

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 COUNTY REGIONAL PLANNING COMMISSION

JULY 21, 2015

5:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from May 19, 2015
5. Planned Agenda Items:
 - A. Consideration of rezoning property from R-1 (Suburban Residential) to C-2 (General Commercial District), located at 180 Littleton Drive, Loudon, referenced by Tax Map 41, Parcel 130.01, 1st Legislative District.
Owner: Terry Jenkins File #15-06-41-RZ-CO
 - B. Consideration of a 2-lot re-subdivision plat on Paul Acuff Ln., Lenoir City, referenced by Tax Map 25, Parcels 73.00, 73.01, 74.00, 78.00, and 78.01, Zoned A-2 (Rural Residential District), 5th Legislative District. Applicant: Jim Hair File #15-06-42-SU-CO
6. Planning and Codes Department Building Activity Report for May and June, 2015:

May – 29 permits issued with estimated value of \$2,690,637 and fees collected of \$10,641 (12 single-family building permits issued)
June – 30 permits issued with estimated value of \$2,658,983 and fees collected of \$10,892 (10 single-family building permits issued)

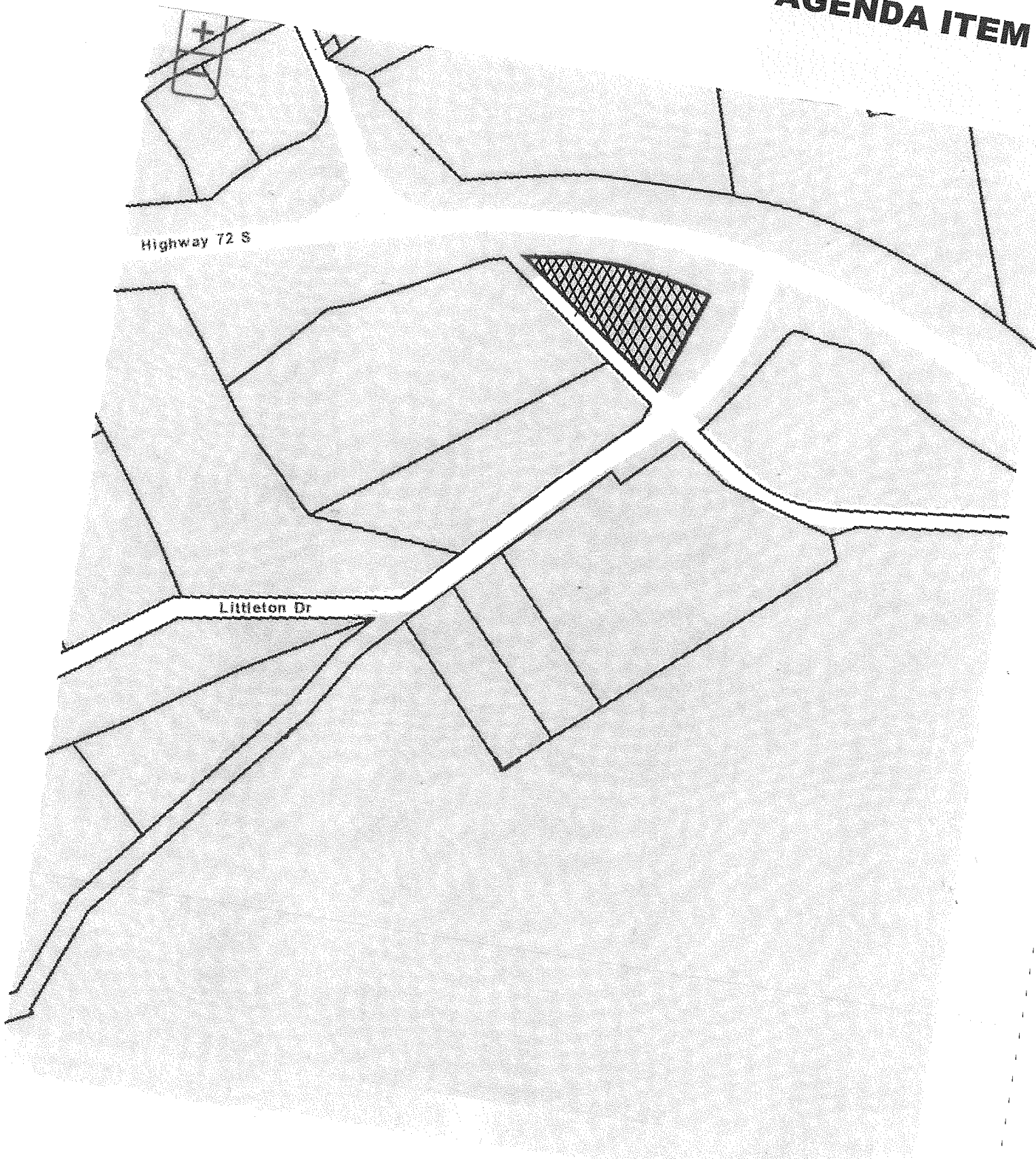
7. County Commission Action on Planning Commission Recommendations:
8. Additional Public Comments
9. Update from Planning Department:
Rescheduled Land Use Tour training in Oak Ridge on Thursday, July 30th at 5:45 p.m. Call to make reservation.

