



# 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  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
AUGUST 20, 2019  
4:30 p.m.**

The Loudon County Regional Planning Commission will hold a workshop at **4:30 p.m.** to review and discuss proposed amendments to the Loudon County Zoning Resolution, Section 4.090. Standards for Signs, Billboards, and Other Advertising Structures. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

**AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
AUGUST 20, 2019  
5:30 p.m.**

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from July 16, 2019 meeting
3. Planned Agenda Items
  - A. Rezoning from C-1, Rural Center District to C-2, General Commercial District, Applicant, David Powell, Property Owner, Get Real Property Management, LLC., 12329 Hwy. 321, Tax Map 002 Parcel 081.00, Approximately 2.68 acres;
  - B. Site Plan for Animal Grooming structure, Applicant and Owner, Terry Brown, 7003 Hwy 411, Tax Map 079 Parcel 117.00, C-1 Rural Center District, Approximately 0.78 acres;
  - C. Subdivision Plat, combine four lots into one lot, Applicant and Property Owner, Ray Dean Walker, Engel Rd., Tax Map 033L Parcels 009.00 – 012.00, R-1, Suburban Residential District and F-1, Floodway District, Approximately 2.19 acres;
  - D. Rezoning from C-1, Rural Center District to M-1, General Industrial District, Applicant, Dennis Brunsell, Property Owner David T. Hill, 6621 Hwy. 411, Tax Map 080 Parcel 053.00 & 054.00, City of Greenback, Approximately 16.43 acres;

Serving Loudon County  
Loudon • Greenback • Philadelphia

Map 080 Parcel 053.00 & 054.00, City of Greenback, Approximately 16.43 acres;

- E. Discussion of Thomas Woods Subdivision (see attachments), Henry Kalakauskis;
  - F. Rezoning from R-1, Suburban Residential District to C-2, General Commercial District, Applicant and Property Owner, John Tuck, 1400 Bill Smith Rd., Tax Map 010 Parcel 227.00, Approximately 3.01 acres;
  - G. Right-of-way closure request of a portion of Lucy Ln., (Oakwood Dr.), portion of right-of-way adjacent to parcels, 021.00, 022.00, 023.00, 006.00, and part of 007.00, (see attachment), Tax Map 017G Group A, Applicant, Christopher Sharp, Urban Engineering, Property Owner, Northshore Fellowship Church, Oakwood Dr., A-2, Rural Residential District, Approximately 0.57 acres;
  - H. Amendment to the Zoning Resolution, Section 4.090. Standards for Signs, Billboards, and Other Advertising Structures;
- 4. County Commission Action on Planning Commission Recommendations;
  - 5. Codes Department Building Activity Summary for July 2019 (attached)
  - 6. Additional Public Comments
  - 7. Update from Planning Department
  - 8. Adjournment



# Loudon County - Parcel: 002 081.00

ITEM A



Date: August 12, 2019  
County: Loudon  
Owner: BROWDER LLC  
Address: HWY 321 N 12329  
Parcel Number: 002 081.00  
Deeded Acreage: 2.68  
Calculated Acreage: 2.68  
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TD OT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

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



Loudon County - Parcel: 079 117.00

ITEM B



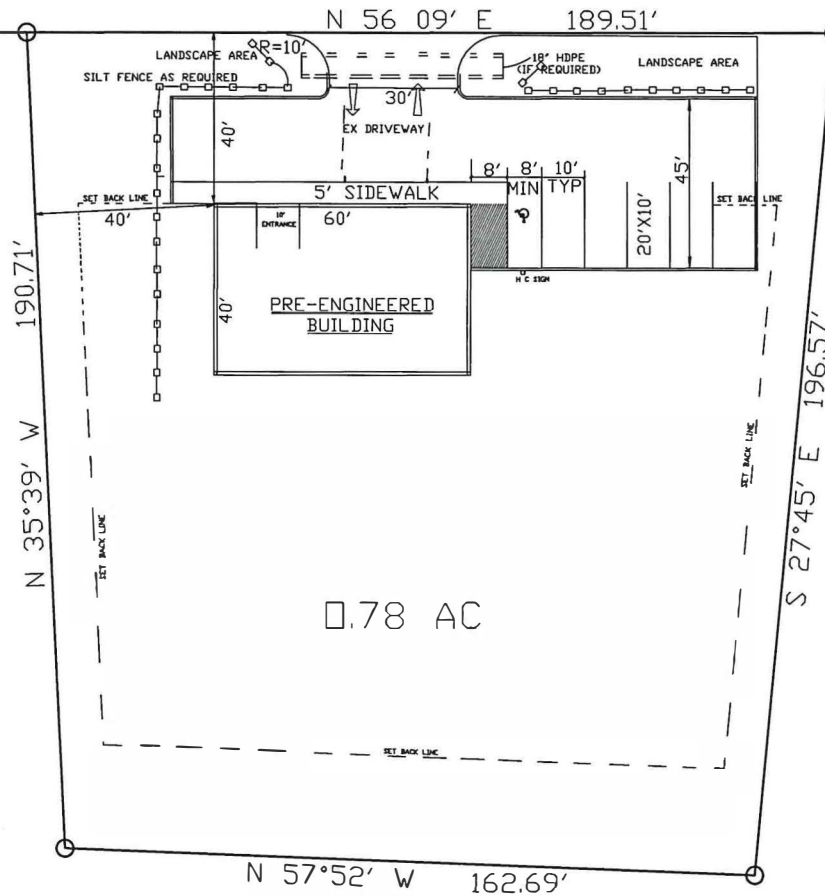
Date: August 12, 2019  
County: Loudon  
Owner: FRYE TRANSPORTATION INC  
Address: HWY 411 S 7003  
Parcel Number: 079 117.00  
Deeded Acreage: 0  
Calculated Acreage: 0.78  
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

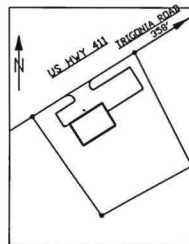
The property lines are compiled from information maintained by your local county Assessor's



# US HWY 411



**SITE PLAN**  
SCALE 1"=20'



**KEY PLAN**

PROJECT NAME: PROPOSED DOG GROOMING & RELATED  
7003 GREENBACK, GREENBACK TN37742

CONTACT: EDDY BITTLE 389-8607

APPLICABLE CODES: 2018 IBC BUILDING CODE  
STANDARD FIRE PREVENTION CODE

OCCUPANCY TYPE: GROUP B BUSINESS

PERMITTED USES: ANIMAL GROOMING AND RELATED SVCS

ZONING C-2  
SETBACK FRONT 40'  
REAR 25'  
SIDE 10'

SITE AREA: 34,000 S.F. APPROX.

DISTURBED AREA 7000 S.F.

PARKING SPACES: 2400/500=5 SPACES PROVIDED

## EROSION CONTROL NOTES:

1. CONTRACTOR SHALL GET HIMSELF FAMILIAR WITH THE SITE, EXISTING UTILITIES, EXISTING FEATURES, DRAINAGE, SOIL PROPERTIES AND OTHER REQUIREMENTS BEFORE PRECEDING THE WORK.
2. CONTRACTOR SHALL VERIFY ALL MEASUREMENT, PROPERTY INFORMATION, BEARING AND DISTANCES BEFORE COMMITTING OR PROCEEDING TO WORK.
3. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR STORM WATER MGMT AND EROSION CONTROL IN COMPLIANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CITY OF GREENBACK.
4. THE INSTALLATION OF EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
5. DISTURBED AREA SHALL BE STABILIZED WITH SOD OR PERMANENT SEEDING, AS SOON AS PER EROSION AND SEDIMENTATION CONTROL REQUIREMENTS PER TENNESSEE DEPARTMENT OF ENVIRONMENT. EARTHWORK SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING.

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/01/19	INITIAL ISSUE

CONCEPT DESIGN BY  
(ALL RIGHTS RESERVED)

**Schematic Design, Inc.**  
CONSULTING ENGINEERS  
CIVIL - SITE DEVELOPMENT - STRUCTURAL  
TRANSPORTATION - LANDSCAPE ARCHITECT  
1847 E. Main St., Ste. 100 - Knoxville, TN 37912  
(865) 531-7101 - cdengineers.com - Fax: (865) 531-7109

**SITE PLAN**

PROPOSED GROOMING SERVICES  
7003 US HWY 411  
GREENBACK TN37742

PROJECT NO.:  
DRAWN BY: NSG  
SCALE: AS NOTED  
DATE: 08/01/19

C-1

ITEM B



# Loudon County - Parcel: 033L A 009.00

ITEM C



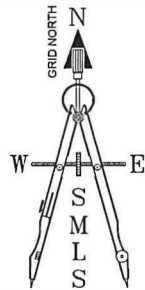
Date: August 12, 2019  
County: Loudon  
Owner: WALKER RAY DEAN  
Address: ENGEL RD  
Parcel Number: 033L A 009.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

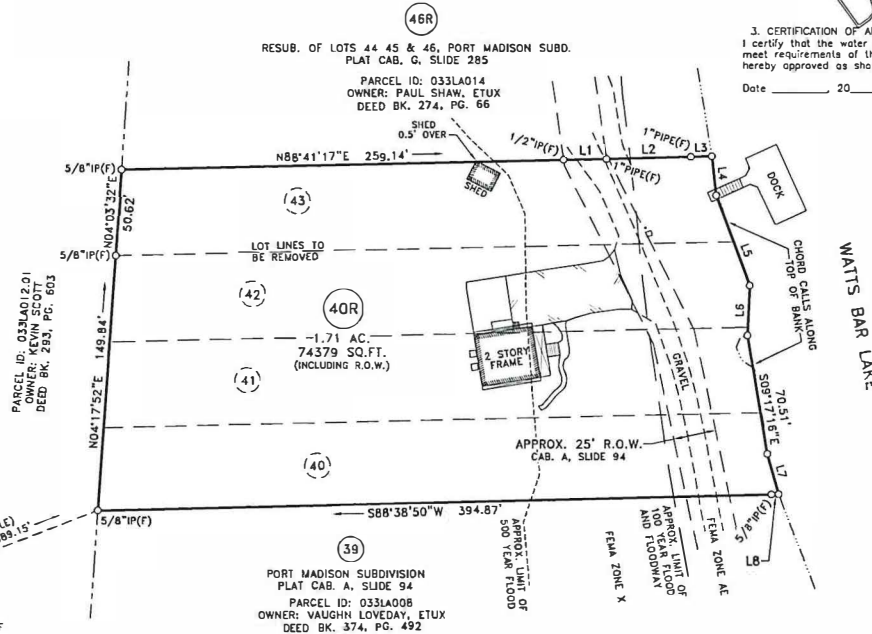
The property lines are compiled from information maintained by your local county Assessor's



NOTE:  
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, 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.



(NOT TO SCALE)  
N68°45'29"E 589.15'  
POINT OF INTERSECTION OF  
CENTERLINE OF PAVEMENT OF  
ENGEL RD. & BARRIER DRIVE



PORT MADISON SUBDIVISION  
PLAT CAB. A, SLIDE 94  
PARCEL ID: 033LA008  
OWNER: VAUGHN LOVEDAY, ETUX  
DEED BK. 374, PG. 492

OWNER:  
RAY D. WALKER  
249 COVATE SHORES  
LOUDON, TN 37774

1. CERTIFICATION OF OWNERSHIP AND DEDICATION  
This is to certify that the owner(s) of the property shown and described herein 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.

