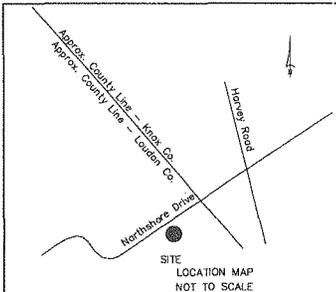


# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

**AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
October 18, 2016  
5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes September 20, 2016 meeting
3. Planned Agenda Items:
  - A. Revision of final plat for Oak Creek Subdivision, Development Ventures G.P., South Northshore Drive, R-1/PUD, 2.0 units/Acre, re-subdivision of Lots 9-26, and 39-54, total lots 45, 17.61 acres, Tax Map 17G, Group D, Parcels 9-26, and 39-54
    - *11/21/06 Final Plat approved, Oak Creek, 73 lots (71 lots + 2 common area lots)*
    - *4/16/13 Final revised Plat approved, Oak Creek, R-1/PUD, 2 units/acre, 92 lots, 46 acres*
4. Codes Department Building Activity Summary for September 2016 (see attached)
5. Additional Public Comments
6. Update from Planning Department
7. Adjournment



Curve No.	Radius	Arc	Chord Bearing	Chord
C-27	250.00'	79.56'	S 18°05' E	79.22'
C-28	250.00'	63.56'	S 01°41' E	63.39'
C-29	250.00'	63.70'	S 12°54' W	63.53'
C-30	250.00'	61.96'	S 27°18' W	61.80'
C-31	250.00'	79.70'	S 43°32' W	79.37'
C-32	250.00'	16.83'	S 54°36' W	16.83'
C-33	250.00'	28.55'	S 59°47' W	28.53'
C-34	250.00'	58.90'	S 69°49' W	58.77'
C-35	250.00'	58.76'	S 83°18' W	58.62'
C-36	250.00'	58.47'	N 83°18' E	58.34'
C-37	250.00'	58.47'	N 69°52' E	58.34'
C-38	250.00'	33.74'	N 59°18' W	33.72'
C-39	300.00'	31.06'	N 52°28' W	31.05'
C-40	300.00'	83.39'	N 41°32' W	83.12'
C-41	200.00'	63.93'	S 31°41' E	63.65'
C-42	200.00'	117.75'	S 05°40' E	116.06'
C-43	200.00'	118.16'	S 28°07' W	116.45'
C-44	200.00'	40.05'	S 50°47' W	39.98'
C-45	200.00'	106.85'	S 71°49' W	105.58'
C-46	200.00'	130.67'	N 74°09' W	128.39'
C-47	250.00'	43.64'	N 50°25' W	43.58'
C-48	250.00'	156.79'	N 27°28' W	154.23'
C-49	250.00'	108.21'	N 02°34' E	107.37'
C-50	250.00'	108.21'	N 27°42' E	107.37'
C-51	250.00'	108.09'	N 62°29' E	107.25'

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 \_\_\_\_\_ E-911 Authority \_\_\_\_\_

- NOTES:
- NO. OF LOTS - 45 + COMMON AREA (91 INCLUDING PHASE 1).
  - AREA SUBDIVIDED BY THIS PLAT - 17.61 ACRES (20,223 AC. INCLUDING ROADS SERVING THESE LOTS) AREA OF ORIGINAL PROPERTY - 45.9 AC. DENSITY = 1.98 UNITS/ACRE (91 DIVIDED BY 45.9).
  - UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  - 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED, (WHERE APPLICABLE).
  - HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING. 2335
  - TAX MAP D17-G, GROUP D, PARCELS 9-26 & 39-54.
  - PROPERTY ZONED R-1/PUD FOR 2.0 UNITS/ACRE.
  - BUILDING SETBACKS:  
FRONT - 25'  
REAR - 25'  
SIDE - 10'
  - IRON PINS AT ALL CORNERS.
  - DEED REFERENCE: D.B. 276, PG. 447.
  - PROPERTY IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FIRM MAP NO. 4710SC01250, LOUDON COUNTY, TENNESSEE.

LCGPS MONUMENT 2D0  
N 545.187,9479'  
E 2,504,834,2834'  
ELEV. 903.06

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 along the new property lines established by this map.

