



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
APRIL 19, 2016
5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes from March 15, 2016 meeting
4. Planned Agenda Items:
 - A. Subdivision Plat and right-of-way variance request from 50' to 40', re-subdivision of three lots, applicant, James Allen, property owner, Anna Allen Allison, 532 Allen Road, Tax Map 16-A, Group A, Parcels 006.00, 007.00, and 008.00, R-1 Suburban Residential District;
 - B. Subdivision Plat and request for a variance from minimum lot size from 2 acres to 1.049 acres and variance for road frontage for a joint permanent easement, property owner, John Dalton, 475 Thompson Road, Tax Map 035, Parcels 013.00 and 015.00, A-1 Agriculture-Forestry District;
5. Codes Department Building Activity Summary for March 2016 (see attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment

This survey or plat is a Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for free or any fees other than the surveyor himself to any person or company without the Authorization of James A. Hair.

RAYMOND ALLEN SUBD.

CERTIFICATE 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 3-18 2016
Owner

Anna Allison
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 the monuments have been placed as shown hereon to the specifications of the Regional Planning Commission.

Date 3/17 2016
Registered Engineer/Surveyor

James A. Hair
Registered Engineer/Surveyor

CERTIFICATE 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 as shown.

Date 20
City or County Health Officer or Authorized Representative

CERTIFICATE OF SUBSURFACE DISPOSAL

Approval is hereby granted for lot(s) _____, defined as _____, Loudon County, Tennessee, as being suitable for subsurface sewerage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Date 20
Environmental Specialist
Division OF Ground Water Protection

CERTIFICATE 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

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 poseted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date 20
Secretary, Regional Planning Commission

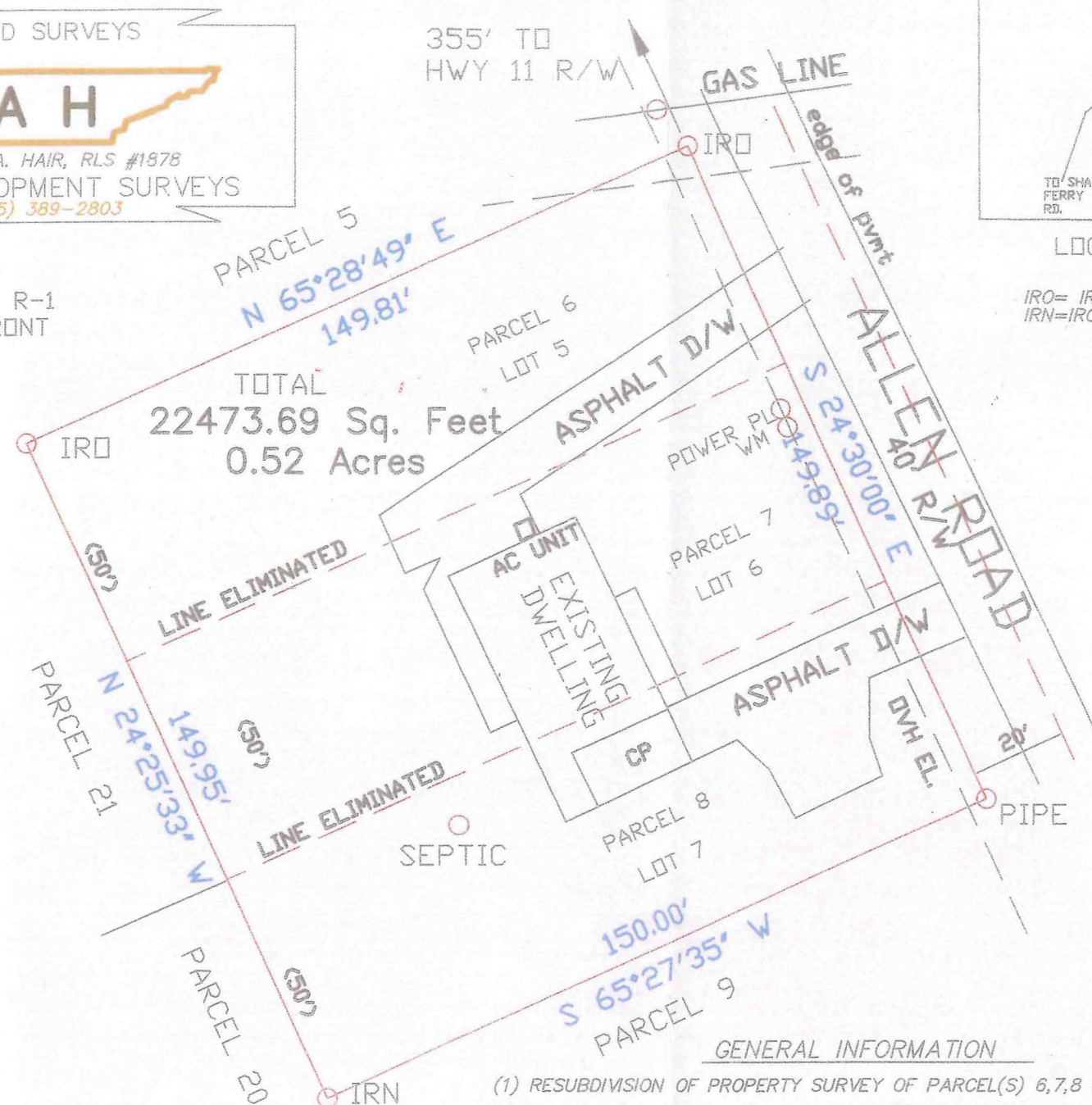
CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that (1) the names of existing public roads 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



