



**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

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AGENDA

LOUDON COUNTY REGIONAL PLANNING COMMISSION

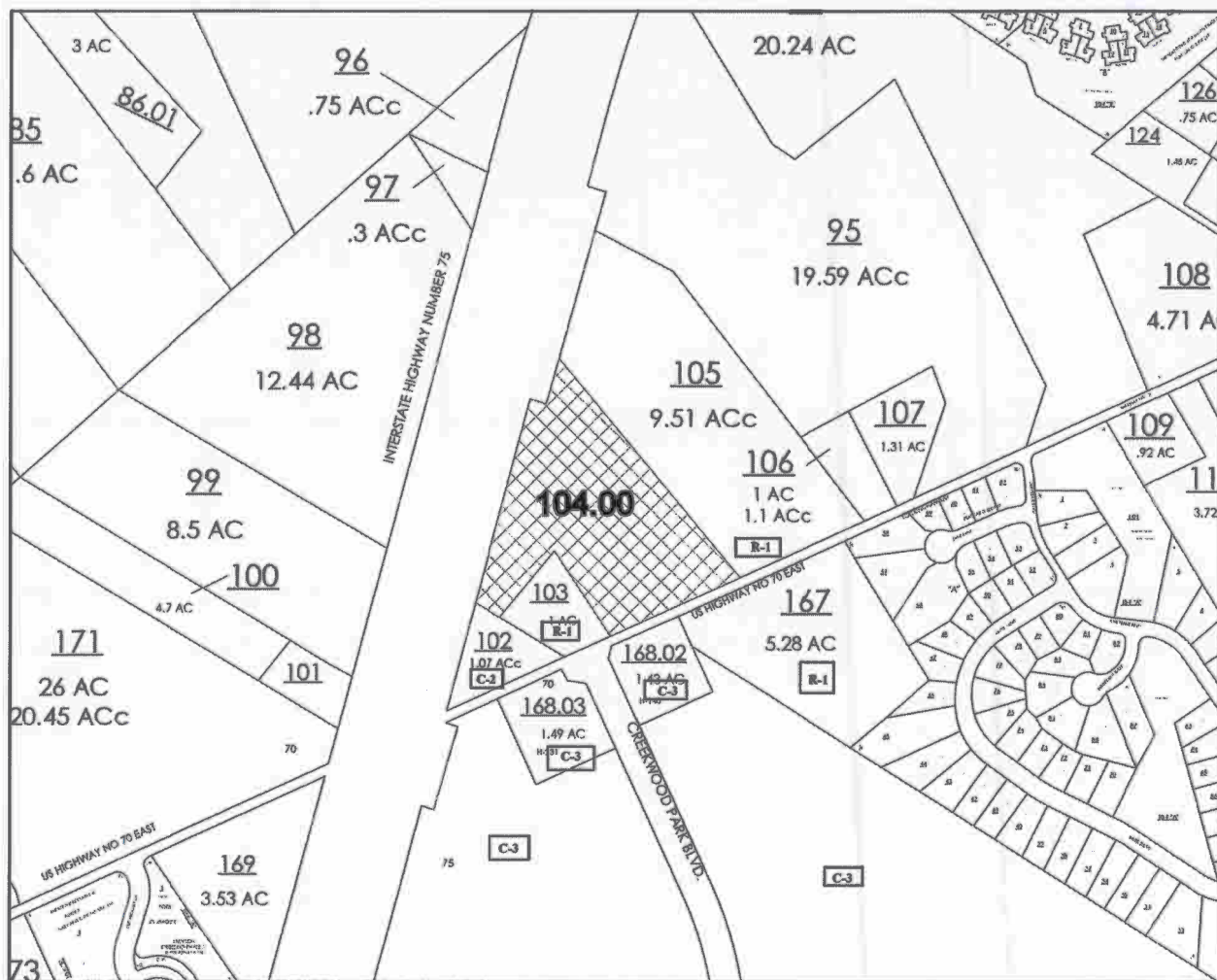
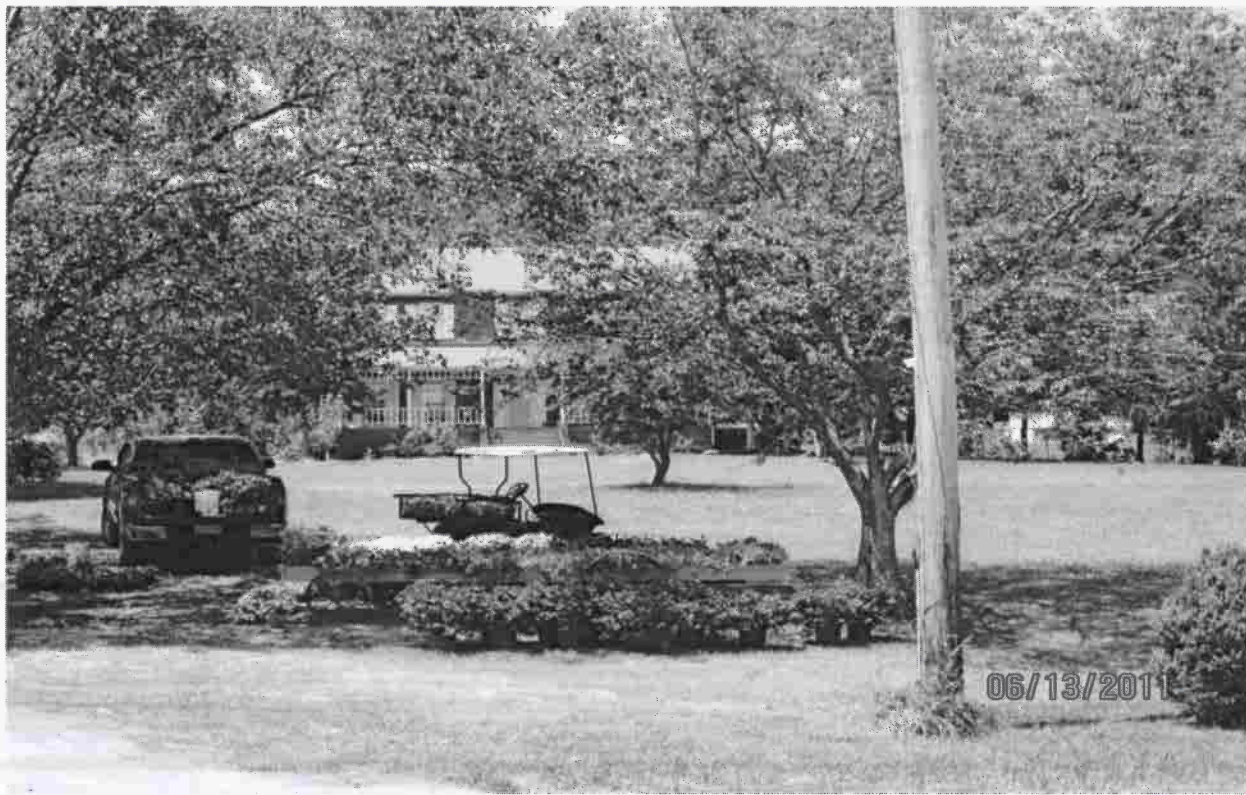
June 21, 2011

5:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for the May 17, 2011.
5. Planned Agenda Items:
 - A. **Consideration of a resolution to rezone 7.44 Acres of property located at 5783 Highway 70 East, Lenoir City from R-1 (Suburban Residential District) to A-2 (Rural Residential District) Referenced by: Tax Map 10, Parcel 104.00- Donnie Schrimsher [11-05-39-RZ-CO]**
 - B. **Review draft amendments to the R-1 and C-1 zoning districts concerning accessory structures. – STAFF**
6. **Planning and Codes Department Building Activity Report for the month of April 2011: 36 permits issued with an estimated value of \$5,694,606 and fees of \$18,456**
7. **County Commission Action on Planning Commission recommendations: Swimming Pool amendments-passed**
8. Additional public comments.
 - County Census Data
9. Adjournment

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A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE 7.44 ACRES FROM R-1 (SUBURBAN RESIDENTAIL DISTRICT) TO A-2 (RURAL RESIDENTIAL DISTRICT). REFERENCED BY: TAX MAP 10, PARCEL 104.00, LOCATED AT 5783 HIGHWAY 70 WEST, 5TH LEGISLATIVE DISTRICT.

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee, and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on July 20/21, 2011 consistent with the provisions of Tennessee Code Annotated, §13-7-105,

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee be amended as follows:

REZONE 7.44 ACRES FROM R-1 (SUBURBAN RESIDENTAIL DISTRICT) TO A-2 (RURAL RESIDENTAIL DISTRICT). REFERENCED BY: TAX MAP 10, PARCEL 104.00, LOCATED AT 5783 HIGHWAY 70 WEST, 5TH LEGISLATIVE DISTRICT.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN

DATE

APPROVED: LOUDON COUNTY MAYOR

The vote on the question of approval of this Resolution by the Planning Commission is as follows:

APPROVED: _____

DISAPPROVED: _____

**ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: June 21, 2011**

DRAFT

**ACCESSORY STRUCTURE AMENDMENTS TO
R-1 AND C-1 ZONING DISTRICTS**

Accessory structures shall be constructed in such a way that the exterior appearance is compatible with the principal structure. The maximum height of any accessory structure shall not exceed 9 feet to the building eave from the closest adjacent grade. The maximum size of accessory structures shall not exceed 50% of the square footage of the principal structure.

Discussion Points:

1. Proposed amendment does not restrict the number of accessory structures.
 2. Proposed amendment does not prohibit or require certain materials.
-

PLANNING AND CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2011	Fees	Value	2010	Fees	Value	2009	Fees	Value	2008	Fees
January	20	\$11,978	\$3,361,215	15	\$7,132	\$2,038,024	12	\$5,011	\$1,400,402	55	\$24,046
February	30	\$14,621	\$3,902,778	20	\$9,170	\$2,558,988	22	\$6,171	\$1,471,222	39	\$20,007
March	29	\$9,198	\$2,262,480	49	\$26,120	\$7,613,523	31	\$7,015	\$2,321,847	46	\$12,958
April	26	\$9,340	\$2,432,491	33	\$12,205	\$3,115,070	27	\$7,352	\$1,920,167	58	\$24,835
May	36	\$18,456	\$5,694,606	36	\$15,688	\$4,679,927	23	\$10,574	\$3,135,969	54	\$31,456
June				21	\$4,925	\$1,129,058	34	\$9,018	\$2,211,950	49	\$18,485
July				34	\$14,897	\$3,856,294	38	\$14,340	\$3,816,208	44	\$11,186
August				26	\$8,290	\$2,227,438	37	\$13,600	\$3,483,643	34	\$18,124
September				33	\$8,885	\$2,133,909	31	\$14,702	\$4,111,022	30	\$16,017
October				29	\$12,461	\$3,161,270	34	\$28,479	\$10,757,787	21	\$7,930
November				25	\$10,494	\$2,720,051	25	\$9,637	\$2,345,464	20	\$6,784
December				13	\$5,084	\$1,385,790	28	\$10,807	\$2,914,158	22	\$6,297
TOTALS	141	\$63,593	\$17,653,570	334	\$135,351	\$36,619,342	342	\$136,706	\$39,889,839	472	\$198,125