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**Addressing Stormwater and drainage issues training in Oak Ridge,
Thursday, September 24th from 6 to 8 p.m. and in Jefferson City on
Tuesday, September 29th from 6 to 8 p.m.
Planning Commission Training on private property rights in Farragut,
Thursday, October 29th from 6 to 8 p.m.**

10. Adjournment

AGENDA ITEM A



AGENDA ITEM A



This survey or plat is a Registered Trademark of the Surveyor that provided such as be copied, sold, or transferred electronically for free or any fee other than the sum to any person or company without the Authorization of James A. Hair.

AGENDA ITEM B

LAND SURVEYS

JAH

JAMES A. HAIR, RLS #187
SITE DEVELOPMENT SURVEYS
(865) 389-2803

DEED NORTH

PARCEL 72

PARCEL 65

PARCEL 74.00
TOTAL ACRES
319607.5 Sq. Feet
7.3 Acres

PARCEL 73.00
VDB 140 PG 306

PARCEL 156

PARCEL 75

PARCEL 73.01
VDB 337 PG 708

PARCEL 79

PARCEL 85

PARCEL 90.00

PARCEL 80.01

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY 1 ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:12,000, AS SHOWN.

JAMES A. HAIR, RLS #187

PARCEL 55

PARCEL 57

PARCEL 59

PARCEL 79

PARCEL 78.00
VDB 310 PG 877
VDB 190 PG 383

PARCEL 78.00
TOTAL ACRES
172307.2 Sq. Feet
4.0 Acres

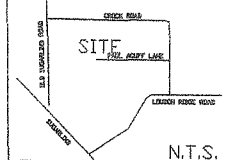
PARCEL 78.01
VDB 341 PG 715

PARCEL 74.00
VDB 341 PG 715

5455.8 Sq. Feet
0.1 Acres

GENERAL INFORMATION

- (1) RE-SUBDIVISION SURVEY OF PARCEL(S) 73.00, 73.01, 74.00, 78.00, AND 78.01, INTO TWO PARCEL(S) USING AN EXISTING PRIVATE DRIVE EASEMENT ESTABLISHED IN 1992.
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.
- (5) PROPERTY ZONED A-2 WITH SETBACKS TO BE : 40' FRONT, 30' REAR, AND 20' SIDE FOR A ONE STORY AND 5 FEET FOR EACH ADDITIONAL STORY.

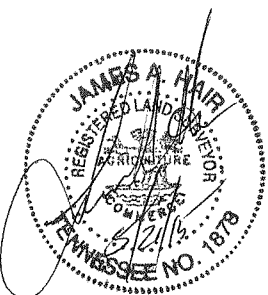


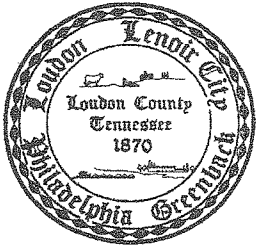
LOCATION MAP



PROPERTY ADDITION FOR PARCEL(S) 74.00 AND 78.00
PAUL ACUFF LANE
LENDIR CITY, TENNESSEE 37771

SCALE: 1"=100'	APPROVED BY:	DRAWN BY JAH
DATE: 5/21/15		REVISED
DISTRICT TWO		LENDIR CITY
LOUDON COUNTY		TENNESSEE
TAX MAP 025.00		DRAWING NUMBER
PARCEL(S) 73, 73.01, 74, 78, 78.01		JPS0515-2





