



## 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  
LOUDON CITY HALL  
WEDNESDAY, JANUARY 3, 2018  
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of December 6, 2017
4. New Business
  - A. Subdivision Plat, 3-lots, 10675 Corporate Park Drive, Applicant, James Hair, Surveyor, Property Owner, Patrick Ingram, Tax Map 032, Parcel 004.00, A-1, Agriculture Forestry District, **City of Loudon Planning Region**, approx. 3.0 acres;
  - B. Rezoning request from R-2, High Density Residential District to P-1, Professional and Civic District, Applicant and property owner, Lynn Millsaps, 826 Commerce Street, Tax Map 041H, Group D, Parcel 12.0, approximately .43 acres;
  - C. Alley Closure Request, applicant Tim Brewster for property owners, Veronica and Bradley Scott, approximately 15' wide right-of-way adjacent to Tax Map 041A, Group G, Parcels 20.0, and Parcel 19.0 property owner, City of Loudon, R-2, High Density Residential District;
  - D. Annual Meeting, election of officers; Chairman, Vice Chairman, and Secretary;
  - E. Adopt 2018 Meeting Calendar;
  - F. Annual Summary report;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

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## Item A

Loudon County - Parcel: 032 004.00



County: Loudon  
Owner: INGRAM WILLIAM PATRICK  
Address: CORPORATE PARK DR 10675  
Parcel Number: 032 004.00  
Deeded Acreage: 3  
Calculated Acreage: 0



This survey or plat is a Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for free or any fees other than the surveyor himself to any person or company without the Authorization of James A. Hair.

### CERTIFICATE 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.

Date 20 Owner \_\_\_\_\_ Owner \_\_\_\_\_

### CERTIFICATE 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 the monuments have been placed as shown herein, to the specifications of the Regional Planning Commission.

Date 20 Registered Engineer/Surveyor \_\_\_\_\_

### CERTIFICATE 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 20 City or County Health Officer or Authorized Representative \_\_\_\_\_

### CERTIFICATE OF SUBSURFACE DISPOSAL

Approval is hereby granted for lot(s) \_\_\_\_\_ defined as \_\_\_\_\_, Loudon County, Tennessee, as being suitable for subsurface sewerage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Date 20 Environmental Specialist  
Division of Ground Water Protection

### CERTIFICATE 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 20 Road Engineer/Highway Commission \_\_\_\_\_

### 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 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 20 Secretary, Regional Planning Commission \_\_\_\_\_

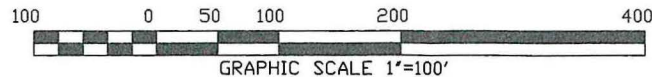
### CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that (1) the names of existing public roads 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.

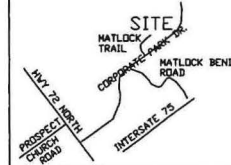
Date 20 E-911 Authority \_\_\_\_\_

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY \_\_\_\_\_ ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: \_\_\_\_\_, AS SHOWN.

JAMES A. HAIR, RLS #1878



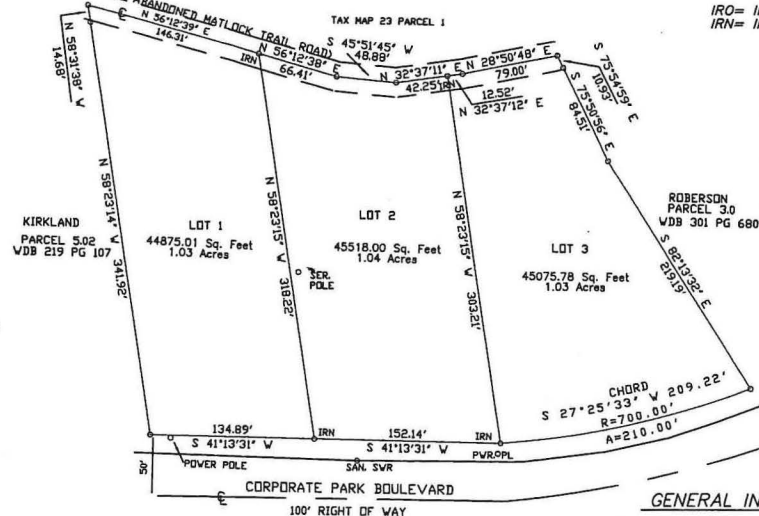
DEED NORTH  
WDB 301 PG 680



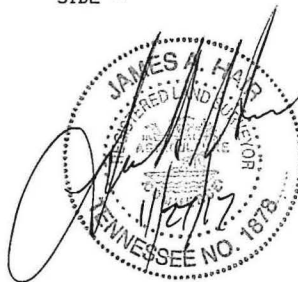
IRO= IRON ROD OLD  
IRN= IRON ROD NEW

### LOCATION MAP LEGEND

PROPERTY LINE  
CENTERLINE  
SANITARY SEWER = SA. SVR.  
SERVICE POLE = SERVICE POLE



PROPERTY ZONED  
BUILDING SETBACKS  
FRONT =  
REAR =  
SIDE =



### GENERAL INFORMATION

- (1) THREE LOT SUBDIVISION SURVEY OF PARCEL 4.00 IN TAX MAP 32.00
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.
- (5) NO TILT REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.