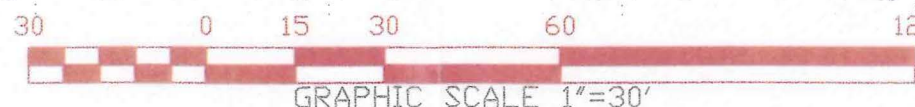
PROPERTY ZONED R-1
SETBACKS 30' FRONT
25' REAR
15' SIDE



LOCATION MAP

IRO= IRON ROD OLD
IRN=IRON ROD NEW

NOTE: NO EASEMENTS HAVE BEEN ESTABLISHED ALONG THE INTERIOR LOT LINES TO BE ELIMINATED
JAMES A. HAIR, RLS#1878



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 1:10,000, AS SHOWN.

JAMES A. HAIR, RLS#1878

GENERAL INFORMATION

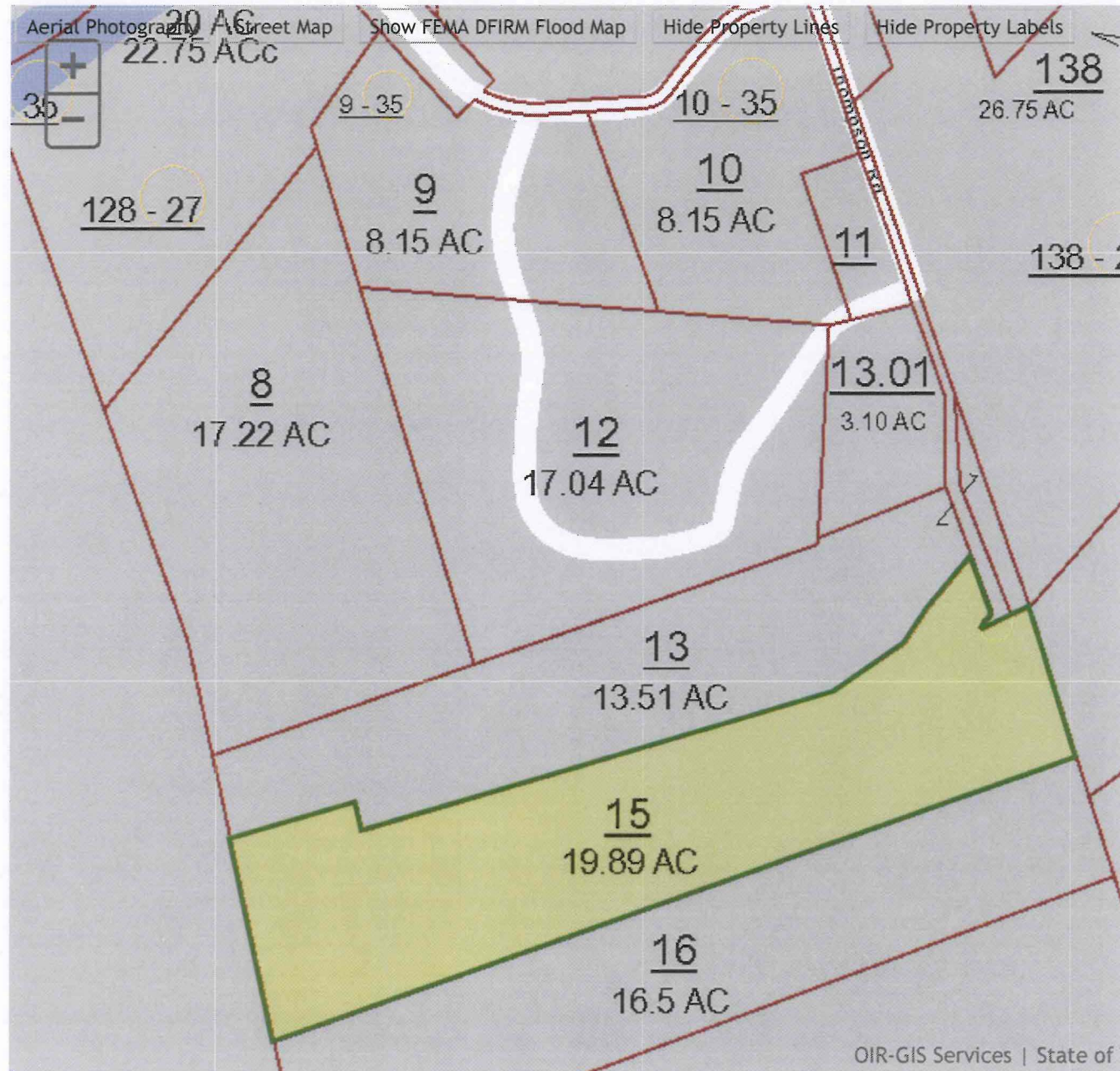
- (1) RESUBDIVISION OF PROPERTY SURVEY OF PARCEL(S) 6,7,8 ON TAX MAP 16-A
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.

