



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

WORKSHOP AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION AUGUST 15, 2017 4:30 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 4:30 p.m. to review and discuss tiny homes and the Loudon County Zoning Resolution. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

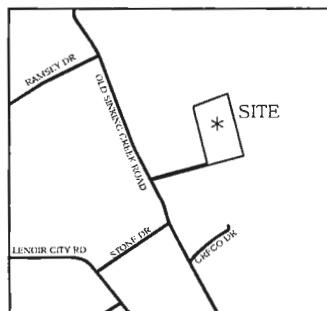
AMENDED

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION AUGUST 15, 2017 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from July 18, 2017 meeting;
3. Planned Agenda Items:
 - A. Discussion of shared driveway, property owner, John Galyon, Old Sinking Creek Road, Tax Map 070, Parcel 042.00, A-2, Rural Residential District;
 - i. *Shared driveway variance approved at June 20, 2017 Loudon County Regional Planning Commission meeting*
 - B. Rezoning request from O-1, Office Professional District to C-2, General Commercial District, applicant, Bryan Petett, property owner, Nancy Kelso Myers, Old Stage Road, Tax Map 007, Parcel 131.00, approximately 5.5 acres;
 - C. Rezoning Request from R-1, Suburban Residential District to R-1 with PUD, (Planned Unit Development Overlay) 2.5 units per acre, 19 lots, property owner, Jason Rennich, Hwy. 11E, Tax Map 011, Parcel 037.00, approximately 9.65 acres;
 - D. Annual Summary
4. County Commission Action on Planning Commission Recommendations:
5. Codes Department Building Activity Summary for July 2017 (see attached)

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6. Additional Public Comments
7. Update from Planning Department
8. Adjournment



CERTIFICATE OF APPROVAL OF WATER SYSTEM

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AS IS HEREBY APPROVED SETFON.

CITY OR COUNTY HEALTH OFFICER DATE
OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATE OF SURFACE DISPOSAL (SEPTIC SYSTEM)

APPROVAL IS HEREBY GRANTED FOR LOTS DEPENDING ON LOCATION COUNTY TENNESSEE, AS BEING SUFFICIENT FOR SURFACE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESIDENCES.

PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HIGHEST LOCATIONS MUST BE APPROVED AND AN SSD SYSTEM PERIODICALLY ISSUED BY THE DIVISION OF GROUND WATER PROTECTION. WATER TAPS, WATER LINES, UNDERGROUND UTILITIES AND DRAINWAYS SHOULD BE LOCATED AT SETBACK PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING AND ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

ENVIRONMENTAL SPECIALIST DATE
DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF STREETS

I CERTIFY THAT STREETS AND RELATIVE APPLICANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

ROAD ENGINEER/HIGHWAY COMMISSION DATE

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THE 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 6-011 SYSTEM.

EDIT AUTHORITY DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENT FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED OR AN ACCEPTABLE SUBSTITUTION IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, REGIONAL PLANNING COMMISSION DATE

CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT STATEMENT TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT ALIGNMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

JOHN S. PATTERSON, ENGINEER #11409 DATE

NOTES

1. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
3. VERIFY CURRENT ZONING WITH APPROPRIATE GOVERNMENT PLANNING AGENCY PRIOR TO ANY SUB-DIVISION AND OR CONSTRUCTION.
4. THIS SURVEY PLAT DOES NOT WARRANT TITLE.
5. BY GRAPHIC PLOTTING, THIS PROPERTY LIES IN ZONE X ON PLAT #11409, #471052222, WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2007 AND IS NOT ON A SPECIAL FLOOD HAZARD AREA.
6. PROPERTY IS ZONED A2.
7. A STANDARD UTILITY AND DRAINAGE EASEMENT OF 10' IS REQUIRED INSIDE ALL EXTERIOR LOT LINES, 5' EACH SIDE OF EXTERIOR LOT LINES.
8. THIS PLAT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE STANDARD STANDARDS OF PRACTICE.
9. TOTAL LOTS = 2. TOTAL AREA = 7.28 ACRES (317,061 S.F.).
10. SURRENDER OF LOTS HAVING EXCLUSIVE ACCESS AND ALONG THE SHARED ACCESS EASEMENT (SHARED DRIVEWAY) IS LIMITED TO NO MORE THAN FOUR LOTS MAXIMUM.
11. THE OWNERS OF LOTS 1 & 2 GALYON PROPERTY HAVING ACCESS ALONG THE SHARED ACCESS EASEMENT (SHARED DRIVEWAY) SHALL BE JOINTLY RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE SHARED ACCESS EASEMENT, AND ALL DEEDS FOR SAID LOTS SHALL SPECIFY SUCH RESPONSIBILITY AND MECHANISM FOR MAINTENANCE AS RECORDED IN.

