

Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
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www.loudoncounty-tn.gov

AGENDA

LOUDON REGIONAL PLANNING COMMISSION

JULY 1, 2015

12:30 P.M.

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for June 3, 2015 meeting.
5. Planned Agenda Items:
 - A. **Consideration of preliminary plat approval for Timber Cove Subdivision, an 18-lot single-family development located off Corporate Park Drive and Lakewood Drive, adjacent to Lighthouse Point, consisting of 29.2 acres, referenced on Tax Map 32, Parcel 5.00 and 110.00, Zoned R-2 (High Density Residential). Owner/Applicant: MLB Acquisitions, LLC File # 15-06-34-SU-LO(P)**
 - B. **Consideration of a site plan for commercial business on property located at 700 Grove Street, referenced by Tax Map 41B, Group D, Parcel 3.00, zoned C-1 (Central Business District). Applicant: Jay Alawadi File # 15-06-37-SP-LO**
 - C. **Consideration of a re-subdivision in Legacy Park of Lots 54-60, 50-52, and 13-15 located off West Lee Hwy., referenced by Tax Map 48N, Group A, Parcels 54.00-60.00, 50-52, and 13-15, Zoned R-1 (Low Density Residential District). Applicant: LeMay and Associates/Owner: CMH Parks, Inc.**
 - D. **Consideration of a site plan for an expansion to the Loudon County Office Building located at 100 River Rd., consisting of 8.54 acres, referenced by Tax Map 41A, Group A, Parcel 22.00, Zoned R-1 (Low Density Residential). Applicant: Donna Covert, Cope Architects File # 15-06-39-SP-LO**

Loudon RPC Agenda

7/1/15

Page 2

6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment

AGENDA ITEM B

STUDIOS
 architecture & planning
 8000 Bevington Drive
 Knoxville, Tennessee 37959
 PH: 865-763-6077 FX: 865-769-8078

