

# 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 REGIONAL PLANNING COMMISSION

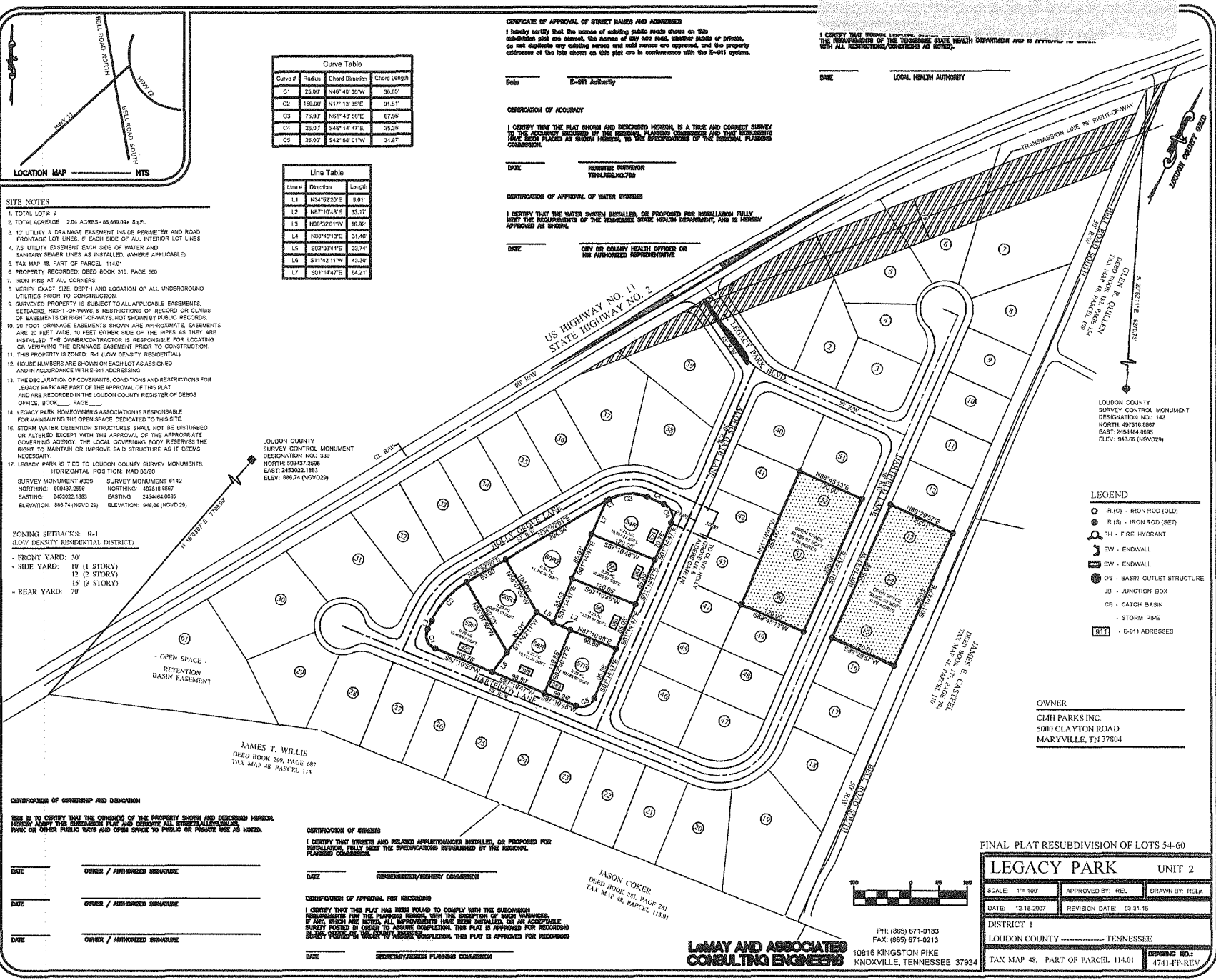
MAY 6, 2015

12:30 P.M.

