

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

APRIL 1, 2015

12:30 P.M.

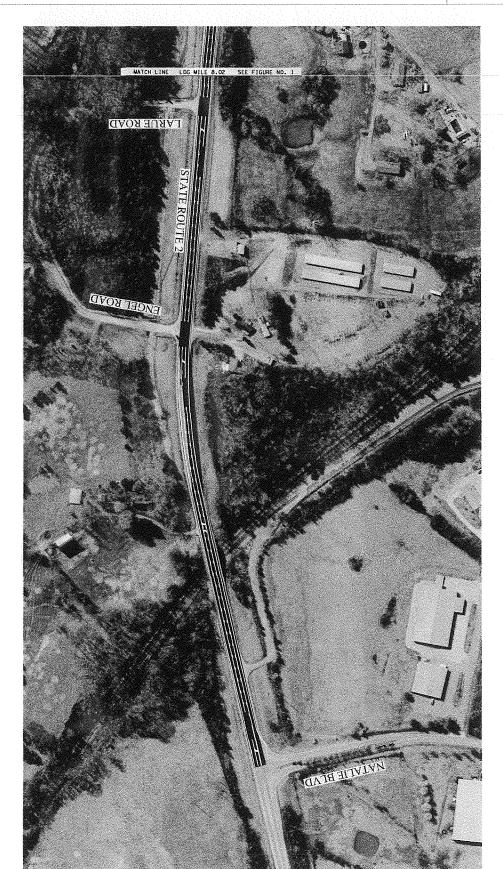
- 1. Call To Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Approval of Minutes for March 4, 2015 meeting.
- 5. Planned Agenda Items:
 - A. Proposed U.S. 11 Improvements. Speakers: Mr. Bryan Bartnik and Mr. Nathan Vatter with TDOT.
 - B. Consideration of a re-subdivision in Legacy Park of Lots 54-60, located off West Lee Hwy., referenced by Tax Map 48N, Group A, Parcels 54.00-60.00, Zoned R-1 (Low Density Residential District). Applicant: LeMay and Associates/Owner: CMH Parks, Inc. File # 14-12-74-SU-LO
 - C. Consideration of a request to reduce letter of credit for Legacy Park
 - D. Consideration of subdivision approval for Hope Haven Subdivision, Phase 5, lots consisting of 12-26 and 36-39, located off Roberts Rd. on Hope Way, referenced by Tax Map 49, Parcel 8, Zoned R-1 (Low Density Residential District). Applicant: Loudon County Habitat for Humanity. File #15-02-07-SU-LO
 - E. Consideration of a resubdivision in Tennessee National, POD 2, Phase 2, lots 211-215, located on Persimmon Ridge Road, referenced by Tax Map 23N, Group C, Parcels 211.00-215.00 and Tax Map 23, part of Parcel 1.00. Applicant: Tennessee National File #15-03-10-SU-LO

- F. Consideration of adding 2 new lots to Tennessee National, POD 4, lots 75-76, located on Buckhorn Way, referenced by Tax Map 23, part of Parcel 1.00. Applicant: Tennessee National File#15-03-11-SU-LO
- G. Consideration of adding 3 new lots to Tennessee National, POD 7, lots 23-25, located on Old Club Road, referenced by Tax Map 23, part of Parcel 1.00. Applicant: Tennessee National File #15-03-13-SU-LO
- H. Consideration of adding 2 new lots to Tennessee National, POD 13-C, lots 23-24, located on the corner of Old Club Road and Black Cove Lane, referenced by Tax Map 23, part of Parcel 1.00. Applicant: Tennessee National File #15-03-14-SU-LO
- I. Discussion of Zoning Map
- J. Consideration of site plan approval for an addition for Vytron Corporation, located 1000 Carding Machine Road, Loudon, referenced by Tax Map 40, Parcel 157.00. Applicant: Vytron Corporation
- 6. Additional Public Comments
- 7. Announcements and/or Comments from the Board/Commission

Planning Commissioner Training sponsored by ETDD (East Tennessee Development District, TDEC (Tennessee Department of Environment and Conservation), and The University of Tennessee on Tuesday, June 30, 2015 in Oak Ridge, TN at 5:45 p.m. Pre-registration is required by calling (865) 748-5113 or email MJessiman@ETDD.org.