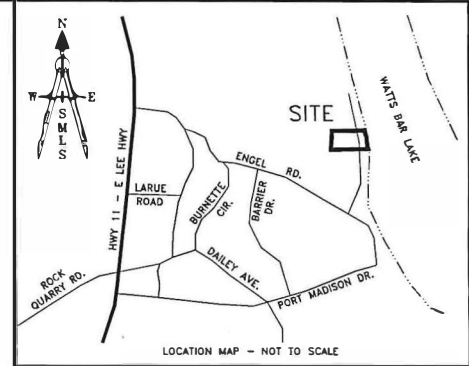
Date \_\_\_\_\_ 20\_\_\_\_ Owner \_\_\_\_\_

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

Date \_\_\_\_\_ 20\_\_\_\_ Registered Engineer/Surveyor \_\_\_\_\_

3. 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.

Date \_\_\_\_\_ 20\_\_\_\_ City or County Health Officer or his Authorized Representative \_\_\_\_\_



4b. 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

5. 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 \_\_\_\_\_

6. 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 on acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date \_\_\_\_\_ 20\_\_\_\_ Secretary, Regional Planning Commission \_\_\_\_\_

7. 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 solid 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 \_\_\_\_\_

- NOTES:
- 1.) LOT CONTAINING 1.71 ACRES.
  - 2.) 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.
  - 3.) PROPERTY IS ZONED, "R-1". PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
  - 4.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
  - 5.) 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.
  - 6.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION. G.P.S. RECEIVER INFO: TOPCON HIPER GA - S/N 457-0148 G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
  - 7.) GRID NORTH IS BASED ON THE 2007 GNSS REFERENCE NETWORK.
  - 8.) UNLABELLED CORNERS ARE CALCULATED UNMONUMENTED POINTS.

LOUDON COUNTY-  
FLOOD INSURANCE RATE MAP  
F.I.R.M. PANEL NUMBER:  
4710SC00090 & 4710SC00093D  
DATED: 05/16/2007  
BASE FLOOD ELEV.: 755'

NOTE: LIMITS OF SPECIAL FLOOD HAZARD AREA SHOWN HEREON IS BY GRAPHIC REPRESENTATION AS SHOWN ON THE ABOVE REFERENCED FLOOD INSURANCE RATE MAPS (FIRM)

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

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



## RESUBDIVISION OF LOTS 40-43, BLOCK C, PORT MADISON SUBDIVISION

SURVEY FOR \_\_\_\_\_ COUNTY \_\_\_\_\_ CITY \_\_\_\_\_ WARD \_\_\_\_\_ STATE \_\_\_\_\_ TN  
DISTRICT \_\_\_\_\_ LOT NO. 40-43 BLOCK C IN PORT MADISON SUBDIVISION  
ADDRESS 531 ENGEL ROAD  
PLAT REFERENCE CAB. C, SLIDE 42  
DEED REFERENCE D.B. 404, PG. 63  
TAX MAP 033L GROUP A PARCEL 009-012  
CITY BLOCK NO. \_\_\_\_\_ SCALE 1"=50'  
DATE 08/24/2018 REVISION DATE \_\_\_\_\_  
CENSUS TRACT NO. \_\_\_\_\_ DRAWN BY MBD/MJD  
BEARING BASE GRID NORTH

**SMKS**  
SMOKEY MOUNTAIN LAND SURVEYING CO., INC.  
MATTHEW J. DAWSON  
R.L.S. #3050  
P.O. BOX 9691  
KNOXVILLE, TN 37940  
PH: (865) 579-4075  
FAX: (865) 333-5788  
WWW.SMLSURVEY.COM  
SMLS DWG NO. \_\_\_\_\_



# Loudon County - Parcel: 080 053.00

ITEM D



Date: August 12, 2019  
County: Loudon  
Owner: HILL DAVID T  
Address: HWY 411 S  
Parcel Number: 080 053.00  
Deeded Acreage: 10  
Calculated Acreage: 9.5  
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TD OT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

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



# Loudon County - Parcel: 080 054.00

ITEM D



Date: August 12, 2019  
County: Loudon  
Owner: HILL DAVID T  
Address: HWY 411 S 6621  
Parcel Number: 080 054.00  
Deeded Acreage: 16.43  
Calculated Acreage: 16.43  
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

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This instrument prepared by:  
Glenna Overton-Clark Law Firm  
9111 Cross Park Drive, Suite D200  
Knoxville, TN 37923

**SEWER EASEMENT AND  
MAINTENANCE AGREEMENT**

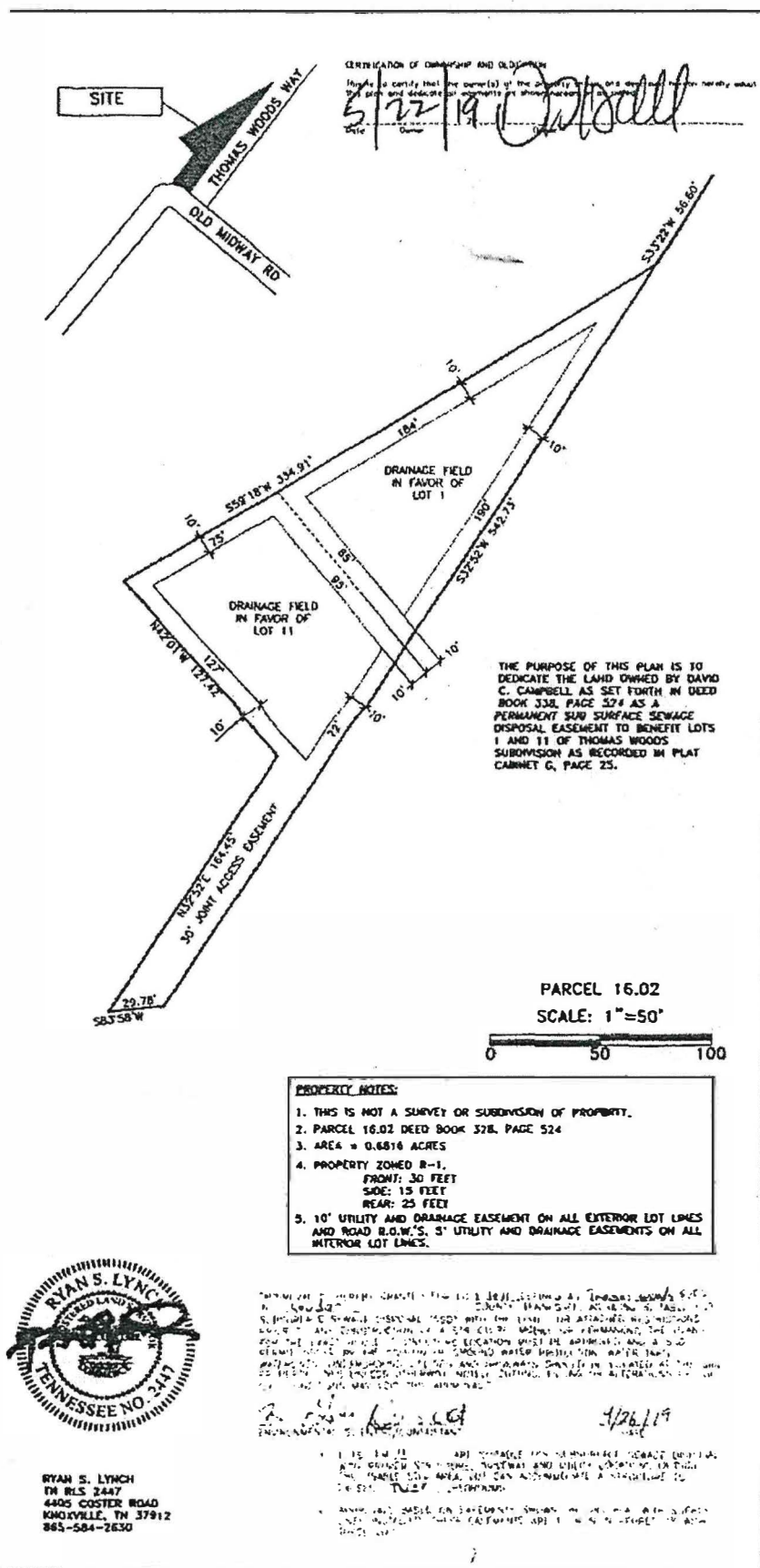
This agreement is made and entered into as of the 23<sup>rd</sup> day of May, 2019, by David C. Campbell, a Knox County, Tennessee resident, hereinafter referred to as the "Developer".

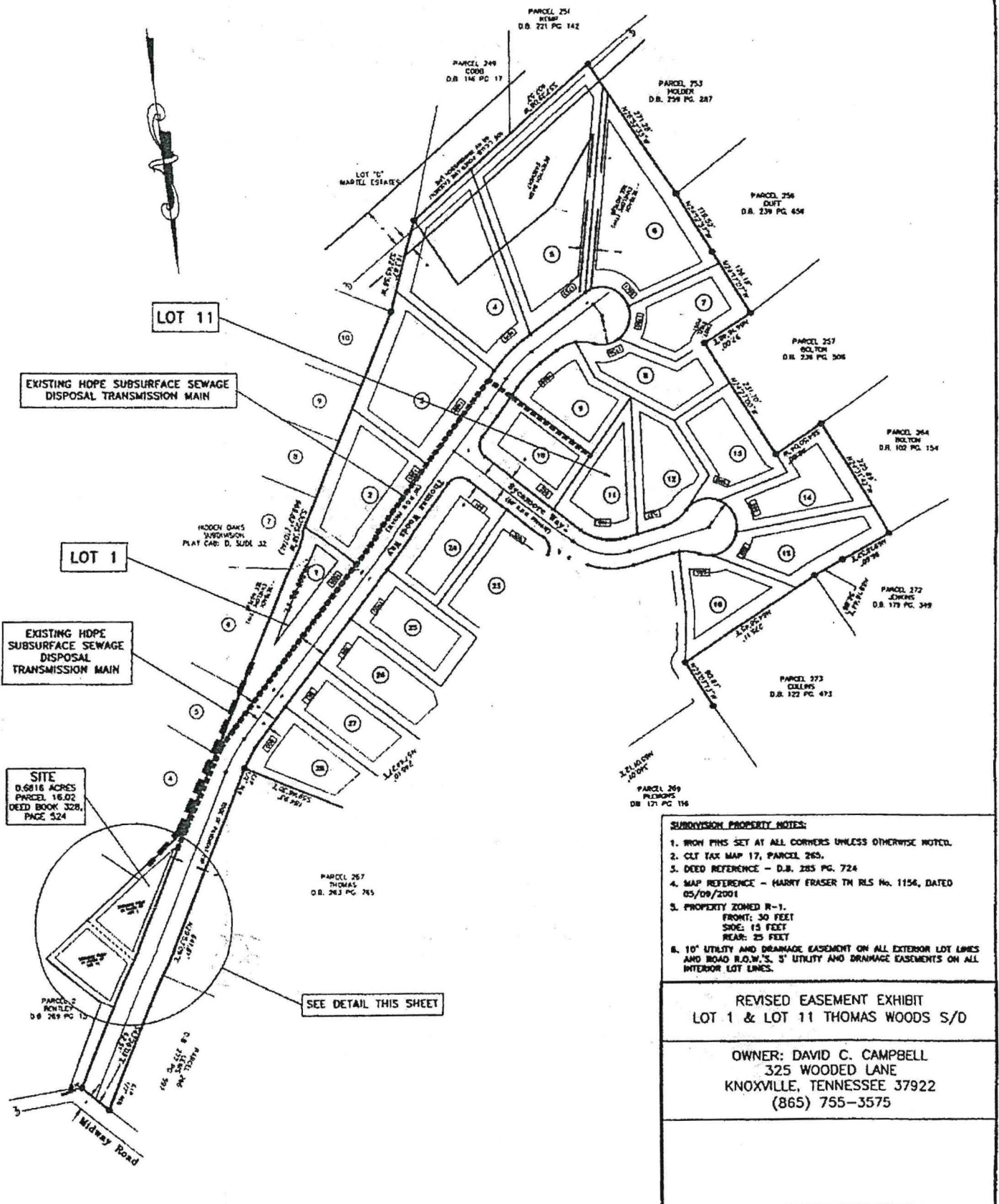
**WITNESSETH:**

For and in consideration of the sum of Ten Dollars (\$10.00), and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Developer hereby agrees and does hereby establish a sewage disposal easement for designated property as described as follows:

1. Developer is the owner of the interest in real property located along Old Midway Road in Loudon County, Tennessee (hereinafter the "Real Property") by virtue of a Warranty Deed to First Party of record in Deed Book 338, Page 524, in the Loudon County Register's office.
2. In addition to the property set forth in paragraph 1 above, developer intends to provide additional easement property for lots 1 and 11 in Thomas Woods subdivision, for the purpose of sewage disposal.
3. Developer has prepared a plat showing the parcel identified in paragraphs 1 above, as well as the easements to be conveyed for the installation of said additional sewage disposal. Said easement survey is more particularly described in the Replat Survey attached hereto and incorporated by reference.
4. Developer hereby establishes a permanent sewage easement for the benefit of Lots 1 and 11 in the Thomas Woods Subdivision, and said easement area more particularly described in the Replat Survey attached hereto. Developer further establishes a permanent sewage easement for future sewer systems and said area being in the referenced replant survey.
5. Said easement area is for the sole and limited purposes purpose of a sewage disposal area. Developer, its successors and or assigns shall have the right to construct, alter, repair and maintain a sewer line and all necessary laterals across the property as well as the installation of the drain field leech field onto the subject easement area.









6. The easement areas described herein shall ultimately be conveyed by Developer to third party lot owners. Following conveyance by Developer, lot owners shall assume responsibility of all repairs, maintenance and upkeep associated with the sewage disposal system.

The covenants set forth herein shall run with all of the lands of the parties referenced urine, and shall ensure to the benefit and binding upon the parties and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS THEREOF, the parties have executed this agreement as of the 23 day of May, 2019.

DAVID C. CAMPBELL

By: [Signature]

Owner

State of Tennessee )

)

County of Knox )

Before me the undersigned notary public in and for the state and county aforesaid, personally appeared David Campbell, with whom I am personally acquainted and who upon oath acknowledged himself to be the owner of the subject parcel, and that he, being authorized to do so, executed the foregoing instrument for the purposes thereby contained by signing his name above.

WITNESS, my hand and official seal this 23<sup>rd</sup> day of May, 2019

[Signature]  
Notary Public

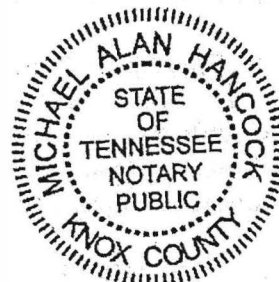
My commission expires: 10/10/2020

BK/PG: T1408/670-673

19004323

4 PGS:AL AGREEMENT	
TRACIE BATCH: 147360	
05/23/2019 - 02:17:15 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

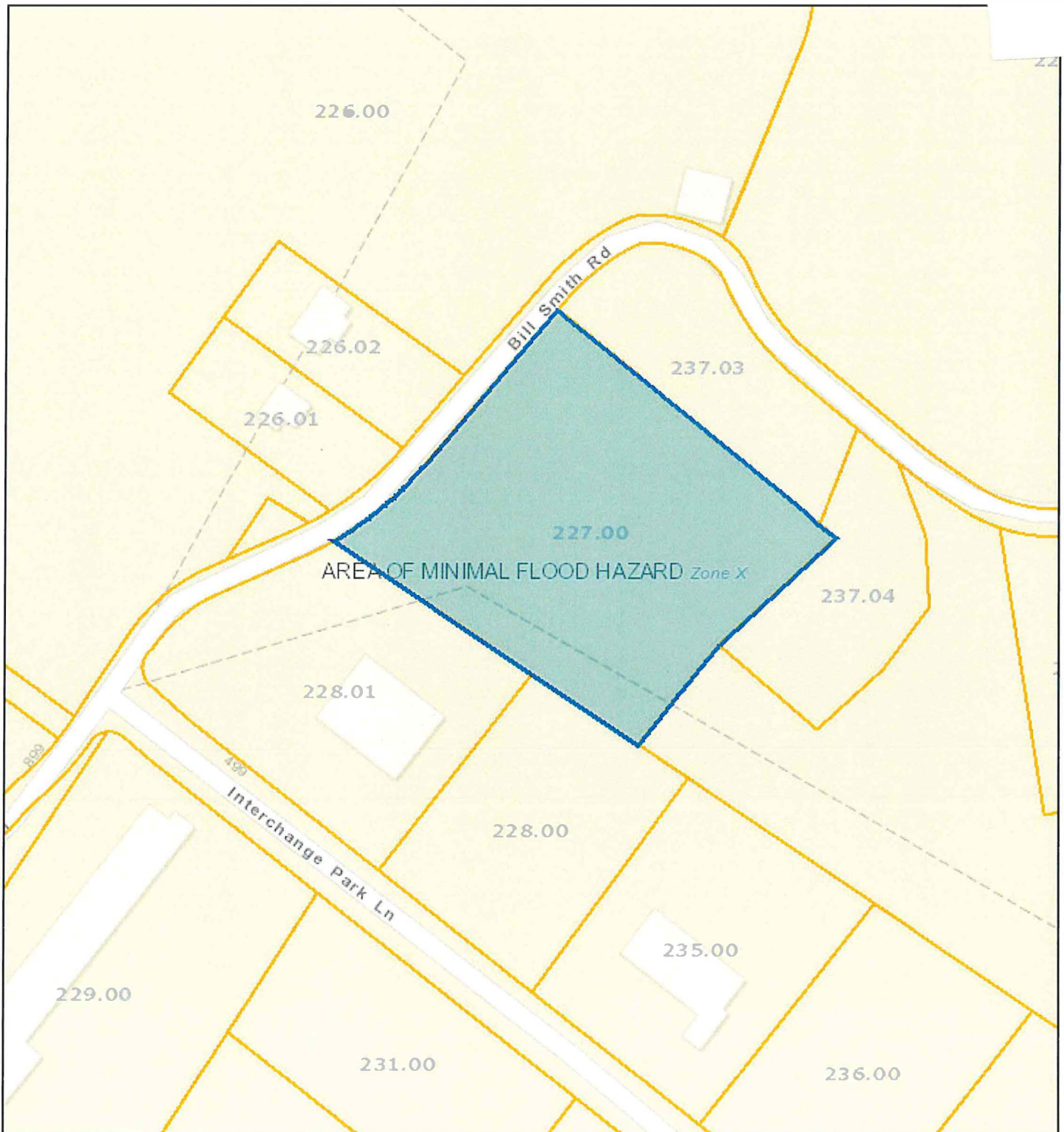
STATE OF TENNESSEE, LOUDON COUNTY  
TRACIE LITTLETON  
REGISTER OF DEEDS





# Loudon County - Parcel: 010 227.00

ITEM F



Date: August 7, 2019  
County: Loudon  
Owner: TUCK JOHN T & NGUYEN  
Address: BILL SMITH RD 1400  
Parcel Number: 010 227.00  
Deeded Acreage: 3.01  
Calculated Acreage: 0  
Date of Imagery: 2015

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

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# Loudon County - Parcel: 010 227.00

ITEM F



Date: August 12, 2019  
County: Loudon  
Owner: TUCK JOHN T & NGUYEN  
Address: BILL SMITH RD 1400  
Parcel Number: 010 227.00  
Deeded Acreage: 3.01  
Calculated Acreage: 0  
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

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**Loudon County Highway Department**  
**Eddie Simpson**  
**Road Superintendent**

292 Blair Bend Drive, Loudon, TN 37774

PHONE: 865.458.6940 FAX: 865.458.9379 EMAIL: simpsons@loudoncounty-tn.gov

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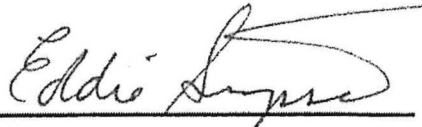
August 12, 2019

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To: Laura Smith

Laura

I have no issue regarding request by Northshore Church to close Paper Street. Should you have any questions feel free to contact my office.

X 

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Eddie Simpson  
Loudon County Road Superintendent





Date: August 12, 2019  
 County: Loudon  
 Owner: NORTSHORE FELLOWSHIP CHURCH  
 Address: OAKWOOD DR  
 Parcel Number: 017G A 022.00  
 Deeded Acreage: 0  
 Calculated Acreage: 0  
 Date of Imagery: 2015

