



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.

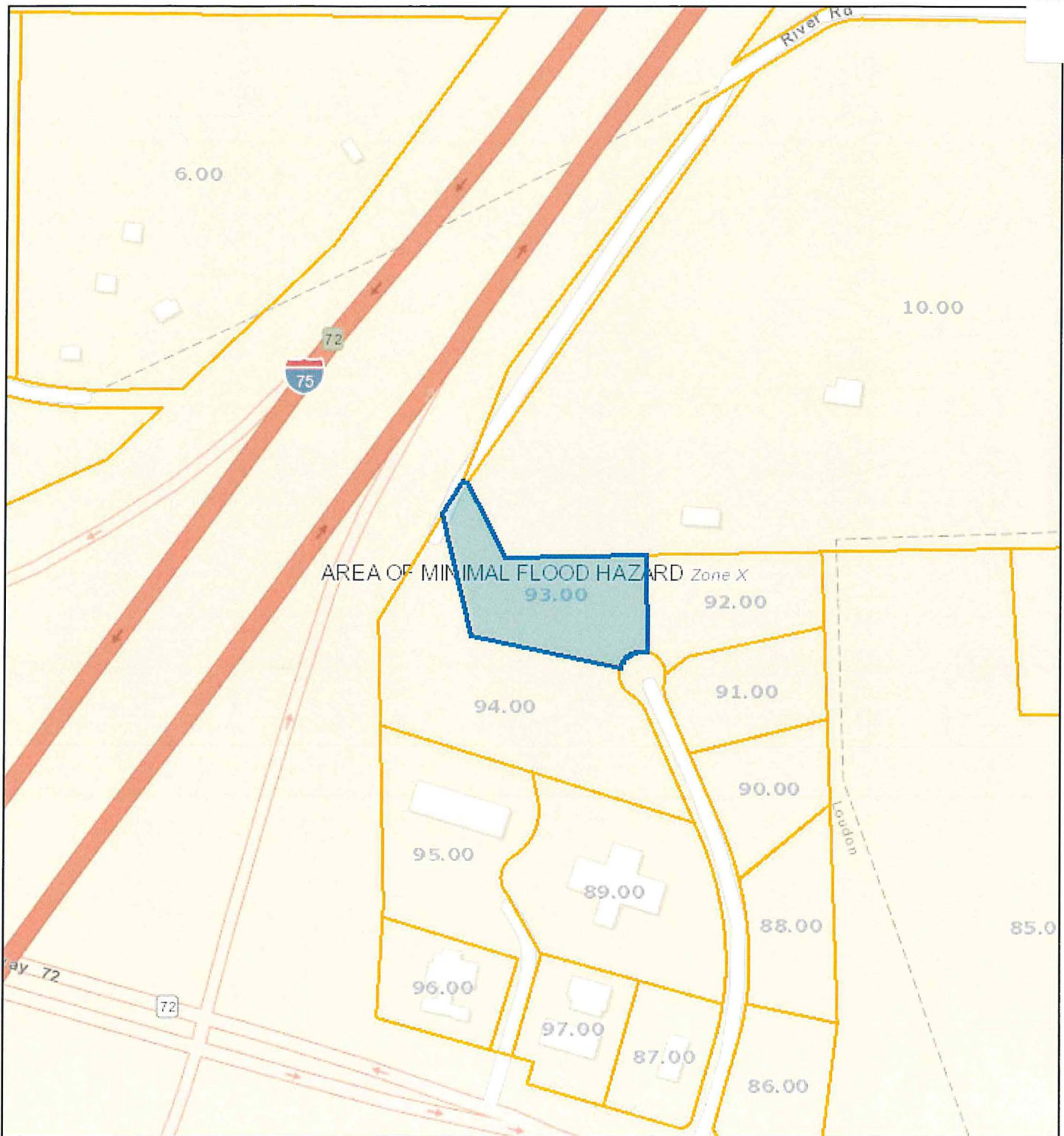
AGENDA
LOUDON REGIONAL PLANNING COMMISSION
2480 Hwy.72 N
.Immediately following the public hearing

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

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 ADOPTS 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 _____

