

**LOUDON COUNTY  
PLANNING  
& CODES  
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
865-458-4470  
Fax: 865-458-3598  
[www.loudoncountypanning.com](http://www.loudoncountypanning.com)

**AGENDA**

**LOUDON REGIONAL PLANNING COMMISSION**

**SEPTEMBER 3, 2014**

**12:30 P.M.**

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for July 9, 2014 meeting.
5. Planned Agenda Items:
  - A. **Consideration of a 3-lot re-subdivision request of Doughty Farm Subdivision located on 409 and 555 E. Lee Hwy., and 200 Rock Quarry Rd., Loudon, TN, referenced on Tax Map 33N, Group A, Parcels 32.00-36.00, Zoned C-2 (Highway Business District). Owner: McNutt Oil/Applicant: Sterling Engineering, Inc.**
  - B. **Consideration of a re-subdivision request for POD 5 – Sanctuary in Tennessee National of lots 1-5 to 1 lot, located on Mossy Creek Dr., Loudon, TN, referenced by Tax Map 31B, Group A, Parcels 1.00-5.00. Owner: Tennessee National, LLC/Applicant: Barge, Waggoner, Sumner, & Cannon, Inc.**
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment

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# AGENDA ITEM A

**LOUDON COUNTY CERTIFICATIONS**  
**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 This is to certify that the owner(s) of the property shown and described herein hereby adopt 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: \_\_\_\_\_  
 Secretary, Regional Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF ACCURACY**  
 I certify that the plat shown and described herein, is a true and correct survey to the accuracy required by the Regional Planning Commission and that monuments have been placed as shown herein, to the specifications of the Regional Planning Commission.

Registered Land Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_  
 E-911 Addressing: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER & SEWERAGE SYSTEMS**  
 I hereby certify that the Water and Sewer (Separate) Utility Systems installed, or proposed for installation, fully meet the requirements of the Loudon Utilities Board, and is hereby approved as shown with all restrictions/conditions as noted.

Engineer/Manager - Water Quality Control Department: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF ELECTRIC UTILITIES**  
 I hereby certify that the Electric Systems installed, or proposed for installation, fully meet the requirements of the Loudon City Utilities Board, and is hereby approved as shown with all restrictions/conditions as noted.

Engineer/Manager - Electric Department: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF STREETS**  
 I certify that streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

Neoad Engineer/Highway Commission: \_\_\_\_\_ Date: \_\_\_\_\_

**Release of Easements.** Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit in the utility and drainage easements along the original lot lines attached by this map, on the condition that new utility and drainage easements are provided along the new property lines as shown on this plat.

County Highway Department: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Utilities: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Power: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sewer: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Gas: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Cable TV: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION OF APPROVAL FOR RECORDING**  
 I certify that this plat has been found to comply with the subdivision requirements for the planning register, with the exception of such portions, if any, which are noted. All improvements have been installed or an acceptable survey posted 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 APPROVAL OF STREET NAMES AND ADDRESSES**  
 I hereby certify that (1) the names of existing public roads shown on this 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 E-911 System.

E-911 Addressing: \_\_\_\_\_ Date: \_\_\_\_\_

## DRAINAGE EASEMENT "A" SEWER EASEMENT "A"

No.	Len.	Bearing
L11	10.18'	N28°58'27"W
L12	51.11'	N71°55'39"E
L13	93.81'	N57°09'34"E
L14	33.17'	S32°32'53"E
L15	10.00'	S58°32'50"W
L16	22.93'	N32°32'53"W
L17	85.05'	S57°09'34"W
L18	50.48'	S71°55'39"W

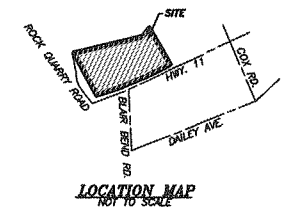
No.	Len.	Bearing
L1	18.56'	N38°49'24"E
L2	20.61'	N71°25'52"E
L3	10.23'	S30°51'10"E
L4	38.42'	S71°25'52"W