8. Adjournment

TEMBESSEE B.D.T.



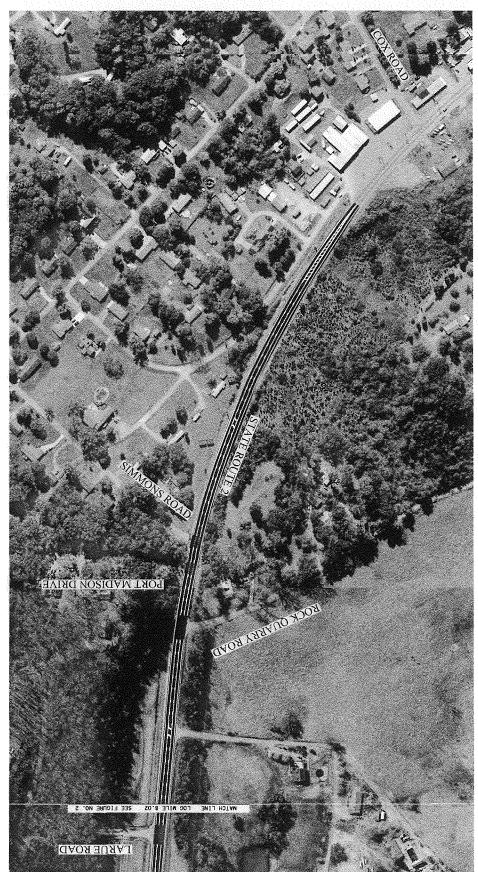
SAFETY IMPROVEMENT

AGENDA ITEM A

15 LOUDON COUNTY

TEMNESSEE O.O.T.

FILE NO. ____





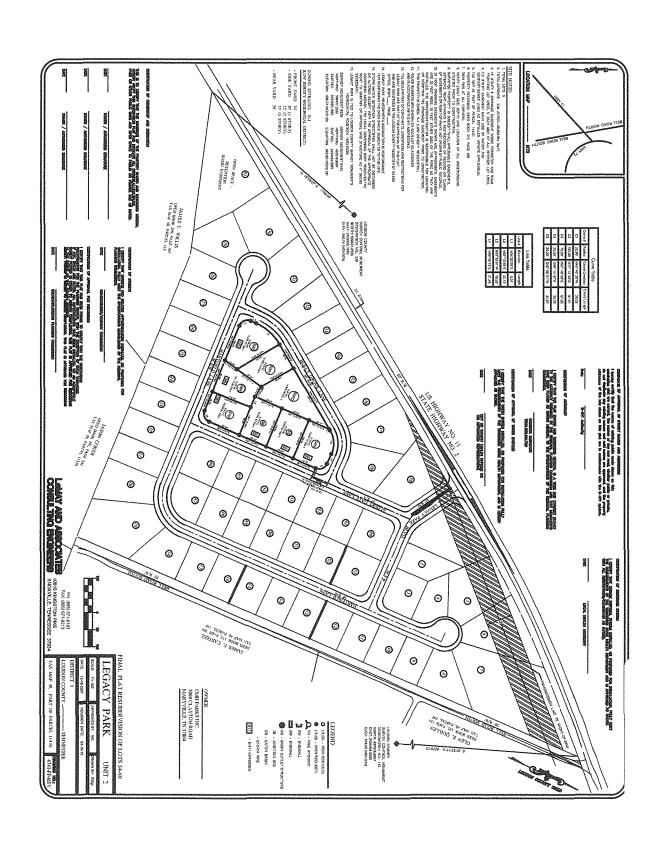
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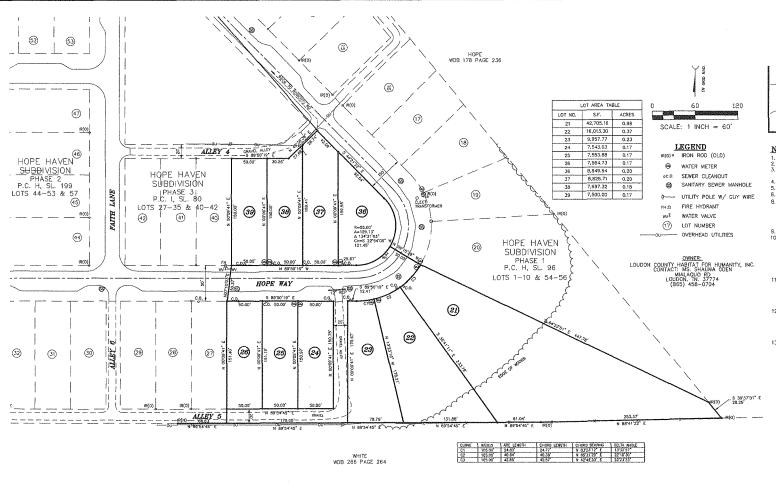
2015 LOUDON COUNTY

