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, FEBUARY 5, 2020
12:30 P.M.

1. Call to Order;

2. Pledge of Allegiance and Roll Call;

3. Approval of Minutes from the January 8, 2020 meeting;

4. New Business;

   A. Final Subdivision Plat, 5 lots, Applicant, Thomas Harvey, Property Owner, James P. Purdy, 889 & 1021 Matlock Bend Rd., Tax Map 031 Parcels 011.00 and 015.00, A-1, Agricultural-Forestry District, Approximately 5.5 acres;

   B. Final Plat, Cedar Grove Subdivision, 30 lots, Property Owner, Bryan Petett, Cedar Park Dr., Tax Map 40, Parcels 90-94, R-3, Urban Residential District, Approximately 11 acres;

   C.. Request to close part of alley, Applicant, Clifton Teeters, Tax Map 041I, Group A, Parcel 002.00, Approximately 15' x 75', C-2, Highway Business District;

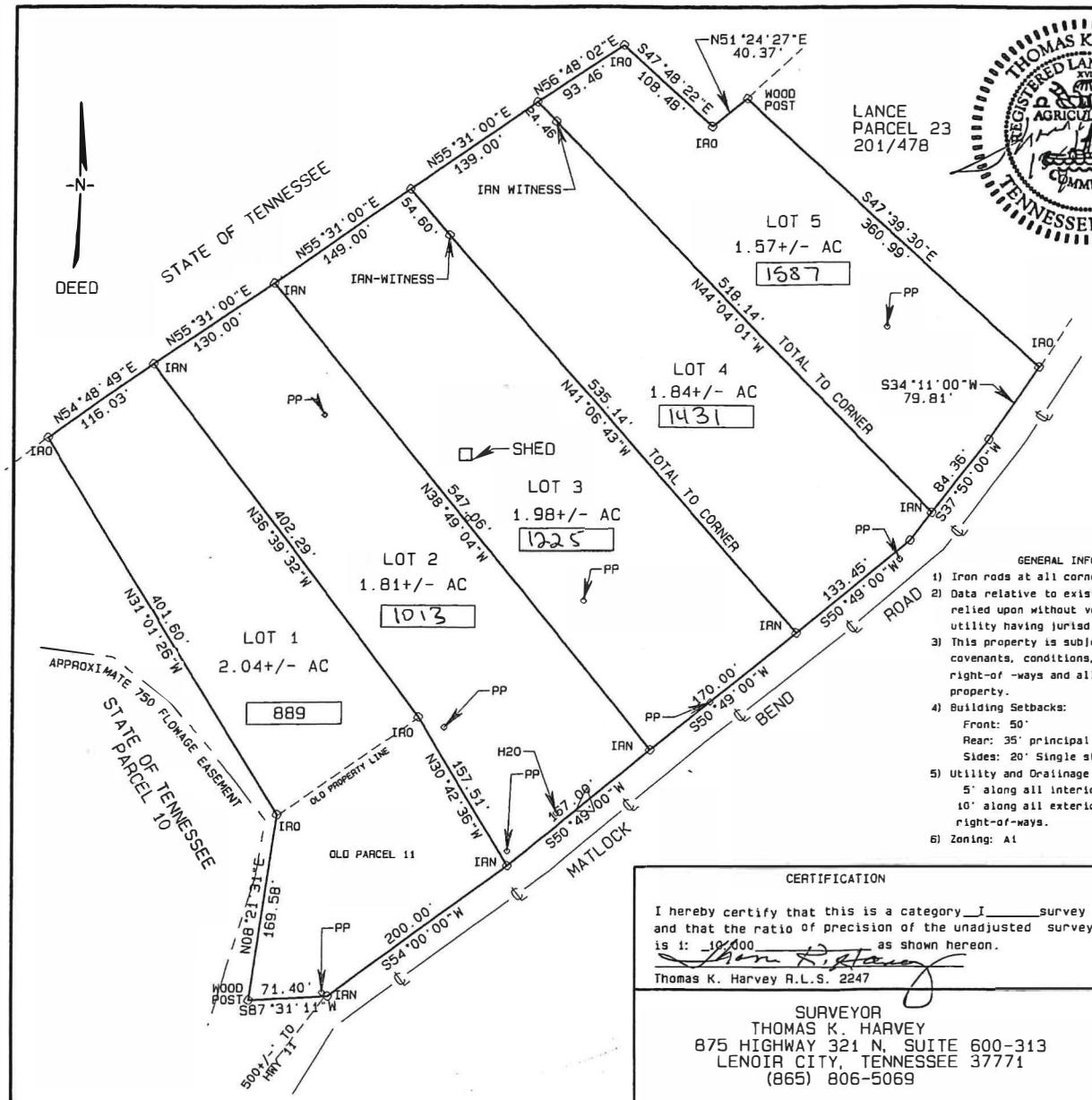
   D. Resolution to Amend Subdivision Regulations, Road Frontage;

   E. Annual Meeting, Election of Officers;

3. Additional Public Comments

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

5. Adjournment



THOMAS K. HARVEY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2247

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, roads, parks, public ways and open spaces to public or private use as noted.