ANNA ALLEN ALLISON 532 ALLEN ROAD LENOIR CITY, TENNESSEE 37772		
SCALE: 1"=30'	APPROVED BY:	DRAWN BY JAH
DATE: 3-17/16		REVISED
DISTRICT TWO LOUDON COUNTY	PLAT CAB. A SLIDE 93	LENOIR CITY TENNESSEE
TAX MAP 16-A GROUP "A"	0.52+/- ACRES	DRAWING NUMBER
PARCEL(S) 6,7,8	WILL BOOK "S" PG 132	JA0316-1

ITEM B



Tennessee





BLACKTOP

GRAVEL

POWER POLE

IRON PIN OLD

IRON PIN NEW

FOUND CORNER

SET CORNER

E-911 NUMBER

PP

IPN

(F)

(S)

###

Owner

Owner

I certify that the plat shown as true and correct survey to the Regional Planning Commission has been placed as shown hereon, the Regional Planning Commission

Registered Engineer/Surveyor

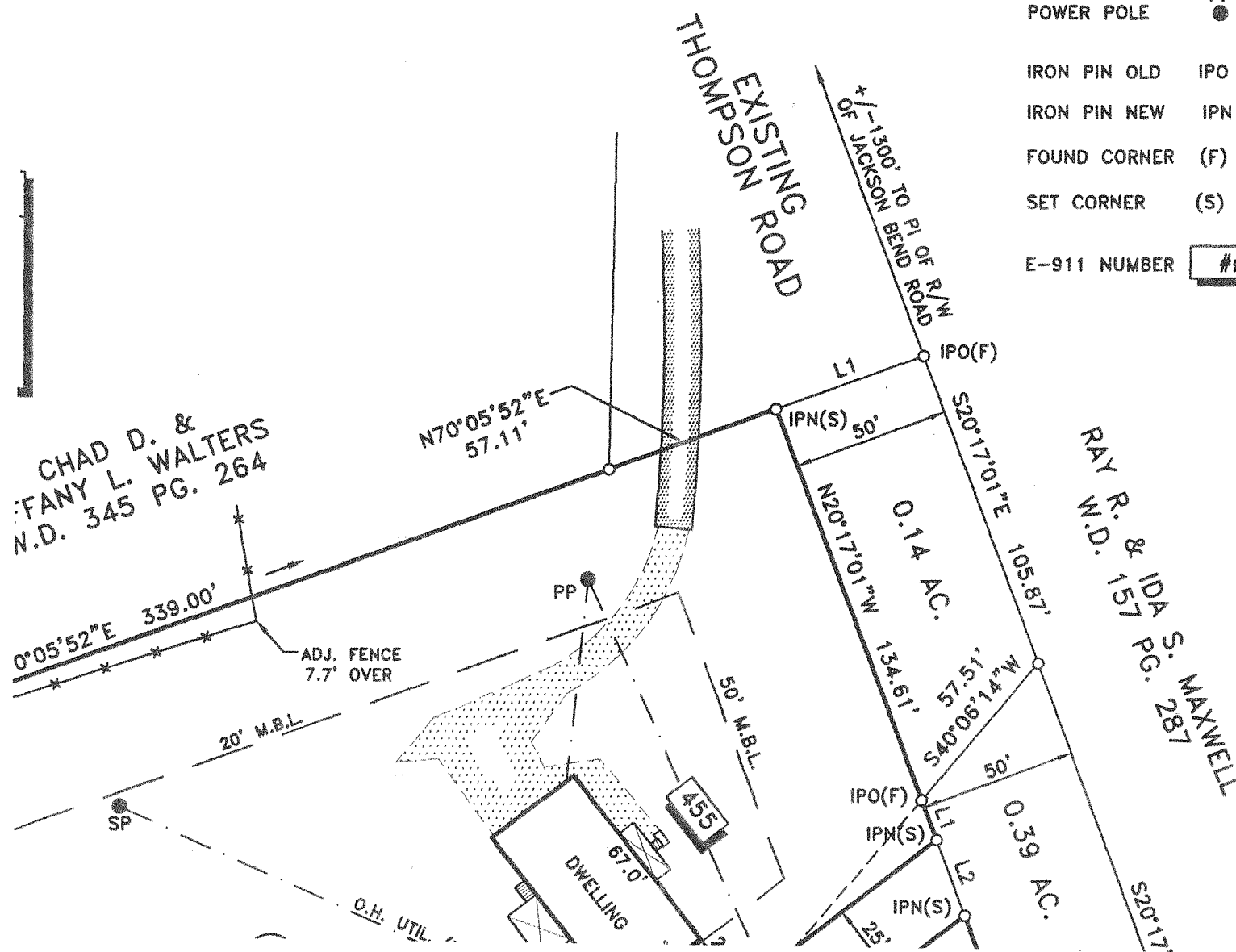
I certify that the water system installation fully meet requirem State Health Department, and I shown.

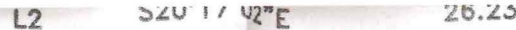
City or County Health Offi
or his Authorized Represent

I certify that the sewer proposed for installation in the Tennessee State Highway as shown with all restrictions required if 4b is applicable.

