



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 LOUDON COUNTY REGIONAL PLANNING COMMISSION JULY 17, 2018 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. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from June 19, 2018 meeting;
3. Planned Agenda Items:
 - A. Subdivision Plat, 3-lots to 1-lot, L. R. Maples property, applicant, Benjamin Morris, Hwy. 11E, Tax Map 011G, Group B, Parcels 001.00, 002.00, and 003.00, R-1, Suburban Residential District, approximately 1.03 acres;
 - B. Rezoning request from C-1, Rural Center District to C-2, General Commercial District; Applicant and property owner, Jeff Russell, 299 Davis Ferry Rd., Tax Map 050, Parcel 193.02, 1st Legislative District, approximately 1.69 acres;
 - C. Rezoning request from R-1, Suburban Residential District to C-2, General Commercial District, Applicant, Sean Rogers, Property owners, Charles and Elizabeth Butler, 7250 Hwy. 11E, Tax Map 016, Parcel 042.00, 6th Legislative District, approximately .5 acres;
4. County Commission Action on Planning Commission Recommendations:
5. Codes Department Building Activity Summary for June 2018 (see attached)
6. Additional Public Comments
7. Update from Planning Department
8. Adjournment

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Loudon • Greenback • Philadelphia

Item A

Loudon County - Parcel: 011G B 001.00



County: Loudon
Owner: MAPLES L R
Address: HWY 11 E
Parcel Number: 011G B 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

NOTE:
1) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

0 40 80 120
GRAPHIC SCALE - 1"=40'

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

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.

Owner	_____	Date	_____
Owner	_____	Date	_____

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.

Registered Engineer/Surveyor _____ Date _____

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.

City or County Health Officer _____ Date _____
or his Authorized Representative

CERTIFICATION 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 (not required if 4b is applicable).

City or County Health Officer _____ Date _____
or his 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.

Environmental Specialist _____ Date _____
Division of Ground Water Protection

OWNER:
L.R. MAPLES
400 5TH AVENUE
LENOIR CITY, TN 37771

FINAL PLAT OF RESUBDIVISION OF LOTS 20-22 DAVIS SUBDIVISION

SURVEY FOR _____
DISTRICT 5 COUNTY LOUDON CITY _____ WARD _____ STATE TN
LOT NO. _____ BLOCK _____ IN _____
ADDRESS HIGHWAY 11-E
WARRANTY DEED BK/PG D.B. 88, PG. 489 WARRANTY DEED INSTRUMENT No. _____
TAX MAP 011G GROUP B PARCEL 001-003 PLAT INSTRUMENT No. _____
MORTGAGE CO. _____ TITLE CO. _____
MORTGAGE CO. No. _____
BEARING BASE RECORDED PLAT CAB. D. SLIDE 188D
SCALE 1"=80'
MAP BOOK 1 PAGE 34
MAP CAB. _____ SLIDE _____

PAXTON LAND SURVEYING
Serving East Tennessee
Jeffrey L. Paxton: RLS 2030
10317 Asheville Highway
Strawberry Plains, TN 37871
PH: (865) 789-8107
EMAIL: RLSDRAWING@COMcast.net