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AGENDA ITENIA



AGENDA ITEM D



CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIGNAL PLANING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE REGIGNAL PLANING COMMISSION.

__, 2015 DATE

REGISTERED SURVEYOR

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 CONFORMANCE WITH THE E-911 SYSTEM.

____ 2015 DATE

E-911 AUTHORITY

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

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEMS

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS APPROVED AS SHOWN WITH ALL RESTRICTIONS/CONDITIONS AS NOTED.

DA TE

LOCAL HEALTH AUTHORITY

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE RECEPTION OF SUCH VARBANCES, IF ANY, WHICH ARE NOTED, ALL IMPROVEMENTS HAVE BEEN INSTALLED OR AN ACCEPTABLE SURFEY POSTSID IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN IND SE TO CENTRY THAT THE OWNER(S) OF THE PROPERTY SHA AND DESCRIBED HERON HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

2015

VICINITY MAP

NOTES:

- 1 PROPERTY IS SHOWN AS TAX MAP 49, PARCEL 8.
 2. ALL CONNERS ARE IRON PINS UNLESS NOTED DTHERWISE.
 3. TOTAL SUBDIVIDED AREA. 3.JO ACRES, 0.45 ACRES IN ROADS & ALLEYS.
 4. TOTAL NUMBER OF LOTS= 10 (2.85 ACRES).
- 5. DEED REFERENCE: W.D.B. 310, PAGE 569. 6. NORTH AS SHOWN IS TENNESSEE GRID NORTH.
- 8. A FIVE (5) FOOT UTILITY AND DRAINAGE EASEMENT ON EACH SIDE OF INTERIOR LOT LINES AND A TEN (10) FOOT UTILITY AND DRAINAGE EASEMENT INSIDE ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES IS HEREBY
- 9. THIS PROPERTY IS CURRENTLY ZONED R-1.
 - MINIMUM BUILDING SETBACKS:
 FRONT: 25 FEET
 REAR: 15 FEET
 SIDE: 10 FEET EACH SIDE (1-STORY)
 - - 12 FEET EACH SIDE (2-STORY) 15 FEET EACH SIDE (3-STORY)
- 11. STORM WATER DETENTION STRUCTURES SHALL NOT BE DISTURBED OR ALTERED EXCEPT WITH THE APPROVAL OF THE APPROPRIATE OVERNING AGENCY. THE LOCAL GOVERNING BODY RESERVES THE RIGHT TO MAINTAIN OR MIRROWS SAID STRUCTURES AS IT DEEMS NECESSARY.
- 12. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOPE HAVEN DEVELOPMENT ARE A PART OF THE APPROVAL FOR THIS DEVELOPMENT AND ARE RECORDED AT THE LOUDON COUNTY REGISTER OF DEEDS OFFICE, BOOK 979, PAGE 257
- 13. NO PORTION OF THIS PROPERTY LIES WITHIN A HIGH HAZARD FLOOD ZONE ACCORDING TO FEMA FIRM MAPS 47105C0176D 47105C0177D, 47105C01178D AND 47105C0200D.

CERTIFICATE OF ACCURACY

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS SETTER THAN 1:10,000. THIS SURVEY HAS BEEN MADE IN COMPULANCE WITH

CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. INFORMATION, AND BELIEF. FIELD WORK WAS COMPLETED 12/29/14

THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.



