

# 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)

## WORKSHOP AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION MARCH 21, 2017 4:30 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 4:30 p.m. to review and discuss the Loudon County Zoning Resolution, Section 4.080. Planned Unit Development Regulations. *(Handouts to be provided)* The Planning Commission will meet immediately following the workshop at 5:30 p.m.

## AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION MARCH 21, 2017 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from February 21, 2017 meeting;
3. Planned Agenda Items:
  - A. Discussion to amend the Loudon County Zoning Resolution, Section 4.080, Planned Unit Development regulations;
  - B. Subdivision Plat, 5-lots, Kenneth Morris property, 1050 Morton Rd., Tax Map 11, Parcel 285, approximately 7.29 acres, R-1, Suburban Residential District, 17-01-03-SU-CO.
    - *Tabled for 1 month at 2/21/17 meeting. Will submit at later date.*
  - C. Final Subdivision Plat with road frontage variance, Michael Miller property, Tax map 084, Parcel 163.01 and 165.00, Trigon Road, A-2, Rural Residential District, 16-06-48-SU-CO, (on BZA agenda for Special Exceptions for existing structures, Lot 1 has barn with no principal building, Lot 2 has garage in front yard);
  - D. Final Subdivision Plat with road frontage variances, Martel Road, combining 3 lots into 2 lots, Tax Map 016D, Group D, Parcels 004.00, 005.00, and 006.00, Property owner, Lot 6, John Saggio, Property owners, Lot 4 and 5, Debra and William Moroney, approximately 6.53 acres, A-2, Rural Residential District, 17-

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Loudon • Greenback • Philadelphia

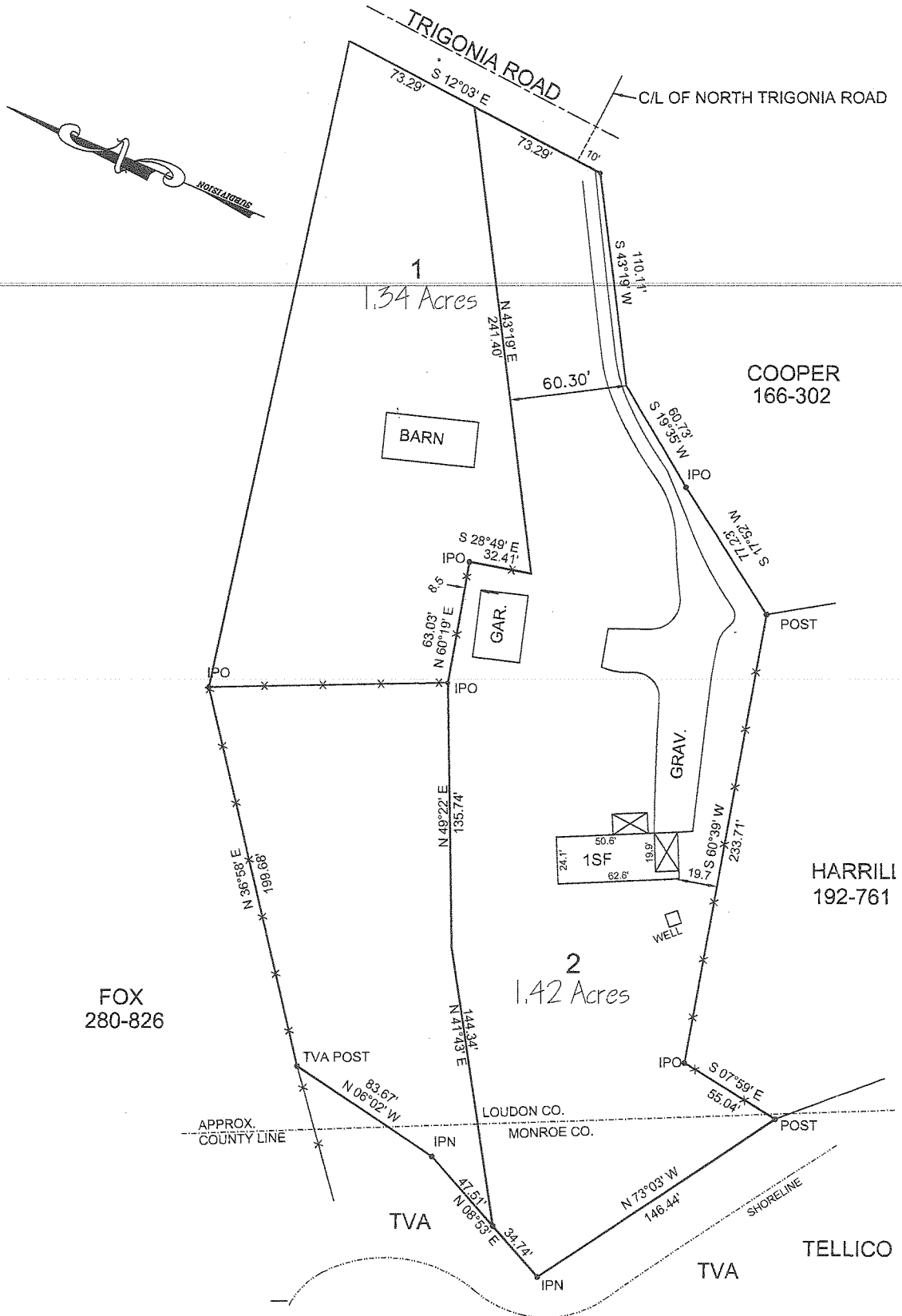
02-10-SU-CO;

- E. Final Subdivision Plat, re-subdivide 4 parcels into 2 lots, property owners, Anthony and Cindy Arnold, Tax Map 070L, Group F, Parcels 11, 12, 13, and 14, Tennessee Avenue, approximately 1.2 acres, R-1, Low Density Residential District, 17-02-12-SU-Greenback;
  - F. Final Subdivision Plat, 5-lots, Property owner, James Martin, Marble Bluff Road, Tax Map 030.00, Parcel 002.00, approximately 6.9 acres, A-2, Rural Residential District and F-1, Floodway District, 17-02-13-SU-CO;
- 4. County Commission Action on Planning Commission Recommendations
  - 5. Codes Department Building Activity Summary for February 2017 (see attached)
  - 6. Additional Public Comments
  - 7. Update from Planning Department
  - 8. Adjournment

Item C






Loudon County - Parcel: 084 168.00





Loudon County - Parcel: 016D D 004.00



1. NUMBER?	CMP	== CORRUGATED METAL PIPE
2. POINT 1. NOTED?	HVAC	== HEATING, VENTILATION, AND AIR CONDITIONING
IRON ROD & CAP D = "MC TH#255"		== AREA DELEGATED TO LOUDON COUNTY FOR ROADWAY RIGHT-OF-WAY
3. IN ROD, UNLESS USE. NOTED		OVERHEAD UTILITY LINE
4. TIE		ADJOINER LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
5. PIP. POLE		RIGHT-OF-WAY LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
6. METE.		BOUNDARY/PROPERTY LINE

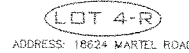
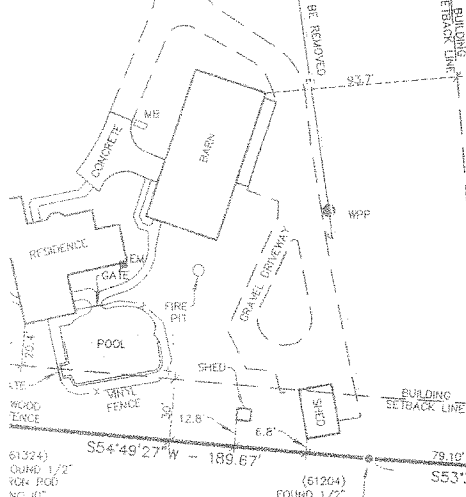
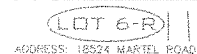
LOT 4--R CONTAINS 140,227 SQUARE FEET OR  
3.22 ACRES, MORE OR LESS.

LOT 6--R CONTAINS 144,102 SQUARE FEET OR  
3.31 ACRES, MORE OR LESS.

AREA DEDICATED TO LOUDON COUNTY FOR  
RIGHT--OF-WAY CONTAINS 272 SQUARE FEET,  
MORE OR LESS.

