

Loudon County Planning Department

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

WORKSHOP AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION September 20, 2016 4:30 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 4:30 p.m. to review Section 4.080 Planned Unit Developments of the Loudon County Zoning Resolution.

PUBLIC HEARING LOUDON COUNTY REGIONAL PLANNING COMMISSION September 20, 2016 5:30 p.m.

The Loudon County Regional Planning Commission will hold a public hearing to receive comments on the MS4 Phase II Program Annual Report, July 1, 2015-June 30, 2016.

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION September 20, 2016 *Immediately following the public hearing*

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes August 16, 2016 meeting
3. Planned Agenda Items:
 - A. Request for tabled item be extended for another month of 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;
 - B. Variance Request for subdivision plat, right-of-way distance, Katherine Ellis, 1788 Lakeside Drive, Lenoir City, Tax Map 21, Parcel 128 and part of Parcel 129, A-2, Rural Residential District; *(also on BZA agenda for lot size variance)*
 - C. Subdivision Plat with road frontage variance from 75' to 25', Calvin Ray Green, Jr. 1564 Oren White Road, Tax Map 014, Parcel, 023.00, A-2, Rural Residential District;

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4. Codes Department Building Activity Summary for August 2016 (see attached)
5. Additional Public Comments
6. Update from Planning Department
7. Adjournment

LEGEND

IR(F) IRON PIN FOUND
IR(S) IRON PIN SET

UTILITY POLE



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

CERTIFICATION 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 _____, 20____
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 that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date _____, 20____
Registered Engineer/Surveyor _____

CERTIFICATION 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 _____

CERTIFICATION OF SUBSURFACE DISPOSAL (Septic Systems)

Approval is hereby granted for lots _____, defined as _____, Loudon County, Tennessee, as being suitable for subsurface sewage 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 _____

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 posted 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 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 _____, 20____
E-911 Authority _____

Release of Easements: Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map, on the condition that new utility and drainage easements are provided.

Road Superintendent: _____
Signature _____ Date _____

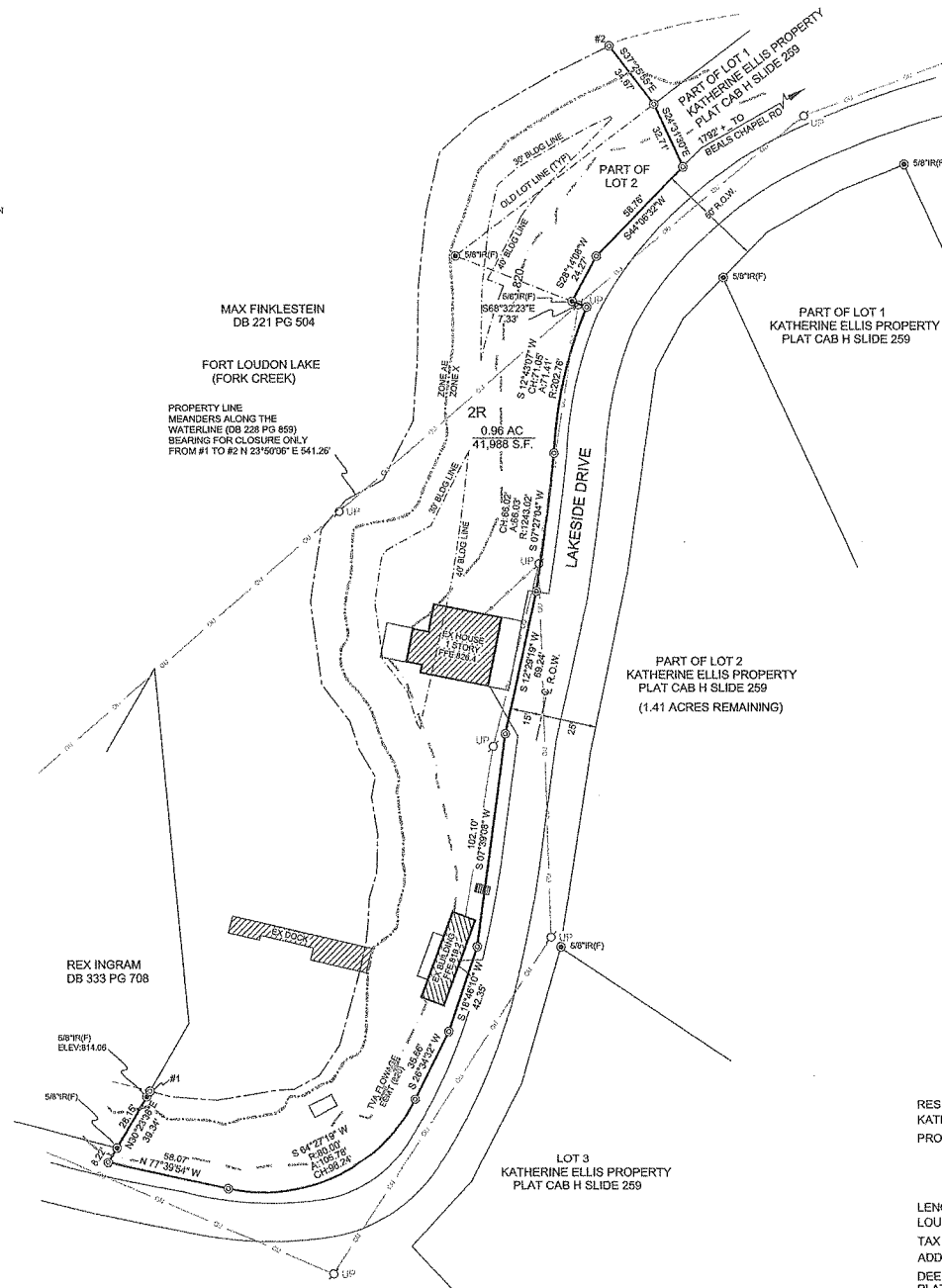
Water _____
Signature _____ Date _____ Power _____
Signature _____ Date _____

Sewer _____
Signature _____ Date _____ Gas _____
Signature _____ Date _____

Telephone _____
Signature _____ Date _____ Cable _____
Signature _____ Date _____



NORVELL & POE ENGINEERS
REGISTERED ENGINEERS & LAND SURVEYORS
1229 Fox Meadows Boulevard Suite 2
Sevierville, Tennessee 37862
(865) 429-4683
Email: email@norvellpoe.com



NOTES

- 1) CORNER MONUMENTS AS SHOWN
- 2) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 3) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
- 4) VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
- 5) SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP 4708C012D DATED MAY 16, 2007 BEING FLOOD ZONE AE AND X.
- 6) PROPERTY IS ZONED: A-2
FRONT SETBACK: 40'
REAR SETBACK: 30'
SIDE SETBACK: 5' & 20'

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PERCISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON.

SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1886

RESUBDIVISION OF PART OF LOT 2 (LAKE ACCESS TRACT)
KATHERINE ELLIS PROPERTY AND SURVEY OF
PROPERTY OF

KATHERINE ELLIS

LENOIR CITY, TENNESSEE
LOUDON COUNTY, TENNESSEE
TAX MAP: 21 PARCEL: 128 AND PART OF 129
ADDRESS: 1788 LAKESIDE DRIVE
DEED REFERENCES: DEED BK 288 PG 859, DEED BK 322 PG 574
PLAT REFERENCE: CABINET H SLIDE 259

APPROVED BY: D. HURST
DRAWN BY: D. HURST

FIELD DATE: 06-16-2016
DRAWING DATE: 06-20-2016
LAST REV. DATE: 06-18-2016

SCALE: 1" = 40'
PROJECT NUMBER: 16-0609



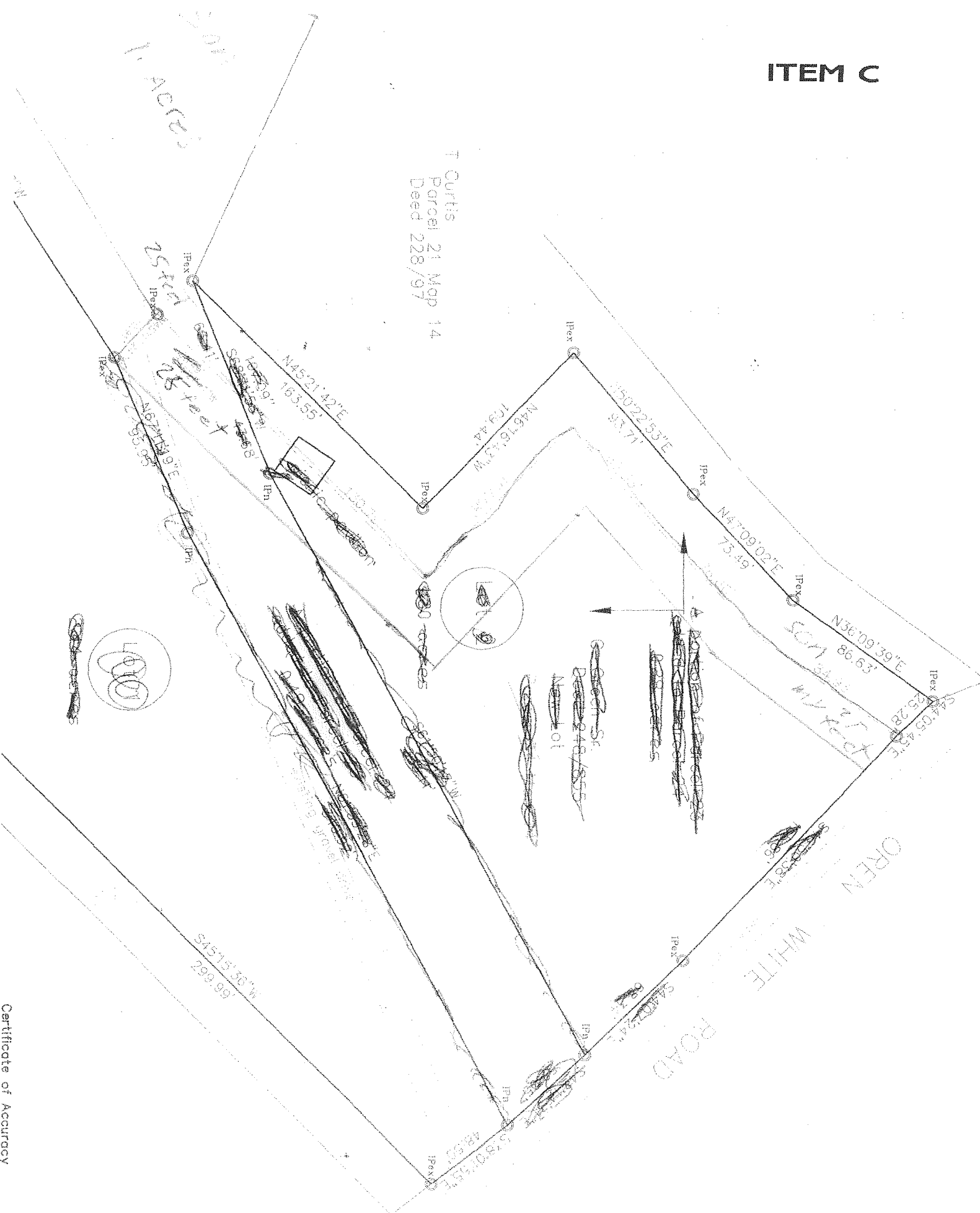
Tennessee
Department of Transportation

Tennessee



ITEM C

T Curtis Parcel 21 Map 14
Deed 228/97





Tennessee

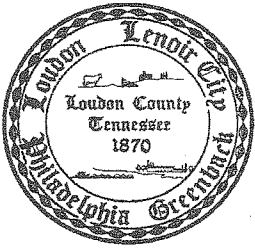




CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

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	42	\$22,086	\$5,602,221	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	311	\$182,399	\$50,556,186	409	\$209,465	\$56,312,265	380	\$176,013	\$49,127,925	403

20 Single-Family building permits issued for August, 2016



Loudon County Planning Department

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AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

September 20, 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 August 16, 2016 meeting
5. Planned Agenda Items
 - A. 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;
 - B. 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;
 - C. Variance Request for lot size of .96 acres, Katherine Ellis, 1788 Lakeside Drive, Lenoir City, Tax Map 21, Parcel 128 and part of Parcel 129, A-2, Rural Residential District;
 - D. Special Exception for existing accessory structure to be in front yard of property, Karen Grant property, Tax Map 013, Parcel 041.00, 2000 Cardwell Chapel Road, A-2, Rural Residential District;
 - E. Special Exception, applicant, Patty Beaty, to place dwelling and operate The Gentle Barn, a non-profit animal rescue and open to the public on the weekends and working with children through the week, approximately 25 acres, 1355 Lake Drive, Tax Map 032, Parcel 095.00, A-2, Rural Residential District;
 - F. Variance Request for setbacks, Malcolm Williams, 9203 Vonore Road, Tax Map 049, Parcel 072.00, C-1, Rural Center District;
 - G. Special Exception, Vernon Barnett, place garage 18' from property line, 3645 Hines Valley Road, Tax Map 014, Parcel 079.00, R-1, Suburban Residential District;

