

Loudon County Planning Department

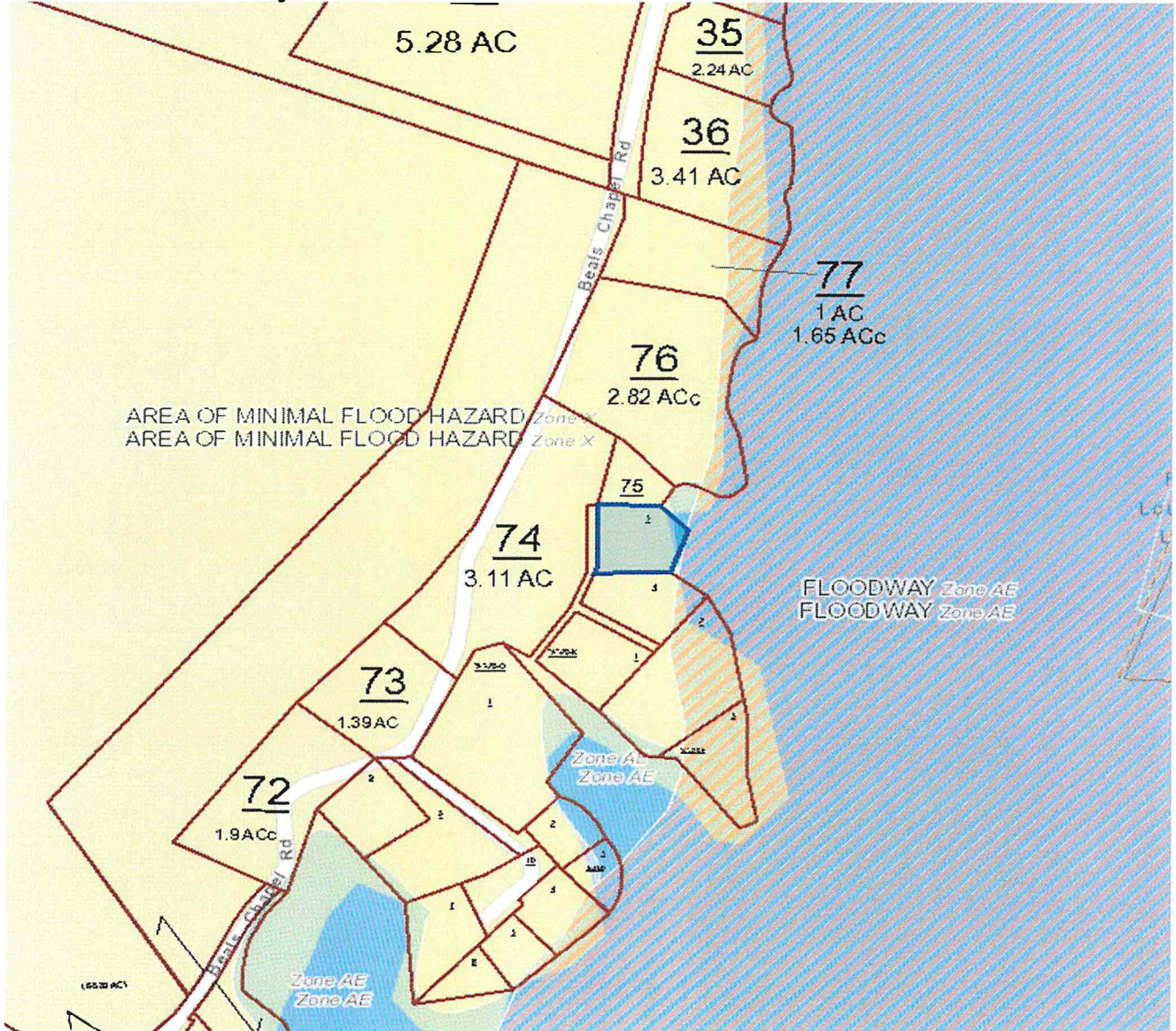
101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION APRIL 17, 2018 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes of the March 20, 2018 meeting;
3. Planned Agenda Items:
 - A. Preliminary subdivision plat with shared driveway, Applicant and Surveyor, Joseph Colvin, Strunk property, Beals Chapel Road, Tax Map 028, Parcels 73.0, 74.0, & 75.0, and Tax Map 028K, Group A, Parcels 1.00, 4.00, & 5.00, A-2, Rural Residential District, approximately 6.6 acres;
 - B. Subdivision Plat, 4-lots into 2-lots, Applicant, Christine Hayes, Property owner, Bobby Eblen, Winchester Drive, Hardin Estates, Tax Map 016P, Group B, Parcels 033.00, 034.00, 035.00, and 036.00, R-1, Suburban Residential District, approximately .91 acres;
 - C. Subdivision Plat for 3-lots, Property owners, Timothy Adams and Harold Brewster, Hwy. 95, Greenback, Tax Map 080, Parcel 013.00, M-1, Light Industrial District and C-1, Central Business District, Greenback, approximately 8.16 acres;
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for March 2018 (attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment

Item A

Loudon County - Parcel: 028K A 005.00



County: Loudon
Owner: STRUNK ANNE P
Address: BEALS CHAPEL RD 23606
Parcel Number: 028K A 005.00
Deeded Acreage: 0
Calculated Acreage: 0



