



Loudon County Planning Department

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Loudon, Tennessee 37774
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www.loudoncounty-tn.gov

AGENDA
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, APRIL 1, 2020
12:30 P.M.

Electronic Meeting Access Information from computer
Zoom Link: <https://zoom.us/j/750235196>
Meeting ID: 750 235 196

Electronic Meeting Access Information via phone only:
Dial: 1-253-215-8782
Meeting ID: 750 235 196
No Participant ID needed. Press # when prompted.

1. Call to Order;
2. Pledge of Allegiance and Roll Call;
3. Approval of Minutes from the March 4, 2020 meeting;
4. New Business;
 - A. Rezoning Request from R-1/F-1 Suburban Residential District/Floodway District to R-3 Urban Residential District, Applicant, Bryan Petett, Property Owner, Gary D. and Cynthia A. Klemz, Queener Rd., Tax Map 040 Parcel 084.02, R-1/F-1 Suburban Residential District/Floodway District, Approximately 34.9 acres;
 - B. Rezoning Request from C-4 Interchange Commercial District to R-3 Urban Residential District, Applicant and Property Owner, Stephen G. Littleton, Hwy. 72, Tax Map 040 Parcel 088.00 and a portion of Tax Map 040 Parcel 085.01, C-4 Interchange Commercial District, Approximately 21.5 acres;

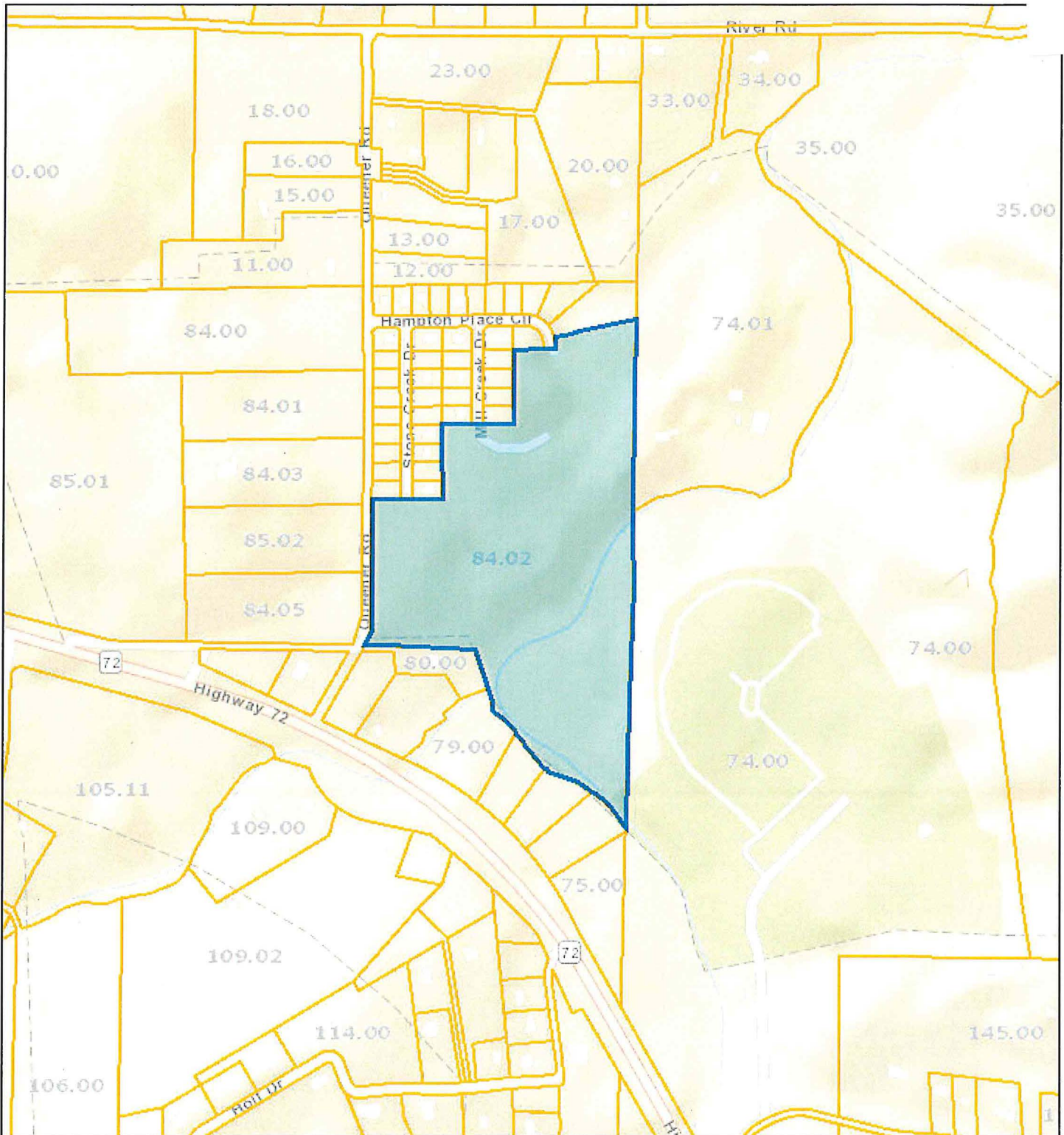
Serving Loudon County
Loudon • Greenback • Philadelphia