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for April 1, 2015 meeting.
5. Planned Agenda Items:
  - A. Consideration of a re-subdivision in Legacy Park of Lots 54-60, 50-52, and 13-15 located off West Lee Hwy., referenced by Tax Map 48N, Group A, Parcels 54.00-60.00, 50-52, and 13-15, Zoned R-1 (Low Density Residential District).  
Applicant: LeMay and Associates/Owner: CMH Parks, Inc.  
File # 14-12-74-SU-LO
  - B. Consideration of a request to reduce letter of credit for Legacy Park
  - C. 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
  - D. Consideration of site plan approval to expand existing rear deck for Taco Loco Restaurant, located at 859 Mulberry Street, Loudon, referenced by Tax Map 41H, Group F, Parcel 24.00, Zoned C-2 (Highway Business District). Applicant: Herberto Navarrete

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

# AGENDA ITEM A





Harrison Construction Company  
APAC-Atlantic, Inc.  
Knoxville, TN 37914

## AGENDA ITEM B

### PROPOSAL

Return Proposal to:

4817 Rutledge Pike, Knoxville, TN 37914  
Phone: 865-546-3173; Fax: 865-521-6699

To: **Wimbeldon Properties, LLC.**  
Attn: **Cal Davis**  
Date: **March 26, 2015**

We propose to furnish all labor, materials, equipment, and supervision required for the performance of the following described work in connection with construction of improvements for Stonebrook located in Loudon County, **Lenoir City, TN**, property is owned by SAME, in accordance with conditions listed below and in strict accordance with plans and specifications listed below:

#### Scope of Work to Involve:

+/- 9,400 SY of asphalt paving 1.5" D mix asphalt surface overlay.

For the lump sum price of: **\$ 104,000.00**

#### NOTES:

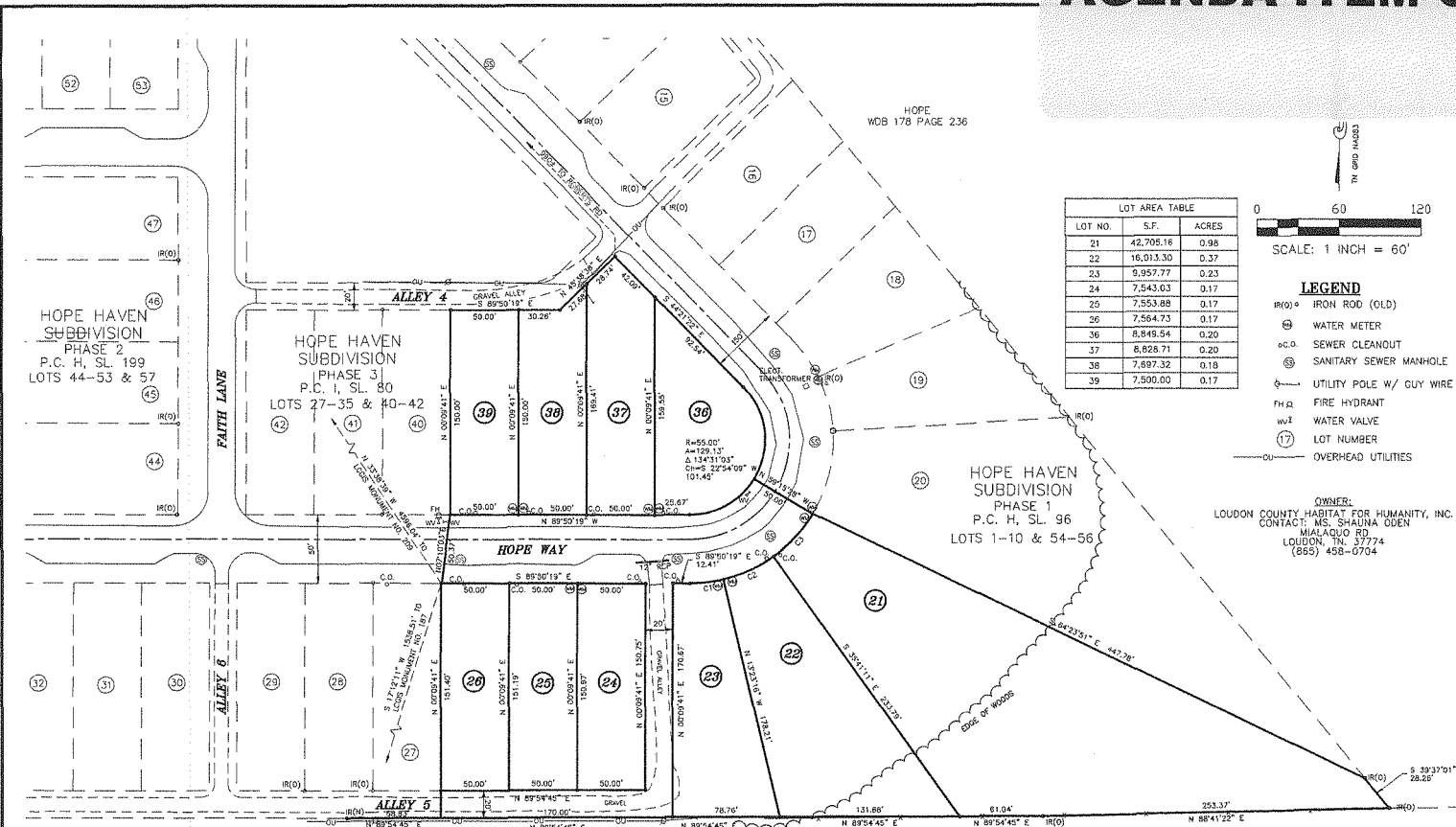
- Use of these surfaces for construction activities shall be done at the contractor's convenience and risk.
- Damage to pavement resulting from construction activities shall be repaired at the owners/contractors expense.
- If bond is required add 1%.
- No testing included.
- All permits by others.
- Not responsible for erosion control.
- No saw-cutting or excavation of existing material is included in price.
- Per TDOT Weather Limitations Section 407.09 – No bituminous plant mix with a compacted thickness of 1.5" or less shall be placed between Nov 30 & Apr 1; and no bituminous plant mix with a compacted thickness greater than 1.5" shall be placed between Dec 15 & March 16.
- APAC's price is conditional on quantities & portions of the work that APAC plans to perform in a single operation. Additional cost will arise if work is done out of sequence.
- Above price to be adjusted in accordance with TDOT's Special Provisions SP109A & SP109B regarding price adjustments for Fuel & Bituminous Material (liquid Asphalt Cement) based on March 2015 Index of \$ 507.00.