Loudon County, Tennessee 2010 General Population and Housing Statistics

Population	2000	2010	Percent	Percent Change 2000-2010
Loudon County	39,086	48,556	100%	24%
City of Loudon	4,476	5,381		20%
Lenoir City	6,819	8,642		27%
Greenback	954	1,064		12%
Philadelphia	533	656		23%
Tellico Village, CDP(1)		5,791		
Under 5 Yrs	2,269	2,560	5.3%	13%
5-19 Yrs	7,067	8,300	17.1%	17%
20-24 Yrs	1,851	2,230	4.6%	20%
25-34 Yrs	4,907	4,648	9.6%	-5%
35-54 Yrs	11,533	12,757	26.3%	11%
55-59 Yrs	2,647	3,506	7.2%	32%
60-74 Yrs	6,203	10,541	21.7%	70%
75+ Yrs	2,609	4,014	8.3%	54%
Median Age (Yrs)	41	46		

Race/Ethnicity	2000	2010	Percent	Percent Change 2000-2010
White	37,482	45,339	93.4%	21%
Black	447	533	1.1%	19%
Hispanic (any race)	894	3,395	7.0%	280%
Other	1,157	2,684	5.5%	132%

Households	2000	2010	Percent	Percent Change 2000-2010
Total	15,944	19,826	100%	24%
Family Households (2)	11,802	14,483	73.1%	23%
Non Family Households	4,142	5,343	26.9%	29%
Households w/ Individuals under 18 Yrs	4,986	5,384	27.2%	8%
Households w/ Individuals 65 and over	4,428	7,107	35.8%	61%
Average Household Size	2.42	2.42		
Average Family Size	2.82	2.82		

Housing	2000	2010	Percent	Percent Change 2000-2010
Total Housing Units	17,277	21,725	100%	26%
Occupied Units	15,944	19,826	91.3%	24%
Vacant Units	1,333	1,899	8.7%	42%
Homeowner Vacancy % (3)	1.9%	2.7%		
Rental Vacancy % (4)	9%	7.7%		

Housing Tenure	2000	2010	Percent	Percent Change 2000-2010
Owner Occupied Housing Units	12,612	15,535	78.4%	23%
Renter Occupied Housing Units	3,332	4,291	21.6%	29%

Source: U.S. Census Bureau, 2010 Census, DP-1.

1 Tellico Village was designated a Census Designated Place (CDP) by the U.S. Census Bureau for the first time with the 2010 Census.

2 "Family Households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption.

3 The homeowner vacancy rate is the proportion of homeowner inventory that is vacant "for sale"

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City of Loudon, Tennessee
2010 General Population and Housing Statistics

Population	2000	2010	Percent	Percent Change 2000-2010
City of Loudon	4,476	5,381	100%	20%
Under 5 Yrs	269	311	5.8%	16%
5-19 Yrs	778	1,095	20.3%	41%
20-24 Yrs	244	309	5.7%	27%
25-34 Yrs	554	546	10.1%	-1%
35-54 Yrs	1,174	1,417	26.3%	21%
55-59 Yrs	257	320	5.9%	25%
60-74 Yrs	663	776	14.4%	17%
75+ Yrs	537	607	11.3%	13%

Median Age (Yrs) 41.6 41.4

Race/Ethnicity	2000	2010	Percent	Percent Change 2000-2010
White	4,162	4,475	83.2%	8%
Black	144	158	2.9%	10%
Hispanic (any race)	145	866	16.1%	497%
Other	187	738	13.7%	295%

Households	2000	2010	Percent	Percent Change 2000-2010
Total	1,858	2,142	100%	15%
Family Households (1)	1,202	1,309	61.1%	9%
Non Family Households	656	833	38.9%	27%
Households w/ Individuals under 18 Yrs	557	669	31.2%	20%
Households w/ Individuals 65 and over	615	710	33.1%	15%
Average Household Size	2.29	2.41		
Average Family Size	2.85	3.12		

Housing	2000	2010	Percent	Percent Change 2000-2010
Total Housing Units	2,007	2,426	100%	21%
Occupied Units	1,858	2,142	88.3%	15%
Vacant Units	149	284	11.7%	91%
Homeowner Vacancy % (2)	2.1%	6.2%		
Rental Vacancy % (3)	9.4%	8.8%		

Housing Tenure	2000	2010	Percent	Percent Change 2000-2010
Owner Occupied Housing Units	1,231	1,276	59.6%	4%
Renter Occupied Housing Units	627	866	40.4%	38%

Source: U.S. Census Bureau , 2010 Census. DP-1.