## DRAINAGE EASEMENT "B"

No.	Len.	Bearing
L19	37.23'	S28°23'58"E
L20	95.50'	S83°17'23"W
L21	74.69'	S13°18'01"E
L22	10.52'	S58°32'50"W
L23	78.81'	N15°18'01"W
L24	213.63'	S79°05'43"W
L25	15.73'	S23°07'16"W
L26	122.41'	S17°56'50"E
L27	92.46'	N28°58'27"W

## SEWER EASEMENT "B"

No.	Len.	Bearing
L5	10.93'	N28°58'27"W
L6	148.95'	N84°50'37"E
L7	218.75'	N43°48'06"E
L8	18.44'	N76°38'50"E
L9	237.98'	S43°48'06"W
L10	148.28'	S84°50'37"W



## CURVE TABLE - ELECTRIC EASEMENT

No.	Len.	Radius	Delta	Bearing	Chord
C1	14.78'	425.00'	1°59'35"	N18°53'47"W	14.78'

## ELECTRIC EASEMENT

No.	Len.	Bearing
L28	185.81'	S38°01'30"E
L29	166.59'	N51°07'05"E
L30	142.83'	N51°24'27"E
L31	121.19'	N58°39'37"E
L32	10.00'	S30°51'10"E
L33	120.48'	S58°39'37"W
L34	142.17'	S51°24'27"W
L35	176.73'	S51°07'05"W
L36	184.32'	N37°59'23"W

- LEGEND:**
- DR EXISTING ROW ROAD
  - NR NEW ROW ROAD
  - AL ARC LENGTH
  - RA RADIUS
  - CA CENTRAL ANGLE (DEGREES)
  - CB CHORD BEARING
  - CL CHORD LENGTH
  - ACRES ACRES
  - SF SQUARE FEET
  - MB INDEMNITY DEED BOOK
  - RISE RISE
  - TYPICAL TYPICAL
  - RT/RW RIGHT-OF-WAY COVERLINE
  - PREVIOUS LOT NUMBER
  - PROPERTY ADDRESS
  - BOUNDARY LINE
  - ROAD RIGHT OF WAY LINE
  - ROAD CENTERLINE
  - EDGE OF ROAD
  - CONCRETE CURB
  - BUILDING CANOPY LINE
  - PREVIOUS LOT LINE

**ZONED:** C-2 - HIGHWAY BUSINESS DISTRICT  
**OWNERS:** CHARLES F. & CLARA B. McNUTT  
 P.O. BOX 5866  
 MARYVILLE, TN 37802  
 (865) 583-4280  
 DISTRICT 1, LOUDON COUNTY  
 3 LOTS - ±2.822 Ac.  
 WDB D346 PG 129  
 TAX MAP 33N "A" PARCEL 32 - LOT 130  
 TAX MAP 33N "A" PARCELS 33 - LOT 129  
 TAX MAP 33N "A" PARCELS 34 - LOT 128  
 TAX MAP 33N "A" PARCEL 35 - LOT 127  
 McNUTT OIL & GAS COMPANY, INC.  
 P.O. BOX 4669  
 MARYVILLE, TN 37802  
 WDB 139 PG 269  
 TAX MAP 33N "A" PARCEL 36 - PART OF LOT 127