LINE	LENGTH	BEARING
L1	25.45	N25°17'32"W
L2	25.45	S67°45'52"W

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	94.25	30.00	140.00	N67°47'00"E
C2	52.86	30.00	46.28	S28°15'37"W

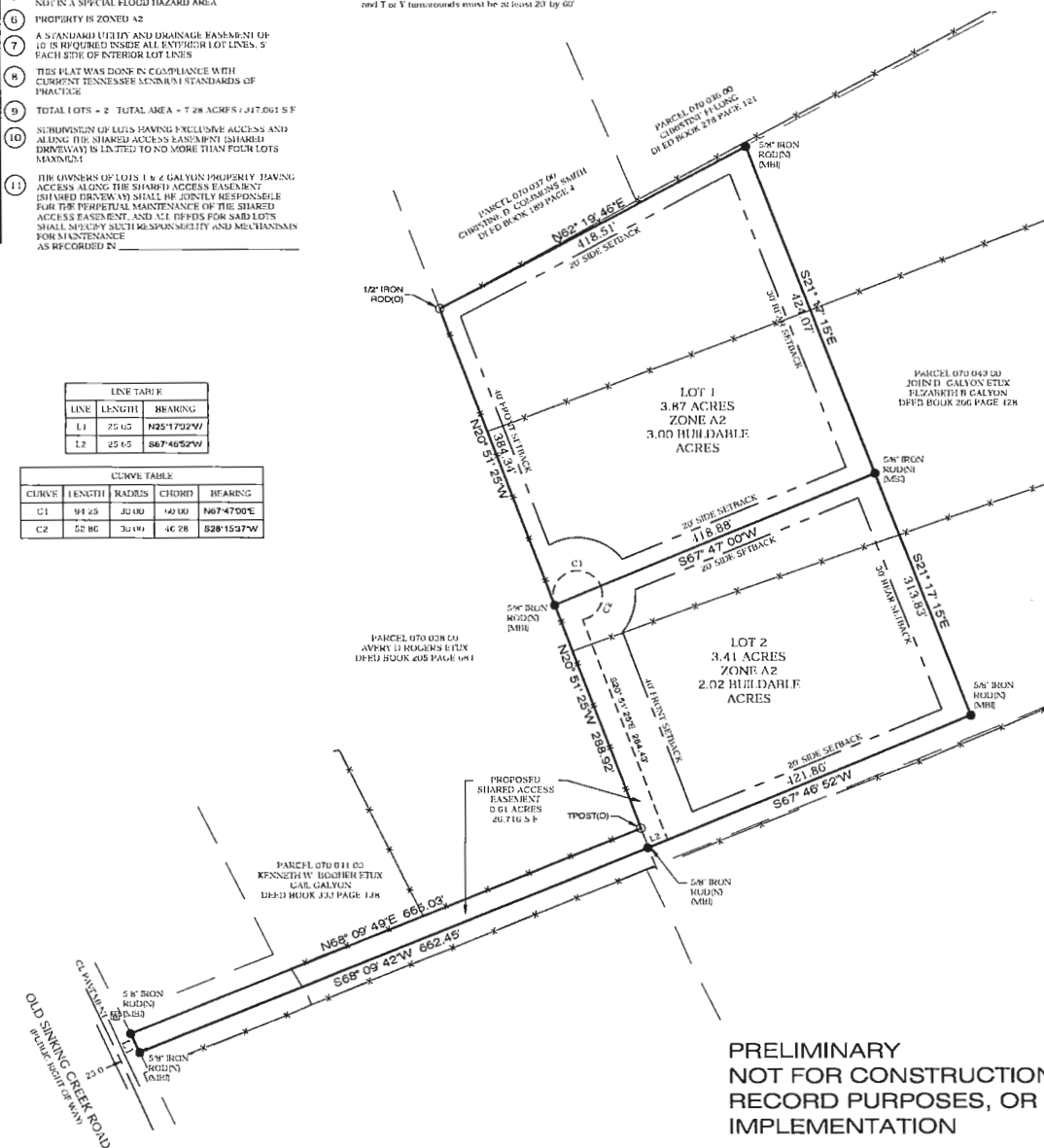
SUBMITTAL REQUIREMENTS

The driving surface shall consist of compacted gravel 4" deep and at least 12" wide on a compacted sub-grade with a 1% cross slope. Compact gravel standards if while on both sides shall be slightly lower than the road surface. Manholes shall be set in grass. Swales (ditches) shall be constructed beyond the shoulders on both sides of the driveway and shall run the length of the driveway. Topography or other material shall be used as required to dissipate the velocity of the water. Drain tiles shall be installed in the intersection of the driveway and county public road. Tiles shall be approved by the County Highway Superintendent and shall have a minimum diameter of 10" extending beyond the driveway shoulders with a minimum diameter of 12" beyond the edge of right of way. Shovel driveways shall not have a grade in excess of 12%. A turnaround shall be provided at the end of the shovel driveway. Turnarounds may include a cul-de-sac or T or Y shaped turnaround. Cul-de-sacs must have a minimum radius of 30' and T or Y turnarounds must be at least 20' by 60'.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ACCEPTS THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER DATE



PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

MBI
295 N. WENGER RD.
KNOXVILLE, TENNESSEE
37919
PHONE: 865.684.0999
FAX: 865.684.5213
www.mbi-surveying.com
michael brady inc.
architectural engineering services SURVEYING

OWNER:
John D. Galyon III
P.O. Box 51134
Knoxville, TN 37950

GALYON PROPERTY

FINAL PLAT OF:

Loudon County, TN
Civil District: 3

Tax Parcel Id:
Map 070 Parcel 042

Deed Ref(s):
Book 337 Page 772

Plat Ref(s):
N/A

Crew Chief: Z. Henson
Drawn By: M. Blankenship
Appvd. By: J. Patterson

Field date: 7-6-17
Drawing date: 7-11-17
Last Revision:

Scale: 1" = 100'

