

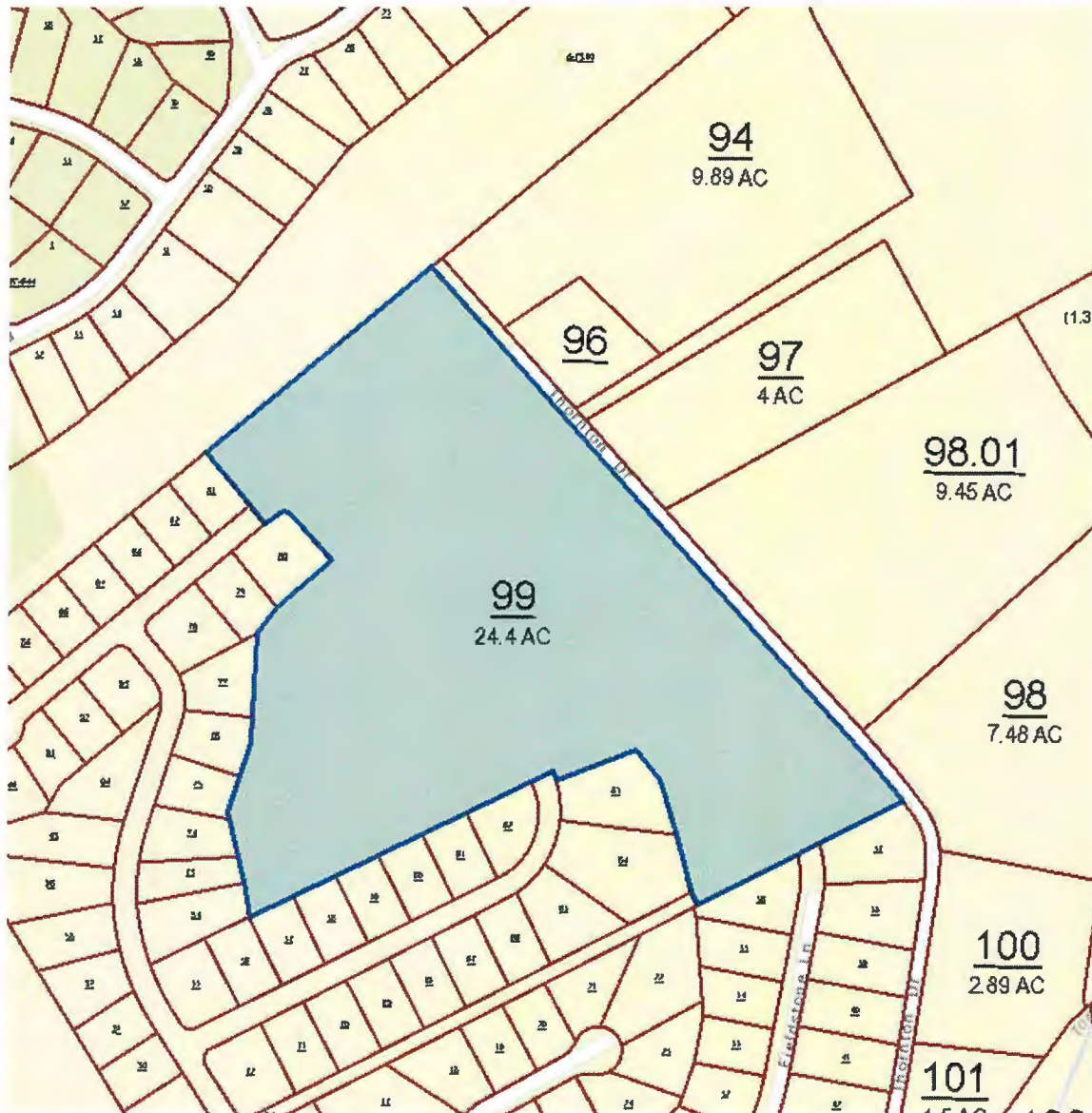


# Loudon County Planning Department

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 JULY 18, 2017 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from June 20, 2017 meeting;
3. Planned Agenda Items:
  - A. Final subdivision plat, Stone Crossing Unit 4, 28 lots, Fieldstone Drive, Tax Map 007, Parcel 099, Applicant, Mark White, The Crossing Group, R-1/PUD, Suburban Residential District w/PUD overlay;
  - B. Rezoning request from A-2, Rural Residential District to C-1, Rural Center District, applicant, Kevin Ward, K-5 Realty, 150 Beals Chapel Road, Tax Map 016, Parcel 214.08, F-1, Floodway District, approximately .67 acres;
4. County Commission Action on Planning Commission Recommendations:
5. Codes Department Building Activity Summary for June 2017 (see attached)
6. Additional Public Comments
7. Update from Planning Department
  - A. Annual Summary
8. Adjournment



CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_  
 DATE \_\_\_\_\_ OWNER \_\_\_\_\_  
 DATE \_\_\_\_\_ OWNER \_\_\_\_\_

CERTIFICATION OF 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, ORAN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE \_\_\_\_\_ SECRETARY/REGION PLANNING COMMISSION \_\_\_\_\_

CERTIFICATION OF SEWERAGE SYSTEM

I CERTIFY THAT SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE 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 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 E-911 SYSTEM.

DATE \_\_\_\_\_ E-911 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 MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ REGISTER SURVEYOR \_\_\_\_\_  
 TENN.REG.NO.769

SITE NOTE

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 17' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, IF EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: BOOK 304, PAGE 840
- PROPERTY SHOWN ON CLT MAP 7, PARCEL 89
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- TOTAL LOTS: 28 (UNIT 4)
- TOTAL AREA: 14 ACRES±
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD ONLY.
- 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 / PUD @ 2 UNITS / ACRE
- HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING.
- THE DECLARATION OF GOVERNANTS, CONDITIONS AND RESTRICTIONS FOR STONE CROSSING, UNIT 1 ARE PART OF THE APPROVAL OF THIS PLAT AND ARE RECORDED IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE, BOOK #116, PAGE 383.
- STONE CROSSING HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE OPEN SPACE DEDICATED TO THIS SITE.
- BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT - 25 ft.  
 SIDE - 5 ft., WITH A MINIMUM OF 20 ft. BETWEEN STRUCTURES.  
 REAR - 25 ft. (SETBACKS APPROVED AS PART OF THE PUD).
- THIS PLAT APPROVED UNDER PROVISIONS OF SECTION 4.080 OF ZONING RESOLUTION OF LOUDON COUNTY, TENNESSEE AS APPROVED BY THE LOUDON COUNTY REGIONAL PLANNING COMMISSION AND LOUDON COUNTY BOARD OF APPEALS.
- 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 STRUCTURES AS IT DEEMES NECESSARY.
- NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:  
 SURVEY MONUMENT #101 SURVEY MONUMENT #104  
 N. 054008.4080 N. 060408.4636  
 E. 248017.1776 E. 2491504.8534  
 ELEV. 870.36 (NOV020) ELEV. 926.14 (NOV020)

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER 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 \_\_\_\_\_

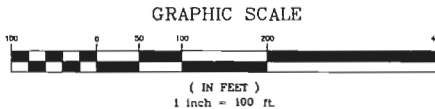
CERTIFICATION OF STREETS

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

DATE \_\_\_\_\_ ROADENGINEER/HIGHWAY COMMISSION \_\_\_\_\_



THIS PLAN IS TO BE USED FOR THE PURPOSES OF RECORDING AND CONSTRUCTION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF LE MAY AND ASSOCIATES CONSULTING ENGINEERS.



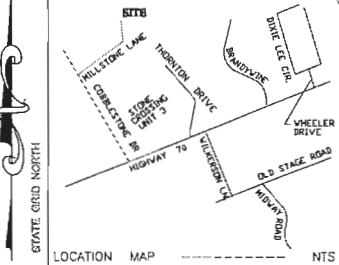
- SITE UTILITIES
- SEWERY MAIN : L.C.U.R.
  - WATER : L.C.U.R.
  - ELECTRIC : L.C.U.R.
  - GAS : L.C.U.R.
  - TELEPHONE : TDS TELECOM
  - CABLE : CHARTER

REVISIONS

NO.	DATE	DESCRIPTION
1	06-06-2017	ISSUE FOR RECORDING

LINE	BEARING	DEGREE
L1	N 89°00'00" E	3589
L2	S 89°00'00" E	3597
L3	S 89°00'00" E	3605
L4	S 89°00'00" E	3613
L5	S 89°00'00" E	3621
L6	S 89°00'00" E	3629
L7	S 89°00'00" E	3637
L8	S 89°00'00" E	3645
L9	S 89°00'00" E	3653
L10	N 89°00'00" W	3661
L11	N 89°00'00" W	3669
L12	N 89°00'00" W	3677
L13	N 89°00'00" W	3685
L14	N 89°00'00" W	3693
L15	N 89°00'00" W	3701
L16	N 89°00'00" W	3709
L17	N 89°00'00" W	3717
L18	N 89°00'00" W	3725
L19	N 89°00'00" W	3733
L20	N 89°00'00" W	3741
L21	N 89°00'00" W	3749
L22	N 89°00'00" W	3757
L23	S 89°00'00" E	3765
L24	S 89°00'00" E	3773