Road Superintendent \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

UTILITIES:

Water \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Power \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Sewer \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Gas \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Telephone \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Cable \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_ Road Engineer/Highway Commissioner \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

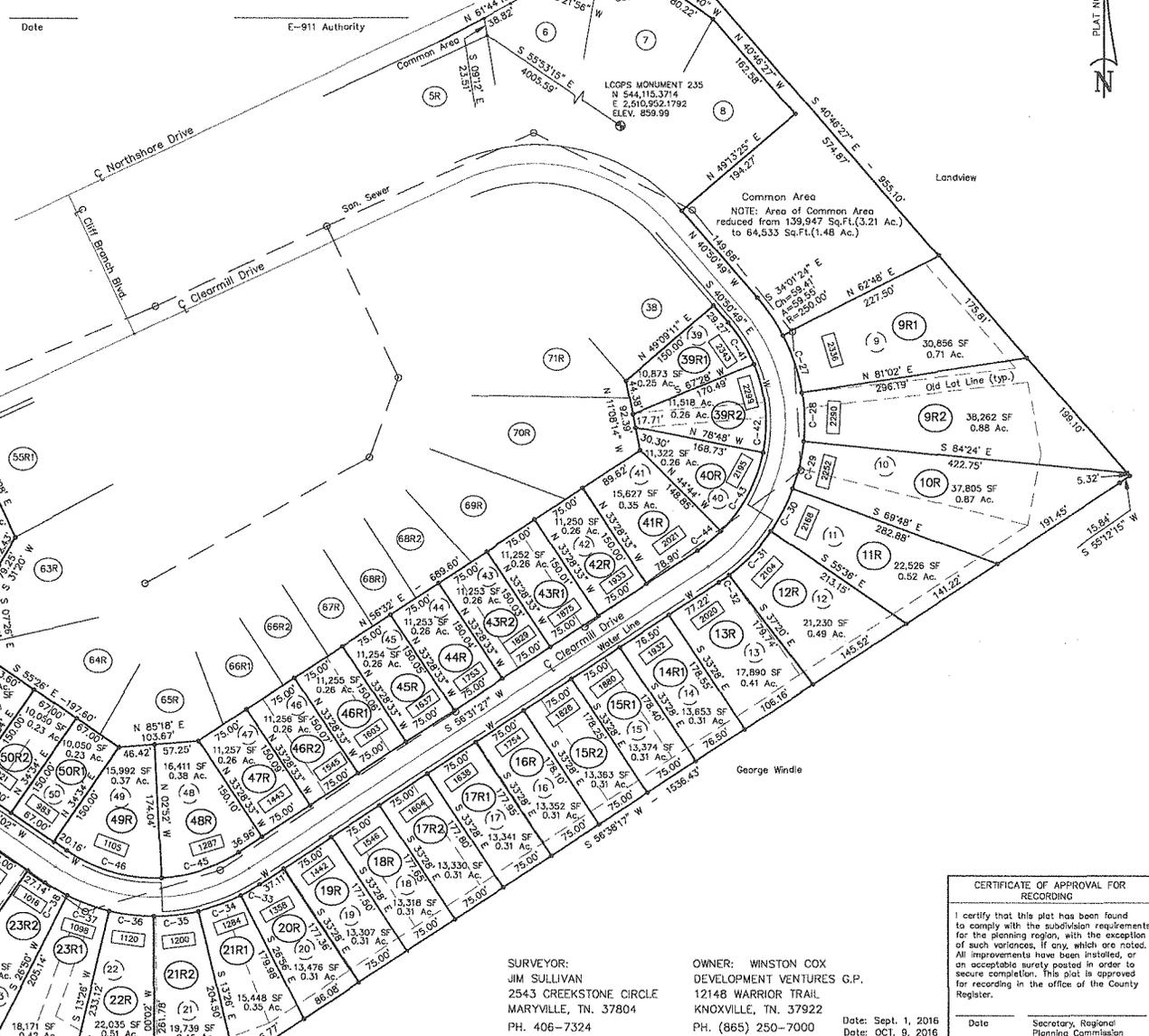
This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Date \_\_\_\_\_ Owner \_\_\_\_\_