Job No. 170459

Sheet: 1 OF 1

ITEM B

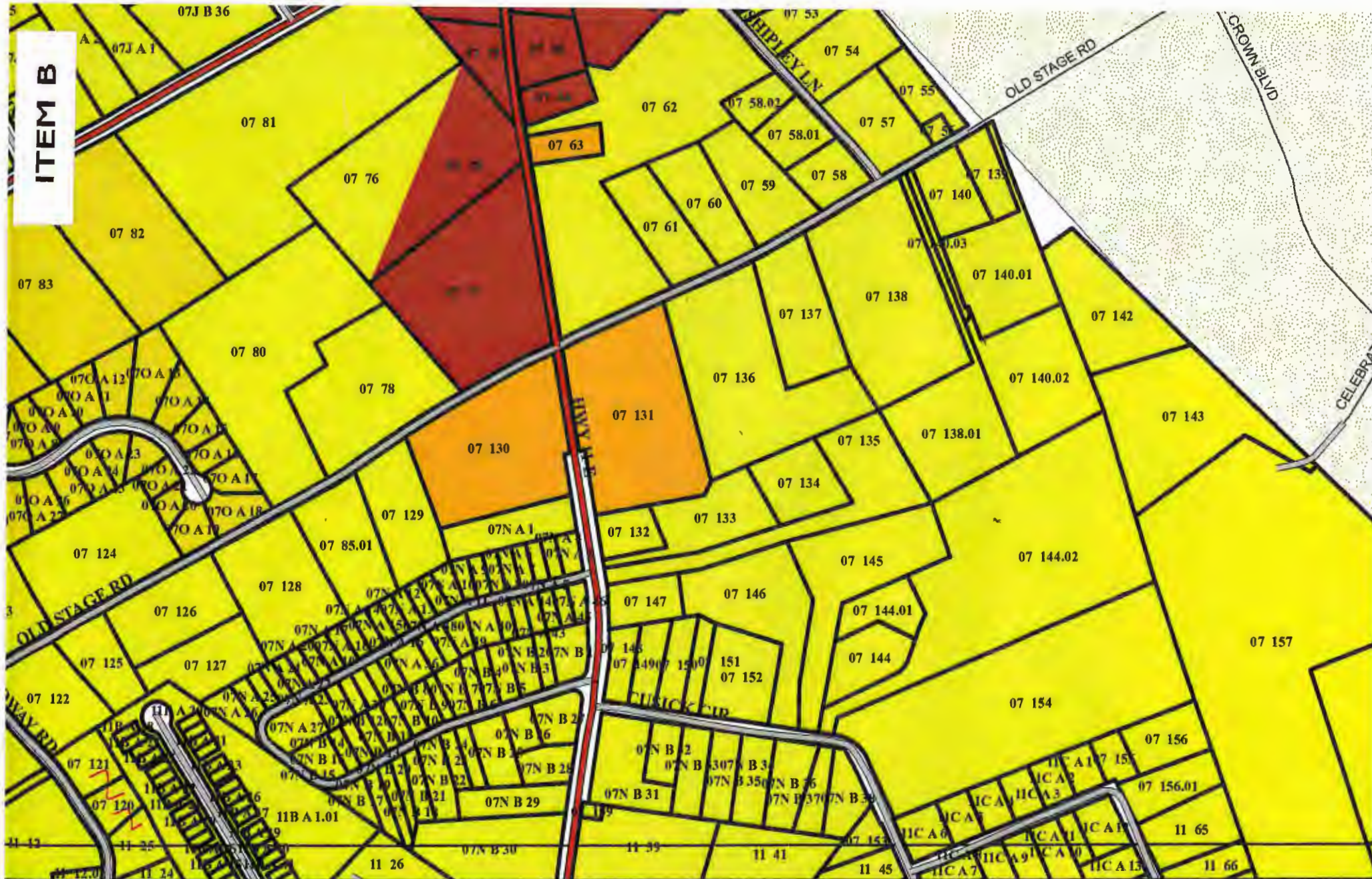
Loudon County - Parcel: 007 131.00



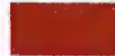
ITEM B



ITEM B



C-1 RURAL CENTER COMMERCIAL



C-2 GENERAL COMMERCIAL



R-1 PUD RESIDENTIAL WITH PUD



R-1 SUBURBAN RESIDENTIAL

ITEM B



ITEM C

Loudon County - Parcel: 011 037.00



ITEM C



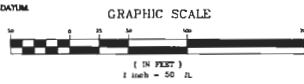
LINE	BEARING	DISTANCE	CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
L1	N 31°19'06" W	87.33	C1	178.00	N 40°53'01" W	15.58
L2	S 2°32'38" E	60.00	C2	266.00	S 22°1'56" E	36.36
L3	S 31°41'00" W	40.00	C3	100.00	S 52°51'00" W	20.00
L4	N 31°19'05" W	88.02	C4	178.00	N 32°17'10" W	21.08
L5	S 8°51'42" E	49.05	C5	160.00	S 65°00'36" E	20.41
L6	N 1°10'00" W	1.15	C6	100.00	S 85°00'00" W	20.41
L7	S 8°51'42" E	49.05	C7	160.00	S 33°17'10" E	31.87
L8	S 8°51'42" E	27.05	C8	100.00	S 85°00'00" W	20.41
L9	N 41°10'00" E	42.25	C9	26.00	N 2°08'44" W	20.41
L10	S 81°19'59" W	28.39	C10	226.00	S 88°04'29" E	7.23
L11	N 01°40'00" E	58.25	C11	100.00	N 89°00'00" E	20.41
