

Loudon County Planning Department

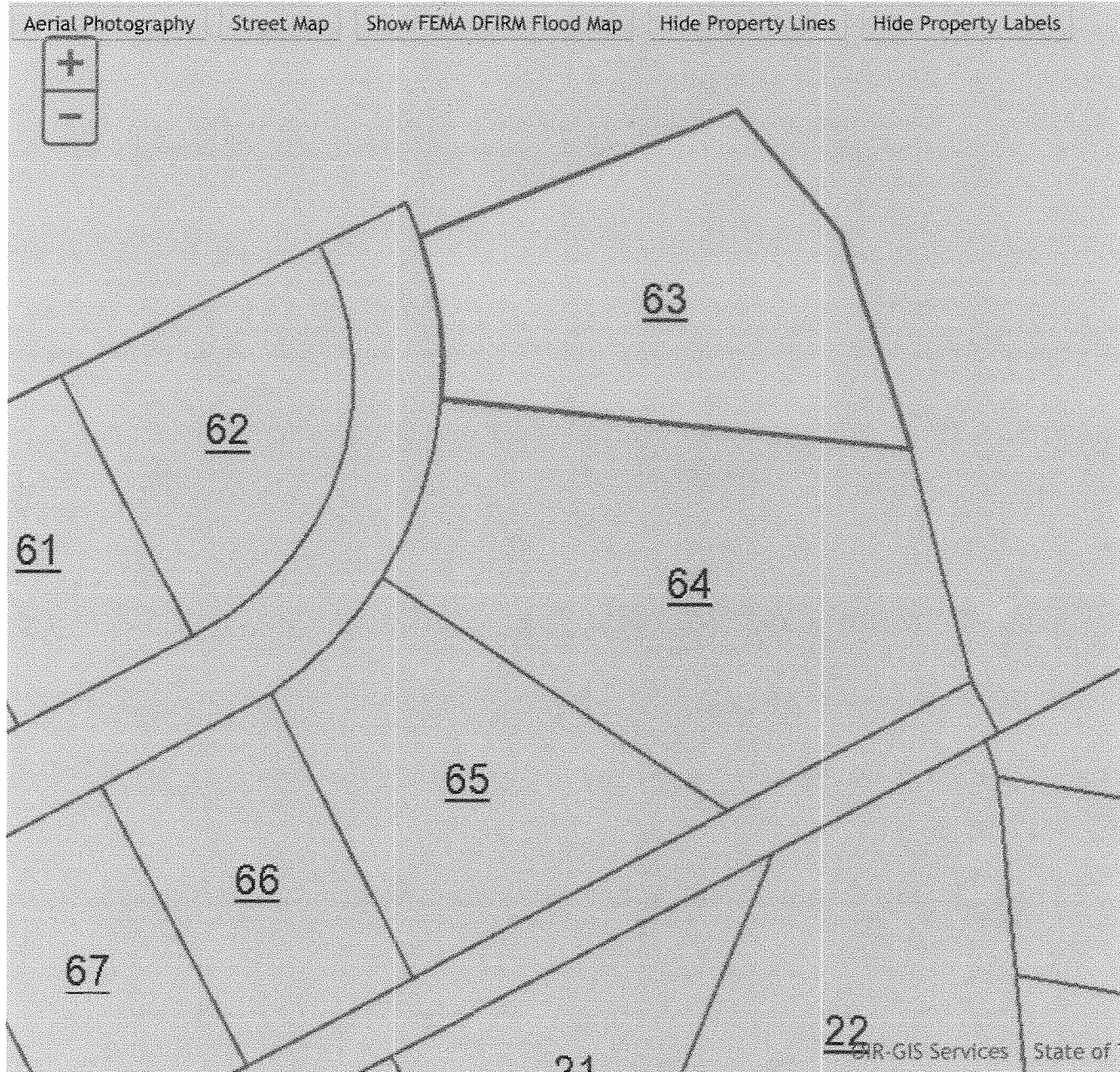
101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
August 16, 2016
5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes July 19, 2016 meeting
3. Planned Agenda Items:
 - A. Final Plat, resubdivision of Lot 63, Johnny Benson, Lot 64, Mildred Harmon and Lot 65, Ronald Kirk, Stone Crossing Subdivision Unit 2, Tax Map 007, Parcel 099.00, Millstone Lane, R-1/PUD;
 - B. Final Plat, Mark White, Stone Crossing Subdivision Unit 3, 24 lots, Tax Map 007, Parcel 099.00 with letter of credit for Unit 3 and release of letter of credit for Unit 2, \$41,002.50;
 - C. Rezoning request for R-1 with PUD, approximately 3.1 units per acre, Applicant, Ed Loy, Tax Map 007, Parcel, 114.00, 101 Wilkerson Lane, approximately 30 acres with proposed 87 lots;
4. Codes Department Building Activity Summary for July 2016 (see attached)
5. Additional Public Comments
6. Update from Planning Department
7. Adjournment



