



# Loudon County Planning Department

AGENDA

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

## LOUDON REGIONAL PLANNING COMMISSION

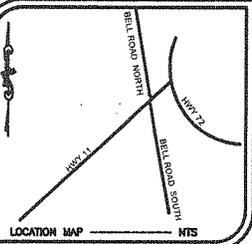
AUGUST 5, 2015

*Immediately following the BZA*

1. Call To Order
2. Roll Call
3. Approval of Minutes for July 1, 2015 regular scheduled meeting and the Special Called meeting on July 15, 2015.
4. Planned Agenda Items:
  - A. **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.**
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission/Planner:

### Training and Continuing Education Reminders:

1. **Addressing Stormwater and Drainage Issues**  
Thursday, September 24, 2015, 6:00-8:00 p.m.  
TDEC Training Center, 761 Emory Valley Road, Oak Ridge, TN  
OR  
Tuesday, September 29, 2015, 6:00-8:00 p.m.  
Jefferson City Fire Hall/City Hall Complex, Hwy. 72, Jefferson City, TN
  2. **Private Property Rights**  
Thursday, October 29, 2015, 6:00-8:00 p.m.  
Farragut Town Hall, Farragut, TN
7. Adjournment



Curve Table			
Curve #	Radius	Chord Direction	Chord Length
C1	75.00	N48°42'38"W	36.00
C2	150.00	N11°13'35"E	91.51
C3	75.00	N61°48'50"E	67.95
C4	25.00	S44°14'47"E	35.36
C5	25.00	S42°58'01"W	34.87

Line Table		
Line #	Direction	Length
L1	N04°50'30"E	5.91
L2	N07°10'48"E	33.17
L3	N09°32'01"W	16.92
L4	N08°45'12"E	31.46
L5	S02°03'41"E	33.74
L6	S11°42'11"W	43.30
L7	S01°14'47"E	34.21

**SITE NOTES**

- TOTAL LOTS: 9
- TOTAL ACREAGE: 2.04 ACRES - 88,892.094 SQ/FT
- UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES & 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 660
- 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 APPROXIMATE, 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 6-911 CODES/398.00
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LEGACY PARK ARE PART OF THE APPROVAL OF THIS PLAN 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 RETENTION 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  
HORIZONTAL POSITION: NAD 83/90  
SURVEY MONUMENT #339 SURVEY MONUMENT #142  
NORTHINGS: 509437.2596 NORTHINGS: 497916.8667  
EASTINGS: 245322.1503 EASTINGS: 245446.0295  
ELEVATION: 986.74 (NGVD29) ELEVATION: 948.56 (NGVD29)

- 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'

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

**CERTIFICATION OF CORNER AND DECREASED**

THIS IS TO CERTIFY THAT THE CORNERS OF THE PROPERTY SHOWN AND DECREASED HEREON, HEREBY ADOP THIS SUBDIVISION PLAN AND RESPECT ALL SURVEY ALLEYS, DRIVE, PARK OR OTHER PUBLIC USES AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ OTHER / AUTHORIZED SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ OTHER / AUTHORIZED SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ OTHER / AUTHORIZED SIGNATURE \_\_\_\_\_

**CERTIFICATION OF STREETS**

I CERTIFY THAT STREETS AND RELATED APPLIANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ ENGINEER/HEALTH COMMISSION \_\_\_\_\_

**CERTIFICATION OF APPROVAL FOR RECORDS**

I CERTIFY THAT THIS PLAN HAS BEEN FILED TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PURPOSES SET FORTH WITH THIS EXCEPTION IF ANY, THESE ARE NOTED. ALL SPECIFICATIONS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURVEY POINTS IN ORDER TO ASSURE COMPLETION. THIS PLAN IS APPROVED FOR RECORDS SUBJECT TO THE REVIEW OF THE REGIONAL PLANNING COMMISSION. THIS PLAN IS APPROVED FOR RECORDS

DATE \_\_\_\_\_ SECRETARY/REGIONAL PLANNING COMMISSION \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF STREET NAMES AND ADDRESS**

I hereby certify that the names of existing public roads shown on this subdivision plat are correct, the names of any new road, 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 6-911 system.