TITLE CO. No. _____
ALTA (INS.) No. _____
DATE 4-7-2018
CENSUS TRACT No. _____
DRAWN BY MJD
PLS Drawing No. 064-18



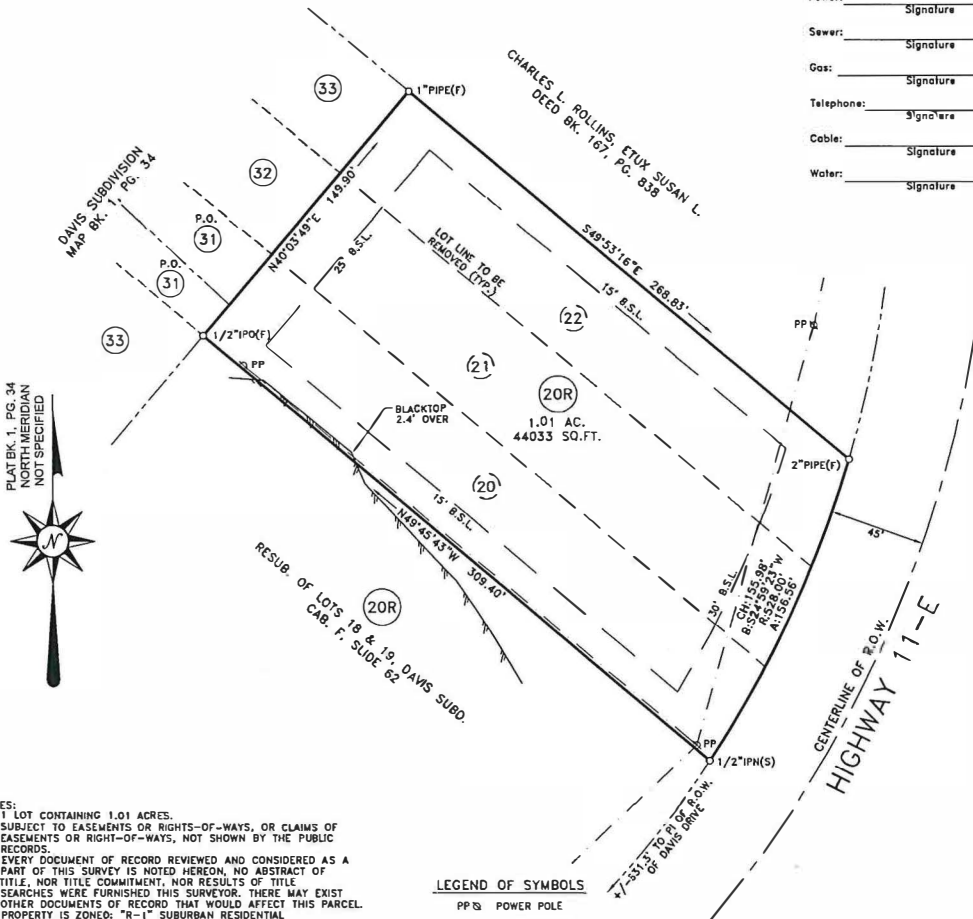
- NOTES:
1) LOT CONTAINING 1.01 ACRES.
2) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
3) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
4) PROPERTY IS ZONED: "R-1" SUBURBAN RESIDENTIAL. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, ORDINANCES, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACKS PER PLAT OF RECORD
- FRONT: 30'
- SIDE: 15'
- REAR: 25'
5) UTILITY AND DRAINAGE EASEMENTS OF 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, AND 10 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES.
6) THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
FLOOD INFORMATION FOUND IN:
LOUDON COUNTY
FLOOD INSURANCE RATE MAP
FIRM PANEL NUMBER:
47105C01250
DATED: 05/16/2007
FLOOD ZONE DESIGNATION: "X"

LEGEND OF SYMBOLS

PP'S POWER POLE
OVERHEAD UTILITY LINES
PAVEMENT
BUILDING
IPO(F) IRON PIN - OLD (FOUND)
IPN(S) IRON PIN - NEW (SET)
PROPERTY LINE
N90°00'00"E SURVEYED BEARING AND DISTANCE 10.00'



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.



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.