Tennessee





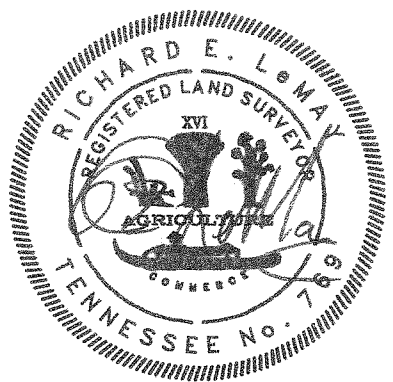
Tennessee



STATE GR
(SEE NOTE

LOCATION MAP

ITEM A



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. no title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

Richard E. LeMay
Surveyor
Tenn. Reg. No. 769

OWNER (LOT 63-R)

BENSON JOHNNY
P O BOX 1413
LENOIR CITY, TN 37771
(865) 988-5695

OWNER (LOT 64-R)

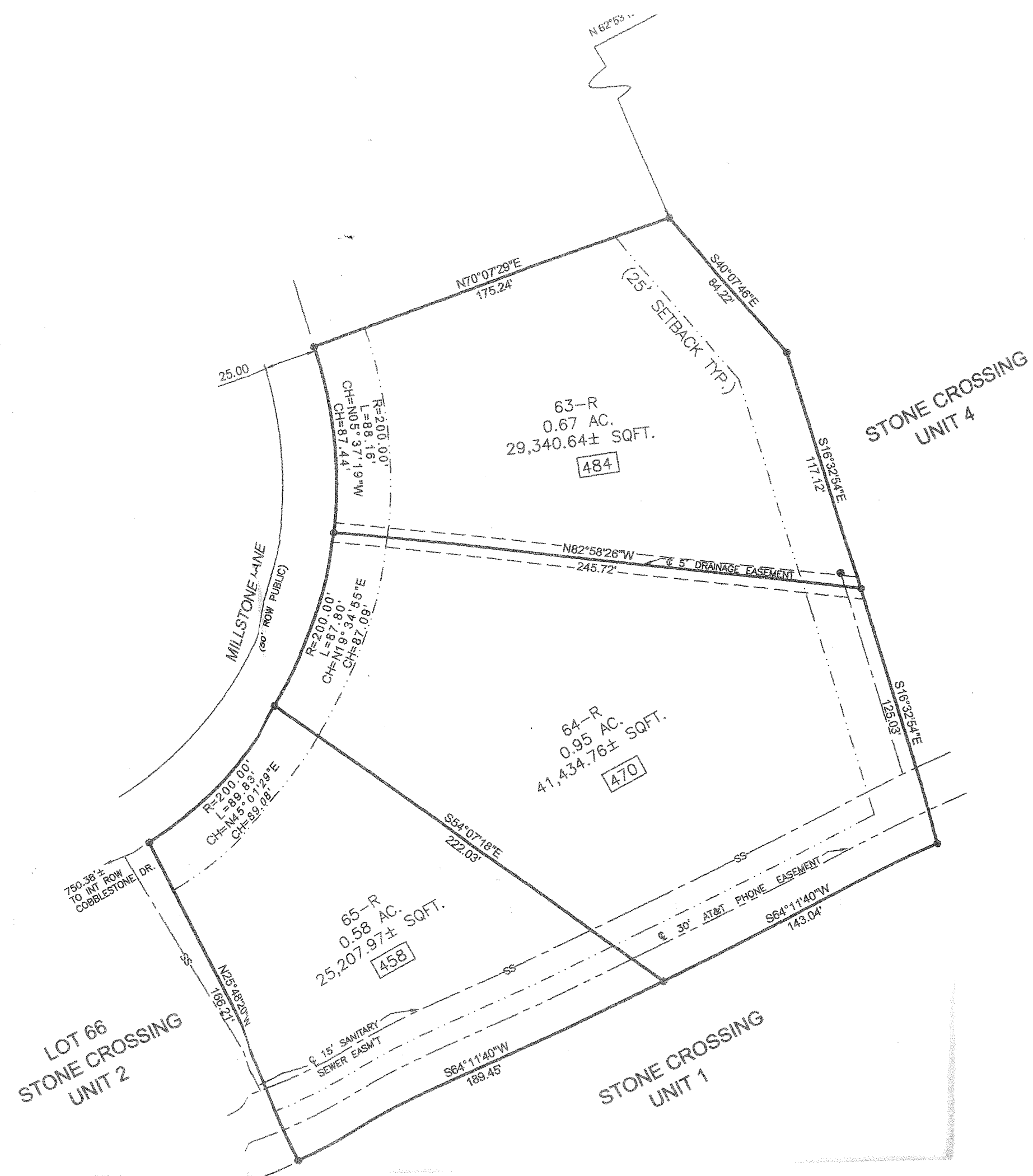
HARMON MILDRED K ETAL
270 MILLSTONE LN
LENOIR CITY, TN 37772
(865) 988-3780

OWNER (LOT 64-R)

KIRK RONALD E ETUX PAULA G
456 MILLSTONE LANE
LENOIR CITY, TN 37771
(931) 728-9246

LEGEND

- I.R.(O) - IRON ROD (OLD)
- I.R.(S) - IRON ROD (SET)
- 911 - E-911 ADDRESSES



MEET
WN

E,
Y
M.

RGROUND

R BOUNDARY
LL INTERIOR LOT

ACKS AND
D TO U.S.G.S.