WE EXCLUDE: Excavation; traffic control and flagging; cost of project-specific drug testing; surveying or layout; saw-cutting or misc. patching;

All proposals or contracts are contingent upon satisfactory financial arrangements.

Submitted by:

# AGENDA ITEM C



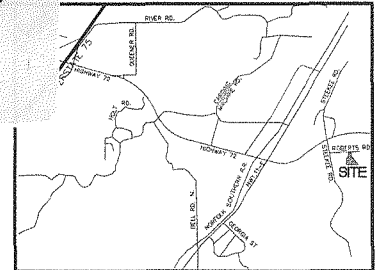
LOT NO.	S.F.	ACRES
21	42,705.16	0.98
22	16,013.30	0.37
23	9,957.77	0.23
24	7,543.03	0.17
25	7,553.88	0.17
26	7,564.73	0.17
36	8,845.54	0.20
37	8,626.71	0.20
38	7,697.32	0.18
39	7,500.00	0.17

0 60 120  
SCALE: 1 INCH = 60'

## LEGEND

- IRON ROD (OLD)
- WATER METER
- SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- UTILITY POLE W/ GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- LOT NUMBER
- OVERHEAD UTILITIES

OWNER:  
LOUDON COUNTY HABITAT FOR HUMANITY, INC.  
CONTACT: MS. SHAUNA ODEN  
MIALAQLO RD.  
LOUDON, TN. 37774  
(865) 458-0704



VICINITY MAP  
NOT TO SCALE

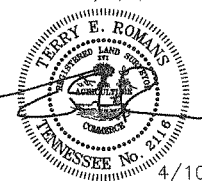
## NOTES:

- PROPERTY IS SHOWN AS TAX MAP 49, PARCEL 8.
- ALL CORNERS ARE IRON PINS UNLESS NOTED OTHERWISE.
- TOTAL SUBDIVIDED AREA= 3.30 ACRES, 0.45 ACRES IN ROADS & ALLEYS.
- TOTAL NUMBER OF LOTS= 10 (2.55 ACRES).
- DEED REFERENCE: W.O.B. 310, PAGE 569
- NORTH AS SHOWN IS TENNESSEE GRID NORTH.
- 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 RESERVED.
- THIS PROPERTY IS CURRENTLY ZONED R-2.
- 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)
- STORM WATER DETENTION STRUCTURES SHALL NOT BE DISTURBED OR ALTERED SUPERVISED, WITH THE APPROVAL OF THE APPROPRIATE GOVERNING AGENCY. THE LOCAL GOVERNING BODY RESERVES THE RIGHT TO MAINTAIN OR IMPROVE SAID STRUCTURES AS IT DEEMS NECESSARY.
- 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.
- 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 BETTER THAN 1:10,000.  
THIS SURVEY HAS BEEN MADE IN COMPLIANCE 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



4/10/15

REVISED TO ADD LEGS 1E AND CORRECT ZONING

## CERTIFICATE 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 THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

DATE 2015 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.