City or County Health Officer
or his Authorized Representative

Y
O
P
Z





Handwritten Signature
Registered Engineer/Surveyor

City or County Health Officer
or his Authorized Representative

City or County Health Offi.
or his Authorized Represent

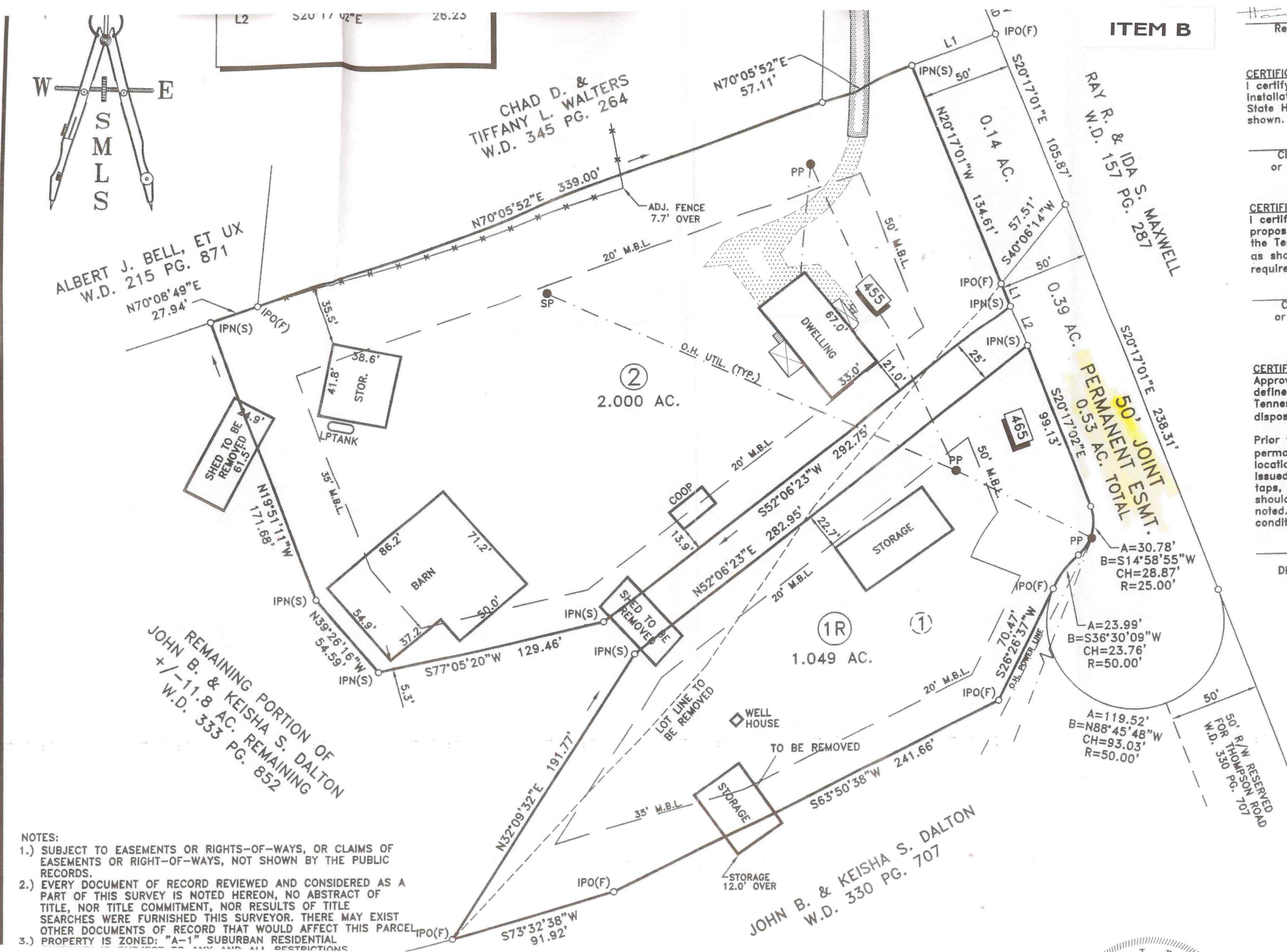
Prior to any construction of a permanent, the plans for the location must be approved and issued by the Division of Group taps, water lines, underground should be located at side prop noted. Any cutting, filling or al conditions may void this appro

Environmental Specialist
Division of Ground Water P

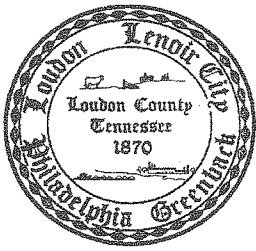
OWNER:
JOHN B. &
475 THOMPS
LENOIR CITY

RESU
C.D.
AND

SURVEY FOR AND
DISTRICT 3 CO
LOT NO. BL



CODES DEPARTMENT BUILDING ACTIVITY SUMMARY										
Month	2016	Fees	Value	2015	Fees	Value	2014	Fees	Value	2013
January	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20	\$10,742	\$2,957,218	22
February	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28	\$11,888	\$3,101,993	20
March	37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34	\$14,418	\$3,792,021	33
April				37	\$ 14,543	\$ 3,657,482	42	\$19,021	\$5,838,442	39
May				29	\$ 10,641	\$ 2,690,637	30	\$16,674	\$4,409,645	33
June				30	\$ 10,892	\$ 2,658,983	33	\$8,762	\$2,972,266	37
July				35	\$ 22,302	\$ 6,224,534	29	\$11,757	\$2,942,219	35
August				37	\$ 22,059	\$ 5,945,858	40	\$23,832	\$7,799,894	48
September				35	\$ 22,178	\$ 6,019,912	39	\$16,670	\$4,418,410	47
October				55	\$ 24,793	\$ 6,978,700	34	\$17,782	\$4,802,880	30
November				34	\$ 16,974	\$ 4,517,761	15	\$7,608	\$1,893,712	30
December				25	\$ 18,414	\$ 5,378,992	36	\$16,859	\$4,199,225	29
TOTALS	98	\$58,600	\$15,653,403	409	\$209,465	\$56,312,265	380	\$176,013	\$49,127,925	403



