



Loudon County Planning Department

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

LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, MAY 6, 2020
12:30 P.M.

Electronic Meeting Access Information from computer
[Click Here for Link to Join](#)

Meeting ID: 973 9686 1500
Password: 623314

Electronic Meeting Access Information via phone only:

Meeting ID: 973 9686 1500
Password: 623314

One tap mobile
+13017158592,,97396861500# US (Germantown)
+13126266799,,97396861500# US (Chicago)

Dial by your location
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
Meeting ID: 973 9686 1500

No Participant ID needed. Press # when prompted.

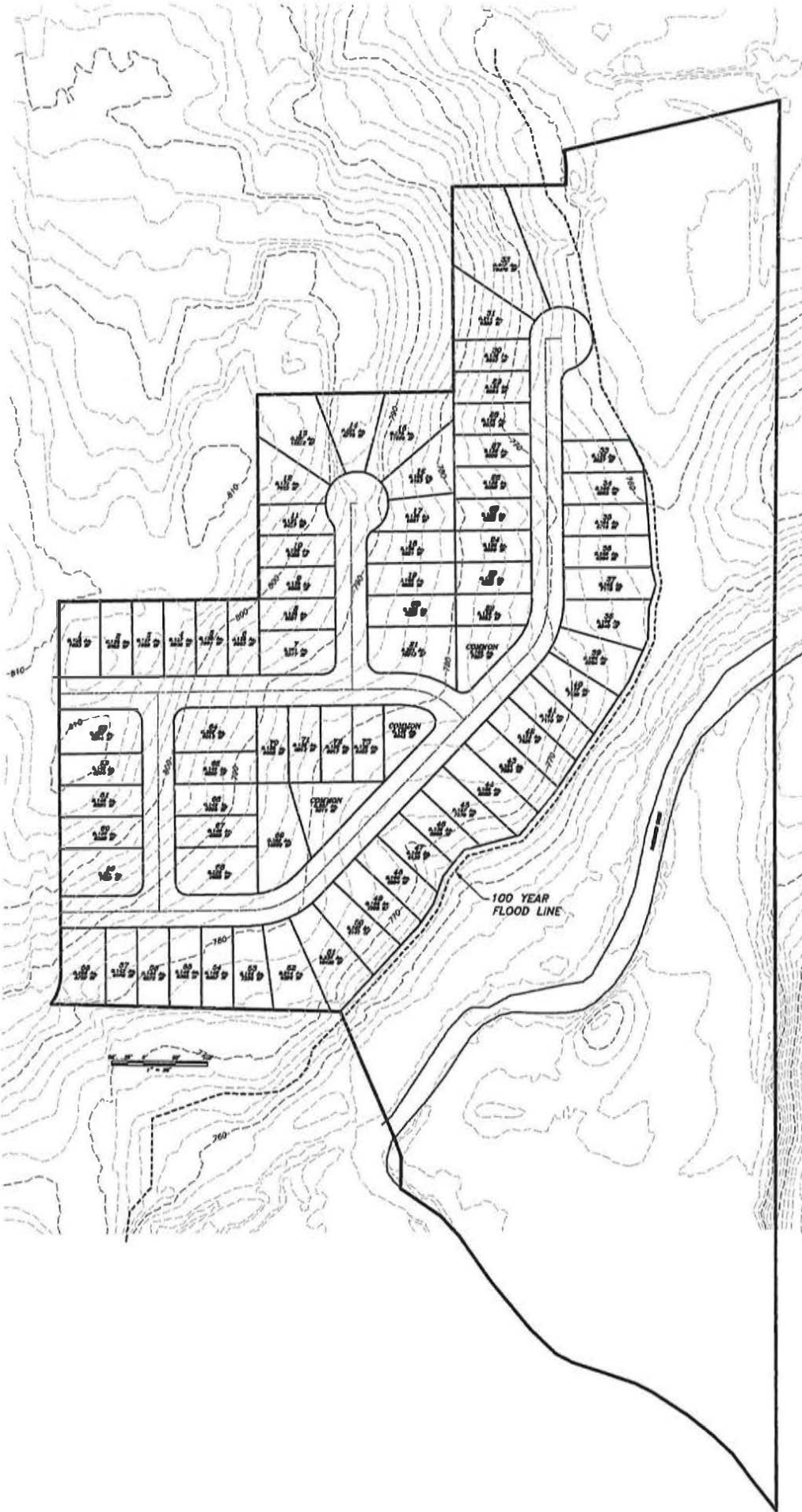


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AGENDA
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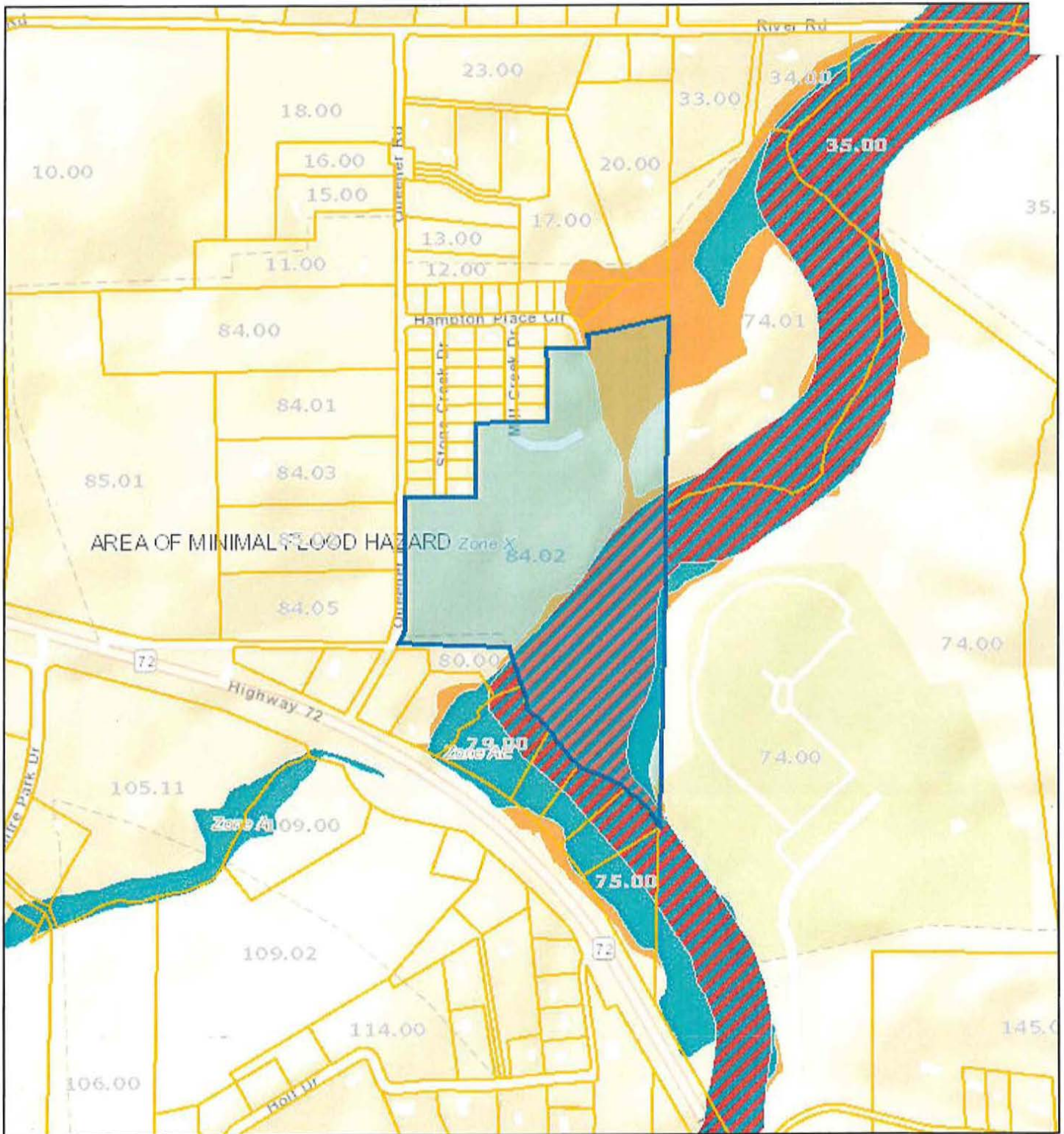
1. Call to Order;
2. Pledge of Allegiance and Roll Call;
3. Approval of Minutes from the April 1, 2020 meeting;
4. New Business;
 - A. Rezoning Request from R-1/F-1 Suburban Residential District/Floodway District to R-3/F-1 Urban Residential District/Floodway District, Applicant, Bryan Petett, Property 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. Subdivision Plat Request for Sweetwater Creek Phase II, Part of Unit 1, Preliminary/Final, 11 lots, 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;
 - C. Zoning Ordinance Amendment, Chapter 4, Section 14-416, R-3 Urban Residential District;
3. Additional Public Comments
4. Announcements and/or Comments from the Board/Commission
5. Adjournment



city park

Loudon County - Parcel: 040 084.02

ITEM A



Date: April 20, 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

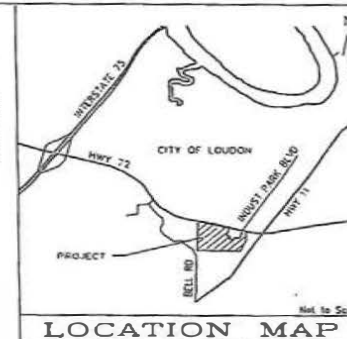
Loudon County - Parcel: 048 041.02

ITEM B



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
TN Comptroller - OLG



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT: TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