- C. Subdivision Plat Request for Sweetwater Creek Phase II final, Applicant Josh Sanderson, Property Owner, Primos Land Company, LLC., 698 Sweetwater Creek Blvd., Tax Map 048 Parcel 041.02, R-2 High Density Residential District, Approximately 11.7 acres;

- 3. Additional Public Comments
- 4. Announcements and/or Comments from the Board/Commission
- 5. Adjournment

Loudon County - Parcel: 040 084.02

ITEM A



Date: March 23, 2020
County: Loudon
Owner: KLEMZ GARY D ETUX
Address: QUEENER RD
Parcel Number: 040 084.02
Deeded Acreage: 34.91
Calculated Acreage: 34.91
Date of Imagery: 2015

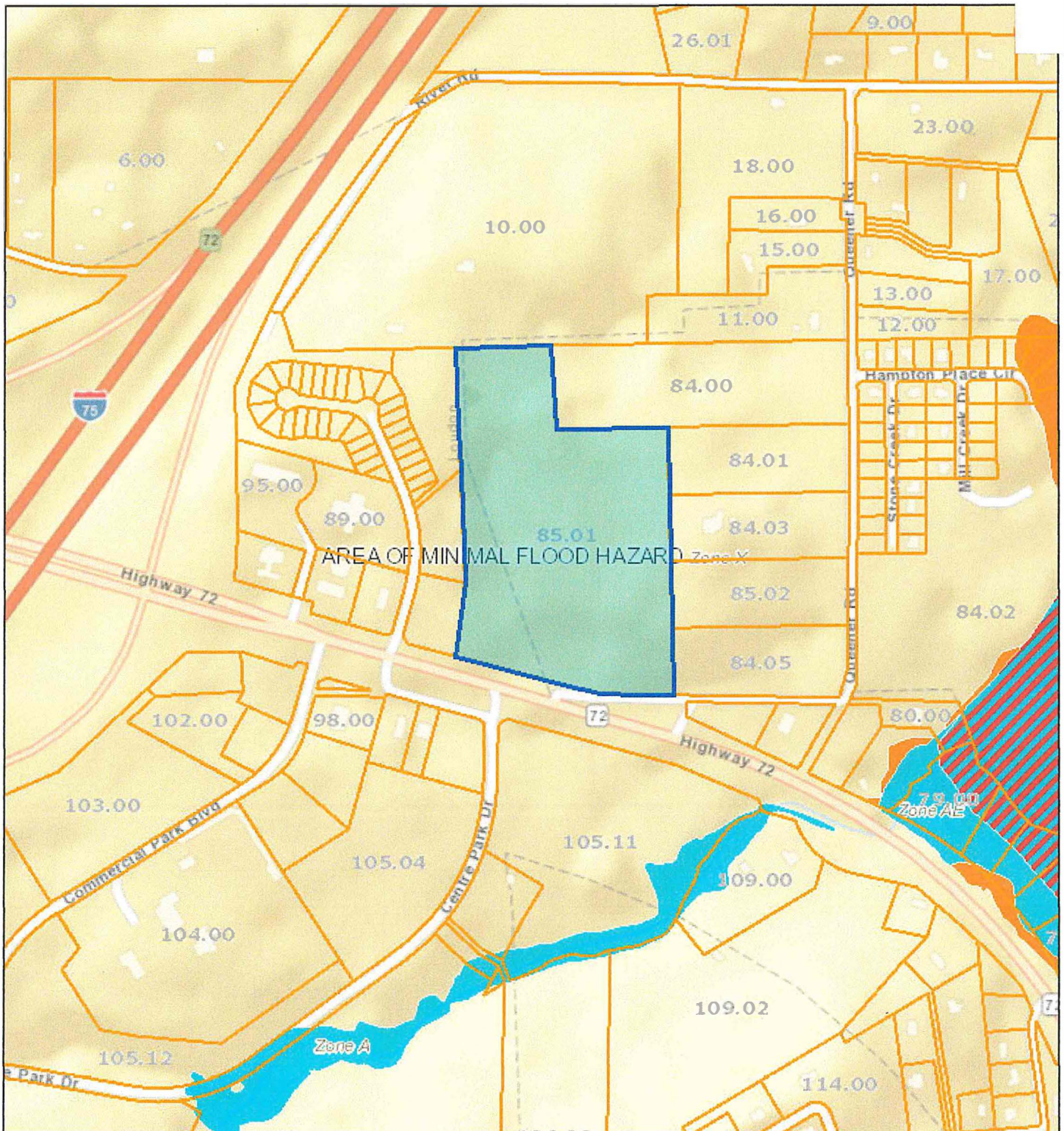
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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