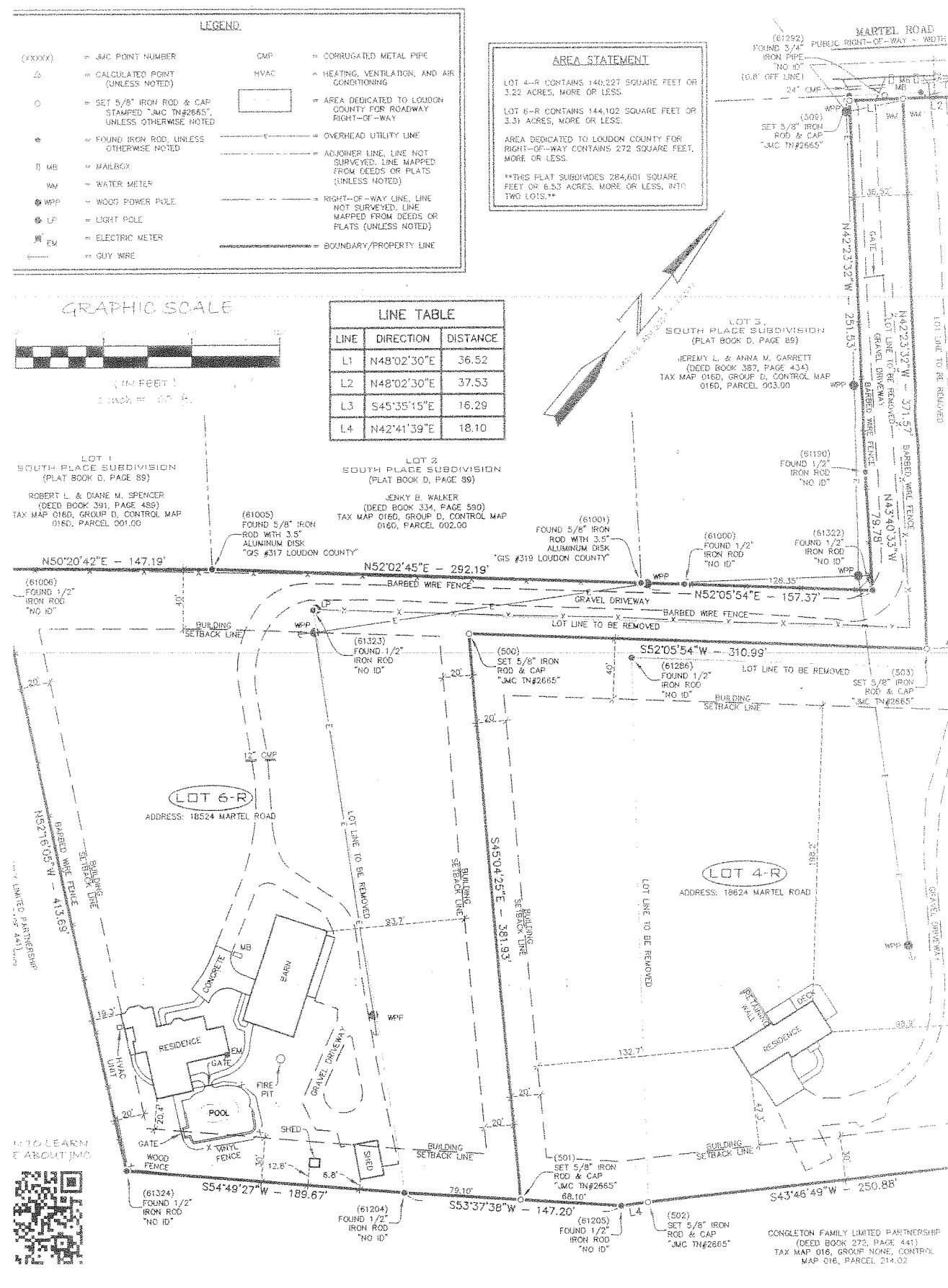
\*\*THIS PLAT SUBDIVIDES 284,601 SQUARE  
FEET OR 6.53 ACRES, MORE OR LESS, INTO  
TWO LOTS.\*\*

LINE	DIRECTION	DISTANCE
L1	N48°02'30"E	36.52
L2	N48°02'30"E	37.53
L3	S45°35'15"E	16.29
L4	N42°41'39"E	18.10



CONGLETON FAMILY LIMITED PARTNERSHIP  
(DEED BOOK 272, PAGE 441)  
TAX MAP 016, GROUP NONE, CONTROL  
MAP 016, PARCEL 214.02

### ITEM D





Loudon County - Parcel: 070L F 011.00





Loudon County - Parcel: 070L F 011.00



EASEMENTS

ed or shown on this plat, the following parties  
nt to the release of all rights that may have  
eir use and benefit in the utility and drainage  
ong the original lot lines eliminated by this  
ondition that new utility and drainage are

INTENDENT: \_\_\_\_\_  
SIGNATURE and DATE

\_\_\_\_\_  
NATURE and DATE

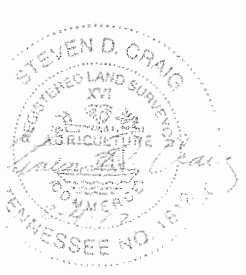
\_\_\_\_\_  
NATURE and DATE

\_\_\_\_\_  
SIGNATURE and DATE

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NATURE and DATE

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NATURE and DATE



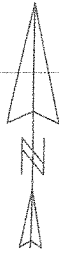
Loudon County - Parcel: 030 002.00



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 10	13°15'41"	405.17'	93.78'	47.10'	93.57'	N 16°24'43"E
C 11	08°11'32"	642.72'	91.90'	46.03'	91.82'	N 16°32'56"E
C 12	35°13'31"	967.01'	5933.33'			
C 13	17°22'51"	237.19'	71.95'	36.25'	71.68'	N 08°04'24"E
C 14	11°25'01"	707.82'	141.04'	70.76'	140.81'	N 07°39'09"E

LINE	BEARING	DISTANCE
L 1	S 88°02'51"E	75.84'
L 2	N 59°53'04"E	61.99'
L 3	N 10°35'17"W	53.00'
L 4	N 44°24'43"W	91.31'
L 5	N 13°00'59"W	90.63'
L 6	N 26°55'21"E	49.26'
L 7	N 32°31'53"E	75.80'
L 8	N 20°44'38"E	79.77'
L 9	N 10°13'39"E	95.41'
L 10	N 48°10'49"E	44.03'

Tennessee State Plane



4  
1.05 +/- Acres  
(45755.73 SF)

3  
1.59 +/- Acres  
(69447.07 SF)

Centerline of Road

Iron Rod (old)  
Set by Harvey

MARBLE BLUFF ROAD  
EXISTING R.O.W. 25 FT  
FROM CENTERLINE

Iron Rod (old)

Iron Rod (old)  
Set by Harvey

Iron Rod (old)

Hugh Wyatt  
Tax Map 48 / Par 55  
WDB A17 / Pg 279

5  
1.08 +/- Acres  
(46851.86 SF)

## NOTES:

1. SUBJECT TO any and all planning commission and easements, if any, affect
2. Reference Warranty Deed
3. The survey shown hereon Tax Map 50 in the Loud
4. Except as specifically state survey does not purport which may be applicable other than possible easer of making this survey; be covenants; zoning or oth facts that an accurate a
5. Every document of record this survey is noted here commitment, nor results surveyor. There may exit affect this parcel.
6. The purpose of this survey 6.94 +/- Acres into 5 l
7. The surveyor is not respon of any underground condit limited to, soils, geologica pipelines or buried cables liability that may arise ou determination or location underground utility locatio
8. "Tennessee State Plane" Information System (LCC)
9. Property is zoned A-2. w  
Front..... 40'  
Rear..... 30' (Principal)  
Side..... 15' (Accessory)  
Side..... 20' (1 story)
10. Sanitary sewer service for t utilizing individual grinder p force main line tied to the located in the Marble Bluff
11. Utility and Drainage Easeme  
12 ft inside all interior lot  
12 ft inside all exterior lot

WATTS BAR LAKE  
TENNESSEE RIVER

MATCHLINE SHEET 1

PLAN

0 100 200

SCALE: 1" = 100'

GRAND DATA: CECILIA S. MARTIN  
3605 CHARTER OAK WAY  
KNOXVILLE, TN 37922  
PH. (615) 591-1978

Jar

L

LINE	BEARING	DISTANCE
L 1	S 86°02'51"E	75.84'
L 2	N 58°53'04"E	61.96'
L 3	N 10°35'17"W	53.00'
L 4	N 44°24'43"W	91.31'
L 5	N 13°00'59"W	90.53'
L 6	N 26°55'21"E	49.26'
L 7	N 32°31'53"E	75.80'
L 8	N 20°44'38"E	78.77'
L 9	N 10°13'39"E	95.41'

MATCHLINE SHEET

Tennessee State Plane



- NOTES:
- SUBJECT planning easem
  - Referer
  - The su Tex. M
  - Except survey which other of mo cover facts
  - Every t this si comm survey affect
  - The pu 6.94
  - The su of any limited pipelin liability determ under
  - "Tenne: Infor
  - Proper
  - Front. Rear. Rear. Side...
  - Sanitar utilizir force locate
  - Utility
  - 12 ft
  - 12 ft