DATE \_\_\_\_\_ E-911 AUTHORITY \_\_\_\_\_

**CERTIFICATION OF ACCURACY**

I CERTIFY THAT THE PLAT SHOWN AND DECREASED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ REGISTER/SENIOR SURVEYOR \_\_\_\_\_

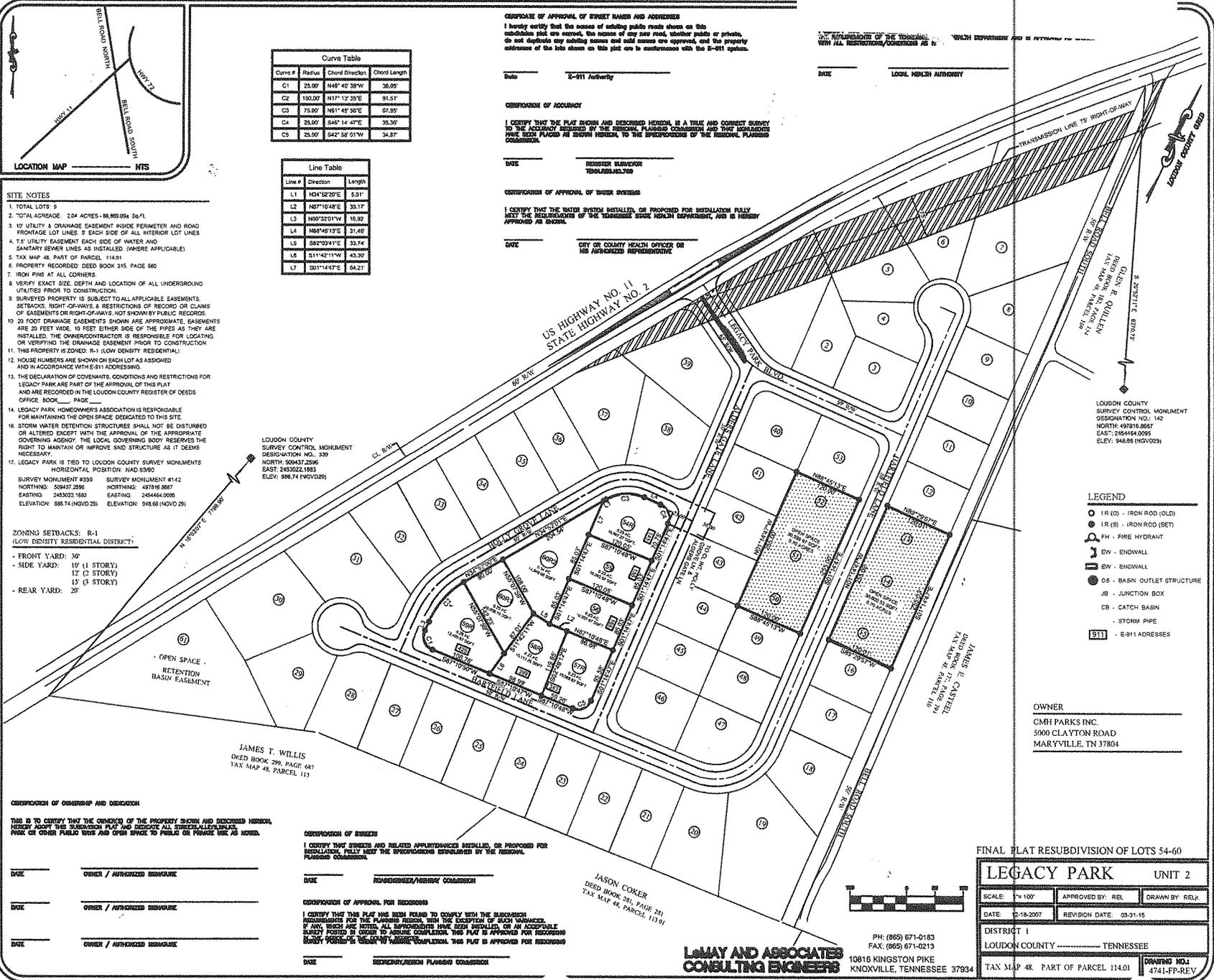
**CERTIFICATION OF APPROVAL OF SEWER SYSTEMS**

I CERTIFY THAT THE SEWER SYSTEM INSTALLED, 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 \_\_\_\_\_

