



Loudon County Planning Department

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

PUBLIC HEARING
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
September 4, 2019
12:30 p.m.

The Loudon Regional Planning Commission will hold a public hearing to receive public comments on amending the Loudon Subdivision Regulations, Article III, Section C.

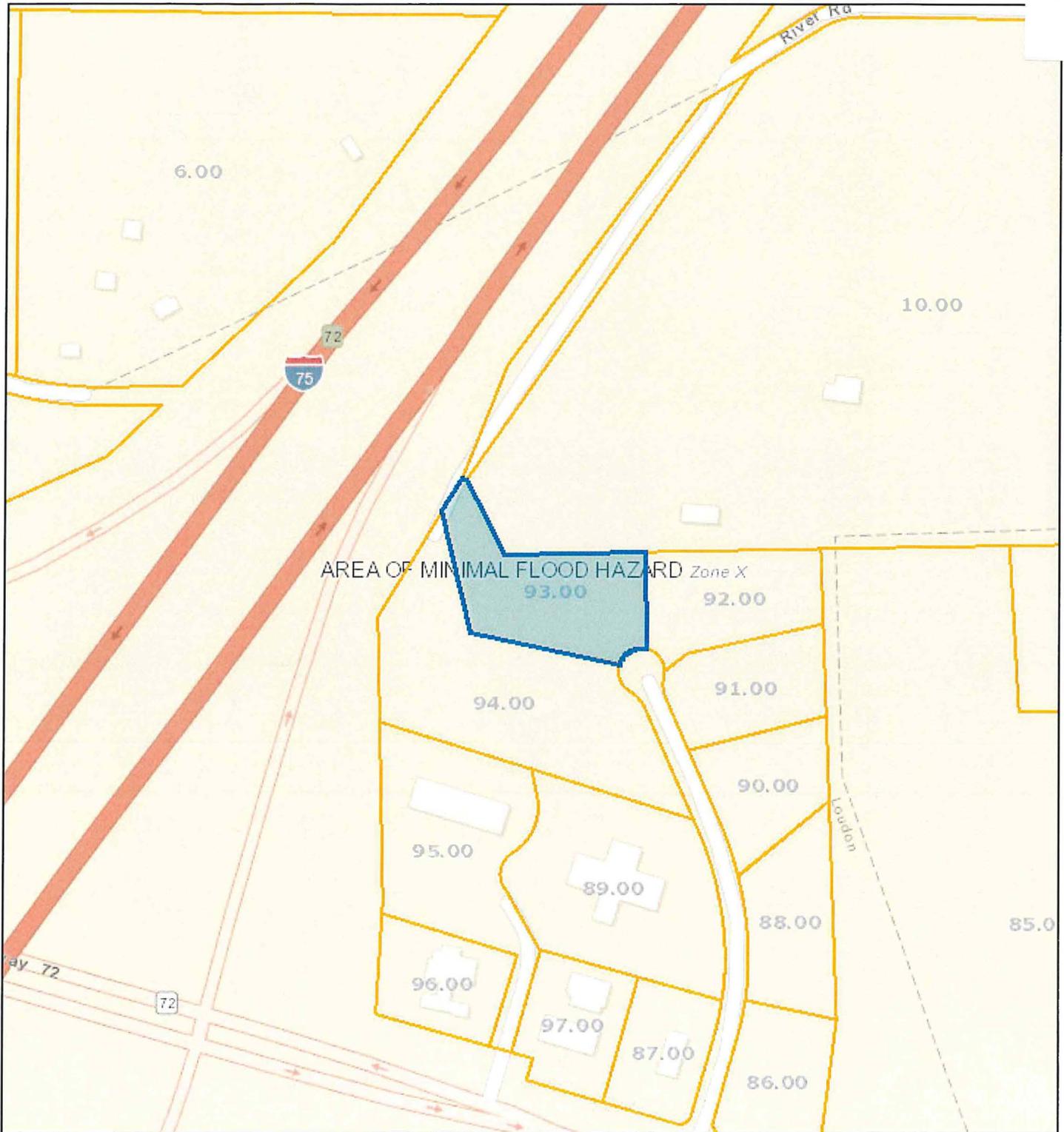
AGENDA
LOUDON REGIONAL PLANNING COMMISSION
2480 Hwy.72 N
.Immediately following the public hearing