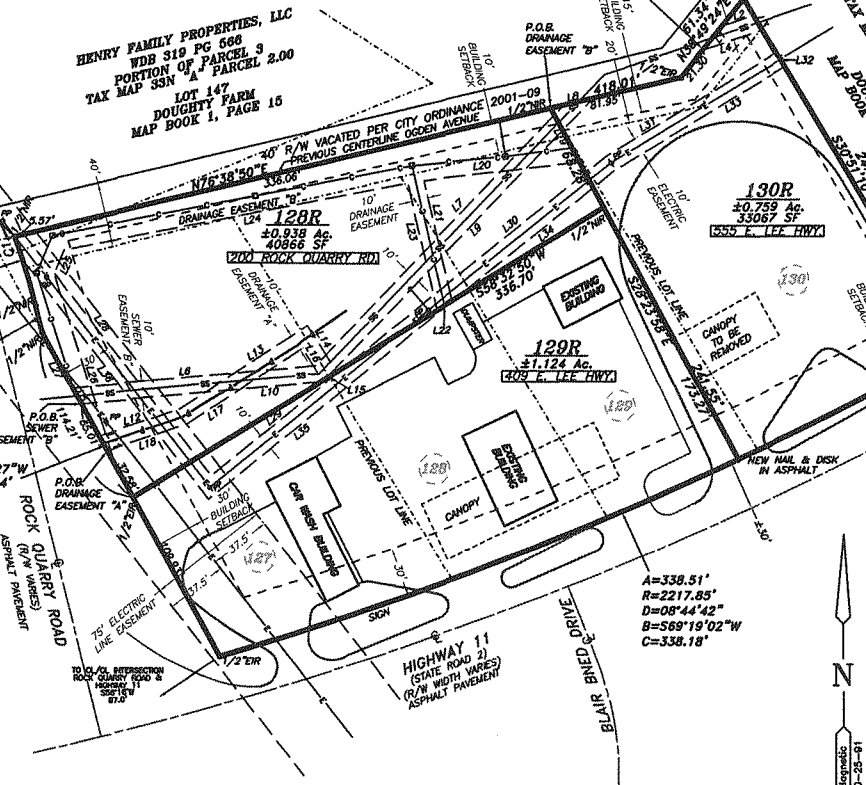
**PREVIOUS PLAT REFERENCE:**  
 DOUGHTY FARM SUBDIVISION  
 MAP BOOK 1, PAGE 15  
 50' 25' 0 50' 100'  
 1" = 50'

I hereby certify that this is Category "L" survey, and the ratio of precision of the unadjusted survey is 1:12,800, as shown herein, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929  
 REG. 2/11/15  
 Survey added lot 130R per client.  
 REV. 8/21/15  
 Survey, Revised per planning commission.

**SURVEYOR'S NOTES:**

- Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built utility lines.
- Building setbacks for the C-2 zoning district are: Front-30 feet; Side-10 feet for 1 story building and 12 feet for 2 story building; Rear-15 feet.
- No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-331-1111) or the utility provider prior to any excavation or construction.
- The existing Store Building and Car Wash Building are over the current 30 foot front building setback line. In the event that the existing buildings are raised, any new buildings shall be required to meet the current building setback lines.



H:\12203A\12203A-ES.dwg, 8/25/2014 3:08:31 PM, cmrosser, PDF995, 1:2, 20953

**STERLING**  
 ENGINEERING, INC.  
**LAND SURVEYING**  
 CIVIL ENGINEERING  
 ARCHITECTURE

1017 HAMPSHIRE DRIVE  
 MARYVILLE, TENNESSEE  
 37801-3525

P.O. BOX 4878  
 MARYVILLE, TENNESSEE  
 37802-4878

PHONE: VOL-984-9305  
 FAX: VOL-981-2815  
 www.sterling.us.com

REPLAT OF LOTS 127-130 INTO LOTS 128R, 129R & 130R

# DOUGHTY FARM S/D

LOUDON CO., TN.  
 CLARA McNUTT

CHRISTOPHER M. ROSSER  
 REGISTERED LAND SURVEYOR  
 NO. 1929  
 TENNESSEE NOV. 1959

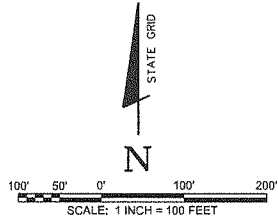
SHEET  
**FS**

DESIGNED: \_\_\_\_\_  
 DRAWN: CPG  
 CHECKED: CMR  
 DATE: 3/28/13  
 SCALE: 1" = 50'  
 DRAWING: 2203A-EX  
 PROJECT NO: SEI#2203A