Jan 2 20 20 — Date — Owner

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.

12-5 2019 — Date — Registered Engineer/Surveyor

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I certify that the water systems installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved shown.

12-5 2019 — Date — 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).

____ 20__ — Date — * on back — Local Health Authority

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 Registrar.

____ 20__ — Date — Secretary, Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

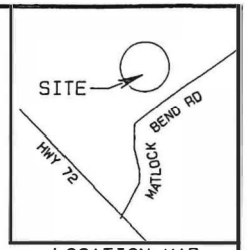
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

12/5/19 — Date — E-911 Authority

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.

12-5 2019 — Date — Eddie Simpson — Road Engineer/Highway Commission



LOCATION MAP

GENERAL INFORMATION:

1) Iron rods at all corners unless otherwise noted.
2) Data relative to existing utilities should not be relied upon without verification from the proper utility having jurisdiction.
3) This property is subject to any and all restrictions, covenants, conditions, planning commission ordinances, right-of -ways and all easements , if any, affecting said property.
4) Building Setbacks:
   Front: 50'
   Rear: 35' principal structure, 5' accessory structures.
   Sides: 20' Single story, add'l 5', each add'l story.
5) Utility and Drainage Easements
   5' along all interior lot lines.
   10' along all exterior lot lines including street right-of-ways.
6) Zoning: A1

GRAPHIC SCALE 1"=100'

0 100 200 300

CERTIFICATION

I hereby certify that this is a category _I_ survey and that the ratio of precision of the unadjusted survey is 1: _10,000_ as shown hereon.

Thomas K. Harvey R.L.S. 2247

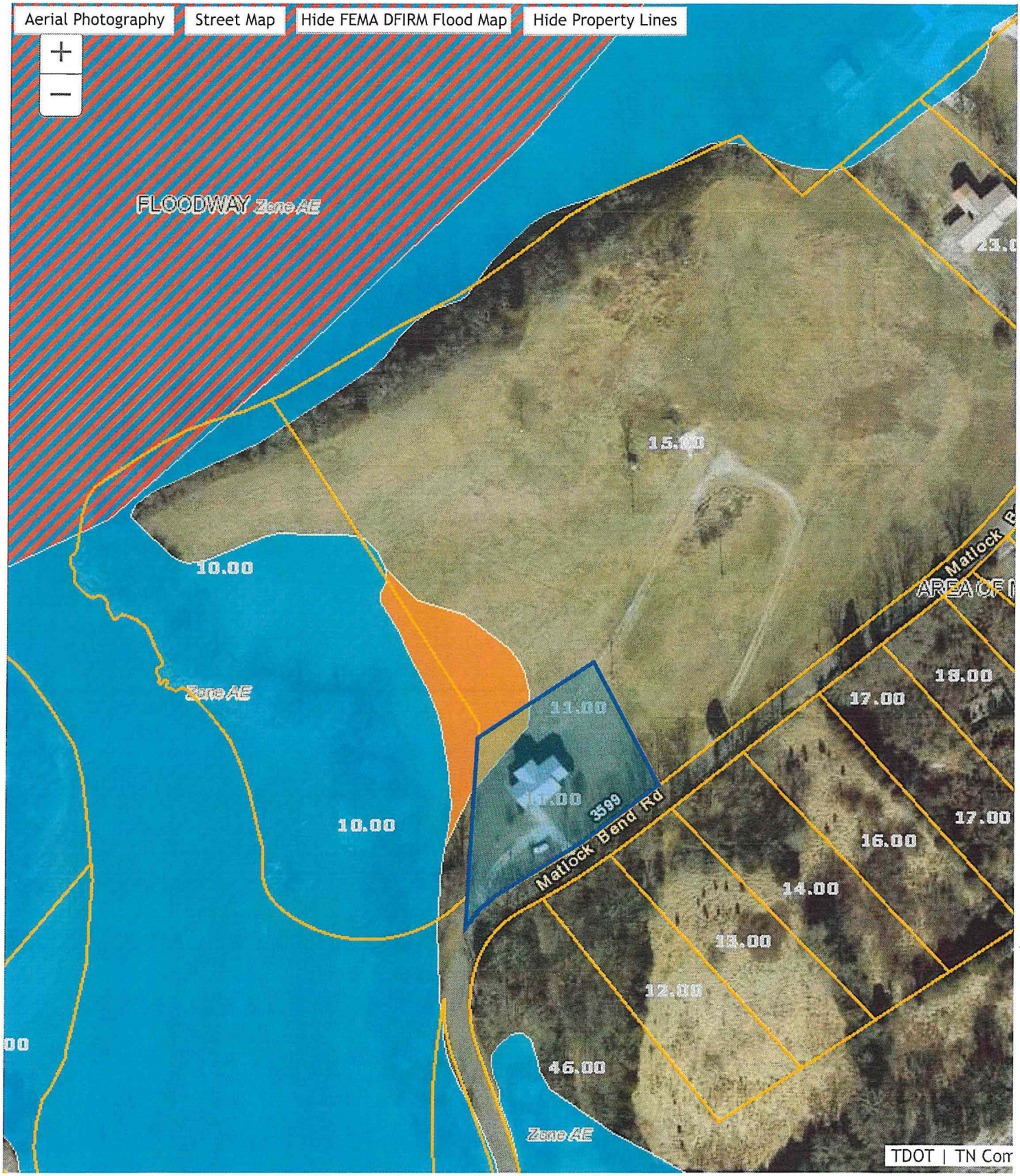
SURVEYOR
THOMAS K. HARVEY
875 HIGHWAY 321 N, SUITE 600-313
LENOIR CITY, TENNESSEE 37771
(865) 806-5069

