

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 SEPTEMBER 19, 2017 4:30 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 4:30 p.m. to review the *MS4 Phase II Program Annual Report, July 1, 2016-June 30, 2017* and to continue reviewing topics and proposed amendments to the Loudon County Zoning Resolution. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION SEPTEMBER 19, 2017 5:30 p.m.

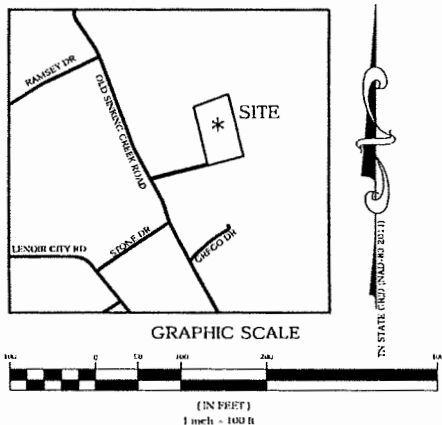
1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from August 15, 2017 meeting;
3. Planned Agenda Items:
 - A. Subdivision Plat, property owner, Dale Costner, Yates Lane, Tax Map 057, Parcels 198.00, 198.01, and 199.00, approximately 12.4 acres, A-2, Rural Residential District;
 - i. *One tenth (.10) of mile of Yates Lane maintained by County.*
 - B. 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*
4. County Commission Action on Planning Commission Recommendations:
 - A. County Commission approval 9/5/17 to rezone Tax Map 058, Parcel 094.00, 15140 Watt Cemetery Rd. from O-1, Office Professional District to A-2, Rural Residential District.
5. Codes Department Building Activity Summary for August 2017 (see attached)
6. Additional Public Comments and Update from Planning Department
7. Adjournment

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Loudon • Greenback • Philadelphia

Loudon County - Parcel: 057 198.00



County: Loudon
Owner: COSTNER NATHANIEL DALE
Address: YATES LN 3441
Parcel Number: 057 198.00
Deeded Acreage: 4.07
Calculated Acreage: 4.07
Date of Imagery: 2015



NOTES

- (1) VERIFY EASE TYPE, 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 SITE DESIGN AND/OR CONSTRUCTION
 - (4) THIS SURVEY PLAT DOES NOT WARRANT TITLE
 - (5) BY CARRYING PLOTTING, THIS PROPERTY LIES IN ZONE 100' FROM FRONTAL PROPERTY LINE TO 44' TO 100' WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA
 - (6) PROPERTY IS ZONED R2
 - (7) A STANDARD UTILITY AND DRAINAGE PAYMENT OF \$1 IS REQUIRED FOR EACH ALL PAVEMENT LOT LOTS, 5 EACH SIDE OF INTERIOR LOT LINES
 - (8) THIS PLAT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MUNICIPAL STANDARDS OF PRACTICE
 - (9) TOTAL LOTS - 2 TOTAL AREA - 7.28 ACRES (.14760) S.F.
 - (10) SUBDIVISION OF LOTS INVOLVING EGRESS, ACCESS AND ADJACENT LOT SHARED DRIVEWAY SHALL BE JOINTLY RESPONSIBLE (SHARED DRIVEWAY) IS LIMITED TO NO MORE THAN FOUR LOTS MAXIMUM
- THE OWNERS OF LOTS 1 & 2, ALL VACUUM PROPERTY HAVING ADJACENT LOTS SHALL BE JOINTLY RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE SHARED DRIVEWAY. THE OWNERS OF LOTS 3 & 4, ALL VACUUM PROPERTY SHALL BE JOINTLY RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE DRIVEWAY.

LINE TABLE		
LINE	LENGTH	BEARING
1-1	25.65	N25°17'32"W
1-2	25.6-5	S67°48'52"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	94.25	32.00	60.00	N67°47'00"E
C2	52.86	30.00	46.28	S28°15'37"W

STANDARD DRIVEWAY REQUIREMENTS

[illegible]

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

10458

MBI
2999 N. WEISCARBER RD.
KNOXVILLE, TENNESSEE
37919
PHONE: 805 584 0999
FAX: 865 584 5213
www.michaelbradyinc.com
michael brady inc.
reluctance engineering inc. 31414VING

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

GALYON PROPERTY

OLD SINKING CREEK ROAD
GREENBACK TENNESSEE

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. Reason
Drawn By: M. Blankenship
Appvd. By: J. Patteson

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

Scale: 1" = 100'

Job No. 170459

Sheet: 1 OF 1

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

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	45	\$25,780	\$6,952,025	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	346	\$209,463	\$57,306,737	446	\$260,518	\$74,190,554	409	\$209,465	\$56,312,265	380

23 single-family building permits issued for August, 2017



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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
SEPTEMBER 19, 2017
Immediately following the Planning Commission Meeting

