



Loudon County Planning Department

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Loudon, Tennessee 37774
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www.loudoncounty-tn.gov

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
May 21, 2019
5:30 p.m.

1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from April 16, 2019 meeting;
3. Planned Agenda Items;
 - A. Rezoning Request from C-2, General Commercial District to A-2, Rural Residential District, Applicant and Owner, Mitchell Hyde, 7409 and 7417 Hwy 411 S, Tax Map 084 Parcels 046.00 and 047.00, Approximately 1.8 acres;
 - B. Rezoning Request for current R-1, Suburban Residential District to add PUD overlay with 2.5 units per acre, Applicant, David Alley, Owner, Laurel Properties, 10616 East Coast Tellico Parkway, Tax Map 078 Parcel 004.00, 50 lots, Approximately 20.18 acres;
4. County Commission Action on Planning Commission Recommendations;
5. Codes Department Building Activity Summary for April 2019 (attached);
6. Additional Public Comments;
7. Update from Planning Department;
8. Adjournment;



Date: April 16, 2019
 County: Loudon
 Owner: HYDE MITCHELL
 Address: HWY 411 S 7417
 Parcel Number: 084 046.00
 Deeded Acreage: 0.53
 Calculated Acreage: 0.53
 Date of Imagery: 2015

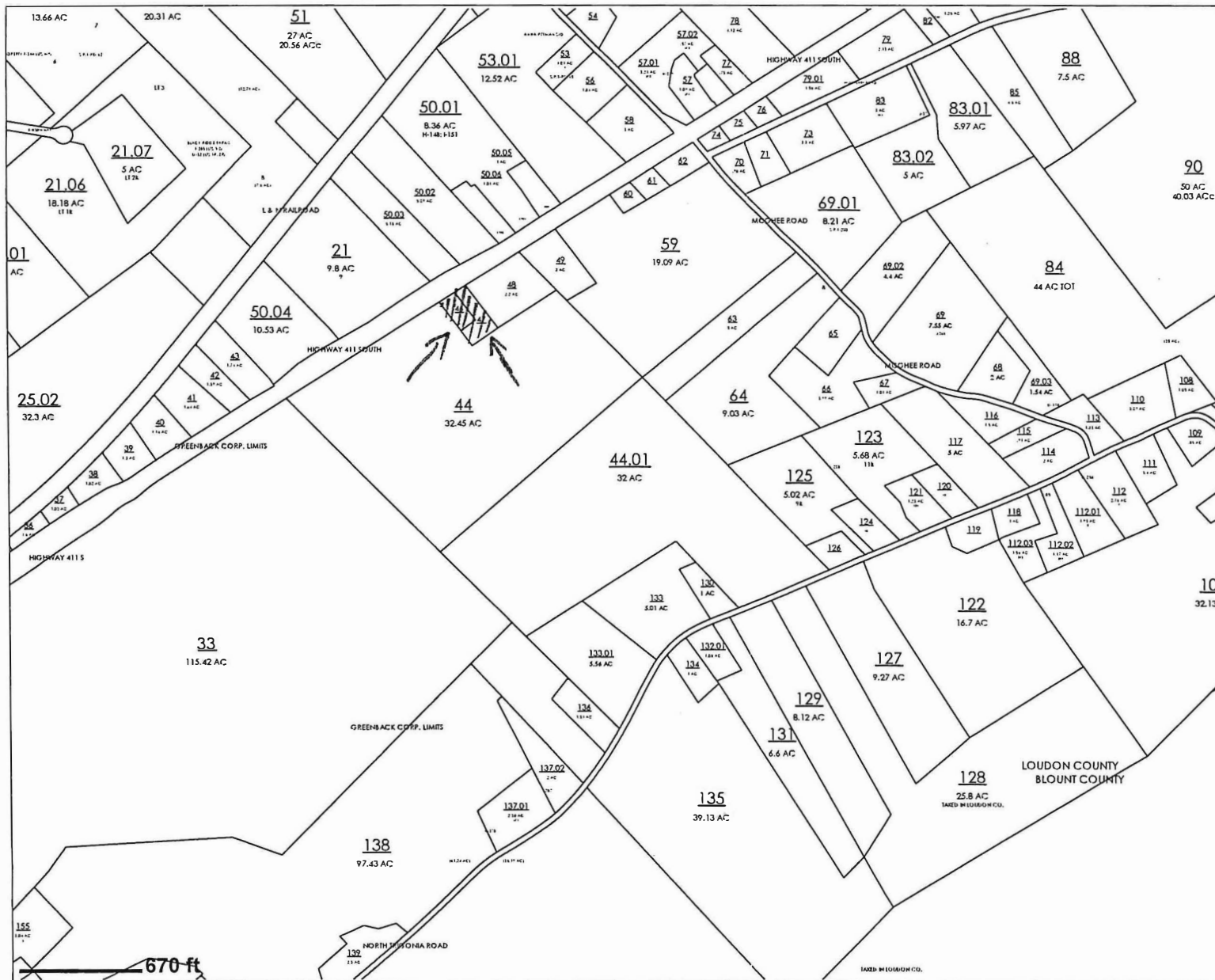
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TEXT_GENERAL

