



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 NOVEMBER 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 amendments to the zoning resolution and the subdivision regulations. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

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

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from October 17, 2017 meeting;
3. Planned Agenda Items:
 - A. Preliminary Subdivision Plat, Stamford Bridge Subdivision, 19 lots, approximately 7.65 acres, Hwy. 11, Tax Map 011, Parcel 037.00, R-1, Suburban Residential District with Planned Unit Development (PUD) Overlay, 2.5 units per acre, property owner, Jason Rennich;
 - B. Request to release letter of credit for road improvements, Stone Crossing, Phase III, Mark White, Hwy. 70;
 - C. Discussion, Subdivision Regulations Amendment, shared driveways;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for October 2017 (see attached)
6. Additional Public Comments
7. Update from Planning Department
 - A. Continuing Education and Training reminder (see attached flyer)
8. Adjournment

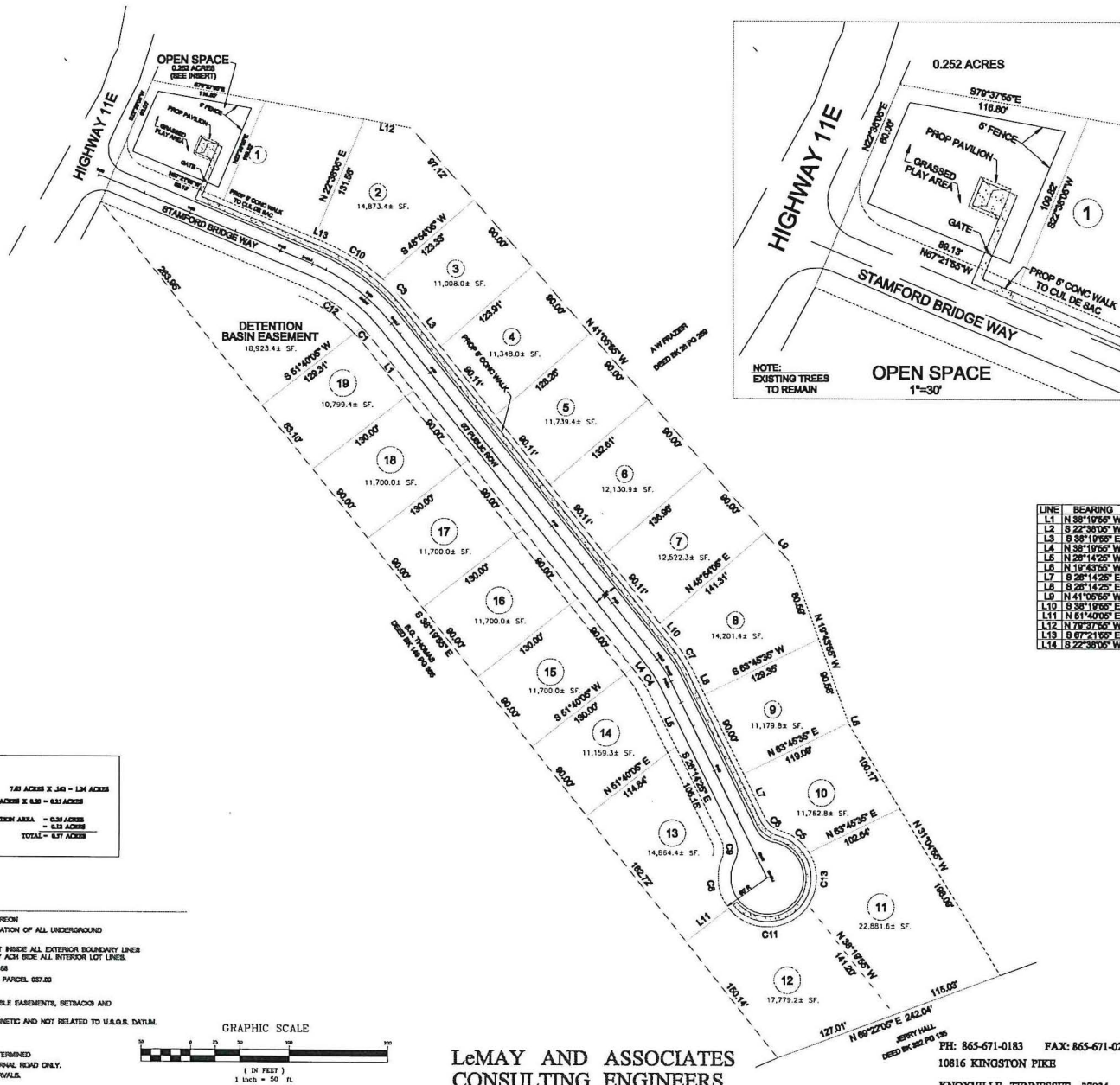
Serving Loudon County
Loudon • Greenback • Philadelphia

Item A

Loudon County - Parcel: 011 037.00



ITEM A



LINE	BEARING	DISTANCE	CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
L1	N38°19'56"W	67.33	C1	178.00	S40°53'01"W	16.58
L2	S22°02'42"E	90.00	C2	255.00	S22°02'42"E	90.00
L3	S38°19'56"E	48.92	C3	225.00	S43°24'26"E	41.11
L4	S38°19'56"E	8.85	C4	100.00	N32°17'10"W	21.38
L5	N38°19'56"E	61.80	C5	255.00	N38°19'56"E	61.80
L6	N14°55'45"E	1.18	C6	50.00	S6°20'07"E	21.80
L7	S28°14'22"E	4.99	C7	160.00	S32°11'10"E	21.01
L8	S8°01'21"E	22.09	C8	160.00	S10°01'21"E	21.01
L9	N41°05'56"E	22.25	C9	225.00	N2°08'44"W	21.81
L10	S38°19'56"E	48.26	C10	225.00	S68°16'25"E	72.53
L11	N14°55'45"E	58.54	C11	50.00	S7°36'51"E	72.54
L12	N37°37'56"E	48.59	C12	175.00	N55°24'01"W	72.59
L13	S27°01'21"E	8.42	C13	50.00	S8°07'50"W	21.54
L14	S22°02'42"E	75.00				