CERTIFICATION OF ELECTRIC UTILITY SERVICE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT IS WITHIN THE SERVICE OF THE FOLLOWING CONDITION(S) APPLY (CHECK AS APPLICABLE):
 - LOTS ARE SERVED BY EXISTING POWER LINES.
 - LOTS ARE SERVED BY NEW POWER LINES AS PER AGREEMENT BETWEEN THE OWNER OF THE SUBDIVISION PROPERTY(SUBDIVISION) AND THE UTILITY.
 - NO PROVISION HAS BEEN MADE FOR THE EXTENSION OF ELECTRIC SERVICE TO LOTS.
 - THE UTILITY COMPANY HAS AGREED TO EXTEND ITS SERVICE TO ALL FUTURE LOTS 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. 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 "LOT" IN LOUDON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE DISPOSAL (SSD) WITH THE LISTED OR ATTACHED RESTRICTIONS. NO 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 (DOCP) _____
 FOR ALL DIVISION OF GROUND WATER PROTECTION RESTRICTIONS SEE PREVIOUSLY RECORDED PLAT 1 PLAT BOOK C259 PLAT PAGE 262.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ADJUST 6 EXISTING LOT LINES AND ADD DRAINAGE EASEMENTS.
2. BEARINGS SHOWN HEREON ARE MAGNETIC EXCEPT TIE DOWN TO LCGIS. SEE NORTH ARROW FOR CONVERSION ANGLE.
3. THIS PROPERTY IS IN A-1 AGRICULTURAL-FORESTRY DISTRICT.
4. PLAT REFERENCE: PLAT BK. G PG. 259-262. PLAT BK. J PG. 283 & DB. 294 PG. 157
5. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXISTING LOT LINES AND ALONG ALL ROADS AND OF 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN. EASEMENTS TO BE CENTERED ABOUT UTILITY AS INSTALLED.
6. TOTAL LOTS AND AREA THIS PLAT: 6 LOTS AND 183.661 TOTAL ACRES.
7. BUILDING SETBACKS: FRONT - 50', SIDE: 20' PLUS 5' FOR EACH ADDITIONAL STORY. REAR - 35'
8. ALL LOTS ARE SUBJECT TO HEALTH DEPARTMENT APPROVAL OF DRAIN FIELD.
9. ALL LOTS TO HAVE ACCESS TO THE INTERNAL SUBDIVISION STREET ONLY.
10. IRON PINS AT ALL CORNERS.
11. E-911 HOUSE NUMBERS IN BOX 1161 ON EACH LOT.
12. STORMWATER DETENTION STRUCTURES SHALL NOT BE DISTURBED OR ALTERED EXCEPT WITH THE APPROVAL OF THE LOUDON REGIONAL PLANNING COMMISSION.
13. 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 _____
14. THIS PROPERTY IS NOT LOCATED IN A FLOODPLAIN (ZONE X) PER FEMA COMMUNITY NUMBER 47105001750. EFFECTIVE DATE MAY 16, 2007
15. 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 RECORDING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, PROPOSED OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

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 _____

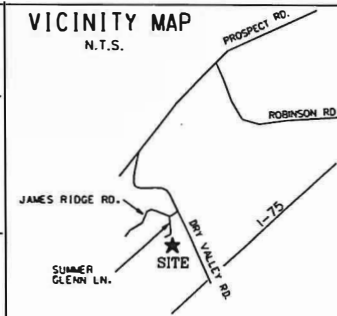
CERTIFICATION OF STREET NAMES AND ADDRESSES

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 CONFORMANCE WITH THE E-911 SYSTEM.

Date _____ E-911 AUTHORITY _____

VICINITY MAP

N.T.S.