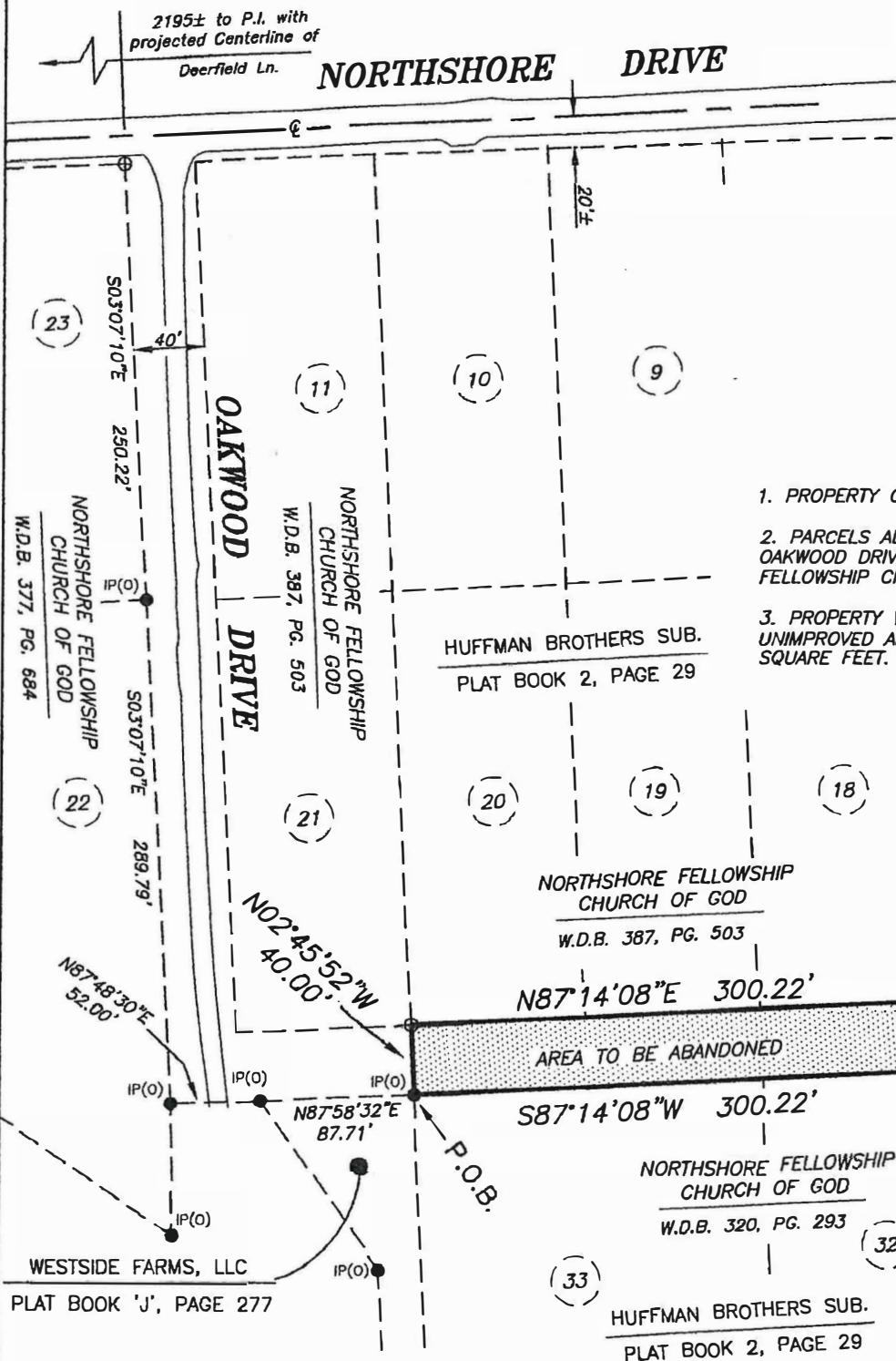
Esri, HERE, Garmin, (c) OpenStreetMap contributors  
 TN Comptroller - OLG  
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 State of Tennessee, Comptroller of the Treasury, Office of Local Government  
 (OLG)

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



SURVEY BY:  
**ROANE LAND SURVEYING**  
 P.O. BOX 663  
 ROCKWOOD, TN. 37854  
 TEL. (865) 466-0764

ITEM G





## CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2019	Fees	Value	2018	Fees	Value	2017	Fees	Value	2016
January	43	\$36,267	\$10,581,553	50	\$ 33,482	\$9,276,834	33	\$23,564	\$6,620,670	29
February	45	\$28,439	\$7,544,271	38	\$ 26,937	\$7,623,628	37	\$21,244	\$6,073,905	32
March	51	\$33,030	\$9,998,800	61	\$ 40,087	\$11,450,722	50	\$29,072	\$7,742,918	37
April	53	\$31,815	\$8,522,190	52	\$ 29,859	\$8,415,166	32	\$20,477	\$5,504,520	51
May	55	\$30,108	\$7,978,973	56	\$ 31,182	\$8,264,540	47	\$29,526	\$8,339,273	43
June	41	\$21,204	\$5,587,036	56	\$ 32,578	\$9,493,426	57	\$30,081	\$7,938,743	35
July	56	\$40,622	\$11,175,837	49	\$ 27,677	\$23,143,415	45	\$29,719	\$8,134,683	42
August				56	\$ 31,007	\$8,575,728	45	\$25,780	\$6,952,025	42
September				55	\$ 32,185	\$8,561,038	41	\$27,381	\$8,299,292	38
October				65	\$ 46,425	\$12,830,429	54	\$33,494	\$9,200,561	38
November				50	\$ 32,098	\$8,887,651	55	\$27,672	\$7,124,729	23
December				34	\$ 26,207	\$7,271,454	40	\$72,155	\$29,769,555	36
TOTALS	344	\$221,485	\$61,388,660	622	\$389,724	\$123,794,031	536	\$370,165	\$111,700,874	446

33 Single-family building permits issued for July, 2019



# 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 BOARD OF ZONING APPEALS  
August 20, 2019  
*Immediately following the Planning Commission Meeting*

1. Call to Order
2. Roll Call and Swearing In All Witnesses
3. Approval of Minutes from July 16, 2019 meeting.
4. Planned Agenda Items;
  - A. Variance Request, 20 feet from front setback, Applicant and Property Owner, Robert Williams, 10790 Hwy. 321, Tax Map 016 Parcel 089.01, C-2 General Commercial District, Approximately 1.39 acres;
  - B. Administrative Review, to move animal retort to new location, Applicant and Property Owner, Sean Rogers, 7250 Hwy. 11, Tax Map 021H Parcel 042.00, C-2 General Commercial District, Approximately 0.14 acres;
  - C. Variance Request from side setbacks, Applicant and Property Owner, Teresa and Stacy Deloach, 324 Orchard Dr., Tax Map 016C Group B, Parcel 033.00, R-1 Suburban Residential District, Approximately 0.62 acres;
  - D. Variance Request from front and side yards for accessory structures, Applicant and Property Owner, FSQC Tellico Village, LLC, 100 Chatuga Dr. West, Tax Map 068 Parcel 027.03, R-1, Suburban Residential District, Approximately 10.58 acres;
  - E. Special Exception for PUD and amended concept plan, Applicant, The Cove at Baker Creek and Property Owner, Dan Brewer, Laurel Properties, 10616 East Coast Tellico Parkway, Tax Map 078 Parcel 004.00, R-1 with PUD overlay, Suburban Residential District, Approximately 20.18 acres;
  - F. Variance Request, use of accessory building as requested to include kitchen and bath (see attachment), Applicant and Property Owner, M. Langer, 145 Deerfield Ln., Tax Map 017 Parcel 009.00, A-2, Rural Residential District, Approximately 5.83 acres;

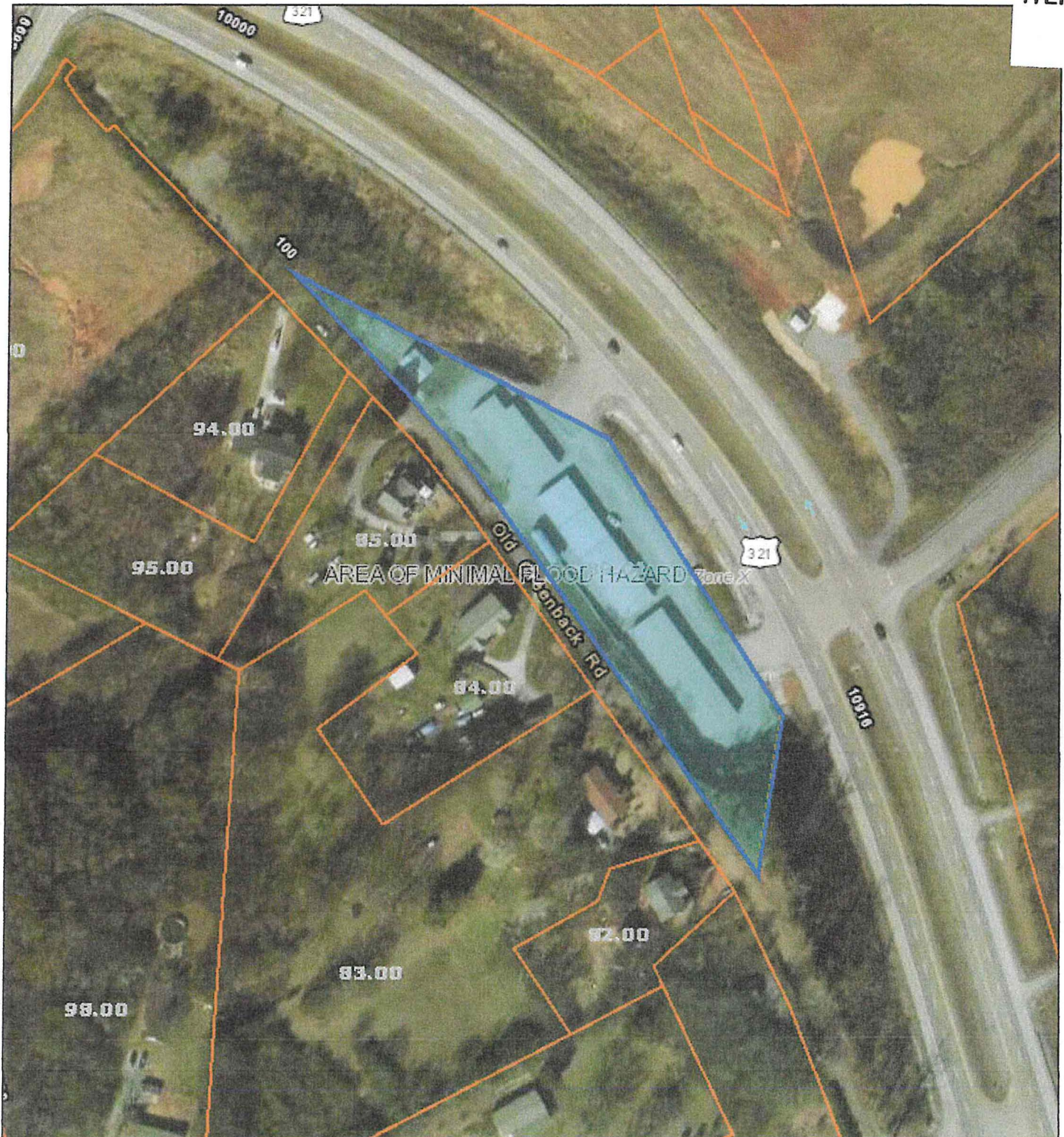


G. Variance Request for temporary office space, Applicant Dennis Brunsell,  
Property Owner, David T. Hill, 6621 Hwy 411, Tax Map 080 Parcel 054.00, City  
of Greenback, Approximately 16.43 acres;

5. Additional Public Comments;
6. Announcements and/or comments from Board/Commission;
7. Adjournment;

# Loudon County - Parcel: 027 089.01

ITEM A



Date: August 12, 2019  
County: Loudon  
Owner: WILLIAMS ROBERT D  
Address: HWY 321 S 10790  
Parcel Number: 027 089.01  
Deeded Acreage: 1.39  
Calculated Acreage: 1.39  
Date of Imagery: 2015

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TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

The property lines are provided from information maintained by the local government.





ITEM A



This survey or plot is a Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for free or any less other than the surveyor himself to any person or company without the Authorization of James A. Hair.

