



Loudon County Planning Department

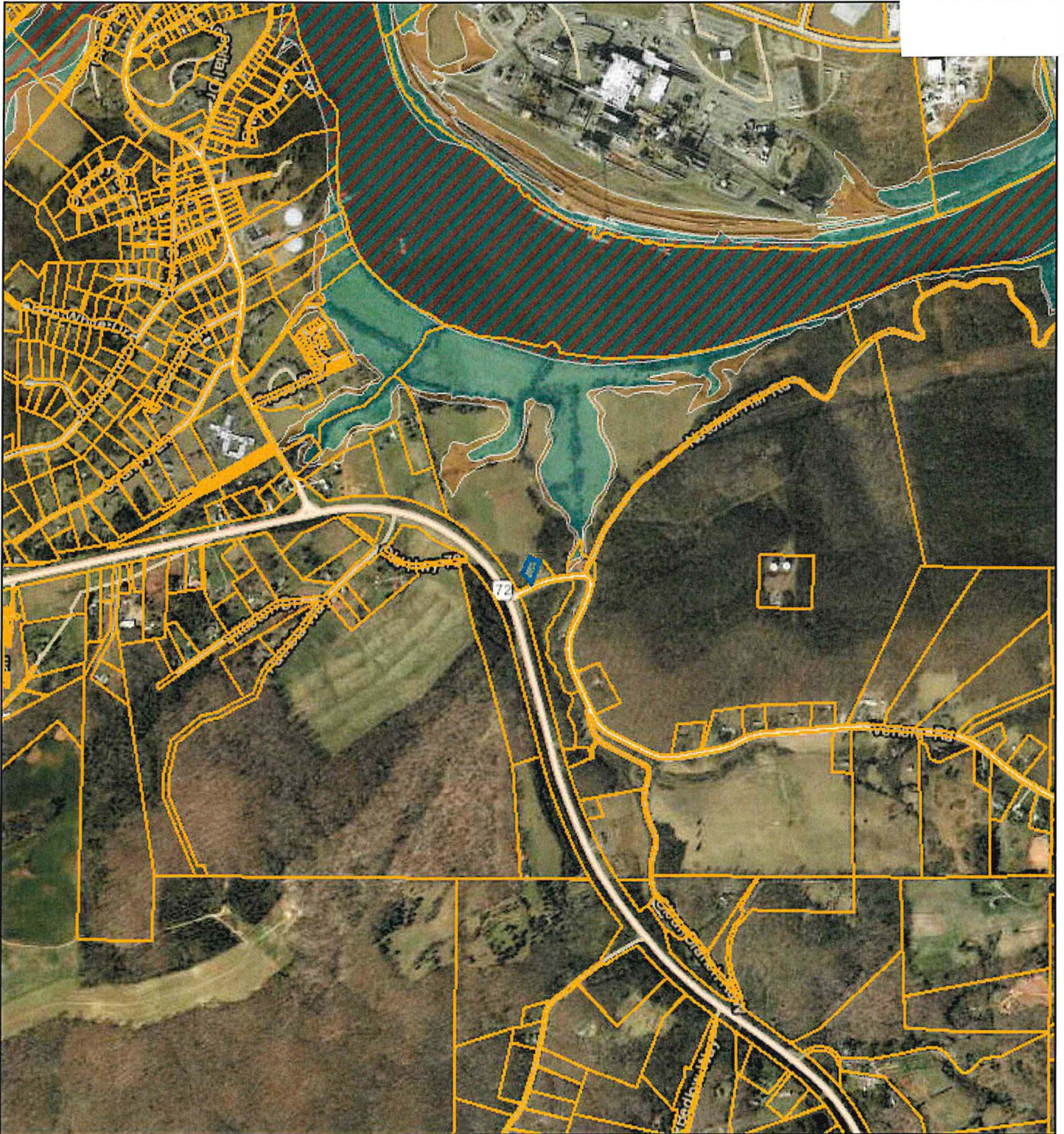
101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
WEDNESDAY, FEBURARY 6, 2019
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the December 5, 2018 meeting.
4. New Business
 - A. Request to close right-of-way, Notch-in-Hill Road, Tax Map 042, Tax Map 041, and Tax Map 033;
 - B. Annual Meeting, election of officers: Chairman, Vice Chairman, and Secretary
 - C. Adopt 2019 Meeting Calendar
 - D. Review and Discussion, RV and travel trailer parks and planned development districts; (*handouts provided*)
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment



Date: January 30, 2019
County: Loudon
Owner: HACKNEY KAREN R
Address: NOTCH IN HILL RD 754
Parcel Number: 041 136.00
Deeded Acreage: 235.33
Calculated Acreage: 0
Date of Imagery: 2015



Date: January 30, 2019
County: Loudon
Owner: GOODWIN TERRY B &
Address: VONORE RD 401
Parcel Number: 041 131.00
Deeded Acreage: 0.34
Calculated Acreage: 0.3
Date of Imagery: 2015



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LOUDON CITY RPC MEETING DATES FOR 2019

Meets every 1st Wednesday of each month at 12:30 p.m.

