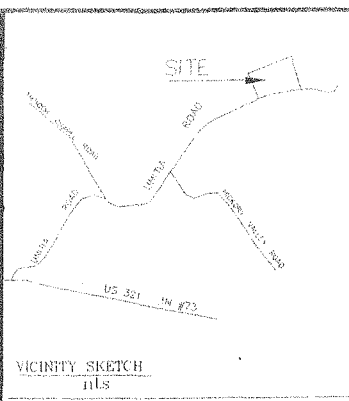


# Loudon County Planning Department

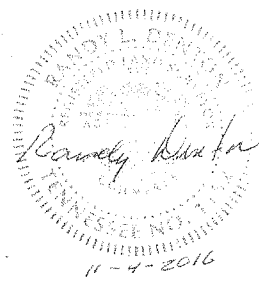
101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

**AGENDA**  
**LOUDON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**January 17, 2017**  
**5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes from December 20, 2016 meeting;
4. Planned Agenda Items:
  - A. Subdivision Plat, Sharon Chambers and Naomi McCall, 6039 Unitia Road, Tax Map 036, Parcel 123 and Parcel 126, A-1, Agricultural Forestry District;
  - B. Annual Meeting, Election of Planning Commission Officers;
5. County Commission Action on Planning Commission Recommendations:
6. Codes Department Building Activity Summary for December 20, 2016 (see attached)
7. Additional Public Comments
8. Update from Planning Department
9. Adjournment



VICINITY SKETCH  
HLS



Ferg  
Parcel 122 Map 36  
Deed 354\568

H. McCall  
Parcel 124 Map 36  
Deed 123\293

H. BARAIC  
Parcel 125 Map 36  
Deed 126\97

H. McCall  
Parcel 123 Map 36  
Deed 119\812  
1.98 acres

Sharon Chambers  
Parcel 126 Map 36  
Deed 122\527  
2.00 acres

R. White  
Parcel 127 Map 36  
Deed 279\39

**Certificate of Approval of Streets**

The subdivision lies along an existing public County Road, no improvements or modifications are required.

date: 2016  
County Highway Superintendent

**Certification of Sewerage System**

I certify that the sewerage disposal system installed or proposed for installation fully meet the requirements of the State Health Department.

date: 2016  
Health Department/ Ground Water Protection

**Certification of Approval of Water System**

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

date: 2016  
Local Health Authority

A portion of the survey was performed using GPS equipment (Trimble Hyper Pro Dual Frequency PPK) Not in special flood hazard zone

Subject to any and all restrictions, conditions, planning commission requirements, easements, if applicable, affecting the land.

I certify that this survey meets the minimum standards for the State of Tennessee, that on the date shown, I made an accurate survey of the premises using the latest recorded deed utilities (electrical, communications, ) along Unita Road (not located).

LAND SUBDIVIDED ( 2 lots) 4.8+/- ACS  
One Lot Created  
Three Lots Total  
Parcels 126 & 123, Map 36  
Deeds 122/527, & 119/812

Zone A1  
Building S/B Front 50'  
Rear 35'  
Side 20'  
Utility & Drainage easements 12' along front lot  
5 feet along side and rear lot lines.

**Certificate of Accuracy**

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Regional County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Loudon County Subdivision Regulations.  
date: 11-4-2016  
Randy Denton  
Registered Surveyor

**Certification of Ownership and Dedication**

This is to certify that the center(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, walks, alleys, park or other public ways and open space to public use and maintenance.

date: 11-20-2016  
Sharon Chambers  
Owner(s)

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

I hereby certify that (1) the names of existing public roads as 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 numbers of the lots shown on this plat are in conformance with the C-511 System.

date: 2016  
County Authority

**Certificate of Approval for Recording**

I hereby certify that this plat hereon has been found to comply with the Subdivision requirements for the Planning Region, with the exception of such variances, if any, as noted. All improvements have been installed. This plat is approved for recording in the office of the county register.

date: Secretary, Regional Planning Commission

I hereby certify that this is a category III/IV survey and the ratio of precision of the unadjusted survey is 1:7500 as shown hereon.

Randy Denton  
141 Foremost Road  
Kingsport, TN, 37763  
ph 865-250-5303

DRAWN BY:	RLD	DATE:	11-4-2016
CHECKED BY:	RLD	DRAWING NO.:	1
JOB NO.:	S CHAMBERS	SHEET:	1 of 1

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

Owners:  
Sharon Chambers  
6038 Unita Road  
Lenoir City TN  
37774  
Naomi McCall  
8 Howard Chambers  
8039 Unita Road  
Lenoir City TN  
37774

**CHAMBERS SUBDIVISION**

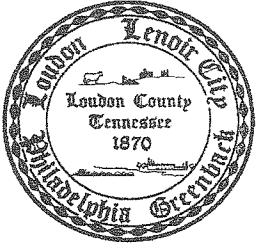
A ONE Lot Subdivision  
( a portion of 2 parcels )

UNITA ROAD  
LENOIR CITY 37772  
3RD Civil District  
LOUDON COUNTY, TN

## CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2016	Fees	Value	2015	Fees	Value	2014	Fees	Value	2013
January	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20	\$10,742	\$2,957,218	22
February	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28	\$11,888	\$3,101,993	20
March	37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34	\$14,418	\$3,792,021	33
April	51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42	\$19,021	\$5,838,442	39
May	43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30	\$16,674	\$4,409,645	33
June	35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33	\$8,762	\$2,972,266	37
July	42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29	\$11,757	\$2,942,219	35
August	42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40	\$23,832	\$7,799,894	48
September	38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39	\$16,670	\$4,418,410	47
October	38	\$22,918	\$8,870,683	55	\$ 24,793	\$ 6,978,700	34	\$17,782	\$4,802,880	30
November	23	\$11,789	\$3,121,380	34	\$ 16,974	\$ 4,517,761	15	\$7,608	\$1,893,712	30
December	36	\$21,075	\$5,581,120	25	\$ 18,414	\$ 5,378,992	36	\$16,859	\$4,199,225	29
<b>TOTALS</b>	<b>446</b>	<b>\$260,518</b>	<b>\$74,190,554</b>	<b>409</b>	<b>\$209,465</b>	<b>\$56,312,265</b>	<b>380</b>	<b>\$176,013</b>	<b>\$49,127,925</b>	<b>403</b>

21 Single-Family building permits issued for December, 2016



# Loudon County Planning Department

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## AGENDA

### LOUDON COUNTY BOARD OF ZONING APPEALS JANUARY 17, 2017 *Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the December 20, 2016 meeting
5. Planned Agenda Items
  - A. Vulcan Construction Materials, LLC, Annual Review, Jill Downer, Manager, Geologic Services, Tax Map 80, Parcel 020.00, 6334 Hwy. 411 S., Greenback;
  - B. Annual Meeting, Election of BZA Officers;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment



Graphic Scale  
0 500' 1000'

2016 Activities  
Clean up North Highwall and Widen Ramp into Pit  
Improve Safety Berms and Pit Walls  
Rotate and Shift Stockpile Area to East

Short-term 2017 Plans  
Continue 2016 efforts listed above. Footprint of activities is not expected to increase beyond current footprint. Pit development efforts will focus on current south pit wall.

40.5 Acres Currently Affected  
0 Additional Acres To Be Affected in 2017 (estimated)  
40.5 Acres TOTAL Requiring Financial Assurance

Aerial Photo taken  
September 2016