SITE UTILITIES

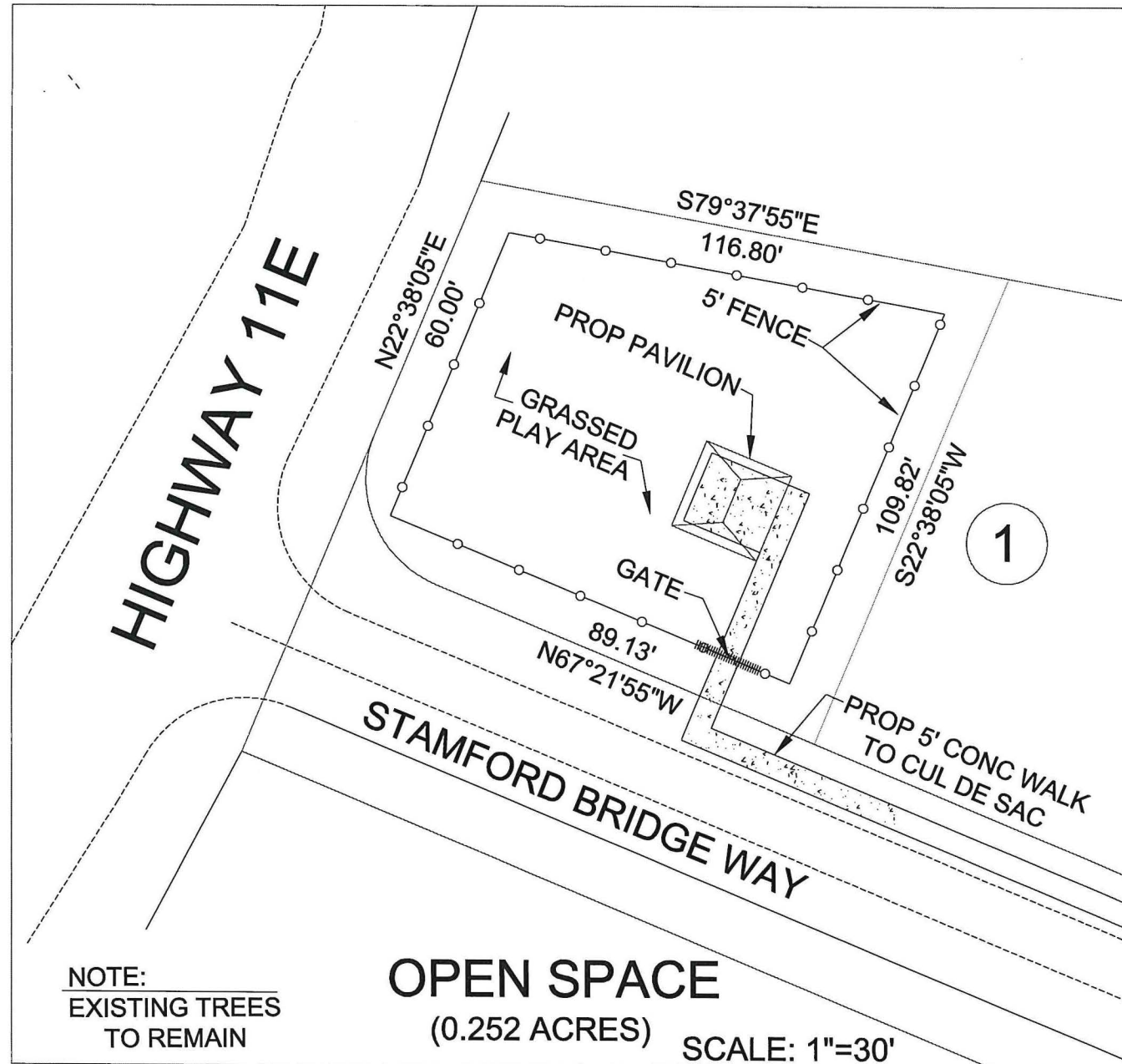
SANITARY SEWER : L.C.U.B.
WATER : L.C.U.B.
ELECTRIC : L.C.U.B.
GAS : K.U.B.
TELEPHONE : TDS TELECOM
CABLE : CHARTER

OWNER:
JASON RENICH
12240 CHANNEL POINT DR
KNOXVILLE, TN 3922

Preliminary Plan		Sheet 1 OF 5	
<h1>STAMFORD BRIDGE</h1>			
16746 EBY 11E		CLT MAP 01L, PARCEL 037.00	
London County • Tennessee			
DESIGNED BY RELJ.	APPROVED BY Rral	DATE: 7/12/2017	REVISIONS: 1* = 60 OFFICIAL SEAL: 5551

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934



ITEM B

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT 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 _____
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.

DATE _____ REGISTER SURVEYOR _____
TEN.NE.NE.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. 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-1/PUD @ 2 UNITS/ACRE
- HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONE CROSSING, UNIT 1 ARE PART OF THE APPROVAL OF THIS PLAT AND ARE RECORDED IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE, BOOK 915, PAGE 563.
- STONE CROSSING'S HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE OPEN SPACE (109,723.56 Sq.Ft.) DEDICATED TO THIS SITE.
- BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 25 ft.
SIDE - 5 ft., WITH A MINIMUM OF 20 ft. BETWEEN STRUCTURES.
REAR - 25 ft. (SETBACKS APPROVED AS PART OF THE PUD).
- THIS PLAT APPROVED UNDER PROVISIONS OF SECTION 4.080 OF ZONING RESOLUTION OF LOUDON COUNTY, TENNESSEE AS APPROVED BY THE LOUDON COUNTY REGIONAL PLANNING COMMISSION AND LOUDON COUNTY BOARD OF APPEALS.
- STORM WATER DETENTION STRUCTURES SHALL NOT BE DISTURBED OR ALTERED EXCEPT WITH THE APPROVAL OF THE APPROPRIATE GOVERNING AGENCY. THE LOCAL GOVERNING BODY RESERVES THE RIGHT TO MAINTAIN OR IMPROVE SAID STRUCTURES AS IT DEEMS NECESSARY.
- NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:
SURVEY MONUMENT #151
N. 55.4959.4686
E. 2493017.1775
ELEV. 970.36 (NGVD29)
SURVEY MONUMENT #154
N. 560408.4633
E. 2491504.6534
ELEV. 936.14 (NGVD29)



I, the undersigned, being a duly qualified and sworn-in land surveyor, do hereby certify that the foregoing is a true and correct copy of the original plat as shown to me by the owner, and that the same has been approved by the Regional Planning Commission and the Loudon County Board of Appeals, and that the same has been approved by the Loudon County Register of Deeds Office.