Terry E. Romans

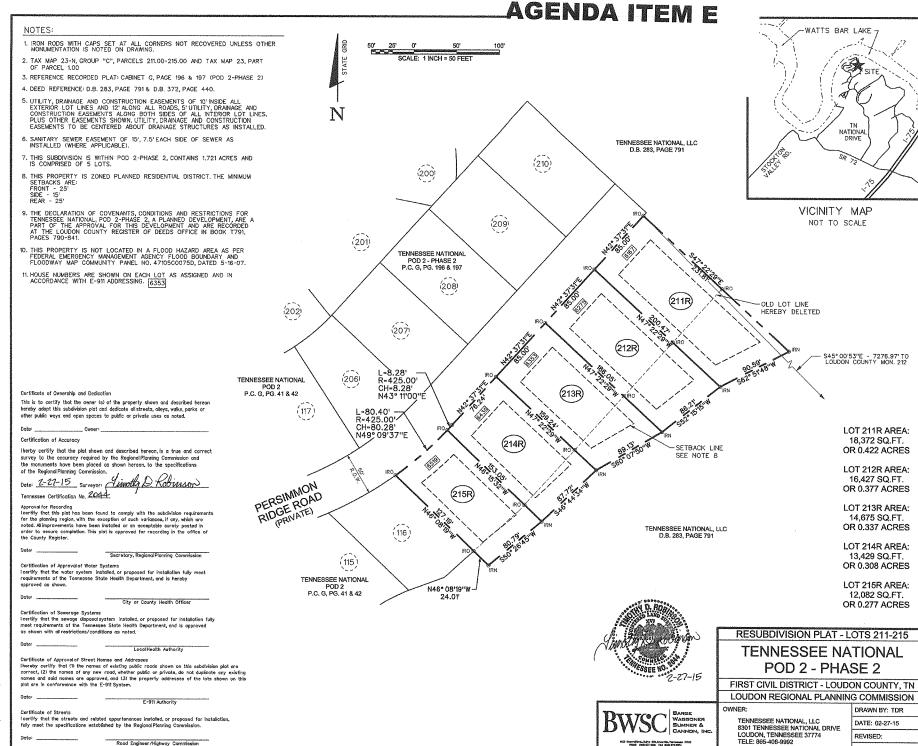
Tenn. Reg. No. 2116

Date of survey 12/29/14



1923 Hopewell Road Knoxville, TN 37920 Phone (865)679-5736 romansengineering@gmail.com

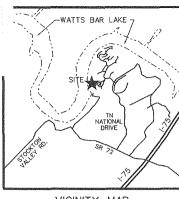
FINAL PLAT OF HOPE HAVEN SUBDIVISION PHASE 5 LOTS 12-26 & 36-39		
DRAWN	DATE	TAX MAP 49
APPROVED	2/3/15 DATE	PARCEL 8
TER	2/3/15	
SCALE	SHEET	PROJECT NO.
1" = 60'	1 OF 1	1443



2/27/2015 15:05:22 \NXSVADFPOT\Knox BW Plotter tdrobinson BwscFull.pen Workspace: NONE