LINE	FOOT	CHORDING	COORDINATE
C1	1200	S 89°00'00" E	1200
C2	2400	S 89°00'00" E	1200
C3	2400	S 89°00'00" E	1200
C4	2400	S 89°00'00" E	1200
C5	2400	S 89°00'00" E	1200
C6	2400	S 89°00'00" E	1200
C7	2400	S 89°00'00" E	1200
C8	2400	S 89°00'00" E	1200
C9	2400	S 89°00'00" E	1200
C10	2400	S 89°00'00" E	1200
C11	2400	N 89°00'00" W	1200
C12	2400	N 89°00'00" W	1200
C13	2400	N 89°00'00" W	1200
C14	2400	N 89°00'00" W	1200
C15	2400	N 89°00'00" W	1200
C16	2400	N 89°00'00" W	1200
C17	2400	N 89°00'00" W	1200
C18	2400	N 89°00'00" W	1200
C19	2400	S 89°00'00" E	1200



LEGEND  
 ● LINES - IRON ROD (OLD)  
 ○ LINES - IRON ROD (NEW)  
 911 - E-911 ADDRESSING

FINAL PLAT

<b>STONE CROSSING UNIT 4</b>	
SCALE: 1" = 100'	APPROVED BY: REL DRAWN BY: REL
DATE: 06-06-2017	
DISTRICT 5	
LOUDON COUNTY TENNESSEE	
TAX MAP 7, PARCEL 99	DRAWING NO.: 4621-UNIT4