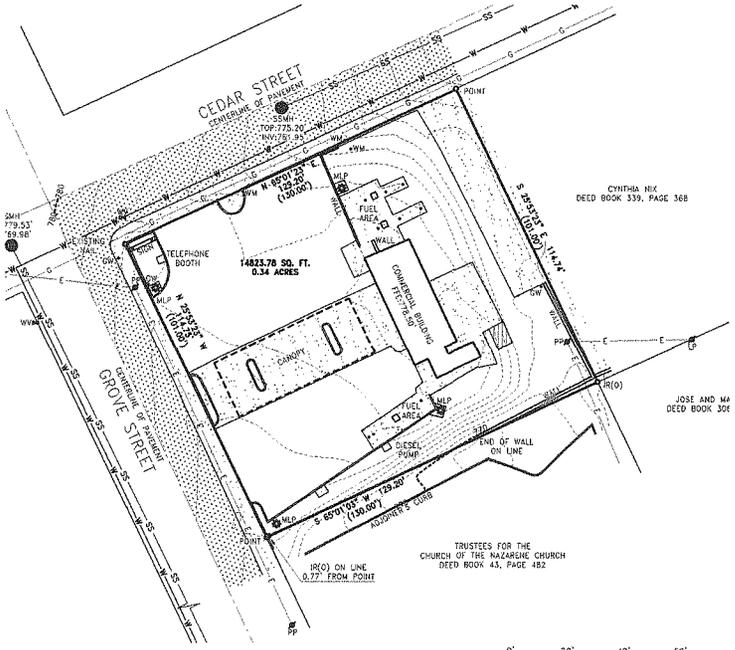


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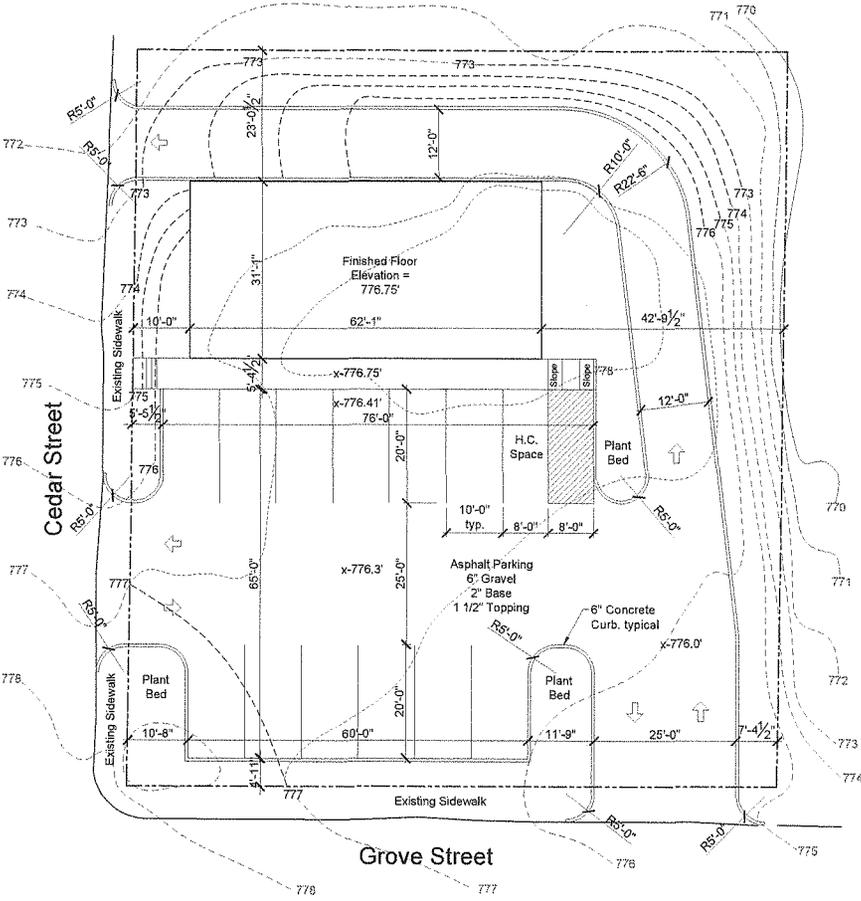
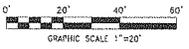
NO. DATE	1	05-25-15
ISSUE FOR	Construction	
DRAWN BY	DBH	CHECKED BY: DBH

PROJECT: 700 GROVE STREET
 LOUDON, TN
 SHEET TITLE: SURVEY AND SITE PLAN

PROJECT NUMBER	1504	DATE	05-25-15
SHEET NUMBER	A1.0		

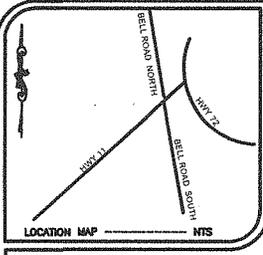


2 Survey
 1" = 20'-0"



1 Site Plan
 1" = 10'-0"

AGENDA ITEM C



Curve #	Radius	Chord Direction	Chord Length
C1	25.00'	N40°40'38"W	36.00'
C2	150.00'	N17°12'35"E	91.51'
C3	75.00'	N61°48'59"E	67.50'
C4	25.00'	S48°14'47"E	35.36'
C5	25.00'	S42°58'01"W	34.87'

Line #	Direction	Length
L1	N34°52'00"E	5.01'
L2	N87°10'18"E	33.17'
L3	N60°20'14"W	16.92'
L4	N88°45'12"E	31.46'
L5	S82°03'41"E	33.74'
L6	S11°42'11"W	43.30'
L7	S81°14'47"E	64.21'

- SITE NOTES**
- TOTAL LOTS: 9
 - TOTAL ACREAGE: 2.94 ACRES - 128,809.86 Sq.Ft.
 - 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES. 9' EACH SIDE OF ALL INTERIOR LOT LINES.
 - 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED. (WHERE APPLICABLE).
 - TAX MAP 48, PART OF PARCEL 114.01
 - PROPERTY RECORDED: DEED BOOK 315, PAGE 600
 - IRON PINS AT ALL CORNERS
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
 - 20 FOOT DRAINAGE EASEMENTS SHOWN ARE APPROPRIATE. EASEMENTS ARE 20 FEET WIDE, 10 FEET EITHER SIDE OF THE PIPES AS THEY ARE INSTALLED. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR LOCATING OR VERIFYING THE DRAINAGE EASEMENT PRIOR TO CONSTRUCTION.
 - THIS PROPERTY IS ZONED: R-1 (LOW DENSITY RESIDENTIAL)
 - HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING.
 - THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LEGACY PARK ARE PART OF THE APPROVAL OF THIS PLAT AND ARE RECORDED IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE BOOK _____ PAGE _____
 - LEGACY PARK HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE OPEN SPACE DEDICATED TO THIS SITE.
 - STORM WATER DETENTION STRUCTURES SHALL NOT BE DISTURBED OR ALTERED EXCEPT WITH THE APPROVAL OF THE APPROPRIATE GOVERNING AGENCY. THE LOCAL GOVERNING BODY RESERVES THE RIGHT TO MAINTAIN OR IMPROVE SAID STRUCTURE AS IT DEEMS NECESSARY.
 - LEGACY PARK IS TIED TO LOUDON COUNTY SURVEY MONUMENTS SURVEY MONUMENT #359 SURVEY MONUMENT #142
 NORTHING: 509437.2598 NORTHING: 497816.8667
 EASTING: 245302.1893 EASTING: 245448.0596
 ELEVATION: 986.74 (MGVD 29) ELEVATION: 948.66 (MGVD 29)