JIM PURDY SUBDIVISION

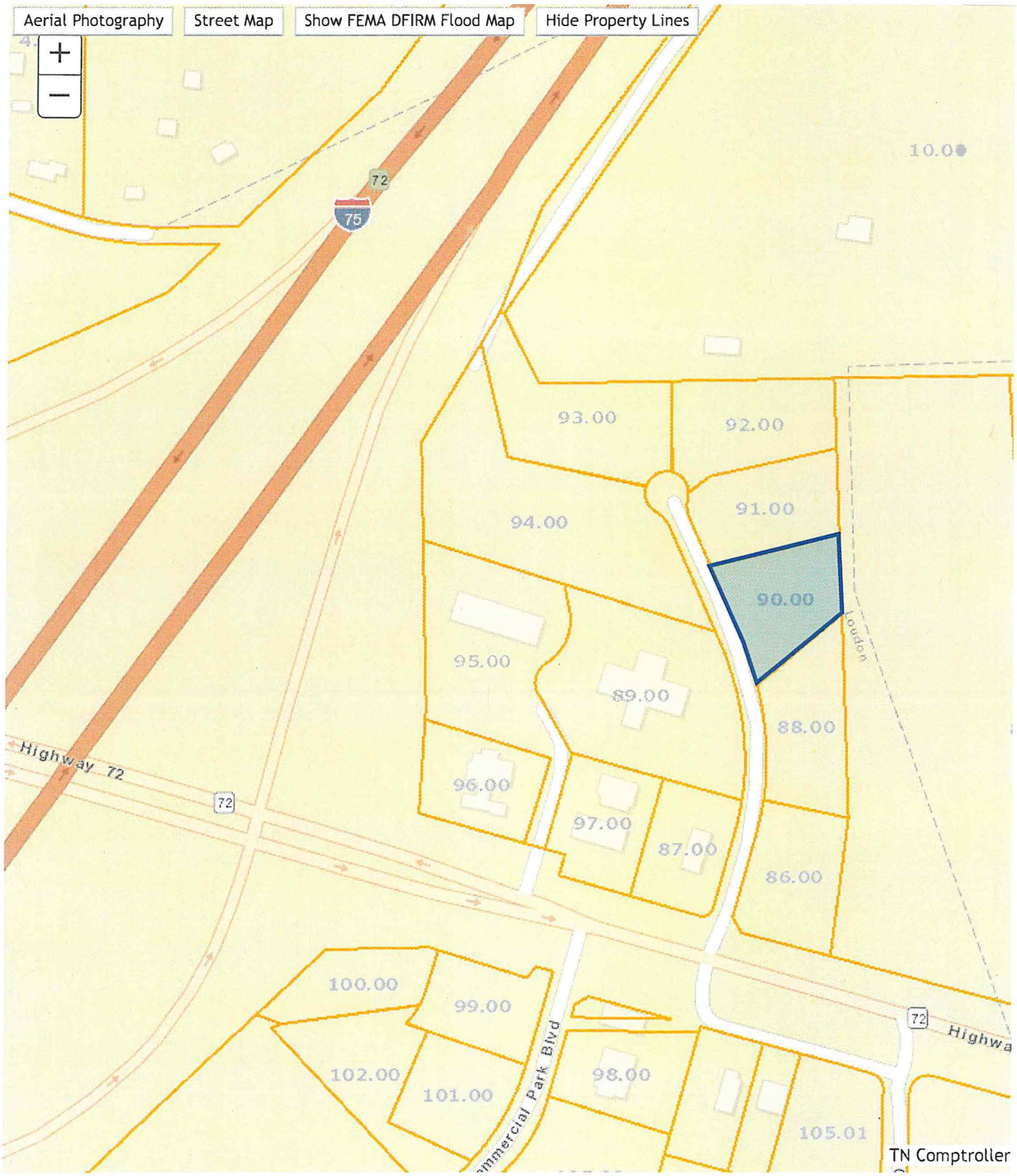
Scale: 1"=100	Map 31, Parcels 11 and 15 Deed Book 275, Page 107
Date: 12/3/2019	District 1, Loudon County Tennessee
Revised:	Drawn By: T Harvey
Job: Purdy 1219	Surveyor: Thomas K Harvey TN P.L.S. 2247