LAND SURVEYS

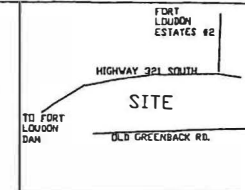
**J A H**

JAMES A. HAIR, RLS #1878

SITE DEVELOPMENT SURVEYS

DEED

PROPOSED BUILDING  
 EXISTING FEATURES  
 PROPERTY LINE  
 SETBACK LINE (REQUESTED)



LOCATION MAP

IRO= IRON ROD OLD  
 IRN=IRON ROD NEW

Centerline Of Highway 321 S  
 200' RIGHT OF WAY

ASPHALT OF SOUTH LANES

100'  
 edge of pavement

ENTRANCE

S 27°45'31" E 207.88'

EXIT

S 27°45'31" E 126.82'

10' SETBACK LINE (20' Variance)

25' Proposed Additional Building

161.333'

30' Building Setback Line

18'

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

S 61°38'19" E 310.53'

20' Setback Line

11' Setback Line

123.10'

N 37°32'55" W

75.51'

35.33'

139.48'

Chord  
 40.31'

N 31°29'41" W

N 34°03'38" W

N 32°19'04" W

N 28°00'28" W

114.64'

N 31°19'01" W

Chord

29.69'

N 31°19'01" W

Chord

OLD GREENBACK ROAD

STATE OF TENNESSEE, LONDON COUNTY	REGISTER OF DEEDS
TRACIE LITTLETON	
TOTAL AMOUNT	17.00
REGISTER'S FEE	2.00
DP FEE	2.00
RECORDING FEE	15.00
TRANSFER TAX	0.00
MORTGAGE TAX	0.00
VALUE	0.00
TAXPAYER BATCH: 148947	
DATE: 07/29/2019 - 02:22:03 PM	

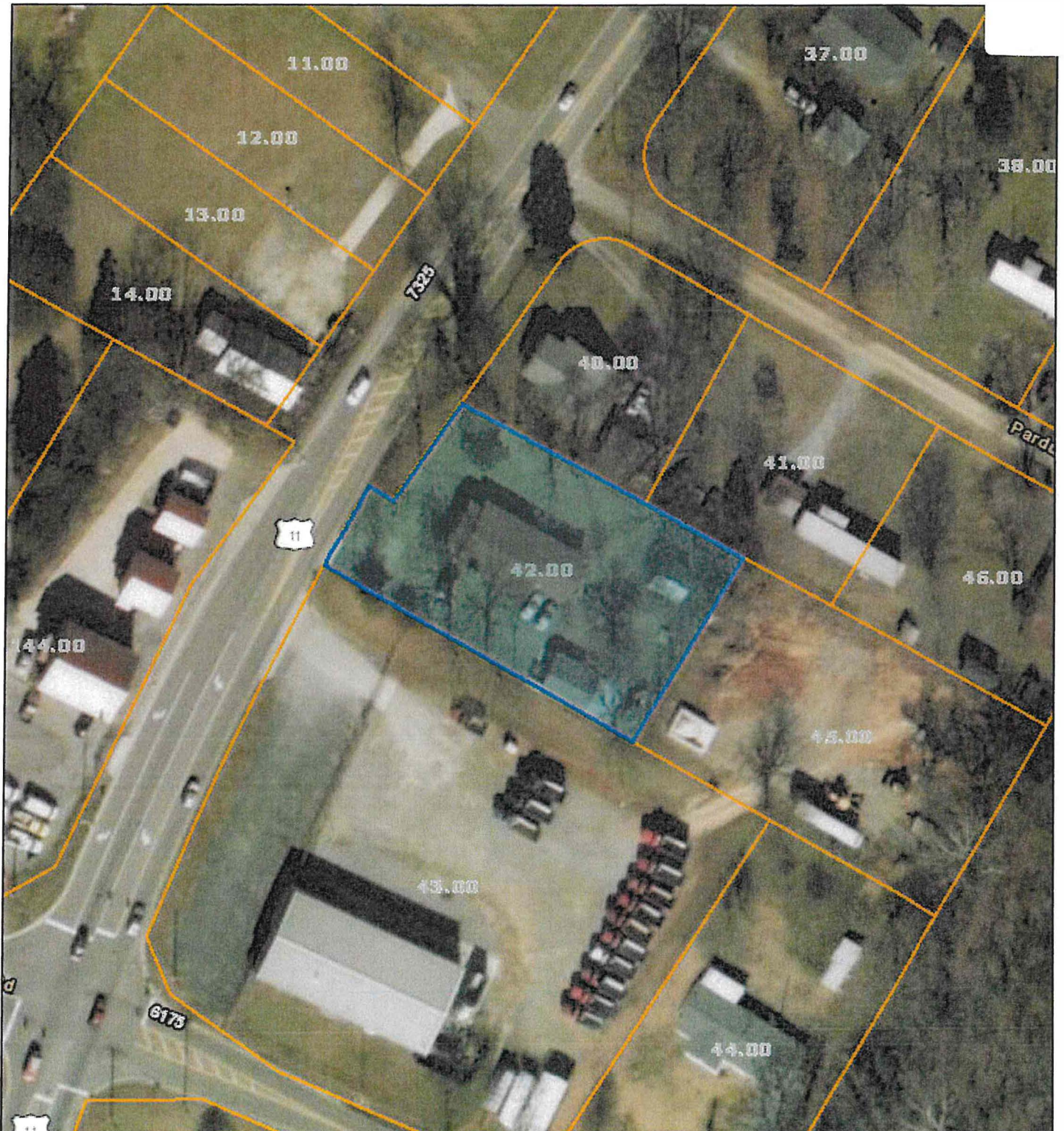
BKPG: CAB-J/345-345  
 19006415

ITEM A



# Loudon County - Parcel: 016 042.00

ITEM E



Date: August 12, 2019  
County: Loudon  
Owner: ROGERS SEAN  
Address: HWY 11 E 7250  
Parcel Number: 016 042.00  
Deeded Acreage: 0.5  
Calculated Acreage: 0.5  
Date of Imagery: 2015

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TDOT  
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(OLG)



ITEM B





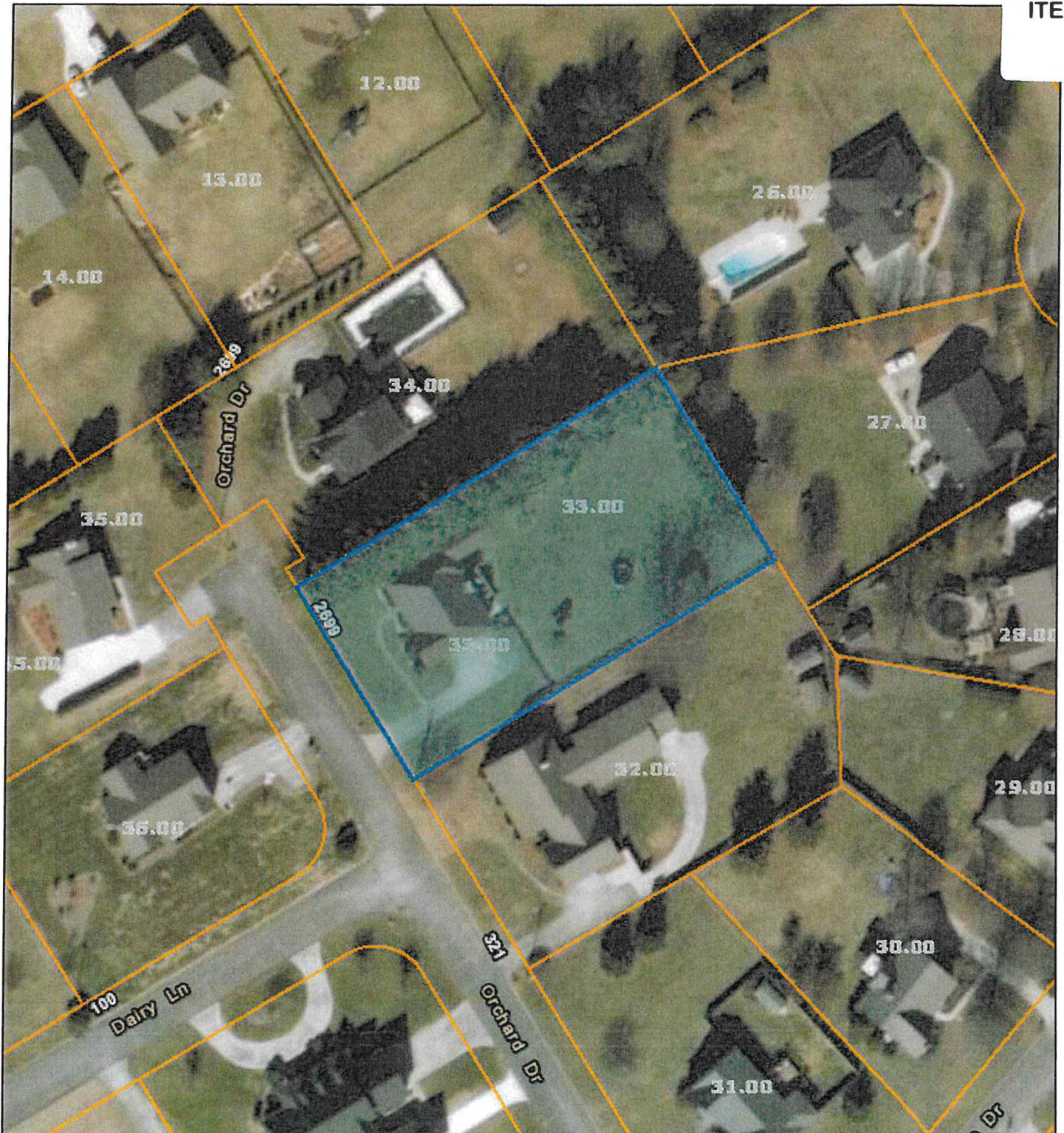
ITEM B





# Loudon County - Parcel: 016C B 033.00

ITEM C



Date: August 12, 2019  
County: Loudon  
Owner: DELOACH TERESA ETVIR  
Address: ORCHARD DR 324  
Parcel Number: 016C B 033.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015

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## ITEM C

Add a 16' wide X 32' deep single car garage to the upper side of our residents (Red area) located at 324 Orchard Drive Lenoir City, TN 37772. The front of the garage will come out to match the lower section of the home (62' from the center of Orchard Drive). The upper left side that will be next to the pine trees should be 7' from the property line.