2  
1.68 +/- Acres  
(73180.8 SF)

1  
1.48 +/- Acres  
(64468.8 SF)

WATTS BAR LAKE  
TENNESSEE RIVER

CURVE	DELTA ANGLE
C 1	33°31'32"
C 2	148°31'58"
C 3	21°43'16"
C 4	40°58'40"
C 5	14°42'23"
C 6	17°59'28"
C 7	31°30'59"
C 8	38°03'21"
C 9	21°54'21"

LOOK CONT'D  
H 56  
E 241  
EL 11'

PLAN



SCALE: 1" = 100'

OWNER DATA: CECILIA S. MARTIN  
3505 CHARTER OAK WAY  
KNOXVILLE, TN 37922  
PH. (865) 681-2978

MARBLE BLUFF ROAD  
EXISTING R.O.W. 25 FT  
FROM CENTERLINE

LOUDON COUNTY  
CONTROL MONUM  
N 511222.558'  
E 2435456.2987  
EL. 854.59

## CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2017	Fees	Value	2016	Fees	Value	2015	Fees	Value	2014
January	33	\$23,564	\$6,620,670	29	\$17,422	\$4,833,900	32	\$14,062	\$3,567,514	20
February	37	\$21,244	\$6,073,905	32	\$18,074	\$4,600,697	24	\$12,375	\$3,123,259	28
March				37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34
April				51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42
May				43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30
June				35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33
July				42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29
August				42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40
September				38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39
October				38	\$22,918	\$8,870,683	55	\$ 24,793	\$ 6,978,700	34
November				23	\$11,789	\$3,121,380	34	\$ 16,974	\$ 4,517,761	15
December				36	\$21,075	\$5,581,120	25	\$ 18,414	\$ 5,378,992	36
TOTALS	70	\$44,808	\$12,694,575	446	\$260,518	\$74,190,554	409	\$209,465	\$56,312,265	380

15 Single-Family building permits issued for February, 2017





# Loudon County Planning Department

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## AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS MARCH 21, 2017

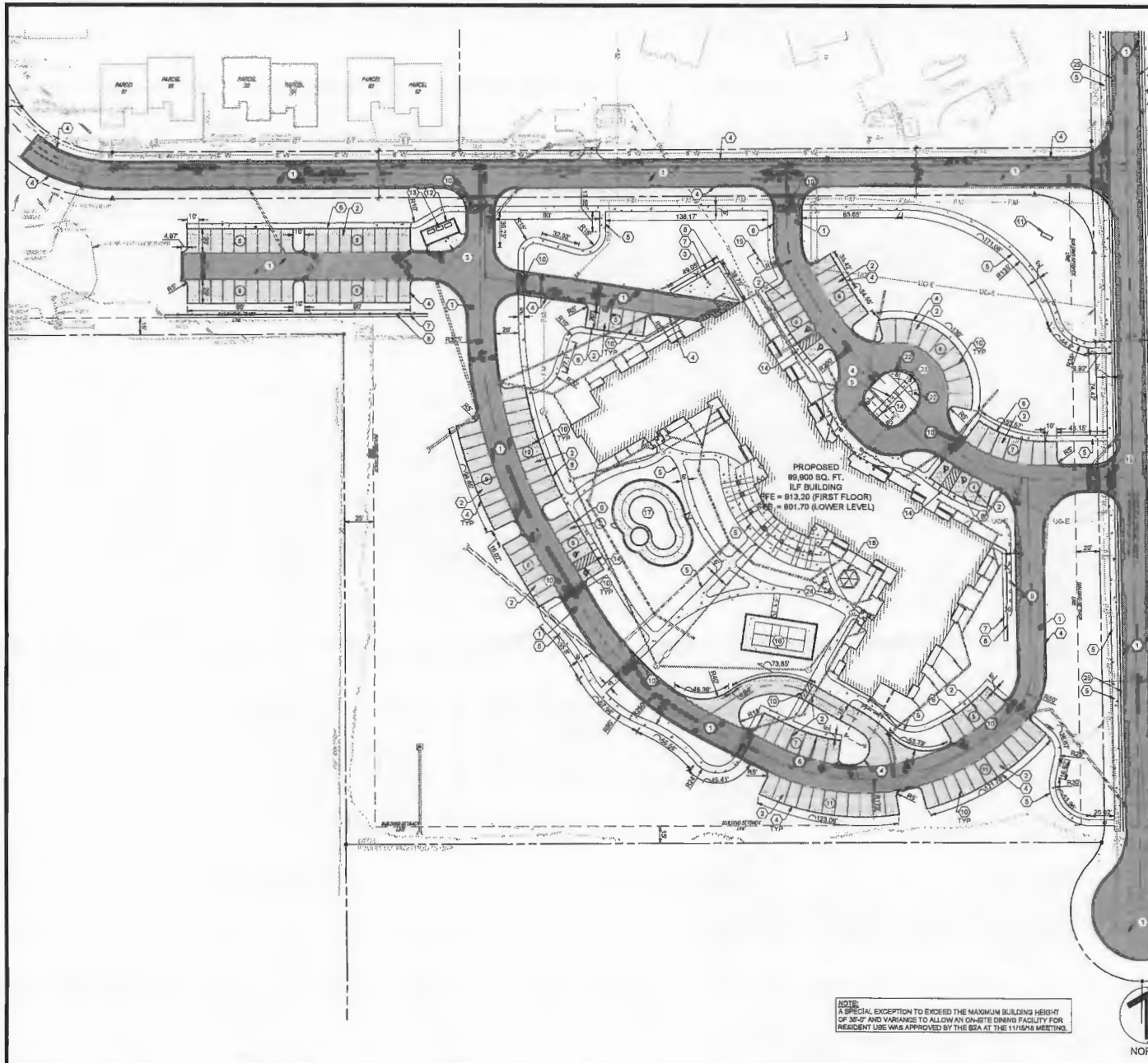
*Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call
3. Swearing In All Witnesses
4. Approval of Minutes from the February 21, 2017
5. Planned Agenda Items
  - A. Final approval of Special Exception site plan for The Neighborhood at Tellico Village, Independent Living Facility, a multi-family unit, Applicant, R. Scott Herzig, Sr. Vice President, FSQC Tellico Village LLC, Tax Map 068, Parcel 27.03, Linden Lane, R-1, Suburban Residential District w/PUD;
  - B. Special Exception, extension of medical hardship special exception which expires this month, applicant, Brenda Mooningham, 887 Newton Road, Tax Map 26G, Group C, Parcel 32;
  - C. Special Exception to place accessory structure on lot without principal structure, property owner, Ross Jette, Crestview Circle, Tax Map 016J, Group C, Parcel 5.0, Martel Estates East, R-1, Suburban Residential District with R-E overlay;
  - D. Special Exception to convert garage into 2<sup>nd</sup> dwelling on property, applicant, Karen Moree, 527 Dixon Road, Tax Map 11, Parcel 85.01, approximately 2.4 acres, R-1, Suburban Residential District;
  - E. Special Exception for existing garage in front yard on proposed Lot 2 with dwelling and existing accessory structure on proposed Lot 1 with no principal building, Michael Miller property, Trigonía Road, Tax Map 084, Parcel 163.01 & 165.00, A-2, Rural Residential District; *(also on Planning Commission agenda)*
  - F. Special Exception for MBX Tactical LLC, gunsmith, repair, light manufacturing, Applicant, Adrian Cobb, 180 Littleton Drive, Loudon, Tax Map 041, Parcel 130.01, C-2,

Serving Loudon County  
Loudon • Greenback • Philadelphia

General Commercial District; *(tabled from last meeting)*

- G. Special Exception to operate trucking company and work on trucks, Property owner, Howard Russell, Applicant, Sam Maynard, 9786 Vonore Road, Tax Map 049, Parcel 080, approximately .33 acres, C-1, Rural Center District;
  - H. Special Exception to place proposed 12' x 24' accessory structure in front yard, 24' from front property line, Property owner, Robert Ward, 6030 Hotchkiss Valley Road, Tax Map 019, Parcel 043.00, approximately .97 acres, A-2, Rural Residential District,;
  - I. Special Exception for accessory structure without principal structure, property owner, Randal Dabbs, 2119 Lakeland Drive, Tax Map 022G, Group A, Parcel 007.00, approximately 3.2 acres, A-2, Rural Residential District;
  - J. Special Exception for Hockey Training Facility with ice rink, applicant, Chris Sharp, Urban Engineering, 665 Gladstone Road, Tax Map 7A, Parcel 12.0, C-2, General Commercial District;
  - K. Special Exception for 2<sup>nd</sup> dwelling on property, property owner, Ricky Robinett, 8503 Hwy. 321, Tax Map 5, Parcel 5.00, approximately 12.66 acres, A-2, Rural Residential District;
  - L. Special Exception for digital sign, applicant, Dixie Lee Fireworks, William Sharp, 19696 Hwy. 11E. Tax Map 7, Parcel 41.01, C-2, General Commercial District;
- 6. Additional public comments
  - 7. Announcements and/or comments from Board/Commission
  - 8. Adjournment



## CONSTRUCTION NOTES

A. PAVING: ALL CONSTRUCTION METHODS, MATERIALS, AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPECIFICATIONS (LATEST EDITION) UNLESS OTHERWISE SPECIFIED. THE CURRENT TDOT STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED BOOKS AND PERMITS FOR CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY. PAVEMENT STRIPING AND MARKINGS SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS (LATEST EDITION) AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) UNLESS OTHERWISE SPECIFIED.