ITEM A

ITEM A


Aerial Photography
Street Map
Hide FEMA DFIRM Flood Map
Hide Property Lines
FLOODWAY Zone AE
15.00
10.00
Zone AE
11.00
10.00
3599
Matlock Bend Rd
18.00
17.00
17.00
16.00
14.00
13.00
12.00
46.00
Zone AE
TDOT | TN Com

ITEM B


Aerial Photography
Street Map
Show FEMA DFIRM Flood Map
Hide Property Lines
10.0
72
75
93.00
92.00
91.00
94.00
90.00
95.00
89.00
88.00
96.00
97.00
87.00
86.00
Highway 72
72
100.00
99.00
102.00
101.00
98.00
105.01
Commercial Park Blvd
72
Highwa
TN Comptroller

LOUDON COUNTY CERTIFICATIONS

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 _____ 20___ _____
Bryan R. Petett

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.

Date _____ 20___ _____
Registered Surveyor

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 _____ 20___ _____
City or County Health Officer 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 noted.

Date _____ 20___ _____
Local Health Authority

CERTIFICATION OF THE ELECTRICAL UTILITY SERVICE
The property shown on this subdivision plat is within the service area of the _____.

The following condition(s) apply:

___Lots _____-_____ are served by existing powerlines.

___Lots _____-_____are/will be serviced by new powerlines as per agreement between owner of subdivision property and utility.

Note: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Signature/Title _____ 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.

