



**LOUDON COUNTY  
PLANNING  
& CODES  
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
865-458-4470  
Fax: 865-458-3598  
www.loudoncountyp Planning.com

**AGENDA**

**LOUDON REGIONAL PLANNING COMMISSION**

**OCTOBER 1, 2014**

**12:30 P.M.**

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for September 3, 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 acceptance of Cedar Park Drive as a public street, located in Cedar Grove subdivision. Applicant: Grayling Littleton. File # 14-09-54-TR-LO**
  - C. **Consideration of request for a site plan approval for VanhooseCo, located at 2086 Hwy. 72, N., Loudon, TN, referenced on Tax Map 48, Parcel 45.00, Zoned C-2 (Highway Business District). Owner: Jeff Vanhoose.**

Serving Loudon County

Lenoir City • Loudon • Greenback • Philadelphia

**D. Consideration of request for a site plan approval for an addition for Aztex Gas Station, located at 900 Grove Street, Loudon, TN, referenced on Tax Map 41H, Group J, Parcel 13.00, Zoned R-1-S (Single Family Residential District). Owner: Hackney Petroleum Inc./Applicant: R2R Studio, LLC.**

**E. Consideration of site plan approval for a retail store, located on 200 Christian Street in Philadelphia, TN, referenced on Tax Maps 55M and 55, Group C, Parcels 10.00 and 63.00 (parcels to be combined), Zoned C-1 (Commercial District). Applicant: The Broadway Group**

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

# AGENDA ITEM A

## LOUDON COUNTY CERTIFICATIONS

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
This is to certify that the corners of the property shown and described herein have been set and the subdivision plat and divide of streets, alleys, roads, park or other public ways and open space is public or private use as noted.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_ 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 hereon, to the specifications of the Regional Planning Commission.

Registered Land Surveyor: \_\_\_\_\_ Date: \_\_\_\_\_

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

Engineer/Manager - Loudon Utility 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 Utility 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.

Road 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 accrued for their use and benefit in the utility and drainage easements along the original lot lines delineated 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: \_\_\_\_\_

Water: \_\_\_\_\_ 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 region, with the exception of such variations, if any, which are noted. All improvements have been installed or an acceptable survey posted in order to ensure 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 accordance with the G-11 System.

Secretary: \_\_\_\_\_ 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°39'30"W
L16	22.93'	N32°32'33"W
L17	85.05'	S57°09'34"W
L18	50.48'	S71°55'39"W

No.	Len.	Bearing
L1	18.56'	N38°48'24"E
L2	20.61'	N71°25'52"E
L3	10.22'	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'	N13°18'01"W
L24	213.63'	S79°05'43"W
L25	15.72'	S27°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 IRON ROD
  - NR NEW IRON ROD
  - AR ARC LENGTH
  - P- PARCELS
  - C- CENTRAL ANGLE (DELTA)
  - CHORD BEARING
  - CHORD LENGTH
  - C- ACRES
  - SF SQUARE FEET
  - NEEDS DEED BOOK
  - PC FACE
  - TH TYPICAL
  - ROCK-OF-BAY CENTERLINE
  - 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:

G-2 HIGHWAY BUSINESS DISTRICT

### OWNERS:

CHARLES F. & CLARA B. McNUTT  
P.O. BOX 3866  
MARYVILLE, TN 37802  
(865) 983-4280  
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 1 survey, and the ratio of precision of the unadjusted survey is 1:12,500, as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929  
REV. 7/21/14  
REC. 6/15/15  
DATE

### SURVEYOR'S NOTES:

1. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all on-built utility lines.
2. 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.
3. 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.
4. 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 (1-800-351-1111) or the utility provider prior to any excavation or construction.
5. 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 setback lines.

