



# 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, JUNE 6, 2018  
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the April 4, 2018 (*no meeting in May*) meeting.
4. New Business
  - A. Subdivision Plat, Applicant, Surveyor, James Hair for property owners, Azalea Lane, Tennessee National, Tax Map 23K, Group, A, Parcels 13.00, 14.00 & 15.00, PDD, Planned Development District;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

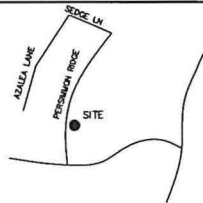
## Item A

Loudon County - Parcel: 023K A 013.00



County: Loudon  
Owner: DAY DENNIS J ET UX  
Address: PERSIMMON RIDGE 4395  
Parcel Number: 023K A 013.00  
Deeded Acreage: 0.51  
Calculated Acreage: 0





LOCATION MAP  
NOT TO SCALE

CURV	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	21.18'	615.00'	N 70°01'48" E	21.18'
C2	50.44'	615.00'	N 73°21'58" E	50.42'
C3	138.27'	615.00'	N 82°09'23" E	137.98'
C4	120.99'	1025.00'	S 02°23'50" E	120.92'
C5	18.62'	11.00'	S 32°55'19" W	16.30'
C6	85.43'	975.00'	S 81°42'40" W	85.40'
C7	42.54'	975.00'	S 77°57'04" W	42.53'
C8	42.28'	975.00'	S 75°36'18" W	42.26'
C9	85.10'	975.00'	S 71°42'05" W	85.07'

LINE BEARING	DISTANCE
L1 N 69°03'09" E	100.00'
L2 S 00°59'05" W	48.01'
L3 S 03°48'44" E	1.18'
L4 S 84°13'48" W	112.78'

RELEASE OF EASEMENTS: Except as noted or shown on this plat, the following parties hereby consent to the grant of all rights that may have accrued for that use and benefit in the utility and drainage easements along the original lot lines established by this map, in the direction that new utility and drainage easements are provided along the new property lines established by this map.

Road Superintendent	Signature	Date
Utilities		
Water	Signature	Date
Power	Signature	Date
Sewer	Signature	Date
Gas	Signature	Date
Telephone	Signature	Date
Cable	Signature	Date

Century Surveying  
198 Cassidy Court  
Lenoir City, Tennessee 37772  
(865) 986-1982  
jloveday@gmail.com

#### CERTIFICATION OF SEWERAGE SYSTEM

I certify that the sewage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted.

Date \_\_\_\_\_ Utility Manager/  
Designer

Certification of Category and Accuracy of Survey  
I hereby certify that this is a category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is 1: \_\_\_\_\_ as shown hereon.

Surveyor  
Tennessee Reg. No. \_\_\_\_\_

OWNER: (LOT 15)  
REID & KATHERINE KANTENWEIN  
1717 MACADAMIA DR  
FALLBROOK, CA 92028  
PH. 760-468-3470

OWNER: (LOT 14)  
TENNESSEE NATIONAL DEV LLC  
2100 ROSS AVE #2900  
DALLAS, TEXAS 75201  
PH.

OWNER: (LOT 13)  
DENNIS DAY & VALERIE JIRCITANO  
CMR 480 BOX 57  
APO, AE 09128  
PH. 703-474-3964

#### FINAL PLAT RESUBDIVISION OF LOTS 13-15, POD 2 TENNESSEE NATIONAL

DISTRICT 4 - LOUDON CO., TENN.

SCALE: 1"=50' MAY 9, 2018

JOB # 18062

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATION OF STREETS	CERTIFICATION OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES	LOUDON REGIONAL PLANNING COMMISSION
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, park or other public ways and open space to public or private use as noted. Date _____ Owner Date _____ Owner	I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission. Date _____ Registered Engineer/ Surveyor	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 on an acceptable surety posted in order to secure completion. This plat is approved for recording in the office of the County Register. Date _____ Secretary, Regional Planning Commission	I certify that streets and related appurtenances installed, or proposed for installation fully meet the specifications established by the Regional Planning Commission. Date _____ Road Engineer/Highway Commissioner	I certify that the water system installed, or proposed for installation fully meets requirements of the Tennessee State Health Department, and is hereby approved as shown. Date _____ Utility System Manager/Designer	I 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 _____ E-911 Authority	TOTAL ACRES 1.245 TOTAL LOTS 2 ACRES NEW ROAD 0 MILES NEW ROAD 0 OWNER JAMES LOVEDAY CIVIL DISTRICT 4 SURVEYOR JAMES LOVEDAY CLOSURE ERROR 1:10,000 SCALE 1"= 50' 50' 0 50' 100'



# 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 BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
WEDNESDAY, JUNE 6, 2018

The June 6, 2018 Loudon Board of Zoning Appeals meeting is cancelled due to a lack of agenda items.