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Loudon • Greenback • Philadelphia

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



Tennessee



ITEM A



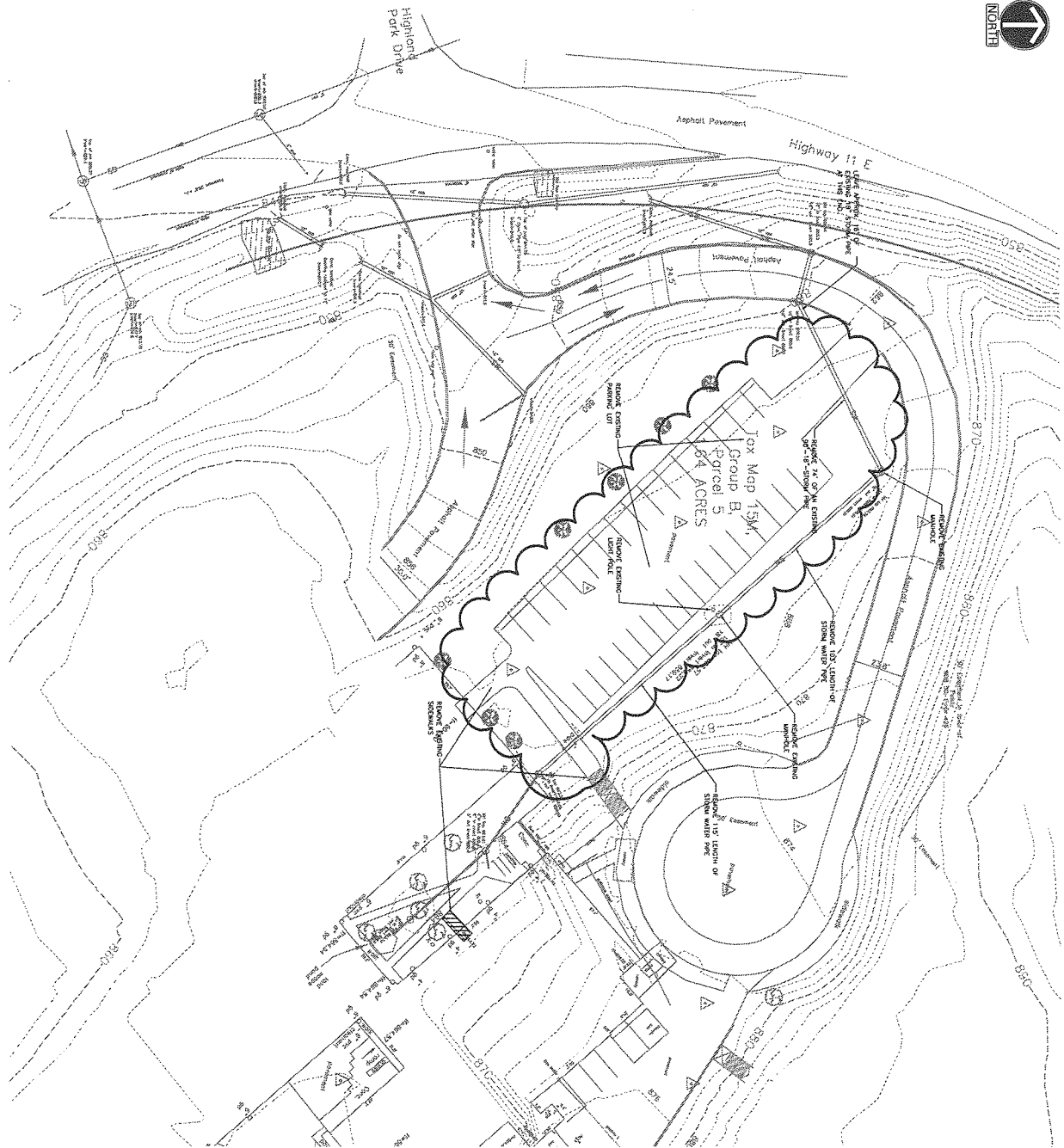
ITEM A



ITEM B

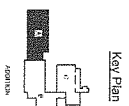


ITEM B



1. THE LOCATION OF EXISTING 12' x 12' x 12' CONCRETE FOUNDATION FOR THE EXISTING BUILDING IS SHOWN ON THE MAP. THE FOUNDATION IS TO BE REMOVED AND THE AREA TO BE REGRADED TO THE EXISTING GRADE.
2. THE EXISTING 12' x 12' x 12' CONCRETE FOUNDATION FOR THE EXISTING BUILDING IS TO BE REMOVED AND THE AREA TO BE REGRADED TO THE EXISTING GRADE.
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24. THE EXISTING 12' x 12' x 12' CONCRETE FOUNDATION FOR THE EXISTING BUILDING IS TO BE REMOVED AND THE AREA TO BE REGRADED TO THE EXISTING GRADE.

