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
OCTOBER 15, 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 and Article 7 Administration and Enforcement. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 PM

AGENDA
REGIONAL PLANNING COMMISSION
5:30 p.m.

1. Call to Order and Pledge of Allegiance;

2. Roll Call and Approval of Minutes from September 17, 2019 meeting;

3. Planned Agenda Items;

   A. Subdivision Plat with shared driveway, Applicant, Joseph Colvin, surveyor, JMC Surveying & Mapping, Property Owners, Fredric G. Lovelace, Bobby and Charlotte Queen, 34693 Hwy. 72 N and 34683 Hwy. 72 N., Tax Map 038 Parcels 014.00 & 015.00, A-1, Agriculture-Forestry District, and R-1, Suburban Residential District, Approximately 19.44 acres;

   B. Rezoning Request from A-1, Agricultural-Forestry District to C-1, Central Business District, Applicant and Property Owner, Violet L. Daily, Hwy. 95, **City of Greenback TN**, Tax Map 080 Parcel 014.00, Approximately 3.19 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. Resolution Amendment, Article 7, Administration and Enforcement;

E. Resolution Amendment, 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 September 2019 (attached)

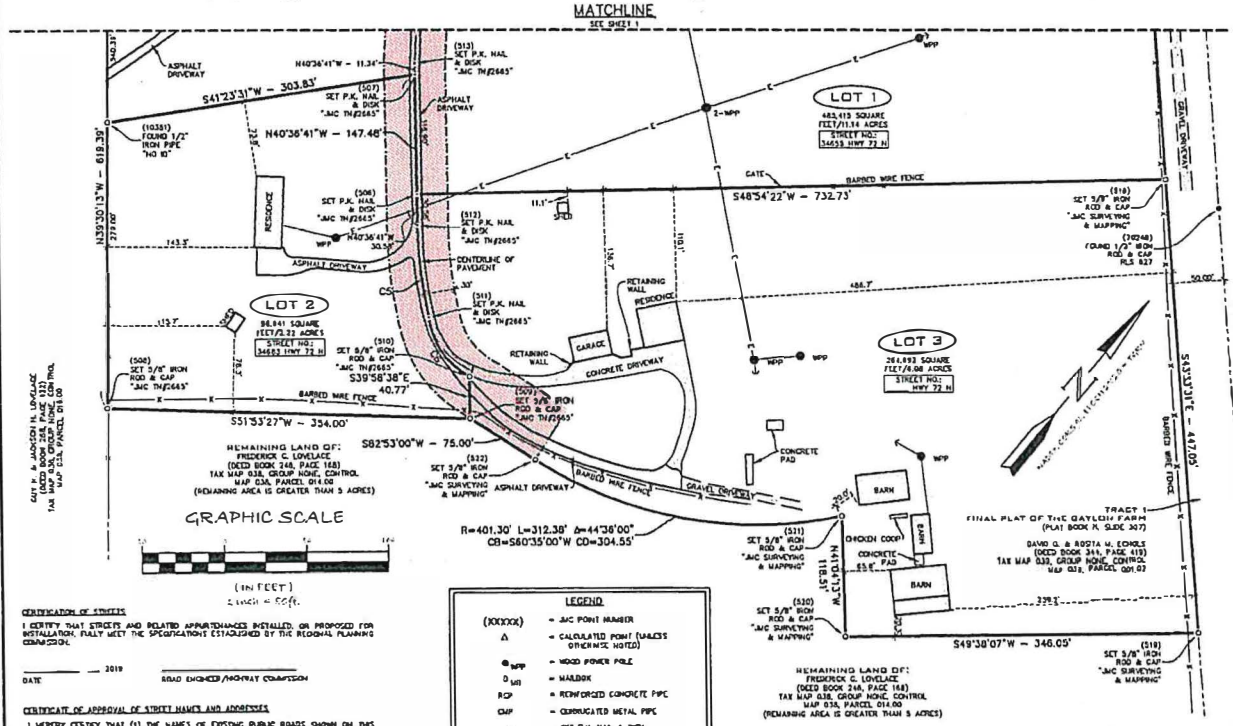
6. Additional Public Comments

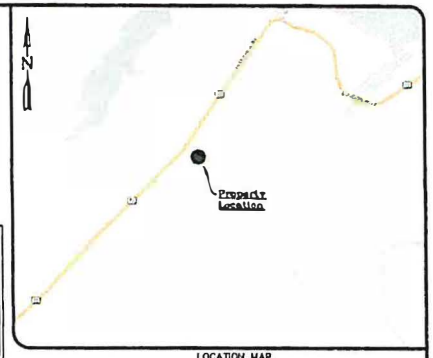
7. Update from Planning Department

8. Adjournment

Final Plat of the Lovelace Property

Being All of the Property Described in Deed Book 106, Page 151 & A Portion of the Property Described in Deed Book 246, Page 168 ~ A Parcel of Land Lying in the 1st Civil District of Loudon County, Tennessee