## KEYNOTES

NOTE: NOT ALL KEYNOTES ARE LISTED IN THIS SHEET.

1. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL 41C-801.
2. LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL 41C-801.
3. HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL 51C-801.
4. 8" CONCRETE HEADER CURB, SEE DETAIL 9-C-801.
5. CONCRETE SIDEWALK PAVING, SEE DETAIL 710-801. SEE PAVING NOTE, THIS SHEET.
6. INTEGRAL CONCRETE CURBS AND SIDEWALK, SEE DETAIL 91C-801.
7. SEGMENTAL BLOCK RETAINING WALL, PROVIDE LEDGESTONE SEGMENTAL WALL UNITS BY RED ROCK COLOR TO MATCH THOSE INSTALLED AT THE ADJACENT TELlico ASSISTED LIVING FACILITY, AND SHALL BE APPROVED BY ARCHITECT. PROVIDE DETAILED DESIGN CALCULATIONS AND DRAWINGS PREPARED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL 11C-802.
8. AMERISTAR ECHOLON PLUS ORNAMENTAL ALUMINUM FENCING, 4" HEIGHT, PROVIDE 55" SPACING BETWEEN PICKETS, SEE DETAIL 21C-802.
9. TDOT GUARDRAIL, SEE TDOT STANDARD DETAIL 8-GRS-1. USE NECESSARY GUARDRAIL BEGINNING AND END TREATMENTS, SEE TDOT STANDARD DETAIL 8-GRS-1.
10. 4" PAVEMENT STRIPPING.
11. ORNAMENTAL SIGN.
12. MASONRY DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
13. DUMPSTERS AND RECYCLING DUMPSTER TO BE PROVIDED BY OWNER, MC.
14. ACCESSIBLE CONCRETE DROPPED CURB RAMP, TYPE "B", SEE DETAIL 51C-102.
15. TRANSFORMER UTILITY PAD, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
16. COLOR COATED ASPHALT PICKLEBALL COURT, SHOWN FOR REFERENCE ONLY, N/C.
17. SWIMMING POOL WITH ADJACENT HOT TUB, SHOWN FOR REFERENCE ONLY, N/C.
18. PREFABRICATED GAZEBO, SHOWN FOR REFERENCE ONLY, N/C.
19. CONCRETE WHEEL STOP, PROVIDE ANCHORS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
20. POST MOUNTED ACCESSIBLE PARKING SIGN, SEE DETAIL 61C-102.
21. POST MOUNTED VAN ACCESSIBLE PARKING SIGN, SEE DETAIL 61C-102.
22. 28" INTERNAL HALYARD FLAGPOLE, BY AMERICAN FLAGPOLE, ABERNATHY, VA. WWW.AMERICANFLAGPOLE.COM, OR APPROVED EQUAL, PROVIDE SATIN ALUMINUM FINISH, 8" BUTT DIAMETER, GROUND SET WITH STANDARD SPUN COLLAR, AND 8" STANDARD GOLD ANODIZED BALL. WALL THICKNESS TO BE MINIMUM 0.187" PROVIDE ONE (1) STATE OF TENNESSEE FLAG, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
23. 36" INTERNAL HALYARD FLAGPOLE, BY AMERICAN FLAGPOLE, ABERNATHY, VA. WWW.AMERICANFLAGPOLE.COM, OR APPROVED EQUAL, PROVIDE SATIN ALUMINUM FINISH, 8" BUTT DIAMETER, GROUND SET WITH STANDARD SPUN COLLAR, AND 8" STANDARD GOLD ANODIZED BALL. WALL THICKNESS TO BE MINIMUM 0.187" PROVIDE ONE (1) AMERICAN FLAG, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
24. BAR-B-QUE PROpane GRILL STATION, N/C.
25. CONCRETE CURBS AND GUTTER, SEE TDOT STANDARD DRAWING RAINC-11.

## PARKING STUDY

PARKING REQUIREMENTS:  
INDEPENDENT LIVING FACILITY- ASSUMED PARKING REQUIRED TO MATCH APARTMENT DWELLING REQUIREMENTS SINCE NO SPECIFIC ZONING REGULATION EXISTS: 1.5 SPACE FOR EACH UNIT.

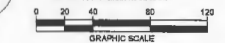
TOTAL UNITS:	91	
TOTAL BEDS:	112	
TYPE	NO. OF UNITS	REQUIRED PARKING
ALGOWE (STUDIO UNITS)	27	40
1-BEDROOM	43	65
2-BEDROOM	21	32
TOTAL REQUIRED PARKING	91	137 SPACES
TOTAL PARKING REQUIRED:		137 SPACES
PARKING PROVIDED:		137 SPACES

## CAUTION EXISTING UTILITIES

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE, AND MATERIAL FOR ALL EXISTING UTILITIES IN THE PROJECT AREA. TENNESSEE ONE CALL CENTER MUST BE NOTIFIED 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION. FOR VERIFICATION OF LOCATION, SIZE, AND MATERIAL, CALL 811, 915.367.1110, OR 1.800.951.1111.

TELlico VILLAGE  
SITE LAYOUT PLAN

GRAPHIC SCALE: 1" = 40' (NORTH)



PERMIT SET  
17

SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY



737 South Third Street  
Memphis, TN 38102  
615.252.4181  
www.luckettandfarley.com



FIVE STAR  
THE NEIGHBORHOOD AT  
TELlico VILLAGE: INDEPENDENT  
LIVING FACILITY



DATE	2014.298
NO.	02-21-2017
DATE	02-21-2017
DATE	02-21-2017

DATE	2014.298
NO.	02-21-2017
DATE	02-21-2017
DATE	02-21-2017

C-201

**ITEM B**

Loudon County - Parcel: 026G C 032.00



Dear Ladies/Gentlemen

2/21/17

I (Ross Jette) am the owner of two adjacent properties located at 320 Crestview Circle (Martel Estates East subdivision) Lenoir City TN. 37772. I am requesting a "Special Exception" for the construction of an auxiliary building (Carport) on the vacant of the two adjacent properties. A site plan is attached indicating all existing structures and location of the proposed auxiliary (Carport) structure. There are multiple reasons for the placement of the proposed auxiliary (Carport) structure on the adjacent property;

1. The property with the main residence does not have sufficient open area to place the structure without causing hardship to the existing use of the rear yard (see site plan).
2. There is a natural water flow (drainage) on the side yards of the adjacent properties. The location of the water flow on the side yard would detail alteration of said natural water flow for any new auxiliary (Carport) structure (see site plan).
3. The placement of any new auxiliary (Carport) structure on the side yard would block access to the rear yard of the main residence and the existing shed (see site plan).
4. LCUB has indicated that the installation of a secondary meter for the auxiliary structure (Carport) would therefore consider the secondary meter as a "Commercial Meter" with an additional fee of 3 cents per kilowatt hour (over the standard residential fee of 8 cents per kilowatt hour) plus an additional flat rate of \$17.50 per month.
5. The cost of extending the existing electrical service to the proposed auxiliary structure (Carport) would be costly for installation.
6. The power draw of the proposed auxiliary structure (Carport) would over burden the existing main residence power capability.