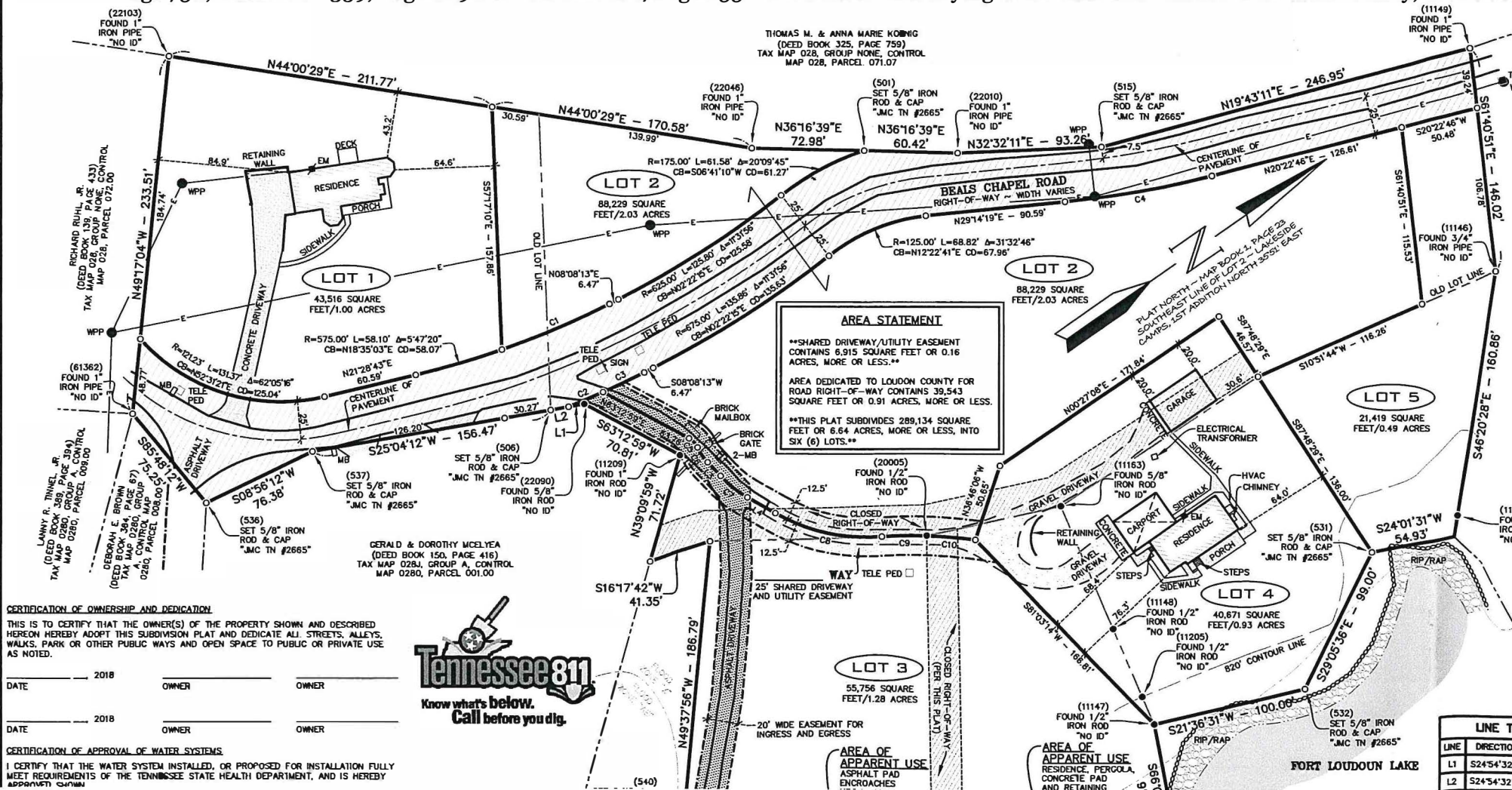
Final Plat of the Strunk Property

Being a Portion of Lots 2-4 of Lakeside Camps, 1st Addition ~ Map Book 1, Page 23~ and All of the Property Described in Deed Book 315, Page 740, Deed Book 738, Deed Book 359, Page 829 and Will Book M, Page 233 ~ A Parcel of Land Lying in the 2nd Civil District of Loudon County, Tennessee

Page(s): 74-76,79-32

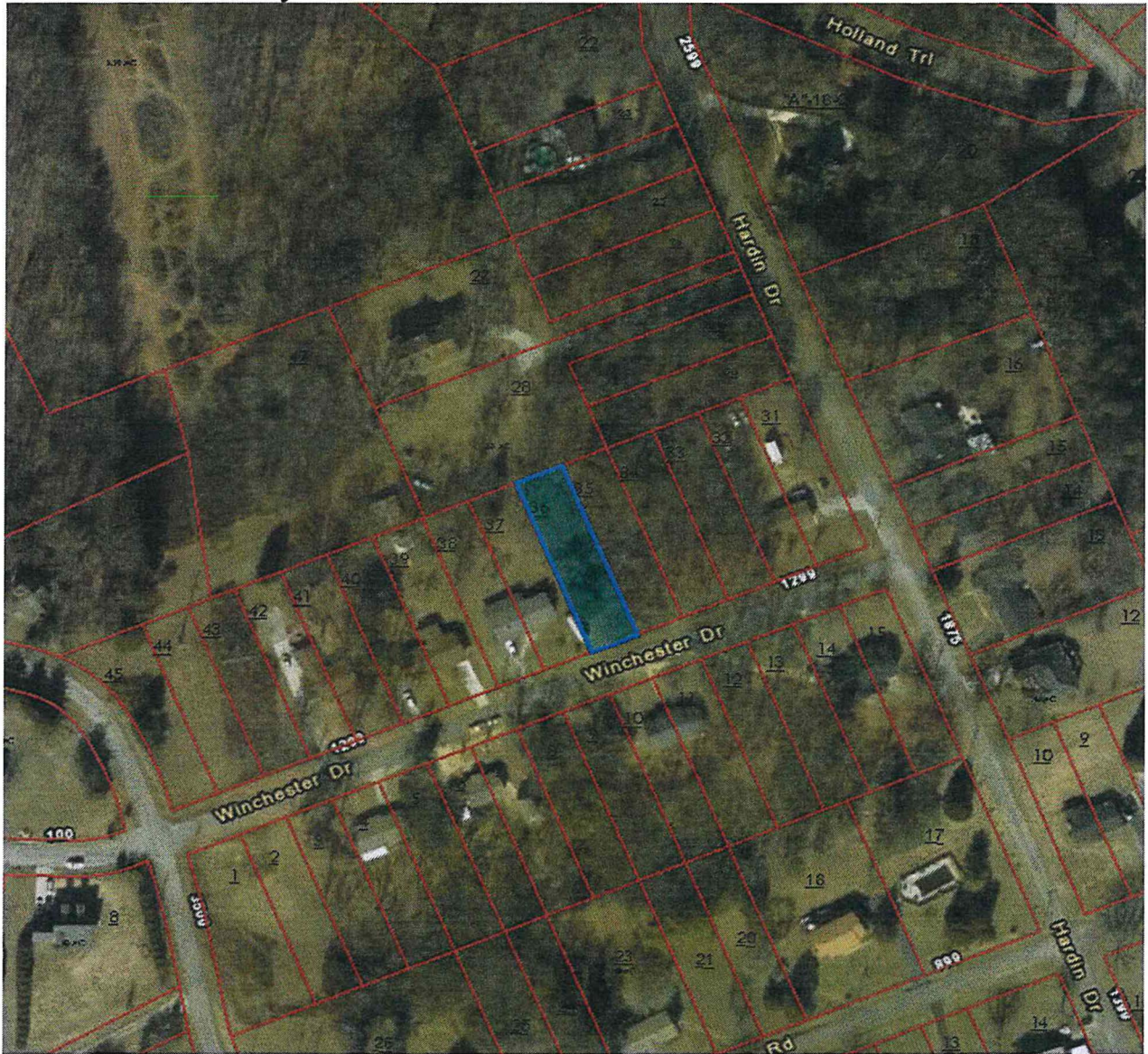
Field Book(s): 100,220

RE - BEALS CHAPEL ROAD SUBDIVISION PLAT -



Item B

Loudon County - Parcel: 016P B 036.00



County: Loudon
Owner: EBLEN BOBBY G
Address: WINCHESTER DR
Parcel Number: 016P B 036.00
Deeded Acreage: 0
Calculated Acreage: 0

Item B



SHOWN AND DESCRIBED HEREON,
STREETS, ALLEYS, WALKS,
OR PRIVATE USE AS NOTED.