H:\2203.dwg\2203A-FS.dwg, 8/25/2014 3:08:31 PM, cmrosser, PDF995, 1:2, 20953

SINCE 1979

**STERLING**  
LAND SURVEYING  
CIVIL ENGINEERING  
ARCHITECTURE

1017 HAMPSHIRE DRIVE  
MARYVILLE, TENNESSEE  
37801-3525

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

PHONE: VOL-984-3905  
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

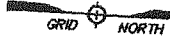
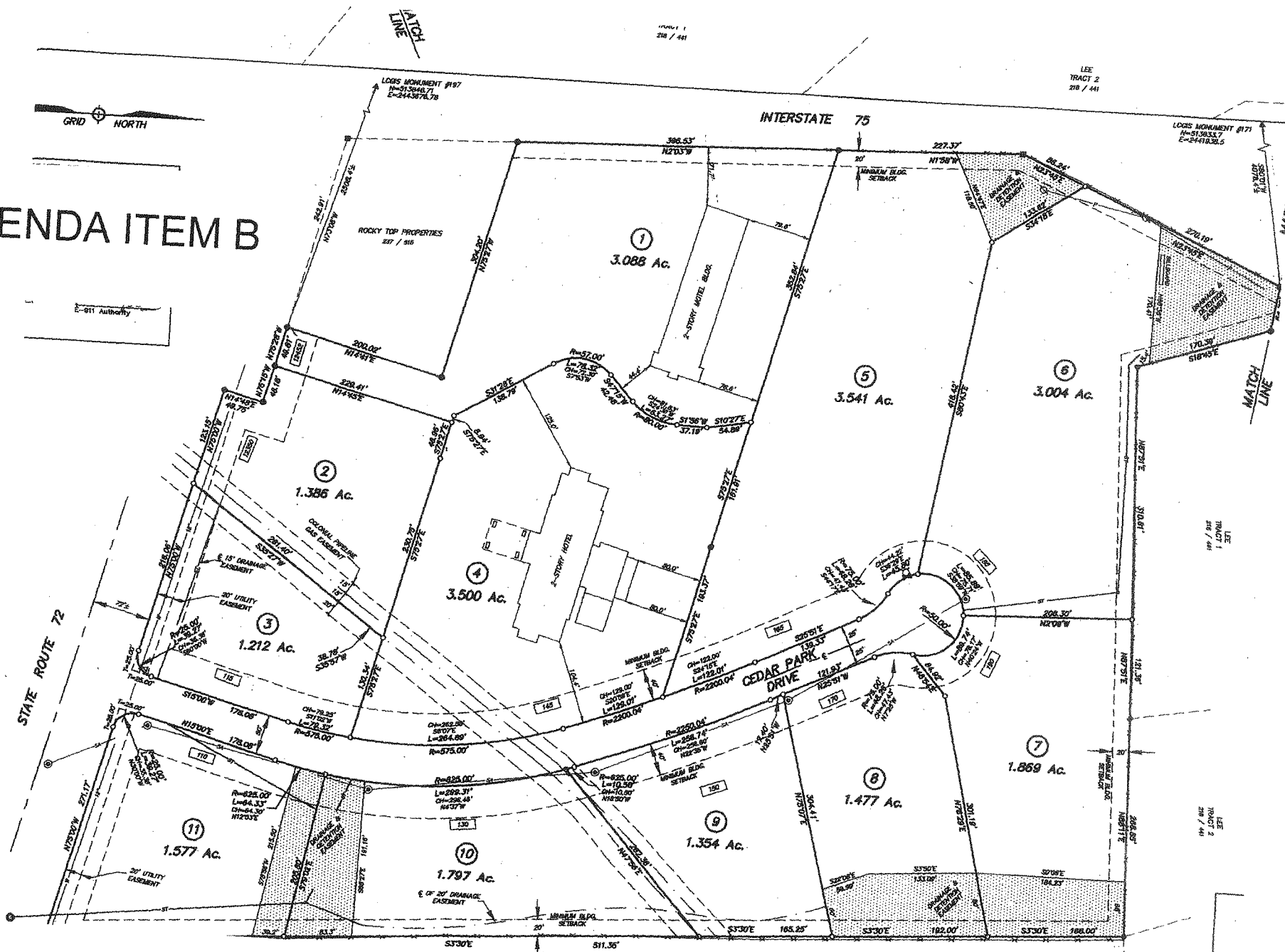
CHARLES F. & CLARA B. McNUTT  
LAND SURVEYING  
CIVIL ENGINEERING  
ARCHITECTURE

TENNESSEE NO. 1528

SHEET  
**FS**

DESIGNED: \_\_\_\_\_  
DRAWN: CPG  
CHECKED: CMR  
DATE: 3/28/13  
SCALE: 1" = 50'  
DRAWING: 2203A-EX  
PRO: \_\_\_\_\_  
**#2203A**