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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

JULY 21, 2015

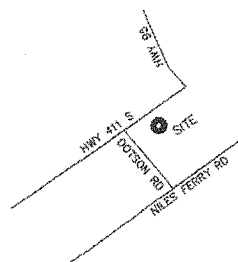
1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes for the June 16, 2014 meeting.
5. Planned Agenda Items:
 - A. Consideration of a special exception request for a gift shop/retail store to be used in the entire existing building located at 7955 Hwy. 11, W., Lenoir City, referenced by Tap Map 25L, Group B, Parcel 20.00, zoned O-I, 2nd Legislative District. Owner: Joseph Wallace
 - B. Consideration of a special exception request for Niles Ferry Baptist Church to replace existing sign with an intermittent sign placed in the same location as existing sign, located at 6895 Hwy. 411, S., City of Greenback, referenced by Tax Map 80, Parcel 103.00, Zoned C-1 (Rural Center District), 3rd Legislative District. Applicant: Harold Carpenter
 - C. Consideration of a special exception request for a rental storage unit business located on property at 6795 Hwy. 411, S., Greenback, referenced by Tax Map 80, Parcel 77.00, Zoned C-2 (General Commercial District), 3rd Legislative District. Owner: Thomas Irmen
 - D. Consideration of a special exception for a dog grooming business in a separate building from the dwelling with a sign located at 37103 Hwy. 72, N., Loudon, referenced by Tax Map 38, Parcel 18.00, consisting of 3.68 acres, Zoned A-1 (Agriculture-Forestry District), 4th Legislative District. Owner: Amanda Bradford
 - E. Consideration of a 3' rearyard setback variance for Lot 19 in Rockingham Subdivision located at 1849 Britts Dr., Lenoir City, referenced by Tax Map 10F, Group A, Parcel 19.00, Zoned R-1/PUD (Suburban Residential District with a Planned Unit Development), 5th Legislative District. Owner: Hughston Homes of Tennessee

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- F. Consideration of a special exception to allow property owner to occasionally live in camper while constructing residence, located at 1879 Coulter Shoals Circle, Lenoir City, referenced by Tax Map 22F, Group B, Parcel 10.00, Zoned A-2, 6th Legislative District. Owner: Charles Smith**
- G. Consideration of a 10' frontyard setback variance request for a 4' X 8' digital sign for Faith Fellowship Cumberland Presbyterian Church located at 14025 Hwy. 70, E., Lenoir City, referenced by Tax Map 7, Parcel 86.00, Zoned R-1, 5th Legislative District. Applicant: Gary Fox, representative of Faith Fellowship Cumberland Presbyterian Church**

- 6. Additional public comments
- 7. Announcements and/or comments from Board/Commission
- 8. Adjournment

