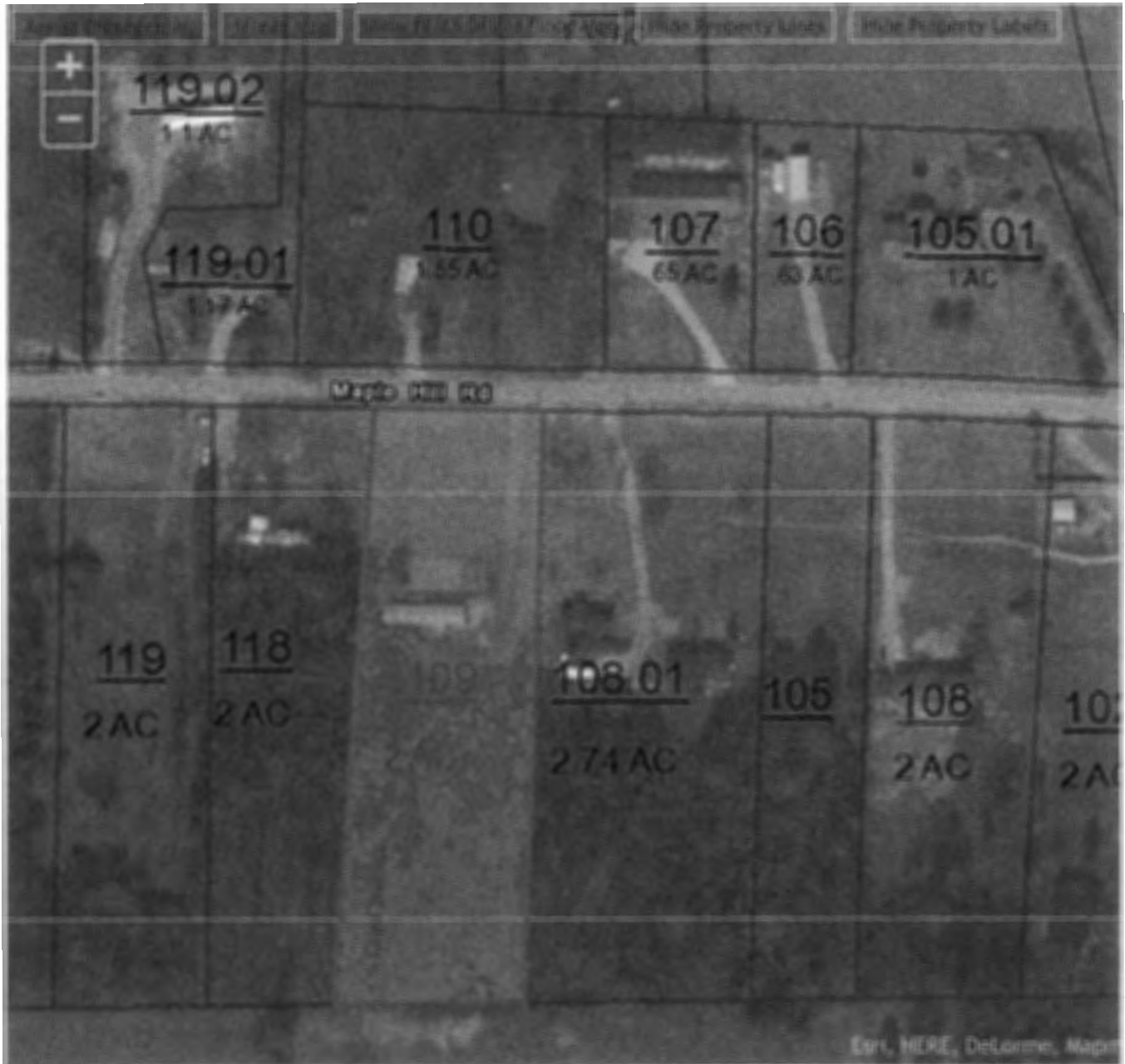
AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS MAY 16, 2017

Immediately following the Planning Commission Meeting

1. Call to Order
 2. Roll Call
 3. Swearing In All Witnesses
 4. Approval of Minutes from the April 18, 2017
 5. Planned Agenda Items
 - A. Special Exception, accessory structure in front yard, owner/applicant, David Kautz, 4142 Maple Hill Road, Tax Map 50, Parcel 109.00, A-2, Rural Residential District;
 - B. Variance Request, rear yard setback from 25' to 19.12', corner lot, applicant, Steven Abbott, Reliance Development LLC, 160 Chalmette Way, Jackson Crossing Phase 4, Tax Map 010K, Group C, Parcel 031.00, R-1/PUD;
 6. Additional public comments
 7. Announcements and/or comments from Board/Commission
 8. Adjournment
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Tennessee



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