# AGENDA ITEM B

**NOTES:**

- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- TAX MAP 31-B, GROUP "A", PARCELS 1.00-5.00
- REFERENCE RECORDED PLAT: CABINET H, PAGE 118 & 119
- DEED REFERENCE: D.B. 283, PAGE 791
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND 12' ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURES AS INSTALLED.
- SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
- THIS SUBDIVISION POD CONTAINS 17.90 ACRES AND IS HEREBY COMBINED INTO ONE LOT.
- THIS PROPERTY IS ZONED PLANNED RESIDENTIAL DISTRICT. THE MINIMUM SETBACKS ARE:  
FRONT - 10'  
SIDE - 5'  
REAR - 10'
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TENNESSEE NATIONAL, POD 5, A PLANNED DEVELOPMENT, ARE A PART OF THE APPROVAL FOR THIS DEVELOPMENT AND ARE RECORDED AT THE LOUDON COUNTY REGISTER OF DEEDS OFFICE IN BOOK 1791, PAGE 790-841.
- THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47105C0075D, DATED 5-16-07.



**Certificate of Ownership and Dedication**

This is to certify that the owner (s) of the property shown and described herein hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks or other public ways and open spaces to public or private uses as noted.

Date: \_\_\_\_\_ Owner: \_\_\_\_\_

**Certification of Accuracy**

I hereby certify that the plat shown and described herein, is a true and correct survey to the accuracy required by the Regional Planning Commission and the monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date: \_\_\_\_\_ Surveyor: \_\_\_\_\_

**Tennessee Certification No.** \_\_\_\_\_

**Approval for Recording**

I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date: \_\_\_\_\_ Secretary, Regional Planning Commission

**Certification of Approval of Water Systems**

I certify that the water system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date: \_\_\_\_\_ City or County Health Officer

**Certification of Sewerage Systems**

I certify that the sewage disposal system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is approved as shown with all restrictions/conditions as noted.

Date: \_\_\_\_\_ Local Health Authority

**Certificate of Approval of Street Names and Addresses**

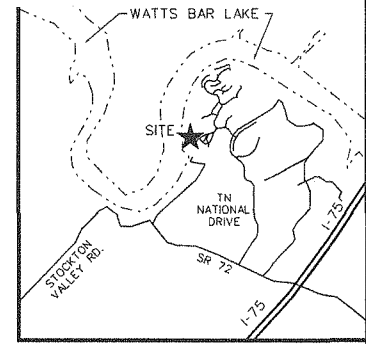
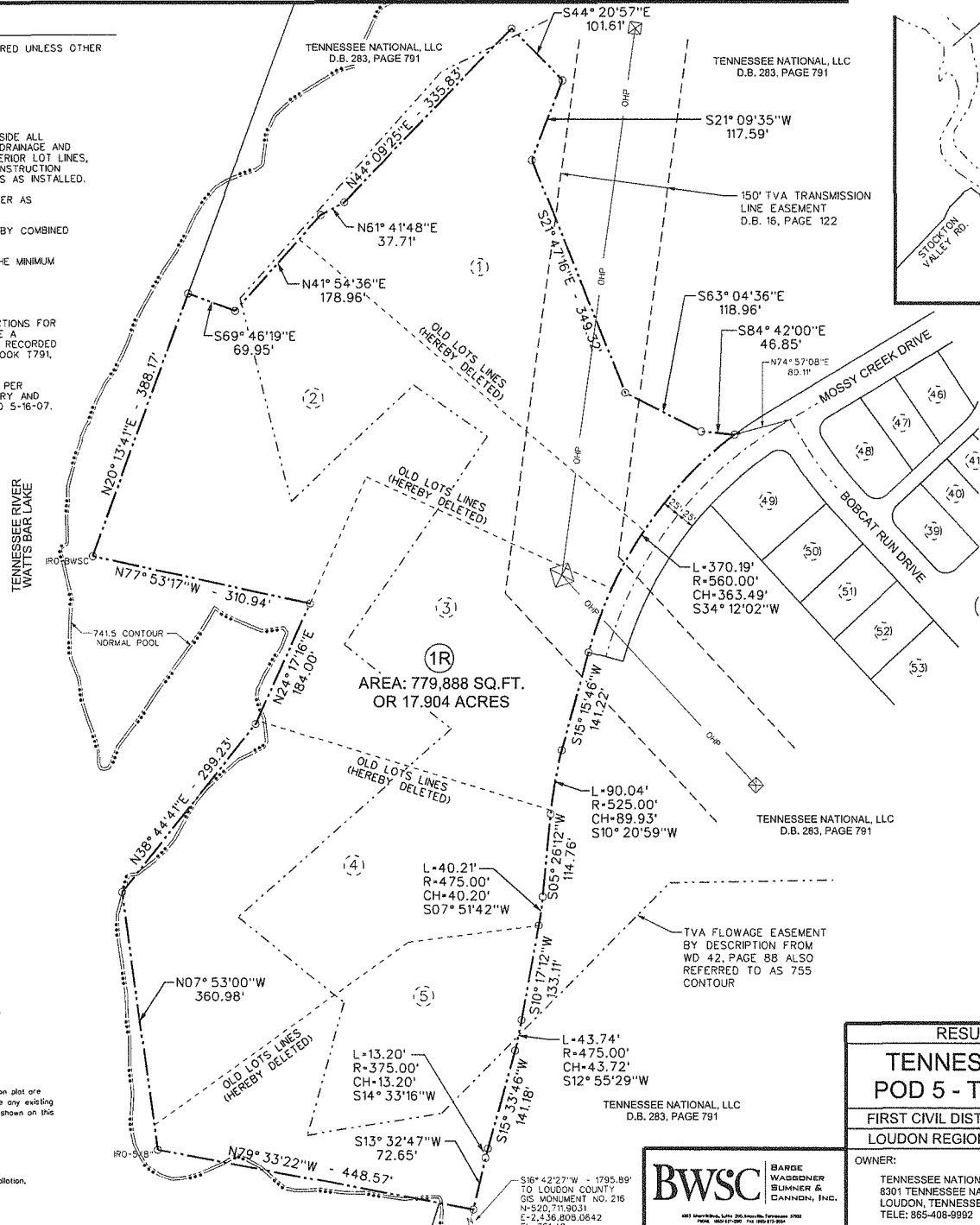
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date: \_\_\_\_\_ E-911 Authority