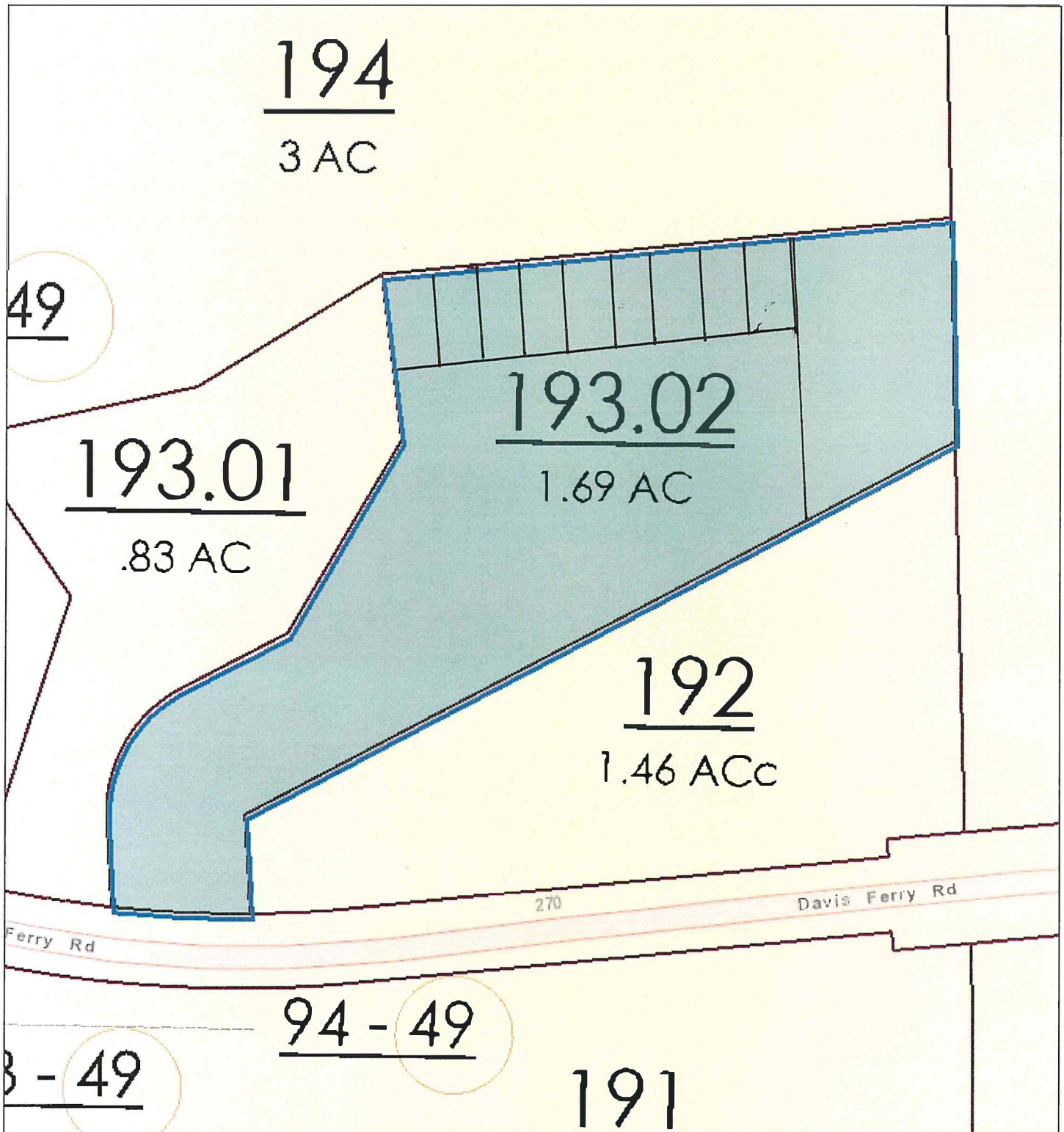
Road Engineer/Highway Commission _____ Date _____

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.