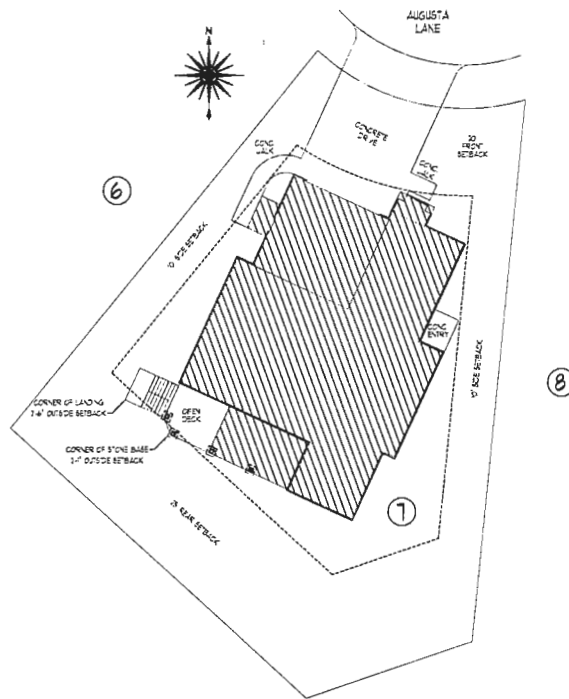
1. Call to Order
2. Roll Call and Swearing In All Witnesses
4. Approval of Minutes from the August 15, 2017 meeting
5. Planned Agenda Items
 - A. Variance Request for 2.5 feet from rear yard setback for deck and steps, property owner, Scott Pejsa, 320 Augusta Lane, Tax Map 006E, Group C, Parcel 007.00, R-1, Suburban Residential District w/PUD Overlay,
 - B. Administrative Review, property owner, Joan Weser, 4511 Watkins Road, Tax Map 057, Parcel 332.00, A-2, Rural Residential District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

ITEM A

Loudon County - Parcel: 006E C 007.00

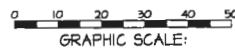


County: Loudon
Owner: PEJSA SCOTT
Address: AUGUSTA LN 320
Parcel Number: 006E C 007.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015



SITE PLAN

SCALE: 1" = 10'



**SCOTT PEJSA
CHARITY WILSON
320 AUGUSTA LANE
LENOIR CITY, TN**

WWW.MASTERDRAFTERS.COM

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MASTER DRAFTERS
RESIDENTIAL DESIGN SERVICE
ESTY MENARD 450 BRIDGE ROAD
(865) 946-1483 LEON'S CUL. PERCHAGE LITTL.

SITE PLAN

DRAWN BY
E. McNEIL
DATE
8-14-01
SCALE
AS NOTED
PROJECT
HE. SANDERSON
SHEET
7

Building and Zoning Board,

My name is Scott Pejsa and I am currently starting to build a home at 320 Augusta Lane Lenoir City TN 37772. The house is in the Masters Development in Avalon Golf Community. The plans for my home that meet the minimum 2200 square feet that is required by Avalon on the main level were somewhat of a challenge on the narrow lot that my home sits on. We were able to get everything in except a small portion of the rear uncovered grilling deck and the stairs that encroach 2.5 feet into the 25 foot rear setback. Behind my home there is only a pond that is part of the Avalon golf course and the Masters owns the small strip of land between my property line and the water. There will never be any homes behind where my home is being built.

I have enclosed a letter from my next door neighbor on one side Tim Ellis (the other side is a vacant lot) who is also the president of the HOA for the Masters. I have also enclosed pictures showing the lot and also a plot plan that shows I am only going over the setback in the rear and only towards the pond and not current or future neighbors. I would like to respectfully request a 3 foot variance to the 25 foot rear setback to allow us to build our home as it is currently drawn. I appreciate your consideration for my request.

Sincerely

Scott Pejsa

Variance

Tim Ellis [timellis51773@gmail.com]

Sent: Monday, September 11, 2017 7:53 PM

To: Scott Pejsa [Scott.Pejsa@mckibbon.com]

Please use this e-mail with your application to the Variance Board in Loudon County.

I am the Secretary of the Masters at Avalon HOA and also the owner of the adjoining property at 309 Augusta Lane. The Association nor I have issue with the variance requested. The HOA owns the 50-60 foot of common property between your lot and the lake. We maintain all of the common property in the Masters as well as the individual lots once a home has been completed. We find your home to be a beautiful addition to our community and since your deck's very small intrusion into the 25 foot setback that it will be no issue to the HOA. This coupled with the fact that the closest building site behind your new home is maybe a half of a mile and across to the west side of I-75, we see no chance that the deck will reduce any ones enjoyment of their views in the future.

--

Tim Ellis

ITEM A



ITEM A



ITEM A