LOCATION MAP
NOT-TO-SCALE

AREA STATEMENT

SHARED DRIVEWAY/UTILITY EASEMENT CONTAINS 48,339 SQUARE FEET OR 1.11 ACRES, MORE OR LESS.

AREA DEDICATED TO LOUDON COUNTY FOR ROAD RIGHT-OF-WAY CONTAINS 13,598 SQUARE FEET OR 0.31 ACRES MORE OR LESS

THIS PLAT SUBDIVIDES 848,748 SQUARE FEET OR 19.48 ACRES, MORE OR LESS, INTO THREE (3) LOTS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2007, TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL NETWORK.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999149908.
3. GLOBAL POSITIONAL DATA (REAL-TIME KINEMATIC (RTK) GPS) WAS OBSERVED ON NOVEMBER 19, 2018, UTILIZING A TRIMBLE R10 DUAL FREQUENCY RECEIVER. THE POSITIONAL ACCURACY OF THE GPS SURVEY CONTROL SET TO PERFORM THIS SURVEY DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
4. THE SURVEY SHOWN HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE BETWEEN THE FOLLOWING DATES: DECEMBER 8, 2019 AND JULY 19, 2019. THE FIELD WORK WAS COMPLETED ON _____.
5. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 3 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
6. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND DEED INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, OR OTHER ENCROACHMENTS NOT SHOWN IN THE DEED OF RECORD.
7. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LOUDON COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47105C0175D AND HAS AN EFFECTIVE DATE OF MAY 16, 2007.
9. THE PROPERTY SHOWN HEREON IS ZONED "R-1" (SUBURBAN RESIDENTIAL DISTRICT) ACCORDING TO LOUDON COUNTY PLANNING. BUILDING SETBACKS ARE AS FOLLOWS:
   FRONT ..... 30'
   SIDE ..... 15' (CORNER STREET)
   REAR ..... 15'
   ** ALWAYS CONSULT WITH BUILDING AUTHORITIES PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.**
10. THE SLOPE OF THE EXISTING ASPHALT DRIVEWAY DOES NOT EXCEED 12%.
11. EACH LOT SHOWN HEREON IS SUBJECT TO DRAINAGE AND UTILITY EASEMENTS AS FOLLOWS:
    5' WIDE ALONG INTERIOR LOT LINES
    10' WIDE ALONG EXTERIOR LOT LINES AND ROAD RIGHT-OF-WAY LINES
12. THE OWNER AND PROPERTY ADDRESS

PARCEL 014.00	PARCEL 015.00
FREDERICK G. LOVELACE	BOBBY AND CHARLOTTE QUEEN
34683 HIGHWAY 72 NORTH	34683 HIGHWAY 72 NORTH
LOUDON, TENNESSEE 37774	LOUDON, TENNESSEE 37774

13. THIS SURVEY IS CERTIFIED TO:
    CINDY LOVELACE
    FREDERICK G. LOVELACE
    BOBBY SHOW
    CHARLOTTE QUEEN

SURVEYOR'S CERTIFICATION

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE LICENSED LAND SURVEYOR)

I HEREBY CERTIFY THAT THE FINAL PLAT OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-03, STANDARDS OF PRACTICE. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE. THE SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.

I FURTHER CERTIFY THAT THE SURVEY CONTROL SHOWN AND UTILIZED FOR THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEMS METHODOLOGY, MEETING RULE 0820-03-.07(5) AND THE CURRENT MINIMUM STANDARD FOR A CATEGORY IV SURVEY.

I FURTHER CERTIFY THAT THE BOUNDARY SURVEYING AND CONVENTIONAL TRAVERSING MEETS THE CURRENT MINIMUM STANDARDS FOR A CATEGORY "R" SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:7,500 AS SHOWN HEREON.