**Loudon City Hall
201 Alma Place
Loudon, TN. 37774**

Wednesday, January 9, 2019

Wednesday, February 6, 2019

Wednesday, March 6, 2019

Wednesday, April 3, 2019

Wednesday, May 1, 2019

Wednesday, June 5, 2019

Wednesday, July, 10, 2019 (rescheduled due to holiday)

Wednesday, August 7, 2019

Wednesday, September 4, 2019

Wednesday, October 2, 2019

Wednesday, November 6, 2019

Wednesday, December 4, 2019

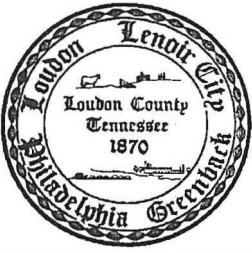


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AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
WEDNESDAY, FEBURARY 6, 2019
Immediately following the Planning Commission meeting

1. Call to Order
2. Roll Call and Approval of Minutes of the October 3, 2018 meeting.
3. Planned Agenda Items
 - A. Annual Meeting, election of officers;
 - B. Approval of Meeting Calendar for 2019;
 - C. Variance request, 3' side yard setback for carport, Applicant and property owner, Israel Zavala Jimenez, 406 Angel Row, Loudon, TN, Tax Map 033P, Group C, Parcel 022.00, R-1, Low Density Residential District and HZD, Historic Zoning District, approximately .3 acres;
 - D. Variance Request, minimum lot size requirement for combining two lots into one lot of 13,967 square feet, Applicant and property owner, Angelica Almaza Perez, Elm Street, Philadelphia, Tax Map 065D, Group C, Parcel 005.00 and 006.00, R-1, Residential District, approximately 0.32 acres when combined;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment



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LOUDON CITY BZA MEETING DATES FOR 2019

*Meets every 1st Wednesday of each month immediately following the RPC
meeting*

**Loudon City Hall
201 Alma Place
Loudon, TN. 37774**

Wednesday, January 9, 2019

Wednesday, February 6, 2019

Wednesday, March 6, 2019

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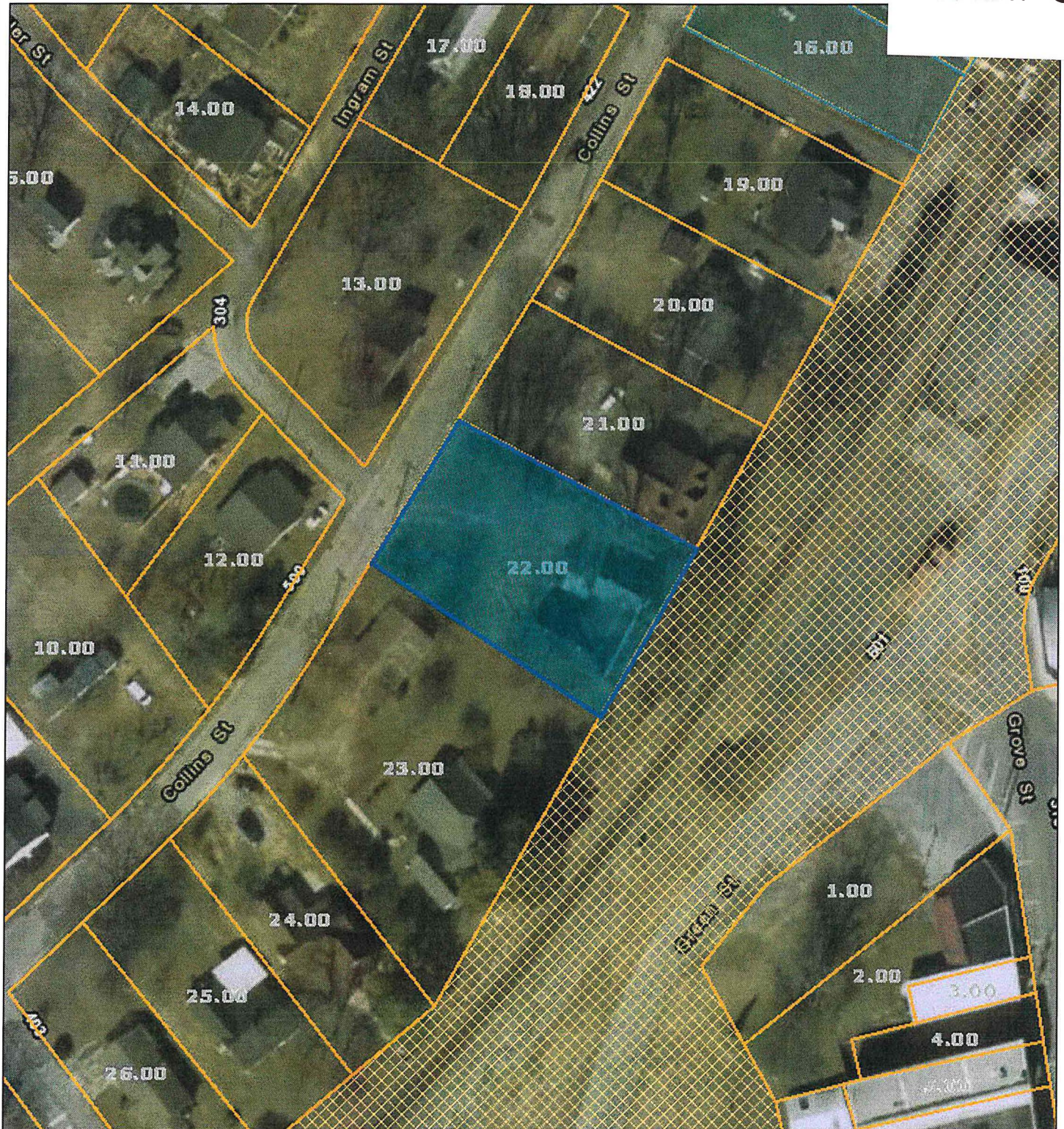
Wednesday, October 2, 2019