Tennessee
Assessment

Tennessee



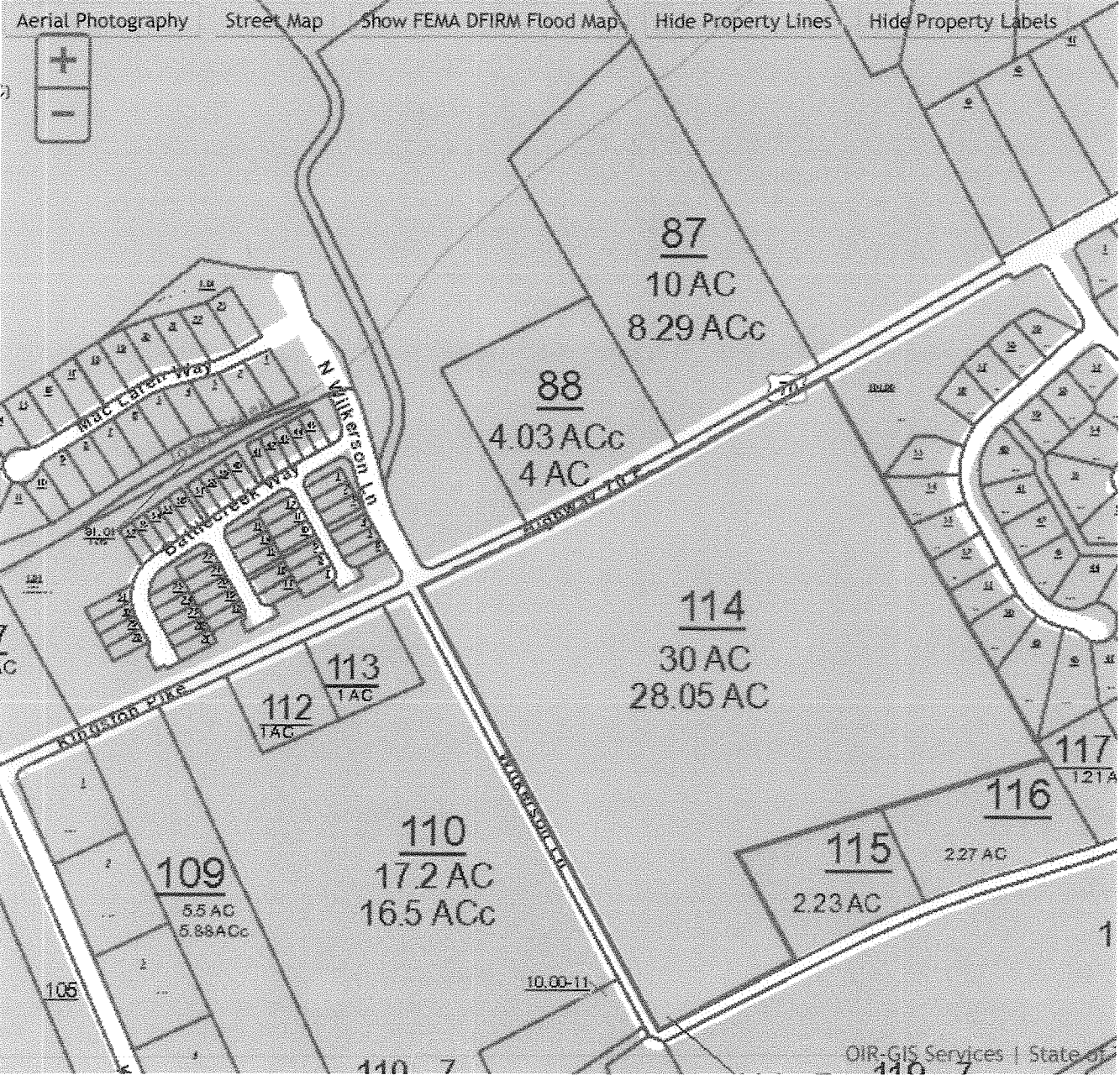


Tennessee





Tennessee



DATE _____ OWNER _____
DATE _____ OWNER _____
DATE _____ OWNER _____

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 _____ SECRETARY, REGION PLANNING COMMISSION

CERTIFICATION OF SEWERAGE SYSTEM

I CERTIFY THAT 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 _____ LOCAL HEALTH AUTHORITY

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT, THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND SAID NAMES ARE APPROVED, AND THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAT ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

DATE _____ E-911 AUTHORITY

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.

7-21-16
DATE _____ REGISTER SURVEYOR
TENN. REG. NO. 769

SITE NOTE

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: BOOK 304, PAGE 649
- PROPERTY SHOWN ON CLT MAP 7, PARCEL 99
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- TOTAL LOTS: 24 (UNIT 3)
- TOTAL AREA: 10.11 ACRES±
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD ONLY.