**CERTIFICATION OF THE TENNESSEE STATE HEALTH DEPARTMENT**

DATE \_\_\_\_\_ LOCAL HEALTH AUTHORITY \_\_\_\_\_



- LEGEND**
- IR (O) - IRON ROD (OLD)
  - IR (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

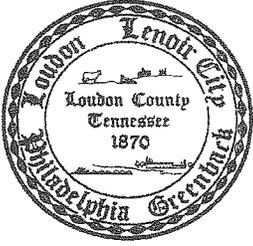
**OWNER**  
CMH PARKS INC.  
5000 CLAYTON ROAD  
MARYVILLE, TN 37804

**FINAL PLAT RESUBDIVISION OF LOTS 54-60**

**LEGACY PARK UNIT 2**

SCALE: 1"=100'	APPROVED BY: REL	DRAWN BY: REL
DATE: 12-18-2007	REVISION DATE: 03-31-15	
DISTRICT 1 LOUDON COUNTY, TENNESSEE		
TAX MAP 48, PART OF PARCEL 114.01		DRAWING NO.: 4741-FP-REV

**LOMA AND ASSOCIATES CONSULTING ENGINEERS**  
PH: (865) 671-0183  
FAX: (865) 671-0213  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934



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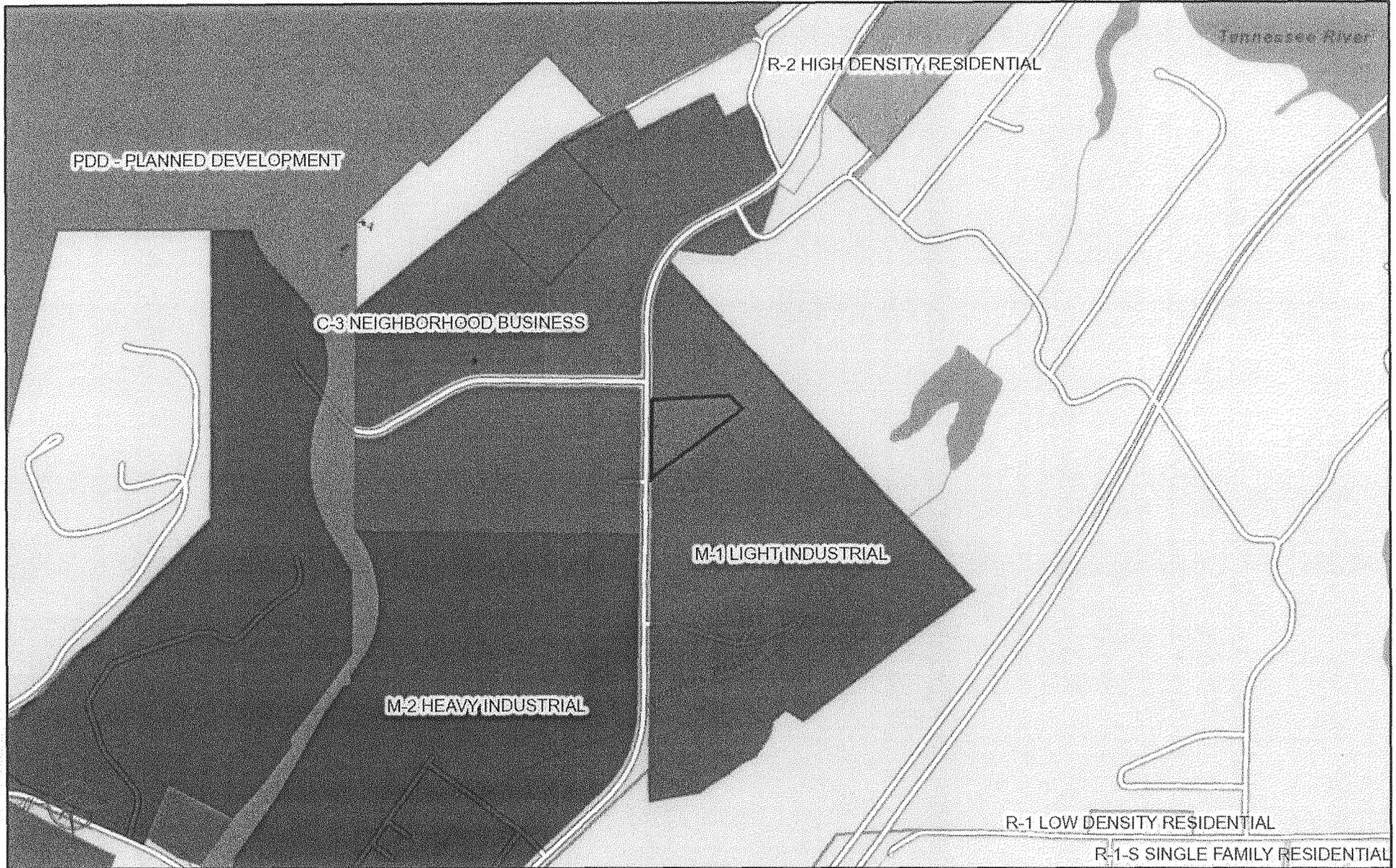
### LOUDON BOARD OF ZONING APPEALS