TEXT_PARCEL

LEADERLINES

PARCELS



*M. Fehall
Hyde
423-667-6981*



LOUDON COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.



ITEM A

Loudon County - Parcel: 078 004.00



County: Loudon
Owner: LAUREL PROPERTIES
Address: EASTCOAST TELLICO PKWY 10616
Parcel Number: 078 004.00
Deeded Acreage: 20.18
Calculated Acreage: 0
Date of Imagery: 2015

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THE COVE AT BAKER CREEK

10616 East Coast Tellico Parkway
 Tellico Lake Embayment of Baker Creek
 Greenback Tennessee
 Applicant: AKP Properties
 May 2019

THE ZONING RESOLUTION OF LOUDON COUNTY

R-1 / PUD **Calculations** for The Cove at Baker Creek

The following documentation is presented for consideration of the PUD overlay for the R-1 Zone:

PROJECT DATA

The following data is presented for the existing site:

Project Area: 20.18 Acres / 879,040 Square Feet

Present Property Zoning: R-1

Proposed Property Zoning: R-1 with Planned Unit Development Overlay District / PUD

Maximum Units per Acre Allowed: 2.5 Units per Acre = $2.5 \times 20.18 = 50.45$ Units (Single Family) (2017)

Minimum Lot Size Per R-1 = 20,000 Square Feet

District 3 / Tax Map 85 / Parcel 10

PROJECT SCOPE

The proposed project scope is as follows:

PROPOSED LOTS for PUD / Planned Unit Development

Single Family Residential Lot - 50 Lots / 2.5 Units per Acre

Minimum Lot Size Proposed = $75' \times 150' = 11,250$ Square Feet

PROPOSED DEVELOPMENT THEME

The single family homes will be designed around a farmhouse design theme to support the rural concept of the development. A two car garage would be designed to be compatible with the theme.

Value of home and lot shall be in the range of \$300,000 - \$350,000.

PROPOSED SITE AMENITIES

Walk Trail	Approximately 3,300 linear feet of walk trail made of tree bark mulch
Picnic Plaza	A picnic Area with accessible parking approximately 30 x 40 near the Community Pier
Community Pier	Cove Water Access by structural wooden pier projecting into TVA easement and embayment
Access Drive	Internal Drive built to Loudon County Specifications
Green Corridor	Development will be held back a minimum of 200' to create green corridor along East Coast Tellico Parkway

PROJECT CALCULATIONS PER ZONING RESOLUTION SECTION 4

The following calculations are in support of Section 4.080 of the Zoning Resolution of Loudon County Tennessee officially adopted July 26, 1971 with revisions March 17, 2015:

4.082 *Minimum Size* - 5 Acres in R-1 Zone for PUD consideration:

