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
2480 Hwy. 72 N.
WEDNESDAY, JANUARY 8, 2019 20
12:30 P.M.

1. Call to Order;

2. Pledge of Allegiance and Roll Call;

3. Approval of Minutes from the December 4, 2019 meeting;

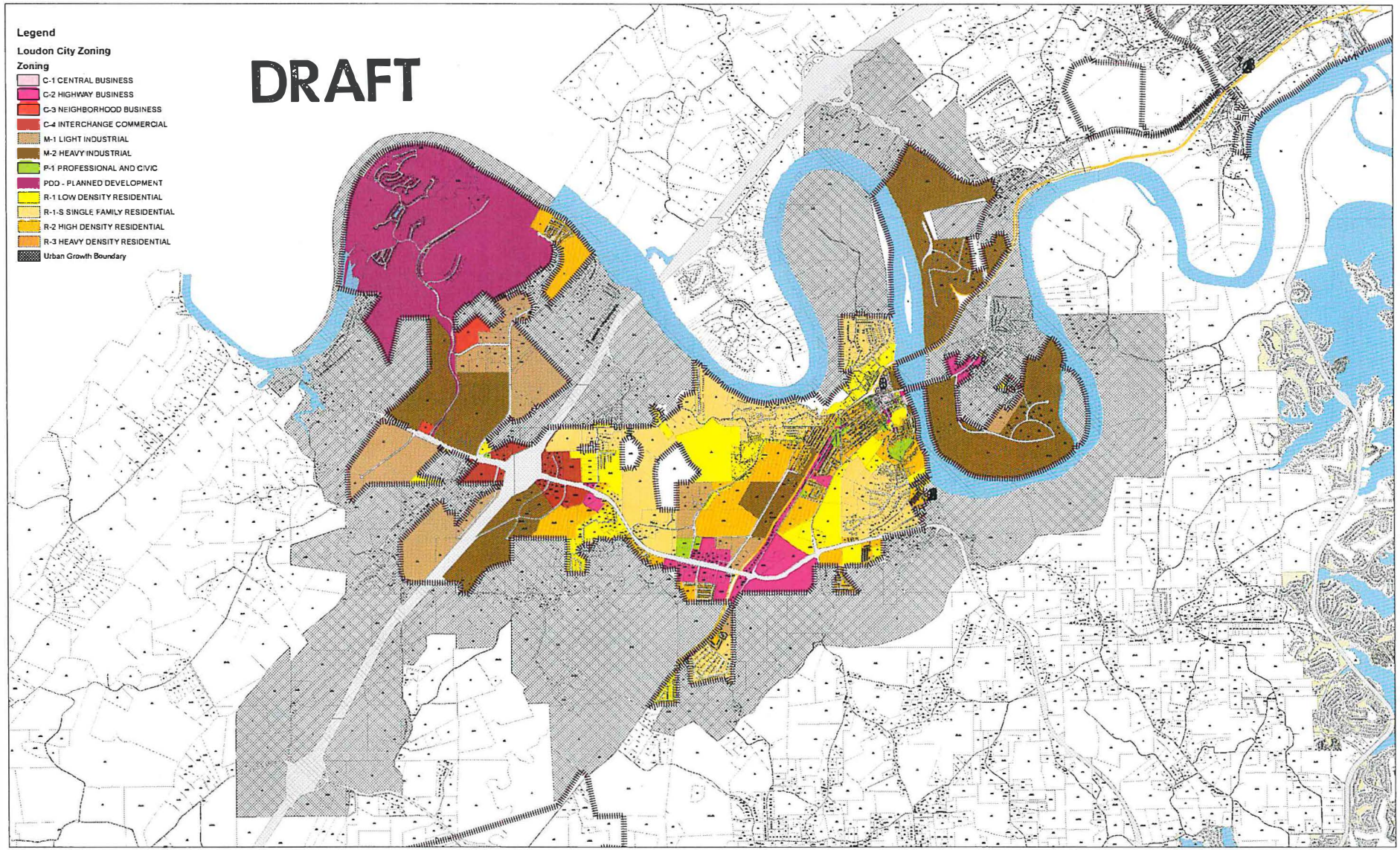
4. New Business;

   A. Review City of Loudon Zoning Map (Large copy will be available at the meeting).

3. Additional Public Comments

4. Announcements and/or Comments from the Board/Commission

5. Adjournment



Tennessee State Plane
FIPS 4100 (US Survey Feet)
NAD83, CONUS
DOI: 11 DEC 2019
PREPARED BY CTC

N

City of Loudon Zoning Map

0 0.5 1 2 Miles

DISCLAIMER: This map was constructed from information recorded in the office of the register of deeds and the planning department. Locations are approximate and cannot be used to establish legal ownership.