- ZONING SETBACKS: R-1 (LOW DENSITY RESIDENTIAL DISTRICT)**
- FRONT YARD: 30'
 - SIDE YARD: 10' (1 STORY), 12' (2 STORY), 15' (3 STORY)
 - REAR YARD: 20'

LOUDON COUNTY SURVEY CONTROL MONUMENT DESIGNATION NO. 309
 NORTH: 509437.2598
 EAST: 245302.1893
 ELEV: 986.74 (MGVD29)

JAMES T. WILLIS
 DEED BOOK 299, PAGE 687
 TAX MAP 48, PARCEL 113

CERTIFICATION OF OWNERSHIP AND DESIGNATION

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADVERTISE THIS SUBDIVISION PLAT AND RESERVE ALL RIGHTS AND INTERESTS IN THE PUBLIC AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER / AUTHORIZED SIGNATURE _____

DATE _____ OWNER / AUTHORIZED SIGNATURE _____

DATE _____ OWNER / AUTHORIZED SIGNATURE _____

CERTIFICATION OF OTHERS

I CERTIFY THAT EGRESS AND RELATED APPEARANCES DETAILLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE _____ HOVSEOWNER/HIGHWAY COMMISSION _____

CERTIFICATION OF APPROVAL FOR RECORDERS

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBORDINATE REQUIREMENTS FOR THE PLANNING REGION WITH THE EXCEPTION OF EACH PARAGRAPH IF ANY WHICH ARE NOTED. ALL REQUIREMENTS HAVE BEEN DETAILLED ON AN ACCEPTABLE SAFETY BASIS IN ORDER TO COMPLETE COMPLETION. THIS PLAT IS APPROVED FOR RECORDERS IF ANY PARAGRAPH IS NOTED. UPON COMPLETION THIS PLAT IS APPROVED FOR RECORDERS.

DATE _____ RECORDERS/REGION PLANNING COMMISSION _____

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

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

DATE _____ LOCAL HEALTH AUTHORITY _____

CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT EGRESS PINS BEEN PLACED IN ACCORDANCE TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