APPROVED, OR PROPOSED FOR
BY THE REGIONAL

Design

FOR INSTALLATION FULLY
DEPARTMENT, AND IS HEREBY

OR

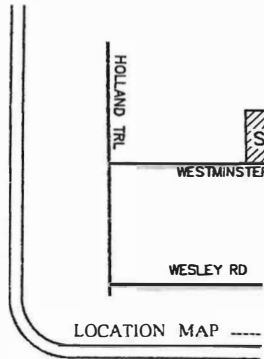
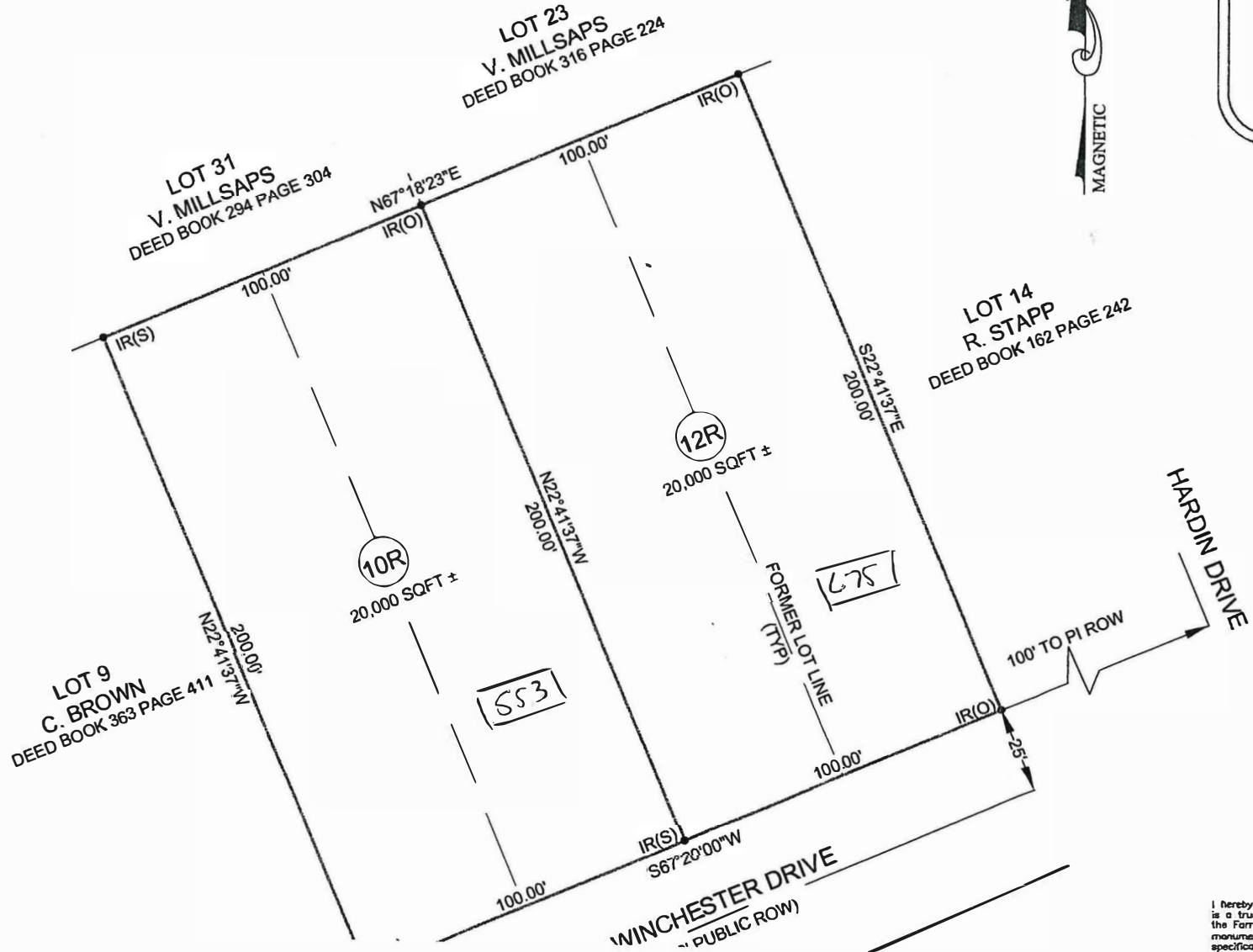
PROPOSED FOR INSTALLATION, FULLY MEET
MENT AND IS APPROVED AS SHOWN
D IF 48 IS APPLICABLE?.

IS A TRUE AND CORRECT SURVEY
COMMISSION AND THAT MONUMENTS
ATIONS OF THE REGIONAL PLANNING

ES

own on this
whether public or private,
approved, and the property
ice with the E-911 system.

WITH THE SUBDIVISION
PTION OF SUCH VARIANCES.
I INSTALLED, OR AN ACCEPTABLE
PLAT IS APPROVED FOR RECORDING



LEGEND
○ I.R.(O) - IRON RC
● I.R.(S) - IRON RO



CERTIFICATE OF SURVEY ACC
I hereby certify that the plan shown or
is a true and correct survey to the ac
the Farquhar Municipal Planning Commi
monuments have been placed as show
specification of the Subdivision Regulat
Criteria 1 Land Survey and the ratio

Item C

Loudon County - Parcel: 080 013.00



County: Loudon
Owner: ADAMS TIMOTHY P &
Address: HWY 95 S 5101
Parcel Number: 080 013.00

LOUDON COUNTY CERTIFICATIONS

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 _____

Owner _____

CERTIFICATION OF ACCURACY

I certify that the plot 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 Land 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 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 on SSD system permit issued by the Division of Ground Water Protection. Water tops, 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
Division of Ground Water Protection

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 _____, 20____ Road Engineer/Highway Commission _____

CERTIFICATION OF APPROVAL FOR RECORDING

I certify that this plot 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 on acceptable surety posted in order to assure completion. This plot is approved for recording in the office of the County Register.

Date _____, 20____ Secretary, Regional Planning Commission _____

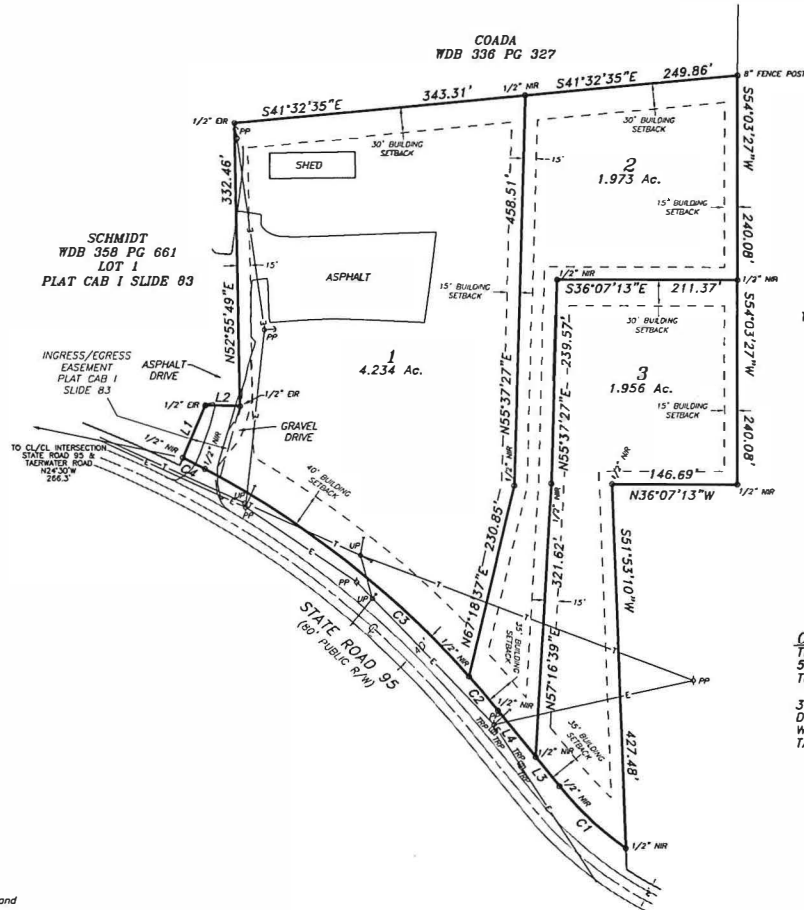
CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

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 _____

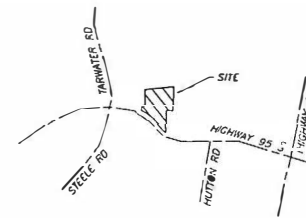
SURVEYOR'S NOTES:

- Drainage, utility and electric easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, electric lines, and telephone lines and 7 1/2 feet on each side of as-built sewer utility lines.
- Building setbacks shall be in accordance with Loudon County Zoning Restrictions for zones C1 and M1.
- The following change in zoning for lots 1-3 is being requested:
Lot 1 to zone M1
Lots 2 & 3 to zone C1
- No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
- Located in Flood Zone "X" (minimal chance annual flood), according to Flood Insurance Rate Map 47105C02250, dated May 16, 2007.