Richard E. Lemay
Tennessee No. 769

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE _____

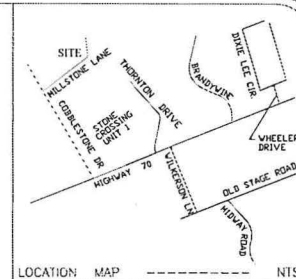
CERTIFICATION OF STREETS

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 _____

LEGEND

- IR (S) - IRON ROD (OLD)
- IR (S) - IRON ROD (SET)
- 911 - E-911 ADDRESSES



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 29°23'34" W	43.32	50.00	44.80
C2	S 27°53'10" W	20.41	25.00	21.03
C3	N 70°14'33" E	43.89	50.00	52.23
C4	N 76°04'33" E	20.41	25.00	21.03
C5	S 14°14'15" W	22.38	125.00	22.41
C6	S 80°38'34" W	42.29	50.00	43.66
C7	N 63°01'09" W	35.36	25.00	38.27
C8	N 18°21'43" W	50.46	75.00	51.46
C9	S 14°22'49" W	82.68	475.00	82.79
C10	S 08°04'20" E	73.82	125.00	74.94
C11	S 02°57'24" W	106.49	475.00	106.62
C12	S 31°38'03" E	27.60	125.00	27.86
C13	S 08°58'51" W	35.36	25.00	38.27
C14	N 48°33'13" W	44.29	50.00	45.88
C15	N 84°04'27" W	34.70	25.00	36.35
C16	N 09°01'35" E	51.84	50.00	54.61
C17	N 10°20'04" E	23.57	75.00	23.66
C18	N 18°47'15" E	10.73	525.00	10.73
C19	N 12°43'00" E	100.33	525.00	100.52
C20	N 02°36'47" E	84.55	525.00	84.64

LINE	BEARING	DISTANCE
L1	N 20°18'13" E	41.18
L2	N 51°58'51" E	70.57
L3	S 51°58'51" W	34.97
L4	N 51°58'51" E	100.00
L5	N 51°58'51" E	100.00
L6	N 51°58'51" E	100.00
L7	S 52°04'30" W	64.16
L8	S 51°51'35" W	35.81
L9	N 51°58'51" E	100.00
L10	S 51°58'51" W	100.00
L11	N 08°53'47" W	11.78
L12	N 19°22'24" E	81.11
L13	N 51°58'51" E	37.40
L14	N 63°17'00" E	31.20
L15	N 38°31'46" E	69.29
L16	S 19°22'24" W	73.70
L17	N 19°22'24" E	73.70
L18	N 04°29'00" E	52.51
L19	N 30°58'13" E	23.06
L20	S 51°58'51" W	95.00
L21	N 38°31'46" E	77.48
L22	S 19°22'24" W	40.43
L23	N 08°53'47" W	80.50
L24	S 78°31'47" E	0.00
L25	N 08°53'47" W	71.08
L26	S 38°31'46" E	77.48
L27	S 82°11'10" E	10.73
L28	N 15°00'20" E	40.42
L29	S 51°58'51" W	31.15
L30	S 51°58'51" W	88.14
L31	S 78°31'47" E	51.61
L32	N 38°31'46" W	50.00

THE CROSSING GROUP
60% LAKEVIEW ROAD
LENOIR CITY, TN 37772
(931) 728-9246

SITE UTILITIES

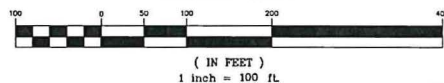
SANITARY SEWER	LCUB
WATER	LCUB
ELECTRIC	LCUB
GAS	LCUB
TELEPHONE	TDS TELECOM
CABLE	CHARTER

FINAL PLAT

STONE CROSSING

SCALE: 1"= 100' APPROVED BY: REL DRAWN BY: REL
DATE: 05-09-2016
DISTRICT 5
LOUDON COUNTY, TENNESSEE
TAX MAP 7, PARCELS 63, 64, 65
DRAWING NO: 4621-UN2-REV

GRAPHIC SCALE



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: (855) 671-0183
FAX: (855) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

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	50	\$29,072	\$7,742,918	37	\$23,104	\$6,218,806	36	\$ 20,232	\$ 5,548,633	34
April	32	\$20,477	\$5,504,520	51	\$20,837	\$5,448,355	37	\$ 14,543	\$ 3,657,482	42
May	47	\$29,526	\$8,339,273	43	\$29,152	\$8,332,738	29	\$ 10,641	\$ 2,690,637	30
June	57	\$30,081	\$7,938,743	35	\$27,595	\$9,212,555	30	\$ 10,892	\$ 2,658,983	33
July	45	\$29,719	\$8,134,683	42	\$24,129	\$6,306,914	35	\$ 22,302	\$ 6,224,534	29
August	45	\$25,780	\$6,952,025	42	\$22,086	\$5,602,221	37	\$ 22,059	\$ 5,945,858	40
September	41	\$27,381	\$8,299,292	38	\$22,337	\$6,061,185	35	\$ 22,178	\$ 6,019,912	39
October	54	\$33,494	\$9,200,561	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	441	\$270,338	\$74,806,590	446	\$260,518	\$74,190,554	409	\$209,465	\$56,312,265	380

28 single-family building permits issued for October, 2017



Loudon County Planning Department

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

Continuing Education and Training

MS4 Stormwater Program

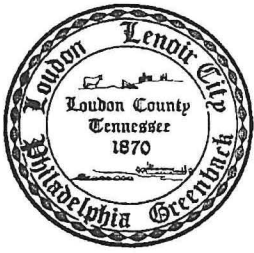
Guest Speaker:

**David Carver, Sevier County Stormwater Technician
And Tennessee Stormwater Association (TNSA),
Education Chairman**

**Tuesday, December 19, 2017 in the boardroom of the Loudon
County Courthouse Annex, 101 Mulberry Street, Loudon, TN
4:00 p.m. to 5:30 p.m.**

This training counts towards continuing education/training hours.