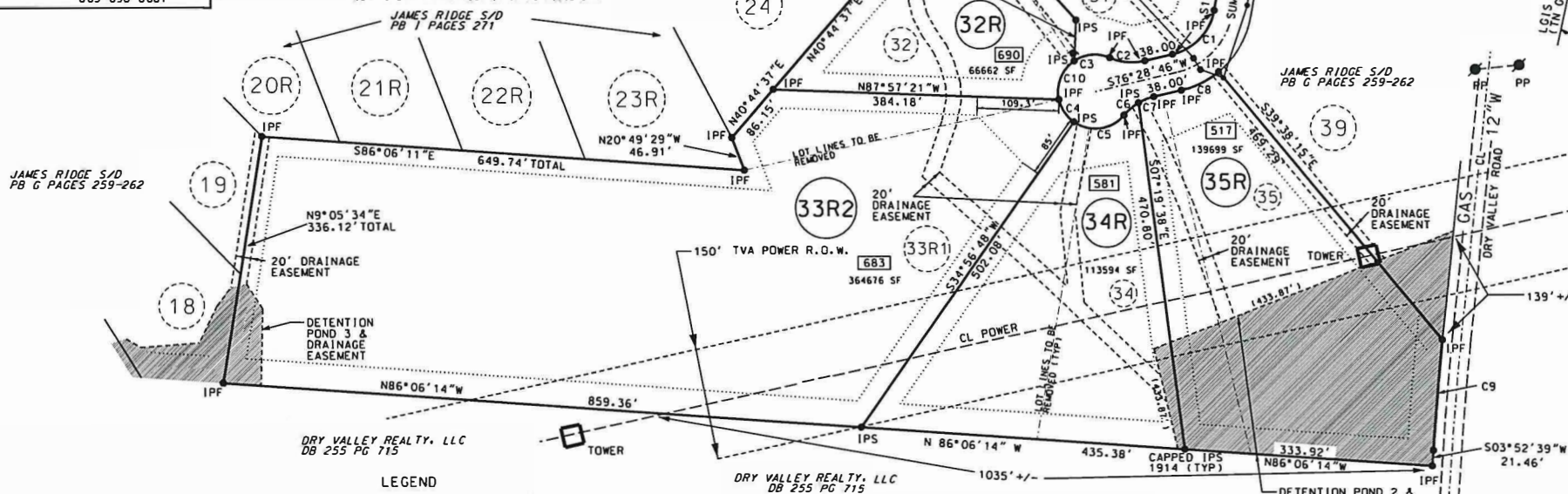


100 50 0 50 100 200
 SCALE: 1" = 100'

N

MAGNETIC 1991

5°36'58.7" SEE NOTE 2



LEGEND

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

CURVE TABLE

| No. | Tangent | Arc | Radius | Chord | Chord Bearing |
|-----|---------|-------|---------|-------|-----------------|
| CC1 | 48.95 | 88.79 | 75.00 | 81.29 | S 41° 20' 00" W |
| CC2 | 21.42 | 50.16 | 50.00 | 44.08 | S 16° 08' 00" W |
| CC3 | 46.09 | 74.47 | 50.00 | 57.28 | S 16° 08' 00" W |
| CC4 | 13.06 | 22.39 | 75.00 | 23.31 | S 61° 24' 16" W |
| CC5 | 25.01 | 50.00 | 4025.00 | 50.00 | S 04° 24' 16" W |
| C10 | 34.09 | 59.84 | 50.00 | 56.33 | S 21° 35' 10" 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