FILE NO. 35824-00

AGENDA ITEM F NOTES: 1, IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING. 50' 25' STATE SCALE: 1 INCH = 50 FEET 2, TAX MAP 23, PART OF PARCEL 1.00 3, REFERENCE RECORDED PLAT: CABINET G, PAGE 85 & 86 (POD 4) AND IN CABINET I, PAGE 81. 4. DEED REFERENCE: D.B. 283, PAGE 791 5. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND 12' ALONG ALL ROADS, S'UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN, UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURES AS INSTALLED. 6, SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS TENNESSEE NATIONAL, LLC INSTALLED (WHERE APPLICABLE) D.B. 283 PAGE 791 7. THIS SUBDIVISION IS ADJACENT TO POD 4 AND CONTAINS 0.528 ACRES AND CONTAINS TWO LOTS. ROUGH YELLOW 8, THIS PROPERTY IS ZONED PLANNED RESIDENTIAL DISTRICT. THE MINIMUM FRONT - 25' SIDE - 7.5' REAR - 20' OUT OF 9. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TENNESSEE NATIONAL, POD 4.A PLANNED DEVELOPMENT, ARE A PART OF THE APPROVAL FOR THIS DEVELOPMENT AND ARE RECORDED AT THE LOUDON COUNTY REGISTER OF DEEDS OFFICE IN BOOK 1791, HOLE 15 (17R) GREEN-RESURT OT 17 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47105C0075D, DATED 5-16-07. PLAT CAB. I, DAGE 81 (75)SEE NOTE 8 SETBACK LINE (76) SEE NOTE 8 BUCKLOCKINAY 11.60 5.55° 54.15' Certificate of Ownership and Dedication TENNESSEÉ NATIONAL, LLC This is to certify that the owner (s) of the property shown and described hereon D.R. 283 PAGE 791 hereby adapt this subdivision plat and dedicate all streets, alleys, walks, parks or other public ways and open spaces to public or private uses as noted. (6) Certification of Accuracy -18.42 R-225.00' Therby certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Regional Planning Commission and CH=18.42 \$55° 54'56"W the monuments have been placed as shown berean, to the specifications Date: 2-27-15 Surveyor: Limoth D. Robinson (7) Tennessee Certification No. 2044 (8) Approval for Recording lacriffy 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 or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of TENNESSEE NATIONA P.C. G. PG. 85 & 86 the County Register. (9) Secretary Regional Planning Commission (fi) (10) Certification of Approval of Water Systems Icertify that the water system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby opproved as shown. City or County Health Officer Certification of Sewerage Systems forcifity that the sewage disposal system installed, or proposed for installation fully meet requirements of the Tennesses State Health Department, and is approved as shown with all restrictions/canditions as nated. Local Health Authority Certificate of Approval of Street Names and Addresses Thereby certify that (1) the names of existing public roads shown on this subdivision plot are correct, (22 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 conformance with the E-911 System. E-911 Authority



(19)

SETBACK LINE

L=84.67' R=320.00' CH=84.43' S61° 09'02"W

(5)

LOT 75 AREA: 12,741 SQ.FT.

OR 0.292 ACRES

LOT 76 AREA:

10,295 SQ.FT. OR 0.236 ACRES OPEN SPACE

\$64° 09'13"E - 7405.70" TO LOUDON COUNTY MON, 212

(4)

SSEE NO.

223 Decretive, 9.610 200, Spanito, Temposes 2730; ASSE 0531627-230 754 5041623 604

2-27-15

(18)

VICINITY MAP NOT TO SCALE

FINAL PLAT - LOTS 75 & 76

TENNESSEE NATIONAL POD 4

FIRST CIVIL DISTRICT - LOUDON COUNTY, TN LOUDON REGIONAL PLANNING COMMISSION

OWNER:

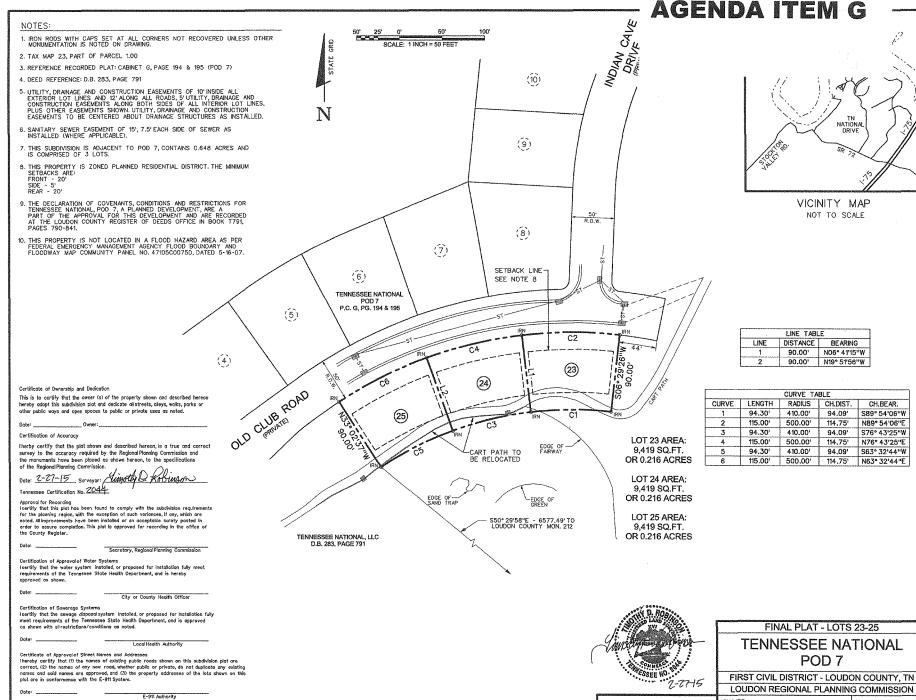
TENNESSEE NATIONAL LLC 8301 TENNESSEE NATIONAL DRIVE LOUDON, TENNESSEE 37774 TELE: 865-408-9992

DRAWN BY: TOR DATE: 02-27-15 REVISED: FILE NO. 35824-00

Plotter NONE P01\Knox BW Workspa

Cartificate of Streets

Certify that the streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.