**For more information contact Laura Smith, 865-458-2055 or
smithl@loudoncounty-tn.gov**



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
NOVEMBER 21, 2017
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from the October 17, 2017 meeting
4. Planned Agenda Items
 - A. Variance Request for cell tower setback, applicant, James Hair, Surveyor, property owner, J. D. Wheeler & Trust Co. Knoxville, 1025 Beals Chapel Road, Tax Map 016, Parcel 214.04; R-1, Suburban Residential District with PUD Overlay;
 - B. Special Exception, continue to use garage to start up business, applicant and property owner, Joey Garner, 2940 Dixie Lee Circle, Tax Map 075, Parcel 28.00, R-1, Suburban Residential District;
 - C. Special Exception for trucking terminal on existing parking lot with approximately 66 spaces, applicant, William Reed, Tax Map 004, Parcel 014.00, 14805 Hickory Creek Road, C-2, General Commercial District;
 - D. Special Exception from paving of remote parking lot (see Item C), applicant, William Reed, Tax Map 004, Parcel 008.01, Hickory Creek Road, C-2, General Commercial District;
 - E. Special Exception, addition to existing accessory structure, garage, with no principal structure, applicant, James Fagg, property owner, Judy Scarbrough, 1297 Echo Hollow Road, Tax Map 005, Parcel 141.00, R-1, Suburban Residential District;
 - F. Special Exception, accessory structure in front yard, applicant and property owner, Stephen Harris, 2694 Dry Valley Road, Philadelphia, Tax Map 055, Parcel 054.00, A-2, Rural Residential District;
 - G. Special Exception, accessory structure in front yard, applicant, Terry Snoblen, property owners, Gary and Susan Little, 887 Poplar Springs, Blair Bend Road, Tax Map 033, Parcel 80.07, A-1, Agriculture Forestry District;

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Loudon • Greenback • Philadelphia

H. Variance request, side yard setbacks, applicant, Javan Norsworthy, Clayton Homes, property owner, Brenda Mooningham, 887 Newton Road, Tax Map 028G, Group C, Parcel 032.00, R-1, Suburban Residential District;

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

Item A

Loudon County - Parcel: 016 214.04



Owner: WHEELER D J & TRUST CO
Address: BEALS CHAPEL RD 1025
Parcel Number: 016 214.04
Deeded Acreage: 35.44



Item B

Loudon County - Parcel: 007J B 028.00



County: Loudon
Owner: GARNER JOEY M
Address: DIXIE LEE CIR 2940
Parcel Number: 007J B 028.00