LINE TABLE				
No.	Bearing	Length		
L1	N76°51'52"E	66.90		
L2	S35°04'03"E	40.38		
L3	N14°51'21"E	43.88		
L4	N14°51'21"E	70.15		

CURVE TABLE					
No.	Length	Radius	Delta	Bearing	Chord
C1	106.51	390.00	15°38'53"	N07°01'55"E	106.18
C2	52.03	1125.00	2°39'00"	N13°31'51"E	52.03
C3	398.16	1125.00	20°10'35"	N02°07'03"E	394.12
C4	28.07	1204.07	1°22'25"	N08°53'25"W	28.87



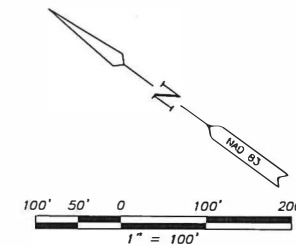
LOCATION MAP
NOT TO SCALE

LEGEND:

- BR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- NIR NEW IRON ROD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- Ac ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- PG PAGE
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- Q PP POLE GUY ANCHOR
- Q UP POWER POLE (PP)
- Q UP UTILITY POLE (UP)
- CL TRP TELEPHONE RISER/PEDESTAL
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- EDGE OF GRAVEL/ROAD
- CONCRETE CURB
- E ELECTRIC LINE (OVERHEAD)
- T PHONE LINE

OWNERS OF RECORD:
TIMOTHY P. ADAMS & HAROLD T. BREWSTER JR.
509 RELIANCE RD
TELLICO PLAINS, TN 37385

3 LOTS ±8.163 AC.
DISTRICT 3, LOUDON COUNTY
WDB 380 PG 775
TAX MAP 80 PARCEL 13.00



SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category... survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929 Date _____



STERLING
ENGINEERING, INC.

LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8101

P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878

PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling-us.com

LOTS 1-3

FINAL SUBDIVISION PLAT

ADAMS & BREWSTER
PROPERTY



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SHEET

FS

DESIGNED:

DRAWN: CEG

CHECKED: CMR

DATE: 3/14/18

SCALE: 1" = 100'

DRAWING: 5917A-FS

PROJECT NO: SEI#5917

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2018	Fees	Value	2017	Fees	Value	2016	Fees	Value	2015
January	50	\$ 33,482	\$9,276,834	33	\$23,564	\$6,620,670	29	\$17,422	\$4,833,900	32
February	38	\$ 26,937	\$7,623,628	37	\$21,244	\$6,073,905	32	\$18,074	\$4,600,697	24
March	61	\$ 40,087	\$11,450,722	50	\$29,072	\$7,742,918	37	\$23,104	\$6,218,806	36
April				32	\$20,477	\$5,504,520	51	\$20,837	\$5,448,355	37
May				47	\$29,526	\$8,339,273	43	\$29,152	\$8,332,738	29
June				57	\$30,081	\$7,938,743	35	\$27,595	\$9,212,555	30
July				45	\$29,719	\$8,134,683	42	\$24,129	\$6,306,914	35
August				45	\$25,780	\$6,952,025	42	\$22,086	\$5,602,221	37
September				41	\$27,381	\$8,299,292	38	\$22,337	\$6,061,185	35
October				54	\$33,494	\$9,200,561	38	\$22,918	\$8,870,683	55
November				55	\$27,672	\$7,124,729	23	\$11,789	\$3,121,380	34
December				40	\$72,155	\$29,769,555	36	\$21,075	\$5,581,120	25
TOTALS	149	\$100,506	\$28,351,184	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

39 single-family permits issued for March, 2018



Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
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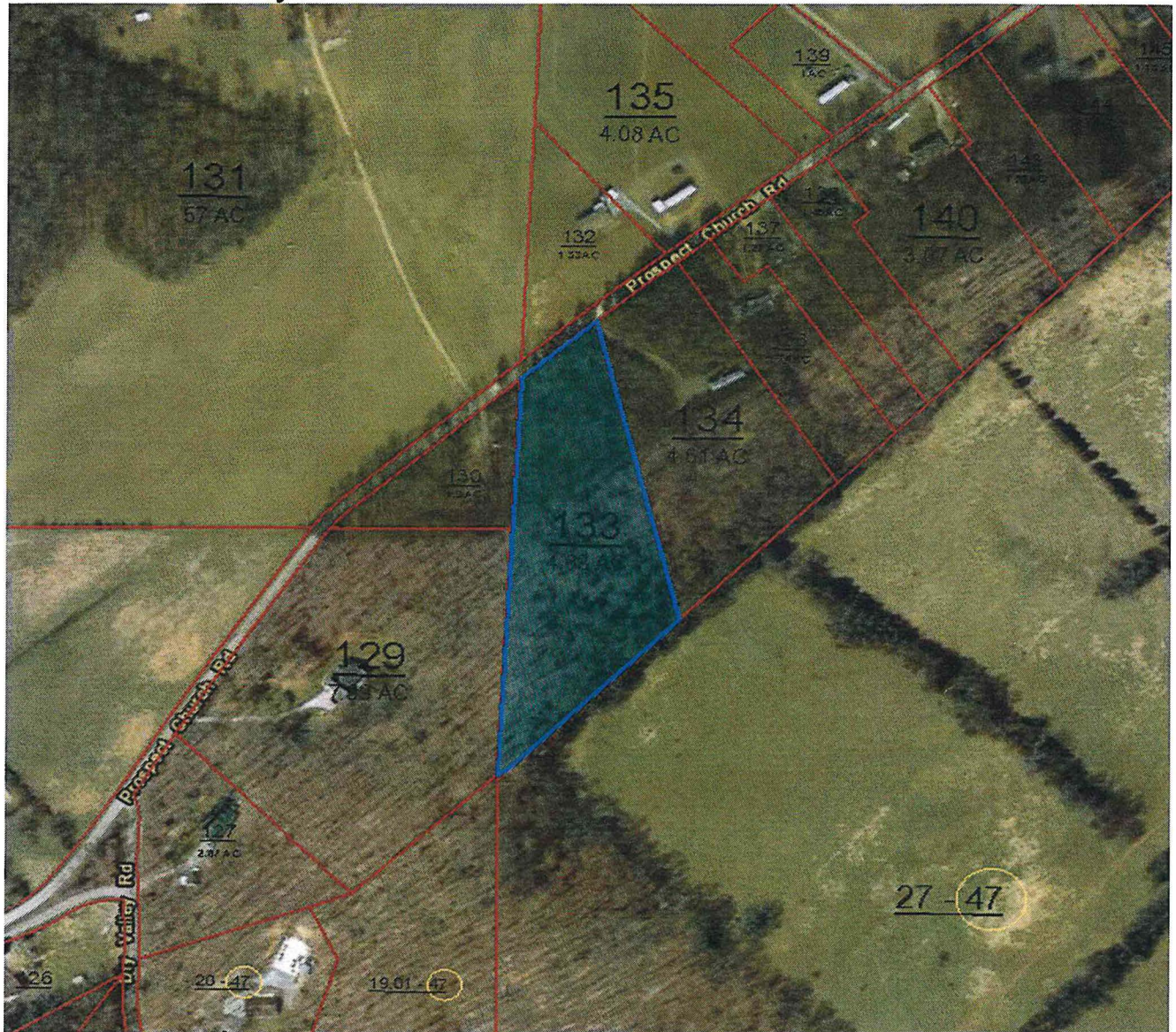
AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
APRIL 17, 2018
Immediately following the Planning Commission Meeting