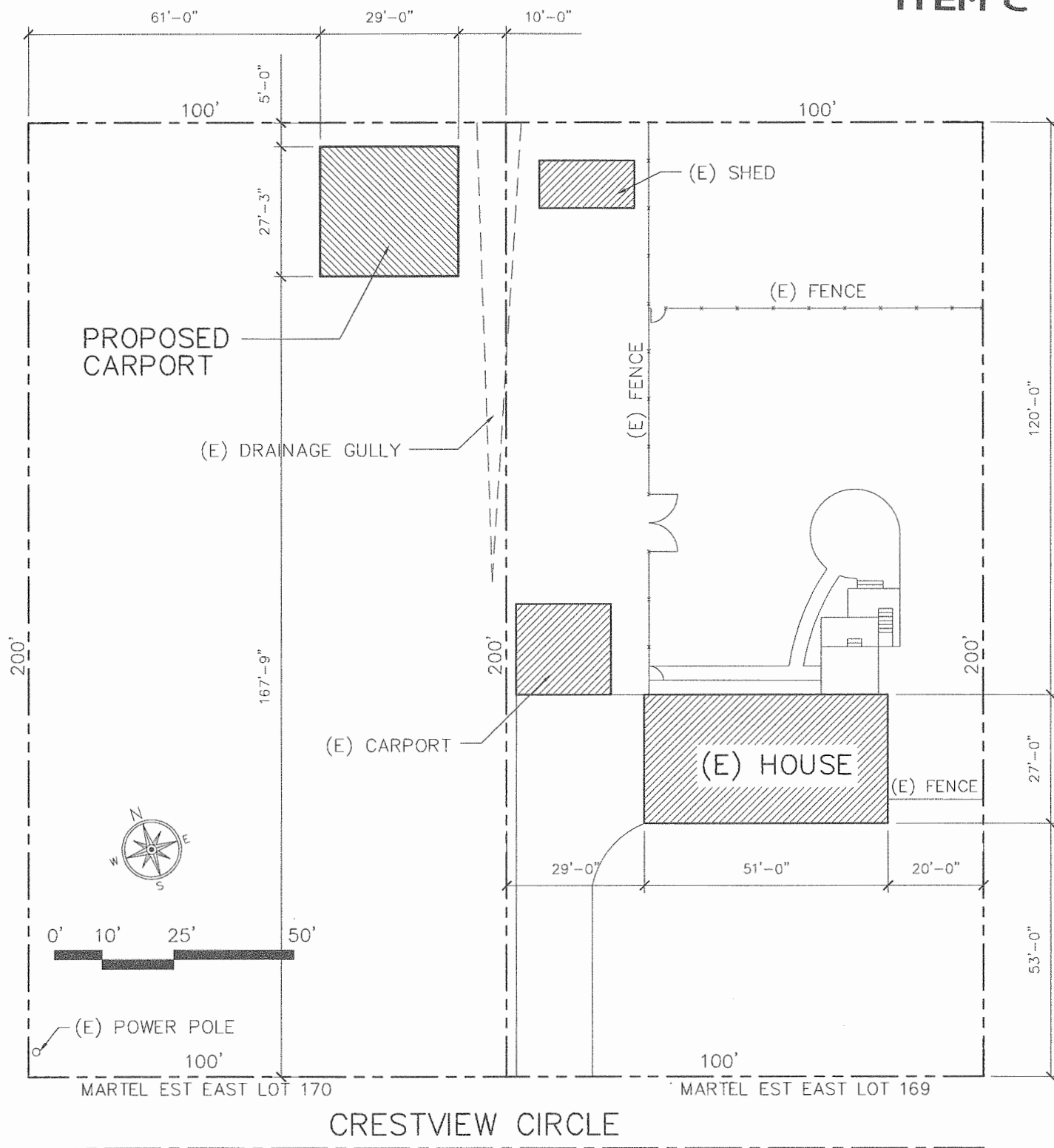
The proposed location of the auxiliary structure (Carport) would be such that there would be no interference with any future living residence construction (see site plan).

Sincerely

Ross Jette'



ITEM C



DEVELOPER

JETTE' CARPORT ADDITION

320 CRESTVIEW CIRCLE, LENOIR CITY, TN 37772

DEVELOPMENT

MARTEL EAST

LENOIR CITY TENNESSEE

DESIGNER

A&R DESIGNS

LOUDON CO. #

053

PARCEL

053 016J C 00500 000 2017

053 016J C 00600 000 2016

ZONING

R1-RE

SUBDIVISION

MARTEL EST EAST LOT 169

MARTEL EST EAST LOT 170

SCALE

N.T.S.





Tennessee



LOT 8  
ROBIN D & JOAN S TAYLOR

ITEM D

S 89°33'29" E 677.57'

1/2" IPC-S

S 89°33'29" E 338.30'

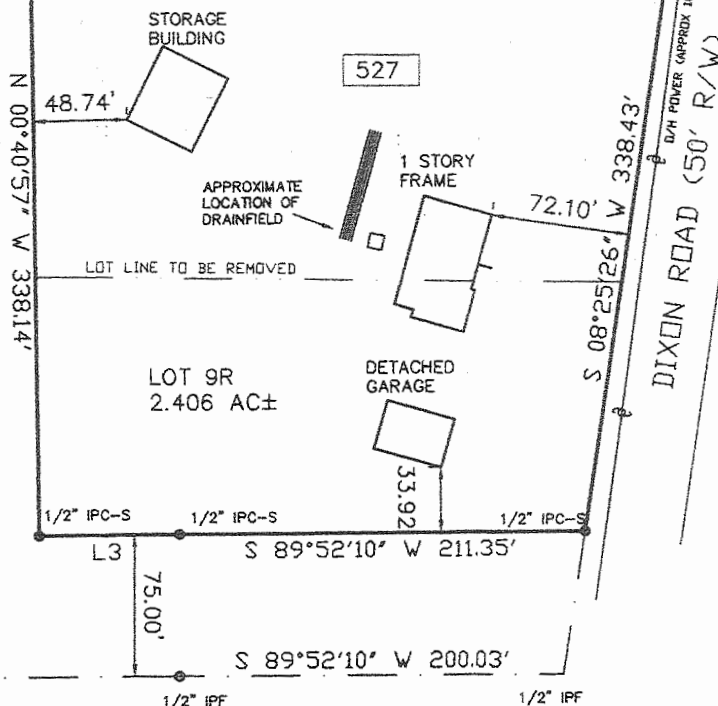
1/2" IPF

531

9

REMAINDER OF PARCEL  
83.00  
6.580 AC±

10



LOT 11

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 Eddie Supper *County does not release ROW*  
Signature Date

UTILITIES: Water Edwin Dayton *2/3/17*  
Signature Date

Power Andrew McDaniel *2/3/17*  
Signature Date

Sewer NA *2-3-17*  
Signature Date

Gas KUB Rama Waleh *2.3.17*  
Signature Date

Telephone AT&T *2.3.17*  
Signature Date

AT&T SOUTHEAST DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES

AT&T SOUTHEAST DOES NOT RELEASE AND HEREBY WAIVES ALL CASEMENTS AND RIGHTS FOR EXISTING UTILITY EASEMENTS WHERE SHOWN ON THIS PLAT

addresses of the lots shown on this plat are in conformance with the E-911 System.

Date 2017

E-911 Authority

DEED REFERENCES  
MAP 84 PAR 163.01 = 326-772  
MAP 84 PAR 165.00 = 302-125  
MONROE CO. MAP 021 PAR. 011.00 = 124-644

ZONING A-2

BUILDING SETBACKS  
FRONT = 40'  
REAR = 25'  
SIDE = 20'

LOCATION MAP  
NOT TO SCALE

ITEM E

ect survey to the  
at monuments  
ional Planning

RLS 967

SYSTEMS

t for installation fully meet  
nt, and is hereby approved

TH OFFICER OR  
REPRESENTATIVE

ITEM

proposed for installation,  
Health Department and is  
otated (not required if 4b is

