

Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA

LOUDON REGIONAL PLANNING COMMISSION

JANUARY 7, 2015

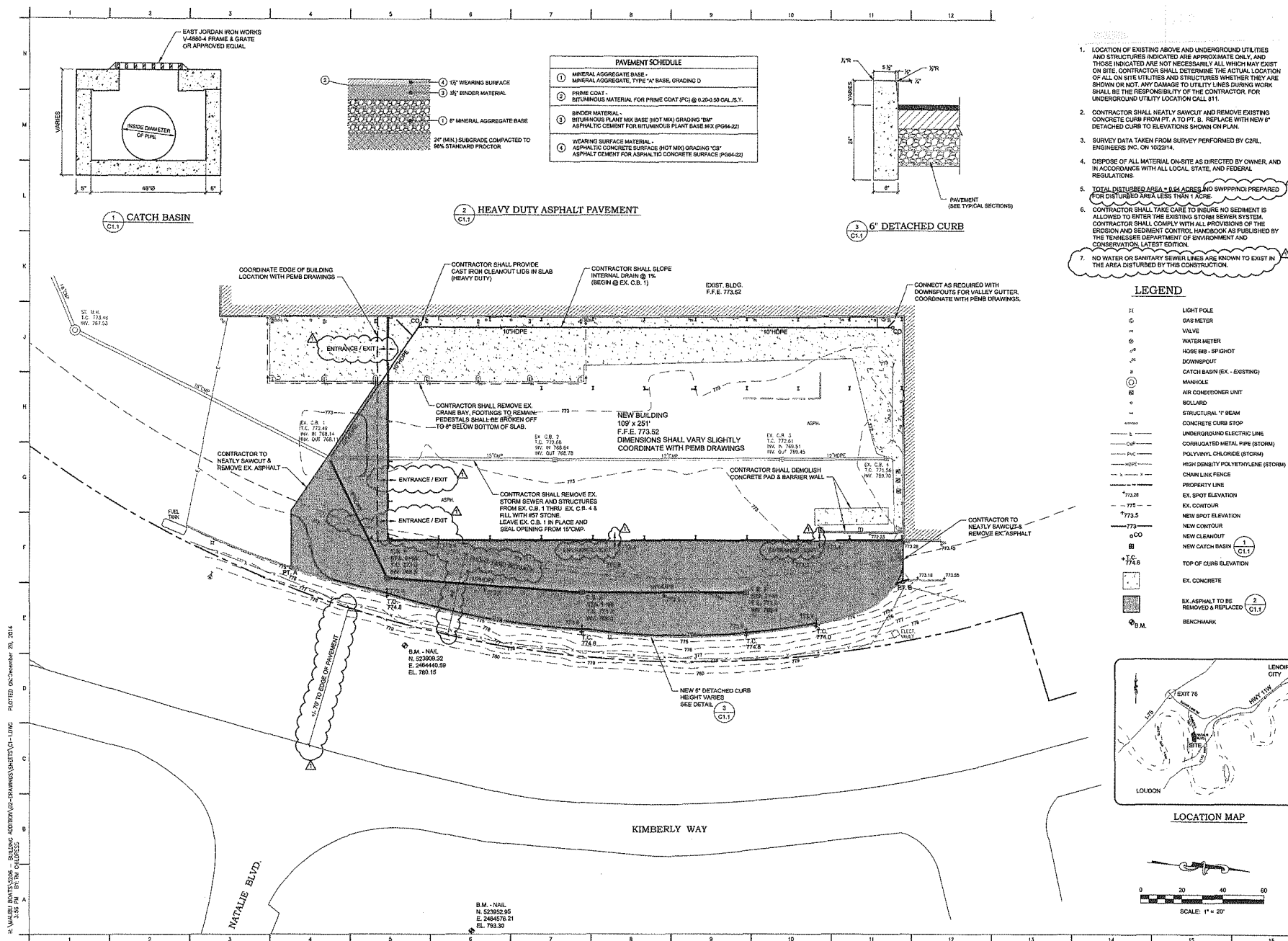
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for November 5, 2014 meeting.
5. Planned Agenda Items:
 - A. **Consideration of a site plan approval for an expansion for Malibu Boats, located at 5075 Kimberly Way, referenced by Tax Map 33, Parcel 6.00, consisting of 8.54 acres, Zoned M-2 (Heavy Industrial District). Applicant: C2RL, Inc. File # 14-11-71-SP-LO**
 - B. **Consideration of request to re-subdivide 11 lots in James Ridge Subdivision, located off Dry Valley Road, Zoned A-1, referenced by Tax Map 47C, Group A, Parcels 11.00-14.00, 20.00-23.00, 33.00-35.00. Applicant: Scott Williams and Associates File #14-12-72-SU-CO(LOPR)**
 - C. **Consideration of a 2-lot re-subdivision request of Doughty Farm Subdivision on 409 and 555 E. Lee Hwy., Loudon, referenced on Tax Map 33N, Group A, Parcels 32.00 and 33.00, Zoned C-2 (Highway Business District). Owner: McNutt Oil/Applicant: Sterling Engineering, Inc.**
 - D. **Discussion of Zoning Map**