Google Maps 2893 Dixie Lee Cir



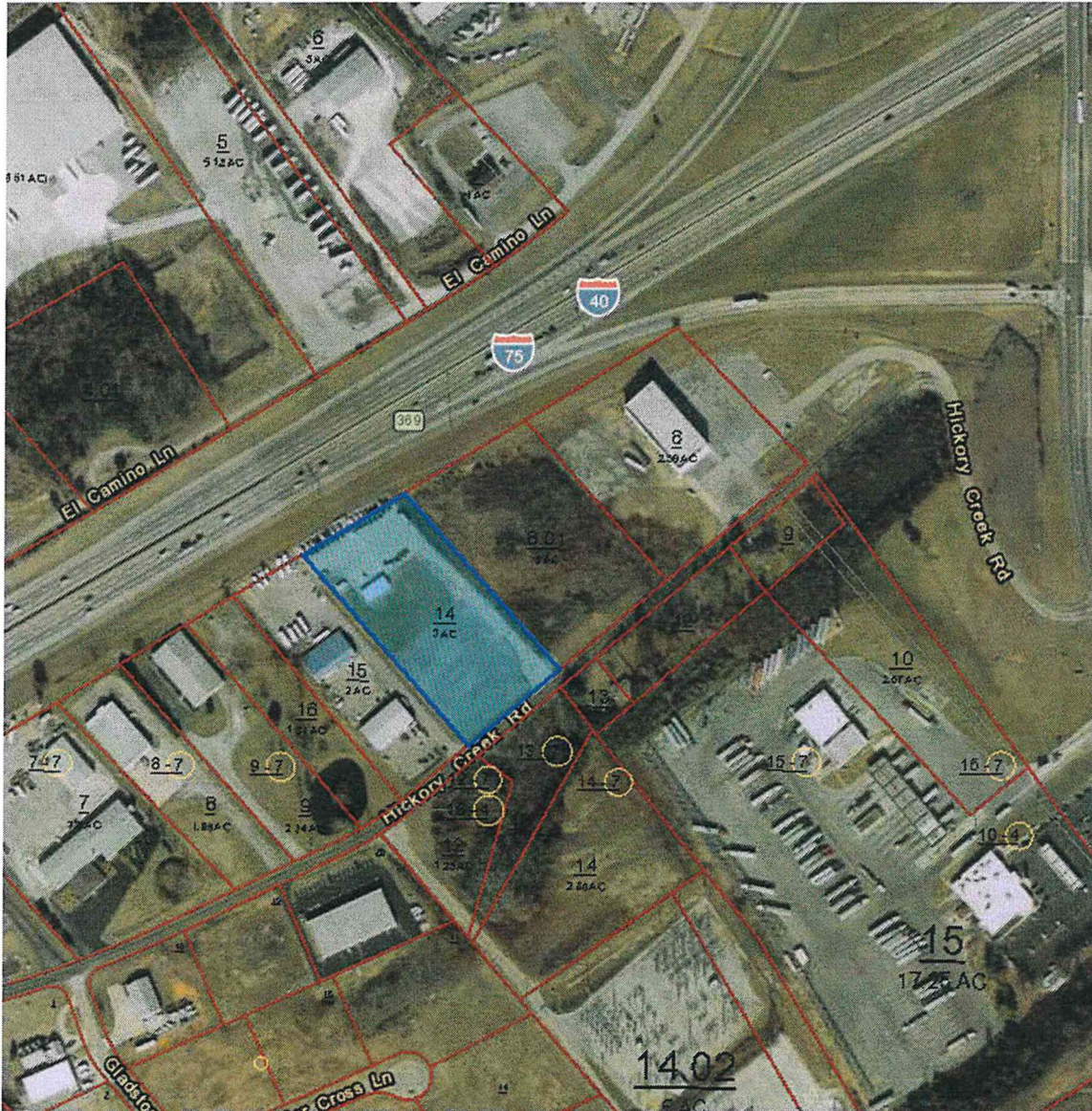
Image capture: May 2012 © 2017 Google

Lenoir City, Tennessee

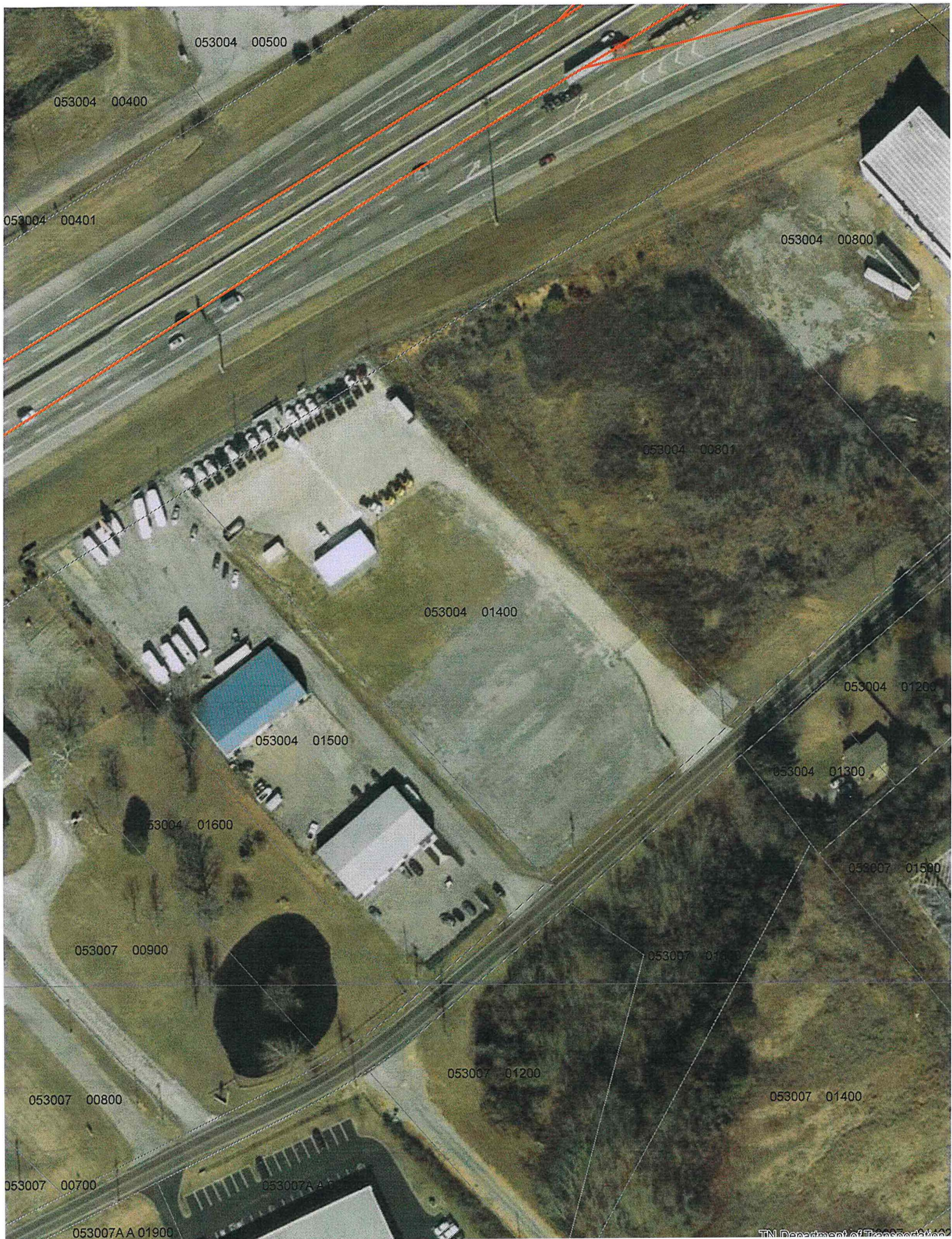
Google, Inc.

Street View - May 2012

Loudon County - Parcel: 004 014.00



County: Loudon
Owner: REED WILLIAM H III
Address: HICKORY CREEK RD 14805
Parcel Number: 004 014.00
Deeded Acreage: 3



053004 00500

053004 00400

053004 00401

053004 00800

053004 00801

053004 01400

053004 01200

053004 01500

053004 01300

053004 01600

053007 01500

053007 00900

053007 01000

053007 00800

053007 01200

053007 01400

053007 00700

053007AA 01000

053007AA 01900

TN Department of Transportation

Item D

Loudon County - Parcel: 004 008.01



Owner: REED WILLIAM H III
Address: HICKORY CREEK RD
Parcel Number: 004 008.01
Deeded Acreage: 3

Loudon County - Parcel: 005 141.00



County: Loudon
Owner: SCARBROUGH JUDY ANN
Address: ECHO HOLLOW RD 1297
Parcel Number: 005 141.00
Deeded Acreage: 1.45