Loudon County Planning Department

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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
APRIL 19, 2016
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the March 15, 2016 meeting
5. Planned Agenda Items
 - A. Special Exception, applicant, John Brian Dalton, request to allow existing storage to be in front yard, 475 Thompson Road , Tax Map 035 Parcels 013.00 and 015.00, A-1, Agricultural-Forestry District;
 - B. Special Exception, Applicant, Leon Shields, request continuing use of gun range which is used by the Sheriff's Dept., 1000 Interstate Lane, Tax Map 025, Parcel 012, C-2 General Commercial District;
 - C. Variance request front yard setback for sign, Striper Soup Outfitters, 12329 Hwy. 321 N., Lenoir City, TN, Tax Map 002, Parcel 081, A-1 Agriculture-Forestry District;
 - D. Variance request, side yard setbacks, placement of loadout building adjacent to CSX right-of-way for railcar operations, applicant, John Walker, CEO, AgCentral Farmers Coop, 4065 Hwy 95S, **GREENBACK**, Tax Map 071, Parcel 046.00, General Commercial District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

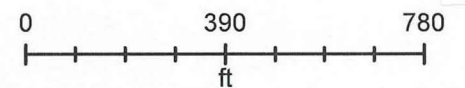
Dalton property



LOUDON COUNTY, TENNESSEE

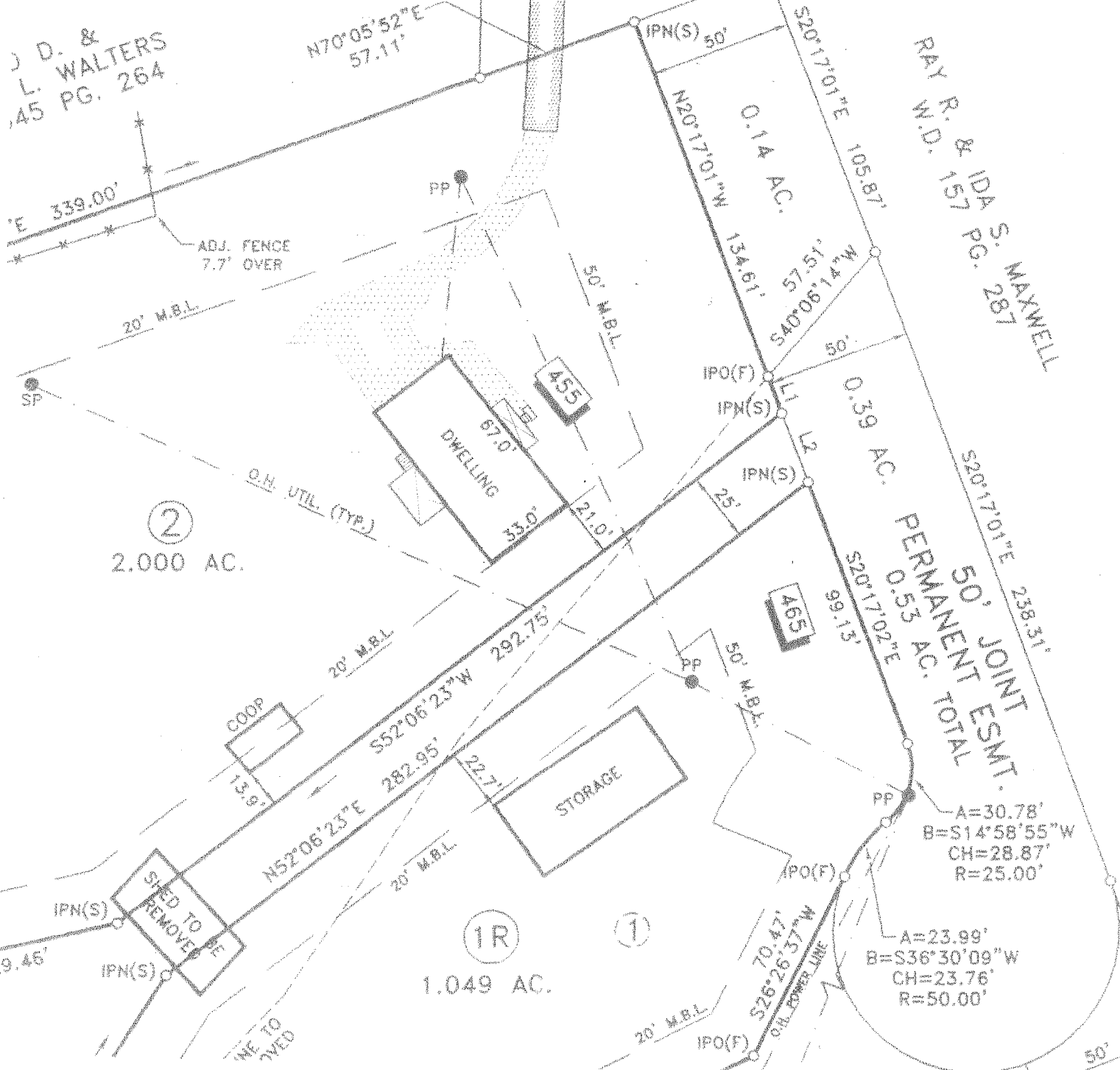
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: April 12, 2016