SCALE IN FEET
0 20 40



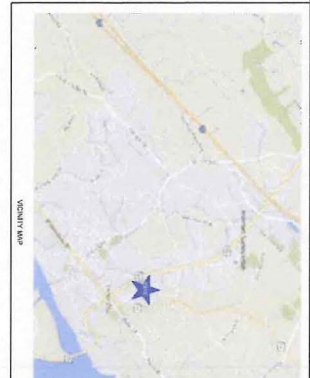
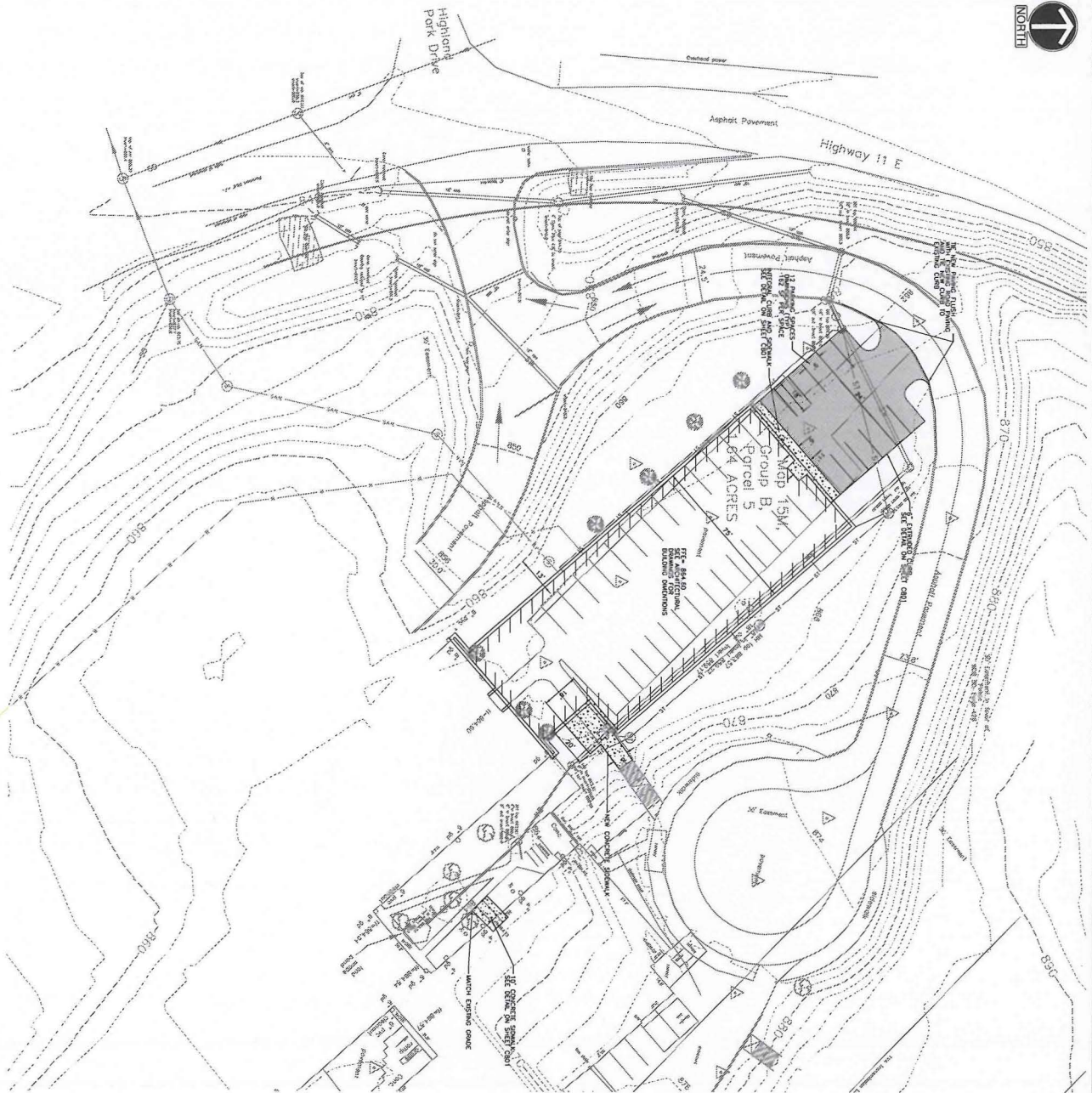
C100

**EXISTING CONDITIONS
DEMOLITION PLAN**

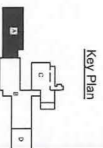
Civil & Environmental Consultants, Inc.
308 CATES STREET MARYVILLE, TENNESSEE 37801
865-677-0807
WWW.CIVIL-ENVIRONMENTAL.COM

COO
architecture
2607 Kingston Pike, Suite 5
Knoxville, Tennessee 37719

**ADDITIONS AND RENOVATIONS TO
HIGHLAND PARK ELEMENTARY
SCHOOL**
LOUDON COUNTY SCHOOLS
4404 HWY 11 E
LENOIR CITY, TENNESSEE 37772



1. **EXISTING CONTRACT AGREEMENTS.**
2. **ASSIGNMENT.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ASSIGNMENT, LIQUIDATION AND REORGANIZATION OF THE COMPANY.
3. **INSURANCE.** THE SITE SHALL BE KEPT CLEAN AND SAFE AT ALL TIMES.
4. **SAFETY.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND EQUIPMENT ON THE SITE.
5. **ENVIRONMENTAL PROTECTION.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND THE PREVENTION OF POLLUTION.
6. **CONTRACTOR'S OBLIGATIONS.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND THE PREVENTION OF POLLUTION.
7. **CONTRACTOR'S OBLIGATIONS.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND THE PREVENTION OF POLLUTION.
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Key Plan

C200



SITE LAYOUT PLAN

C&E
Civil & Environmental Consultants, Inc.
308 CATES STREET MARYVILLE, TENNESSEE 37801
865-977-9997
www.c-e-inc.com

COPE
architecture
2607 Kingston Pike, Suite 5
Knoxville, Tennessee 37919
865.524.1300

**ADDITIONS AND RENOVATIONS TO
HIGHLAND PARK ELEMENTARY
SCHOOL**
LOUDON COUNTY SCHOOLS
4404 HWY 11 E
LENOIR CITY, TENNESSEE 37772

ITEM C

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(S) IRON PIN SET
- UTILITY POLE



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Signature _____ Date _____

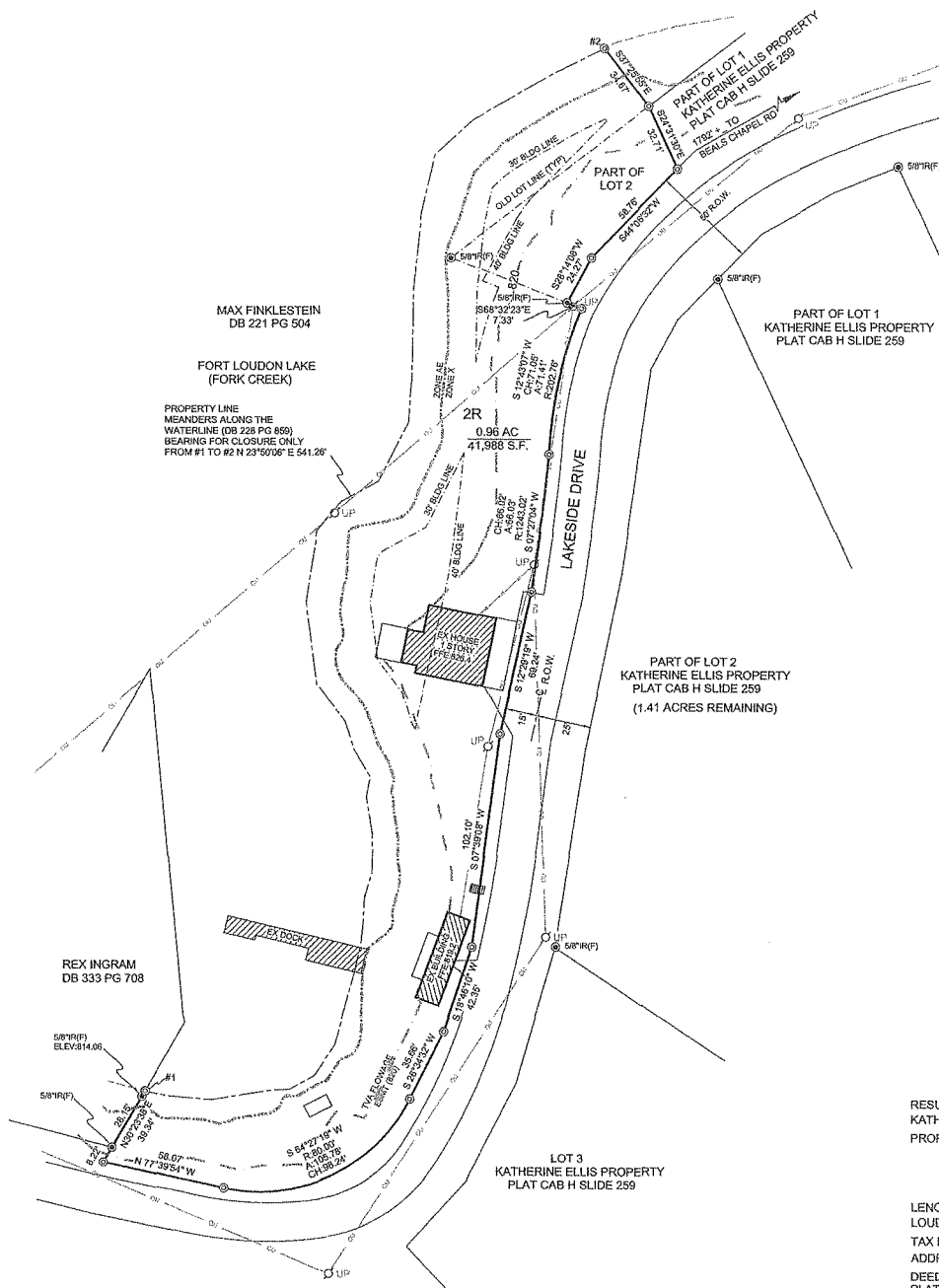
Water: _____
Signature _____ Date _____ Power _____
Signature _____ Date _____