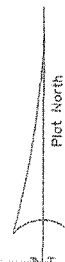
**AGENDA ITEM A**



LOCATION MAP
NOT TO SCALE

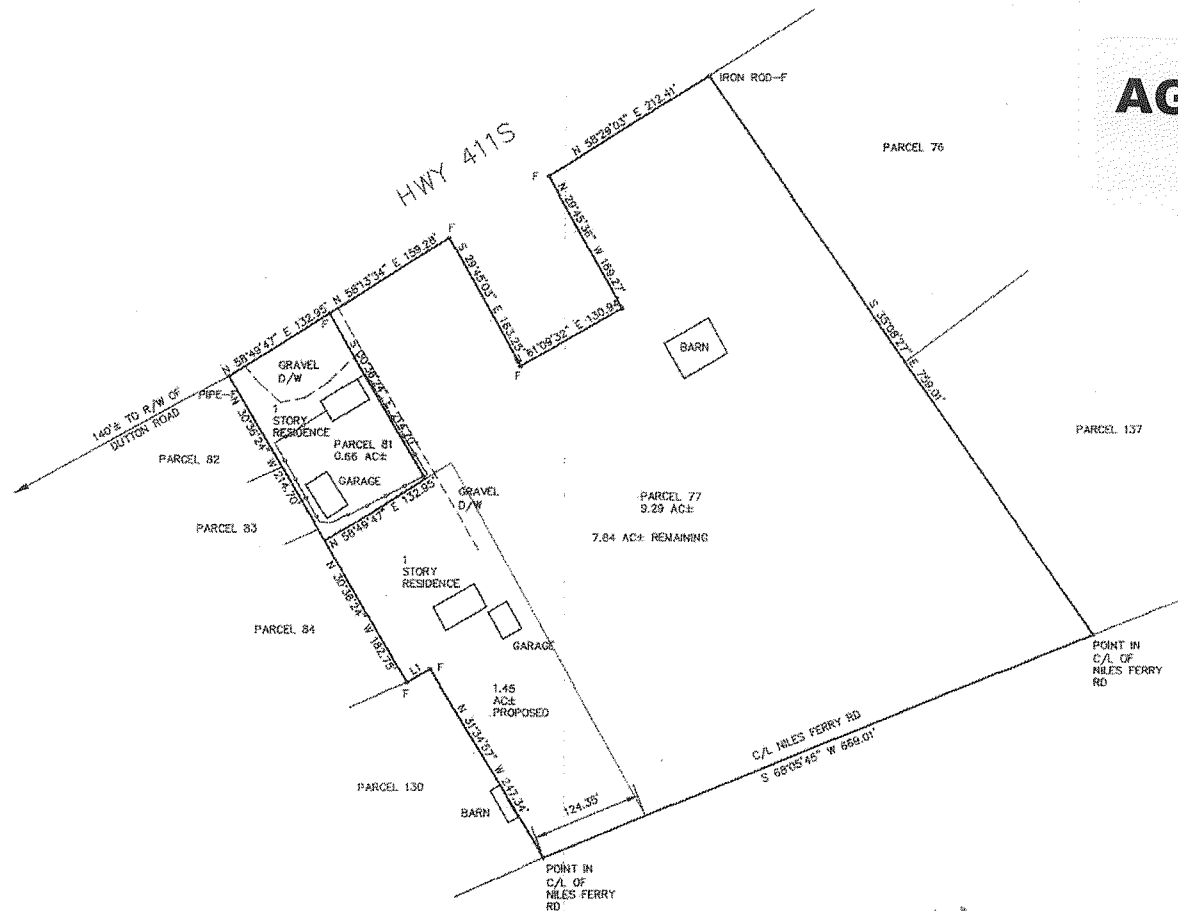
NOTES:

1. TAX MAP 80, PARCELS 77 & 81.
2. NO. OF LOTS - 2.
3. AREA SURVEYED- 9.95 AC.
4. IRON PINS AT ALL CORNERS, EXCEPT IN CREEK, "F" FOUND, "S" SET.
5. THIS PROPERTY IS NOT LOCATED IN AREAS DESIGNATED A "SPECIAL FLOOD HAZARD" ACCORDING TO FEDERAL FLOOD MAPS AVAILABLE TO ME AT THIS TIME.
6. PROPERTY RECORDED IN D.B. 52, PG. 311, & 150, PG. 778.



AGENDA ITEM C

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S60°48'43"W



Certificate of Accuracy and Precision

I hereby certify that the plan shown and described hereon is a true and correct Category 2 survey and the ratio of precision is 1:7500, performed in accordance to current Tennessee standards of practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon.