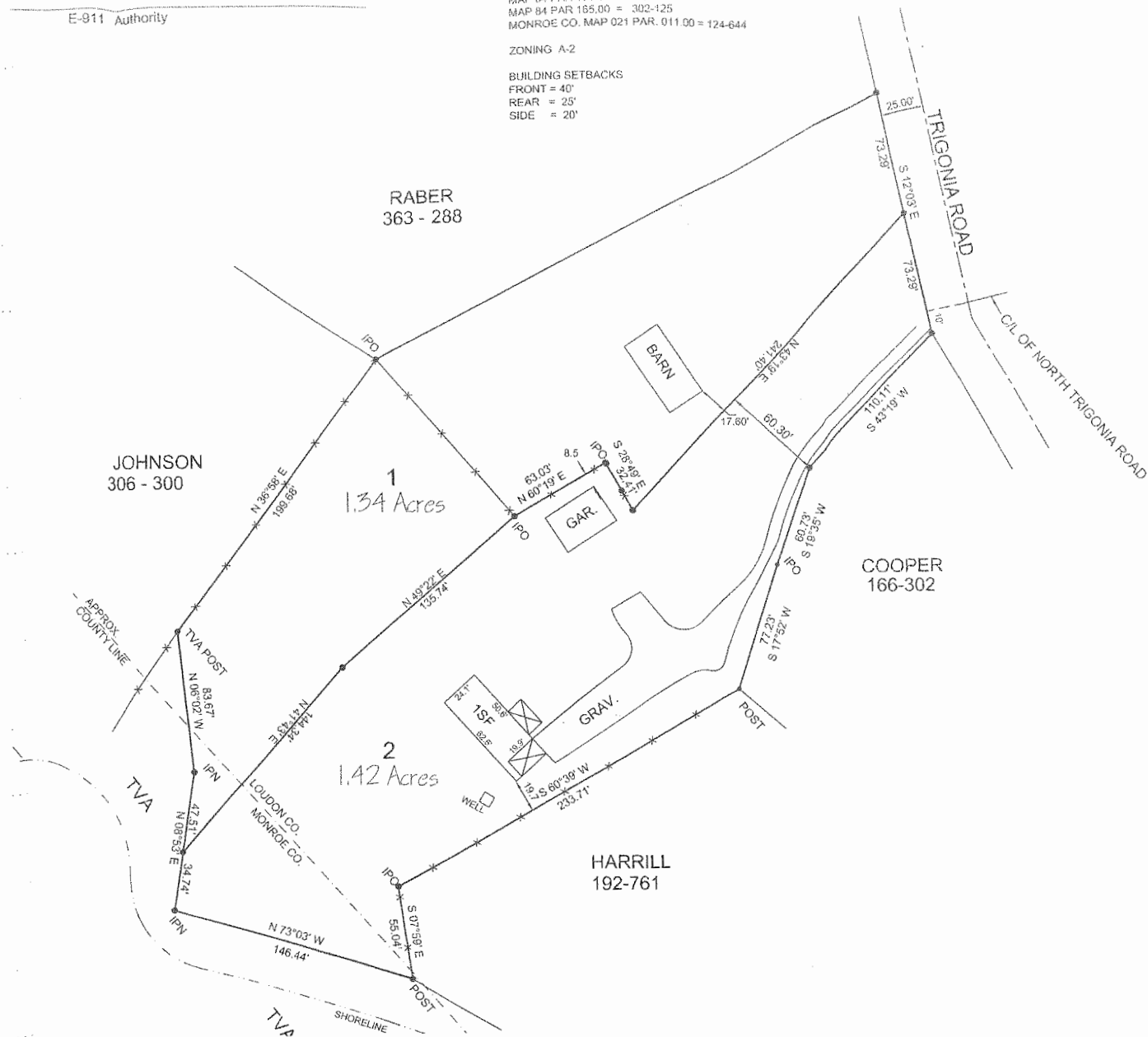
ORITY

SPPOSAL (SEPTIC

ined as  
ing suitable for subsurface  
ions. Prior to any  
plans for the exact  
ystem permit issued by the  
ines, underground utilities  
unless otherwise noted. Any  
d this approval.

Date

proposed for installation



Adrian Cobb  
1029 Vista Grande Street  
Paso Robles, CA 93446  
805-835-9556

We are looking for a special exception for a commercial property that we are in the process of purchasing for our business.

Our company is MBX Tactical LLC and things we will be doing on the property consists of:

Gunsmith, repair of firearms, and custom builds.

Internet sales of Firearm Magazines and Parts (website is: [www.mbxextreme.com](http://www.mbxextreme.com))

Sheet Metal Welding

Light Fabrication of aluminum small Firearm parts. We use Large manufactures for high volume items.

Machinery that will be used on property:

Drill press, Mill, Lath, Welder, Metal shear, Metal polisher, Bench grinder, Small press, Vertical belt sander, and Polish buffer

We currently have FFL and registered with the State Department for our business.

We will have 2 employees.

DEED

GRAPHIC SCALE 1"=200'

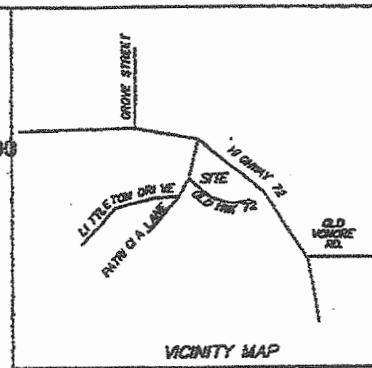
?? 0 ?? 200 ? 400 ??? 600

CALL BEFORE YOU DIG

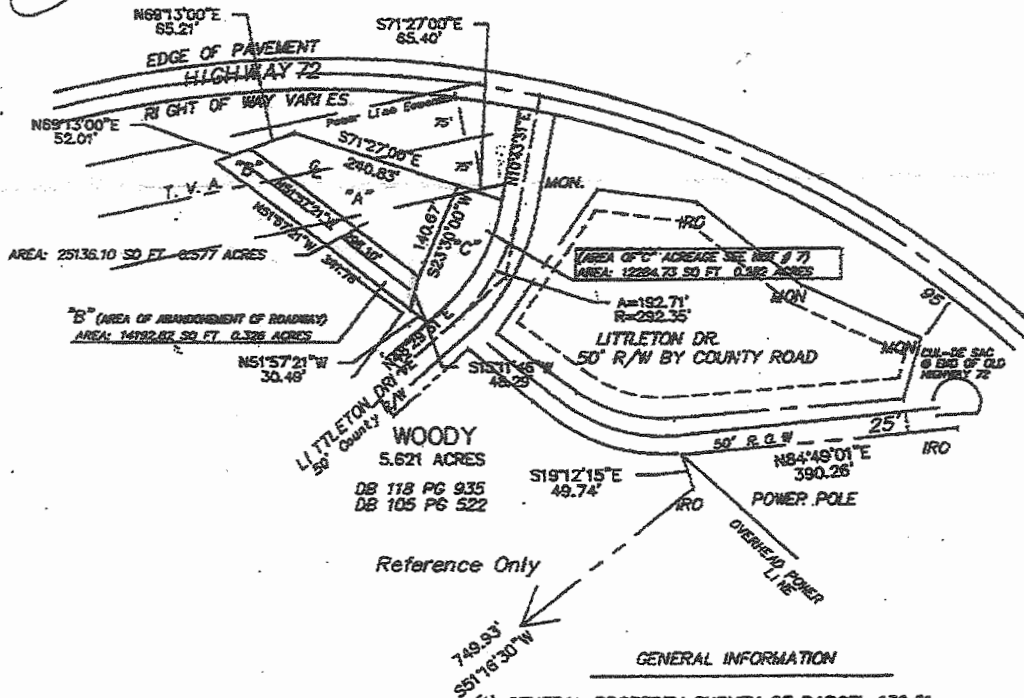
811

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 PERSON DESCRIBED PROPERTY, THAT I HAVE PLACED CORRECTLY THE RESULTS OF MY SAID SURVEY ON THIS DEED, AND THAT I HAVE CORRECTED TO THE BEST OF MY INFORMATION AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARD OF PRECISION AND ACCURACY AS SET FORTH IN THE TENSURE ACT.

JAMES A. HAIR, RLS #1878



VICINITY MAP



Reference Only

## GENERAL INFORMATION

- (1) GENERAL PROPERTY SURVEY OF PARCEL 130.01
- (2) INFORMATION TAKEN FROM TDOT HIGHWAY DRAWINGS ONLY. ( INFORMATION MAY VARY )
- (3) DRAWING MAY NOT REFLECT CHANGES IN FIELD.
- (4) DEED INFORMATION DB 354 PG 585.
- (5) POWERLINE EASEMENT SHOWN MAY VARY
- (6) ABANDONMENT OF ROADWAY("B") 0.33+/- ACRES
- (7) THIS SURVEY HAS SHOWN TENN. STATE R/W RIGHTS OF AREA "C" SEE TENN. DEPT. OF TRANS./TDOT. LOUDON COUNTY RIGHT OF WAY 50' TOTAL.
- (8) SETBACKS HAVE NOT BEEN VERIFIED AT THIS TIME.