E. Election of Board Chairman, Vice Chairman, and Secretary for 2015

F. Adopt 2015 Meeting Calendar for Planning Commission and Board of Zoning Appeals.

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



ITEM A



LOUDON COUNTY CERTIFICATIONS **CERTIFICATION OF OWNERSHIP AND DEDICATION**

This is to certify that the owner(s) of the property shown and described herein 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.

Owner _____ Date _____
 Owner _____ 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 herein, to the specifications of the Regional Planning Commission.

Registered Land Surveyor _____ Date _____
 E-BIT Authority _____ 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 Utilities Board, and is hereby approved as shown with all restrictions/conditions as noted.

Engineer/Manager - Water Quality 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 Utilities 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 appearances 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 indicated 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 _____

Utilities: _____ Signature _____ Date _____

Water: _____ Signature _____ Date _____

Power: _____ Signature _____ Date _____

Street: _____ Signature _____ Date _____

Gas: _____ Signature _____ Date _____

Telephone: _____ Signature _____ Date _____

Cable TV: _____ Signature _____ 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 all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-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 herein. 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 herein. 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. The current Dumpster along the rear line of 129R and the Sign along Highway 11 are also in noncompliance. In the event that any of these items are raised, any new construction shall be required to meet the current setback lines.

CERTIFICATION OF APPROVAL FOR RECORDING

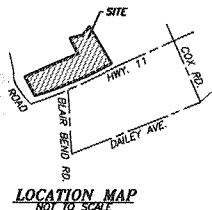
I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. If improvements have been installed or an acceptable survey posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Secretary, Regional Planning Commission _____ Date _____

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

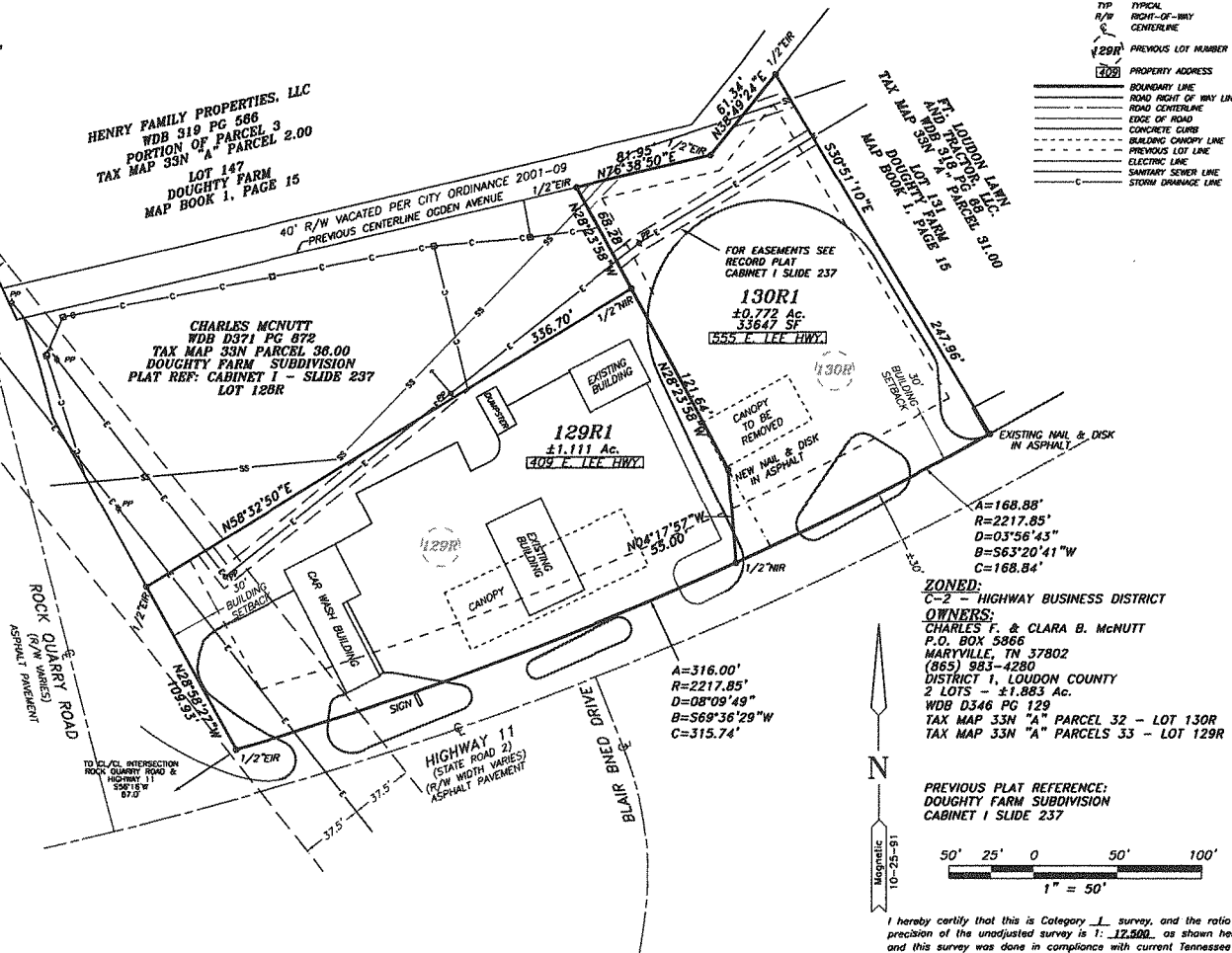
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in compliance with the C-911 System.