The Cove at Baker Creek presents 20.18 Acres

4.083 *Permitted Activities and Uses*

The Cove at Baker Creek presents Conventional Detached Single Family Homes

4.086 B. *Overall Densities & Bulk Regulations for Residential Activities / Setbacks*

Yard requirements (setbacks) are waived / not required but maintain 10' separation minimum

4.086 *Overall Densities and Bulk Regulations for Residential Activities*

Calculations for R-1 Category for PUD:

- G1 Floor Area Ratio - Formula 1 - Maximum Floor Area for residential activities:
 Maximum Floor Area ratio .162 shall not exceed net residential land area x floor area ratio
 $879,040 \text{ SF} \times .162 = 142,404 \text{ SF}$ $142,404 \text{ SF} \text{ divide by } 50 \text{ Homes} = \mathbf{2,848 \text{ SF}}$
- G2 Open Space Ratio - Formula 2 - Minimum Open Space (all uncovered areas - streets, parking , lawn, landscape, patios, recreation areas)
 Minimum Open Space ratio 4.8 -
 Area shall not be less than actual residential floor area x open space ratio
 $142,404 \text{ SF} \times 4.8 = 683,539 \text{ SF}$ $683,539 \text{ SF} \text{ divide by } 43,560 = \mathbf{15.69 \text{ Acres}}$
- G3 Living Space Ratio - Formula 3 - Minimum Living Space (that part of the total open space which includes lawn, landscaping, and recreation areas and excluding streets and parking)
 Living Space Ratio - 3.3
 $142,404 \text{ SF} \times 3.3 = 469,933 \text{ SF}$ $469,933 \text{ SF} \text{ divide by } 43,560 = \mathbf{10.78 \text{ Acres}}$
- G4 Recreation Space Ratio - Formula 4 - Minimum recreation space (that part of Living Space which is any relatively large contiguous area of recreation purposes)
 Recreation Space shall not be less than a minimum ratio of recreation space per total floor area
 $142,404 \text{ SF} \times .20 = 28,480 \text{ SF}$ $28,480 \text{ SF} \text{ divide by } 43,560 = \mathbf{.65 \text{ Acre}}$

SUMMARY & IMPACT OF REGULATIONS for R-1 PUD

Requested / Proposed Scope for PUD:

PUD PROPOSED SCOPE

Approve PUD status for single family residential

Approve 50 lots for 20.18 Acres / Under maximum allowable 2.5 Units per Acre

Approve reduced lot size to 11,250 Square Feet (75' wide x 150' deep)

Approve internal access road constructed to Loudon County Standards

Approve maximum two level single family residential homes at 2,848 SF maximum with additional area for garages and porches

PUD REGULATIONS

Floor Area Ratio / Formula 1:

Floor Area Maximum Requirement: 2,848 Square Feet of heated Home area maximum

Approve Maximum Floor Area of 2,848 Square Feet on Two Levels for Single Family Homes

Open Space Ratio / Formula 2:

Open Space Minimum Requirement: 15.69 Acres / 683,539 SF minimum

(all uncovered outdoor areas, streets, parking , lawn, landscape, patios, recreation areas)

Approve Open Space Proposed: 15.7 Acres - Minimum 683,892 SF divide by 43,560 = 15.7 Acres

Site Area 879,040 SF minus Minimum Open Space 683,892 SF = 195,148 divide by 50 lots = 3,902 SF

(Leaves 3,902 SF per lot maximum impervious area available for home, garage and porches)

Living Space Ratio / Formula 3:

Living Space Minimum Requirement: 10.7 Acres (lawn, landscaping and recreation areas & excluding streets and parking)

Approve Living Space Proposed: 11 Acres Minimum

Recreation Space Ratio / Formula 4:

Recreation Space Minimum Requirement: .65 Acre - (part of living space which are recreation areas)

Approve Recreation Space Proposed - 3 Acres Proposed (4.6 times minimum recreation space required)