ITEM A

J. D. &
L. WALTERS
45 PG. 264



Registered Engineer/Surveyor

CERTIFICATION OF APPROVAL OF WATER
I certify that the water system installed
Installation fully meet requirements of
State Health Department, and is heret
shown.

City or County Health Officer
or his Authorized Representative

CERTIFICATION OF SEWERAGE SYSTEM
I certify that the sewage disposal sys
proposed for installation, fully meet th
the Tennessee State Health Department
as shown with all restrictions/conditio
required if 4b is applicable).

City or County Health Officer
or his Authorized Representative

CERTIFICATION OF SUBSURFACE DISPOS
Approval is hereby granted for lots
defined as _____, Lt
Tennessee, as being suitable for sub
disposal (SSD) with the listed or att

Prior to any construction of a structu
permanent, the plans for the exact l
location must be approved and an S
issued by the Division of Ground Wat
taps, water lines, underground utilitie
should be located at side property li
noted. Any cutting, filling or alteratio
conditions may void this approval.

Environmental Specialist
Division of Ground Water Protecti





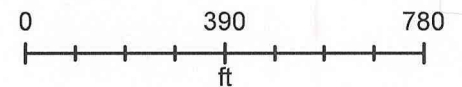
Fowler property gun range



LOUDON COUNTY, TENNESSEE

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MAP DATE: April 12, 2016



ITEM B



RESTRICTED
AUTHORIZED ENTRY

WRONG
WAY

EXIT ONLY
ALL TRUCKS

WRONG
WAY

SPECIAL
EXCEPTION

TENNESSEE
GY-0438



Striper Soup Outfitters sign



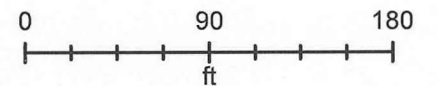
ITEM C



LOUDON COUNTY, TENNESSEE

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MAP DATE: April 12, 2016



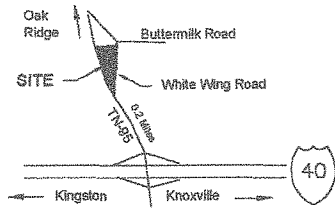


SYMBOLS USED

- Concrete ROW Mkr.
- Iron Rod (set)
- Utility Pole
- Point

VICINITY MAP

(not to scale)



Notes:

1. This survey is oriented based on observed Right-of-Way monuments and information on highway design based on a plat prepared by the Tennessee Department of Transportation for reroute of TN-95.
2. This property is NOT in a special Flood Hazard Zone, as shown on Flood Insurance Rate Map for Loudon County, Map 470107 0025 A.
3. Topographic elevations are for illustrative purposes only, and are based on an assumed base elevation of 500' along TN-95. Contours are rough approximations based on limited data.
4. Property lines are located based on orientation of highway right-of-way and field observations, as well as discussions with property owners. No existing monumentation of property lines could be located. The location of the northern property line is based on a description provided in Judgement dated October 25, 1962, and recorded in DB 73, Page 358. This judgement indicates that the northernmost property line is 280' in a southeasterly direction from the right-of-way marker indicated, as shown on the plat. All other property line locations are based on location of roadways.



I hereby certify that this is a Category II survey, and the ratio of precision of the unadjusted survey is greater than 1:7500 as shown hereon.