AUGUST 5, 2015

12:30 p.m.

1. Call to Order
  2. Pledge of Allegiance
  3. Roll Call
  4. Approval of Minutes for July 1, 2015 and July 15, 2015 Special Called meeting
  5. Planned Agenda Items:
    - A. **Special Exception/Administrative Review of proposed use, "Fiberglass and Composites manufacturing," 6400 Corporate Park Drive, referred to as the "David Jones Building," Tax Map 32, Parcel 121.00, zoned M-1 (Light Industrial District), presented by Pat Phillips, Loudon County Economic Development Director**
  6. Additional Public Comments
  7. Announcements and/or comments from the Board
  8. Adjournment
-

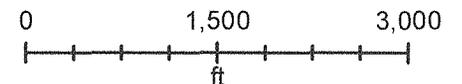
# David Jones Bldg.



## 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.

MAP DATE: July 27, 2015





# Tennessee Prope





21 July 2015

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## Welcome



Welcome to the online design center of **BFG International**. BFG is a recognized leader in the design and manufacture of a wide and diversified range of composite products.

BFG's long experience in the field has allowed it to develop a wealth of knowledge in the areas of design, manufacture and site installation, as well as international contract execution. This accumulated experience allows BFG to provide a total service at optimum cost effectiveness.



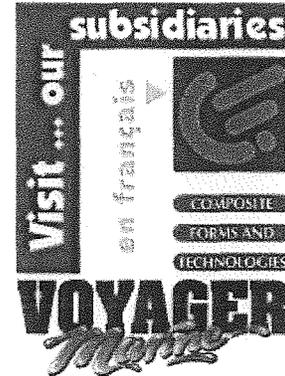
To ensure that the latest manufacturing techniques are implemented and the highest levels of quality maintained, BFG employs the service of leading consultants and designers from around the world in addition to the company's own

highly experienced technical team which is available worldwide for on-the-spot consultations.

BFG specializes in the design and production of fiber reinforced polyester (FRP) and other composite moldings to a designer's specifications virtually without restraint with regard to finish, color and shape.



Having pioneered major improvements in material engineering and durability, color retention, fire retarding characteristics and industrial monitoring techniques, BFG has increased the number of critical and environmental applications in which composites are now being used. Because of this, BFG is internationally reputed as a pioneering and leading manufacturer of high quality FRP custom moldings.



### ENGINEERING

- Material specification
- Engineering specifications
- Quality assurance standards
- Research & development

### PROJECTS

- Project planning
- Design data acquisition
- On-site installations & assemblies

### DESIGN

- Concept design
- Structural design & analysis
- Pattern & mold design
- Product design

### MANUFACTURING

- Pattern & mold building
- Product molding
- Product assembly

### QUALITY ASSURANCE

- Raw material quality
- Fabricated product quality

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