Loudon County - Parcel: 040 085.01

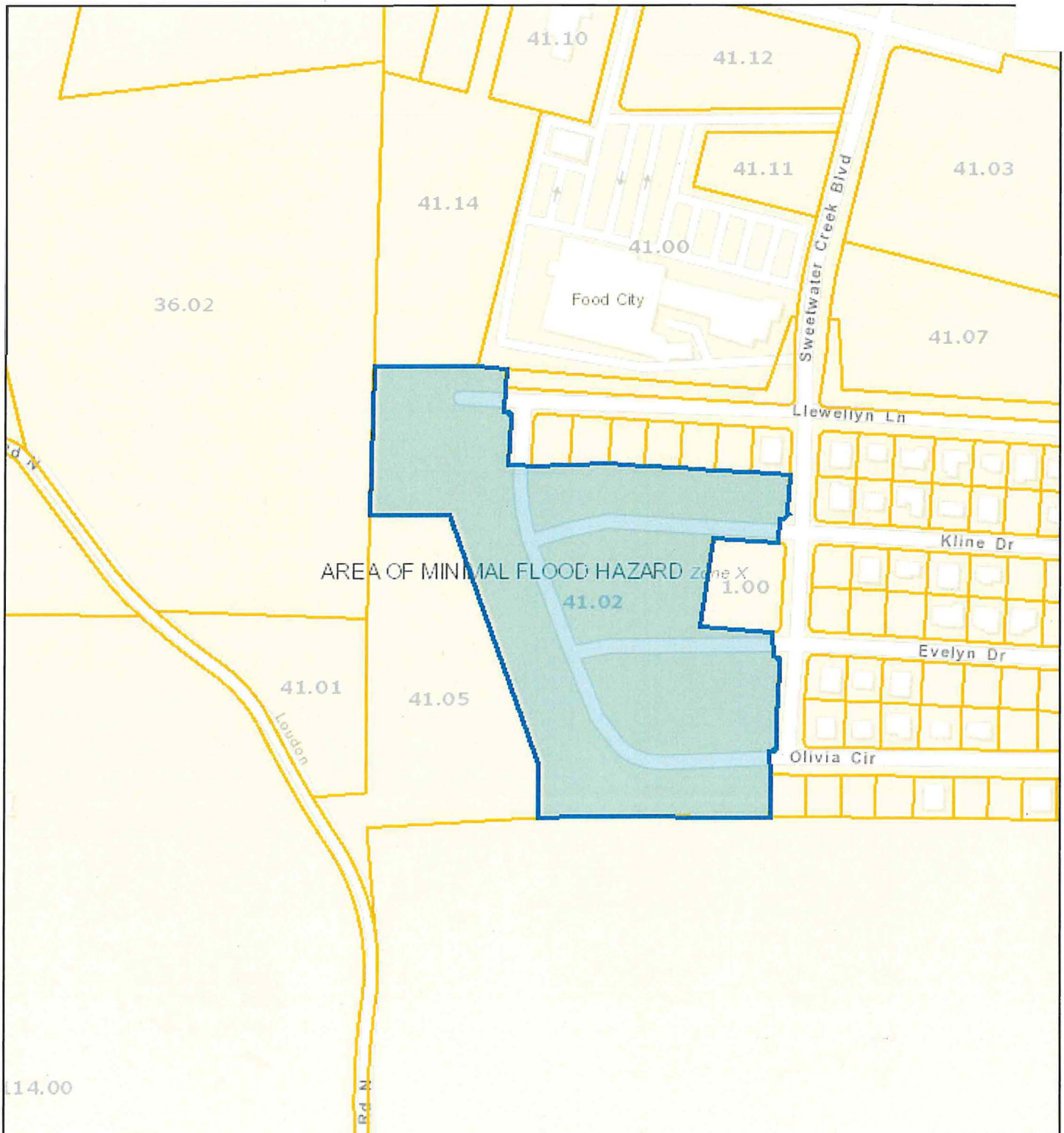
ITEM B



Date: March 23, 2020
County: Loudon
Owner: LITTLETON STEPHEN G ETUX
Address: HWY 72 N
Parcel Number: 040 085.01
Deeded Acreage: 26.09
Calculated Acreage: 26.09
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 office but are not conclusive evidence of property ownership in any court of law.