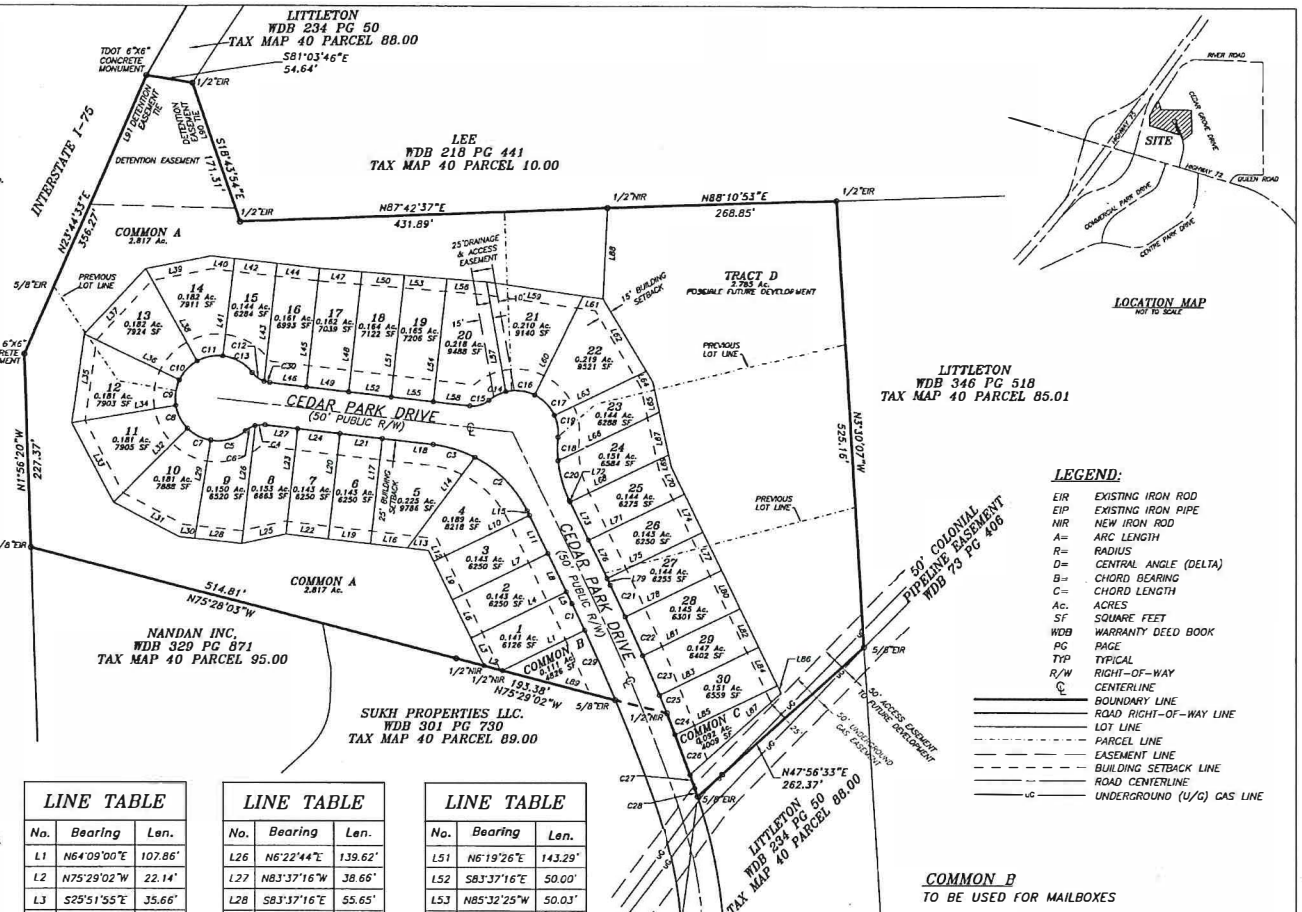
Date _____ 20___ _____
Road Engineer/Highway Commission

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.

Date _____, 20___ _____
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 _____, 20___ _____
E-911 Authority



LEGEND:

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
PG	PAGE
TYP	TYPICAL
R/W	RIGHT-OF-WAY
℄	CENTERLINE
———	BOUNDARY LINE
———	ROAD RIGHT-OF-WAY LINE
———	LOT LINE
—·—·—	PARCEL LINE
— — —	EASEMENT LINE
- - - -	BUILDING SETBACK LINE
———	ROAD CENTERLINE
——UG——	UNDERGROUND (U/G) GAS LINE

COMMON B
TO BE USED FOR MAILBOXES

COMMON C
TO BE USED FOR S/D SIGN

OWNER:
BRYAN PETETT
1448 HIRST CIRCLE
LENOIR CITY, TN 37772
865-604-9936

30 LOTS ±4.948 AC.
3 COMMON (A,B,C) ±3.02 AC.
TRACT D ±2.785 AC.
DISTRICT 1, LOUDON COUNTY
WDB 417 PG 554
TAX MAP 40 PARCELS 90-94
PREVIOUS PLAT REF. BOOK E - PAGE 97

N
NAD 83

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

LINE TABLE

No.	Bearing	Len.
L1	N64°09'00"E	107.86'
L2	N75°29'02"W	22.14'
L3	S25°51'55"E	35.66'
L4	N64°09'00"E	125.00'
L5	N25°51'55"W	15.41'
L6	S25°51'55"E	50.05'
L7	N64°09'00"E	125.00'
L8	N25°51'55"W	50.00'
L9	S25°51'55"E	49.95'
L10	N64°09'00"E	125.00'
L11	N25°51'55"W	50.00'
L12	S25°51'55"E	14.21'
L13	S83°37'16"E	24.49'
L14	N36°15'01"E	133.40'
L15	N25°51'55"W	5.97'
L16	S83°37'16"E	43.82'
L17	N6°22'44"E	125.00'
L18	N83°37'16"W	60.04'
L19	S83°37'16"E	50.00'
L20	N6°22'44"E	125.00'
L21	N83°37'16"W	50.00'
L22	S83°37'16"E	50.00'
L23	N6°22'44"E	125.00'
L24	N83°37'16"W	50.00'
L25	N77°45'42"E	52.76'