**Certificate of Streets**

I certify that the streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

Date: \_\_\_\_\_ Road Engineer/Highway Commission



VICINITY MAP  
NOT TO SCALE

TENNESSEE NATIONAL  
POD 5, PHASE 2  
P.C. G. PG. 231 & 232

RESUBDIVISION PLAT	
<b>TENNESSEE NATIONAL POD 5 - THE SANCTUARY</b>	
FIRST CIVIL DISTRICT - LOUDON COUNTY, TN LOUDON REGIONAL PLANNING COMMISSION	
OWNER: TENNESSEE NATIONAL, LLC 8301 TENNESSEE NATIONAL DRIVE LOUDON, TENNESSEE 37774 TELE: 865-408-8992	DRAWN BY: XBR DATE: 07-30-14 REVISED: XXXXXX FILE NO. 3300400K

**BWSC** BARGE WAGGONER SUMNER & CANNON, INC.  
203 Mountain Park, Suite 200, Knoxville, Tennessee 37931  
Phone: 865-517-0000 Fax: 865-517-0001



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**AGENDA**

**LOUDON BOARD OF ZONING APPEALS**

**SEPTEMBER 3, 2014**

1. Call to Order
2. Roll Call
3. Approval of Minutes for July 9, 2014
4. Planned Agenda Items:
  - A. **Consideration of request for an 18' front yard setback variance for an existing structure on Lot 129R, request for an 18' front yard setback variance for an existing car wash on Lot 129R, and request a 9' rear yard setback variance for a structure covering the dumpster on Lot 129R, located at 409 E. Lee Hwy., Loudon, referenced by current Tax Map 33N, Group A, Parcels 34.00 and 35.00, Zoned C-2. Owner: McNutt Oil/Applicant: Sterling Engineering, Inc.**
5. Additional Public Comments
6. Announcements and/or comments from the Board
7. Adjournment