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from the March 20, 2018 meeting
4. Planned Agenda Items
 - A. Variance Request for lot width for proposed subdivision, Applicant, Kansas Sampson, 4671 Prospect Church Road, Tax Map 039, Parcel 133.00, A-1, Agriculture Forestry District, approximately 4.63 acres, City of Loudon Planning Region;
 - B. Special Exception, replace existing mobile home on lot with no road frontage, Applicant and property owner, Kenneth Hunt, 7501 Vonore Road, Tax Map 049, Parcel 063.01, A-2, Rural Residential District, approximately 19.9 acres;
 - C. Special Exception, adapt the Historic Robinson Mill to hold special events, Applicant and property owner, Ron and Sandy Morton, c/o M&M Properties, 691 Vonore Road, Tax Map 041, Parcel 134.00, A-2, Rural Residential District and F-1, Floodway District, approximately 2.26 acres;
 - D. Variance Request for 8' side yard for 22' x 8' addition to dwelling, Applicant and property owner, Rick Arp, 521 Engle Road, Tax Map 033L, Group A, Parcel 004.00, R-2, Suburban Residential District, side yard setbacks are 15' for 1-story and 2-story dwellings, approximately .74 acres;
 - E. Special Exception for grooming salon, boarding and kennel, Applicant and property owner, Tammy Bortz, 10395 W. Lee Hwy., Tax Map 056, Parcel 009.00, C-1, Rural Center District, approximately 2.7 acres, *(note property was rezoned, see minutes of the 11/20/12 meeting)*;
 - F. Special Exception for truck driving training, Applicant, Earl Arwood, TLD Logistics Services, Inc., Property owner, Star Development Inc., 16200 El Camino Lane, Tax Map 004, Parcel 005.00, C-2, General Commercial District, approximately 5.12 acres;

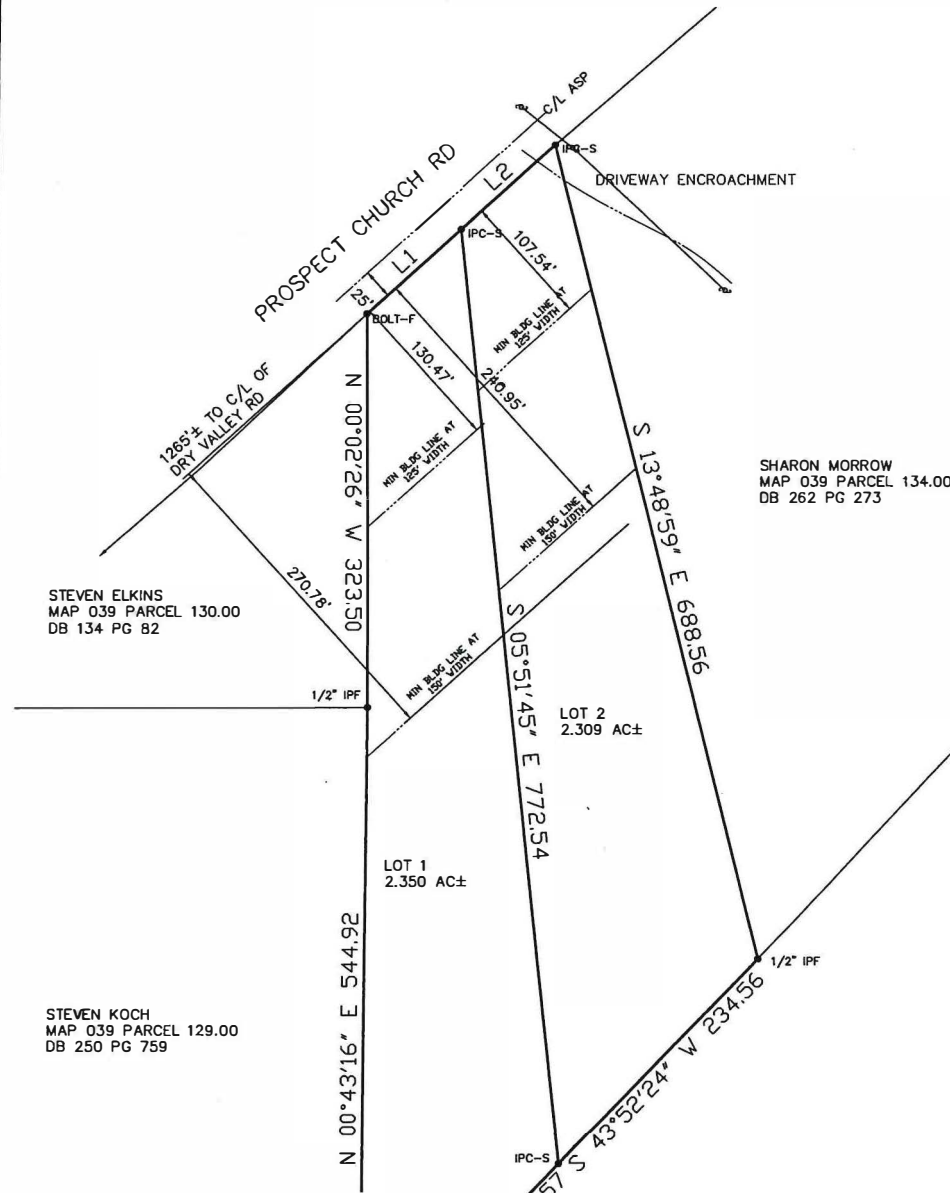
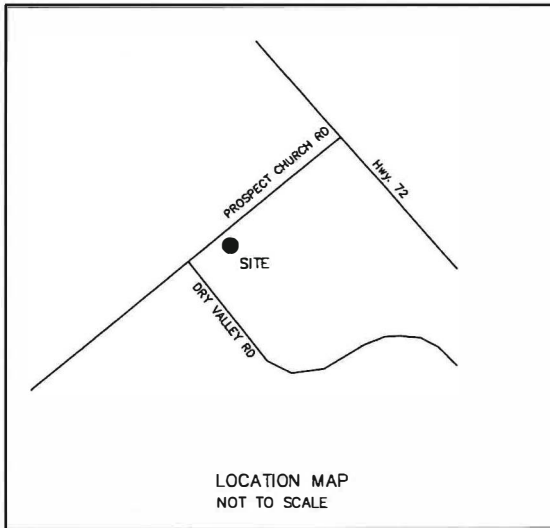
5. Additional public comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A