NATIONA

CH.BEAR.

\$89° 54'06"W

N89° 54'06"E

S76° 43'25"W

N76° 43'25"E

S63° 32'44"W

N63° 32'44"E

DRAWN BY: TDR

DATE: 02-27-15

FILE NO. 35824-00

REVISED:

TENNESSEE NATIONAL, LLC

MATS Standards Suffer 200, Francisco SPES

8301 TENNESSEE NATIONAL DRIVE LOUDON, TENNESSEE 37774

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94.09'

114.751

94.09

114.75

94.09

114.751

I certify that the streets and related appurtenances installed, or proposed for installation,

Road Engineer/Highway Commission

fully meet the specifications established by the Regional Planning Commission.

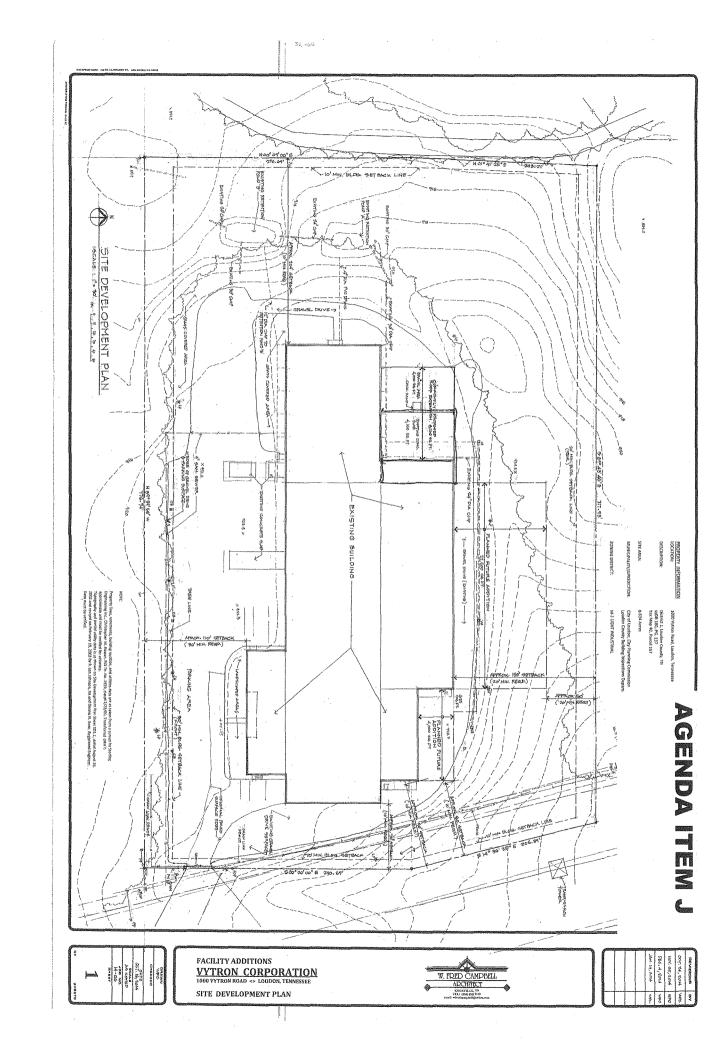
REVISED:

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FILE NO. 35824-00

KRIS Sharringtons, Survey 200, Econolite, Tecroscope 27/20 Prices, 6000 637-1267 FAX 6000 673-0554

Road Engineer/Highway Commission





101 Mulberry Street, Suite 101 Loudon, Tennessee 37774 Office: 865-458-2055 Fax: 865-458-3598

www.loudoncounty-tn.gov

AGENDA LOUDON BOARD OF ZONING APPEALS APRIL 1, 2015

NO ITEMS ON AGENDA