L12	N 73°15'50" W	49.52	C12	178.00	N 56°20'11" W	72.86
L13	S 82°11'00" E	8.46	C13	50.00	S 80°07'07" W	54.04
L14	S 82°11'00" E	73.00				

SEE UTILITIES	
SANITARY SEWER	: L.C.U.B.
WATER	: L.C.U.B.
ELECTRIC	: L.C.U.B.
GAS	: K.U.B.
TELEPHONE	: T.E.B. TELECOM
CABLE	: CHARTER

OWNER:
JABON RENICH
12240 CHANNEL POINT DR
KNOXVILLE, TN 3822

SITE NOTE

- CONDOMINIUMS AS SHOWN HEREON
- VERY EXACT REAR, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 12 UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXISTING BOUNDARY LINES AND ALLOWING PROTECT-OF-ROAD, IF EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: BOOK 565, PAGE 158
- PROPERTY SHOWN ON CLT MAP D11, PARCELS 537.20
- PROPERTY ZONED R1
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, ETTBACKS AND RESTRICTIONS OF RECORD.
- BENCHMARKS SHOWN HEREON ARE MAGNETIC NOT RELATED TO U.S.G.S. DATUM.
- TOTAL LOTS: 24
- TOTAL AREA: 7.85 ACRES
- TOTAL OPEN SPACE AREA: TO BE DETERMINED
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD ONLY.
- CONTOURS SHOWN AT 2' (FOOT) INTERVALS.