CERTIFICATE OF ACCURACY

I certify that the plot shown and described hereon, is a true and correct survey to the accuracy required by the by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date \_\_\_\_\_ Registered Engineer/Surveyor \_\_\_\_\_



CERTIFICATE OF WATER SYSTEM

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

Date \_\_\_\_\_ Utility System Manager/Designee \_\_\_\_\_

CERTIFICATE OF SEWERAGE SYSTEM

I certify that the 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 \_\_\_\_\_ Utility Manager/Designee \_\_\_\_\_

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 secure completion. This plat is approved for recording in the office of the County Register.

Date \_\_\_\_\_ Secretary, Regional Planning Commission \_\_\_\_\_

SURVEYOR: JIM SULLIVAN  
2543 CREEKSTONE CIRCLE  
MARYVILLE, TN. 37804  
PH. 406-7324

OWNER: WINSTON COX  
DEVELOPMENT VENTURES G.P.  
12148 WARRIOR TRAIL  
KNOXVILLE, TN. 37922  
PH. (865) 250-7000

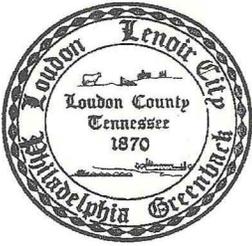
Date: Sept. 1, 2016  
Date: Oct. 9, 2016

RE-SUBDIVISION OF LOTS 9-26 & 39-54		OAK CREEK	
TOTAL ACRES	17.61	TOTAL LOTS	45
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	DEVELOPMENT VENTURES	CIVIL DISTRICT	2
SURVEYOR	JIM SULLIVAN	CLOSURE ERROR	1:10,000
SCALE	1" = 100'		100' 0 100' 200'

## 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	38	\$22,337	\$6,061,185	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
<b>TOTALS</b>	<b>349</b>	<b>\$204,736</b>	<b>\$56,617,371</b>	<b>409</b>	<b>\$209,465</b>	<b>\$56,312,265</b>	<b>380</b>	<b>\$176,013</b>	<b>\$49,127,925</b>	<b>403</b>

19 Single-Family building permits issued for September, 2016



# Loudon County Planning Department

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**AGENDA**  
**LOUDON COUNTY BOARD OF ZONING APPEALS**  
**October 18, 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 September 20, 2016 meeting
5. Planned Agenda Items
  - A. Special Exception for truck and auto repair facility Applicant: John Colamarino, Owner: Bill McSpadden, Hickory Creek Partners, property address, 195 Gladstone, Tax Map 007A, Group A, Parcels 16.0 and 17.0, C-2 General Commercial District;
  - B. Special Exception for travel trailer park, Applicant: Wesley Woodby, 12850 Blue Springs Road, Tax Map 072, Parcel 061.00, A-1, Agriculture –Forestry District, and C-1, Rural Center District, approximately 17 acres;
  - C. Variance Request for frontyard setback, Applicant: Sam Stephens, 5502 Browder Hollow Road, Tax Map 020, Parcel 53.00, R-1, Suburban Residential District;
  - D. Codes Enforcement Director request, discussion of property use, 4511 Watkins Road, Tax Map 057, Parcel 332.00, A-2, Rural Residential District;
6. Additional public comments
7. Announcements and/or comments from Board/Commission
8. Adjournment

# Gladstone

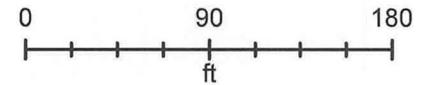
Item A



## 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: October 10, 2016



Item A



# Blue Springs Road

Item B



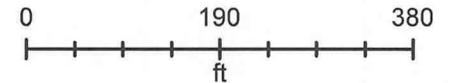
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



## LOUDON COUNTY, TENNESSEE

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MAP DATE: October 10, 2016



# Blue Springs Rd.



Item B

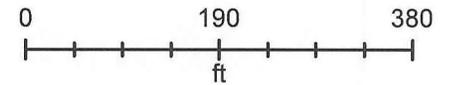
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MAP DATE: October 10, 2016