1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from August 7, 2019 meeting;
3. Planned Agenda Items;
 - A. Rezoning request from C-2 to R-3, Applicant, Bryan Petett, Owners, Stephen and Joy Littleton, Cedar Park Dr., Tax Map 040 Parcels 090.00-094.00, Approximately 11 acres;
 - B. Subdivision Plat, Applicant, Scott Williams, Property Owner, Walt Dickson, 240 Summer Glenn Ln., Tax Map 047C Group A Parcel 0030, 0031, 0032, 0033, 0033.01, 0033.02, A-1, Agricultural-Forestry District, Approximately 18.4 acres;
 - C. Subdivision Plat with portion of Hill St. alley closure, Applicant H. Wade Lovin, Property Owner, Barbara Greer, 515 Smith Rd., Knoxville, TN., Tax Map 033P Group C, Parcel 003.00, R-1 Low Density Residential, Approximately 2.22 acres;
 - D. Amendment to Loudon Subdivision Regulations, Article III, Section C, City of Loudon only, Resolution number 2019-09-01;
 - E. Review and Discussion of the Zoning Ordinance, Signs;

4. Additional Public Comments;
5. Announcements and/or comments from the Board/Commission;
6. Adjournment;

Loudon County - Parcel: 040 093.00

ITEM A



Date: June 21, 2019
County: Loudon
Owner: LITTLETON STEPHEN G ETUX
Address: CEDAR PARK DR 185
Parcel Number: 040 093.00
Deeded Acreage: 3
Calculated Acreage: 0
Date of Imagery: 2015

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPTS THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC PLACES AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

Date _____ Owner _____

CERTIFICATION OF ELECTRIC UTILITY SERVICE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT IS WITHIN THE SERVICE OF THE FOLLOWING CONDITION(S) AS APPLICABLE:
 1. LOTS _____ ARE SERVED BY EXISTING POWER LINES.
 2. LOTS _____ ARE TO BE SERVED BY NEW POWER LINES AS PER AGREEMENT BETWEEN THE OWNER OF THE SUBDIVISION PROPERTY AND THE UTILITY COMPANY.
 NO PROVISION HAS BEEN MADE FOR THE EXTENSION OF ELECTRIC SERVICE TO LOTS _____, BUT THE RESPONSIBILITY FOR ALL FUTURE LINES EXTENSIONS RESTS WITH THE SUBSEQUENT PROPERTY OWNERS, IN ACCORDANCE WITH THE ESTABLISHED POLICIES OF THIS UTILITY COMPANY.
 IN ANY OF THE ABOVE INSTANCES, EXTENSION OF SERVICE CONNECTION IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, IN ACCORDANCE WITH THE ESTABLISHED POLICIES OF THIS UTILITY COMPANY.

Date _____ ELECTRIC COMPANY REPRESENTATIVE _____

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. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:110,000 AS SHOWN HEREON.

Date _____ Registered Surveyor _____ Registration # _____

OWNER: WALT DICKSON
 9052 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37923
 865-690-6681

CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)

APPROVAL IS HEREBY GRANTED FOR LOTS DEFINED AS _____, LOUDON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED SPECIFICATIONS. THIS APPROVAL IS VALID 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 _____ ENVIRONMENTAL SPECIALIST (DOOCP) _____
 FOR ALL DIVISION OF GROUND WATER PROTECTION RESTRICTIONS, SEE PREVIOUSLY RECORDED PLAT: PLAT BOOK 0259 PLAT PAGE 262.