- 20 FOOT DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE, EASEMENTS ARE 20 FEET WIDE, 10 FEET EITHER SIDE OF THE PIPES AS THEY ARE INSTALLED. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR LOCATING OR VERIFYING THE DRAINAGE EASEMENT PRIOR TO CONSTRUCTION.
- THIS PROPERTY IS ZONED: R-4 (SINGLE-FAMILY RESIDENTIAL)

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 _____ ROADENGINEER/HIGHWAY COMMISSION



FUTURE DEVELOPMENT
THE CROSSING GROUP
DEED BK 22 PAGE 442

FUTURE DEVELOPMENT
THE CROSSING GROUP
DEED BK 22 PAGE 442

Line #	C
L1	S
L2	S
L3	N
L4	N
L5	N
L6	S
L7	N
L8	N
L9	N



Tennessee





ITEM C



ITEM C

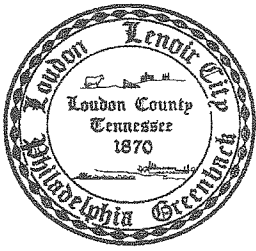
ITEM C





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	51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42	\$19,021	\$5,838,442	39
May	43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30	\$16,674	\$4,409,645	33
June	35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33	\$8,762	\$2,972,266	37
July	42	\$24,129	\$6,306,914	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	269	\$160,313	\$44,953,965	409	\$209,465	\$56,312,265	380	\$176,013	\$49,127,925	403

