



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 OCTOBER 17, 2017 4:30 p.m.

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

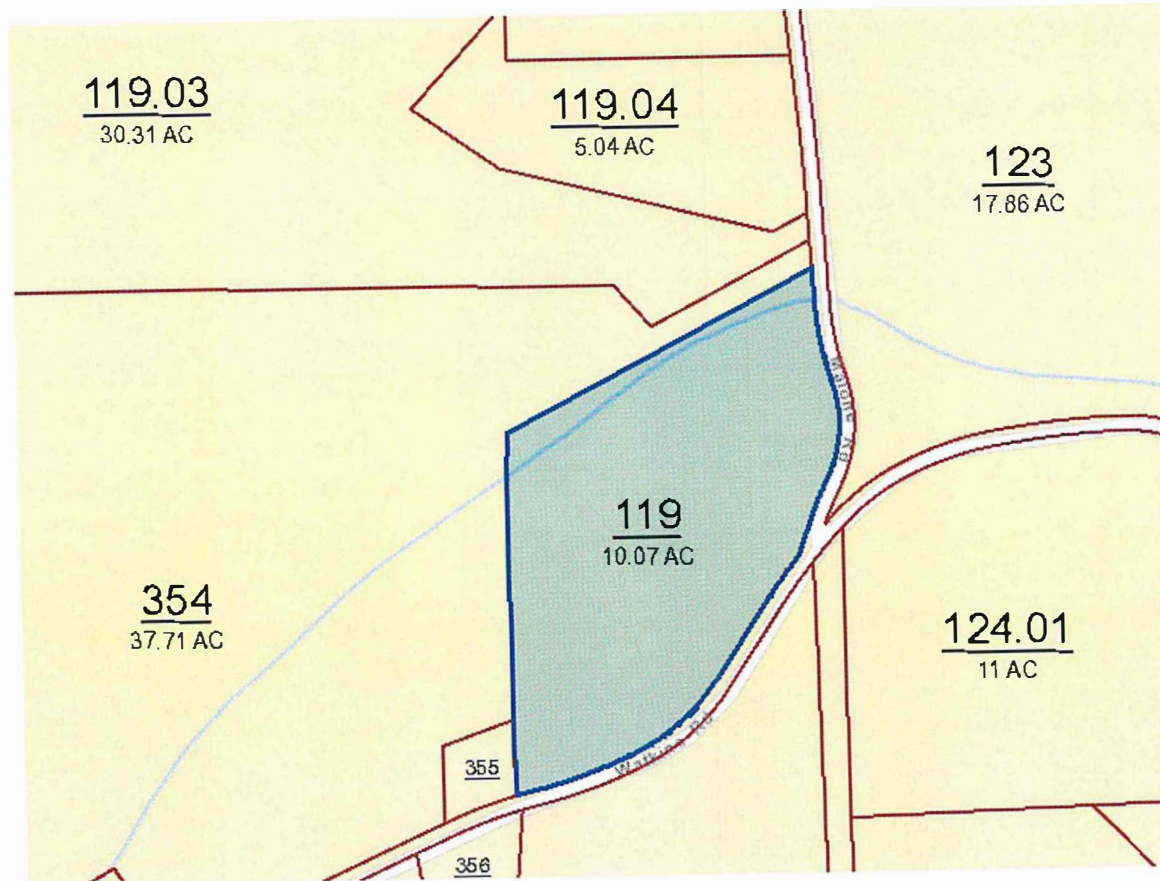
AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION OCTOBER 17, 2017 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from September 19, 2017 meeting;
3. Planned Agenda Items:
 - A. Subdivision Plat, 3-lots, Applicant, Wilky Fain, property owners, Charles and Melissa Culbertson, 11123 Watkins Road, Loudon, Tax Map 057, Parcel 119.0, A-2, Rural Residential District, approximately 10 acres;
 - B. Rezoning Request from O-1, Office Professional District to A-2, Rural Residential District, Clear Branch Road, Tax Map 049, Parcel 039.00, approximately 2.0 acres, applicant and property owner, Janice Snyder;
 - C. Discussion, Subdivision Regulations Amendment, shared driveways;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for September 2017 (see attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment

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Item A

Loudon County - Parcel: 057 119.00



Loudon County - Parcel: 057 119.00





Item B

Loudon County - Parcel: 049 039.0

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	41	\$27,381	\$8,299,292	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	387	\$236,844	\$65,606,029	446	\$260,518	\$74,190,554	409	\$209,465	\$56,312,265	380

20 single-family building permits issued for September, 2017



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Continuing Education and Training

MS4 Stormwater Program

Guest Speaker:

**David Carver, Sevier County Stormwater Technician
And Tennessee Stormwater Association (TNSA),
Education Chairman**

**Tuesday, December 19, 2017 in the boardroom of the Loudon
County Courthouse Annex, 101 Mulberry Street, Loudon, TN
4:00 p.m. to 5:30 p.m.**

This training counts towards continuing education/training hours.

**For more information contact Laura Smith, 865-458-2055 or
smithl@loudoncounty-tn.gov**

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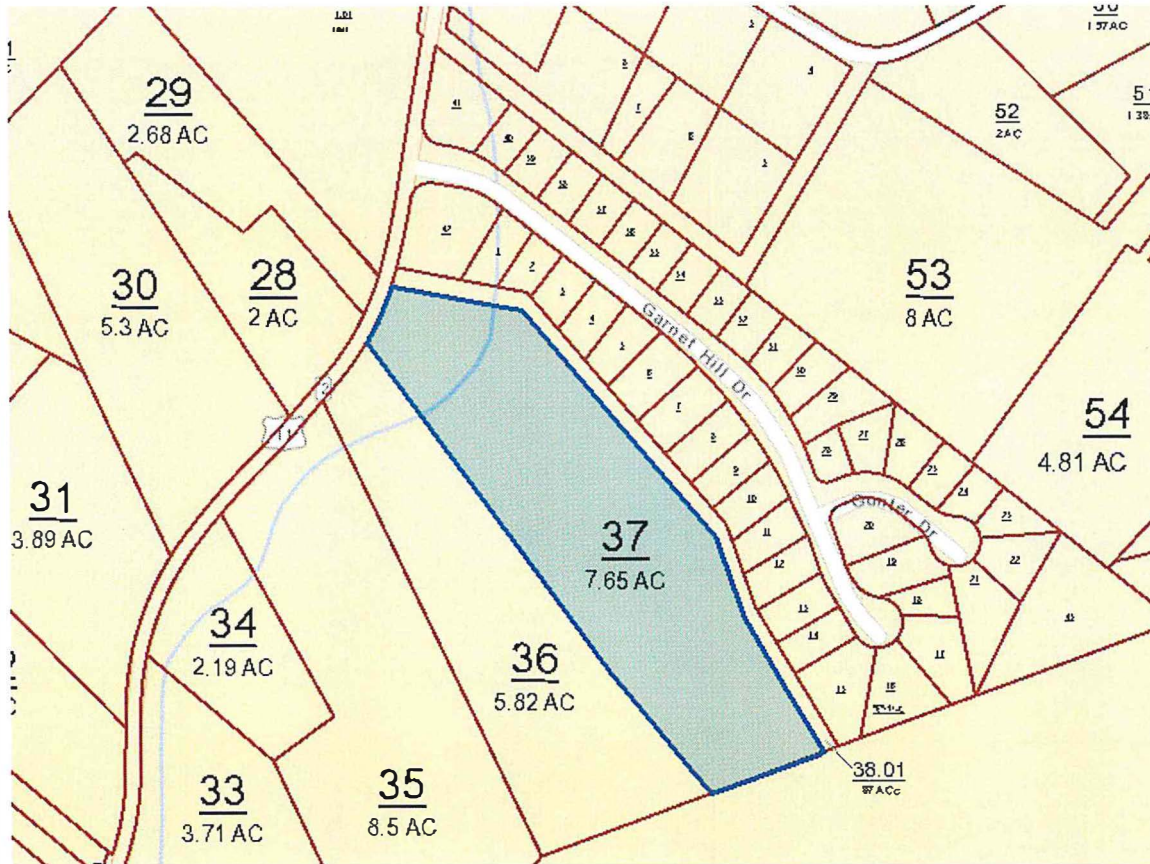