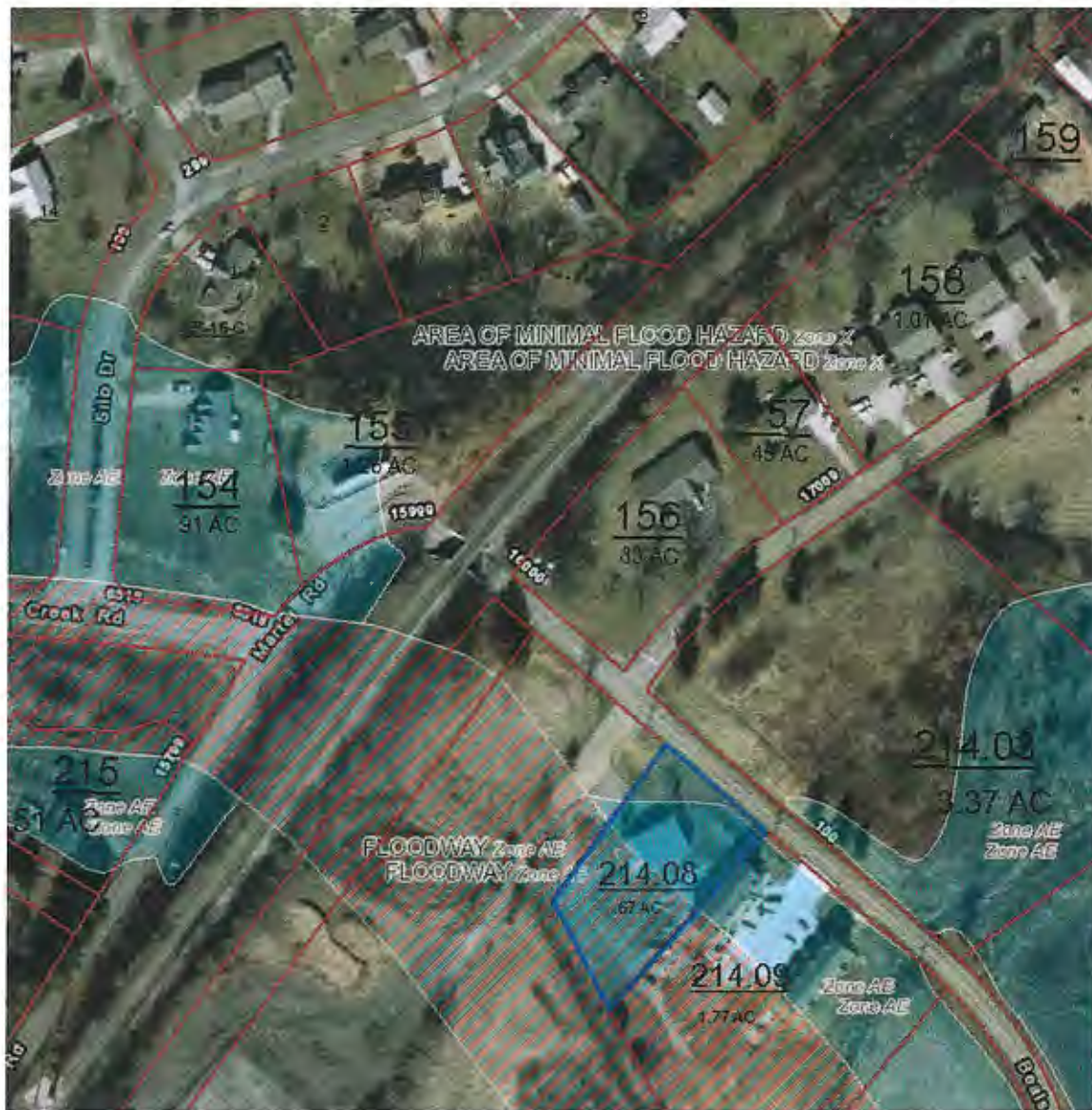
LeMAY AND ASSOCIATES CONSULTING ENGINEERS

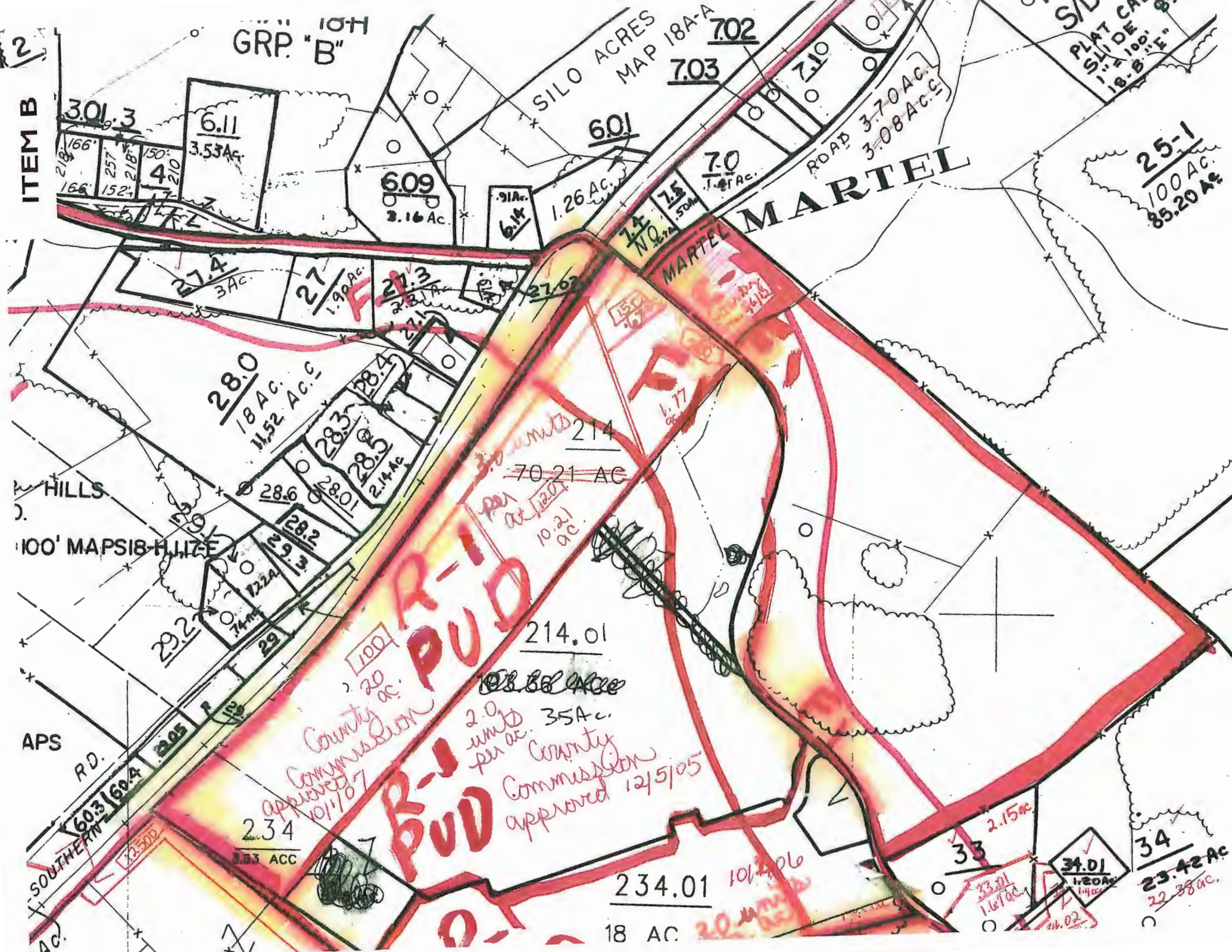
PH: (865) 871-0183  
 FAX: (865) 871-0213  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934