Sewer: _____
Signature _____ Date _____ Gas _____
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Telephone: _____
Signature _____ Date _____ Cable _____
Signature _____ Date _____



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REGISTERED ENGINEERS & LAND SURVEYORS
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Email: email@norvellpoe.com



NOTES

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KATHERINE ELLIS PROPERTY AND SURVEY OF
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KATHERINE ELLIS

LENOIR CITY, TENNESSEE
LOUDON COUNTY, TENNESSEE
TAX MAP: 21 PARCEL: 128 AND PART OF 129
ADDRESS: 1788 LAKESIDE DRIVE
DEED REFERENCES: DEED BK 288 PG 859, DEED BK 322 PG 574
PLAT REFERENCE: CABINET H SLIDE 259

APPROVED BY: D. HURST
DRAWN BY: D. HURST

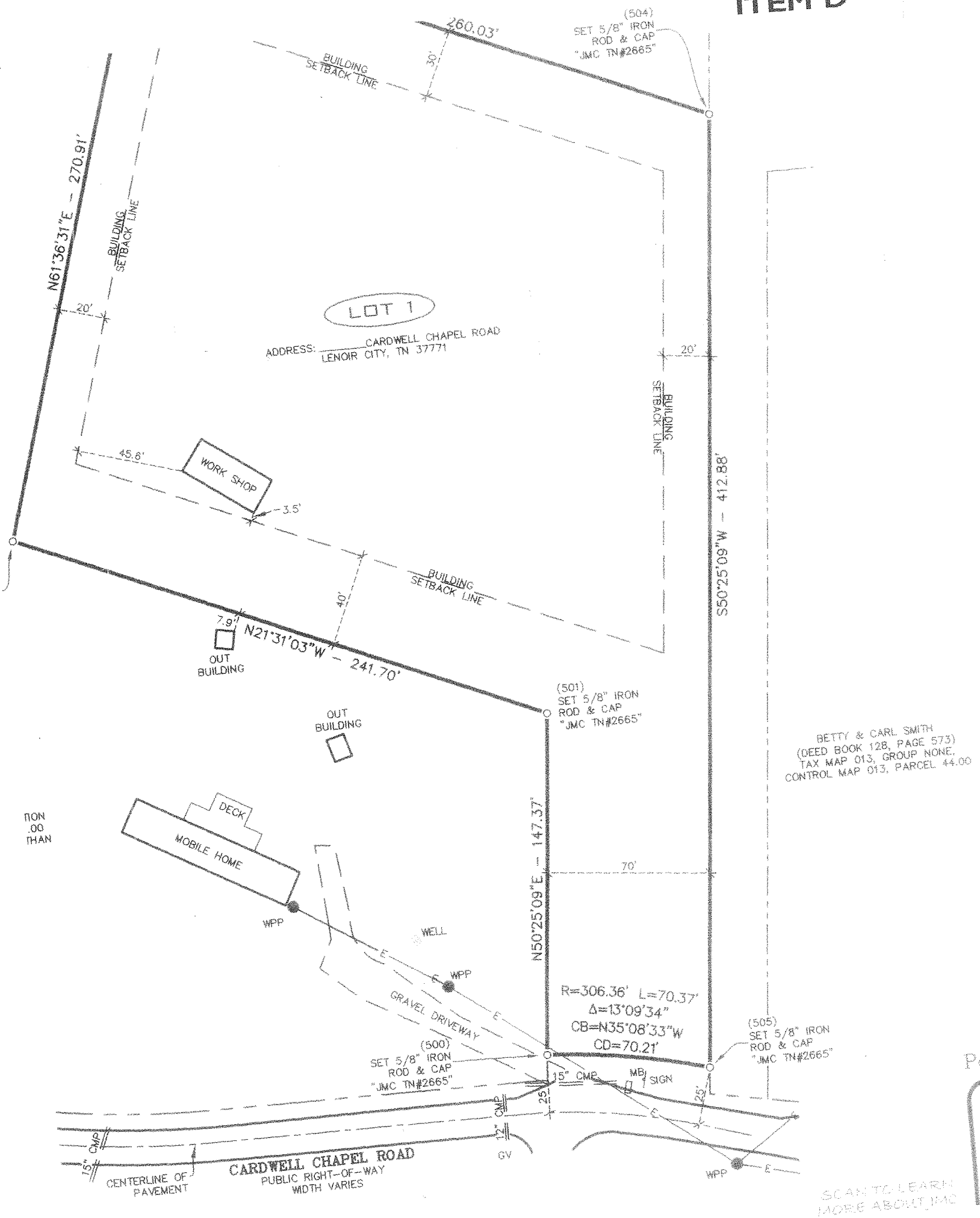
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LAST REV. DATE: 08-18-2016