DATE 2015 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.

DATE 2015 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.

DATE 2015 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.

DATE 2015 LOCAL HEALTH AUTHORITY

## 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 OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 2015 SECRETARY, REGIONAL PLANNING COMMISSION

## 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 PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 2015 OWNER



**ROMANS Engineering**

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

FINAL PLAT OF HOPE HAVEN SUBDIVISION PHASE 5 LOTS 21-26 & 36-39		
DRAWN	DATE	TAX MAP 49
TER	4/10/15	PARCEL 8
APPROVED	DATE	
TER	4/10/15	
SCALE	SHEET	PROJECT NO.
1" = 60'	1 OF 1	14-43

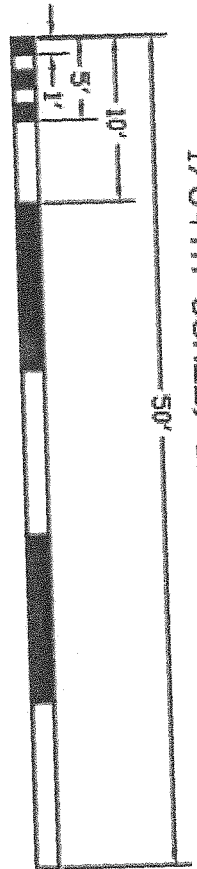
AGENDA ITEM D

FLAND AVENUE

ENTRANCE RAMP

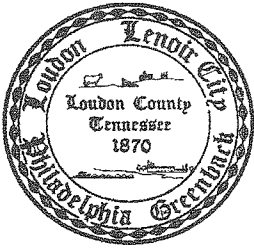
Expanded Deck

1/64TH SCALE, 3/16"=1 FOOT



UNNAMED ALLEY

Option # 1



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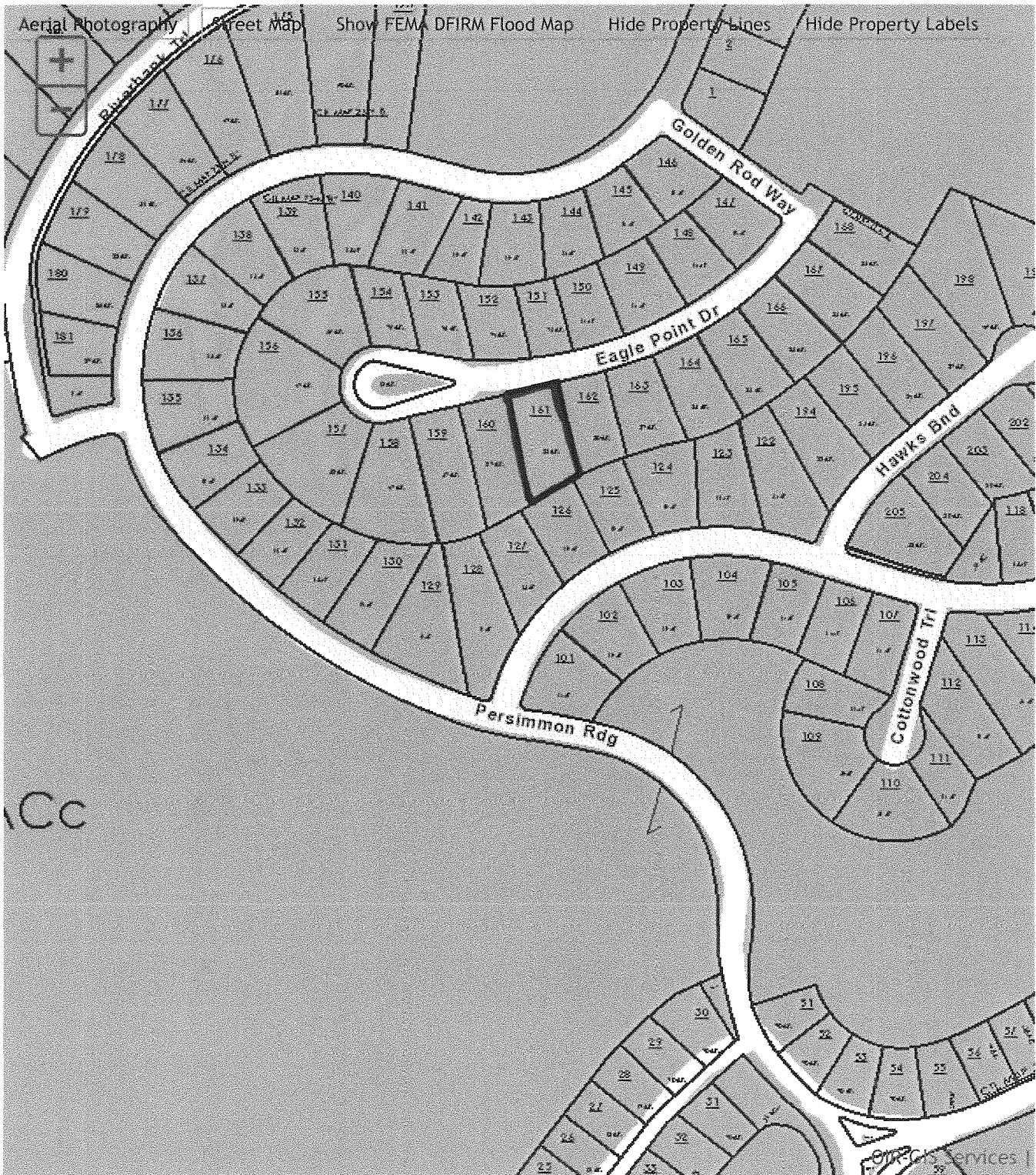
## AGENDA