Google Maps 1476 Echo Hollow Rd



Image capture: Feb 2014 © 2017 Google

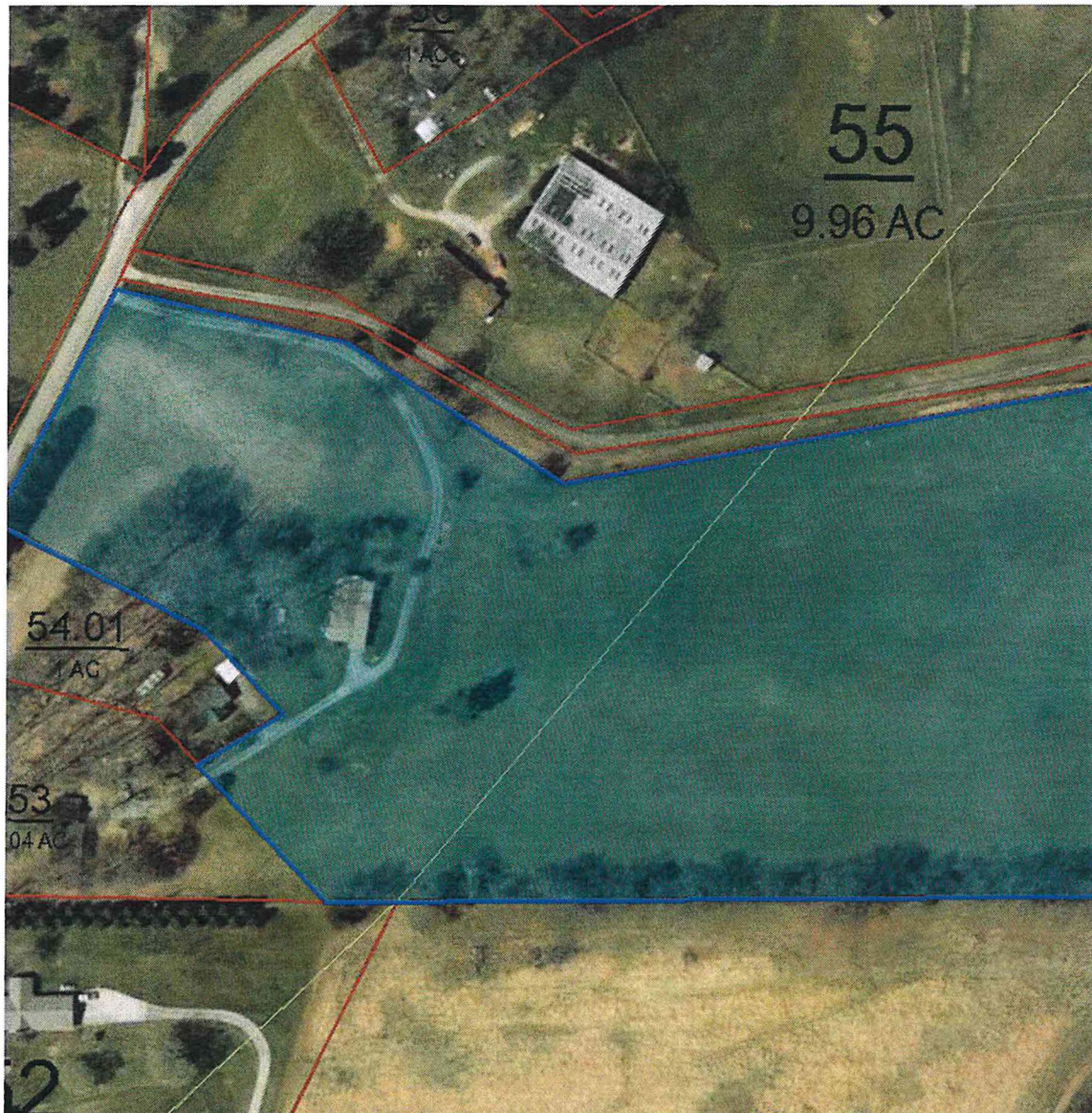
Lenoir City, Tennessee

Google, Inc.

Street View - Feb 2014

Item F

Loudon County - Parcel: 055 054.00



County: Loudon
Owner: HARRIS STEPHEN M ETU X
Address: DRY VALLEY RD 2694
Parcel Number: 055 054.00
Deeded Acreage: 40.66