Loudon County - Parcel: 039 133.00



County: Loudon
Owner: BRUNO JOSEPH
Address: PROSPECT CHURCH R D 4671
Parcel Number: 039 133.00
Deeded Acreage: 4.63



NOTES:

1. NO. OF LOTS - 2
2. AREA SUBDIVIDED
3. IRON PINS AT ALL
4. 10' UTILITY & DRIVEWAY ENCROACHMENT FRONTAGE LOT 1
5. THIS PROPERTY IS
6. BUILDING SETBACKS:
FRONT - 5'
SIDE - 2'
REAR - 3'
7. HOUSE NUMBERS AND IN ACCORD.
8. TAX MAP 39, PAGE
9. DEED REFERENCE D.B. 400, PAGE
10. MAGNETIC NORTH

THIS
"S"
flood

LINE
L
L

Item B

Loudon County - Parcel: 049 063.01



County: Loudon
Owner: HUNT KENNETH MICHAEL
Address: VONORE RD 7501
Parcel Number: 049 063.01
Deeded Acreage: 0
Calculated Acreage: 19.9
Date of Imagery: 2015

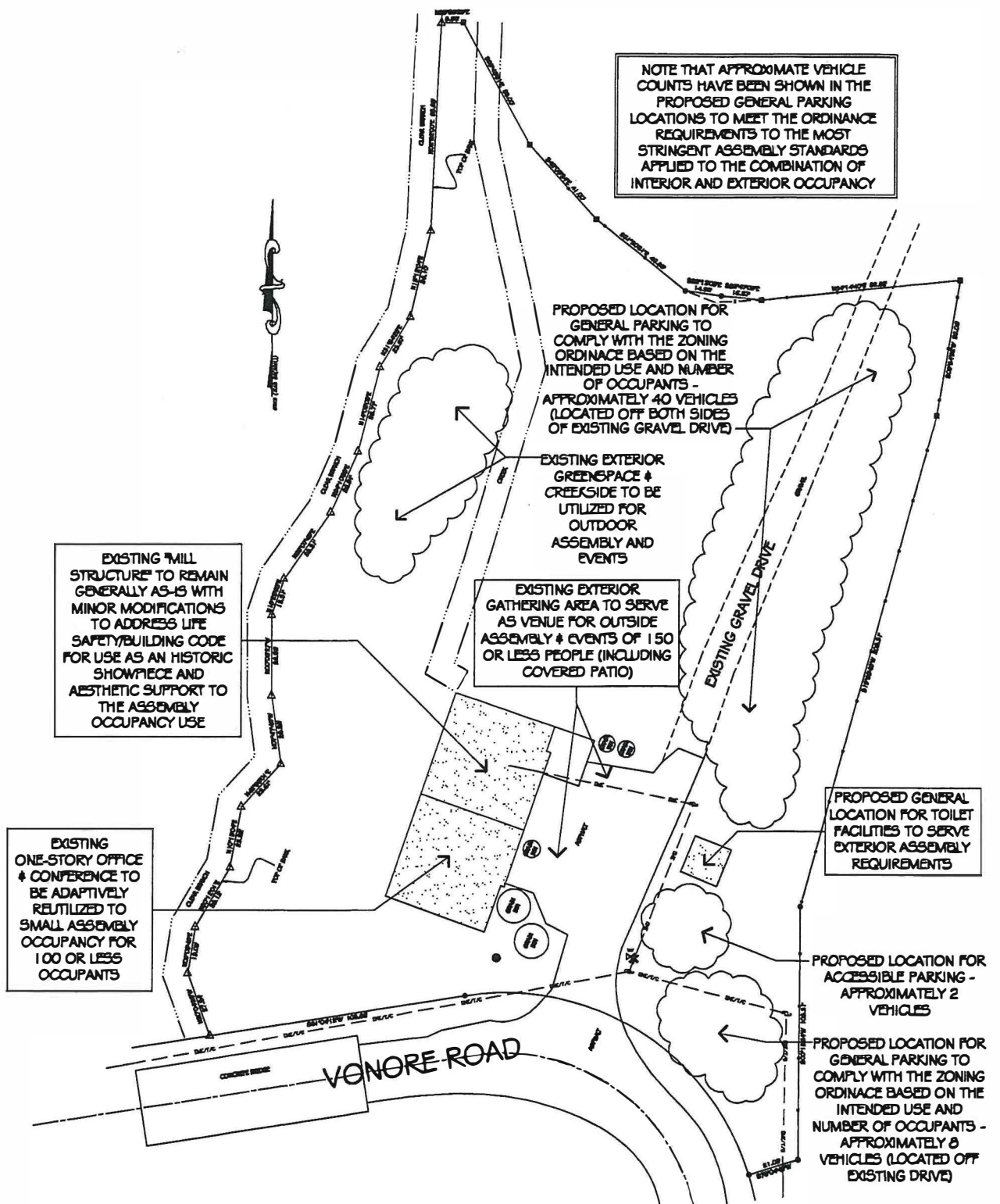
Item C

Loudon County - Parcel: 041 134.00



County: Loudon
Owner: M & M PROPERTIES OF
Address: VONORE RD 691
Parcel Number: 041 134.00
Deeded Acreage: 2.26





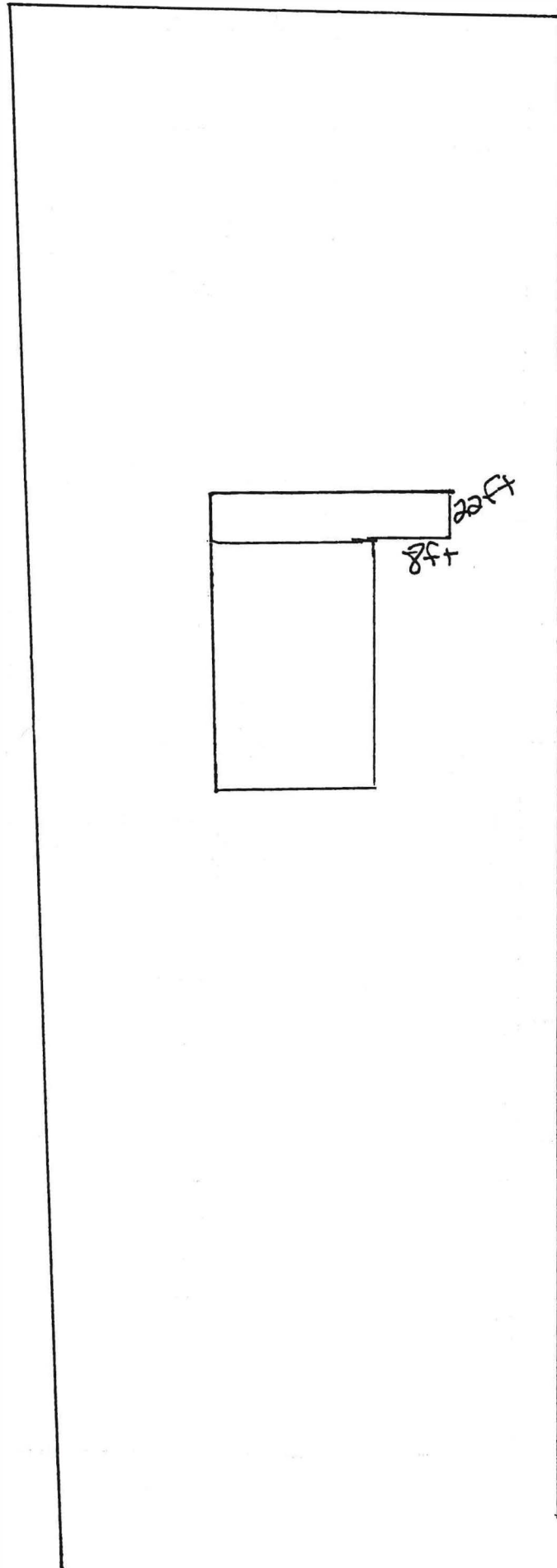
Adaptive Reutilization Site Plan for HISTORIC ROBINSON MILL

691 Vonore Road
Loudon, Tennessee 37774

Loudon County - Parcel: 033L A 004.00



County: Loudon
Owner: ARP RICHARD
Address: ENGEL RD 521
Parcel Number: 033L A 004.00
Deeded Acreage: 0
Calculated Acreage: 0



Requesting 8ft
of the 15ft
set back.
22 feet deep
x 8 feet
Property line
to corner
of home will
be 7 feet.