# AGENDA ITEM B



E-911 Authority

MATCH LINE

TRACT 1  
218 / 441

LEE  
TRACT 2  
218 / 441

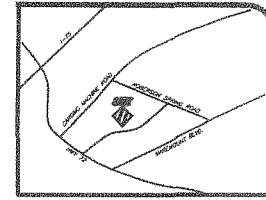
TRACT 3  
218 / 441

LEE  
TRACT 1  
218 / 441


LEE  
TRACT 2  
218 / 441

# Agenda Item C

X:\E\2014\Vanhoose\Prop\3\14\LD\140321\Vanhoose\_May 77 Property\Map\_Sep 18\_2014 - 2:07pm\_Ralston - LDB Copyright 2014



Project:  
New Contract  
Construction Services  
Facility  
VanhooseCo  
Loudon Co., Tennessee

**LAND DEVELOPMENT SOLUTIONS**  
  
310 SIMMONS RD., SUITE K-ROCKVILLE, TENNESSEE 37022  
PH: 866-471-2211

Drawing Description:

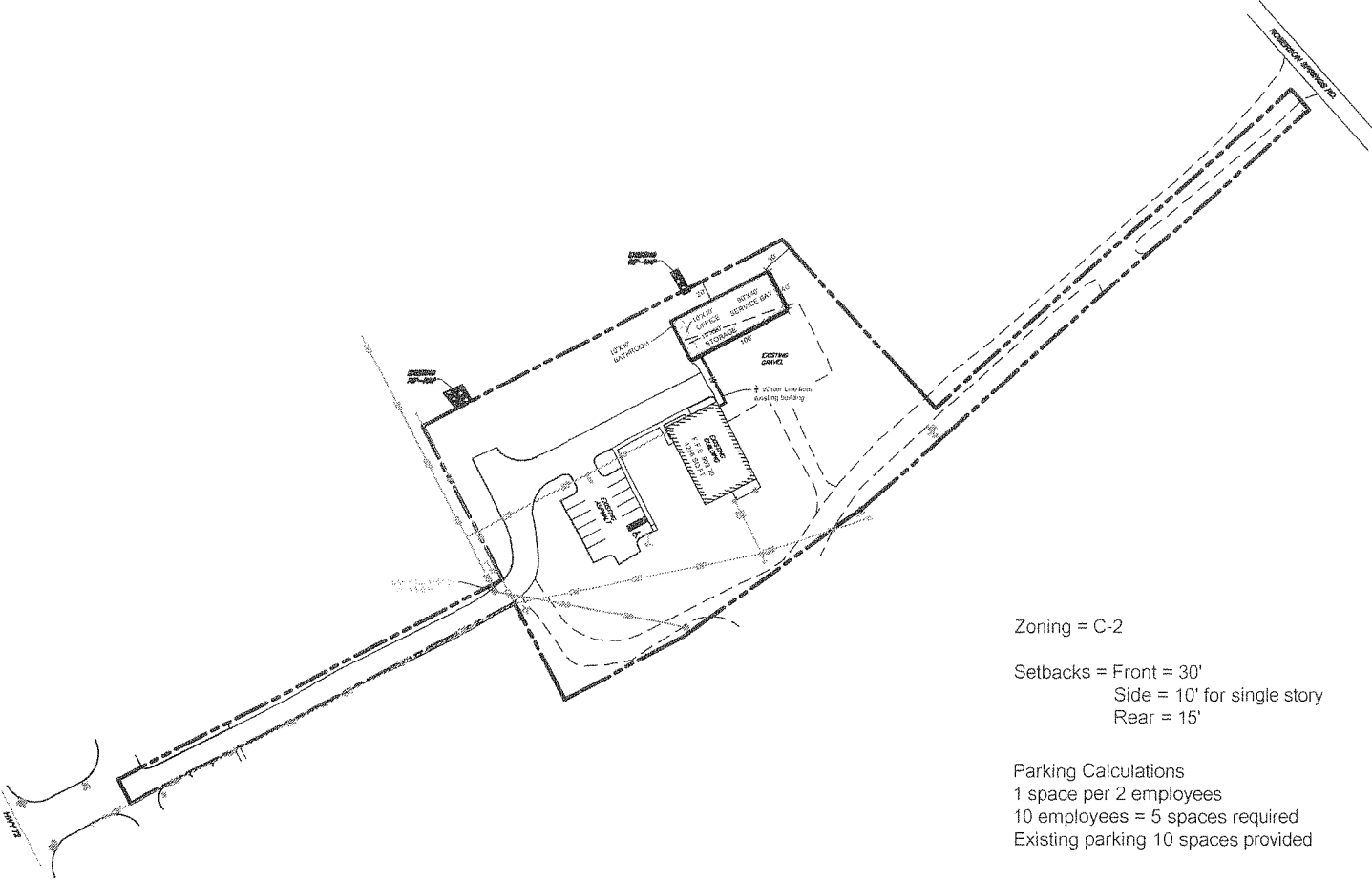
Site Layout Plan

Rev	Date	By	Check	Reason

**FOR LOUDON PLANNING REVIEW**

Drawn By	
Checked	
Approved	
Job No.	
Scale	1"=50'
Date	9-2-14

**C-1**  
Sheet No.



Zoning = C-2

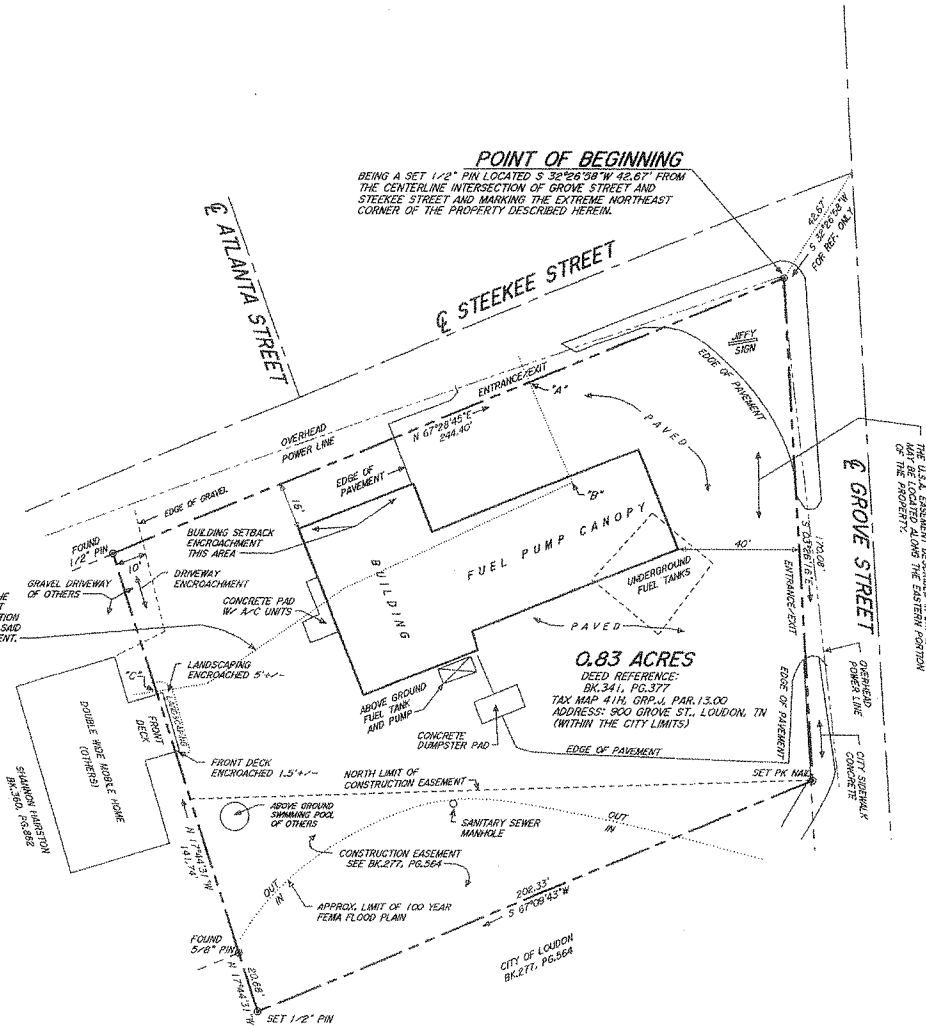
Setbacks = Front = 30'  
Side = 10' for single story  
Rear = 15'