LINE TABLE

No.	Bearing	Len.
L26	N6°22'44"E	139.62'
L27	N83°37'16"W	38.66'
L28	S83°37'16"E	55.65'
L29	N9°25'46"E	117.08'
L30	S83°37'16"E	17.72'
L31	S62°25'53"E	86.97'
L32	N44°52'40"E	123.02'
L33	S27°36'35"E	105.17'
L34	N80°13'57"E	123.34'
L35	S7°59'19"W	105.08'
L36	S64°27'31"E	123.14'
L37	S43°03'51"W	105.34'
L38	N29°04'24"W	123.47'
L39	S78°54'13"W	77.87'
L40	N83°43'52"W	27.55'
L41	N6°47'58"E	114.75'
L42	N83°43'52"W	50.00'
L43	N6°19'26"E	139.07'
L44	N83°43'52"W	50.00'
L45	N6°19'26"E	139.94'
L46	S83°37'16"E	43.25'
L47	N85°32'25"W	50.03'
L48	N6°19'26"E	141.61'
L49	S83°37'16"E	50.00'
L50	N85°32'25"W	50.03'

LINE TABLE

No.	Bearing	Len.
L51	N6°19'26"E	143.29'
L52	S83°37'16"E	50.00'
L53	N85°32'25"W	50.03'
L54	N6°19'26"E	144.96'
L55	S83°37'16"E	50.00'
L56	N85°32'25"W	46.54'
L57	N9°59'18"W	130.42'
L58	S83°37'16"E	42.84'
L59	N81°50'39"W	115.03'
L60	N26°15'33"E	129.16'
L61	N81°50'39"W	23.62'
L62	N30°46'59"W	98.51'
L63	N64°17'54"E	119.45'
L64	N30°46'59"W	15.06'
L65	N12°23'45"W	35.97'
L66	N64°17'54"E	131.79'
L67	N12°23'45"W	51.38'
L68	N64°17'54"E	128.46'
L69	N12°23'45"W	14.87'
L70	N25°51'55"W	35.53'
L71	N64°17'54"E	125.00'
L72	S25°51'55"E	1.54'
L73	S25°51'55"E	50.00'
L74	N25°51'55"W	50.00'
L75	N64°17'54"E	125.00'

LINE TABLE

No.	Bearing	Len.
L76	S25°51'55"E	50.00'
L77	N25°51'55"W	50.00'
L78	N64°17'54"E	125.38'
L79	S25°51'55"E	8.88'
L80	N25°51'55"W	49.94'
L81	N64°17'54"E	126.85'
L82	N25°51'55"W	50.06'
L83	N64°17'54"E	129.43'
L84	N25°51'55"W	50.00'
L85	N64°17'54"E	133.13'
L86	N25°51'55"W	9.74'
L87	N47°56'33"E	143.67'
L88	S2°46'17"W	106.58'
L89	N75°29'02"W	137.40'

SURVEYOR'S NOTES:
1. 1/2" new iron rods will be set at all internal lot corners.

2. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.

3. Front Building setback shall be 25 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.

4. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.

5. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.

6. Located in Flood Zone "X" (Area of Minimal Flood Hazard), according to Flood Insurance Rate Map 47105C0157D, dated 05/16/2007.

7. Property is R-3, Urban Residential Zoning District with minimum setbacks of 25' front, 15, rear, 5' side (1 or 2 story). Permitted accessory structures are to be in the rear yard only, 5' from property lines and from any other buildings on the lot, and shall conform to the front setback when located on intersecting streets.

SURVEYOR'S CERTIFICATION:
I hereby certify that this is a Category 1 survey, the ratio of precision of the unadjusted survey is 1: 10,000 or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929 _____ Date

SEE SHEET FS2 FOR ADDITIONAL TABLES

SINCE 1979

STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

FINAL SUBDIVISION PLAT

CEDAR GROVE S/D

LOTS 1-30

LOUDON, TN.