Secretary, Regional Planning Commission _____ Date _____

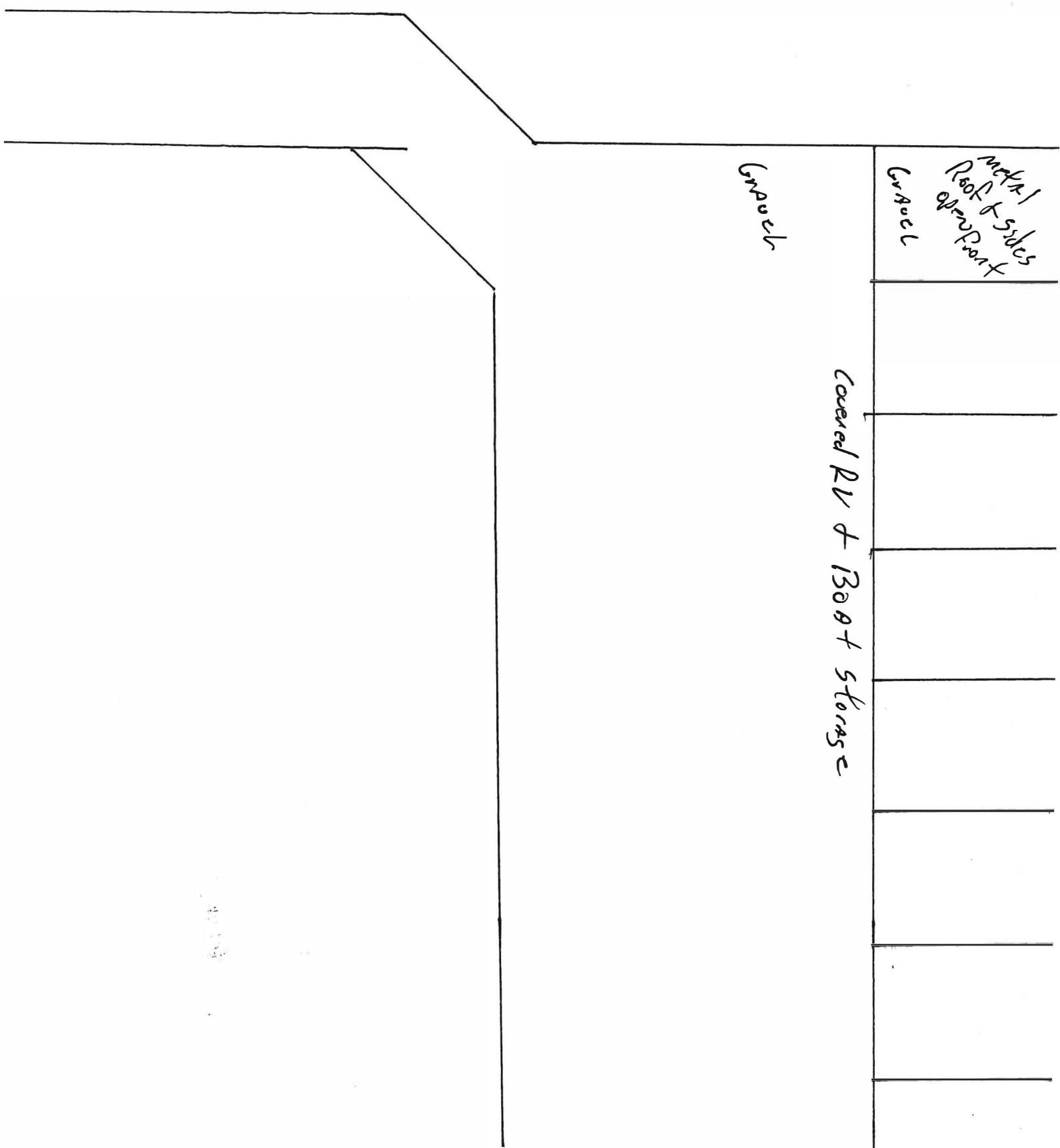
CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