SCALE: 1" = 40'
PROJECT NUMBER: 16-0609



Tennessee





BETTY & CARL SMITH
(DEED BOOK 128, PAGE 573)
TAX MAP 013, GROUP NONE,
CONTROL MAP 013, PARCEL 44.00

SCAN TO LEARN
MORE ABOUT JMC



ITEM E





Tennessee





(/)



(<https://www.facebook.com/TheGentleBarn>)



(<http://www.youtube.com/user/ger>)



(<http://instagram.com/thegentlebarn>)



(<http://twitter.com/gentlebarn>)

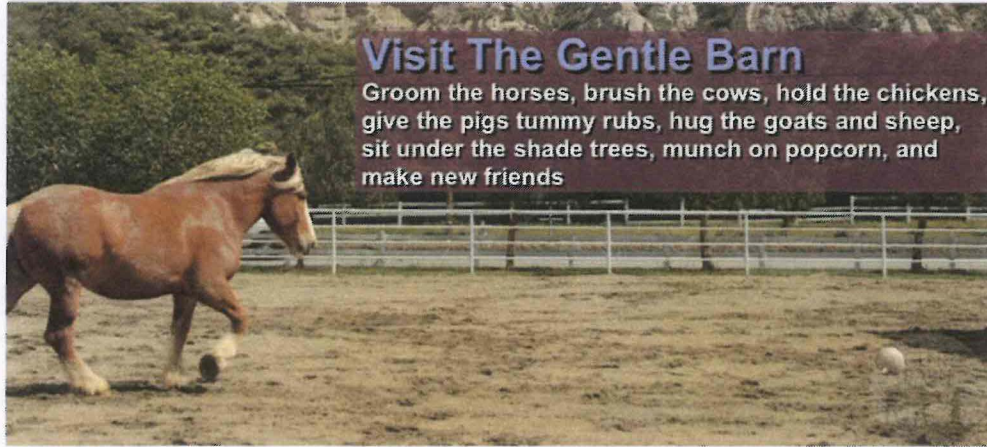
(<http://www.gentlebarn.org/>)

(<http://twitter.com/gentlebarn>)



(<https://vine.co/u/999846204600905728>)

Children (children/)



Visit The Gentle Barn

Groom the horses, brush the cows, hold the chickens, give the pigs tummy rubs, hug the goats and sheep, sit under the shade trees, munch on popcorn, and make new friends



This Week's Spotlight Sponsor



(<http://www.gentlebarn.org/gentle52/sponsors>)

SeaSnax on September 18th at our California Location!

Click here

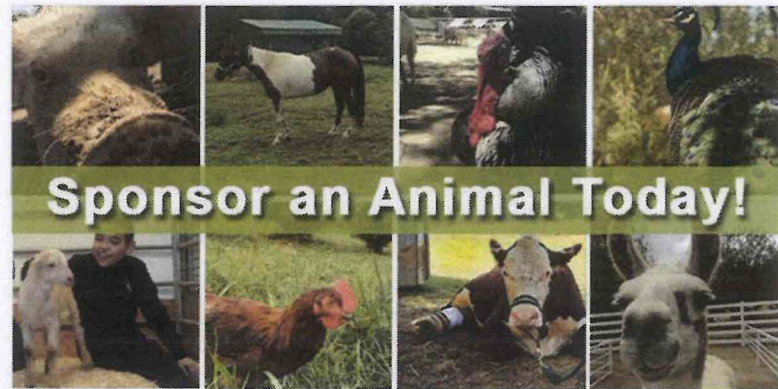
(<http://www.gentlebarn.org/gentle52/sponsors/>) to get more information on this weeks sponsors and our past Gentle 52 sponsors.

(gentle52/)



Our Mission:

Teaching People Kindness and Compassion to Animals, Each Other and our Planet. ..



Sponsor an Animal Today!

(animals/virtual-barn/)



Visit The Gentle Barn

Groom the horses, brush the cows, hold the chickens, give the pigs tummy rubs, hug the goats and sheep, sit under the shade trees, munch on popcorn, and make new friends



On newsstands November 3rd.
Click here
(assets/uploads/files/VegNews.VeggieAwards.TheGentleBarn.pdf)
to download pdf article.



(/tennessee/animals/virtual-barn/stories/maybelle-cow)

(my-gentle-barn.html)



(my-gentle-

barn.html)

(my-gentle-barn.html)

Purchase Your Copy Today (my-gentle-barn.html)



(the-dudley-story)



(/california/animals/virtual-

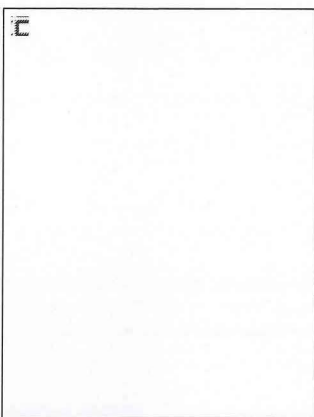
barn/stories/karma-cow)



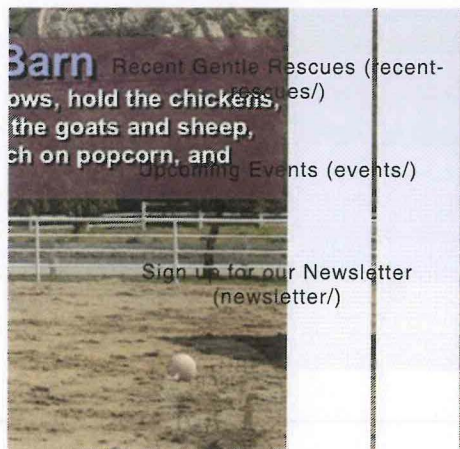
(/california/animals/virtual-barn/stories/worthy-horse)



(https://www.youtube.com/watch?v=VWr_iMjB7Lo)



(http://plant-based-diet.gentlebarn.org)



(animalrescue)

The Gentle Barn
Shop at AmazonSmile
Foundation
and Amazon will make
a donation to:

Get started

amazon smile

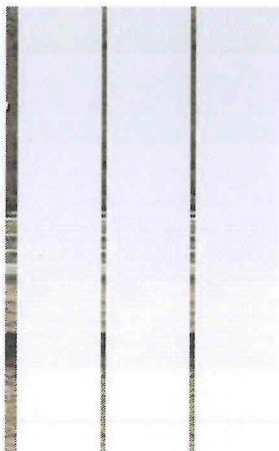
(<http://smile.amazon.com/ch/95-4776451>)

Privacy Policy ([privacy.html](#)) Contact Us ([contact/](#))

Facebook (<https://www.facebook.com/TheGentleBarn>) Vine (<https://vine.co/u/999846204600905728>) Instagram ([https://www.instagram.com/gentlebarn](#))