JULY 23, 2019
DATE OF SIGNATURE

JOSEPH M. COLVIN
TENNESSEE REGISTERED LAND SURVEYOR
CERTIFICATE NO. 2443

Tax Map 038, Group None, Control Map 038, Parcels 014.00 & 015.00

LEGEND

(XXXXX)	= JMC POINT NUMBER
Δ	= CALCULATED POINT (UNLESS OTHERWISE NOTED)
WPP	= WOOD POWER POLE
MB	= MAILBOX
RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE
•	= SET P.K. NAIL & DISK "JMC TN #2643"
	= EASEMENT LINE
	= BOUNDARY/PROPERTY LINE
	= ADJOINER LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
	= RIGHT-OF-WAY LINE, LINE NOT SURVEYED LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
E	= OVERHEAD ELECTRIC LINE
	= SHARED DRIVEWAY/UTILITY EASEMENT
	= AREA DEDICATED TO LOUDON COUNTY FOR ROAD RIGHT-OF-WAY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C5	90.42'	428.02'	12°06'13"	S46°39'47"E	90.25'
C6	72.98'	74.32'	56°15'36"	S23°46'06"E	70.08'

SCAN TO LEARN MORE ABOUT JMC

Tennessee 811 Know what's below. Call before you dig.

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.

_____, 2019 _____
DATE ROAD ENGINEER/HIGHWAY 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.

_____, 2019 _____
DATE E-911 AUTHORITY

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.

_____, 2019 _____
DATE REGISTERED SURVEYOR

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.

_____, 2019 _____ _____
DATE OWNER OWNER

_____, 2019 _____ _____
DATE OWNER OWNER

_____, 2019 _____ _____
DATE OWNER OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS 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.

_____, 2019 _____
DATE SECRETARY, REGIONAL PLANNING COMMISSION

CERTIFICATION OF SUBSURFACE DISPOSAL

APPROVAL IS HEREBY GRANTED FOR LOTS _____ DEFINED AS _____ LOUDON COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL (SSD) WITH THE USTED 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 THE SSDC 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

No.	Revisions

ITEM A

PROFESSIONAL
JMC
SURVEYING AND MAPPING
9050 Barbee Lane, Suite 105
Knoxville, Tennessee 37923
(865) 200-4356
www.jmcsurveying.com
Alabama Certificate No. CA-953-LS

FINAL PLAT OF THE
LOVELACE PROPERTY
1ST CIVIL DISTRICT OF LOUDON COUNTY
LOUDON, TENNESSEE

Scale:	Date:	File & Drawing No:
1"=80'	7/2019	19-1067-01
Drawn By: C.L.S.	Checked By: J.M.C.	Sheet 2 of 2

Page(s): 57-58; 55; 24
Field Book(s): 200,201,232
Drawing Path and Name: Keller Williams - Highway 72 Exempt Plat - CURRENT.dwg

Final Plat of the Lovelace Property

Being All of the Property Described in Deed Book 106, Page 151 & A Portion of the Property Described in Deed Book 246, Page 168 ~ A Parcel of Land Lying in the 1st Civil District of Loudon County, Tennessee