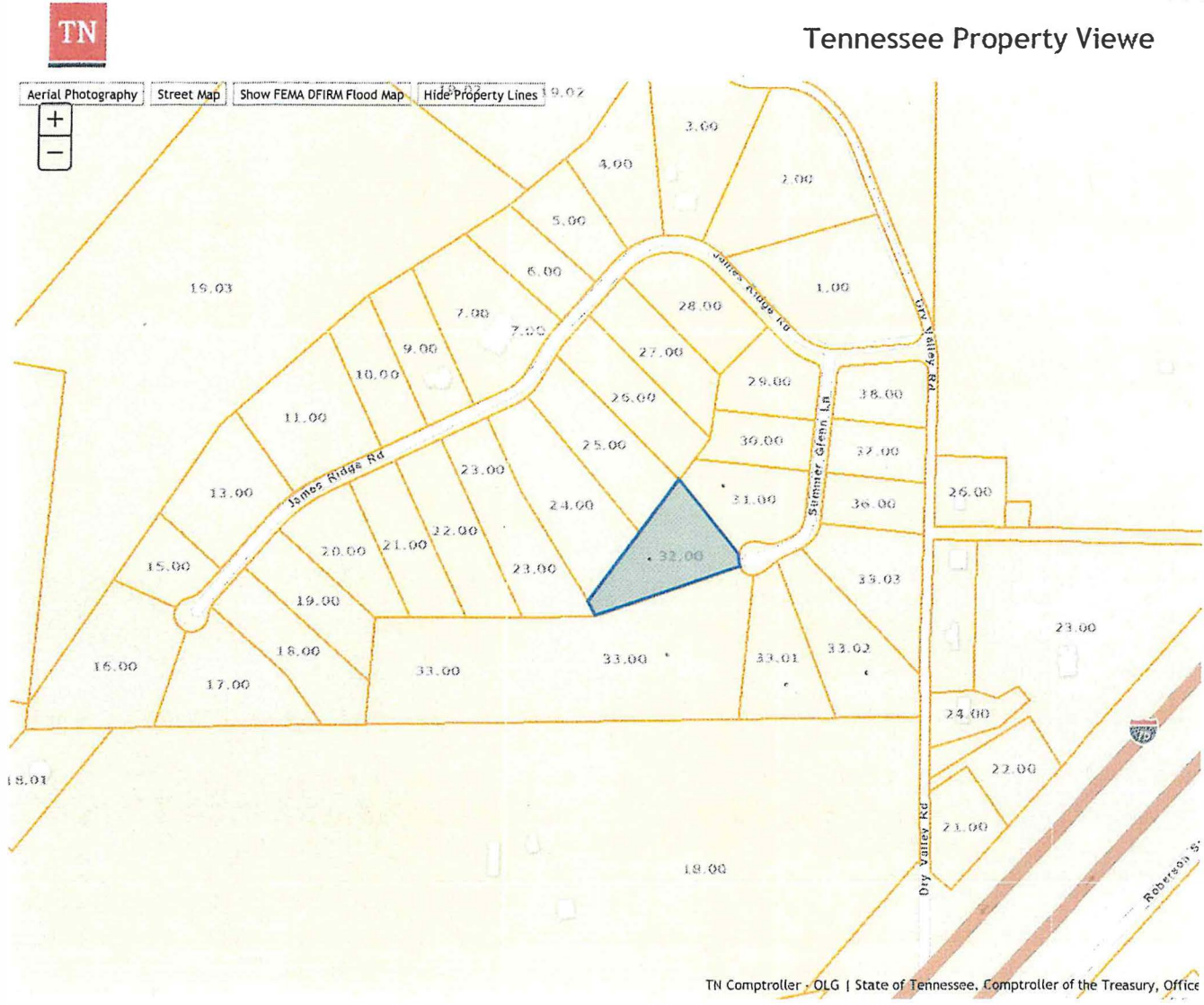
Scott Williams
 and Associates

4530 ANNALEE WAY
 KNOXVILLE, TENNESSEE 37921
 PHONE: (865) 692-9809
 FAX: (865) 692-9809
 E-MAIL: wscottwilliams@comcast.net

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 LAND S
 JOB 1

ITEM B

Tennessee Property View



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.

CITY OF COUNTY HEALTH OFFICER DATE
OR 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 NOTE.

LOCAL HEALTH AUTHORITY DATE

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.

ROAD ENGINEER/HIGHWAY COMMISSION DATE

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THE 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.

E-911 AUTHORITY DATE

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.

SECRETARY, REGIONAL PLANNING COMMISSION DATE

CERTIFICATE 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 USES AS NOTED.