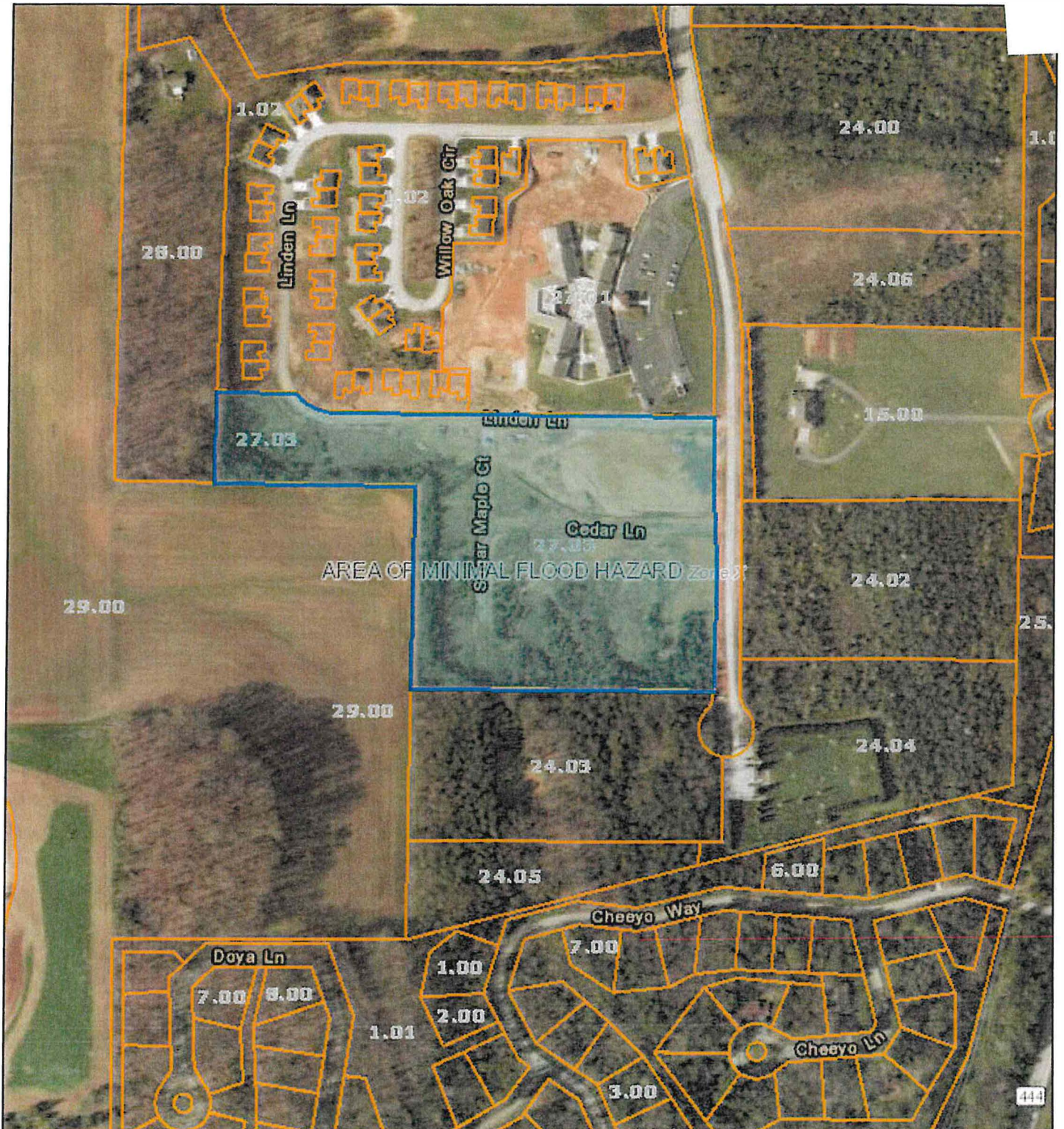


ITEM C



# Loudon County - Parcel: 068 027.03

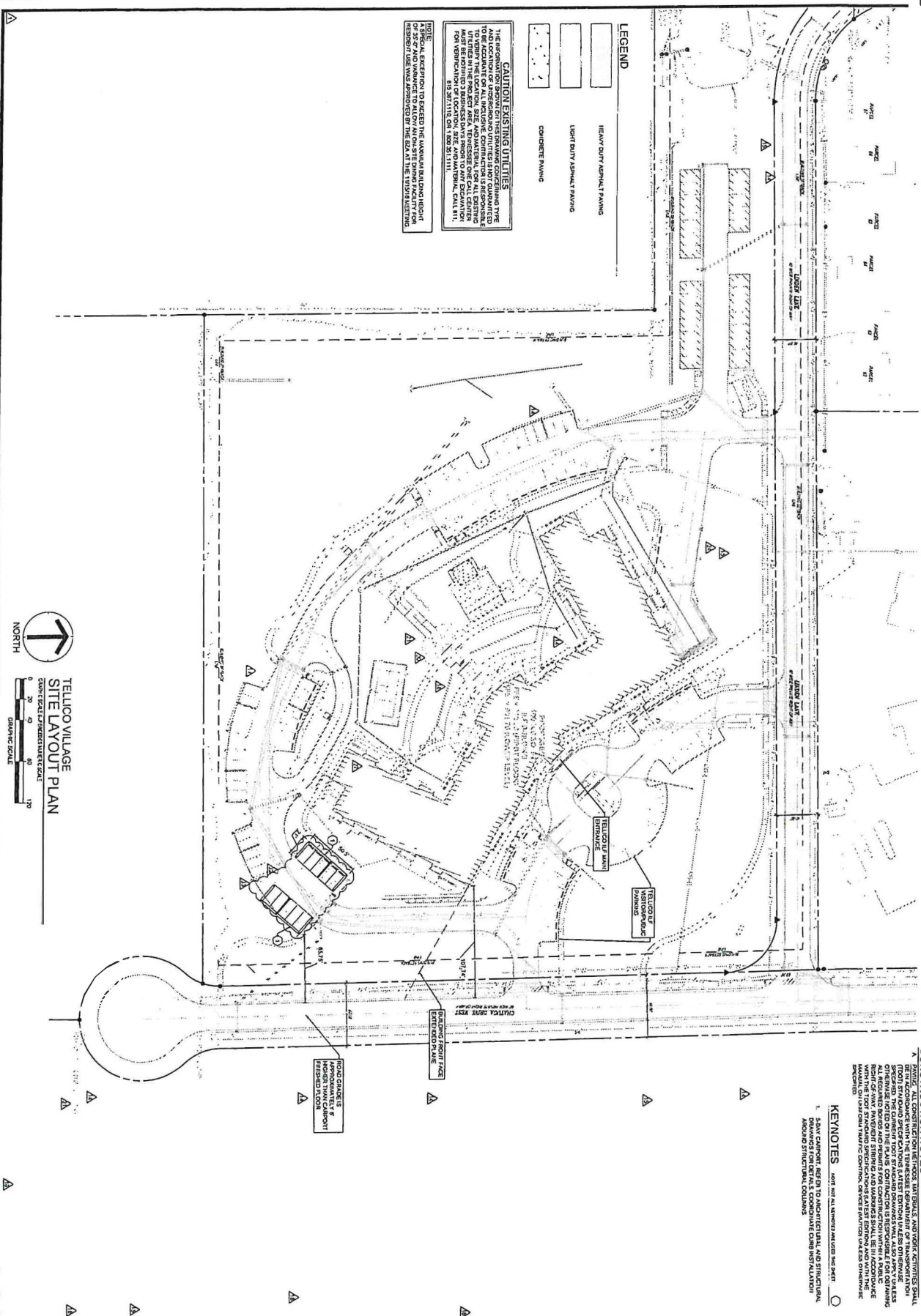
ITEM D



Date: August 12, 2019  
County: Loudon  
Owner: SNH TELICO TRUST  
Address: CHATUGA DR W 150  
Parcel Number: 068 027.03  
Deeded Acreage: 10.58  
Calculated Acreage: 10.58  
Date of Imagery: 2015

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TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)





CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROADWAY CONSTRUCTION, LATEST EDITION, AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

KEYNOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROADWAY CONSTRUCTION, LATEST EDITION, AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



July 23<sup>rd</sup>, 2019  
Loudon County Planning & Community Development  
101 Mulberry Street, Suite 101  
Loudon, TN 37774

RE: Tellico Independent Living Facility  
Waiver Request - Letter of Explanation

To whom it may concern:

This letter serves as an explanation for the front yard requirements waiver at the Tellico Independent Living Facility at 100 Chatuga Drive West. Code requirements for this parcel require all accessory structures in the front yard to be located no closer to the primary road than the main building on the site. Tellico Independent Living would like to build two five-bay carports to serve the residents that do not meet this requirement. A variance for these two carports has been requested for the following reasons:

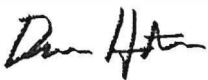
- The main building on the site is located 100' from the primary road, which is a significant distance behind the code-required front yard setback of 30'. This was necessary due to challenges presented by the steep terrain of the site and the significant change in elevation from the intersection of Chatuga Drive and Linden lane to the rear of the site, approximately 50'.
- The programming for the building requires a certain number of covered spaces for tenants based on the intended population of the Independent Living Facility. Additional carports are not feasible behind the building due to the steep terrain and the required size of stormwater basins that serve the facility.
- The facility was designed so that the front face of the building faces the intersection of Chatuga and Linden, with the main entrance and visitor parking located in the triangular area between the front of the facility and the intersection. The requested car ports fall well behind the visual face of the building as it sits on the property. Additionally, a retaining wall on the northeast corner of the building will screen one of the carports from public view from the front of the building.

Additional considerations that favor the proposed carport locations are as follows:

- The carports shall sit 8' below the elevation of Chatuga Drive, further removing them from the natural view of the surrounding roadways.
- The owner would prefer to maintain an unobstructed view for tenants of the peaceful, wooded setting that is behind the facility, further encouraging the placement of the carports as shown.
- Chatuga Lane is a private road, and not currently maintained by Loudon County.
- 100% of planned open space would remain, as these areas are already paved asphalt parking spaces.
- The carports do not pose a threat to the health, safety, welfare or character of the community if located in the areas proposed.

Thank you for your time and consideration in this matter.

Sincerely,



Drew Hatcher, EIT





ITEM D



# Loudon County - Parcel: 078 004.00

ITEM E



Date: August 12, 2019  
County: Loudon  
Owner: LAUREL PROPERTIES  
Address: EASTCOAST TELLICO PKWY 10616  
Parcel Number: 078 004.00  
Deeded Acreage: 20.18  
Calculated Acreage: 0  
Date of Imagery: 2015

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TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)



## **THE COVE AT BAKER CREEK A Residential Development**

10616 East Coast Tellico Parkway / Tellico Lake Embayment of Baker Creek

Greenback Tennessee / Loudon County / District 3 – Bill Satterfield

Applicant: Laurel Properties

August 2019

---

*THE ZONING RESOLUTION OF LOUDON COUNTY R-1 / PUD Calculations for The Cove at Baker Creek The following documentation is presented for consideration of the PUD overlay for the R-1 Zone:*

### **PROJECT DATA**

The following data is presented for the existing site:

Project Area: 20.18 Acres / 879,040 Square Feet

Present Property Zoning: R-1 Proposed Property Zoning:

### **Request for R-1 with Planned Unit Development Overlay District / PUD**

Maximum Units per Acre Allowed: 2.5 Units per Acre =  $2.5 \times 20.18 = 50.45$  Units (Single Family) (2017)

Minimum Lot Size Per R-1 = 20,000 Square Feet District 3 / Tax Map 85 / Parcel 10

REVISED PROJECT SCOPE The proposed project scope is as follows: PROPOSED LOTS for PUD / Planned Unit Development Single Family Residential Lot - 30 Lots / 1.5 Units per Acre

Minimum Lot Size Proposed =  $100' \times 150' = 15,000$  Square Feet

PROPOSED DEVELOPMENT THEME The single family homes will be designed around a farmhouse design theme to support the rural concept of the development. A two car garage would be designed to be compatible with the theme. Value of home and lot shall be in the range of \$300,000 - \$350,000.