NOTES:

- THE PURPOSE OF THIS PLAT IS TO ADJUST 6 EXISTING LOT LINES AND ADD DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE MAGNETIC EXCEPT TIE DOWN TO LCCGIS, SEE NORTH ARROW FOR CONVERSION ANGLE.
- THIS PROPERTY IS IN A-1 AGRICULTURAL-FORESTRY DISTRICT.
- PLAT REFERENCE: PLAT BK. G PG. 259-262. PLAT BK. J PG. 283 & DB. 294 PG. 157
- UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND OF 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS TO BE CENTERED ABOUT UTILITY AS INSTALLED.
- TOTAL LOTS AND AREA THIS PLAT: 6 LOTS AND 183.661 TOTAL ACRES.
- BUILDING SETBACKS: FRONT - 50', SIDE: 20' PLUS 5' FOR EACH ADDITIONAL STORY, REAR - 35'
- ALL LOTS ARE SUBJECT TO HEALTH DEPARTMENT APPROVAL OF DRAIN FIELD.
- ALL LOTS TO HAVE ACCESS TO THE INTERNAL SUBDIVISION STREET ONLY.
- IRON PINS AT ALL CORNERS.
- E-911 HOUSE NUMBERS IN BOX ON EACH LOT.
- STORMWATER DETENTION STRUCTURES SHALL NOT BE DISTURBED OR ALTERED EXCEPT WITH THE APPROVAL OF THE LOUDON REGIONAL PLANNING COMMISSION.
- THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR JAMES RIDGE SUBDIVISION ARE PART OF THE APPROVAL FOR THIS DEVELOPMENT AND ARE RECORDED AT THE LOUDON COUNTY REGISTER OF DEEDS OFFICE, BOOK _____, PAGE _____.
- THIS PROPERTY IS NOT LOCATED IN A FLOODPLAIN (ZONE X) PER FEMA COMMUNITY NUMBER 47105C01750. EFFECTIVE DATE MAY 16, 2007
- THE EASEMENT NOTED IN DEED BOOK 193 PAGE 79 DOES NOT AFFECT THIS PROPERTY OR ANY LOT IN JAMES RIDGE S/D.

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

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

Date _____ Utility System Manager _____

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 APPROVED AND THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THE E-911 SYSTEM.

Date _____ Secretary, Regional Planning Commission _____

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 _____ ROAD ENGINEER/HIGHWAY COMMISSION _____

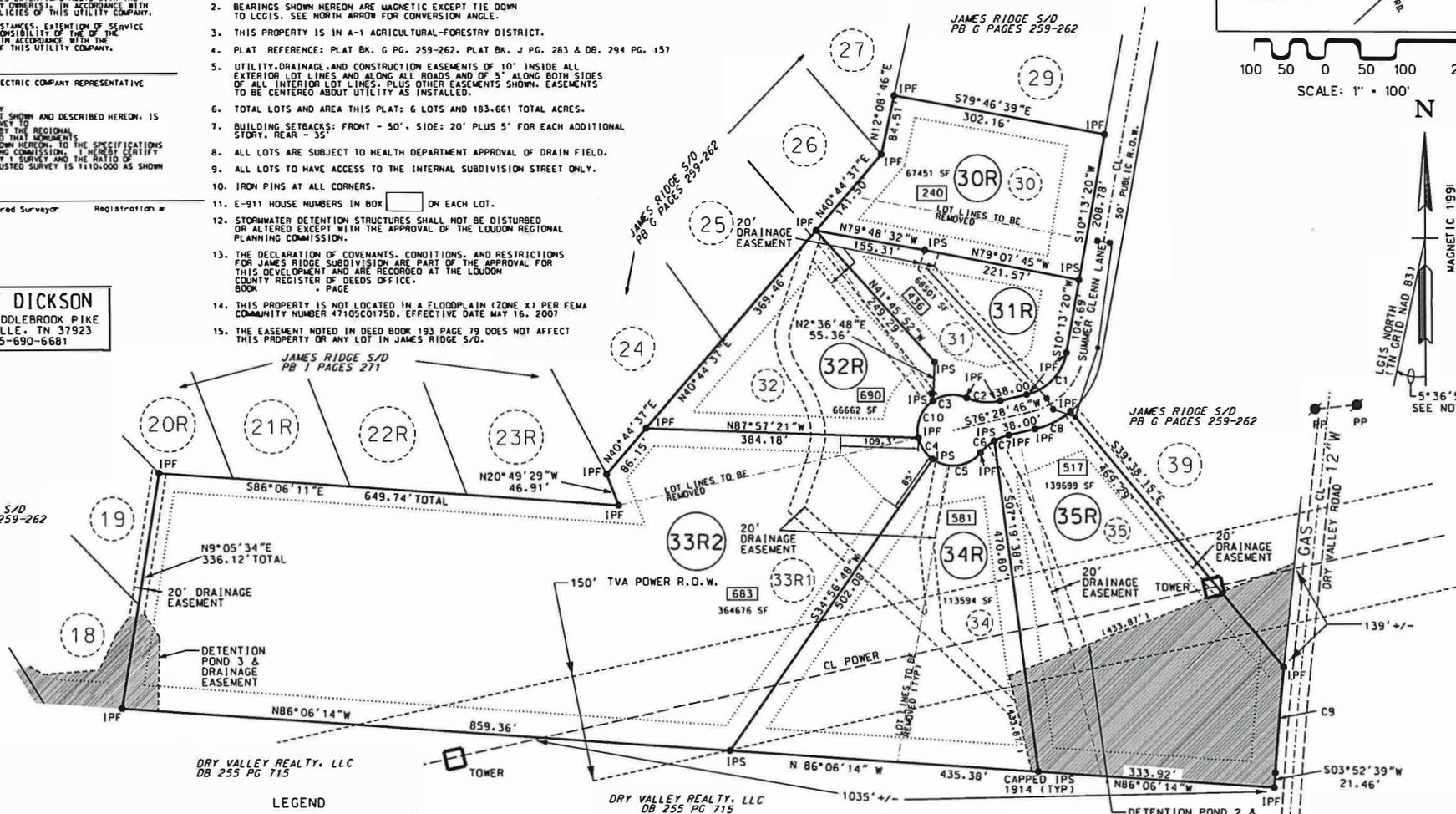
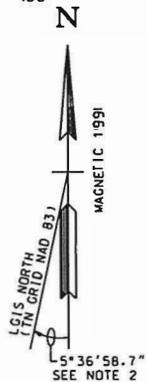
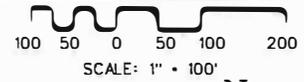
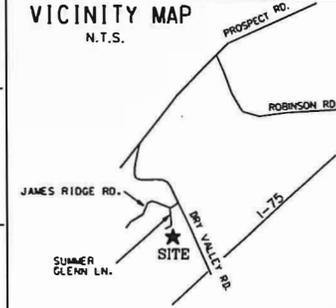
CERTIFICATION OF STREET NAMES AND ADDRESSES

I CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT, (2) THE NAMES OF ANY NEW ROADS, 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 COMPLIANCE WITH THE E-911 SYSTEM.

Date _____ E-911 AUTHORITY _____

VICINITY MAP

N.T.S.



- LEGEND**
- IPF • 5/8" IRON PIN FOUND
 - IPS • 5/8" IRON PIN SET
 - SETBACK
 - EASEMENT
 - BOUNDARY LINES
 - FIRE HYDRANT
 - CATCH BASIN
 - 1161 E-911 HOUSE NUMBER
 - 20 OLD LOT NUMBER
 - 20R NEW LOT NUMBER
 - LOT LINES TO BE REMOVED PER THIS PLAT

CURVE TABLE

No.	Tangent	Arc	Radius	Chord	Chord Bearing
CC1	48.00	88.79	75.00	48.11	S 81°21'03.00" W
CC2	25.00	46.78	50.00	25.12	S 81°21'03.00" W
CC3	21.42	50.16	50.00	21.53	S 81°21'03.00" W
CC4	13.06	25.87	25.00	13.17	S 81°21'03.00" W
CC5	46.09	74.47	50.00	46.20	S 81°21'03.00" W
CC6	11.28	22.39	25.00	11.39	S 81°21'03.00" W
CC7	29.00	53.86	50.00	29.11	S 81°21'03.00" W
CC8	34.01	50.01	60.00	34.12	S 81°21'03.00" W
C10	34.09	59.84	50.00	34.20	S 81°21'03.00" W

RESUBDIVISION OF LOTS 30-32, 33R1 AND 34-35; JAMES RIDGE SUBDIVISION
 JAMES RIDGE ROAD & SUMMER GLENN LANE
 LOUDON CO, TENNESSEE 37774
 CLT MAP 047 C A PARCELS 030.00 - 033.00, & 033.01 - 033.02
 DISTRICT 1, LOUDON CO.
 DATE: AUGUST 6, 2019