26 Single-Family building permits issued for July, 2016



Loudon County Planning Department

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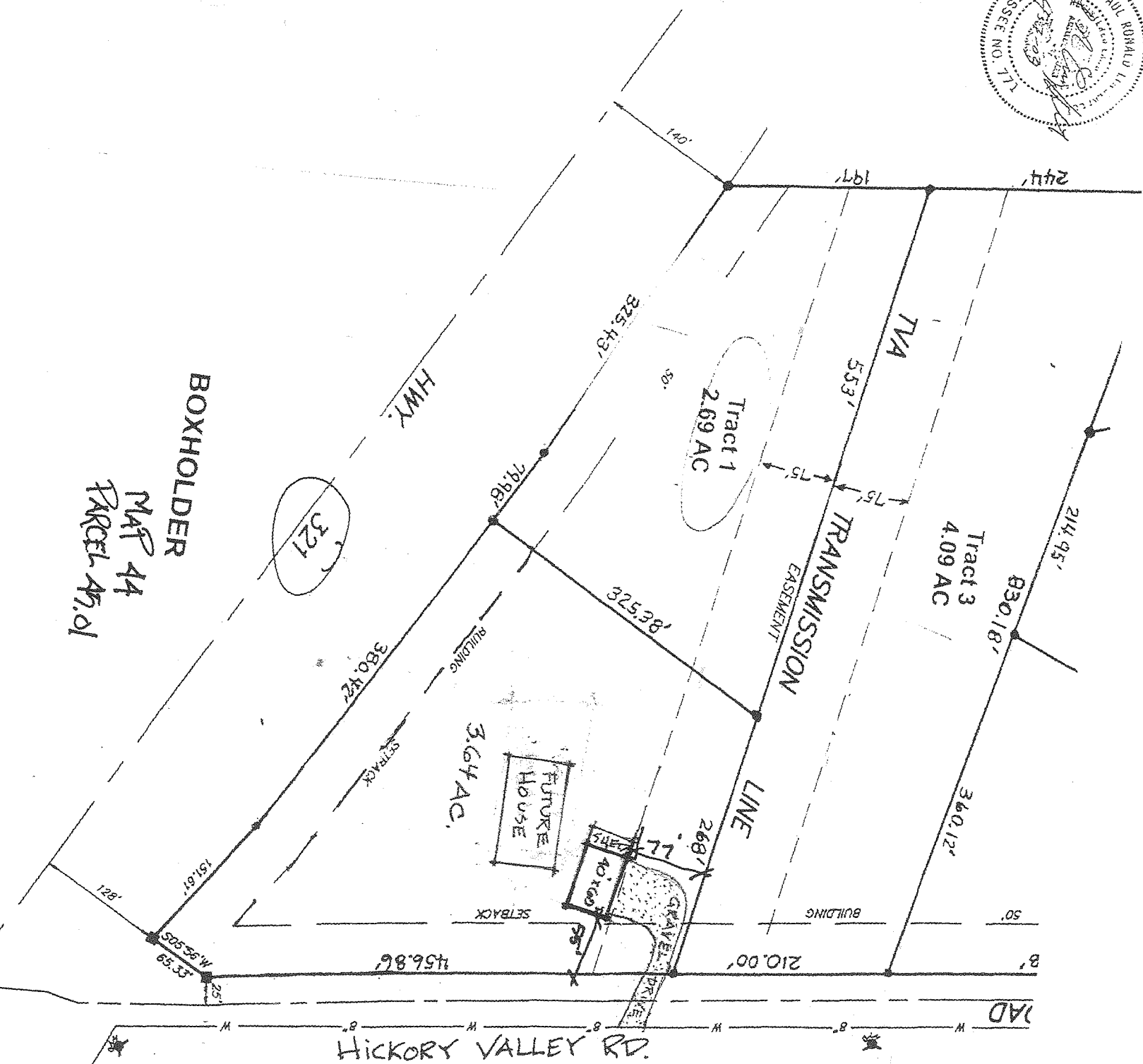
AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS August 16, 2016 *Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the July 19, 2016 meeting
5. Planned Agenda Items
 - A. Special Exception, Mike O'Hara, accessory building to store landscaping, and seeding, and sod in 40x60 building with a lean-to without a principal structure, Tax Map 44, Parcel 45.01, 25884 Hwy 321, A-1, Agriculture-Forestry District;
 - B. Variance Request for 11' frontyard setback, Chris Wampler, renovation of home and porch, Tax Map 016I, Group A, Parcel 12.00, 1785 Old Midway Rd., R-1, Suburban Residential District;
 - C. Special Exception, reside above garage while dwelling under construction and continue to use as living space after completion of house, Joe Mourfield, Jr., Tax Map 033, Parcel 054.02, 127 Harrison Bend Rd., A-2, Rural Residential District;
 - D. Variance Request for parking space size from 200 square feet to 162 square feet, Greg Presnell, CEC, Civil & Environmental Consultants, Inc., Highland Park Elementary School additions and renovations, Tax Map 015M, Group B, Parcel 004.00, Tinnel Road, R-1, Suburban Residential District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment



Tennessee





ITEM A





Tennessee



ITEM B

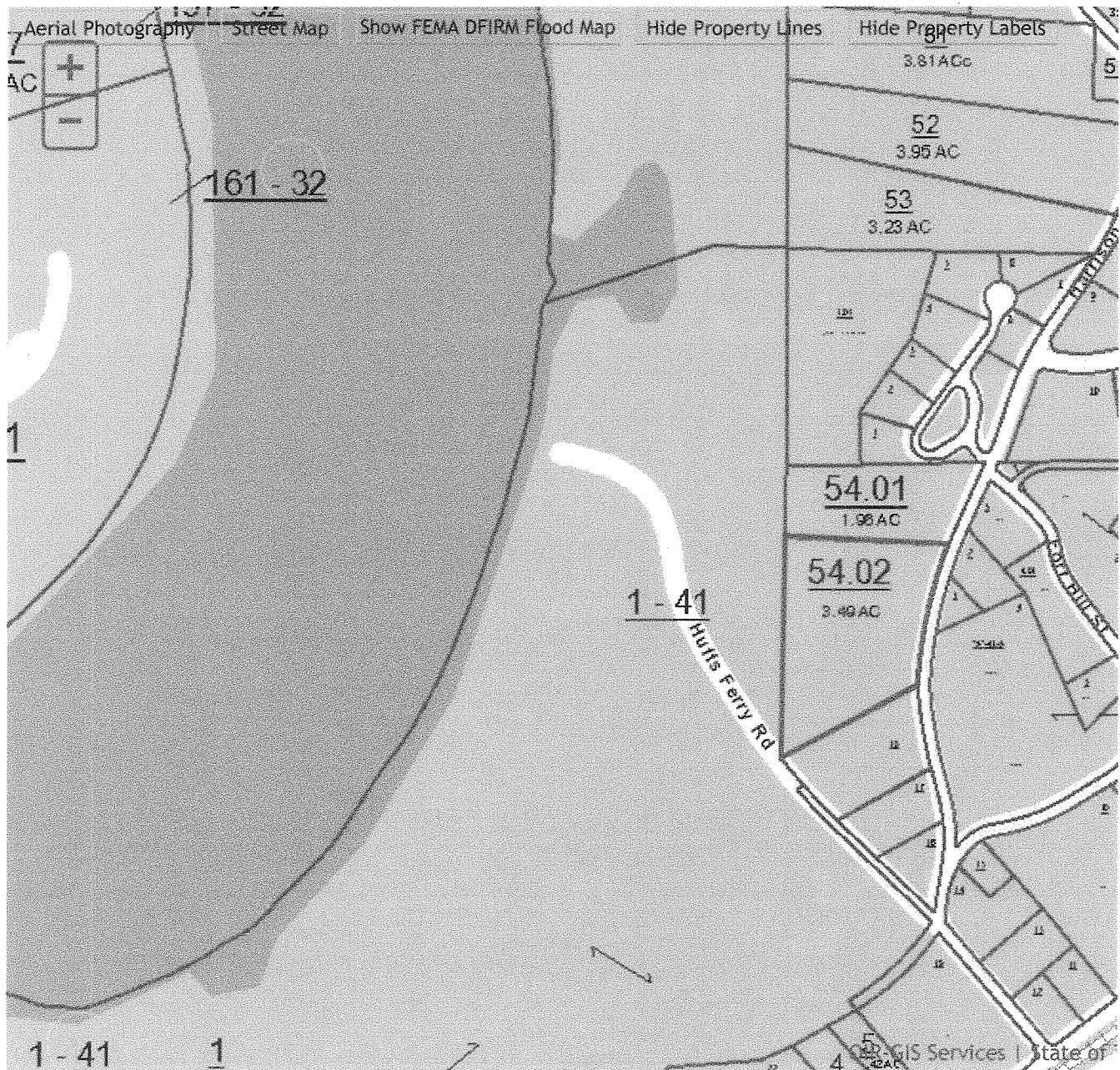




ITEM B



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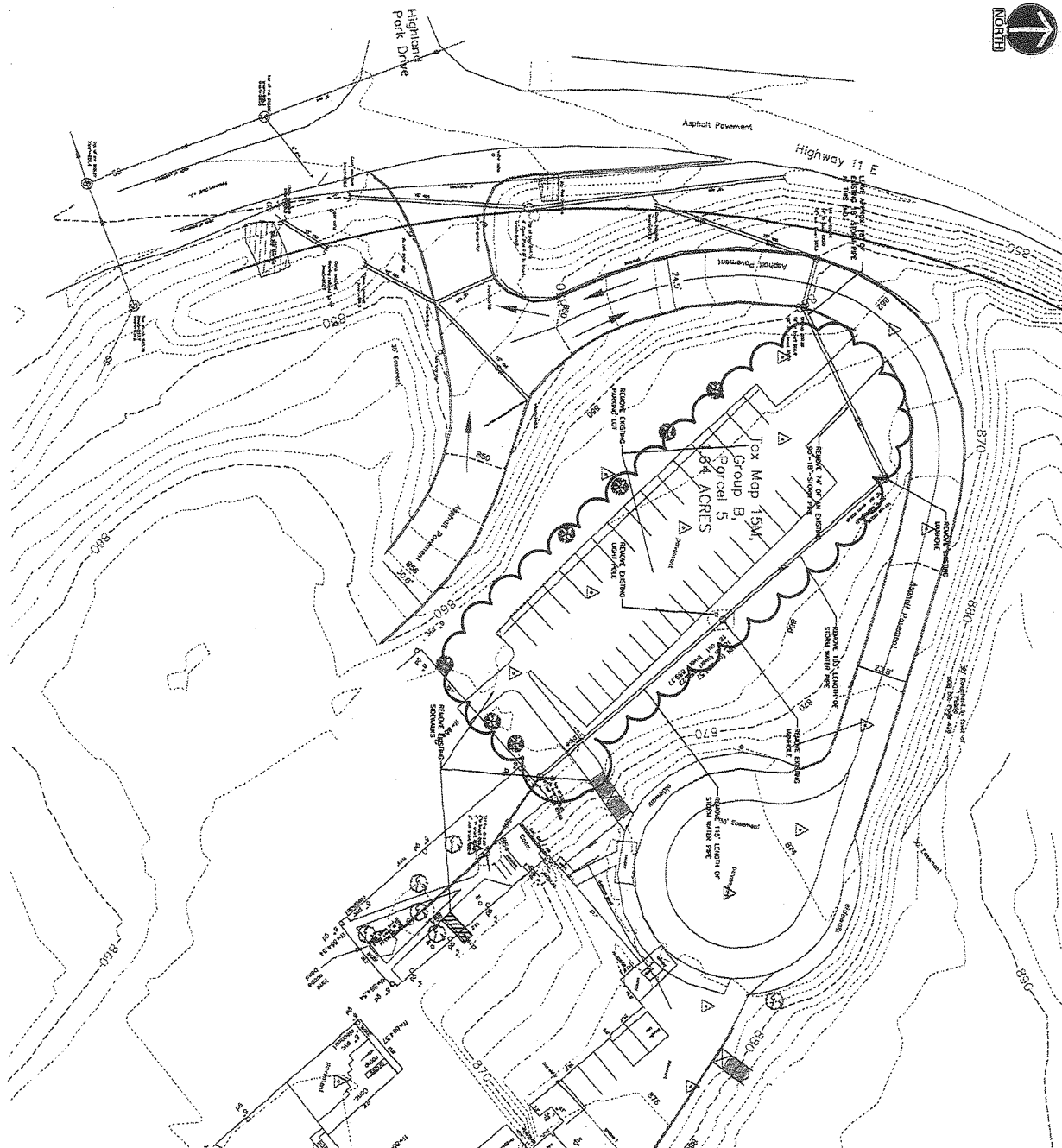


Tennessee

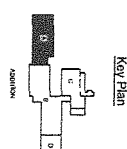


ITEM C





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Key Plan

Rob Downing is the secretary of COA and a former NE president. He says that the NE has a "strong and traditional" focus on the American and Canadian coalfields and the Atlantic. The Downing is proud of the fact that only four per cent of the NE's membership is employed in the coal industry. He says that the NE's focus is on the coalfields and the Atlantic. He says that the NE's focus is on the coalfields and the Atlantic.