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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
OCTOBER 17, 2017
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call and Swearing In All Witnesses
4. Approval of Minutes from the September 19, 2017 meeting
5. Planned Agenda Items
 - A. Special Exception for Planned Unit Development (PUD), Stamford Bridge Subdivision, 19 lots, approximately 7.65 acres, Hwy. 11, Tax Map 011, Parcel 037.00, R-1, Suburban Residential District with Planned Unit Development (PUD) Overlay, 2.5 units per acre, property owner, Jason Rennich;
 - B. Variance Request for 15' (per survey) from 65' front yard setback (*minimum width of 100' for septic system*), applicant, Charles Riddle, 390 Hilltop Drive, Lenoir City, Tax Map 016-C, Group D, Parcel 13.0, R-1, Suburban Residential District with R-E, Single Family Exclusive Overlay District, approximately 1.0 acre;
 - C. Variance Request 5' from side yard setback, applicant, Steven Naab, property owner, George and Linda Dayringer, 1372 Old Hickory Lane, Tax Map 10K, Group B, Parcel 10.0, R-1, Suburban Residential District with Planned Unit Development (PUD) Overlay;
 - D. Special Exception to build 2nd dwelling (apartment above barn) on property, applicant and property owner, Audrey Lewis, 7520 Fork Creek Road, Tax Map 056, Parcel 153.02, A-1, Agriculture Forestry District, approximately 5.4 acres;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment



Item A

Loudon County - Parcel: 011 037.00
Special Exception for PUD, Jason Rennich, Hwy. 11



Item A

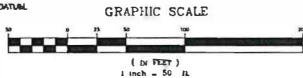
Loudon County - Parcel: 011 037.00



LINE	BEARING	DISTANCE	CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
L1	N 38°19'55" W	67.53'	C1	175.00'	N 40°53'01" W	15.58'
L2	S 22°38'05" W	60.00'	C2	25.00'	S 22°21'55" E	36.36'
L3	S 38°19'55" E	48.96'	C3	225.00'	S 43°34'25" E	41.11'
L4	N 38°19'55" W	8.92'	C4	100.00'	N 32°17'10" W	21.06'
L5	N 28°14'25" W	61.87'	C5	60.00'	S 63°06'38" E	36.36'
L6	N 19°43'55" W	1.15'	C6	25.00'	S 60°20'07" E	20.41'
L7	S 28°14'25" E	49.88'	C7	160.00'	S 32°17'10" E	31.60'
L8	S 28°14'25" E	27.09'	C8	60.00'	N 08°11'29" W	60.21'
L9	N 41°05'55" W	42.25'	C9	25.00'	N 02°08'44" W	20.41'
L10	S 38°19'55" E	26.75'	C10	225.00'	S 68°06'25" E	72.63'
L11	N 51°40'05" E	55.54'	C11	60.00'	S 67°39'54" W	80.91'
L12	N 78°37'55" W	48.59'	C12	175.00'	N 65°24'01" W	72.68'
L13	S 67°21'55" E	8.42'	C13	60.00'	S 00°57'07" W	64.04'
L14	S 22°38'05" W	75.00'				