Loudon County - Parcel: 016 214.08



Loudon County - Parcel: 016 214.08





ITEM B

GRP. "B"

SILO ACRES MAP 18A-A

S/D PLAT CAG 89  
S/D DE 100  
18.8 "E"

25-1  
100 AC.  
85.20 AC

301.3  
6.11  
3.53 AC  
4  
150' 210'  
218' 166'  
257' 218'  
152' 166'

609  
3.16 AC

601

702  
7.03  
7.0

ROAD 3.70 AC  
3.08 AC

MARTEL

27.4  
3 AC

27  
1.90 AC

27.3  
2.3 AC

27.03

7.4  
NO. 1.5  
2.7 AC

28.0  
18 AC  
11.52 AC

28.3  
28.5  
2.14 AC

HILLS

100' MAPS 8-H-11-Z

28.6  
28.01

28.2  
29.3

29.2  
29

APS RD.

SOUTHERN

R-1 PUD

B-1 PUD

County Commission approved 10/1/07  
County Commission approved 12/5/05

214.01

234  
183 ACC

234.01

18 AC

33  
2.15 AC

34.01  
1.20 AC

34  
23.42 AC  
22.38 AC

### CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2017	Fees	Value	2016	Fees	Value	2015	Fees	Value	2014
January	33	\$23,564	\$6,620,670	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20
February	37	\$21,244	\$6,073,905	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28
March	50	\$29,072	\$7,742,918	37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34
April	32	\$20,477	\$5,504,520	51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42
May	47	\$29,526	\$8,339,273	43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30
June	57	\$30,081	\$7,938,743	35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33
July				42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29
August				42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40
September				38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39
October				38	\$22,918	\$8,870,683	55	\$ 24,793	\$ 6,978,700	34
November				23	\$11,789	\$3,121,380	34	\$ 16,974	\$ 4,517,761	15
December				36	\$21,075	\$5,581,120	25	\$ 18,414	\$ 5,378,992	36
<b>TOTALS</b>	<b>256</b>	<b>\$153,964</b>	<b>\$42,220,029</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>

24 single-family building permits issued for June, 2017



# 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 BOARD OF ZONING APPEALS**  
**JULY 18, 2017**  
*Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call and Swearing In All Witnesses
4. Approval of Minutes from the June 20, 2017
5. Planned Agenda Items
  - A. Administrative Review, special exception approved August 16, 2016 for storing landscaping materials in accessory structure without principal structure, applicant and property owner, Michael O'Hara, 25884 Hwy. 321S., Tax Map 044, Parcel 45.01, approximately 3.64 acres, A-1, Agriculture-Forestry District;
    - Special exception approved for accessory without principal, 8/16/16 BZA.  
[http://planningandcodes.loudoncounty-tn.gov/documents/meetings/LoudonCounty/2016/20160816\\_CORPCBZA\\_Minutes.pdf](http://planningandcodes.loudoncounty-tn.gov/documents/meetings/LoudonCounty/2016/20160816_CORPCBZA_Minutes.pdf)
  - B. Variance Request, 10' sideyard setback, applicant and property owner, Traci Fritz, 787 Sunset Bluff Lane, Tax Map 036C, Group A, Parcel 005.00, approximately 1.0 acres, R-1/R-E, Suburban Residential District with Single Family Exclusive Overlay;
  - C. Special Exception, accessory structure without principal structure and in front yard, applicant and property owner, Thomas Scandlyn, 205 Loudon Dr., Tax Map 028, Parcel 078.00, approximately 2.29 acres, A-1/R-E, Agriculture Forestry District with Single Family Exclusive Overlay;
  - D. Special Exception, temporary use permit to hold charity rodeos, Aug. 12, Sept. 3, and Oct. 7, 2017, for school sports team fundraising, applicant and property owner, Manuel Hernandez, 9500 Roberson Springs Road, Tax Map 048, Parcel 001.00, approximately 11.0 acres, A-2, Rural Residential District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment



Loudon County - Parcel: 044 045.01

Item A



Loudon County - Parcel: 036C A 005.00

Item B