Parking Calculations  
1 space per 2 employees  
10 employees = 5 spaces required  
Existing parking 10 spaces provided

# AGENDA ITEM D



MAGNETIC NORTH  
NEED NORTH  
TRUE NORTH  
TN. GRID NORTH



THE SERIES OF LINES A-B-C REPRESENTS THE APPROXIMATE LIMITS OF THE U.S.A. EASEMENT DESCRIBED IN DEED BK.28, PG.316, THE PORTION OF THE PROPERTY SOUTH AND EAST OF THE SAID SERIES OF LINES IS SUBJECT TO SAID EASEMENT.

**POINT OF BEGINNING**  
BEING A SET 1/2" PIN LOCATED S 32°26'08" W 42.67' FROM THE CENTERLINE INTERSECTION OF GROVE STREET AND STEEKEE STREET AND MARKING THE EXTREME NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN.

**GENERAL NOTES:**

- 1) THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY LIMITS OF LOUDON AND IS ZONED C-2 WITH BUILDING SETBACK REQUIREMENTS AS FOLLOWS: FRONT (ANY SIDE ADJOINING A CITY STREET) 30', SIDE 10', REAR 15'.
- 2) THE SCOPE OF THIS SURVEY DID NOT INCLUDE THE LOCATION OF UNDERGROUND UTILITIES, IF ANY EXIST, OR THEIR RELATED EASEMENTS.
- 3) PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA PER FEMA MAP 47105C0177D DATED 05-16-07.

COMMITMENT NUMBER: 140253-SEF  
SCHEDULE B - SECTION II  
EXCEPTIONS

THE FOLLOWING ARE SURVEYING RELATED TITLE EXCEPTIONS THAT APPLY TO THE TRACT SHOWN HEREON. SEE THE ABOVE REFERENCED TITLE COMMITMENT FOR A COMPLETE LISTING OF EXCEPTIONS.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
  - a. ENCROACHED BUILDING AND DRIVEWAY AND OTHER USES ALONG THE WESTERN BOUNDARY.
  - b. EASEMENTS OR ANY RIGHTS OF OTHERS SERVED BY THE LOCAL UTILITY POWER LINES SHOWN ON THE SURVEY.
4. ANY DISCREPANCIES, CONFLICTS, ENCROACHMENTS, SERVICITUDES, SHORTAGES IN AREA AND BOUNDARY OR OTHER FACTS WHICH A CORRECT SURVEY WOULD SHOW. (THE FOLLOWING ENCROACHMENTS WERE DISCOVERED IN PERFORMING THIS SURVEY).
  - a. VARIOUS ENCROACHMENTS ALONG THE WEST BOUNDARY AS SHOWN ON SURVEY.
  - b. BUILDING SETBACK ENCROACHMENT ALONG NORTH BOUNDARY AS SHOWN ON SURVEY.
26. FLOWAGE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA BY JOHN L. MIZE AND WIFE, MARY LILLIAN MIZE, DATED OCTOBER 29, 1941, FILED FOR RECORD IN WARRANTY BOOK 42, PG.316 IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE. (AS SHOWN ON SURVEY)
27. FLOWAGE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA BY JOHN L. MIZE AND WIFE, MARY LILLIAN MIZE, DATED OCTOBER 29, 1941, FILED FOR RECORD IN WARRANTY BOOK 42, PG.317 IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE. (AS SHOWN ON SURVEY)
28. CONSTRUCTION EASEMENT GRANTED IN DEED FROM TRUST WY D. CLAYTON ROBINSON, BRANCH BANKING & TRUST SUCCESSION TRUSTEE, TO THE CITY OF LOUDON, DATED AUGUST 4, 2003, FILED FOR RECORD IN BOOK D277, PAGE 564 IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE. (AS SHOWN ON SURVEY)
30. MATTERS DEPICTED AND DISCLOSED BY PLAT OF 2-LOT SUBDIVISION OF C. ROBINSON-PROP., DATED APRIL 14, 2003, FILED FOR RECORD IN PLAT CABINET F, SLIDE 166 IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE.

THIS SURVEY PLAT IS CERTIFIED TO THE FOLLOWING:  
HACKNEY PETROLEUM, INC.  
TENNESSEE VALLEY TITLE INSURANCE CO.  
GLD REPUBLIC TITLE INSURANCE CO.