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

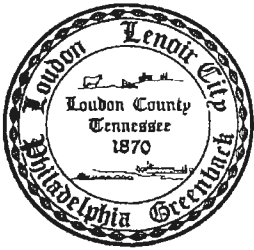
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

Preliminary Plan		Sheet 1 OF 5	
STAMFORD BRIDGE			
16746 HWY 11 R London County * Tennessee		CLT MAP 011, PARCEL 027.03	
DESIGN BY: RELJ	APPROVED BY: RM	DATE: 7/12/2017	REVISION: <table border="1" style="width: 100px; height: 20px;"></table>
		SCALE: 1" = 60'	OVERSEER/CLERK: 5581

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	47	\$29,526	\$8,339,273	43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30
June	57	\$30,081	\$7,938,743	35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33
July	45	\$29,719	\$8,134,683	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	301	\$183,683	\$50,354,712	446	\$260,518	\$74,190,554	409	\$209,465	\$56,312,265	380

29 single-family building permits issued for July, 2017



Loudon County Planning Department

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AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS AUGUST 15, 2017 *Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call and Swearing In All Witnesses
4. Approval of Minutes from the July 18, 2017
5. Planned Agenda Items
 - A. Special Exception, James Michael McCoy; home occupation to sell firearms from home on internet only, 7911 Pine Grove Providence, Tax Map 018K Group A, Parcel 005.00, approximately 7.3 acres, A-1, Agriculture Forestry District;
 - B. Special Exception, applicant, Victor Jernigan, combine 3-lots with two duplexes and a 4-plex and add a duplex and 4-plex to have multi-family use, Shaw Ferry Road, Tax Map 015, Parcels 140.0, 141.0, and 142.0, approximately 2.3 acres (3 parcels), R-1, Suburban Residential District;
 - C. Special Exception to replace existing mobile home on lot with no road frontage; property owner, Rosa Bastida Bastida, 8507 Hwy. 321, Tax Map 005, Parcel 007.00, approximately 4.5 acres, A-2, Rural Residential District;
 - D. Special Exception to continue living in camper on property to assist mother during illness, applicant, Mellissa Johnson, property owner, Charles and Brenda Jenkins, 3354 Happy Hollow Road, Tax Map 014, Parcel 147.00, approximately 1.4 acres, R-1, Suburban Residential District;
 - E. Variance Request for 0' side yard setback for outdoor kitchen/pavilion, applicant and owner, Harold Hein, 909 Fieldstone Drive, Lenoir City, Tax Map 007, Parcel 099, approximately .5 acres, R-1, Suburban Residential District with PUD overlay;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

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ITEM A

Loudon County - Parcel: 018K A 005.00



ITEM A



ITEM B

Loudon County - Parcel: 018K A 005.00



The site plan illustrates the layout of the property at 1000 Shaw Ferry Road. The property is bounded by a solid line labeled 'PROPERTY LINE'. A dashed line inside represents the 'BUILDING SETBACK LINE'. The plan shows several existing and proposed buildings:

- EXIST. DUPLEX (APPROX.):** Located on the left, with a footprint of 2,960 S.F. ±.
- PROP. DUPLEX:** Located in the upper middle, with a footprint of 1,995 S.F. ±.
- EXIST. DUPLEX (APPROX.):** Located in the upper right, with a footprint of 1,995 S.F. ±.
- PROP. 4-PLEX:** Located in the lower middle, with a footprint of 2,787 S.F. ±.
- EXIST. 4-PLEX (APPROX.):** Located in the lower right, with a footprint of 2,787 S.F. ±.

An 'EXIST. DRIVE (APPROX.)' is shown on the right side, with a width of 22' ±. The property is adjacent to 'SHAW FERRY RD' on the right edge.