22x36
792 sq. ft
addition

laundry

Cole's New
Room

walk in
closet

12'

3'

TV
Mount

18'

15'

5'

chair

chair

chest
drawers

walk in
closet

shelves
2

16'

5

4

Queen
6x7

9

Dresser

Master Bath

shelves

T

walk in
shower

3x4
shower
kit

7

closets

Master
Bed

2
6
knee
vanity

12

shower window
window

22'

2

11

Item E

Loudon County - Parcel: 056 009.00^{TN}



County: Loudon
Owner: BORTZ TAMMY S &
Address: LEE HWY W 10395
Parcel Number: 056 009.00
Deeded Acreage: 2.71
Calculated Acreage: 0

DATE: March 6th, 2018

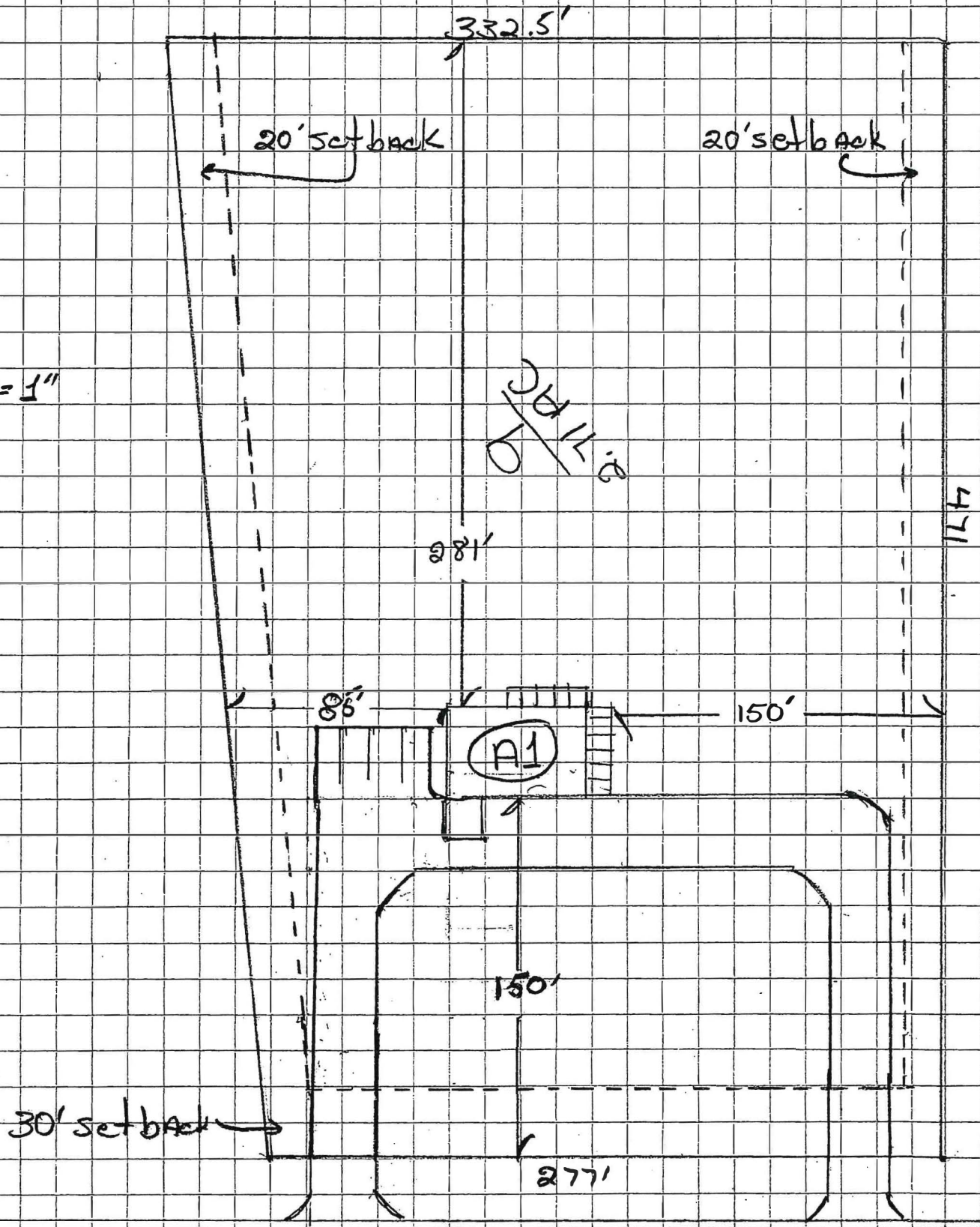
RE: Request for Special Exception for a Dog Kennel and Grooming Salon

I am requesting a Special Exception for property located at 10407 West Lee Highway. The property is Zoned C-1 Rural Center District. The exception is requested based on uses permitted as Special Exceptions number 3. Kennels or animal hospitals.

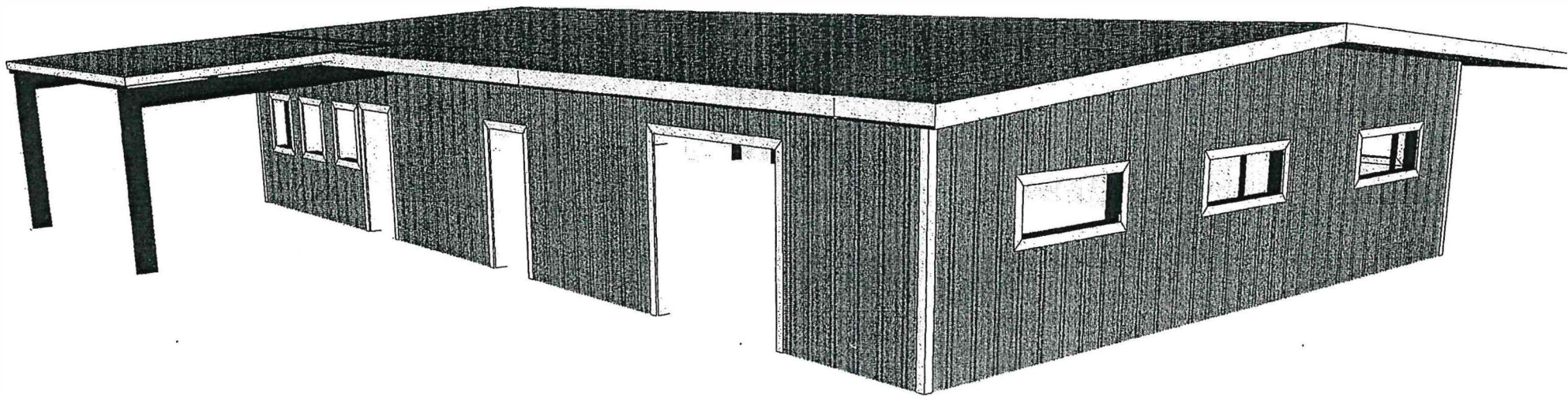
Tammy Bortz
1422 Roberson Springs Rd
Loudon, TN 37774