## BOUNDARY SURVEY

THIS PLAT PREPARED FOR :

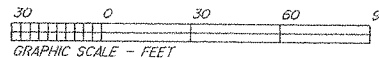
**HACKNEY PETROLEUM, INC.**

FOR PROPERTY IN THE FIRST CIVIL DISTRICT OF LOUDON COUNTY, TN

SCALE : 1" = 30' DATE : 05-12-14 DRAWING NO. JN1419

SURVEYOR'S NOTES

- 1) PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, REGULATIONS/RESTRICTIONS IN EFFECT AT THE TIME OF THIS SURVEY. NO RECORD INSTRUMENTS OF EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, (BRENT COFER), EXCEPT AS SHOWN HEREON. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- 2) THIS PLAT IS CERTIFIED FOR USE ONLY BY THE PARTY WHOSE NAME IS SHOWN HEREON AND IS NOT TRANSFERABLE WITHOUT THE SURVEYOR'S WRITTEN CONSENT.
- 3) DO NOT SCALE THIS DRAWING FOR DIMENSIONS NOT GIVEN.



I HEREBY CERTIFY THIS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000, OR BETTER, AS SHOWN HEREON.

JAMES BRENT COFER  
SURVEYOR, TN REG. NO. 2679

**BALL & COFER**  
SURVEYING & ENGINEERING  
P.O. BOX 86 SWEETWATER, TN 37674  
PHONE (423) 337-4055



# AGENDA ITEM D

**R2R**  
studio, llc  
805.766.8275  
905.769.0270



DATE: September 3, 2014  
FILE NAME: Aztex Gas JO.1  
PROJECT NO.: 2014-167

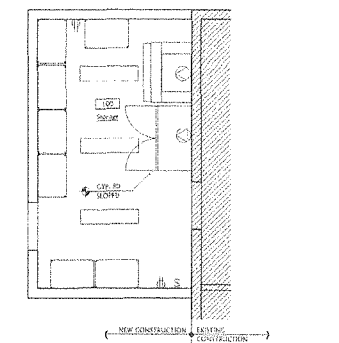
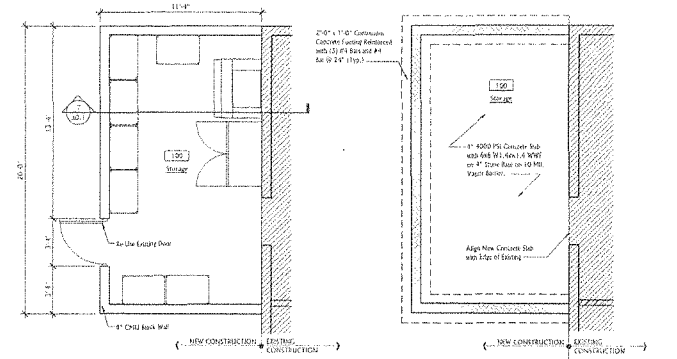
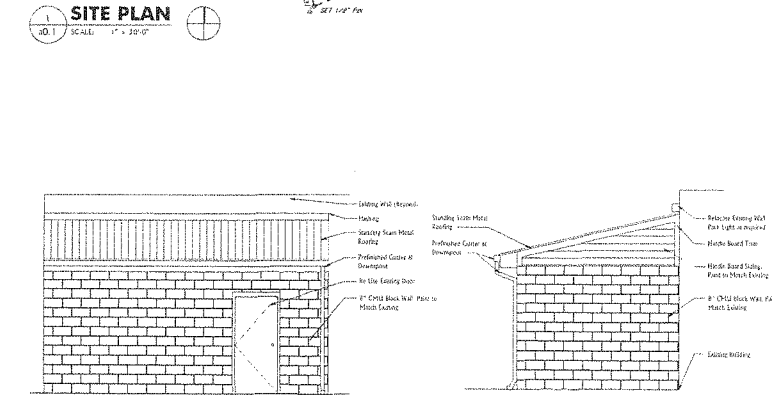
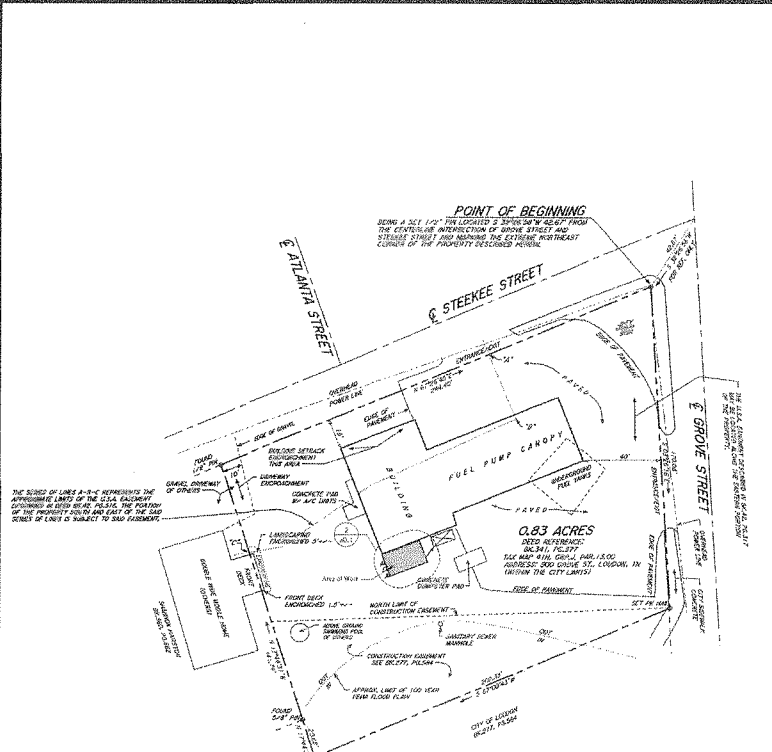
DRAWING TITLE:  
Plans, Elevations and Section