NOTES

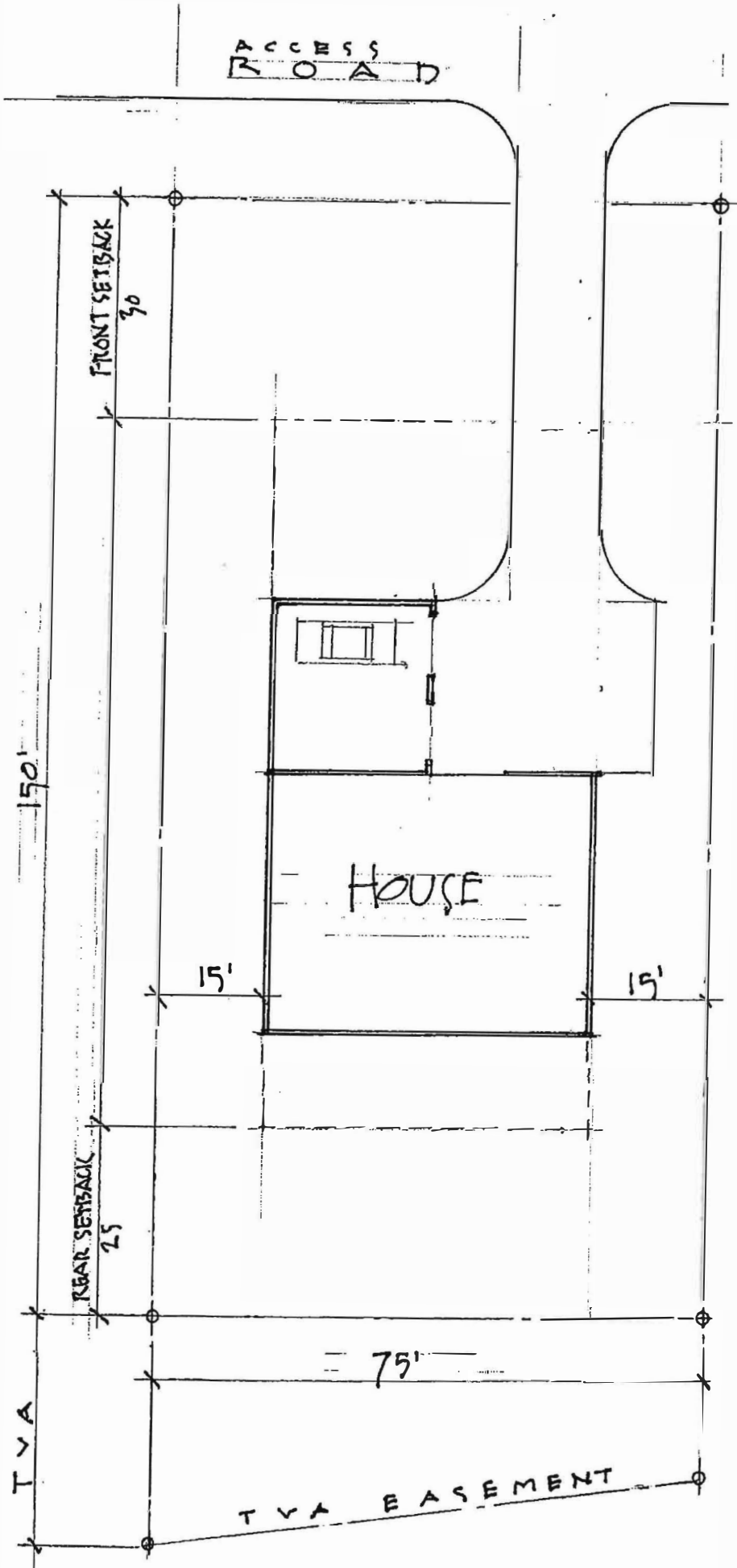
1. Formulas and Definitions are from Section 4.086 of the Zoning Resolution's PUD Regulations.
2. Proposed areas are approximate until final engineering is performed.
3. Maximum heated home area allowable does not include garages and porches.
4. Certified Survey by Century Surveying
5. The property is the former Raymond Earls Property

All formulas / calculation methodology above from:

THE ZONING RESOLUTION OF LOUDON COUNTY TENNESSEE

LOUDON COUNTY OFFICE OF PLANNING AND CODE ENFORCEMENT 101 MULBERRY STREET, SUITE

101 LOUDON, TENNESSEE 37774 PHONE: (865) 458-4470



The COVE at BAKER CREEK

10616 East Coast Tellico Parkway

April 16, 2019

The COVE at
BAKER CREEK

April 16, 2019



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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
MAY 21, 2019
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from April 16, 2019 meeting.
4. Planned Agenda Items;
 - A. Special Exception for storage facility, Applicant, Arlin Gurley, Property Owner, C&A Properties and James and Dorothy A. Cleveland, Hotchkiss Valley Rd., Tax Map 024 Parcels 037.00 and 038.00, C-2, General Commercial District, Approximately 9.27 acres;
 - B. Special Exception to operate a haunted attraction during the fall, Applicant Sarah Linginfelter, Property Owners, Henry William Waller and Henry G. Thomas III, W. Lee Hwy., Tax Map 056, Parcel 003.00, A-2, Rural Residential District, approximately 234.88 acres;
 - C. Variance Request for 11' side setbacks, Applicant, Chris Wampler, Property Owner, Fort Loudon Companies Inc., 190 Hidden Oaks Ln., Tax Map 016J, Group C, Parcel 009.00, R-1, Suburban Residential District, Approximately 0.46 acres;
 - D. Special Exception to build garage, Applicant and property owner, Jay Lindsey, 7566 Hwy. 411 S, Tax Map 084, Parcel 040.00, C-2, General Commercial District, Approximately 1.16 acres;
 - E. Variance Request of 14' from front setbacks, Applicant and Property Owner, Sonja Frye, 1151 Old Spears Rd., Tax Map 022, Parcel 085.00, A-2, Rural Residential District, Approximately 0.50 acres;
 - F. Variance Request to place a mobile home on lot with 13' variance from Riverview Rd., and 15' setback variance from alley, Applicant and Property Owner, Silva and Jesus

Hernandez, 351 Riverview Rd., Tax Map 026G, Group E, Parcel 018.00, R-1, Suburban Residential District, Approximately 5,662 square foot lot, (.13 acre);