BRYAN PETETT

CHRISTOPHER M. ROSSER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1929

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SHEET
FS1

DESIGNED:	RDR
DRAWN:	SDC
CHECKED:	CMR
DATE:	1/15/20
SCALE:	1" = 100'
DRA	
PRO	

ITEM B

CURVE TABLE

No.	Len.	Radius	Delta	Bearing	Chord
C1	34.59'	2200.04'	0°54'	N25°24'54"W	34.59'
C2	89.76'	140.00'	36°44'	N44°13'55"W	88.23'
C3	51.37'	140.00'	21°01'	N73°06'35"W	51.08'
C4	11.64'	29.86'	22°20'	S85°19'49"W	11.56'
C5	43.30'	50.00'	49°37'	S74°37'14"W	41.96'
C6	12.75'	29.86'	24°28'	S61°55'49"W	12.66'
C7	30.93'	50.00'	35°27'	N62°50'47"W	30.44'
C8	30.85'	50.00'	35°21'	N27°26'41"W	30.37'
C9	30.81'	50.00'	35°19'	N7°53'13"E	30.33'
C10	30.88'	50.00'	35°23'	N43°14'02"E	30.39'
C11	31.30'	50.00'	35°52'	N78°51'47"E	30.80'
C12	17.57'	30.00'	33°34'	S53°50'02"E	17.32'
C13	40.27'	50.00'	46°09'	S60°07'38"E	39.19'
C14	22.51'	50.00'	25°48'	N63°14'03"E	22.32'
C15	24.11'	30.00'	46°03'	N73°21'26"E	23.46'
C16	35.02'	50.00'	40°08'	S83°48'15"E	34.31'
C17	34.08'	50.00'	39°03'	S44°12'58"E	33.42'
C18	27.62'	140.00'	11°18'	S0°01'37"W	27.58'
C19	26.50'	50.00'	30°22'	S9°30'21"E	26.19'
C20	49.46'	140.00'	20°14'	S15°44'44"E	49.20'

CURVE TABLE

No.	Len.	Radius	Delta	Bearing	Chord
C21	41.13'	2249.86'	1°03'	S25°20'31"E	41.13'
C22	50.02'	2249.86'	1°16'	S24°10'53"E	50.02'
C23	50.06'	2249.86'	1°16'	S22°54'26"E	50.06'
C24	27.22'	2249.95'	0°42'	N21°20'23"W	27.22'
C25	22.91'	2249.86'	0°35'	S21°58'41"E	22.91'
C26	50.42'	2249.95'	1°17'	N20°21'04"W	50.42'
C27	16.62'	2249.95'	0°25'	N19°29'51"W	16.62'
C28	10.50'	625.00'	0°58'	N18°49'41"W	10.50'
C29	89.05'	2200.04'	2°19'	N23°48'18"W	89.05'
C30	6.81'	30.00'	13°00'	S77°07'04"E	6.80'

EASEMENT LINE TABLE

No.	Bearing	Len.
L90	S18°43'54"E	154.99'
L91	S23°44'33"W	165.02'

SEE SHEET FS1 FOR DRAWING AND OTHER INFORMATION

SINCE 1979
STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
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PHONE: 865-984-3905
FAX: 865 981-2815
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LOTS 1-30

FINAL SUBDIVISION PLAT

CEDAR GROVE S/D

LOUDON, TN.

BRYAN PETETT

CHRISTOPHER M. ROSSER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1929

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SHEET
FS2

DESIGNED:	RDR
DRAWN:	SDC
CHECKED:	CMR
DAT	
SCA	
DRA	
PRO	

ITEM B

TEXT_GENERAL

TEXT_PARCEL

LEADERLINES

PARCELS

LOUDON COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

ITEM C

ITEM C

Aerial Photography
Street Map
Show FEMA DFIRM Flood Map
Hide Property Lines
5.00
7.00
11
4.00
6.00
3.00
2.00
5.00
4.00
13.0
1.00
11
5.00
14.00
109
Mulberry St
934
3.00
2.00
00
1.00
TDOT | TN Com

ITEM D

Proposed to be deleted has a ~~strikethrough~~
Proposed to be added is highlighted

General Requirements and Minimum Standards of Design,

C. Lots, subsection 2. Arrangement,

2. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front for a minimum of fifty (50) ~~seventy-five (75)~~ feet upon a public street or permanent (B. 15) private easement, this width to be maintained continually from the street until reaching the building setback line, except in special instances such as cul-de-sacs, in which case each lot must have frontage of at least forty (40) ~~sixty (60)~~ feet.