REVISIONS:

New Addition to:  
**Aztex Gas Station #132**  
902 Grove Street  
London, Tennessee

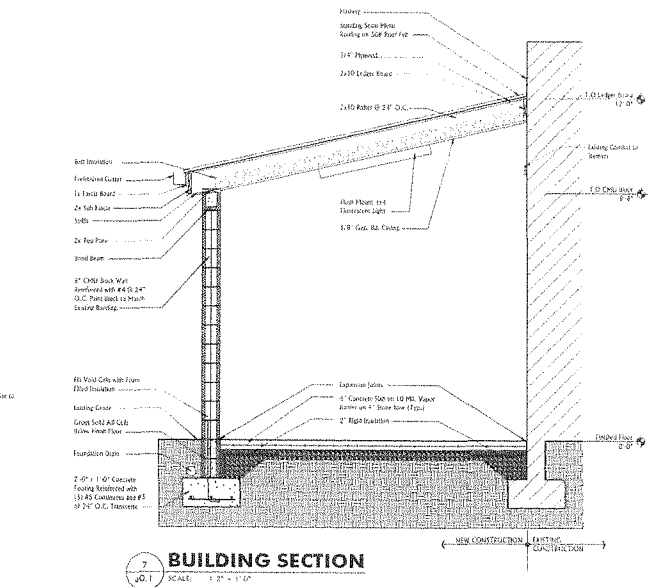
SHEET NO.

**a0.1**



ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
⊙	SWITCH PLUG RECEPTACLE, 120 VOLTS, 20 AMPERES
⊞	WALL SWITCH
⊞	1/4" FLUSH MOUNT RECEPTACLE
⊞	220V OUTLET