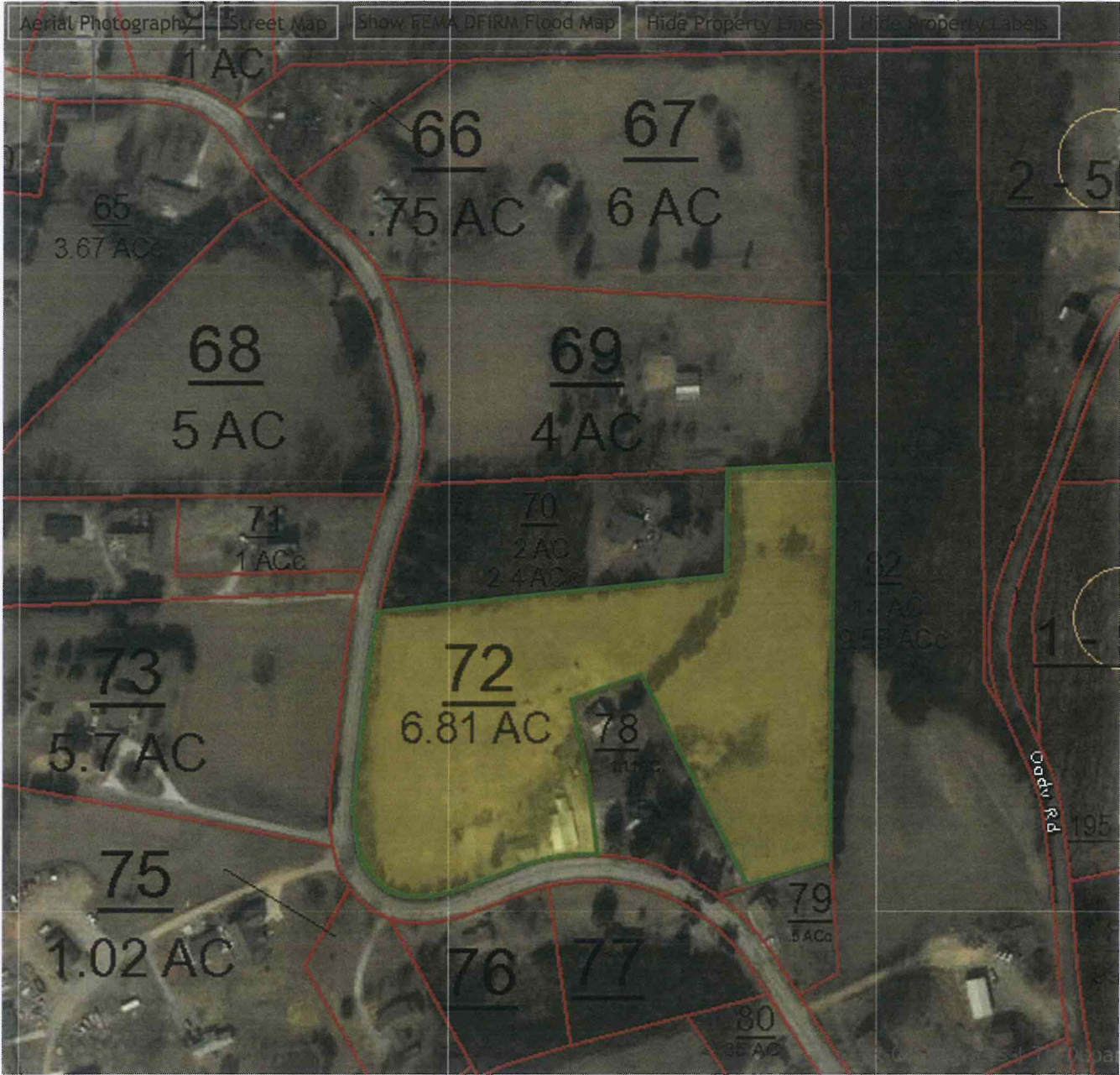
Managed By: Ethan New Media Inc. (<http://www.ethannewmedia.com>) Powered By: MODX (<http://www.modx.com>)

Twitter (<http://twitter.com/gentlebarn>)