Loudon County Geographical Information System

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AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, JANUARY 8, 20~~19~~20
Immediately following the Planning Commission meeting

1. Call to Order

2. Roll Call, December 4, 2019 meeting minutes

3. Planned Agenda Items;

   A. Special Exception Request for Alcohol and Drug Treatment Facility, Applicant, Bob Stubblefield, COO for 4M Health Systems, Inc., Property Owner, Sarju, LLC., 110 River Rd. West, Tax Map 039, Parcel 043.00, P-1, Professional and Civic District, Approximately 1.47 acres;

   B. Variance Request to reduce side setback, Applicant, Wendy Carney, Owner, Gregory H. Carney, 650 Buckhorn Way, Tax Map 031C, Group B, Parcel 075.00, PDD, Planned Development District, Approximately .053 acres.

4. Additional public comments

5. Announcements and/or comments from Board/Commission

6. Adjournment

ITEM A

November 19, 2019

TO: Loudon County Board of Zoning Appeals

FROM: 4M Healthsystems, Inc Bob Stubblefield COO

RE: 110 River Road West, Loudon, TN formerly operated as Prestige Assisted Living

Request for Special Exception/Use Upon Review

We are requesting special exception/ Use upon review for the above described property.

It was most recently been used as an Assisted Living Facility and is now vacant and is listed for sale. Our agency, 4M Healthsystem, Inc is seeking to purchase the property to operate a substance abuse treatment program for adults at the facility.

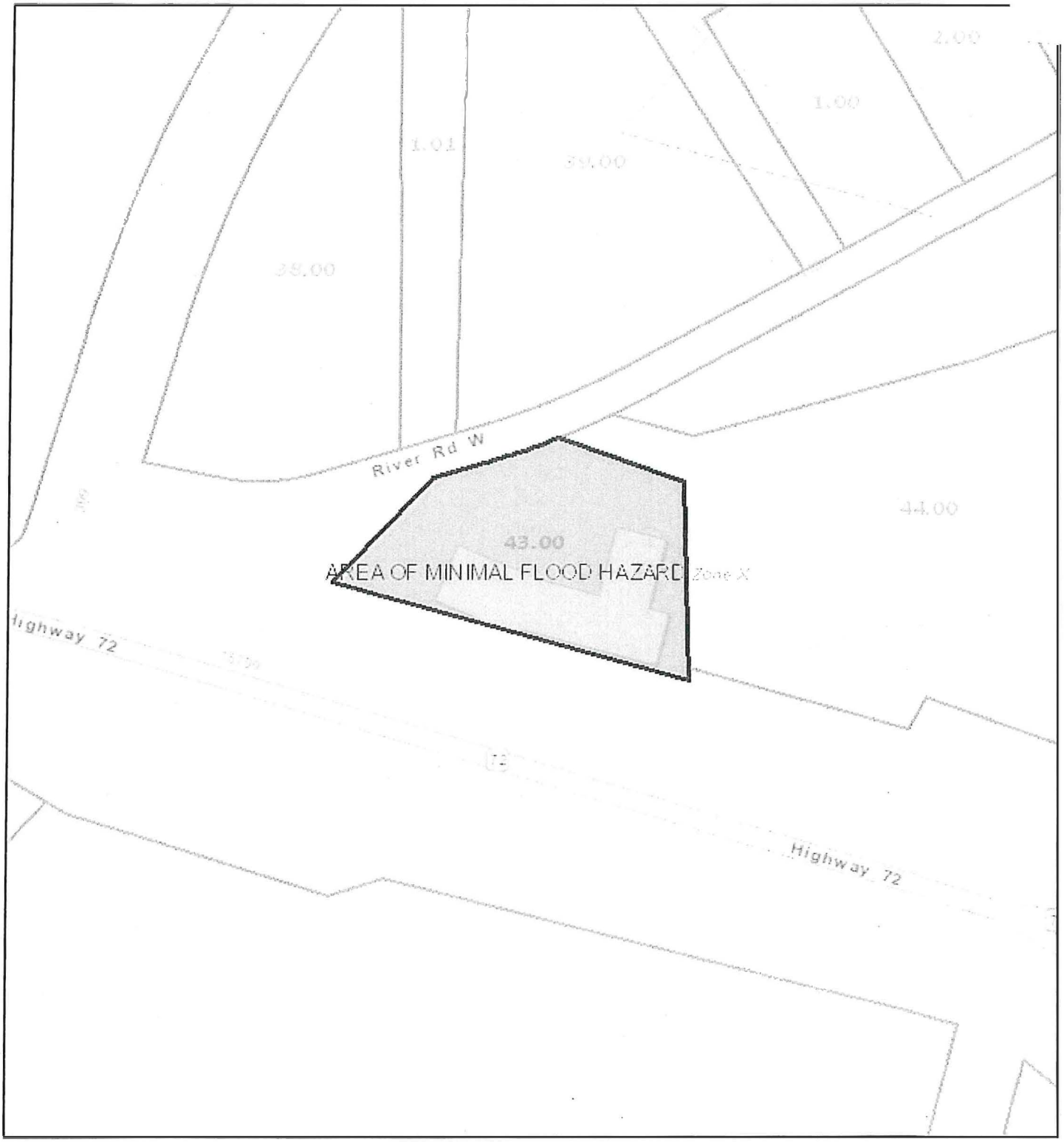
With opioid epidemic at its worse, more treatment facilities are desperately needed, especially East Tennessee. This property is ideal to house such a program.
The following details the operation:

- Adult Only patients.
  - No sex offenders
  - No violent offenders
  - No one immediately released from prison
  - 27/7 Nursing staff and other support and counseling staff
  - Has physician medical director
  - Will treat and detox expectant mothers
  - Male/female but segregated on different wings of facility
  - Patients will not be allowed to have personal vehicles
  - TennCare, Insurance, Self Pay. For each 10 paying patients at any given time, one indigent/scholarship for local person in need will be provided.
- Will be licensed by the Tennessee Department of Mental Health and Substance Abuse Services
- The principals of 4M Healthsystem each have greater than 30 years' experience either owning, operating, or managing substance abuse treatment programs at inpatient and outpatient levels.
- Will be hiring local RN/LPN nursing staff and support staff
- Purchasing food service locally.

References concerning our operation concerning other similar facilities can be furnished.

Loudon County - Parcel: 039 043.00

ITEM



Date: November 19, 2019
County: Loudon
Owner: SARJU LLC
Address: RIVER ROAD WEST 110
Parcel Number: 039 043.00
Deeded Acreage: 1.47
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

Unfortunately, I will not be able to attend the planning commission meeting on January 8, 2020 as I will be on business travel in Washington, D.C. and am unable to change those plans. My wife, Wendy G. Carney & Builder, Bill Biles will be in attendance in my absence and can speak for me.

The original house plan called for an open patio on the back. However, we require a roof on the back patio for safety concerns and material damage concerns. Leaving the area as an open patio with no roof presents a safety hazard – and a potential financial liability to me as the homeowner if someone was to be struck and injured or even possibly killed by an errant golf ball. This would leave us open to potential lawsuits.

- Leaving the back patio uncovered presents a safety hazard to anyone sitting on the patio as the homesite is situated just beyond the back of the 15th green at TN National. Even though we plan to plant trees to create a barrier, any long errant shots by golfers would run the real risk of hitting anyone on the patio as the shots come in at a high arc in most cases.

- We intentionally situated the home on the parcel so that it reduces the likelihood of being struck but we recognize the fact that the home will be struck at some point. The greatest danger would be to anyone on an uncovered patio.

Common areas on both sides of the plat and the 15th green and fairway in the back ensure privacy