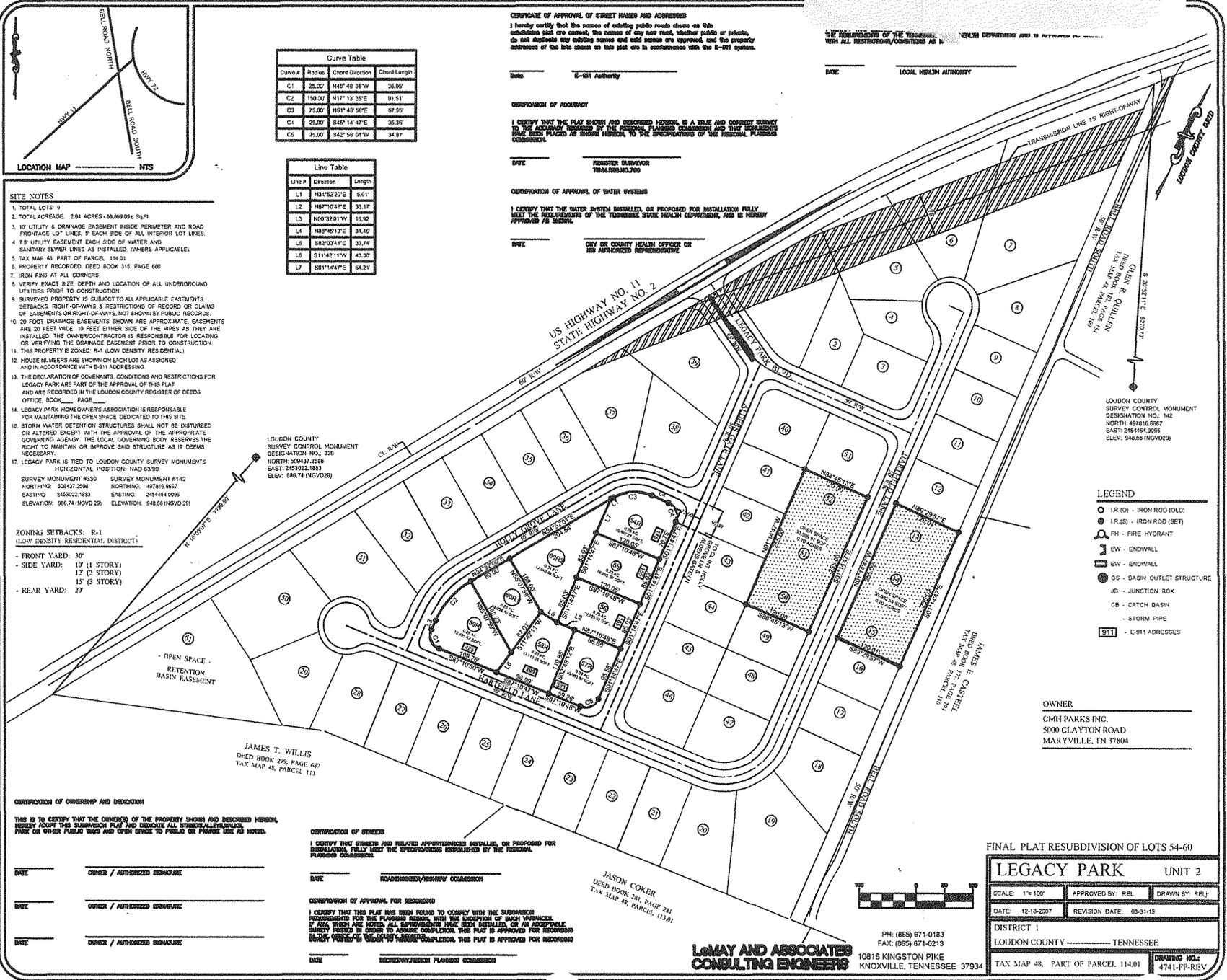
DATE _____ REGISTER SURVEYOR _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM DETAILLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE _____

DATE _____ LOCAL HEALTH AUTHORITY _____



- LEGEND**
- I.R. (O) - IRON ROD (OLD)
 - I.R. (S) - IRON ROD (SET)
 - FH - FIRE HYDRANT
 - EW - ENDWALL
 - EW - ENDWALL
 - OS - BASIN OUTLET STRUCTURE
 - JB - JUNCTION BOX
 - CB - CATCH BASIN
 - STORM PIPE
 - 911 - E-911 ADDRESSES

OWNER

CMH PARKS INC.
 5000 CLAYTON ROAD
 MARYVILLE, TN 37804

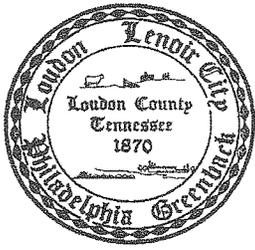
FINAL PLAT RESUBDIVISION OF LOTS 54-60

LEGACY PARK UNIT 2	
SCALE: 1"=100'	APPROVED BY: REL
DATE: 12-18-2007	REVISION DATE: 03-31-18
DISTRICT 1	
LOUDON COUNTY, TENNESSEE	
TAX MAP 48, PART OF PARCEL 114.01	DRAWING NO.: 4741-PP-REV

LOMAY AND ASSOCIATES CONSULTING ENGINEERS

PH: (665) 671-0183
 FAX: (665) 671-0213

10815 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934



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AGENDA

LOUDON BOARD OF ZONING APPEALS

JULY 1, 2015

1. Call to Order
2. Roll Call
3. Approval of Minutes for June 3, 2015
4. Planned Agenda Items:
 - A. **Consideration of a special exception request for ingress/egress less than 400' from intersection on property located at 700 Grove Street, referenced by Tax Map 41B, Group D, Parcel 3.00, zoned C-1 (Central Business District). Applicant: Jay Alawadi**
 - B. **Consideration of a special exception for an expansion of the Loudon County Office Building located at 100 River Rd., consisting of 8.54 acres, referenced by Tax Map 41A, Group A, Parcel 22.00, Zoned R-1 (Low Density Residential). Applicant: Donna Covert, Cope Architects**
 - C. **Consideration of a variance request for parking stall size from 200' to 190' for the Loudon County Office Building located at 100 River Rd., consisting of 8.54 acres, reference by Tax Map 41A, Group A, Parcel 22.00, Zoned R-1 (Low Density Residential). Applicant: Cope Architects**
5. Additional Public Comments
6. Announcements and/or comments from the Board
7. Adjournment