5. Additional Public Comments;
6. Announcements and/or comments from Board/Commission;
7. Adjournment;

Loudon County - Parcel: 024 037.00



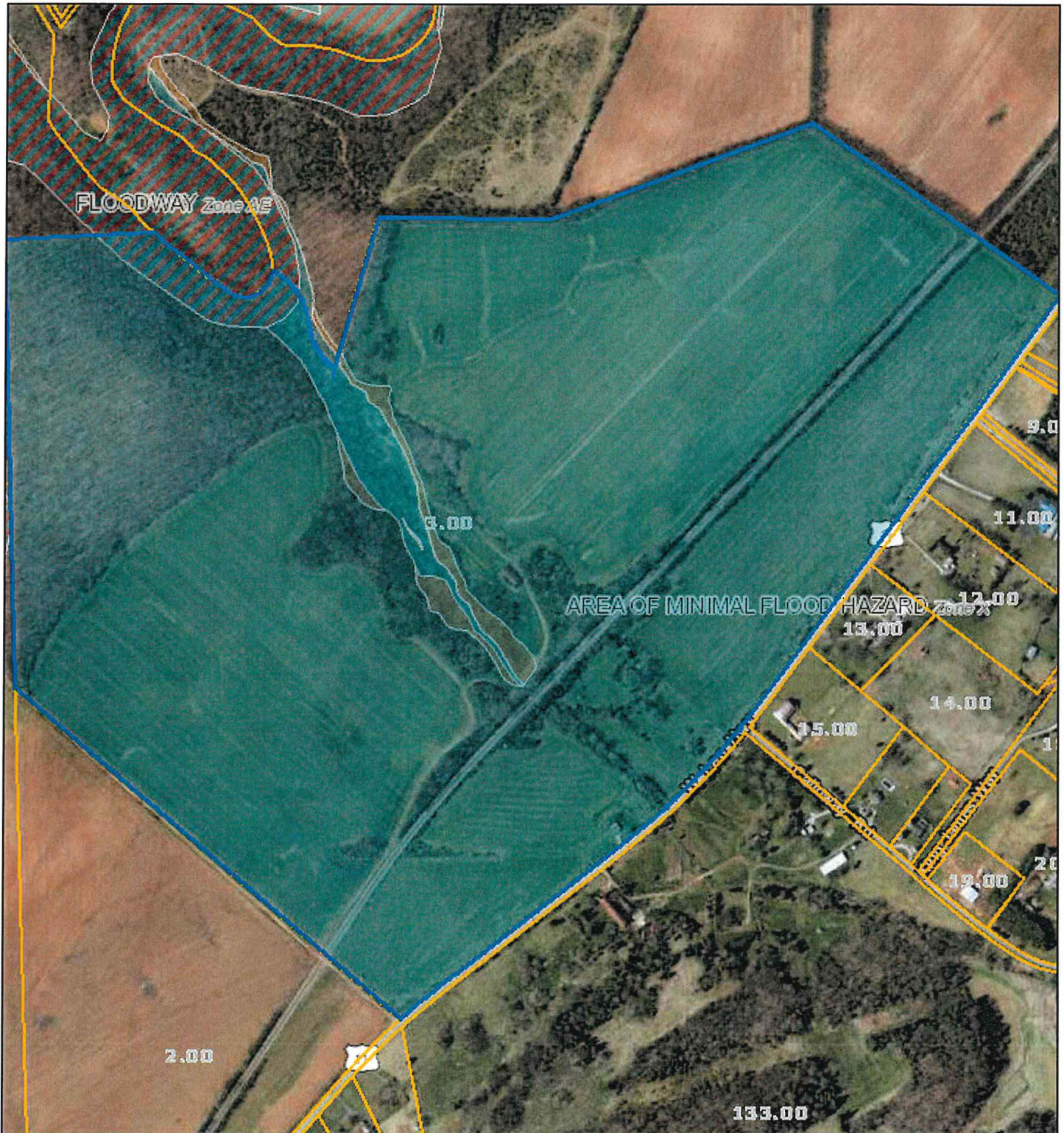
Date: May 14, 2019
County: Loudon
Owner: CLEVELAND JAMES F ETUX
Address: HOTCHKISS VALLEY RD E 16350
Parcel Number: 024 037.00
Deeded Acreage: 4.27
Calculated Acreage: 0
Date of Imagery: 2015



Date: April 22, 2019
 County: Loudon
 Owner: C & A PROPERTIES
 Address: HOTCHKISS VALLEY RD E 16300
 Parcel Number: 024 038.00
 Deeded Acreage: 5
 Calculated Acreage: 0
 Date of Imagery: 2015

ITEM A





Date: May 2, 2019
 County: Loudon
 Owner: HENRY WILLIAM WALLER &
 Address: LEE HWY W
 Parcel Number: 056 003.00
 Deeded Acreage: 234.88
 Calculated Acreage: 0
 Date of Imagery: 2015