Date _____ Surveyor _____
1982
Tr Lic No _____



FINAL PLAT BOUNDARY SURVEY OF 2 TRACTS OF LAND ON HIGHWAY 411S

TAX MAP 80, PARCELS 77 & 81
DISTRICT 3 - LOUDON CO., TENN.
SCALE: 1"=100' MAR. 9, 2005

Surveyed by:
CENTURY Surveying
144 Jessie Lane
Lenoir City, Tenn. 37772
Ph. 986-1982

OWNERS:
TOM IRMEN
PH. (865) 607-4337

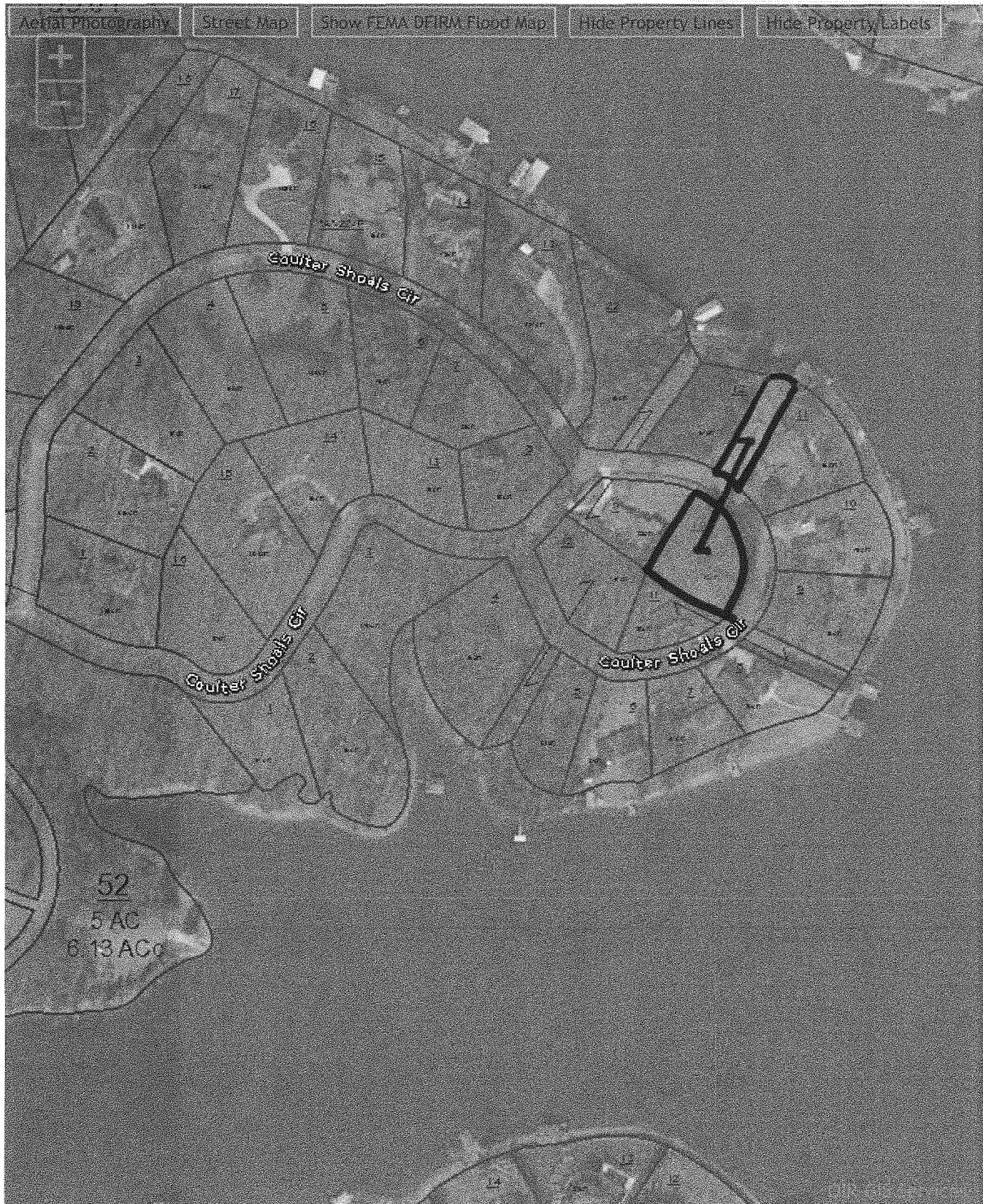


AGENDA ITEM D



AGENDA ITEM E



**AGENDA ITEM F**

AGENDA ITEM G