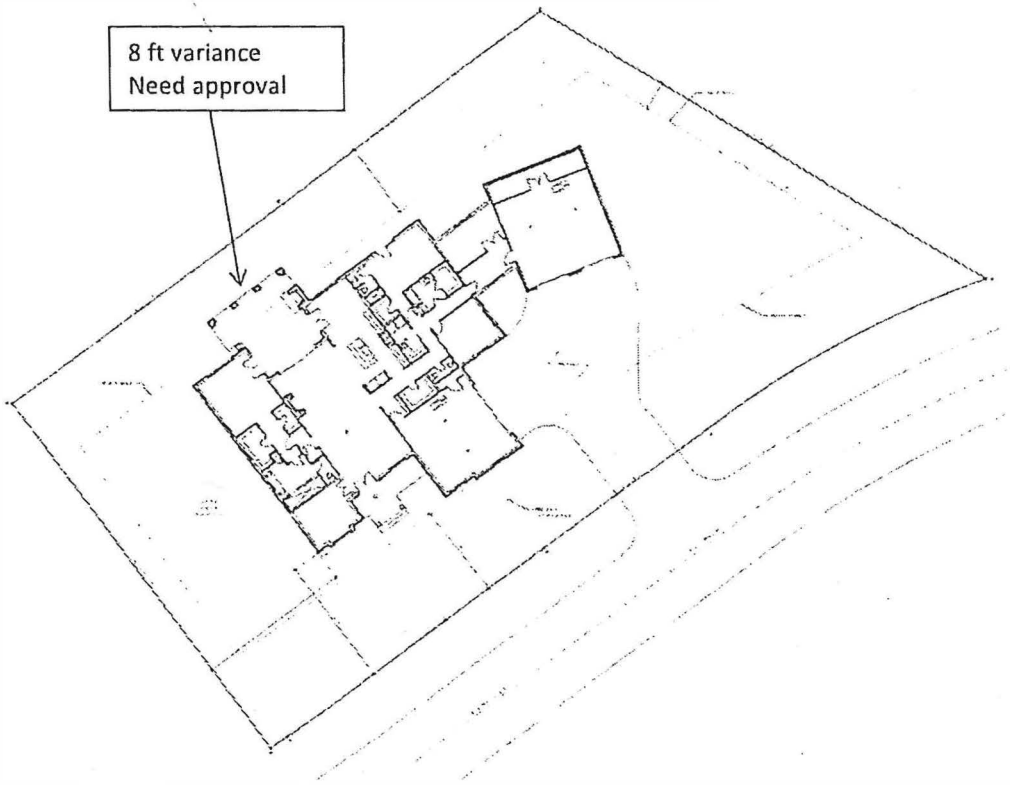
I want to thank you all for your time & consideration.

Gregory H. Carney

Approved.
[illegible]
Manager and President of Tennessee National, LLC

Johnson Architecture

8 ft variance
Need approval



SITE PLAN

NOTE:
CONTRACTOR SHALL COORDINATE ALL REVISED PLANS WITH ORIGINAL DESIGN PLANS PREPARED BY JOHNSON DESIGN GROUP, LLC

PLANS & ELEVATION MODIFICATIONS TO WEBER DESIGN GROUP, LLC
PLAN MODEL INDEX 3.0K
COPYRIGHT 2014 JOHNSON DESIGN GROUP, LLC

NON-TRADITIONAL CURVE

A New Residence for
GREG & WENDY GRACE CARNEY
650 Bur Oak Way
Loudon, Tennessee

1.0

ITEM B

Loudon County - Parcel: 031C B 075.00

ITEM E

Date: December 18, 2019
County: Loudon
Owner: CARNEY GREGORY H TRUSTEE
Address: BUCKHORN WAY 650
Parcel Number: 031C B 075.00
Deeded Acreage: 0.53
Calculated Acreage: 0.53
Date of Imagery: 2015

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

1. THIS IS A COMPOSITE PLAT PRODUCED FOR PRELIMINARY AND PLANNING PURPOSES ONLY. THIS IS NOT A GENERAL PROPERTY S AND IS NOT REPRESENTATIVE OF A BOUNDARY SURVEY. ALL LINEWORK AND CORRESPONDING INFORMATION SHOWN IS BASED SOLEY U REFERENCE RECORD DOCUMENTS HEREON.