### **PROPOSED SITE AMENITIES**

Walk Trail Approximately 3,300 linear feet of walk trail made of tree bark mulch

Club House with Pool with accessible 10 space parking approximately 30 x 40 near the Community Pier

Community Pier Cove Water Access by structural wooden pier projecting into TVA easement and embayment

Access Drive Internal Drive built to Loudon County Specifications

Green Corridor Development will be held back a minimum of 150' to create green corridor along East Coast Tellico Parkway



PROJECT CALCULATIONS PER ZONING RESOLUTION SECTION 4 The following calculations are in support of Section 4.080 of the Zoning Resolution of Loudon County Tennessee officially adopted July 26, 1971 with revisions March 17, 2015:

4.082 *Minimum Size* - 5 Acres in R-1 Zone for PUD consideration: *The Cove at Baker Creek* presents 20.18 Acres

4.083 *Permitted Activities and Uses* *The Cove at Baker Creek* presents Conventional Detached Single Family Homes on single lots

4.086 B. *Overall Densities & Bulk Regulations for Residential Activities* / Setbacks & Yard requirements (setbacks) are waived / not required but maintain 10' separation minimum between homes

4.086 *Overall Densities and Bulk Regulations for Residential Activities - Calculations for R-1 Category for PUD:*

G1 Floor Area Ratio - Formula 1 - Maximum Floor Area for residential activities: Maximum Floor Area ratio .162 shall not exceed net residential land area x floor area ratio  $879,040 \text{ SF} \times .162 = 142,404 \text{ SF}$   
 $142,404 \text{ SF} \text{ divide by } 30 \text{ Homes} = \mathbf{4,746 \text{ SF}}$

G2 Open Space Ratio - Formula 2 - Minimum Open Space (all uncovered areas - streets, parking, lawn, landscape, patios, recreation areas) Minimum Open Space ratio 4.8 - Area shall not be less than actual residential floor area x open space ratio  $142,404 \text{ SF} \times 4.8 = 683,539 \text{ SF}$

$683,539 \text{ SF} \text{ divide by } 43,560 \text{ SF} = \mathbf{15.69 \text{ Acres}}$

G3 Living Space Ratio - Formula 3 - Minimum Living Space (that part of the total open space which includes lawn, landscaping, and recreation areas and excluding streets and parking) Living Space Ratio - 3.3  
 $142,404 \text{ SF} \times 3.3 = 469,933 \text{ SF}$   
 $469,933 \text{ SF} \text{ divide by } 43,560 = \mathbf{10.78 \text{ Acres}}$

G4 Recreation Space Ratio - Formula 4 - Minimum recreation space (that part of Living Space which is any relatively large contiguous area of recreation purposes) Recreation Space shall not be less than a minimum ratio of recreation space per total floor area  $142,404 \text{ SF} \times .20 = 28,480 \text{ SF}$  divide by  $43,560 = \mathbf{.67 \text{ Acre}}$



**SUMMARY & IMPACT OF REGULATIONS** for R-1 PUD Requested / Proposed Scope for PUD:

PUD PROPOSED SCOPE Approve PUD status for single family residential Approve 30 lots for 20.18 Acres / for ratio of 1.5 Units per Acre *far under maximum allowable 2.5 Units per Acre*

Approve reduced lot size to 15,000 minimum Square Feet (100' wide x 150' deep minimum lot size)

Approve internal access road constructed to Loudon County Standards

Approve maximum two-level single-family residential homes at 2,848 SF heated area maximum with additional area for garages and porches

**PUD REGULATIONS**

Floor Area Ratio / Formula 1: Floor Area Maximum Requirement: 4,746 Square Feet of heated Home area maximum Approve Maximum Floor Area of 4,746 Square Feet on Two Levels for Single Family Homes exclusive of garage and porches (Average proposed 3,000 square feet area heated)

Open Space Ratio / Formula 2: Open Space Minimum Requirement 15.69 Acres / 683,539 SF minimum (all uncovered outdoor areas, streets, parking , lawn, landscape, patios, recreation areas)

Approve Open Space Proposed: 16.21 Acres - Minimum 683,539 SF divide by 43,560 = 15.7 Acres

Site Area 879,040 SF minus Minimum Open Space 683,539 SF = 195,501 divide by 30 lots = 6,516 SF (Leaves 6,516 SF per lot maximum impervious area available for home, garage and porches)

Living Space Ratio / Formula 3: Living Space Minimum Requirement: 10.78 Acres (lawn, landscaping and recreation areas & excluding streets and parking)

Approve Living Space Proposed: 12 Acres Minimum

Recreation Space Ratio / Formula 4: Recreation Space Minimum Requirement: .67 Acre - (part of living space which are recreation areas)

Approve Recreation Space Proposed – 3.5 Acres Proposed (more than 6 x minimum)

**NOTES**

1. Formulas and Definitions are from Section 4.086 of the Zoning Resolution's PUD Regulations.
2. Proposed areas are approximate until final engineering is performed.
3. Maximum heated home area allowable does not include garages and porches.
4. Certified Survey by Century Surveying
5. The property is the former Raymond Earls Property in District 3 (Bill Satterfield / Commissioner)

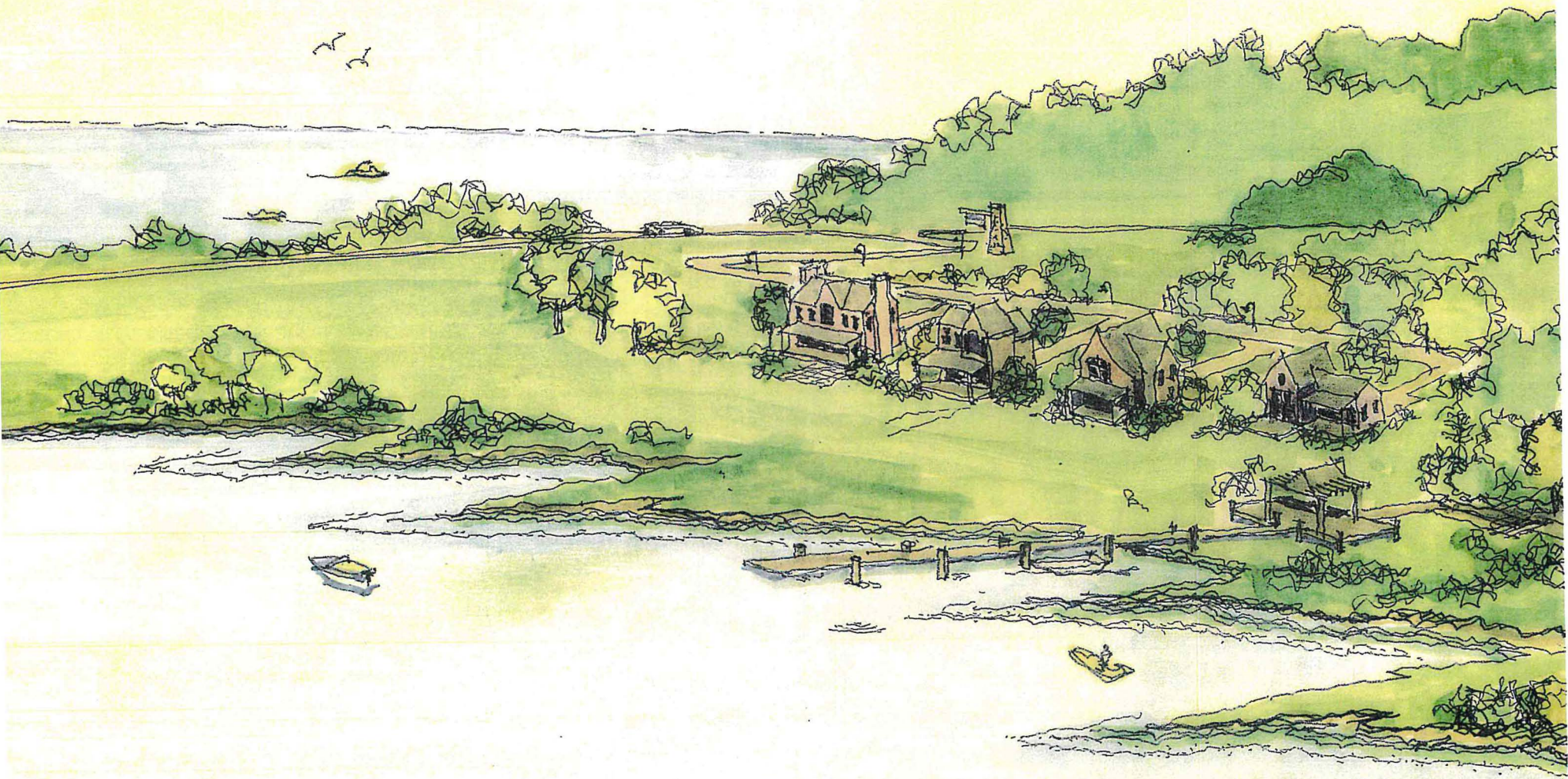
*All formulas / calculation methodology above from: THE ZONING RESOLUTION OF LOUDON COUNTY  
TENNESSEE LOUDON COUNTY OFFICE OF PLANNING AND CODE ENFORCEMENT 101 MULBERRY STREET.  
SUITE 101 LOUDON, TENNESSEE 37774 PHONE: (865) 458-4470*



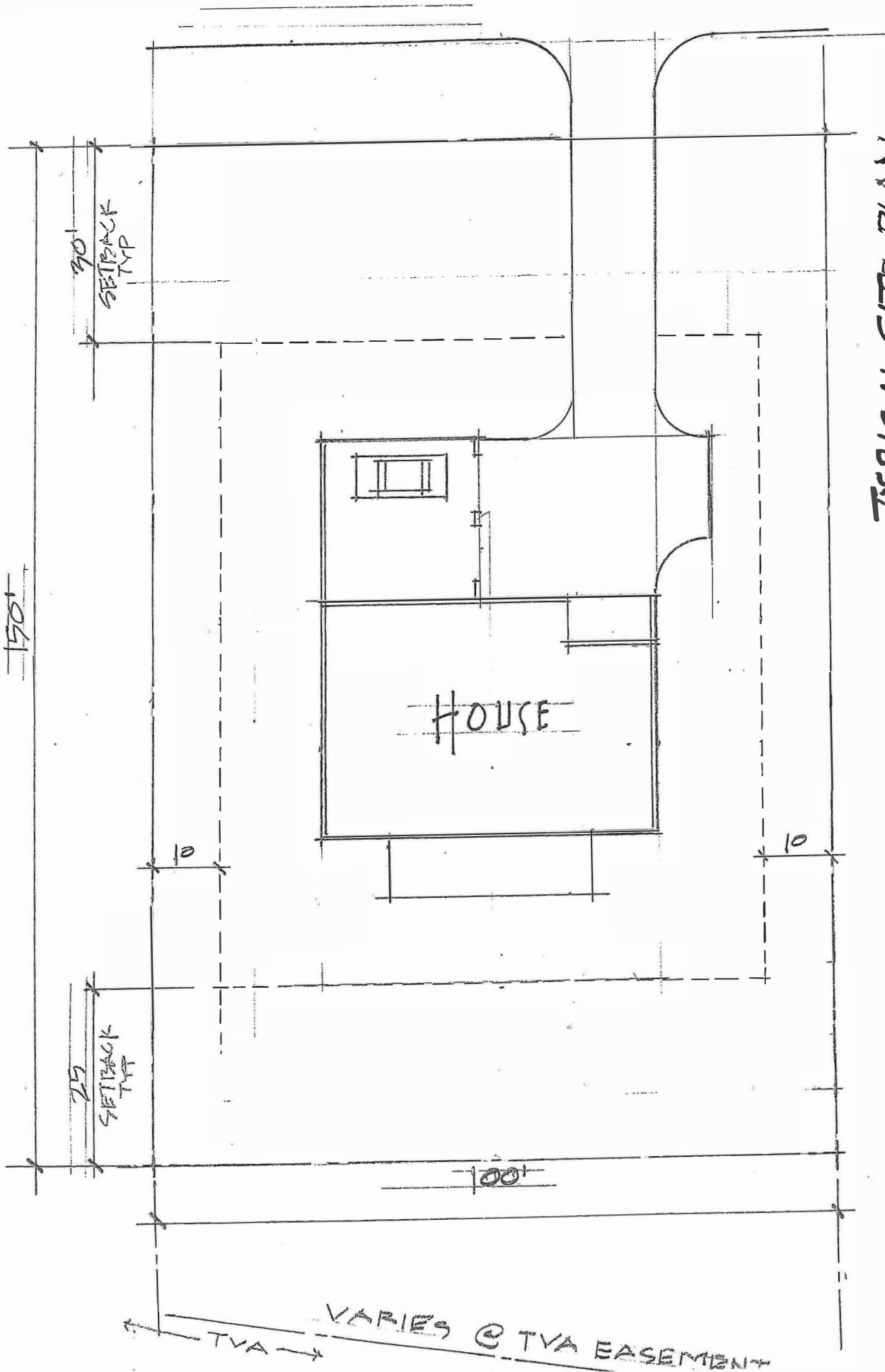


ITEM E









TYPICAL SITE PLAN

# THE COVE

AT BAKER CREEK





Date: August 12, 2019  
County: Loudon  
Owner: LANGER ODED ETAL  
Address: DEERFIELD LN 145  
Parcel Number: 017 009.00  
Deeded Acreage: 5.83  
Calculated Acreage: 0  
Date of Imagery: 2015