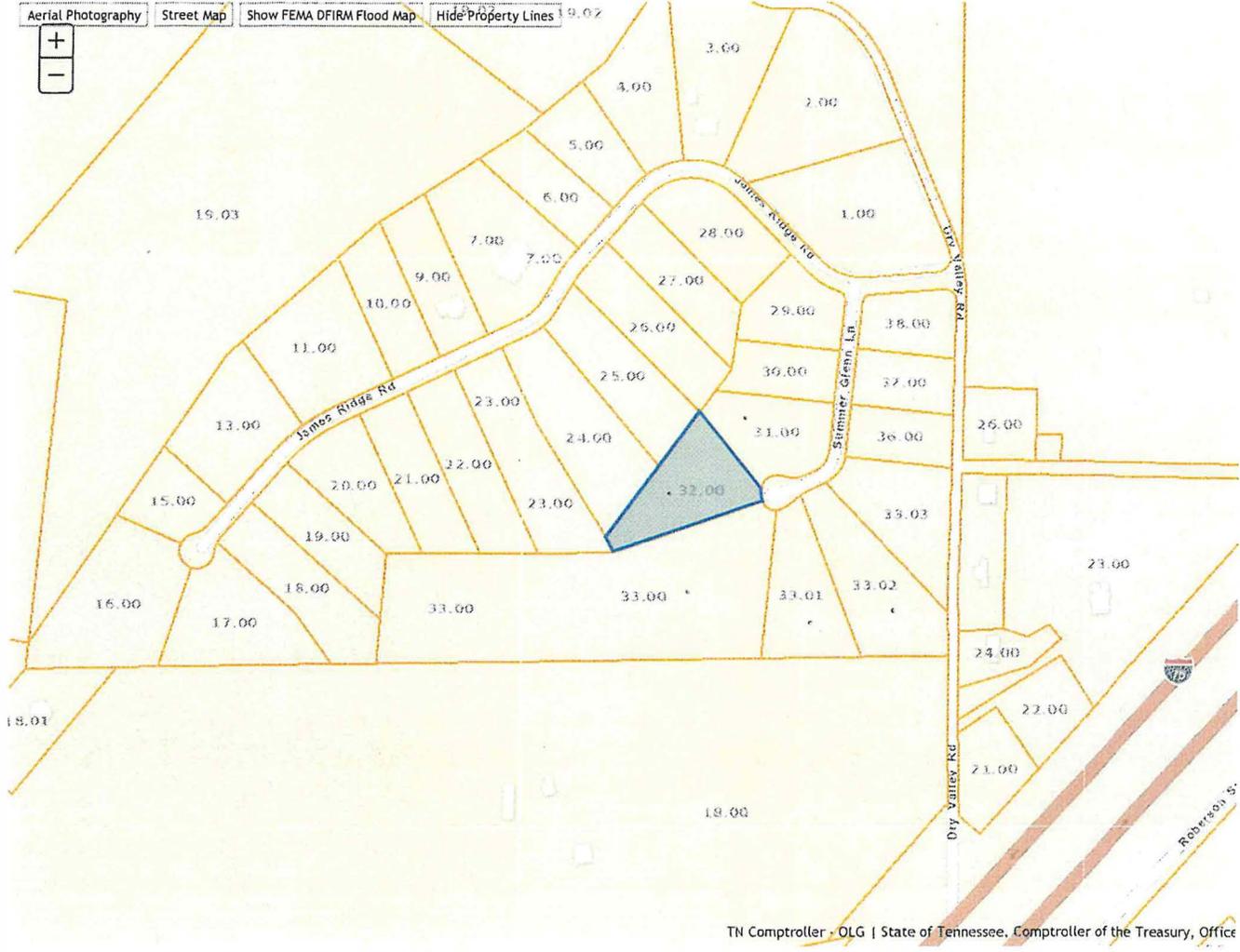
Scott Williams and Associates
 4530 ANNALEE WAY
 KNOXVILLE, TENNESSEE 37921
 PHONE: (865) 692-9809
 FAX: (865) 692-9809
 E-MAIL: wscottwill@comcast.net