### LOUDON BOARD OF ZONING APPEALS

MAY 6, 2015

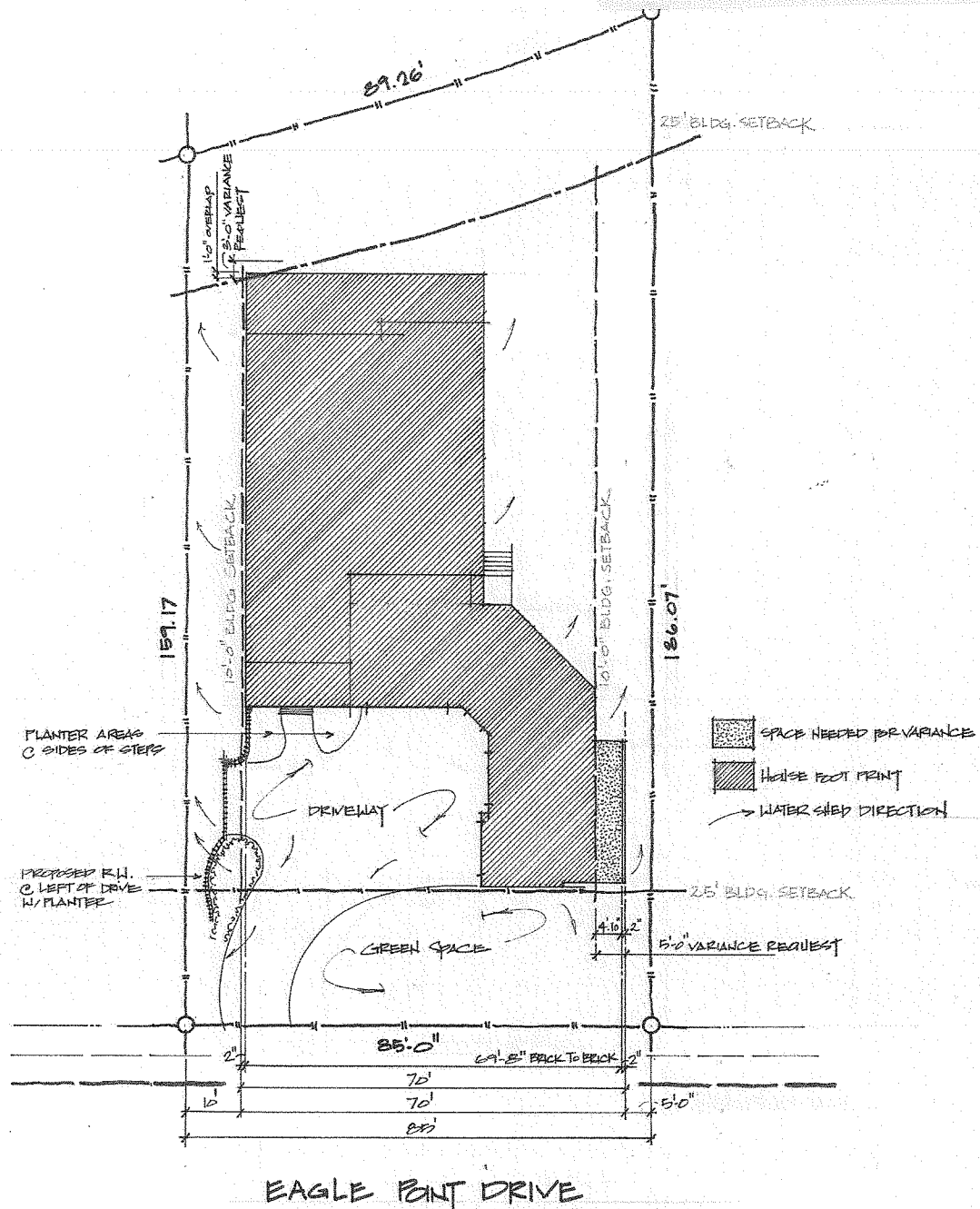
1. Call to Order
2. Roll Call
3. Approval of Minutes for January 7, 2015
4. Planned Agenda Items:
  - A. **Consideration of a 5' sideyard and a 3' rearyard setback variance for 1765 Eagle Point Dr., located in Tennessee National, POD 2, Lot 161. Owner/Applicant: Chris Bridges**
  - B. **Consideration of a 5' sideyard setback variance for 672 Indian Cave Dr., located in Tennessee National, POD 7, Lot 20. Owner/Applicant: Mark and Patty Cummings**
5. Additional Public Comments
6. Announcements and/or comments from the Board
7. Adjournment