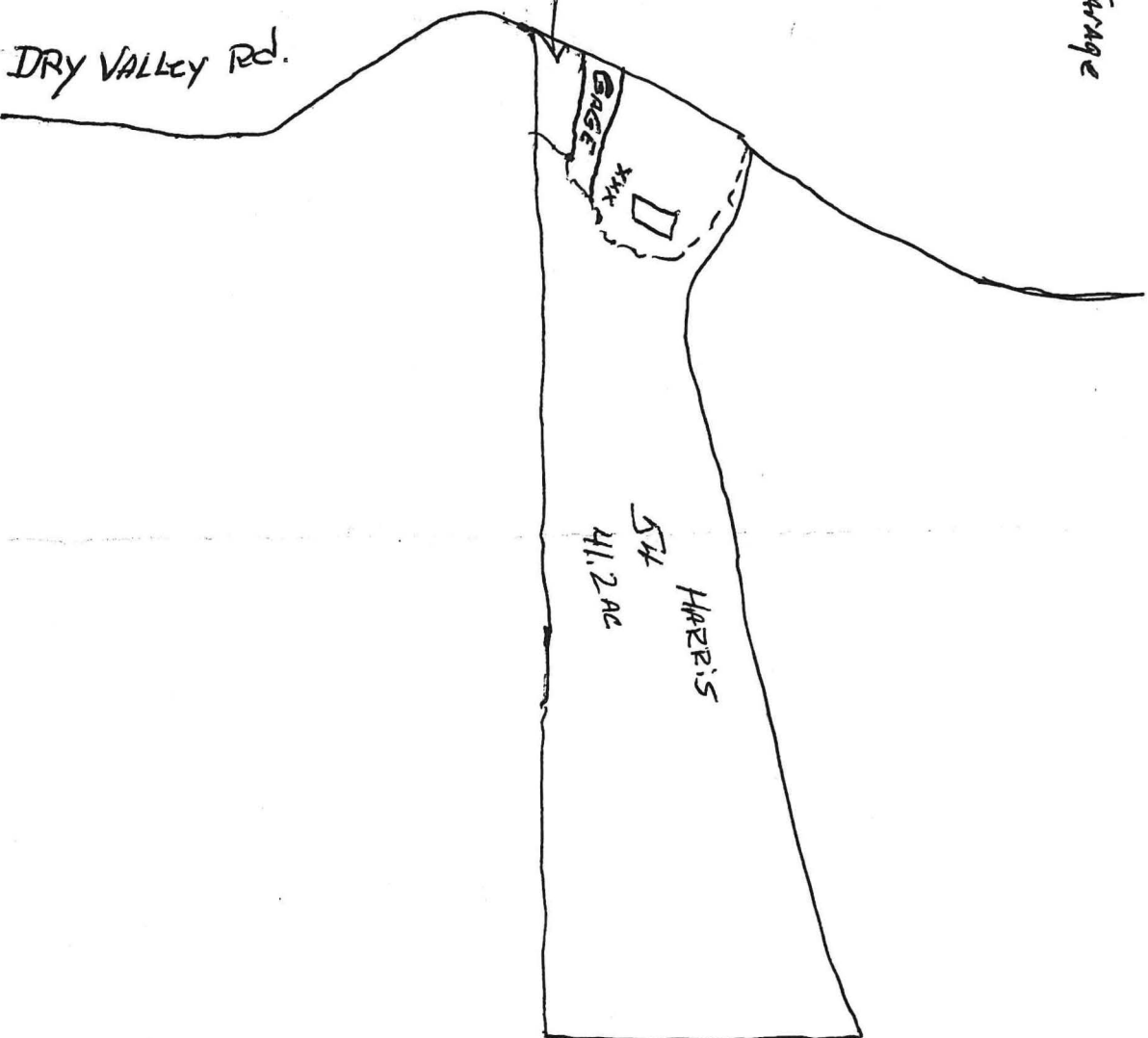
MAP 055
PARCEL 054

XXX Proposed Garage

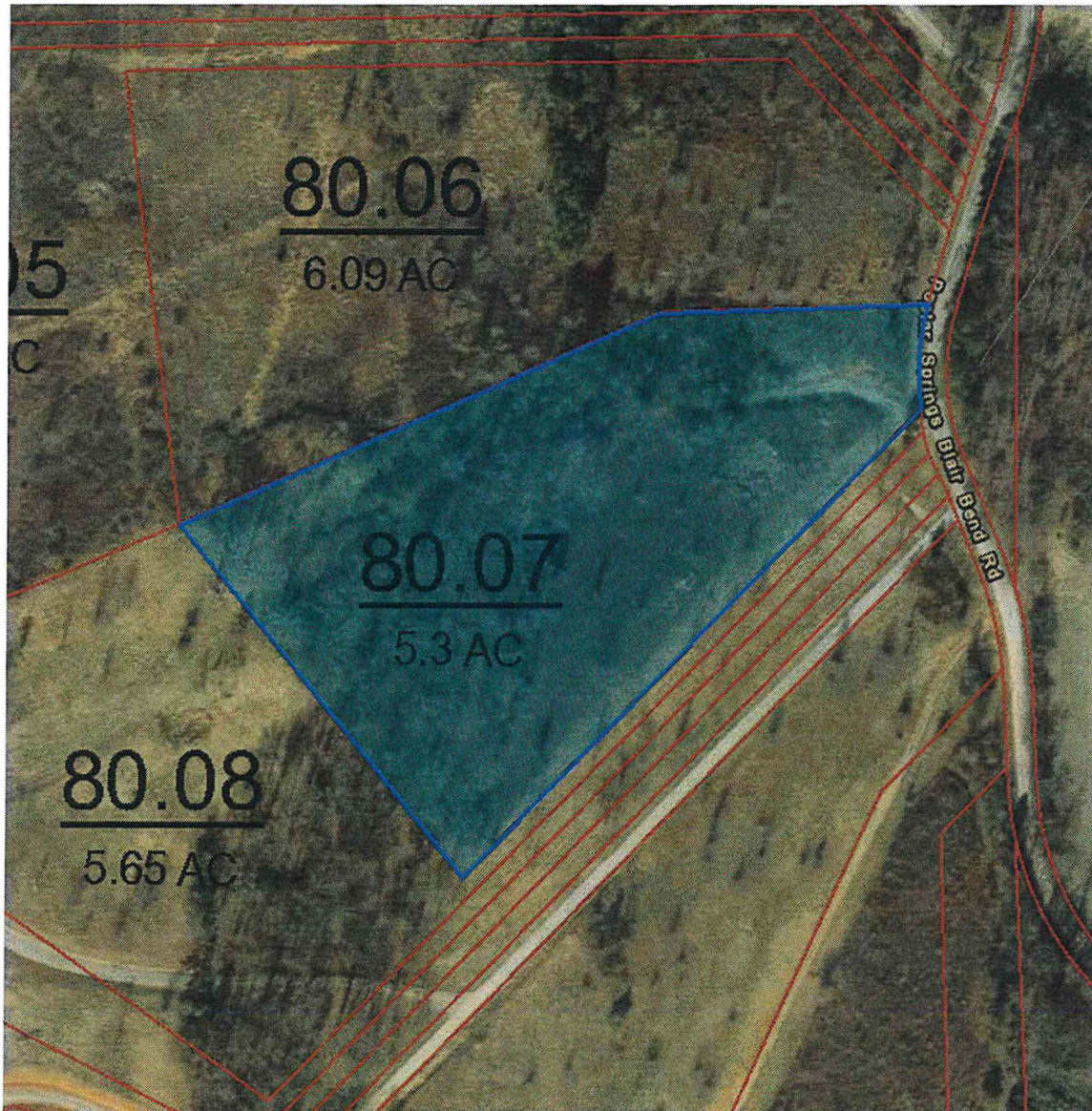
House to
~~House~~ to Road
Approx - 365'

Stallcup

DRY VALLEY Rd.



Loudon County - Parcel: 033 080.07



County: Loudon
Owner: LITTLE GARY J ETUX S US AN M
Address: POPLAR SPRINGS BLAIR BEND 887
Parcel Number: 033 080.07
Deeded Acreage : 5.3