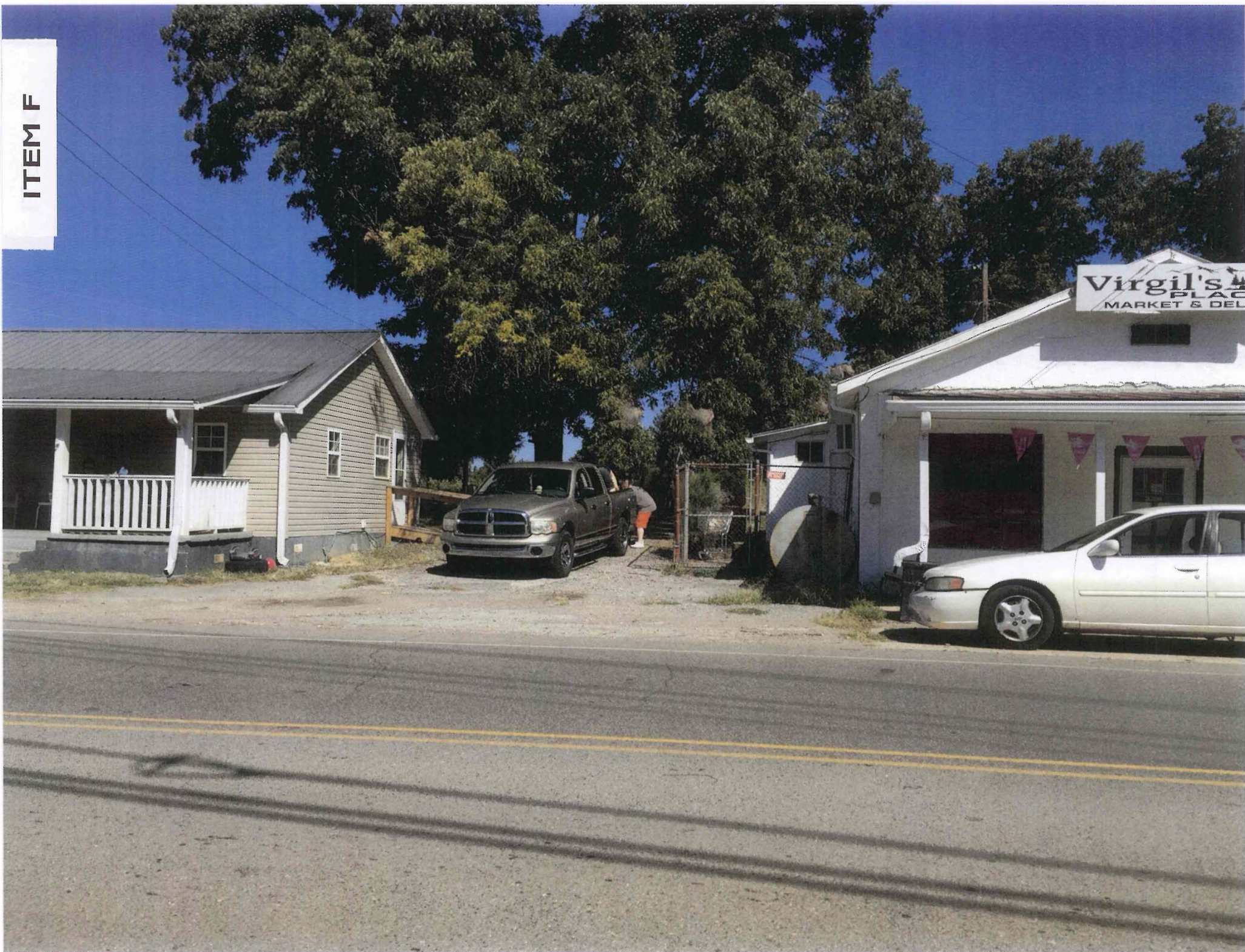





Tennessee



ITEM F



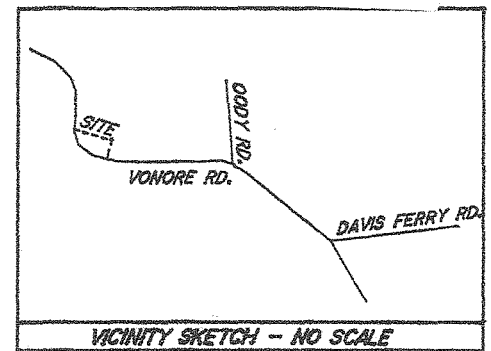
NOTES (1) THIS PROPERTY IS ZONED C-1

(2) BUILDING SETBACKS: FRONT 30', SIDE 20', REAR 25'

(3) SET 5/8" ROD AT CORNERS UNLESS OTHERWISE NOTED.

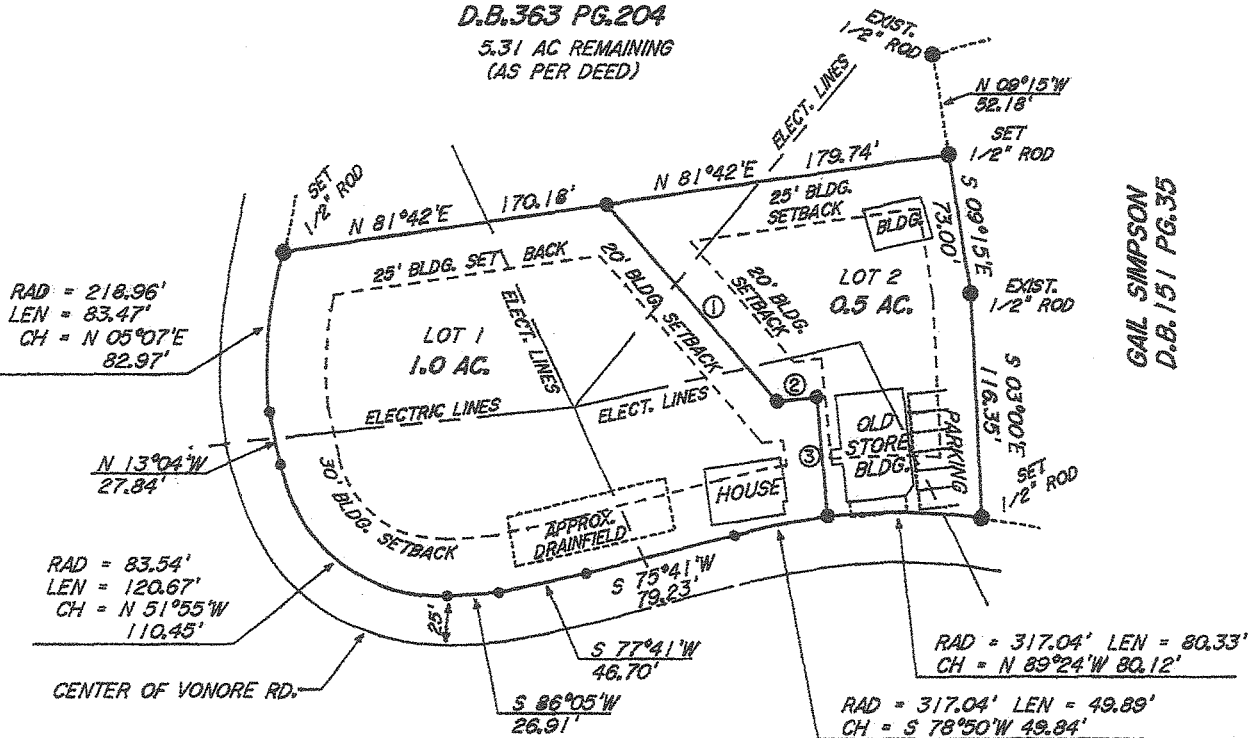
OWNER: MALCOLM WILLIAMS
P. O. BOX 242
LOUDON, TN 37774

COURSE	BEARING	DISTANCE
1	S 41°03'E	135.20'
2	N 83°06'E	20.99'
3	S 05°28'E	62.29'



**REMAINING LAND OF
MALCOLM WILLIAMS
D.B. 363 PG. 204**

5.31 AC REMAINING
(AS PER DEED)



1/4 MI. TO DAVIS FERRY RD. →

GAIL SIMPSON
D.B. 151 PG. 35

5' ALONG EACH SIDE
THE INSIDE OF ALL
RIGHT-OF-WAY.



LUTHER D. HAYES
LAND SURVEYOR
358 COUNTY ROAD 286
TEN MILE, TN 37880
PH. 423-337-3301

CATEGORY 2 SURVEY
UNADJUSTED

WITH CURRENT
TICE.

REG. NO. 1456

RIGHTS-OF-WAY,
MAY EXIST.

2 LOT SUBDIVISION
FOR: MALCOLM WILLIAMS
1ST CIVIL DIST. LOUDON CO., TN

SCALE: 1" = 100' DWG. NO. B-1377

DATE: 3-28-15 REVISED: 9-6-16

DEED BK. REFERENCE: D.B. 363 PG. 204

BEING A PART OF PARCEL 72 ON TAX MAP 49





Tennessee





Tennessee



Barnett 3

ITEM G



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: September 6, 2016