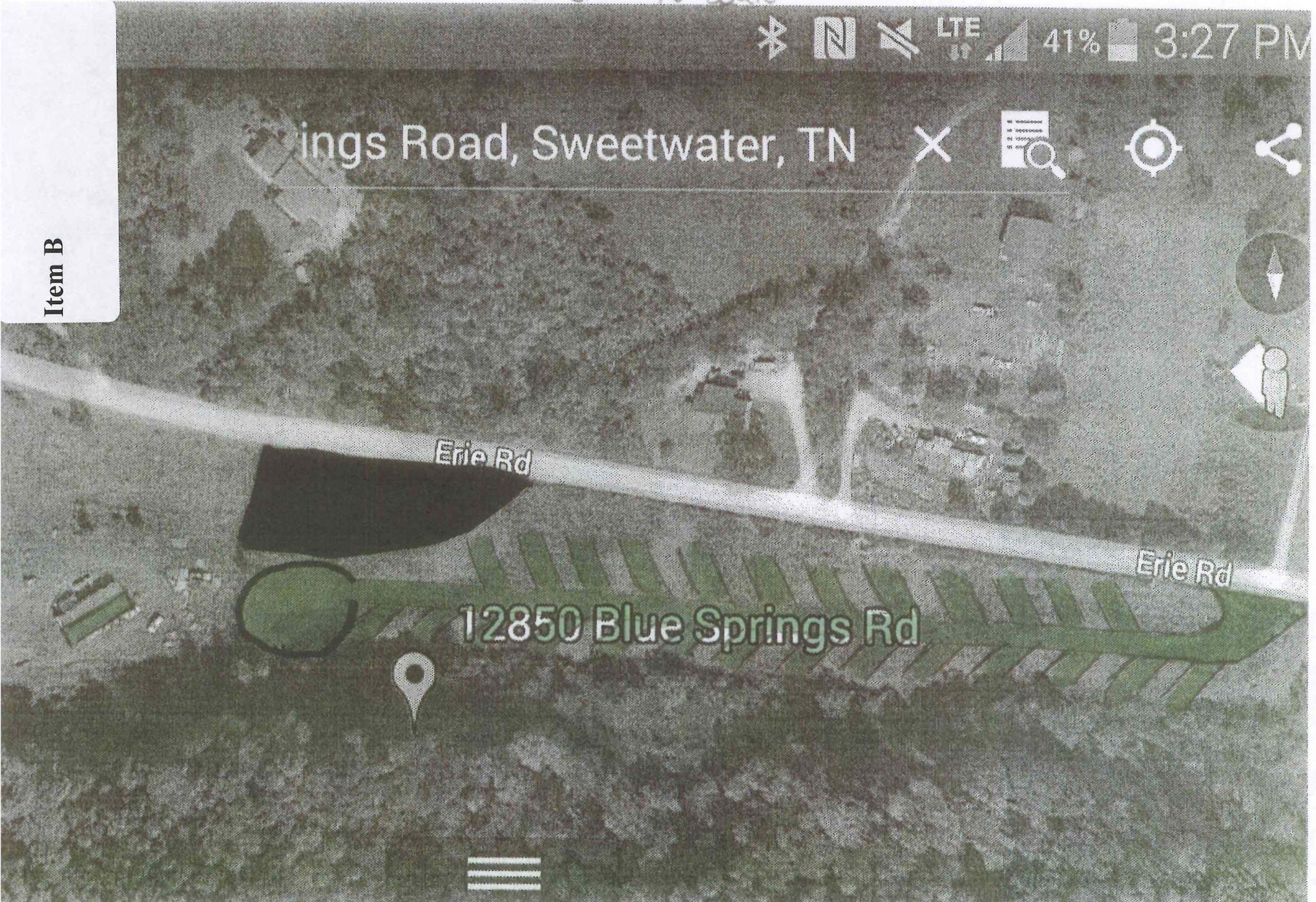


Dimensions of home  
24'x60' general motor home is 50'x 1/2 as wide  
Ballpark figure of 12'x50' at largest

black areas designate hill area (no parking)  
green designates driveway or parking

NOT Drawn to Scale

Item B



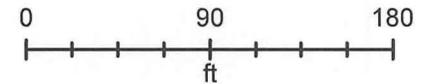
# Browder Hollow Rd.