887 Poplar Springs Blair-bell Rd

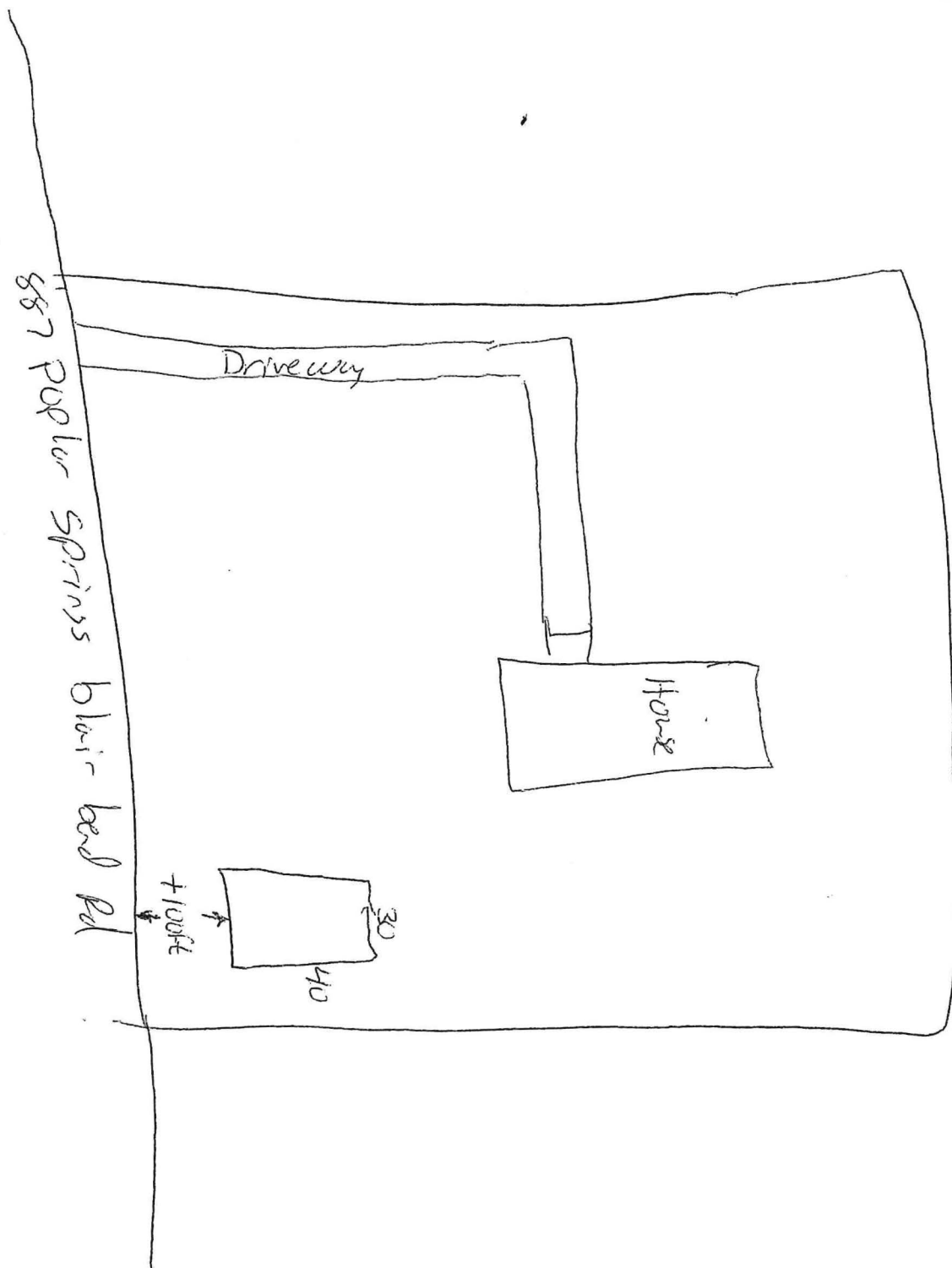
Driveway

House

+100ft

40

30

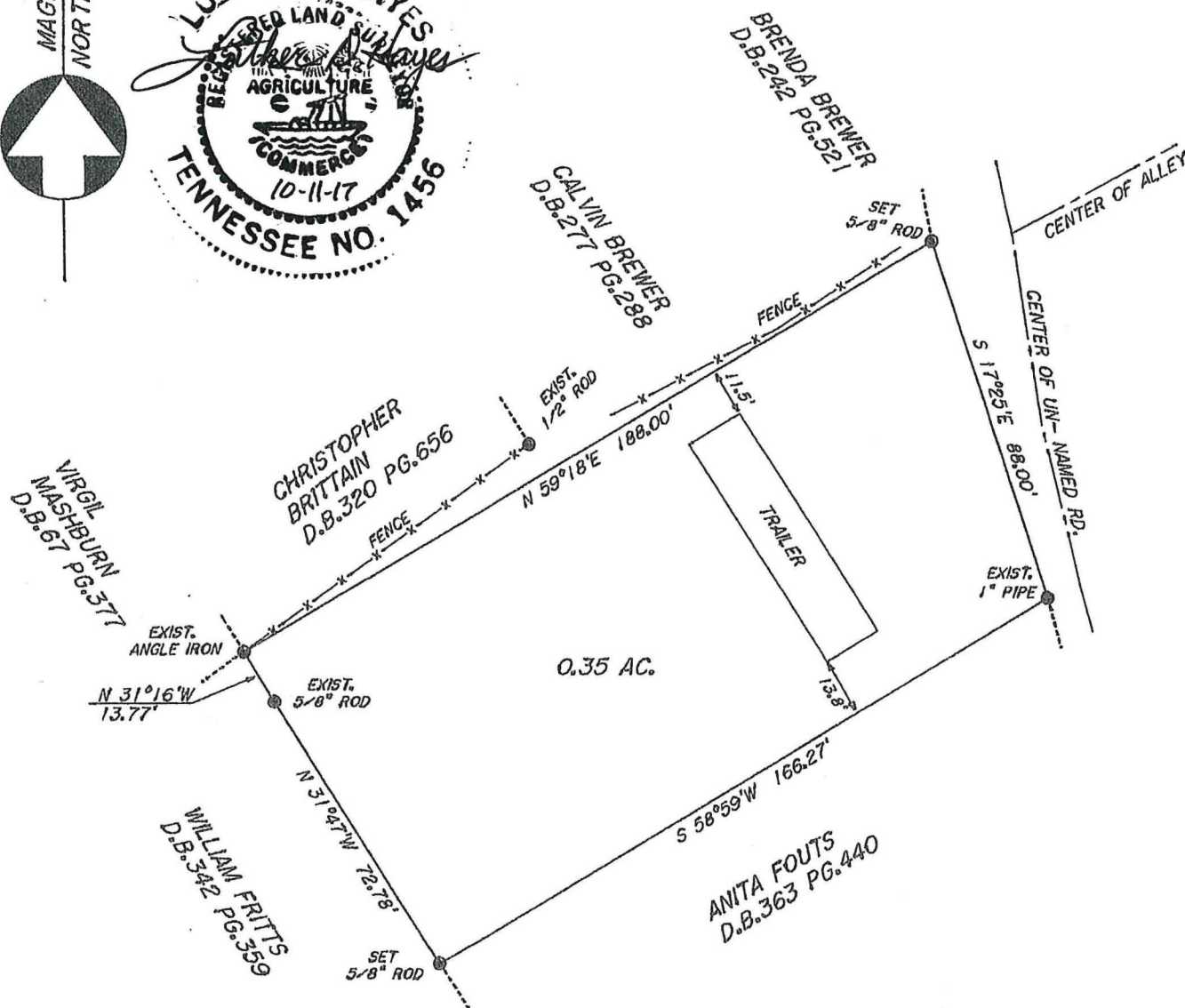
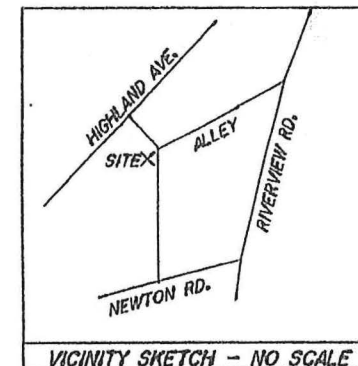
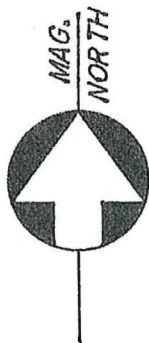


Item H

Loudon County - Parcel: 026G C 032.00



County: Loudon
Owner: MOONINGHAM BRENDA
Address: NEWTON RD 887
Parcel Number: 026G C 032.00



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

FOR: BRENDA BREWER
2ND CIVIL DIST. LOUDON CO., TN

SCALE: 1" = 40'

DWG. NO. C-803

DATE: 10-11-17

DEED BK. REFERENCE: D.B. 147 PG. 189

BEING PARCEL 32 ON TAX MAP 26G GROUP C

I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY IS 1:7500 AS SHOWN HEREON.
THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT
TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Luther D. Hayes

REG. NO. 1456

THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY,
EASEMENTS, AND/OR RESTRICTIONS THAT MAY EXIST.