OWNER: PATRICIA R. LITTLETON  
KELLY LITTLETON BREWSTER ETAL

JAMES A. HAIR, RLS #1878

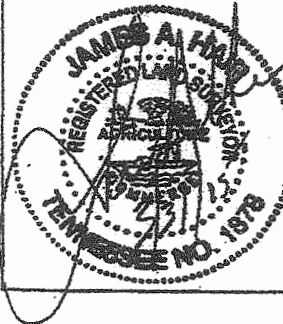
J A H

LAND SURVEYS  
SITE DEVELOPMENT SURVEYS  
(665) 389-2923

PATRICIA ROBINSON LITTLETON % KELLY LITTLETON BREWSTER ETAL

LITTLETON DRIVE  
LOUDON, TENNESSEE 37774

SCALE: 200'	APPROVED BY:	DRAWN BY JAH
DATE: 3/31/2015		REVISED
SECOND CIVIL DISTRICT LOUDON COUNTY		LOUDON TENNESSEE
TAX MAP 41 PARCEL (UNKNOWN)	0.90+/- ACRES	DRAWING NUMBER LDR1113R

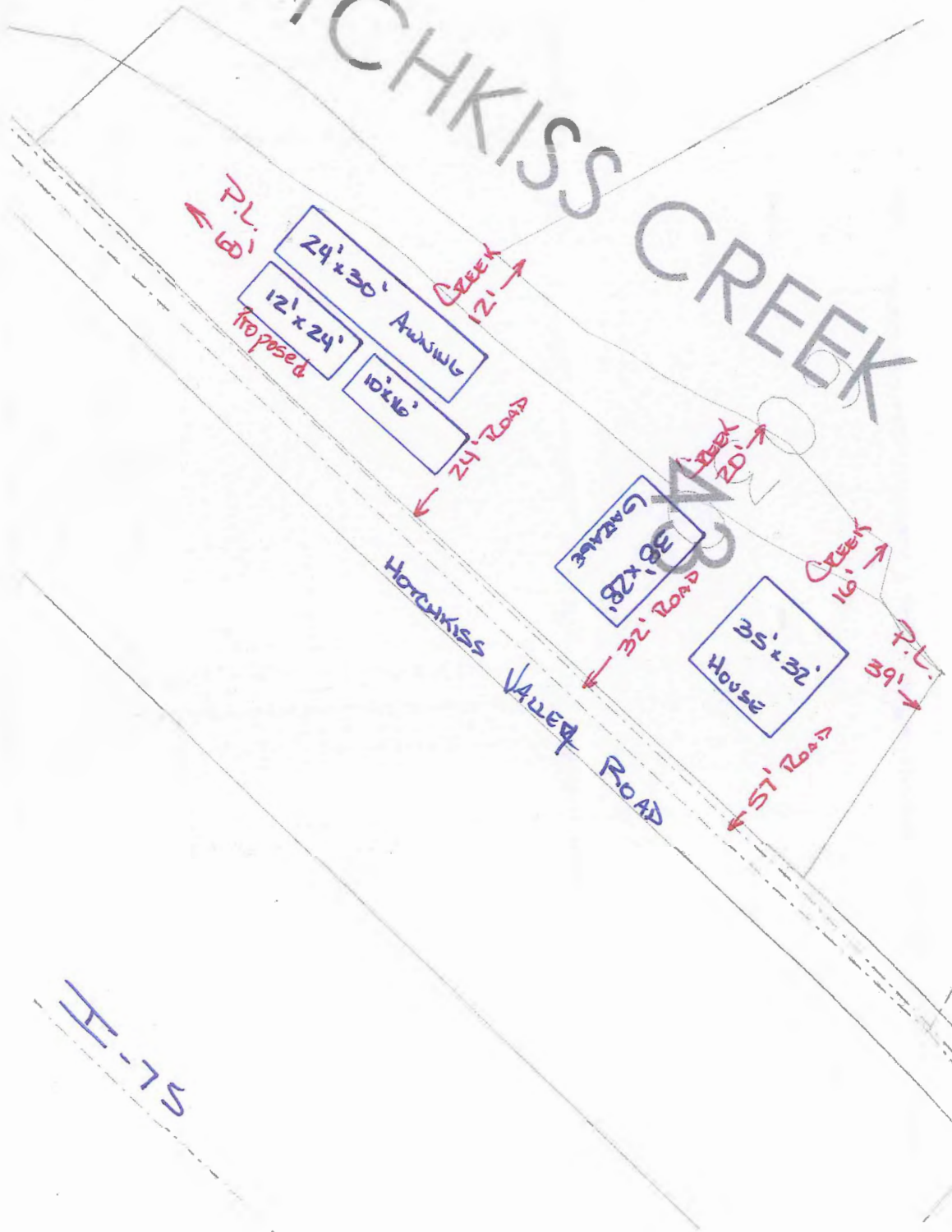


Loudon County - Parcel: 049 080.00





# HOTCHKISS CREEK

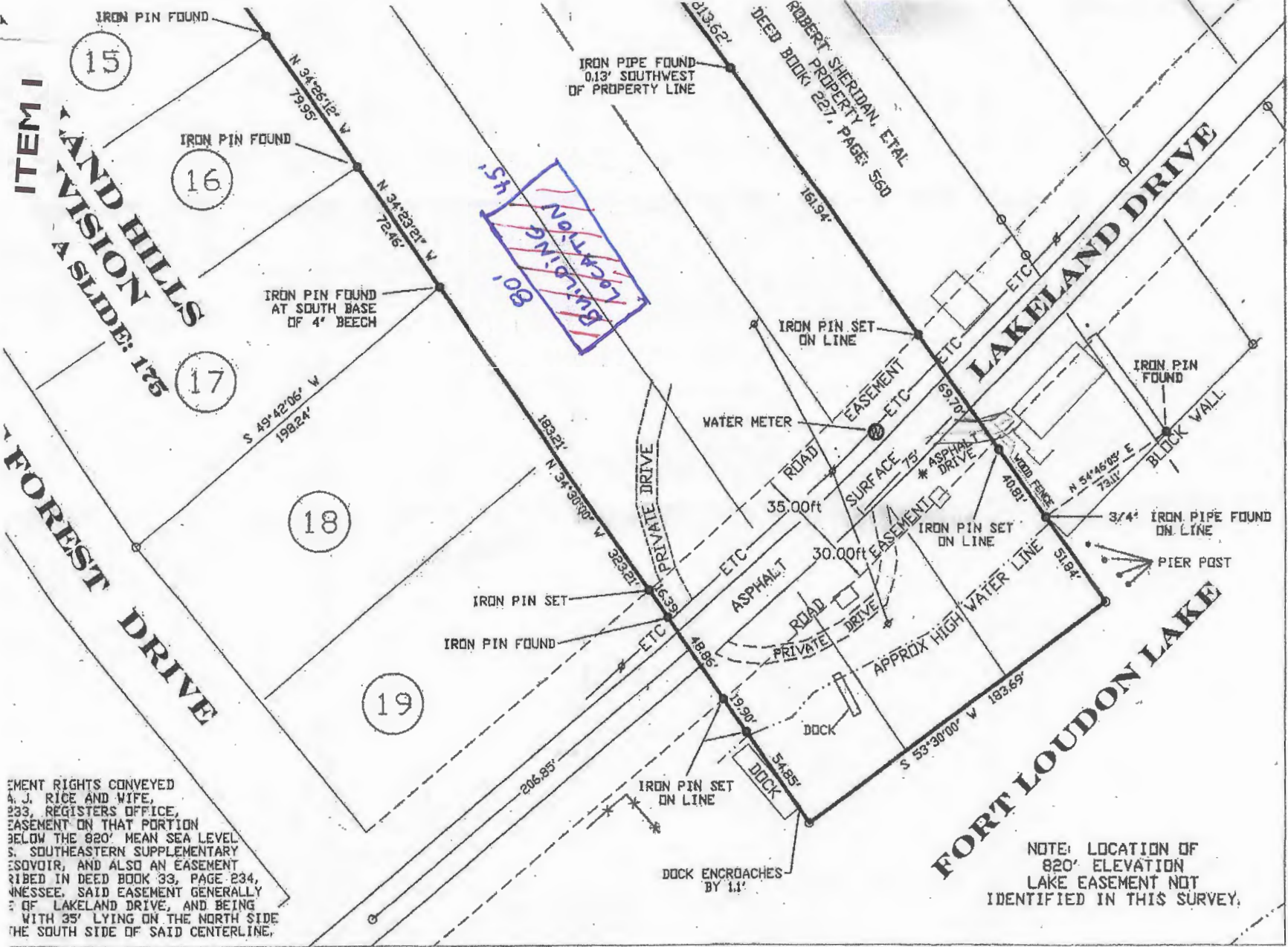


H-75

ITEM H



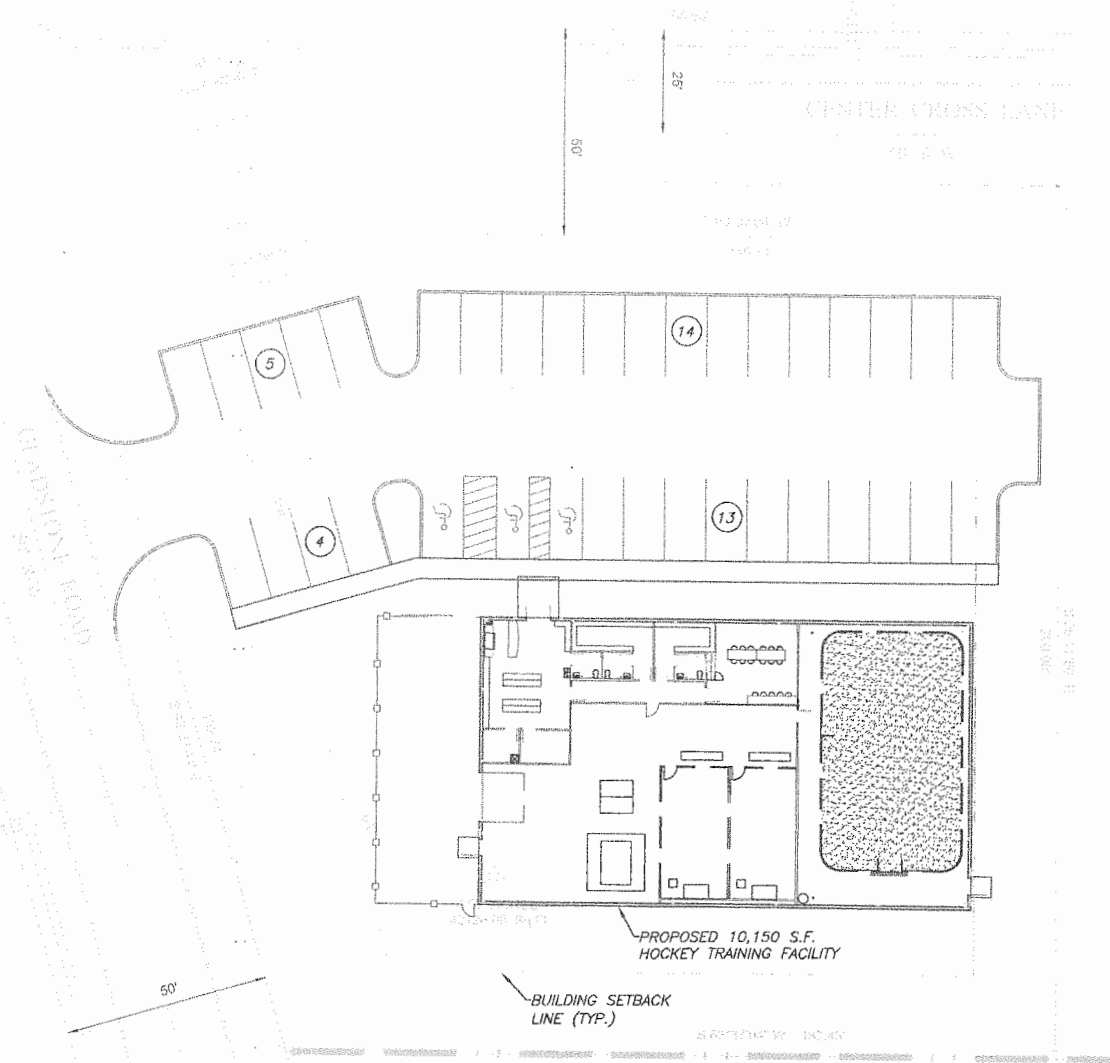




EMENT RIGHTS CONVEYED  
A. J. RICE AND WIFE,  
233, REGISTERS OFFICE,  
EASEMENT ON THAT PORTION  
BELOW THE 820' MEAN SEA LEVEL  
S. SOUTHEASTERN SUPPLEMENTARY  
ESVOIR, AND ALSO AN EASEMENT  
RIBED IN DEED BOOK 33, PAGE 234,  
NESSEE, SAID EASEMENT GENERALLY  
OF LAKELAND DRIVE, AND BEING  
WITH 35' LYING ON THE NORTH SIDE  
THE SOUTH SIDE OF SAID CENTERLINE,

NOTE: LOCATION OF  
820' ELEVATION  
LAKE EASEMENT NOT  
IDENTIFIED IN THIS SURVEY.





GENERAL NOTES:

1. THE PROPERTY IS CURRENTLY ZONED C-2, "GENERAL COMMERCIAL DISTRICT".
2. PARKING REQUIREMENTS FOR OFFICE & PROFESSIONAL BUILDINGS ARE AS FOLLOWS:

NOT LESS THAN ONE (1) PARKING SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF OFFICE SPACE LOCATED ON THE FIRST FLOOR, PLUS ONE PARKING SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF FLOOR SPACE (OR FRACTIONS THEREOF) ABOVE OR BELOW THE FIRST OR MAIN FLOOR; PROVIDED THAT OFFICE SPACE CONSTRUCTED OR ARRANGED ON THE FLOORS ABOVE OR BELOW THE FIRST FLOORS OF RETAIL OR OTHER BUSINESS ESTABLISHMENTS AND NOT USED IN CONNECTION THEREWITH, SHALL FALL WITHIN THE MEANING OF THIS SUBSECTION.

3. PARKING SUMMARY:

BUILDING AREA = 10,150 S.F. (W/ FUTURE ADDITION)

REQUIRED PARKING = 34 SPACES

PROPOSED PARKING = 36 SPACES



CONCEPT PLAN

**LOUDON COUNTY HOCKEY TRAINING FACILITY**

SITE ADDRESS: 665 GLADSTONE ROAD, LENOIR CITY, TENNESSEE 37771

DIST. 05

LENOIR CITY

CLT MAP 007A

SCALE: 1"=30'

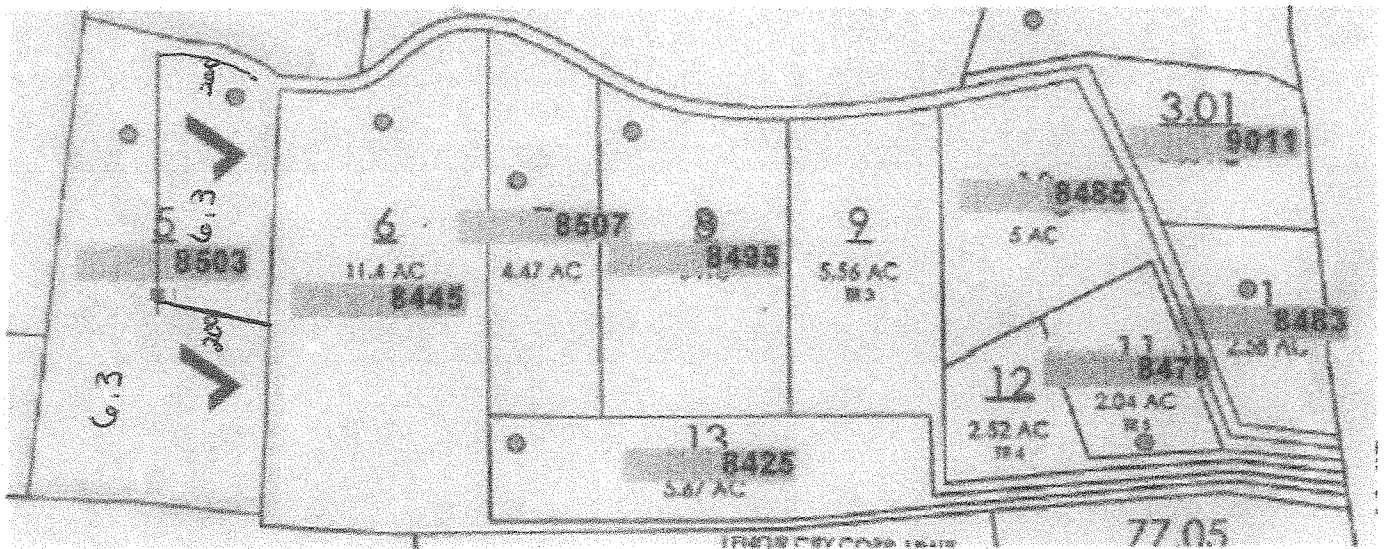
LOUDON COUNTY

TENNESSEE

PARCEL 012.00

FEBRUARY 24, 2017







## INTELL-M 20mm 64x128-M, 4'2"x8'4" LED Cabinet

Reference #: 130608

Sketch #: 1

Date: February 9, 2017



## SIGN CAPABILITIES

	20 mm - 84.2"	128"
# of Lines	Character Size (in)	# of Characters per Line
8	5.5	24
7	6.3	18
6	7.1	16
5	8.7	12
4	11.3	9
3	15.7	6
2	24.4	3
1	49.8	2



**SIGNS PLUS**  
NEW IDEAS-NEW TECHNOLOGY, INC.



800-848-4262  
SignsPlusSigns.com  
4242 McIntosh Lane, Sarasota, FL 34232

## APPROVAL

DATE

PRINT NAME

SIGNATURE

A FAX SIGNATURE IS BINDING UPON BOTH PARTIES