The following request for approval to convert an existing structure on the property located at 145 Deerfield Lane, is respectfully submitted to this board for consideration.

The intended use of the structure post-renovation is to function as a "pool house" (or in our case, a pond view entertainment structure).

Pursuant to Loudon County planning codes this lot qualifies for one "principal building on any lot". "Principal use being defined as the specific primary purpose for which land or a building is used."

The request before this board is NOT to request a second principal building as defined by the code. It is to request permission to renovate an existing structure with a different "specific primary purpose".

The existing structure was built in 2009 by the previous owners, who installed power and water in the structure. The electric is not a separate service but a sub-panel off of the main house.

The structure is not visible to any neighbor and therefore, the renovation will not infringe on anyone's use and enjoyments of their own property.

We have already received preliminary approval from the HOA, pending permits from this board.

As shown in the pictures attached, the current structure in essence looks like a home. We are not looking to modify the appearance of the structure so that it looks any different from our home as our residence is opposite this structure. We are merely seeking to enhance the functionality of the interior space.

The structure has been used for the past four years for entertaining. We often host large gatherings such as an annual Halloween party for over one-hundred children, fourth of July parties, etc. The structure is located hundreds of feet away from the main residence, making food preparation and service an enormous challenge. We've also had to rent portable toilets at a tremendous hassle and expense each time.

We are requesting permission to install a kitchen and bathrooms. The interior will be laid out as a large entertaining space with French doors leading out to a patio.

The space will only be used for our enjoyment and pleasure and will not be used for commercial purposes.





Existing Structure





Date: August 12, 2019  
 County: Loudon  
 Owner: HILL DAVID T  
 Address: HWY 411 S 6621  
 Parcel Number: 080 054.00  
 Deeded Acreage: 16.43  
 Calculated Acreage: 16.43  
 Date of Imagery: 2015







**WHO ARE WE?**


**WHAT DO WE DO?**

**WHAT ARE OUR  
PLANS?**

**WHY GREENBACK?**


*August 20, 2019*

DRAFT



**WE ARE:**

**An East Tennessee-Based, Large-Scale, State-of-the-Art Industrial Hemp Processor**



TN Supply, Inc. originally began simply as a supplier of scientific lab equipment. The founders, who are scientists and engineers from the chemical and nuclear industries, noticed that customers were buying sets of equipment for **CBD oil processing** with increasing frequency.

TN Supply, Inc. saw an opportunity to assist the growers in Tennessee to establish new and increased stable revenues. The Farm Bill of 2018 defined industrial hemp as a separate product from marijuana, and legalized industrial hemp growth, processing, and transportation on a federal level. Since then, individuals and companies across the United States have begun growing and processing industrial hemp into **CBD** products.

Thus, TN Extract Company was created to process industrial hemp into **CBD oil**, and complement the existing parts of our company.



```

graph TD
    A[TN Supply, Inc.] --> B[TN Extract Company]
    A --> C[TN Lab Supply]
    A --> D[Harvest Analytical Lab]
            
```



# What is CBD Oil?

Industrial hemp can be used in numerous industries.

Once the industrial hemp biomass is processed and CBD oil is extracted, the remaining solids can have beneficial uses elsewhere.

TNX is considering various alternatives such as pelletizing for animal feed or boiler fuel, animal bedding, growth medium, etc.



ALSO KNOWN AS CANNABIDIOL, CBD IS A COMPOUND FOUND IN THE CANNABIS PLANT.



MANY CBD PRODUCTS ARE EXTRACTED FROM THE STALKS, STEMS, FLOWERS, AND LEAVES OF INDUSTRIAL HEMP.



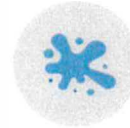
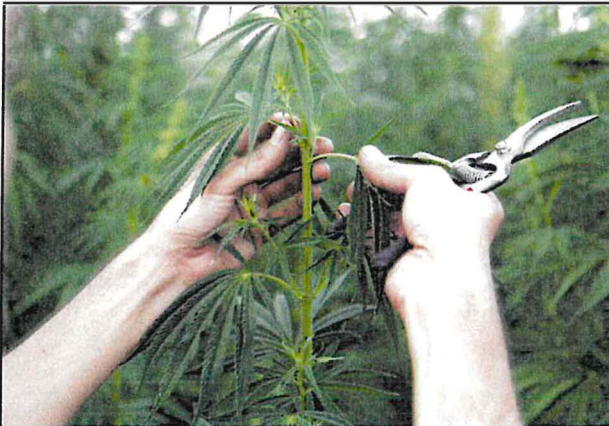
CBD CAN ASSIST THE BODY'S OWN ENDOCANNABINOID SYSTEM IN REGULATING MANY OF THE BASIC BIOLOGICAL FUNCTIONS FOR BODY HOMEOSTASIS



ALTHOUGH HEMP IS A PLANT RELATED TO MARIJUANA, HEMP MUST CONTAIN LESS THAN 0.3% THC – THE PSYCHOACTIVE COMPONENT



TN EXTRACT COMPANY WILL SHRED, DRY, EXTRACT, EVAPORATE, AND REFINE PRODUCT TO PRODUCE HIGH-QUALITY CBD OIL



SHREDDING

DRYING

EXTRACTING

EVAPORATING



## WHAT WE DO: *or What makes us different?*

### SCALE

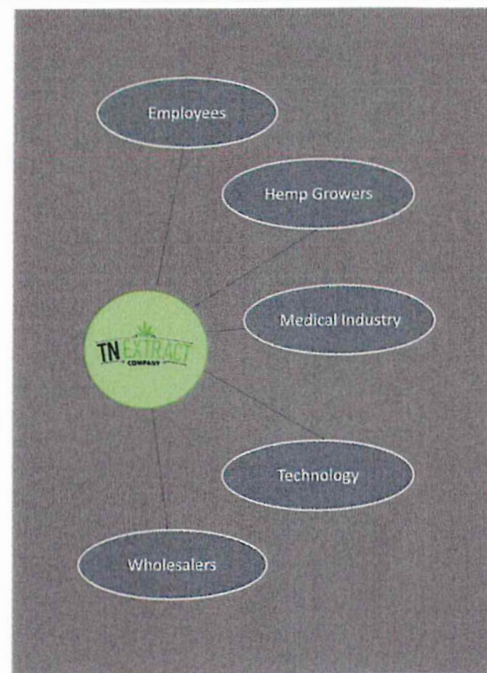
We will be larger than most other processors, and have defined plans for expansion at this site

### SCIENCE

We are approaching the process safely, systematically, and with sound management principles to provide consistently high-quality products

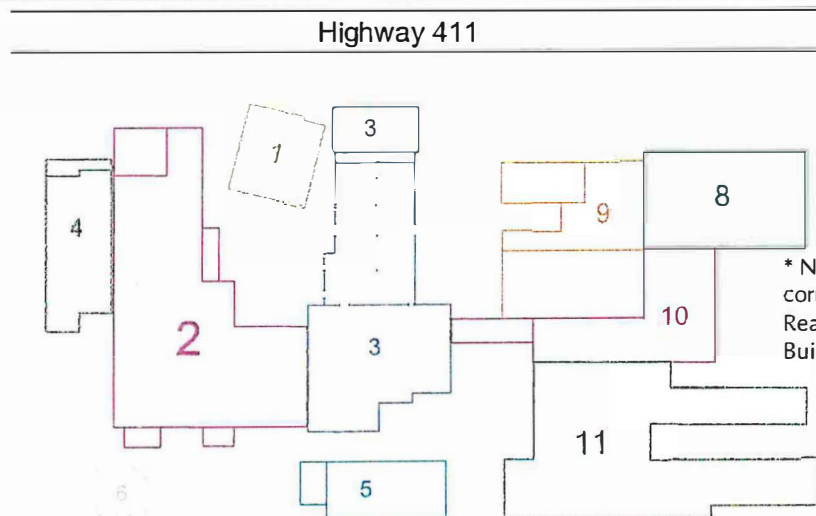
### RELATIONSHIPS

We are committed to being a beneficial part of the community, supporting our growers, and providing wholesalers with premium material for their customers



## OUR PLANS:

### Layout\*



\* Numbers correspond to TN Real Estate Assessor Building Numbers



**OUR PLANS:****Start-up and Compliance****TENTATIVE START-UP PLAN**

Initially, Buildings 5, 9, and a portion of 3 and 10 will be utilized (after permitting, approval, and bringing the buildings up to code)

**CURRENT EFFORTS**

Utilizing local architects, engineers, consultants, and contractors to revitalize buildings for immediate use

**FUTURE PLANS**

Improve and develop remainder of property and buildings to achieve expansion plan and increase impact in industrial hemp and CBD oil industries

**OUR PLANS:****Employees****CURRENT**

16 employees

**START-UP PLAN**

8-20 additional operators per shift;  
4 shifts to run 24 hours, 7 days per week

**FULL CAPACITY**

Approximately 80 operators,  
and 20 engineering/support/management roles;  
with plans for continued expansion



## WHY GREENBACK?:



- We see an **opportunity** in Greenback for mutually beneficial **growth** and future expansions with the readily available **labor force**
- Greenback is at the **crossroads** of America(I-40/I-75) within 8 hours of most of the US population, with access to many **universities** and knowledge bases on the **technology corridor**
- We want to **support** the local **farming** and **agricultural community**, as well as the existing and future **industrial hemp growers** in Greenback and the rest of Tennessee, while doing our part to make industrial hemp the **NEXT CASH CROP** for our state
- We come from small towns and value the **strength** and **tenacity** of **American manufacturing**
- We are **veterans**, sons and daughters of veterans, and proud **Americans** who want to spread **success** in our **communities**
- We want to **partner** with our neighbors of Greenback for our **mutual success!**