C. Lots, subsection 3. Minimum Size, a.,

a. All lots served by public water and sanitary sewer systems shall not be less than seventy-five (75) feet wide, (or as required in the zoning district) at the building setback line nor less than seventy-five hundred (7500) square feet in area.

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, FEBRUARY 5, 2020
Immediately following the Planning Commission meeting

1. Call to Order

2. Roll Call, January 8, 2020 meeting minutes

3. Planned Agenda Items;

   A. Variance Request, to rebuild dwelling; lot size Approximately 7,400 sq. ft., minimum lot size 10,000 sq. ft., Applicant and Property Owner, Israel Zavala Jimenez, Collins St., Tax Map 033P, Group B, Parcel 016, R-1, Low Density Residential District;

   B. Annual Meeting, Election of Officers;

4. Additional public comments

5. Announcements and/or comments from Board/Commission

6. Adjournment

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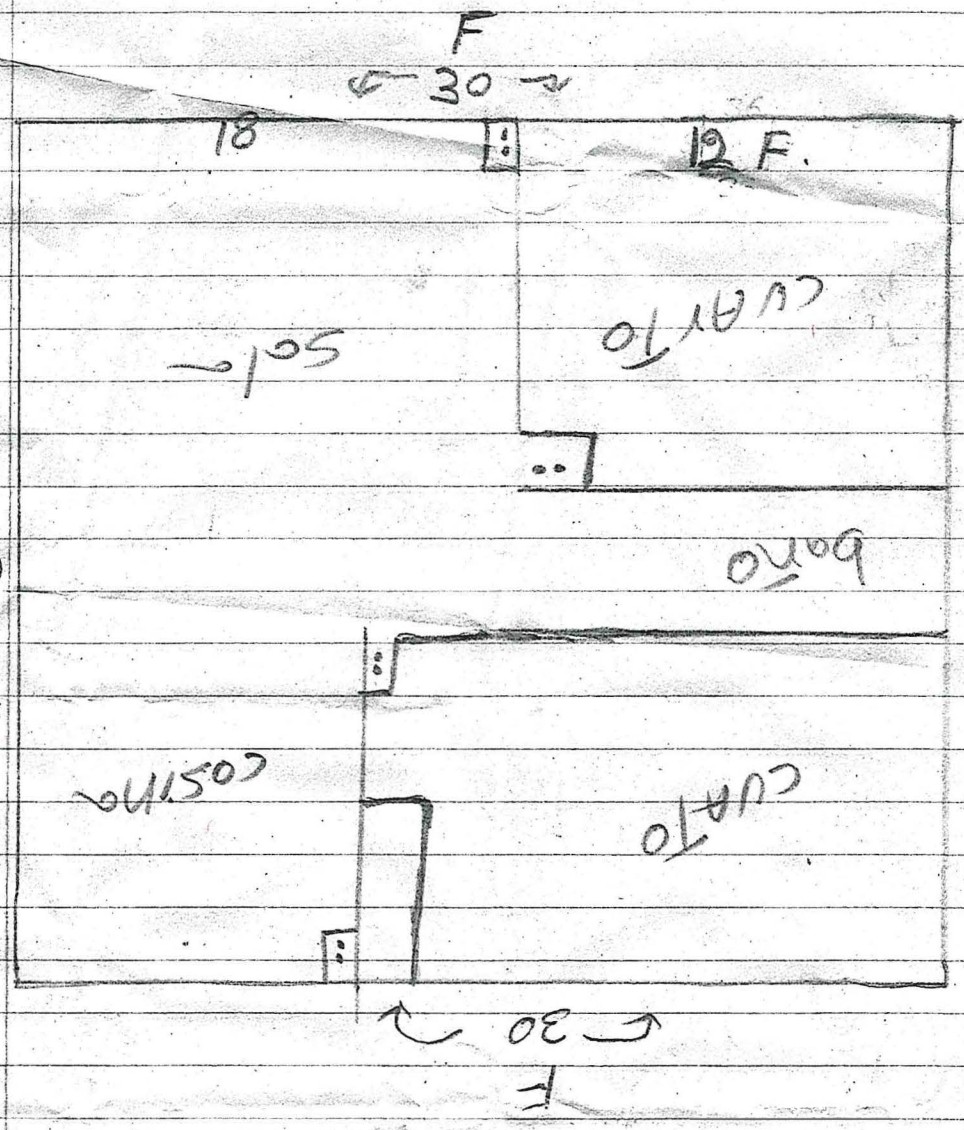
Collis