## LOUDON COUNTY, TENNESSEE

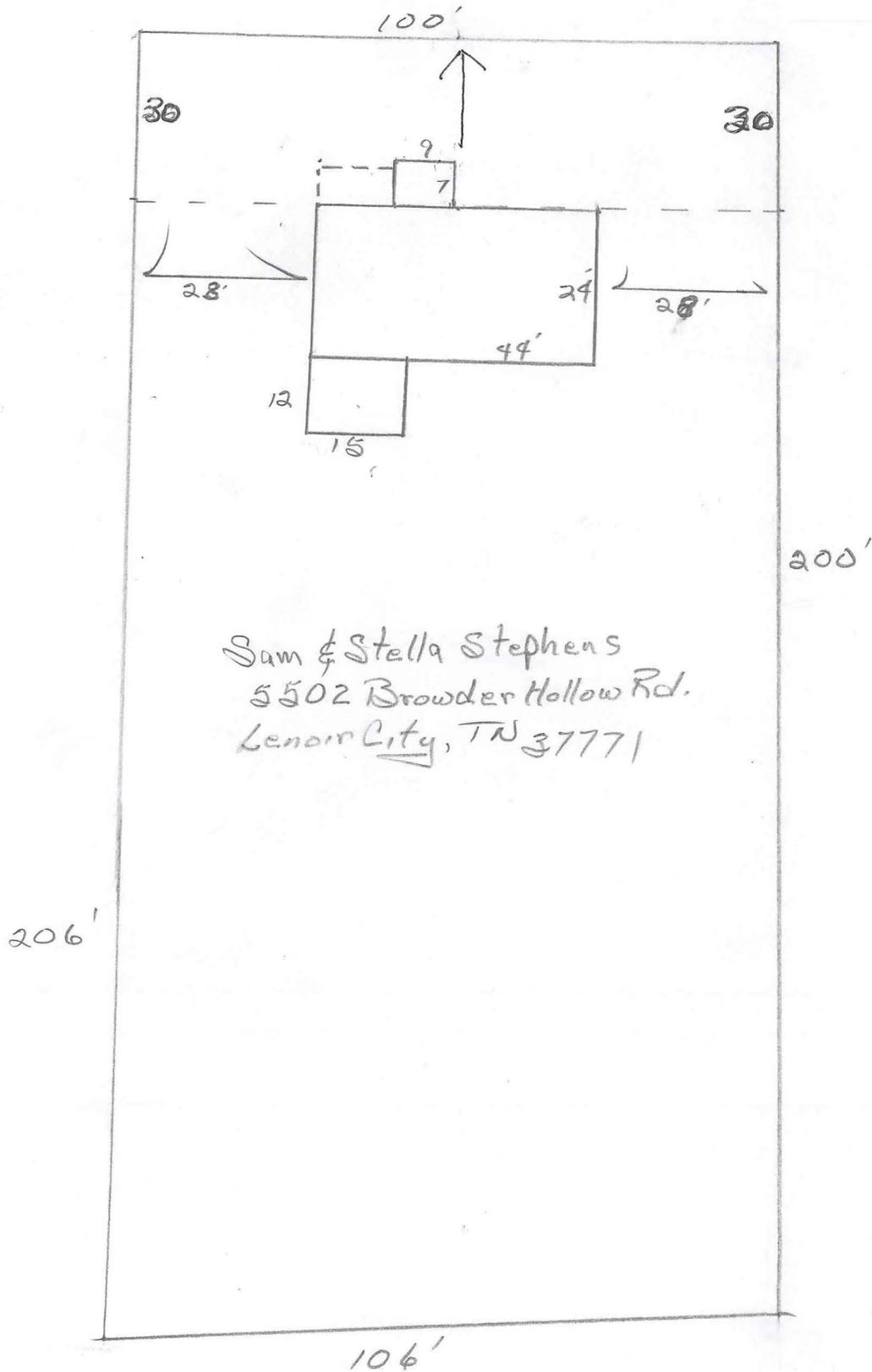
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MAP DATE: October 10, 2016



# Browder Hollow

Item C



Item C



Item D



Item D