Date: February 7, 2020

County: Loudon

Owner: PRIMOS LAND COMPANY LLC

Address: SWEETWATER CREEK BLVD 698

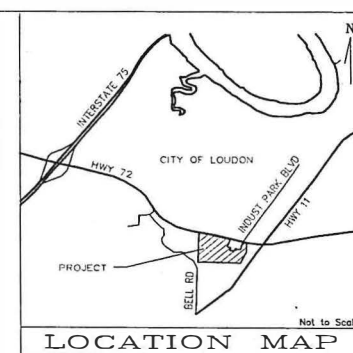
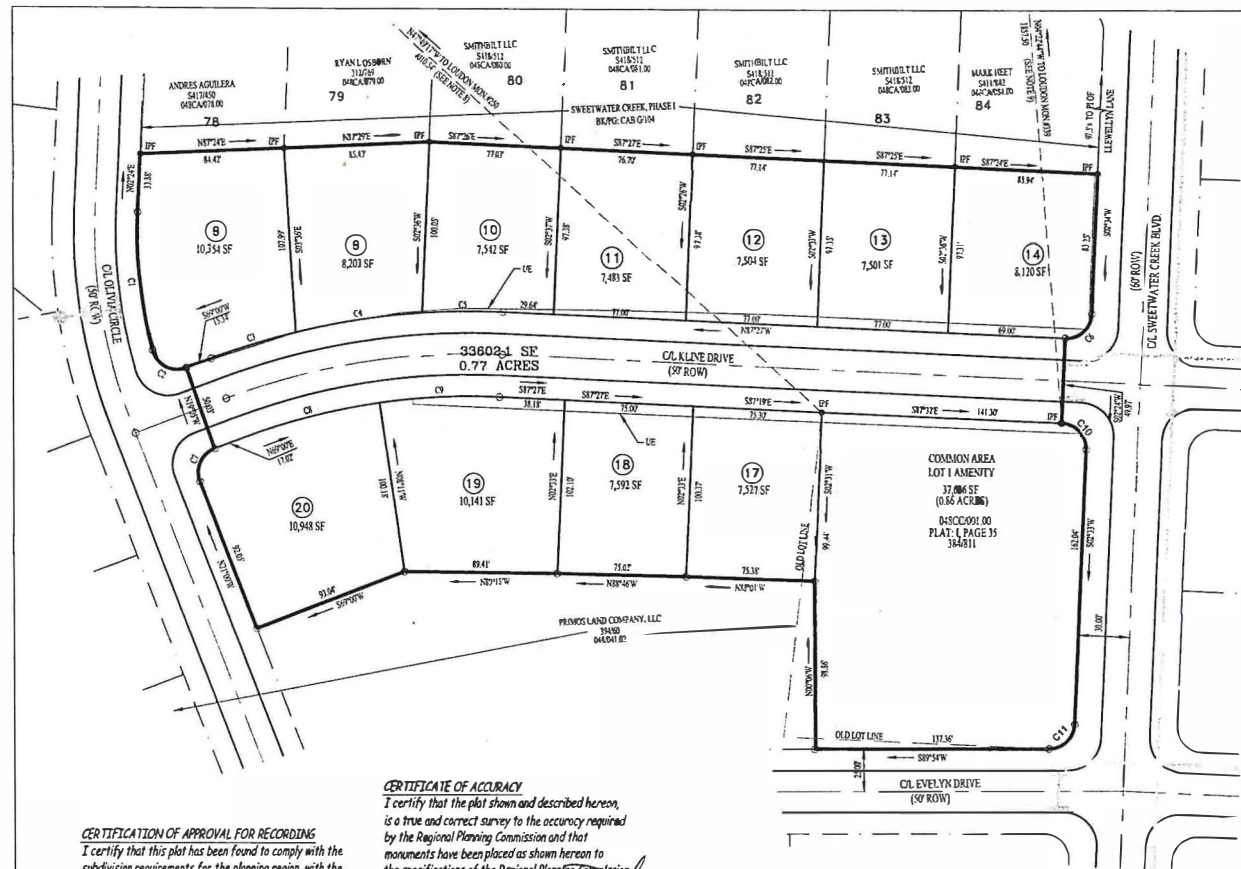
Parcel Number: 048 041.02

Deeded Acreage: 11.7

Calculated Acreage: 11.7

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
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NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT: TENNESSEE ONE CALL
1-800-331-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER, TOPCON G3 NETWORK RECEIVER. DUAL
FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATIC BASED ON TROT CROSS
NETWORK NAD83 (D535207) VERTICAL DATUM IS NAVD83. GEODAL POSITION OF THE GPS NETWORK IS 4 CM PLUS 10 PARTS
PER MILLION (BASED ON THE PROJECT DISTANCE BETWEEN THE TWO CONSIDERS BEING TIED).
DISTANCES HAVE NOT BEEN ADJUSTED TO GRID.