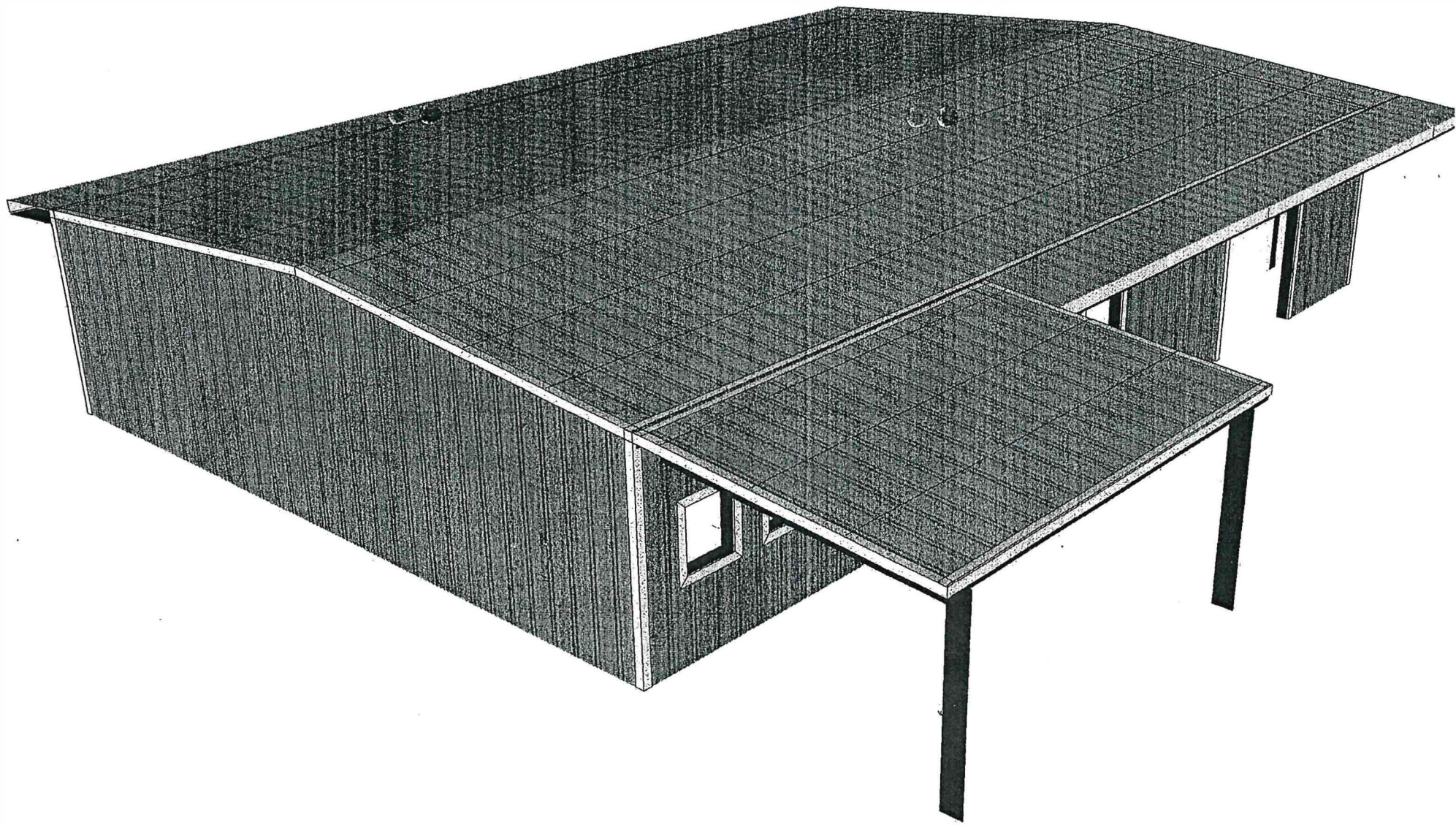
(865) 458-3009

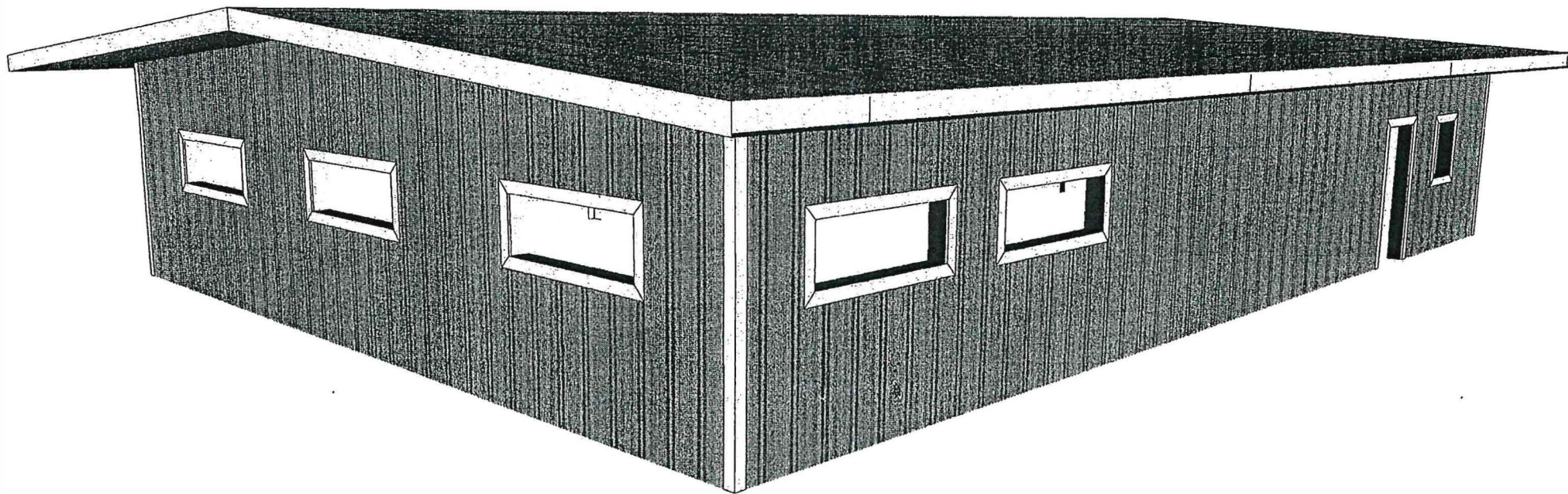
60' = 1"



Lee Hwy







Item F

Loudon County - Parcel: 004 005.00



County: Loudon
Owner: STAR DEVELOPMENT INC
Address: EL CAMINO LN 16200
Parcel Number: 004 005.00
Deeded Acreage: 5.12
Calculated Acreage: 0

Right of Way

N
↑
W — E
S

STAR YARD