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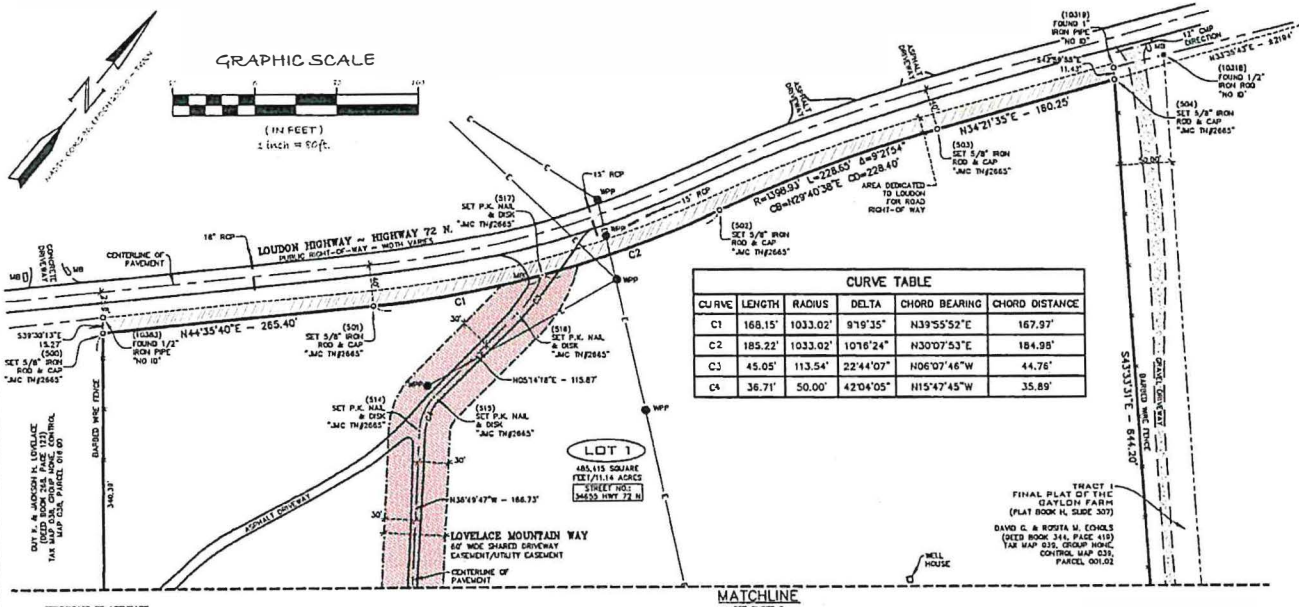
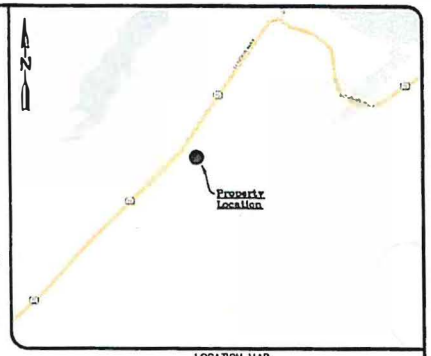


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	168.15'	1033.02'	9°19'35"	N39°55'52"E	167.97'
C2	185.22'	1033.02'	10°16'24"	N30°07'53"E	184.98'
C3	45.05'	113.54'	22°44'07"	N06°07'46"W	44.76'
C4	36.71'	50.00'	42°04'05"	N15°47'45"W	35.89'



LOCATION MAP
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5. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
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   FRONT ..... 30'
   SIDE ..... 15'(SINGLE STORY)
   REAR ..... 25'
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11. EACH LOT SHOWN HEREON IS SUBJECT TO DRAINAGE AND UTILITY EASEMENTS AS FOLLOWS:
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12. THE OWNER AND PROPERTY ADDRESS

PARCEL 014.03	PARCEL 015.00
FREDERICK G. LOVELACE	BOBBY AND CHARLOTTE QUEEN
34633 HIGHWAY 72 NORTH	34683 HIGHWAY 72 NORTH
LOUDON, TENNESSEE 37774	LOUDON, TENNESSEE 37774

13. THIS SURVEY IS CERTIFIED TO:
    CINDY LOVELACE
    FREDERICK G. LOVELACE
    BOBBY QUEEN
    CHARLOTTE QUEEN

SURVEYOR'S CERTIFICATION

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE LICENSED LAND SURVEYOR)

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JULY 23, 2019
DATE OF SIGNATURE

JOSEPH M. COLVIN
TENNESSEE REGISTERED LAND SURVEYOR
CERTIFICATE NO. 2665

Tax Map 038, Group None, Control Map 038, Parcels 014.00 & 015.00

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.

_____ 2019 _____
DATE REGISTERED SURVEYOR

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.

_____ 2019 _____
DATE ROAD ENGINEER/HIGHWAY 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.

_____ 2019 _____
DATE E-911 AUTHORITY

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.

_____ 2019 _____ _____
DATE OWNER OWNER

_____ 2019 _____ _____
DATE OWNER OWNER

_____ 2019 _____ _____
DATE OWNER OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS 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.