CONS. CIVIL EN. LAND S. JOB 1

ITEM B

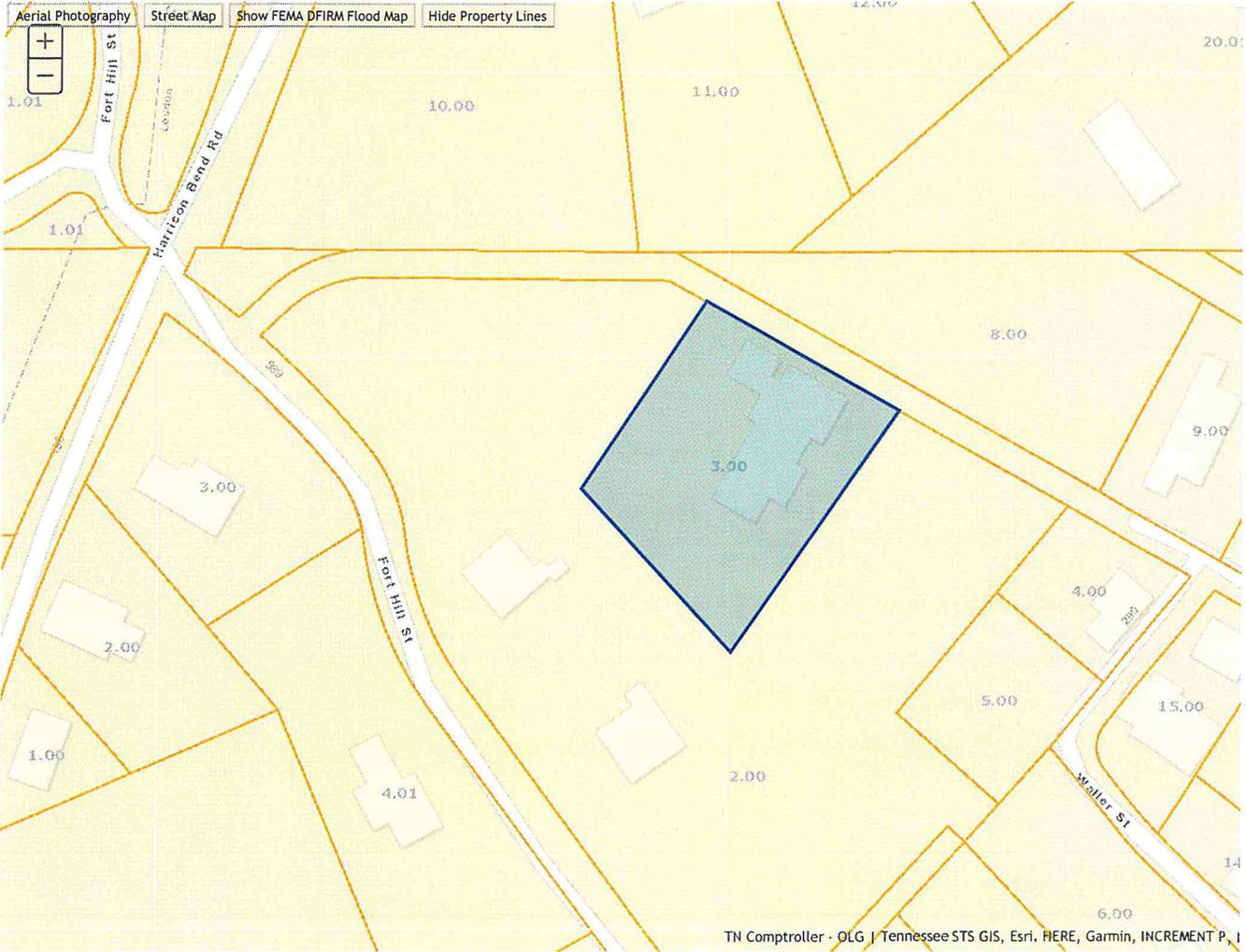


Tennessee Property View





Tennessee Property Viewer





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AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
2480 Hwy.72 N.
WEDNESDAY, SEPTEMBER 4, 2019
Immediately following the Planning Commission meeting

The regularly scheduled meeting of the Loudon City Board of Zoning Appeals Commission is canceled.