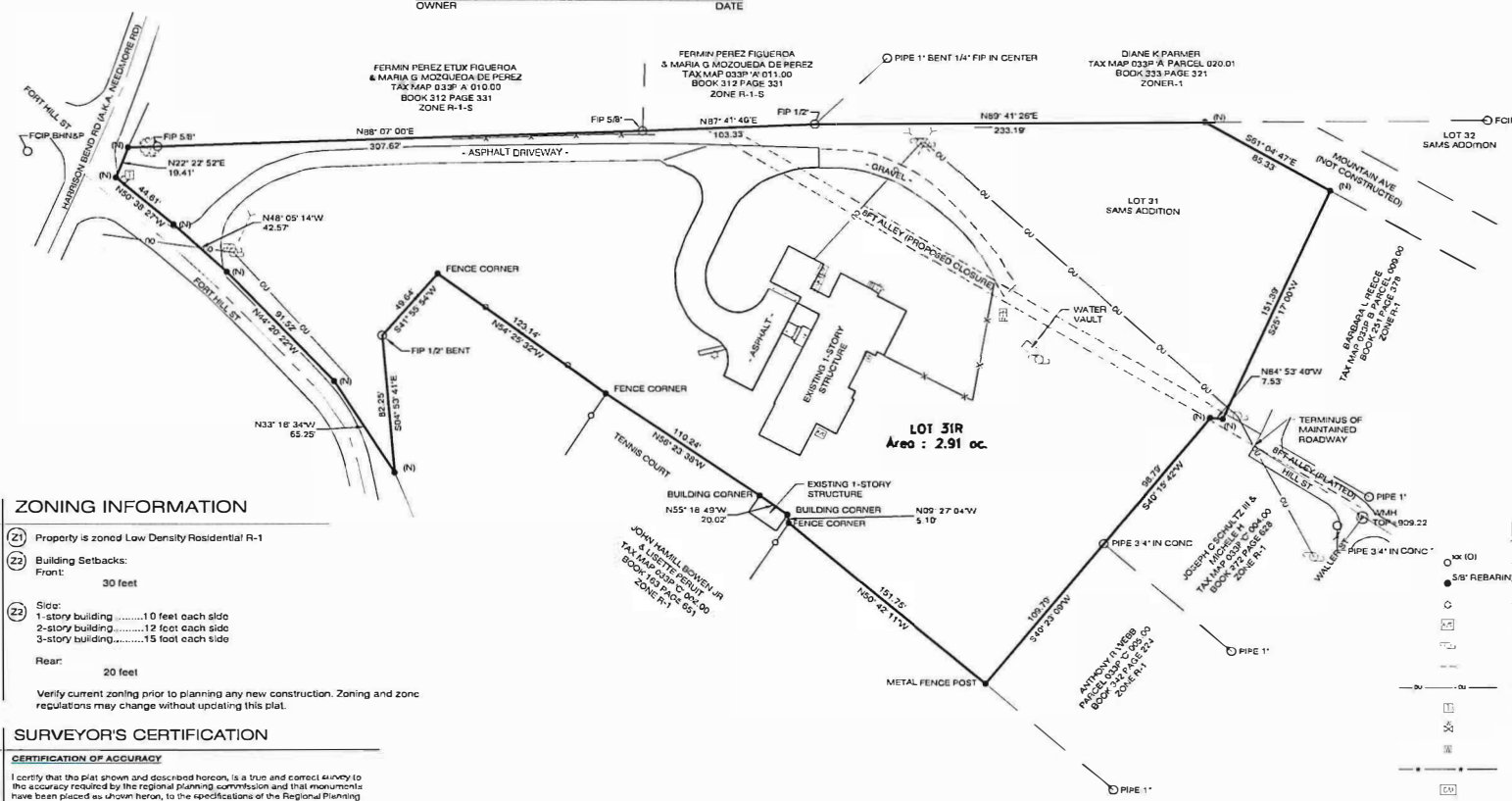
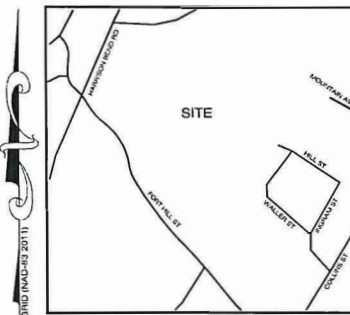
OWNER DATE

GENERAL NOTES

- Verify exact size, depth and location of all underground utilities prior to construction.
- Property subject to all applicable easements, setback and restrictions of record.
- Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- This survey plat does not warrant title.
- Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD88. Distances have not been reduced to grid.
- By graphic plotting, this property lies in Zone X on FEMA Panel #47105C0177D, which bears an effective date of 05/18/2007, and is not in a special flood hazard area.
- A standard utility and drainage easement of 10' is required inside all exterior lot line and, 5' each side of interior lot lines.

TITLE USED

Deed Ref(s): Book 185 Page 675
Plat Ref(s): Deed Book 33 Page 458
Survey by Richard Everett dated 4-1-87



ZONING INFORMATION

- Property is zoned Low Density Residential R-1
 - Building Setbacks:
Front: 30 feet
 - Side:
1-story building.....10 feet each side
2-story building.....12 feet each side
3-story building.....15 feet each side
 - Rear: 20 feet
- Verify current zoning prior to planning any new construction. Zoning and zone regulations may change without updating this plat.

SURVEYOR'S CERTIFICATION

CERTIFICATION 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 further certify that this is a Category 1 survey and the ratio of precision of the undistorted survey is 1 : 10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

John S. Patterson, TN PLS #1829 Date

PRELIMINARY
NOT FOR CONSTRUCTION,
RECORD PURPOSES, OR
IMPLEMENTATION

legend

- monument (old)
- monument (new)
- light pole
- air conditioner unit
- utility pole
- guy wire
- overhead utility line
- telephone pedestal
- water valve
- water meter
- water line
- gas meter
- water manhole
- sign
- tree
- chainlink fence
- barbed wire fence
- concrete

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
Barbara C Greer
580 Fort Hill Street
Loudon, TN

SEAL



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GREER PROPERTY

580 FORT HILL STREET
LOUDON, TENNESSEE

FINAL PLAT OF:

Loudon County, TN
City of Loudon, TN
Civil District: 1

Tax Parcel Id: Map 033P Parcel 003.00
Map 033P Parcel 008.00

Drew Chief: BJP
Drawn By: S. Carothers
App'd By: J. Patterson

Field date: 8-14-19
Drawing date: 8-19-19

Last Revision:

Scale: 1" = 50'

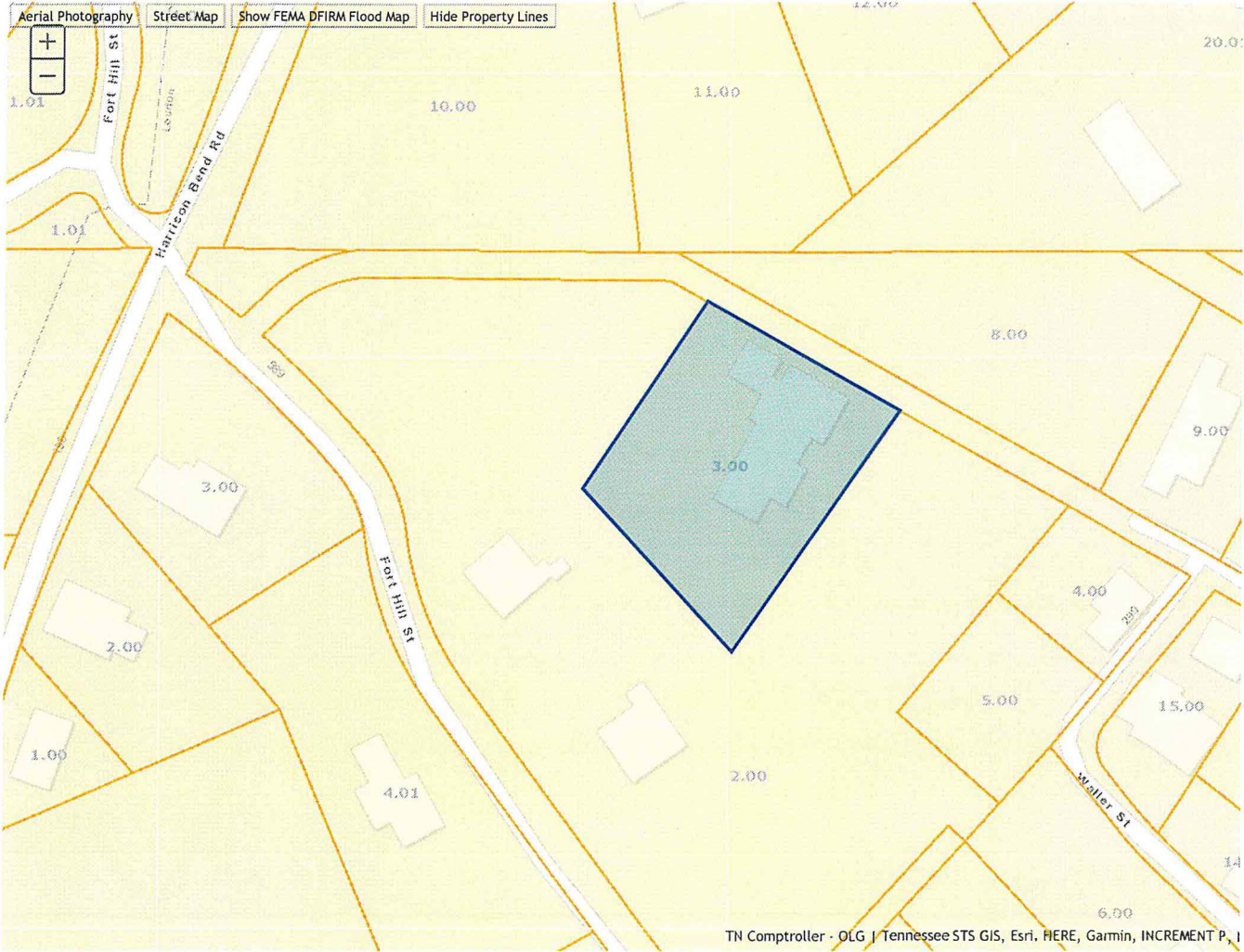
Job No: 190706

SHEET NO.:

ITEM C



Tennessee Property Viewer





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 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.

Serving Loudon County

Loudon • Greenback • Philadelphia