[illegible]

NOTES

1. HIGH PILE SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PILES ARE 12" DIAM ROAD WITH SOUTHLAND CAP (72366).
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 OUTLAGE STRUCTURES AS INSTALLED.
3. SANITARY SEWER EASEMENT OF 12', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED I-1.
5. THIS SUBDIVISION CONTAINS 3.41 ACRES AND IS SUBDIVIDED INTO 11 SINGLE FAMILY LOTS, COMMON AREA (HUNTING) AND PUBLIC RIGHT-OF-WAY, 33,002 SF (0.71 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 MOUNDMENT # 250, N. 5492092.00, E. 3490502.00, ELEVATION: 800.0.
9. LOUDON COUNTY MOUNDMENT #39, N. 3094012.6, E. 2453022.19, ELEVATION: 886.1.
10. GPS TOTAL STATION EQUIPMENT (G.I. 3038-0128, 3038-0132, AND PAM-000600-01) 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 variance, if any, which are noted. All improvements have been installed or on acceptable security posted in order to assure completion. This plot is approved for recording in the office of the County Register.

Date _____ Secretary, District Planning Commission _____

CERTIFICATION OF APPROVAL 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 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 _____ E-911 Authority _____

CERTIFICATION OF OWNERSHIP AND DESIGNATION

This is to certify that the owner(s) of the property shown and described herein hereby adopts this subdivision plan and dedicate all streets, alleys, mow, park or other public or private use as noted

Date _____

CERTIFICATE OF ACCURACY

I hereby declare 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.

2-21-20 Robert S. Jones
 Date Registered Surveyor

FERTILIZATION OF STREETS

I certify that the streets and related
appurtenances installed, or proposed for installation,
fully meet the specifications established by the
Division Planning Commission.

Date April 25, 2008 Board/Committee Board of Directors

CERTIFICATION OF SEWERAGE SYSTEMS

I certify that the sewerage disposal system installed, or for installation, fully meets the requirements of the Tennessee State Health Department, and is hereby approved as shown with all corrections & additions as noted.

Date _____ Local Health Authority _____

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I certify that the water system installed, or proposed for installation, fully meets the requirements of the Tennessee State Health Department, and is hereby approved as shown

Date _____ City or County Health Officer, or his
Authorized Representative _____

CUBE TABLE					
C	CHORD BEARING	CHORD	ARC	RADIUS	TANGENT
C1	N25°30'W	81.47	81.77	278.07	
C2	N62°45'W	22.39	25.97	15.00	16.87
C3	S72°31'W	52.24	52.38	425.07	
C4	S81°06'W	74.95	74.05	425.07	
C5	S89°21'W	47.47	47.45	425.07	
C6	S47°33'W	21.21	23.56	15.00	15.00
C7	N24°30'E	21.21	23.50	15.00	13.00
C8	N73°24'E	63.79	63.97	275.07	
C9	N60°15'E	70.29	70.29	375.02	
C10	S44°30'E	21.16	22.45	15.02	14.88
C11	S46°34'W	20.72	22.87	15.07	14.32

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I CERTIFY THAT THIS IS A CATEGORY B SURVEY AND THE
RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NO
LESS THAN 1:20,000.

[illegible]

This is to certify that I have examined the Federal Income Administration Panel Record Summary Sheet, and find that the above described is not listed as a special household unit as shown on the Federal Income Tax Map Sheet 2 (USCIS/IR72).

London County Community Number 47017, effective
Date: 2-21-20
Signature: [Signature]

50 25 0 50 100

SCALE IN FEET

DEED REF.: 39460
DEED REF.: 38481
PLAT/BOOK : G/59

FLAT RECORDED IN INSTR. #

FINAL PLAY 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
BANDOLVILLE, TENNESSEE 37031
PHONE: (665) 634-7756
FAX: (665) 634-9699
E-MAIL: webster@sgsall.com

CBF-12

ITEM B



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AGENDA

LOUDON CITY BOARD OF ZONING APPEALS LOUDON CITY HALL WEDNESDAY, MAY 6, 2020

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