WILLIAM PATRICK INGRAM 10675 CORPORATE PARK DRIVE LOUDON, TENNESSEE 37774		
SCALE: 1"=100	APPROVED BY:	DRAWN BY JAH
DATE: 11/27/17		REVISED
DISTRICT 1 LOUDON COUNTY	LOUDON TENNESSEE	
TAX MAP 32.00 PARCEL 4.00	3.10+/- ACRES WDB 334 PG 214	DRAWING NUMBER PI1017-1



## Item B

Loudon County - Parcel: 041H D 012.00



County: Loudon  
Owner: MILLSAPS LYNN ETU X  
Address: COMMERCE ST 826  
Parcel Number: 041H D 012.00  
Deeded Acreage: 0  
Calculated Acreage: 0



## Item C

Loudon County - Parcel: 041A G 020.00





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### CITY OF LOUDON REGIONAL PLANNING COMMISSION AND BOARD OF ZONING APPEALS

#### MEETING DATES FOR 2018

*The Planning Commission Meets 1<sup>st</sup> Wednesday of each month at 12:30 p.m. with the  
Board of Zoning Appeals meeting immediately following at:*

Loudon City Hall  
201 Alma Place  
Loudon, TN 37774

Wednesday, January 3<sup>rd</sup>, 2018

Wednesday, February 7<sup>th</sup>, 2018

Wednesday, March 7<sup>th</sup>, 2018

Wednesday, April 4<sup>th</sup>, 2018

Wednesday, May 2<sup>nd</sup>, 2018

Wednesday, June 6<sup>th</sup>, 2018

No meeting, July 4<sup>th</sup>, 2018

Wednesday, August 1<sup>st</sup>, 2018

Wednesday, September 5<sup>th</sup>, 2018

Wednesday, October 3<sup>rd</sup>, 2018

Wednesday, November 7<sup>th</sup>, 2018

Wednesday, December 5<sup>th</sup>, 2018

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AGENDA  
LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
WEDNESDAY, JANUARY 3, 2018  
*Immediately following the Planning Commission meeting*

1. Call to Order
2. Roll Call and Approval of Minutes from the December 6, 2017 meeting
3. Planned Agenda Items
  - A. Variance Request, front yard setback and minimum lot size to combine 2 lots into 1-lot, applicant, James Loveday, Surveyor, property owner, Isidro Gonzalez, 833 Rosedale Avenue, Tax Map 041H, Group L, Parcel 021.00, approximately .09 acres and Parcel 020.00, approximately .09 acres, R-2, High Density Residential District;
  - B. Annual meeting, election of officers, Chairman, Vice Chairman, and Secretary;
  - C. Adopt 2018 Meeting Calendar
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment

## Item A

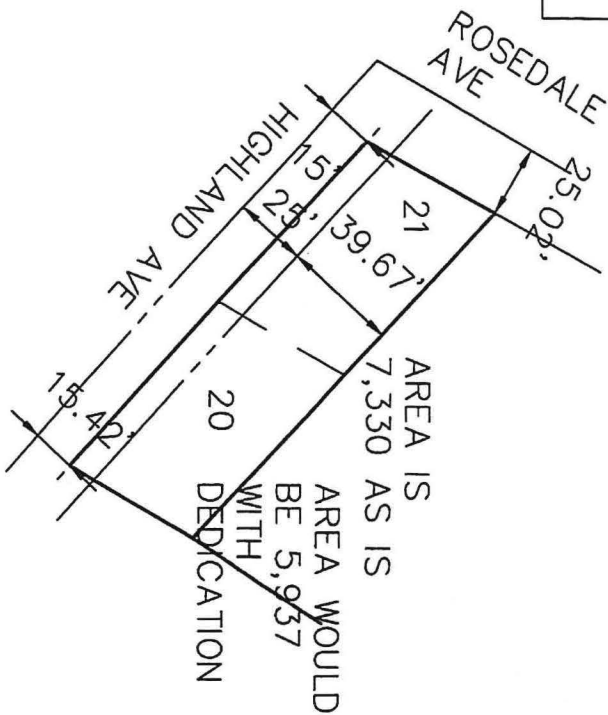
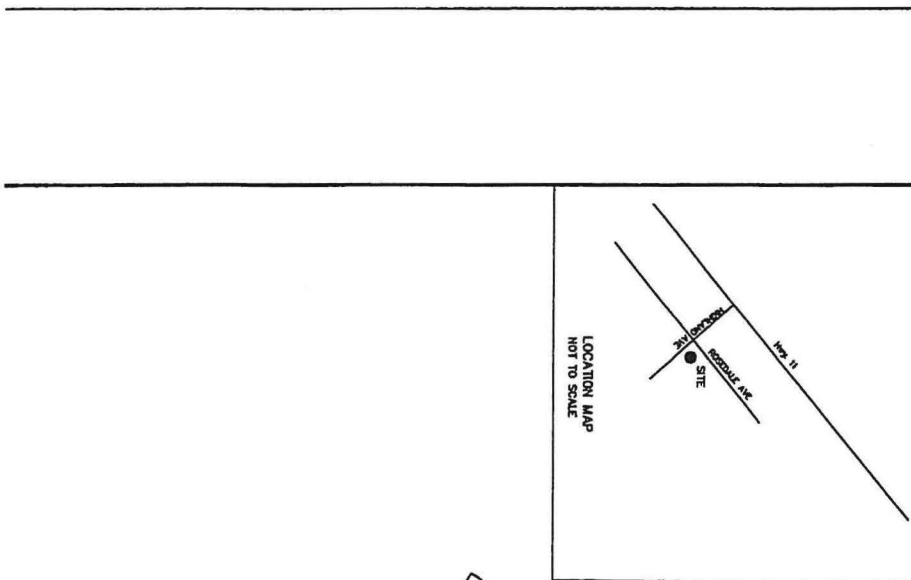
Loudon County - Parcel: 041H L 021.00



County: Loudon  
Owner: GONZALEZ ISIDRO BIBIAN  
Address: ROSEDALE AVE 833  
Parcel Number: 041H L 021.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015



# ITEM A



833 Rosedale





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