TOTAL AREA: 7.8 ACRES
TOTAL LOTS: 14
TOTAL OPEN SPACE: 1.34 ACRES
TOTAL DETENTION SPACE: 0.33 ACRES
TOTAL - 6.37 ACRES

- SITE NOTE**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - IF UTILITY AND ORANGE EASEMENT INSIDE ALL EXISTING BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, IF ANY, SHOW ALL INTERIOR LOT LINES.
 - DEED REFERENCE: BOOK 385, PAGE 108
 - PROPERTY SHOWN ON CLT MAP 011, PARCEL 037.00
 - PROPERTY OWNER: RY
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, EMBARRAS AND RESTRICTIONS OF RECORD.
 - BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
 - TOTAL LOTS: 14
 - TOTAL AREA: 7.8 ACRES
 - TOTAL OPEN SPACE AREA: TO BE DETERMINED
 - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD 04.1.
 - CONTOUR SHOWN AT 2' (FOOT) INTERVALS.



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

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

WATER UTILITIES

SANITARY SEWER : L.C.D.R.
WATER : L.C.D.R.
ELECTRIC : L.C.D.R.
GAS : L.C.D.R.
TELEPHONE : T.W. TRACON
CABLE : CABLE

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

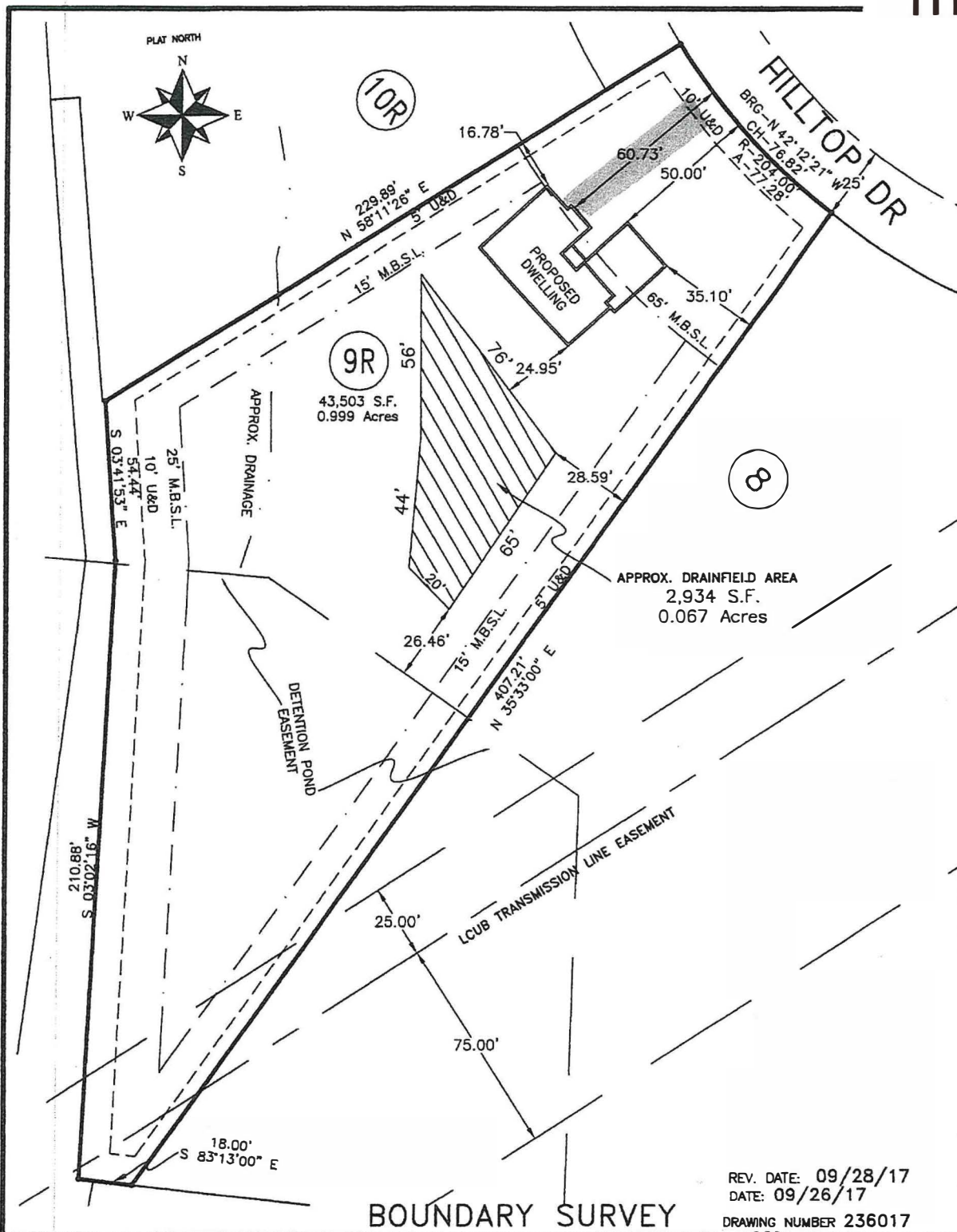
Preliminary Plan		Sheet 1 OF 5	
STAMFORD BRIDGE			
16746 HWY 11E Loudon County • Tennessee			
CLT MAP 011, PARCEL 037.00			
DESIGNED BY: RELJ.	APPROVED BY: REL	DATE: 7/12/2017	REVISIONS: 5581
SCALE: 1" = 50'		DRAWING NUMBER: 5581	