**AGENDA ITEM A**



## AGENDA ITEM A



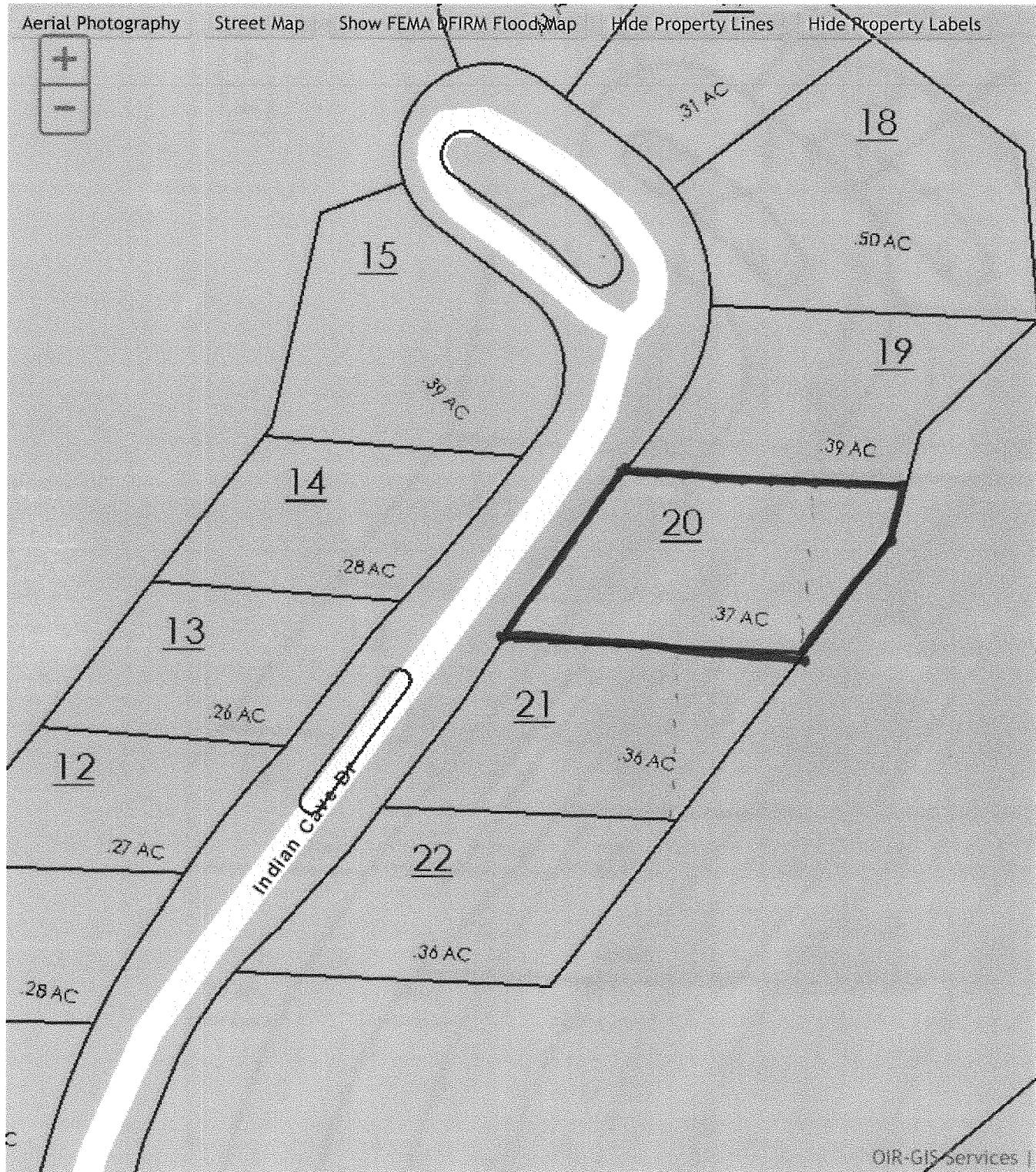
RESIDENCE FOR J. CHRIS BRIDGES

1765 EAGLE POINT DRIVE LOT 161 TENNESSEE NATIONAL  
LOWDEN COUNTY, TENNESSEE 37774  
TAX MAP G4142 : PARCEL NO. 023NB161.0 : ZONE 1  
HOME PHONE: 931-728-6301 WORK PHONE 931-334-8657

SITE PLAN  
SCALE ——— 1" = 20'-0"



## AGENDA ITEM B



INDIAN CAVE DRIVE

(R.O.W.)

N 35°55'15" E  
56.69'

S 88°53'02" E 156.56'

82.67'

12.5' 18.67'

20

PROPOSED BLDG.

22'

5.66'

19'

S 35°55'15" W  
80.74'

37.67'

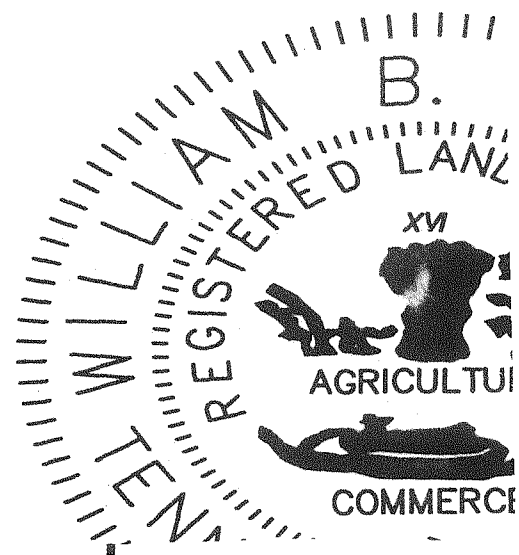
N 88°53'02" W 166.78'

21

TENNESSEE NAT'L  
GOLF CO.

PRELIMINARY

-CALL SYSTEM AT 1-800-351-1111 AND INDIVIDUALS  
FOR ANY EXCAVATION FOR EXACT LOCATION OF ALL





April 29, 2015

Mark Cummings  
10600 Lexington Dr.  
Knoxville, TN 37932

**Re: Side Setback Variance Lot 20**

Dear Mr. Cummings,

The Architectural Review Board of Tennessee National has approved your request for a 5' variance to the side set back requirement for your lot as shown on the attached drawing. Please note that you will still require a variance from the City of Loudon and that the ARB approval does not guarantee approval from the local governing authority .

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Clark", with a long horizontal stroke extending to the right.

Patrick Clark  
Executive Vice President  
General Manager

8301 Tennessee National Drive  
Loudon, Tennessee 37774

865-408-9992 phone | 865 408 9297 fax  
[www.tennesseernational.com](http://www.tennesseernational.com)