_____ 2019 _____
DATE SECRETARY, REGIONAL PLANNING COMMISSION

LEGEND

(XXXXX) = JMC POINT NUMBER	——— = ADJOINER LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
Δ = CALCULATED POINT (UNLESS OTHERWISE NOTED)	——— = RIGHT-OF-WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
WPP = WOOD POWER POLE	——— = OVERHEAD ELECTRIC LINE
MB = MAILBOX	= SHARED DRIVEWAY/UTILITY EASEMENT
RCP = REINFORCED CONCRETE PIPE	= AREA DEDICATED TO LOUDON COUNTY FOR ROAD RIGHT-OF-WAY
CMP = CORRUGATED METAL PIPE	
• = SET P.K. NAIL & DISK "JMC TN #2665"	
——— = EASEMENT LINE	
——— = BOUNDARY/PROPERTY LINE	

AREA STATEMENT

SHARED DRIVEWAY/UTILITY EASEMENT CONTAINS 48,238 SQUARE FEET OR 1.11 ACRES, MORE OR LESS.

AREA DEDICATED TO LOUDON COUNTY FOR ROAD RIGHT-OF-WAY CONTAINS 13,598 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

THIS PLAT SUBDIVIDES 844,748 SQUARE FEET OR 19.44 ACRES, MORE OR LESS, INTO THREE (3) LOTS.

CERTIFICATION OF SUBSURFACE DISPOSAL

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.

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_____ _____
ENVIRONMENTAL SPECIALIST DATE
DIVISION OF GROUND WATER PROTECTION

Tennessee811 Know what's below. Call before you dig.

SCAN TO LEARN MORE ABOUT JMC

No.	Revisions

ITEM A

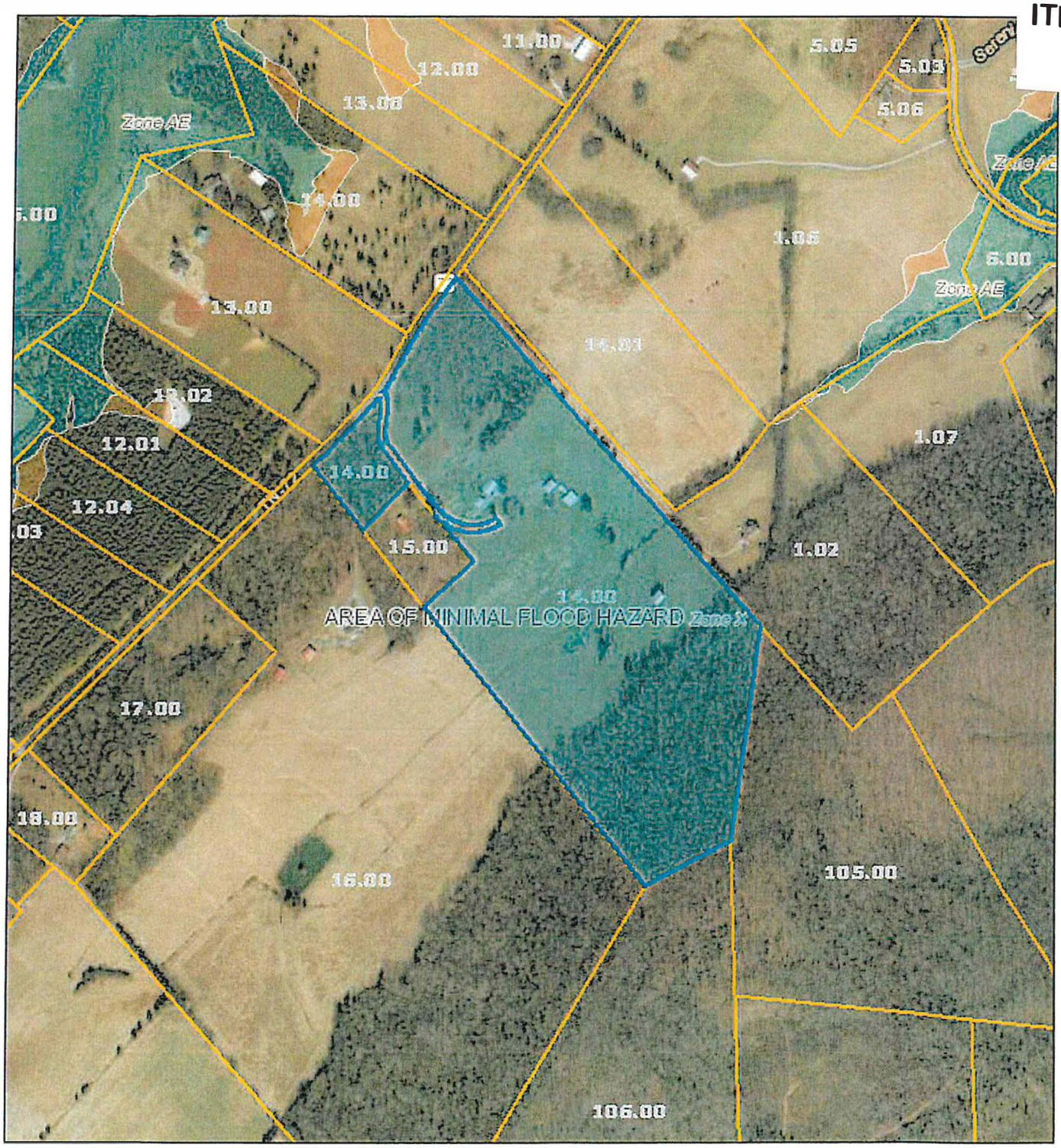
PROFESSIONAL
JMC
SURVEYING AND MAPPING
9020 Barbee Lane, Suite 105
Knoxville, Tennessee 37923
(865) 200-4366
www.jmcsurveying.com
Alabama Certificate No. CA-953-LS