Randy L. Denton, RLS
TN Reg. No. 1152

141 Foremast Road
Kingston, Tennessee 37763

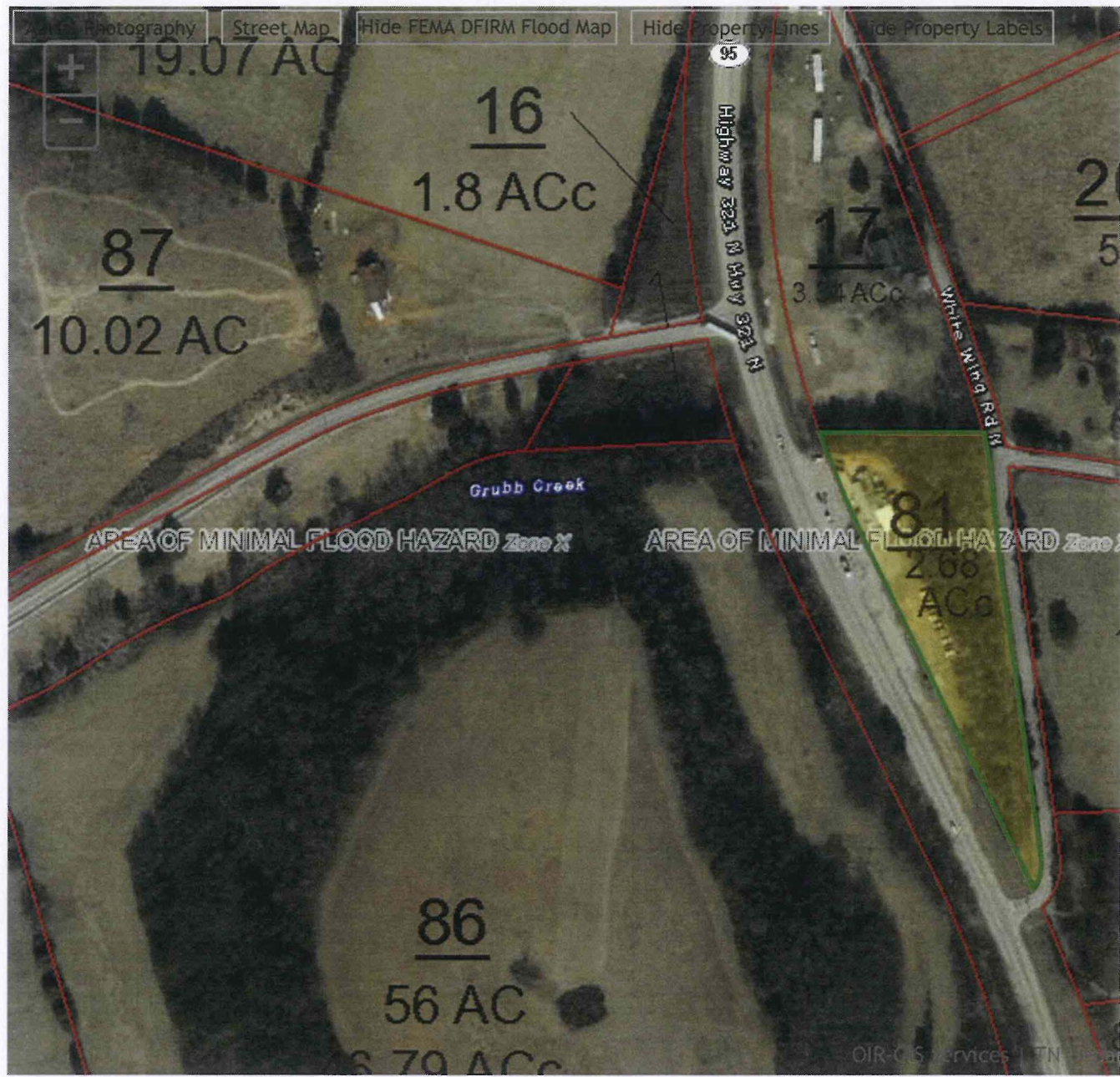
Date of Survey: November 15, 2003

1" = 100'

Survey of:
Harriman Oil Company Property
Map 2, Parcel 81
DB 229, Page 295
Fifth Civil District
Loudon County, Tennessee



Tennessee



A-1



Self Serve Cash or Credit

Regular

Plus

CAMPING

LIVE
SHAD
→

EOM STORAGE
844-4-2225



OUTFITTING
WE WILL LIVE SHAD
865-224-2225

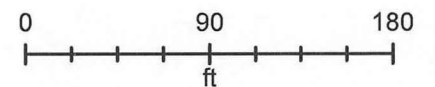
AgCentral Farmers Coop



LOUDON COUNTY, TENNESSEE

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MAP DATE: April 12, 2016



ITEM D