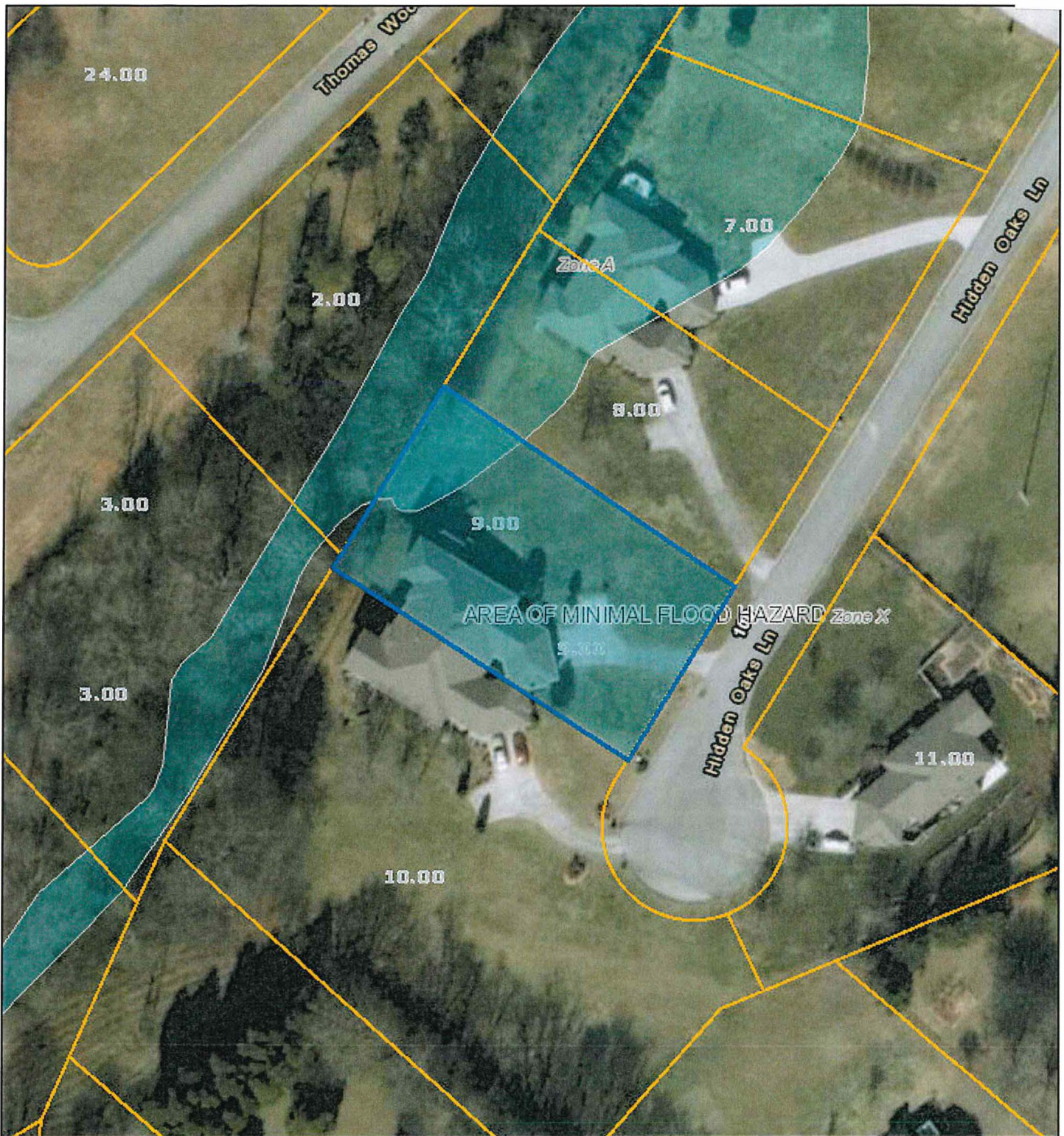
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ITEM B



Loudon County - Parcel: 016G C 009.00



Date: May 14, 2019
 County: Loudon
 Owner: FORT LOUDON COMPANIES INC
 Address: HIDDEN OAKS LN 190
 Parcel Number: 016G C 009.00
 Deeded Acreage: 0.46
 Calculated Acreage: 0
 Date of Imagery: 2015

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Date: May 7, 2019
County: Loudon
Owner: BELCHER RONALD E ETUX
Address: HWY 411 S 7544
Parcel Number: 084 040.00
Deeded Acreage: 1.16
Calculated Acreage: 1.16
Date of Imagery: 2015

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Date: May 7, 2019
County: Loudon
Owner: BUNDY JOHN D ETUX
Address: OLD SPEARS RD 1151
Parcel Number: 022 085.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

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Loudon County - Parcel: 026G E 018.00

ITEM F



Date: May 8, 2019
County: Loudon
Owner: CHAVEZ GABRIELA
Address: RIVERVIEW RD 351
Parcel Number: 026G E 018.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

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