Wednesday, November 6, 2019

Wednesday, December 4, 2019

Loudon County - Parcel: 033P C 022.00

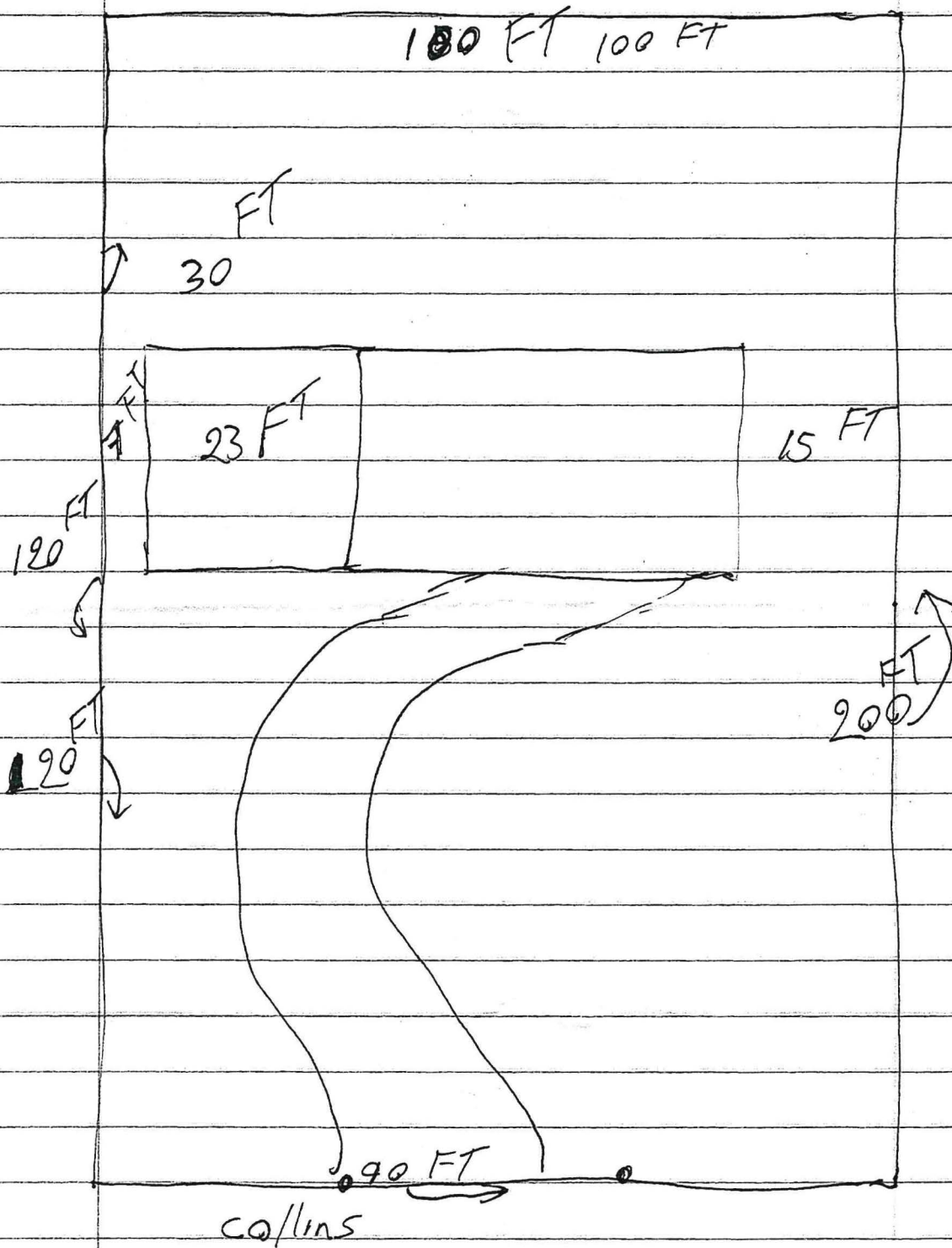
ITEM C



Date: January 30, 2019
County: Loudon
Owner: JIMENEZ ISRAEL ZAVALA
Address: ANGEL ROW 406
Parcel Number: 033P C 022.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

TN Comptroller - OLG
Esri, HERE, Garmin, © OpenStreetMap contributors
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

The property lines are compiled from information maintained by your local county Assessor's



ITEM C



ITEM C



Loudon County - Parcel: 065D C 006.00

ITEM D



Date: January 30, 2019

County: Loudon

Owner: PEREZ JUAN CARLOS ETUX

Address: ELM ST

Parcel Number: 065D C 006.00

Deeded Acreage: 0

Calculated Acreage: 0

Date of Imagery: 2015

TN Comptroller - OLG
Esri, HERE, Garmin, © OpenStreetMap contributors
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

The property lines are compiled from information maintained by your local county Assessor's

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, park or other public ways and open space to public or private use as noted.

DATE _____, 2019 _____

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 monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

DATE _____, 2018 _____
REGISTERED SURVEYOR RLS 967

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 shown.

DATE _____, 2019 _____
CITY OR COUNTY HEALTH OFFICER OR
HIS AUTHORIZED REPRESENTATIVE

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 (not required if 4b is applicable).

DATE _____, 2018 _____
LOCAL HEALTH AUTHORITY

CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)