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Lenoir City, Tennessee
2010 General Population and Housing Statistics

Population	2000	2010	Percent	Percent Change 2000-2010
Lenoir City	6,819	8,642	100%	27%
Under 5 Yrs	482	745	8.6%	55%
5-19 Yrs	1,397	1,820	21.1%	30%
20-24 Yrs	461	648	7.5%	41%
25-34 Yrs	1,095	1,293	15.0%	18%
35-54 Yrs	1,828	2,199	25.4%	20%
55-59 Yrs	299	456	5.3%	53%
60-74 Yrs	743	944	10.9%	27%
75+ Yrs	514	537	6.2%	4%
Median Age (Yrs)	34.7	33.2		

Race/Ethnicity	2000	2010	Percent	Percent Change 2000-2010
White	6,301	7,543	87.3%	20%
Black	74	135	1.6%	82%
Hispanic (any race)	409	1,515	17.5%	270%
Other	351	887	10.3%	153%

Households	2000	2010	Percent	Percent Change 2000-2010
Total	2,910	3,369	100%	16%
Family Households (1)	1,816	2,183	64.8%	20%
NonFamily Households	1,094	1,186	35.2%	8%
Households w/ Individuals under 18 Yrs	977	1,235	36.7%	26%
Households w/ Individuals 65 and over	771	874	25.9%	13%
Average Household Size	2.33	2.56		
Average Family Size	2.95	3.16		

Housing	2000	2010	Percent	Percent Change 2000-2010
Total Housing Units	3,228	3,703	100%	15%
Occupied Units	2,910	3,369	91.0%	16%
Vacant Units	318	334	9.0%	5%
HomeOwner Vacancy % (2)	2.9%	3.2%		
Rental Vacancy % (3)	6.6%	6.9%		

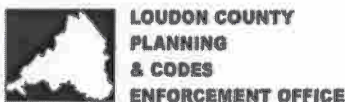
Housing Tenure	2000	2010	Percent	Percent Change 2000-2010
Owner Occupied Housing Units	1,739	1,987	59.0%	14%
Renter Occupied Housing Units	1,171	1,382	41.0%	18%

Source: U.S. Census Bureau , 2010 Census. DP-1.

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City of Greenback, Tennessee
2010 General Population and Housing Statistics

Population	2000	2010	Percent	Percent Change 2000-2010
City of Greenback	954	1,064	100%	12%
Under 5 Yrs	65	53	5.0%	-18%
5-19 Yrs	184	265	24.9%	44%
20-24 Yrs	63	45	4.2%	-29%
25-34 Yrs	121	90	8.5%	-26%
35-54 Yrs	284	321	30.2%	13%
55-59 Yrs	49	57	5.4%	16%
60-74 Yrs	123	164	15.4%	33%
75+ Yrs	65	69	6.5%	6%
Median Age (Yrs)	38.1	39.3		

Race/Ethnicity	2000	2010	Percent	Percent Change 2000-2010
White	931	1,035	97.3%	11%
Black	9	4	0.4%	-56%
Hispanic (any race)	9	28	2.6%	211%
Other	7	17	1.6%	143%

Households	2000	2010	Percent	Percent Change 2000-2010
Total	380	396	100%	4%
Family Households (1)	289	298	75.3%	3%
Non Family Households	91	98	24.7%	8%
Households w/ Individuals under 18 Yrs	124	152	38.4%	23%
Households w/ Individuals 65 and over	103	113	28.5%	10%
Average Household Size	2.51	2.69		
Average Family Size	2.92	3.14		

Housing	2000	2010	Percent	Percent Change 2000-2010
Total Housing Units	416	447	100%	7%
Occupied Units	380	396	88.6%	4%
Vacant Units	36	51	11.4%	42%
HomeOwner Vacancy % (2)	0.3%	5.3%		
Rental Vacancy % (3)	4.2%	6.9%		

Housing Tenure	2000	2010	Percent	Percent Change 2000-2010
Owner Occupied Housing Units	312	302	76.3%	-3%
Renter Occupied Housing Units	68	94	23.7%	38%

Source: U.S. Census Bureau , 2010 Census. DP-1.