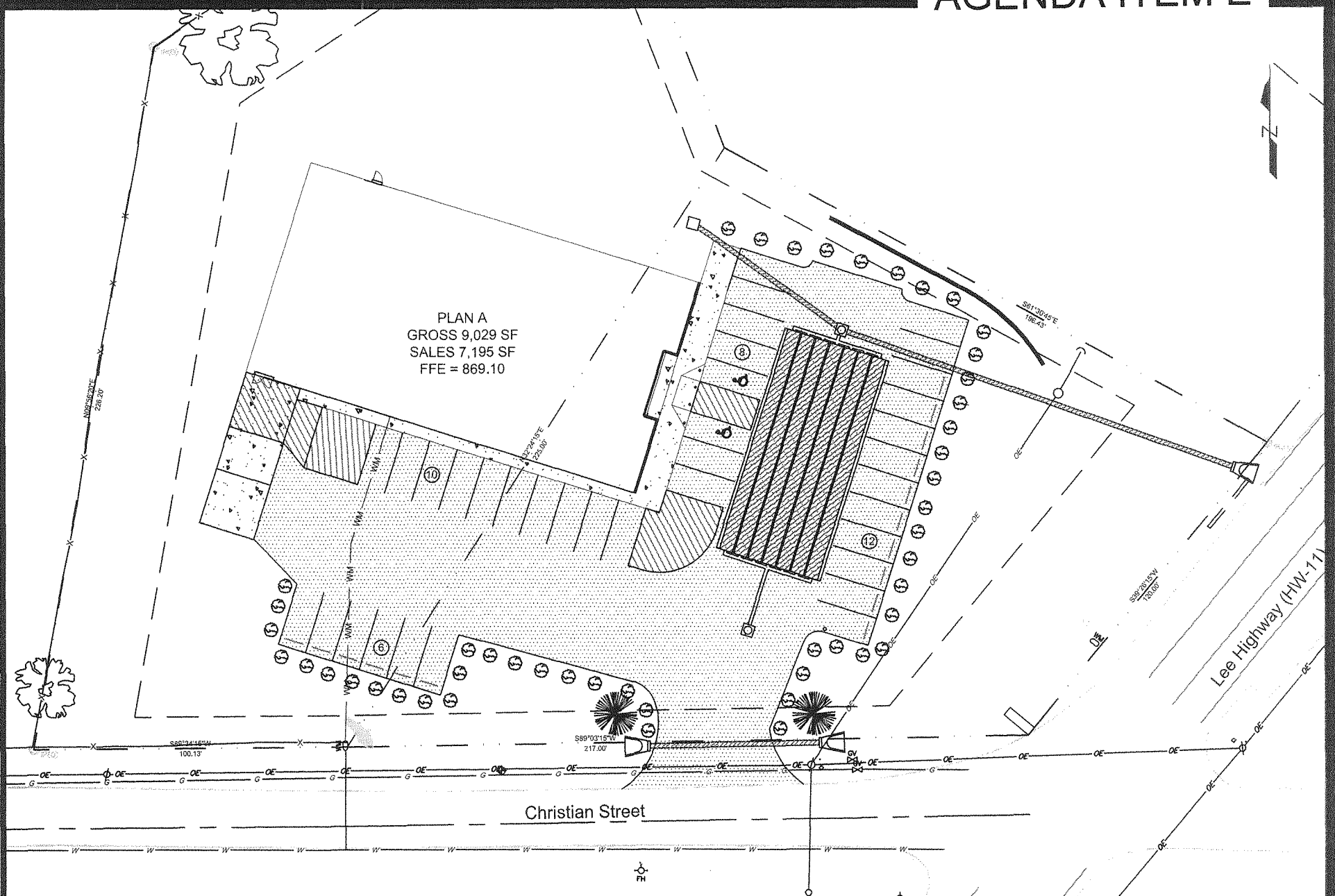
CEILING MATERIAL & FIXTURE LEGEND	
USE SEE NOTES	
GENERAL NOTES	
1. ALL LIGHT FIXTURES ARE TO BE COORDINATED WITH THE SCHEMATIC ELECTRICAL DRAWINGS.	



NOT SCALE

# AGENDA ITEM E

PLAN A  
 GROSS 9,029 SF  
 SALES 7,195 SF  
 FFE = 869.10



SITE LAYOUT PLAN  
 14-05-029 DOLLAR GENERAL  
 PHILADELPHIA, TN



Longleaf Engineering, LLC  
 CIVIL • GEOTECHNICAL • ENVIRONMENTAL

PO Box 72159  
 Tuscaloosa, Alabama 35407  
 Phone (205) 345-5646  
 Fax (205) 345-5677

Date: 09/23/2014	Drawn By: RTS
Scale: 1" = 40'	Sheet #: 1 of 1





**LOUDON COUNTY  
PLANNING  
& CODES  
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
865-458-4470  
Fax: 865-458-3598  
www.loudoncountypanning.com

**AGENDA**

**LOUDON BOARD OF ZONING APPEALS**

**OCTOBER 1, 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