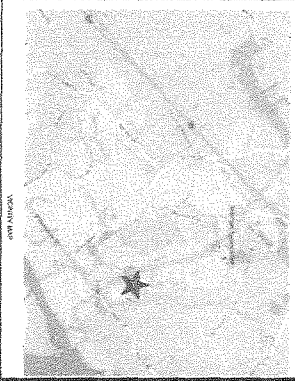
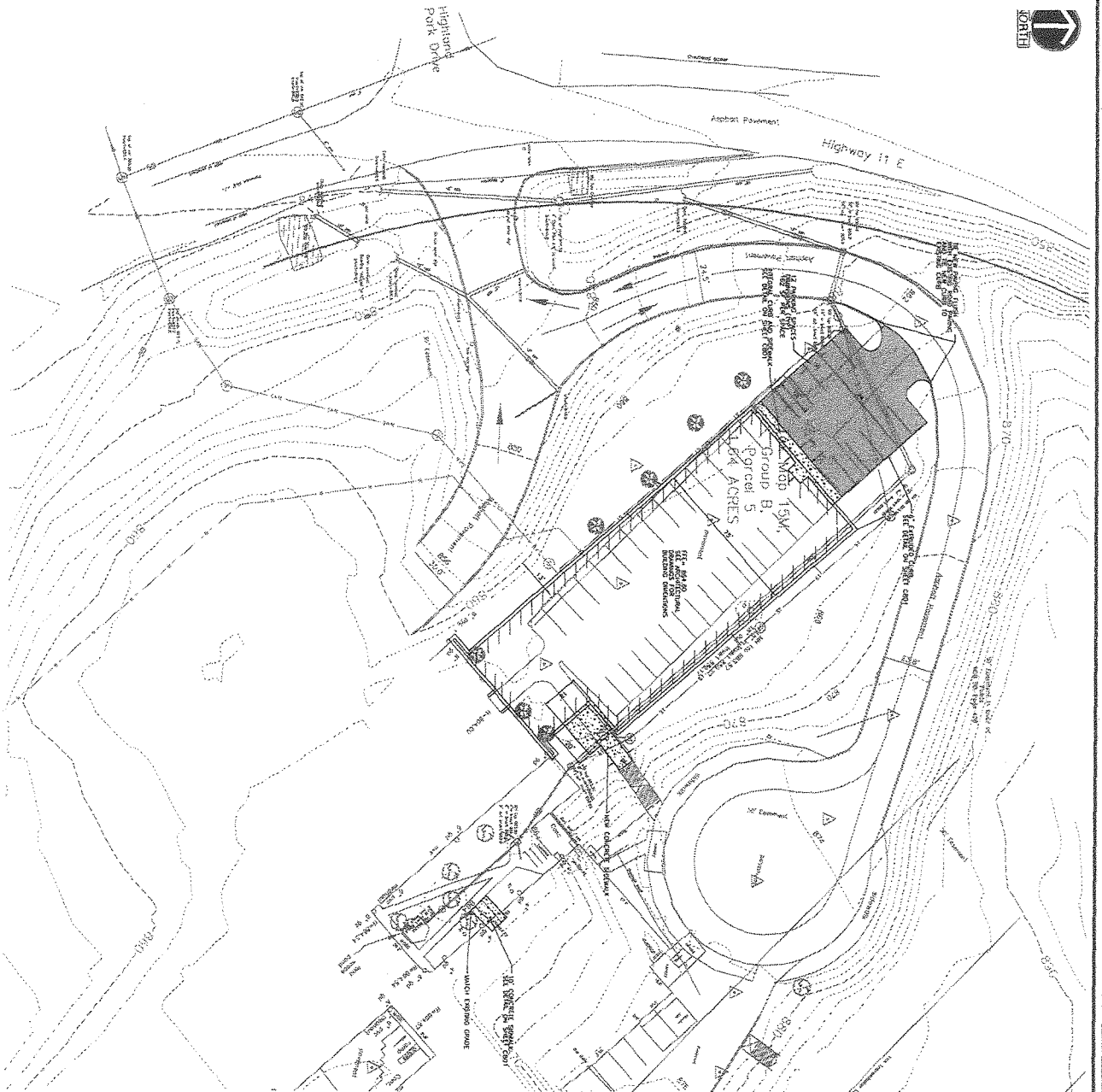
ALL PARTS

EXISTING CONDITION
DEMOLITION PLAN

C&E
Civil & Environmental Consultants, Inc.
308 CATES STREET MARYVILLE, TENNESSEE 37801
865-877-9997
www.c&einc.com

COPE
architecture
2607 Kingston Pike, Suite 5
Knoxville, Tennessee 37619
423.596.1900

**ADDITIONS AND RENOVATIONS TO
HIGHLAND PARK ELEMENTARY
SCHOOL**
LOUDON COUNTY SCHOOLS
4404 HWY 11 E
LENOIR CITY, TENNESSEE 37722



- NOTES:**
1. THE SITE SHALL BE LEFT CLEAR AND OPEN TO ALL TRAFFIC.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

SCALE: 1" = 100'



C. C. 200
Professional Engineer
State of Tennessee
No. 12345
Exp. 12/31/2025

CEC
Civil & Environmental Consultants, Inc.
308 CATES STREET, KNOXVILLE, TENNESSEE 37901
605-577-0507
www.cecinc.com

COOL
architecture
2607 Kingston Pike, Suite 5
Knoxville, Tennessee 37919

**ADDITIONS AND RENOVATIONS TO
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SCHOOL**
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ITEM D