- NOTES:
1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#2306).
 2. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES PLUS OTHER EASEMENTS AS SHOWN. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURES AS INSTALLED.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED R2.
 5. THIS SUBDIVISION CONTAINS 1.41 ACRES AND IS SUBDIVIDED INTO 11 SINGLE FAMILY LOTS, COMMON AREA (AMENITY) AND PUBLIC RIGHT-OF-WAY, 33,602 SF (0.77 ACRES).
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...25' (B.L.)
SIDES...10' ONE STORY, 15' TWO STORY, 20' THREE STORY
REAR SETBACK...15'
 7. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 24' WIDE PAVEMENT.
 8. LOUDON COUNTY MONUMENT # 250, N: 510289.69, E: 2450052.40, ELEVATION: 800.4.
 9. LOUDON COUNTY MONUMENT #339, N: 509437.26, E: 2451022.19, ELEVATION: 886.7.
 10. GPS TOPCON EQUIPMENT GR-3, S# 388-0128, S# 388-0337, AND P/N 010-050901-01 WAS USED.

CERTIFICATION OF APPROVAL FOR RECORDING
I certify that this plot 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 plot is approved for recording in the office of the County Register

Date _____ Secretary, Regional Planning Commission

CERTIFICATION OF APPROVAL OF STREET NAMES AND ADDRESSES

I certify that (1) the names of existing public roads shown on this subdivision plot 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 plot are in conformance with the E-911 System.

Date _____ E-911 Authority

CERTIFICATION OF OWNERSHIP AND DEDICATION
This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plot and dedicate all streets, alleys, walks, park or other public or private use as noted.

Date _____ Owner

CERTIFICATE OF ACCURACY
I certify that the plot 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 2-21-20 David A. Fehli
Registered Surveyor

CERTIFICATION OF STREETS
I certify that the 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 SEWERAGE SYSTEMS
I certify that the sewerage disposal system installed, or for installation, fully meet the requirements of the Tennessee State Health Department, and is hereby approved as shown with all restrictions/conditions as noted.

Date _____ Local Health Authority

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 _____ City or County Health Officer, or his Authorized Representative

C	CHORD BEARING	CHORD	ARC	RADIUS	TANGENT
C1	N05°58'W	81.47	81.77	275.00'	
C2	N82°45'W	22.39'	25.27'	15.00'	18.81'
C3	S72°31'W	52.24'	52.26'	425.00'	
C4	S81°06'W	74.95'	75.05'	425.00'	
C5	S89°21'W	47.43'	47.45'	425.00'	
C6	S47°33'W	21.21'	23.56'	15.00'	15.07'
C7	N24°00'E	21.21'	23.56'	15.00'	15.00'
C8	N15°24'E	63.79'	63.97'	375.00'	
C9	N87°11'E	70.14'	70.25'	375.00'	
C10	S42°07'E	21.14'	23.45'	15.02'	14.88'
C11	S48°14'W	20.72'	22.87'	15.00'	14.32'

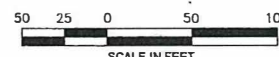
CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000.

Date 2-21-20 David A. Fehli
REGISTERED LAND SURVEYOR
TENNESSEE REG. NO. 230-6

This is to certify that I have consulted the Federal Bureau of Investigation Flood Hazard Boundary Map, and found that the shore described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel #1485217D, Loudon County Community Number #70107, effective date May 16, 2007.

Date 2-21-20 David A. Fehli
Signature



DEED REF.: 394/60
DEED REF.: 384/811
PLAT/BOOK: G/54

PLAT RECORDED IN INSTR. #



OWNER:
PRIMOS LAND COMPANY, LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699
EMAIL: josh@rnsco.com

FINAL PLAT FOR
SWEETWATER CREEK, PHASE II, UNIT-1
& RESUBDIVISION, LOT 1,
C-L-T MAP 048, PART OF PARCEL 041.02
C-L-T MAP 048CC, PARCEL 001
DISTRICT 2ND, LOUDON COUNTY, TN.
SCALE: 1" = 50' FEBRUARY 4, 2020
SHEET 1 OF 1
SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699
E-MAIL: wrgebbs@sengconsultants.com

CBF-12-17-19-U-2-PP

ITEM C



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AGENDA

LOUDON CITY BOARD OF ZONING APPEALS LOUDON CITY HALL WEDNESDAY, APRIL 1, 2020

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