MAXIMUM LOT COVERAGE = 40% (38,124 S.F.)
ALLOWABLE NEW BUILDING AREA = 30,382 S.F.
PROPOSED NEW BUILDING AREA = 4,882 S.F.

ITEM C

Loudon County - Parcel: 005 007.00



ITEM C



ITEM D

Loudon County - Parcel: 014 147.00



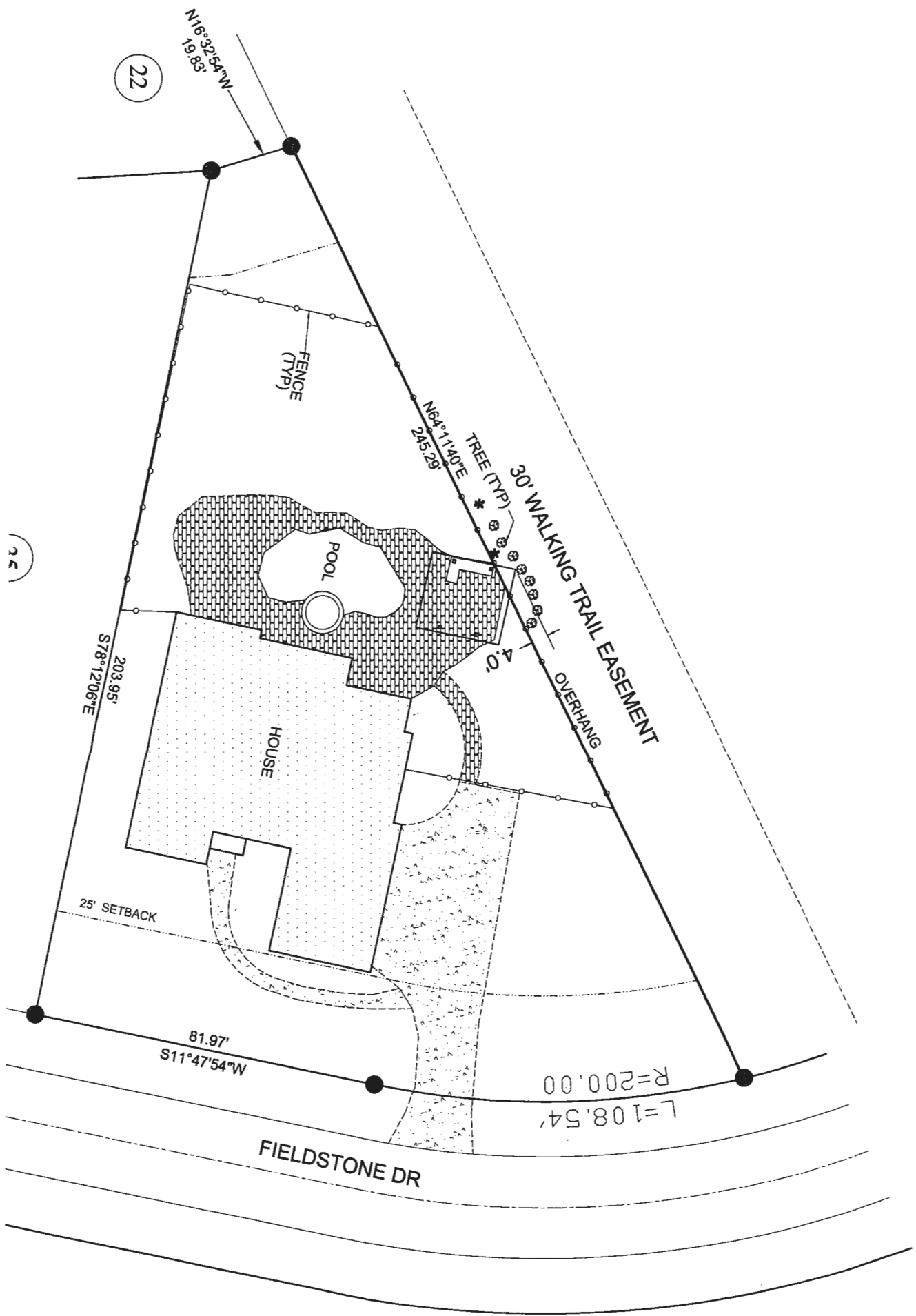
ITEM D



ITEM E

Loudon County - Parcel: 007P D 036.00







ITEM E