ITEM B

2. PURPOSE OF SURVEY: SITE PLAN TO SHOW PROPOSED HOUSE CONSTRUCTION.

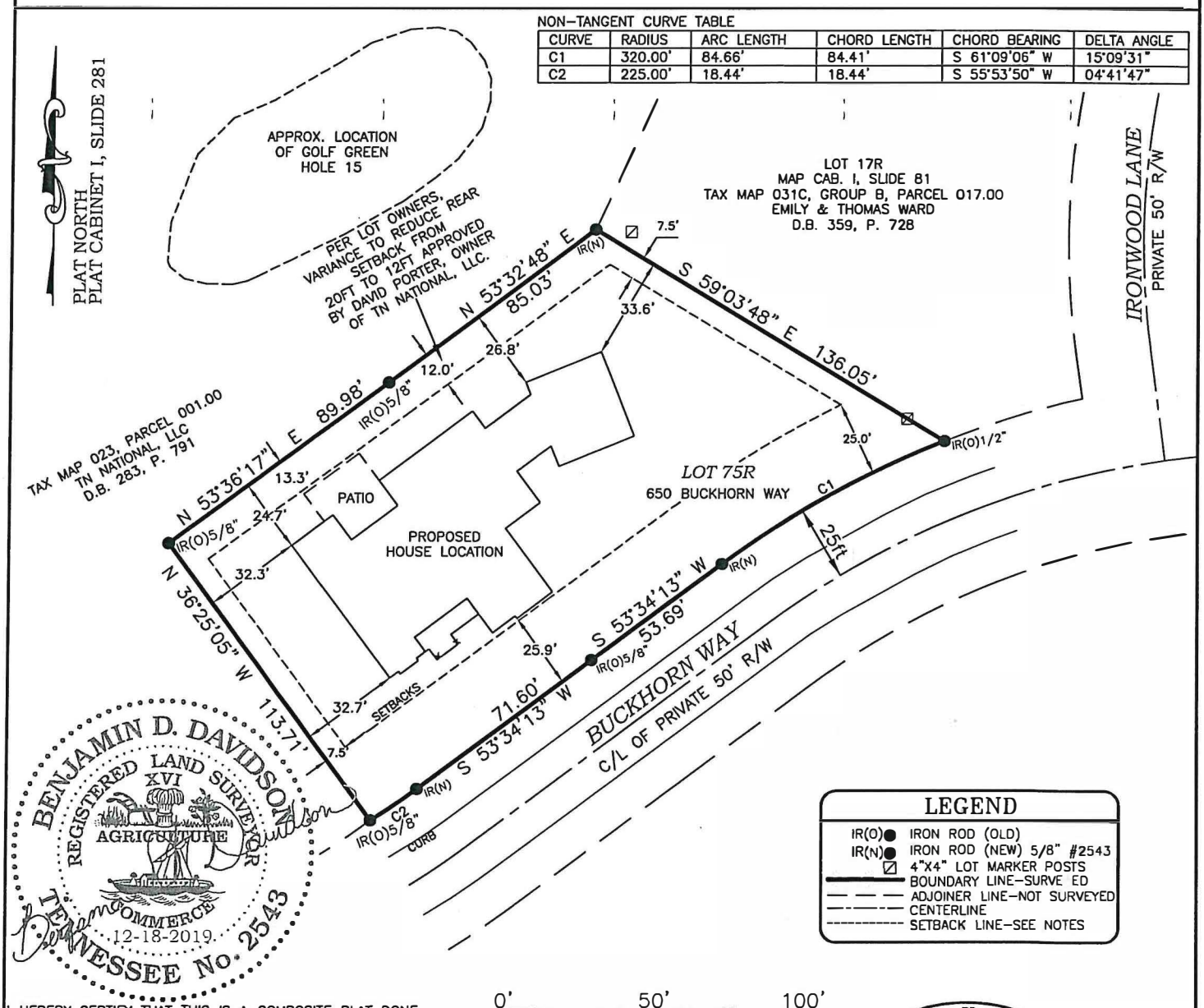
3. PROPERTY AND OWNER REFERENCES: GREGORY H. CARNEY, TRUSTEE PER DEED BOOK 413, PAGE 646.

4. SURVEY REQUESTED BY/FOR: BILES CONSTRUCTION, LLC.

5. ZONING (PLANNED RESIDENTIAL); BLDG. SETBACKS PRINCIPAL STRUCTURE–(FRONT–25FT, SIDES–7.5FT, REAR–12FT PER VARIANCE). OTHER ZONING AND SETBACK REQUIREMENTS MAY APPLY. CONTACT APPROPRIATE OFFICES BEFORE ANY CONSTRUCTION.

NON–TANGENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	320.00'	84.66'	84.41'	S 61°09'06" W	15°09'31"
C2	225.00'	18.44'	18.44'	S 55°53'50" W	04°41'47"



I HEREBY CERTIFY THAT THIS IS A COMPOSITE PLAT DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE UNDER AUTHORITY OF TCA 62–18–126, AND IS NOT A GENERAL PROPERTY SURVEY DEFINED UNDER RULE 0820–3–.07.
BENJAMIN D. DAVIDSON, PLS (TN. REG. NO. 2543)

JOB: 19025-2	SITE PLAN LOT 75R TENNESSEE NATIONAL POD 4 (CABINET J, SLIDE 331) 650 BUCKHORN WAY, LOUDON, TN 37774	STANDING STONES LAND SURVEYING BENJAMIN D. DAVIDSON, PLS (865)660–5434 2908 WHITE ELM CIRCLE MARYVILLE, TN 37801
CRD: 19025-2		
DATE: 12-18-2019		
1 OF 1 (REV-1)	TAX MAP 031C, GROUP B, PARCEL 075.00 STATE: TN DISTRICT: 1 COUNTY: LOUDON	