E-911 Authority _____ Date _____



Date: June 25, 2018
 County: Loudon
 Owner: RUSSELL JEFF
 Address: DAVIS FERRY RD 299
 Parcel Number: 050 193.02
 Deeded Acreage: 1.69
 Calculated Acreage: 0
 Date of Imagery: 2015

ITEM B



Loudon County - Parcel: 016 042.00



County: Loudon
Owner: BUTLER CHARLES LEE ET UX
Address: HWY 11 E 7250
Parcel Number: 016 042.00
Deeded Acreage: 0.5
Calculated Acreage: 0
Date of Imagery: 2015

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	52	\$ 29,859	\$8,415,166	32	\$20,477	\$5,504,520	51	\$20,837	\$5,448,355	37
May	56	\$ 31,182	\$8,264,540	47	\$29,526	\$8,339,273	43	\$29,152	\$8,332,738	29
June	56	\$ 32,578	\$9,493,426	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	313	\$194,125	\$54,524,316	536	\$370,165	\$111,700,874	446	\$260,518	\$74,190,554	409

29 single-family permits issued for June, 2018



Loudon County Planning Department

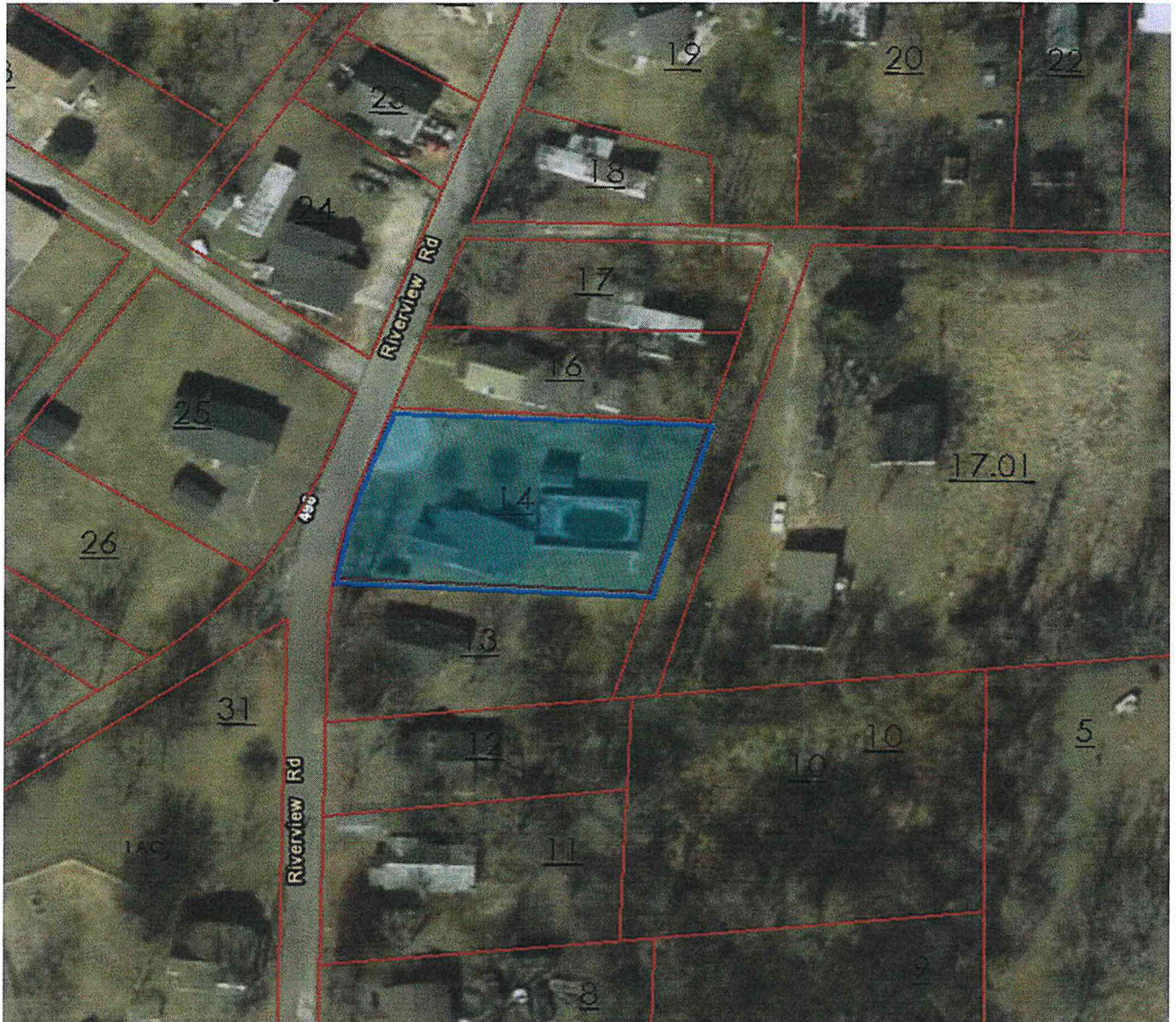
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AGENDA LOUDON COUNTY BOARD OF ZONING APPEALS JULY 17, 2018 *Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from the June 19, 2018 meeting
4. Planned Agenda Items
 - A. Special Exception request to place mobile home on lot with existing dwelling, Applicants, Vickie Lee & Shannon Lee Brewster, 541 Riverview Road, Lenoir City, Tax Map 026G, Group E, Parcel 014.00, R-1, Suburban Residential District, approximately .34 acres;
 - B. Special Exception to build accessory building in front yard, Applicant and Property owner, Gary Turner, 9601 Hwy. 70E, Tax Map 010, Parcel 137.00, R-1 Suburban Residential District, approximately 3.58 acres;
 - C. Special Exception for self-storage warehouse, Applicant, Will Robinson, Will Robinson & Associates, for Nick Patel, 6775 Hwy. 411 S, Tax map 080, Parcel 077.00, C-2, General Commercial District, approximately 7.84 acres;
 - D. Variance request from front setback and landscaping, Alicia McAuley for Michael Brady Inc., Loudon County Justice Center, 12680 U.S. Hwy. 11, Tax Map 025K, Group C, Parcels 002.00 and 003.00, A-2, Rural Residential District;
5. Additional public comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A