ITEM C



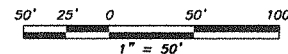
LEGEND:

- ER EXISTING HIGH ROAD
- NRI NEW HIGH ROAD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELT)
- B= CHORD BEARING
- C= CHORD LENGTH
- AC ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- C CENTERLINE
- PREVIOUS LOT NUMBER
- PROPERTY ADDRESS
- BOUNDARY LINE
- ROAD RIGHT OF WAY LINE
- EDGE OF ROAD
- CONCRETE CURB
- BUILDING CANOPY LINE
- PREVIOUS LOT LINE
- ELECTRIC LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE



ZONED:
 C-2 - HIGHWAY BUSINESS DISTRICT
OWNERS:
 CHARLES F. & CLARA B. MCNUTT
 P.O. BOX 5866
 MARYVILLE, TN 37802
 (865) 983-4280
 DISTRICT 1, LOUDON COUNTY
 2 LOTS - ±1.883 Ac.
 WDB D346 PG 129
 TAX MAP 33N "A" PARCEL 32 - LOT 130R
 TAX MAP 33N "A" PARCELS 33 - LOT 129R

PREVIOUS PLAT REFERENCE:
 DOUGHTY FARM SUBDIVISION
 CABINET I SLIDE 237



I hereby certify that this is Category 1 survey, and the ratio of precision of the unadjusted survey is 1:17,500, as shown herein, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. 1929 _____ Date _____

REV. 12/2/14 By-cmr Revised into between 129R & 130R
 REV. 7/2/14 By-cpg Added Lot 130R per client.
 REV. 6/12/13 By-cpg Revised per planning comments.



STERLING
 ENGINEERING, INC.
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 129R, 130R INTO 129R1 & 130R1
DOUGHTY FARM S/D
 CLARA MCNUTT
 LOUDON CO., TN.



© Copyright 2013 Sterling Engineering, Inc. All Rights Reserved.

SHEET

FS

DESIGNED:

DRAWN: CPG

CHECKED: CMR

DATE: 3/28/13

SCALE: 1" = 50'

DRAWING:

2203A-EX

PROJECT NO:

SEI#2203A

LOUDON RPC/BZA
MEETING DATES FOR
2015

January 7th

February 4th

March 4th

April 1nd

May 6th

June 3th

July 1st

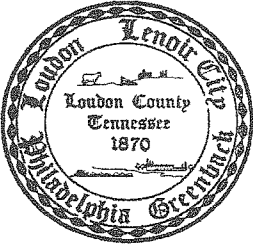
August 5th

September 2nd

October 7st

November 4th

December 2nd



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AGENDA

LOUDON BOARD OF ZONING APPEALS

JANUARY 7, 2015

1. Call to Order
2. Roll Call
3. Approval of Minutes for December 3, 2014
4. Planned Agenda Items:
 - A. **Consideration of request for a 10' frontyard setback variance for an addition for the Loudon Medical Development, located at 2480 Hwy. 72, N., Loudon, referenced by Tax Map 48, Parcel 42.00, Zoned C-2 (Highway Business District). Applicant: R. H. Sinclair Construction Co.**
5. Additional Public Comments
6. Announcements and/or comments from the Board
7. Adjournment