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City of Philadelphia, Tennessee
2010 General Population and Housing Statistics

Population	2000	2010	Percent	Percent Change 2000-2010
City of Philadelphia	533	656	100%	23%
Under 5 Yrs	37	52	7.9%	41%
5-19 Yrs	110	157	23.9%	43%
20-24 Yrs	28	36	5.5%	29%
25-34 Yrs	78	84	12.8%	8%
35-54 Yrs	163	176	26.8%	8%
55-59 Yrs	19	40	6.1%	111%
60-74 Yrs	64	74	11.3%	16%
75+ Yrs	34	37	5.6%	9%
Median Age (Yrs)	35.8	34.9		

Race/Ethnicity	2000	2010	Percent	Percent Change 2000-2010
White	506	603	91.9%	19%
Black	26	17	2.6%	-35%
Hispanic (any race)	2	46	7.0%	2200%
Other	20	23	3.5%	15%

Households	2000	2010	Percent	Percent Change 2000-2010
Total	205	227	100%	11%
Family Households (1)	150	165	72.7%	10%
NonFamily Households	55	62	27.3%	13%
Households w/ Individuals under 18 Yrs	73	90	39.6%	23%
Households w/ Individuals 65 and over	54	52	22.9%	-4%
Average Household Size	2.60	2.89		
Average Family Size	3.09	3.38		

Housing	2000	2010	Percent	Percent Change 2000-2010
Total Housing Units	222	270	100%	22%
Occupied Units	205	227	84.1%	11%
Vacant Units	17	43	15.9%	153%
HomeOwner Vacancy % (2)	1.2%	3.6%		
Rental Vacancy % (3)	8.2%	14.0%		

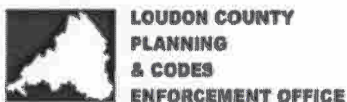
Housing Tenure	2000	2010	Percent	Percent Change 2000-2010
Owner Occupied Housing Units	160	153	67.4%	-4%
Renter Occupied Housing Units	45	74	32.6%	64%

Source: U.S. Census Bureau , 2010 Census. DP-1.

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Tellico Village, CDP, Tennessee
2010 General Population and Housing Statistics

Population	2010	Percent
Tellico Village, CDP (1)	5,791	100%
Under 5 Yrs	61	1.1%
5-19 Yrs	172	3.0%
20-24 Yrs	41	0.7%
25-34 Yrs	102	1.8%
35-54 Yrs	500	8.6%
55-59 Yrs	458	7.9%
60-74 Yrs	3,460	59.7%
75+ Yrs	997	17.2%
Median Age (Yrs)	67.0	

Race/Ethnicity	2010	Percent
White	5,720	98.8%
Black	17	0.3%
Hispanic (any race)	28	0.5%
Other	52	0.9%

Households	2010	Percent
Total	2,924	100%
Family Households (2)	2,421	82.8%
Non Family Households	503	17.2%
Households w/ Individuals under 18 Yrs	122	4.2%
Households w/ Individuals 65 and over	2,093	71.6%
Average Household Size	1.98	
Average Family Size	2.15	

Housing	2010	Percent
Total Housing Units	3,243	100%
Occupied Units	2,924	90.2%
Vacant Units	319	9.8%
HomeOwner Vacancy % (3)	2.7%	
Rental Vacancy % (4)	11.3%	

Housing Tenure	2010	Percent
Owner Occupied Housing Units	2,750	94.0%
Renter Occupied Housing Units	174	6.0%

Source: U.S. Census Bureau , 2010 Census. DP-1.

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