Loudon County - Parcel: 026G E 014.00



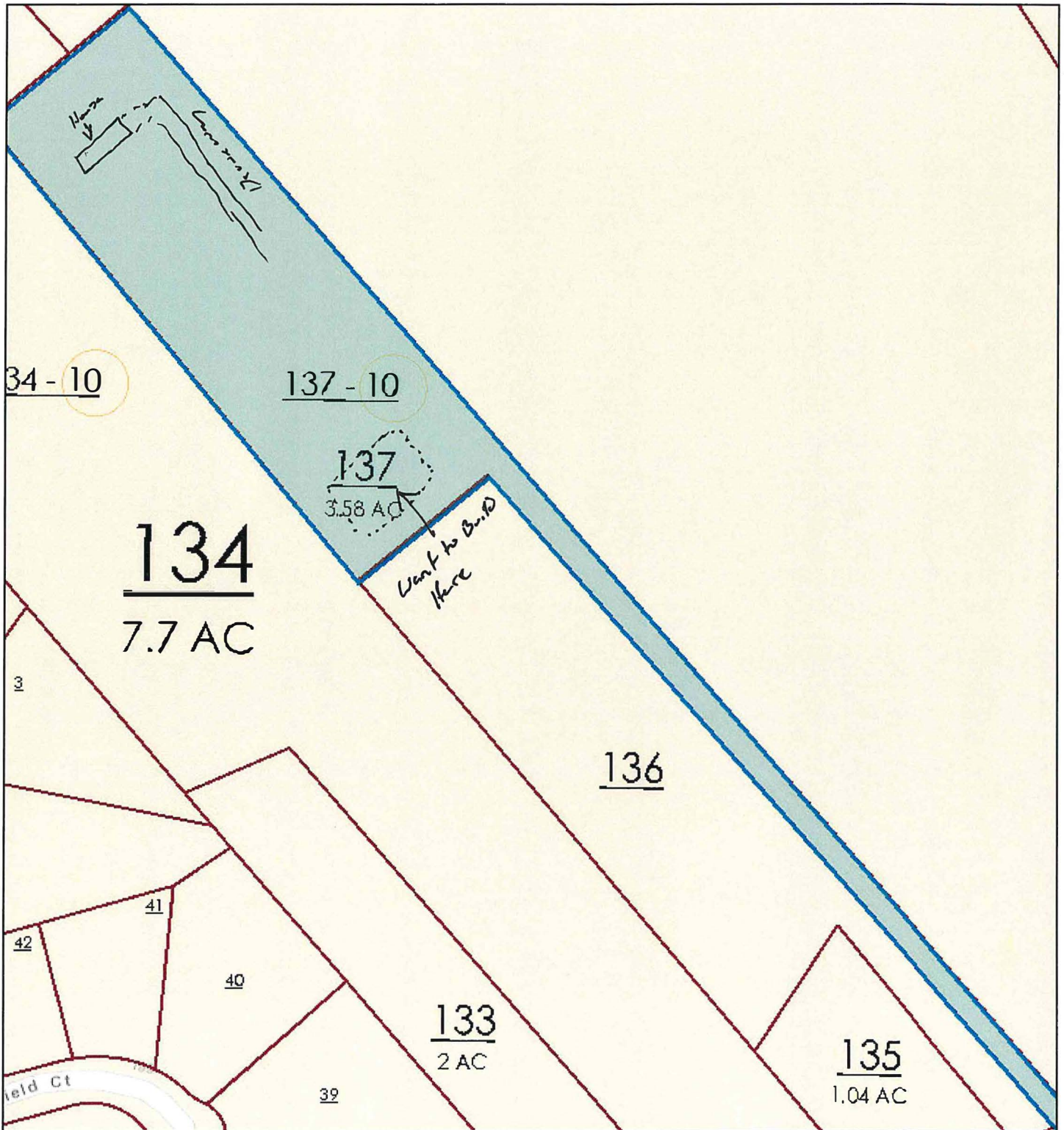
County: Loudon
Owner: LEE JAMES EDWARD ETUX
Address: RIVERVIEW RD 541
Parcel Number: 026G E 014.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

Loudon County - Parcel: 010 137.00



County: Loudon
Owner: TURNER GARY ET UX JANIE
Address: HWY 70 E 9601
Parcel Number: 010 137.00
De e d Acreage: 3.58
Calculated Acreage: 0
Date of Imagery: 2015

Loudon County - Parcel: 010 137.00



Date: July 5, 2018
County: Loudon
Owner: TURNER GARY ETUX JANIE
Address: HWY 70 E 9601
Parcel Number: 010 137.00
Deeded Acreage: 3.58
Calculated Acreage: 0
Date of Imagery: 2015

TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

The property lines are compiled from information maintained by your local county Assessor's

Item C

Loudon County - Parcel: 080 077.00



County: Loudon
Owner: PATEL NIMESH M
Address: HWY 411 S
Parcel Number: 080 077.00
Deeded Acreage: 7.84
Calculated Acreage: 7.84
Date of Imagery: 2015

Item D

Loudon County - Parcel: 025K C 003.00



County: Loudon
Owner: LOUDON COUNTY
Address: U S HWY 11 12680
Parcel Number: 025K C 003.00
Deeded Acreage: 14.27
Calculated Acreage: 14.27