ITEM B



Item B

Loudon County - Parcel: 016C D 009.0
Variance Request, Charles Riddle, 390 Hilltop Drive



FOR **CHARLES M. & KAREN Q. RIDDLE**
 ADDRESS 390 HILLTOP DRIVE
 DISTRICT 2nd COUNTY LOUDON CITY LENOIR CITY STATE TN ZIP 37772
 LOT NO. 9R SUMMIT VUE S/D
 WARD CITY BLOCK DRAWN BY SWA
 MAP CAB.P.C. E, SLIDE 27
 TAX ID 016C GROUP D PARCEL 013.00
 WARRANTY DEED BK.DB 393. PG 113
 MORTGAGE CO.
 TITLE CO.

SCALE 1" = 40'
 ABBOTT LAND SURVEYING LLC
 STEVEN W. ABBOTT JR, RLS
 1109 E. WOODSHIRE DRIVE
 KNOXVILLE, TN 37922
 OFFICE: (865) 671-1149
 EMAIL: survmap@tds.net



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



Item C

Loudon County - Parcel: 010K B 010.0

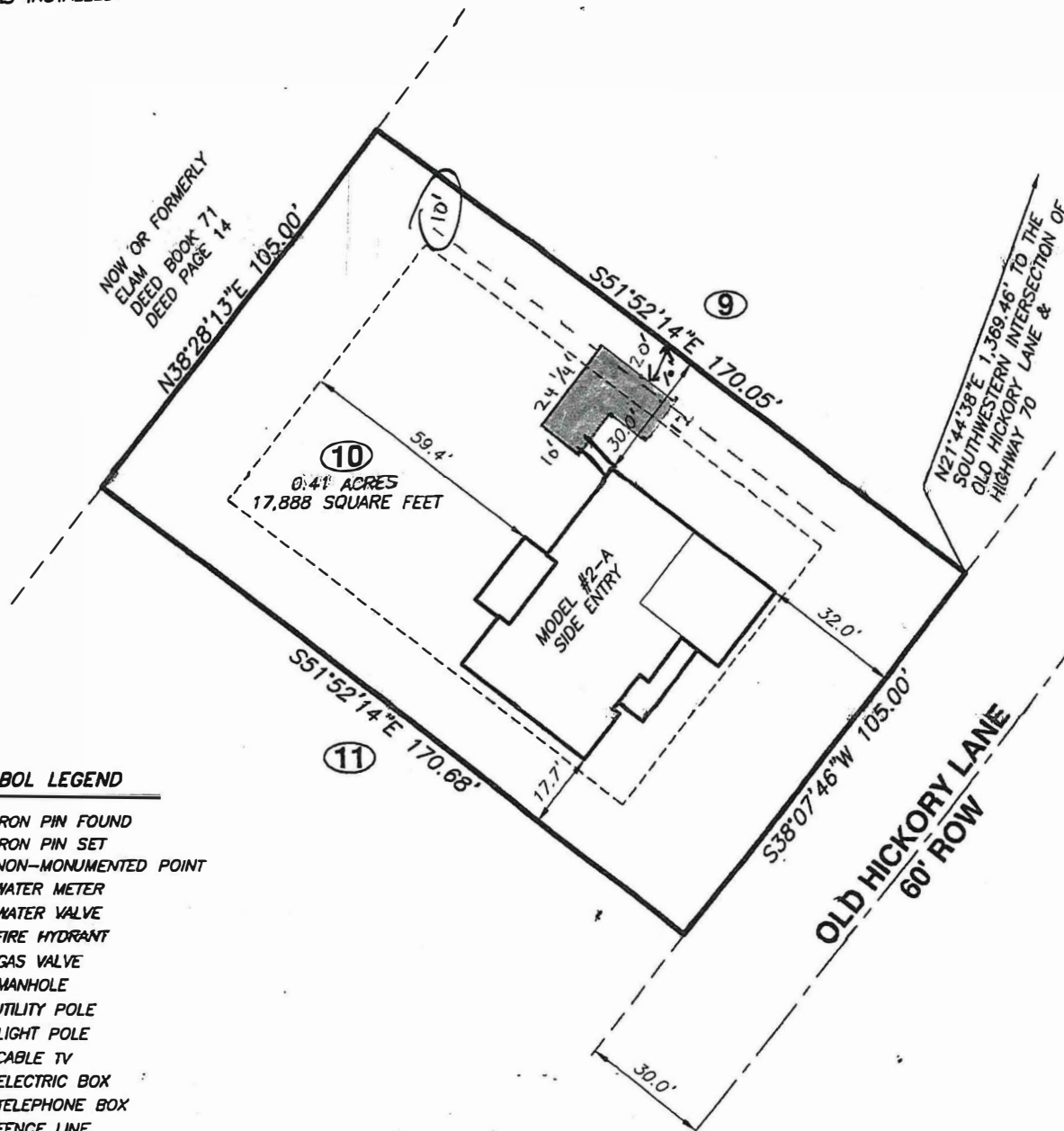
Variance Request, Steven Naab applicant, 1372 Old Hickory Lane

NOTES:

- 1) IRON PINS AT ALL CORNERS UNLESS OTHERWISE INDICATED.
- 2) VERIFY EXACT SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 3) UTILITY, DRAINAGE, CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROAD LINES, 5' UTILITY, DRAINAGE, CONSTRUCTION EASEMENT ALONG ALL INTERIOR LOT LINES.
- 4) MINIMUM BUILDING SETBACKS PER PLAT
FRONT: 30 FEET
REAR: 25 FEET
SIDE: 15 FEET
- 5) SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF LINE AS INSTALLED.



PLAT BOOK C
PLAT PAGE 242



SYMBOL LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊙ NON-MONUMENTED POINT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ GAS VALVE
- ⊕ MANHOLE
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ CABLE TV
- ⊕ ELECTRIC BOX
- ⊕ TELEPHONE BOX
- x- FENCE LINE
- sa- SANITARY SEWER
- st- STORM SEWER
- ohu- OVER-HEAD UTILITIES
- ▢ CATCH BASIN
- ▢ CURB INLET



SCALE: 1" = 40'

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SCALE: 1" = 40' FT.

SITE PLAN

DATE: 11/11/2006



Item D

Loudon County - Parcel: 056 153.0
Special Exception to build 2nd dwelling, Audrey Lewis, 7520 Fork Creek Road

Barn

Garage

Wood

House

Fork Creek Rd