Approval is hereby granted for lots _____, defined as _____, Loudon County, Tennessee, as being suitable for subsurface sewage 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, tilling or alterations of the soil conditions may void this approval.

Environmental Specialist _____ Date _____
Division of Ground Water Protection

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 _____, 2019 _____

Road Engineer/Highway Commission

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE 500 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47105C0167D EFFECTIVE DATE MAY 16 2007.

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 _____, 2019 _____
Secretary, Regional Planning Commission

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 _____, 2019 _____
E-911 Authority

NOTES:

1. 1 LOT CONTAINING A TOTAL OF 13967 SQ. FT.
2. 5' UTILITY AND DRAINAGE EASEMENT INSIDE ALL INTERIOR LOT LINES AND 10' INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES.
3. IF STRUCTURES ARE DESTROYED, REPLACED OR MOVED, THEY WILL HAVE TO MEET THE PHILADELPHIA ZONING REQUIREMENTS.

DEED REFERENCES
TAX MAP 065DC 566 = 302-855
ZONING R-1

BUILDING SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 20'

THOMPSON
WD 0079 0363
TAX MAP 065D C 12

WADDELL
WD 0095 0100
TAX MAP 065D C 4

VINSANT
WD 387 249
TAX MAP 065D C 11

GARTNER
WD 363 265
TAX MAP 065D C 7

OWNERS
JUAN CARLOS & ALMANZA ANGELICA M. PEREZ
3385 POND CREEK ROAD
PHILADELPHIA, TN 37846
865-382-6646



FINAL PLAT OF THE
RESUBDIVISION OF PART OF
LOTS 5 & 7 A. F. CLINTON ADDITION

DIST. 4 LOUDON CO. PHILADELPHIA, TN.
TAX MAP NO. 065D C 005.00 & 006.00
DATE: 11/19/2018
SCALE = 1"=30'

1810019

ITEM D