FINAL PLAT OF THE
LOVELACE PROPERTY
1ST CIVIL DISTRICT OF LOUDON COUNTY
LOUDON, TENNESSEE

Scale:	Date:	File & Drawing No:
1"=80'	7/2019	19-1067-01
Drawn by: C.L.S.	Checked by: J.M.C.	Sheet 1 of 2

Loudon County - Parcel: 038 014.00

ITEM A



Date: August 15, 2019
County: Loudon
Owner: LOVELACE FREDRIC G
Address: HWY 72 N 34693
Parcel Number: 038 014.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

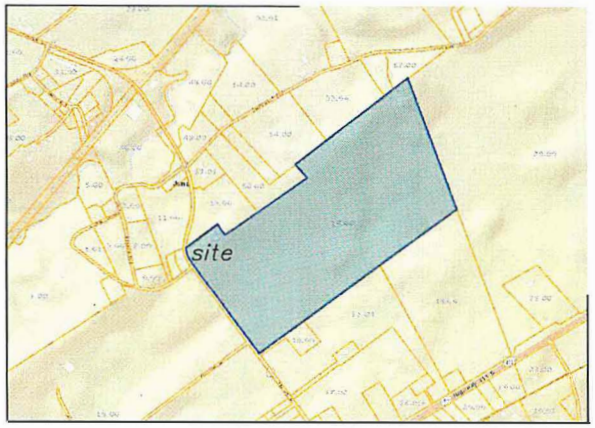
Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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

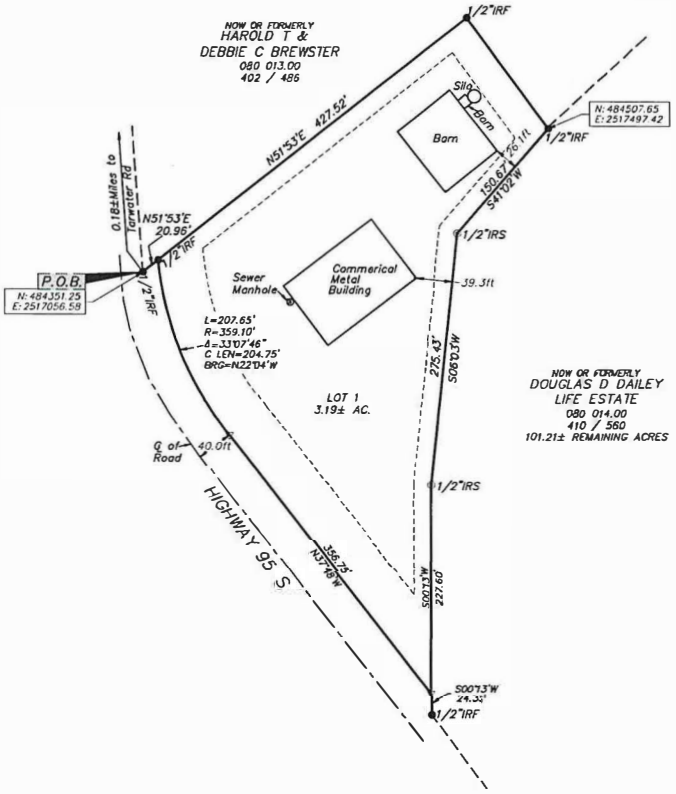
FINAL PLAT FOR:

LOT 1, DAILEY–95 PROPERTY

TOTAL AREA = 3.19± ACRES



VICINITY MAP



General Surveyor's Notes:
1: Setbacks:
Front 50', Rear 35', Side 20'
2: Reference(s): Deed Book 410, Page 560.
3: Property is currently zoned: A–1, Agriculture Forestry District.
Property is Requested to be zoned: C–1, Central Business District.
4: 10' Utility/Drainage Easement along all exterior boundary lines and road right of way and 5' along interior lot lines.
5: Property is a portion of Tax Map 080, Parcel 014.00
6: Owner:

Violet L. Dailey
P.O. Box 127
Greenback, TN 37742

Certification of Approval of Street Names & Addresses

I hereby certify the (1) the names of the existing public roads shown on the 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

Certification of Approval for Recording

I hereby cetify that the subdivision plat shown hereon has been found to comply with the subdivision standards for the planning region, with the exception of such variances, if any, as are noted. All improvements have been installed, or an acceptable surety paid in order to assure completion. This plat has been approved for recording in the office of the county register.

Secretary Planning Commission — Date

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.

Christian M. Medders, R.L.S. 2493 — Date

CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described hereon 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 — Owner

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 aproved shown.

Date — City or County Health Officer or his Authorized Representative

CERTIFICATION OF SEWERAGE SYSTEM

I certify that the sewage disposal system installed, or proposed for installation, fully meet the requirements for the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted (not required if 4b is applicable).

Date — Local Health Authority

0 100 200 300

SHEET: 1 OF 1

GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver: CHC X91+ network rover, dual frequency was used(L1, L2, L5). GPS survey performed was network adjusted real time kinematics based on TDOT CNSS Network–NAD83 (NSPS2007). Vertical datum is NAVD88, GEOID09. Precision of the GPS work RPA: 4 CM plus 50 parts per million (based on the direct distance between corners being tested) grid distances are shown having a scale factor of .99991425953.

Surveyor's Notes: The use of the word certification or certify by a registered land surveyor constitutes an expression of professional opinion, and the certification is to certify the accuracy of location of the findings, and does not constitutes a warranty or guarantee of title and is not conclusive evidence of ownership, either express or implied and only applies to the parties expressly listed. Copying this original invalidates any and all liabilites and/or certifications, that may have been in effect at the time of the original survey as per the date on the signature of the surveyor whose seal is affixed, and the liability expires 4 years from that date as per Tenn. Code Ann. § 28-3-114(a) (2000). A determination of the title may best be performed by a competent professional who specializes in land title matters. This survey has been performed without the benefit of a complete title examination. The Land Surveyor whose seal is affixed does not guarantee that all easements which may affect this property are shown. Property owner is responsible for all permits that are required by government.

SURVEY FOR:
VIOLET DAILEY
LOT 1, DAILEY – 95 PROPERTY, TAX ID #080 014.00
3RD CIVIL DISTRICT, LOUDON COUNTY, TENNESSEE

CHRISTIAN M. MEDDERS
REGISTERED LAND SURVEYOR
BOUNDARY | SUBDIVISIONS | SUB-SOILS
213 East Washington Ave, Suite A
Athens, Tennessee 37303
Ph. (423)-745-5440
christian@meddersurveying.com

IRS=IRON PIN SET
IPF=IRON PIN FOUND
IPF=IRON PIPE FOUND
WC=WOOD FEN CORNER
MFC=METAL FEN CORNER
CMF=CONC. MON FOUND
NC CORNER SET/FOUND
PROPERTY LINE
ADJ PROP. LINE
FENCE LINE
POWER LINE

JOB NO:	19-367
DATE:	08/29/2019
AREA:	3.19± ACRES
SCALE:	1" = 100'
PLAT CLOSURE:	1/39528
ACCURACY:	1/10,000
DRAWN BY:	DAD
EQUIP:	NPL322, CHC X91+

MEMBER OF THE TN ASSOCIATION OF PROFESSIONAL SURVEYORS

copyright ©2019

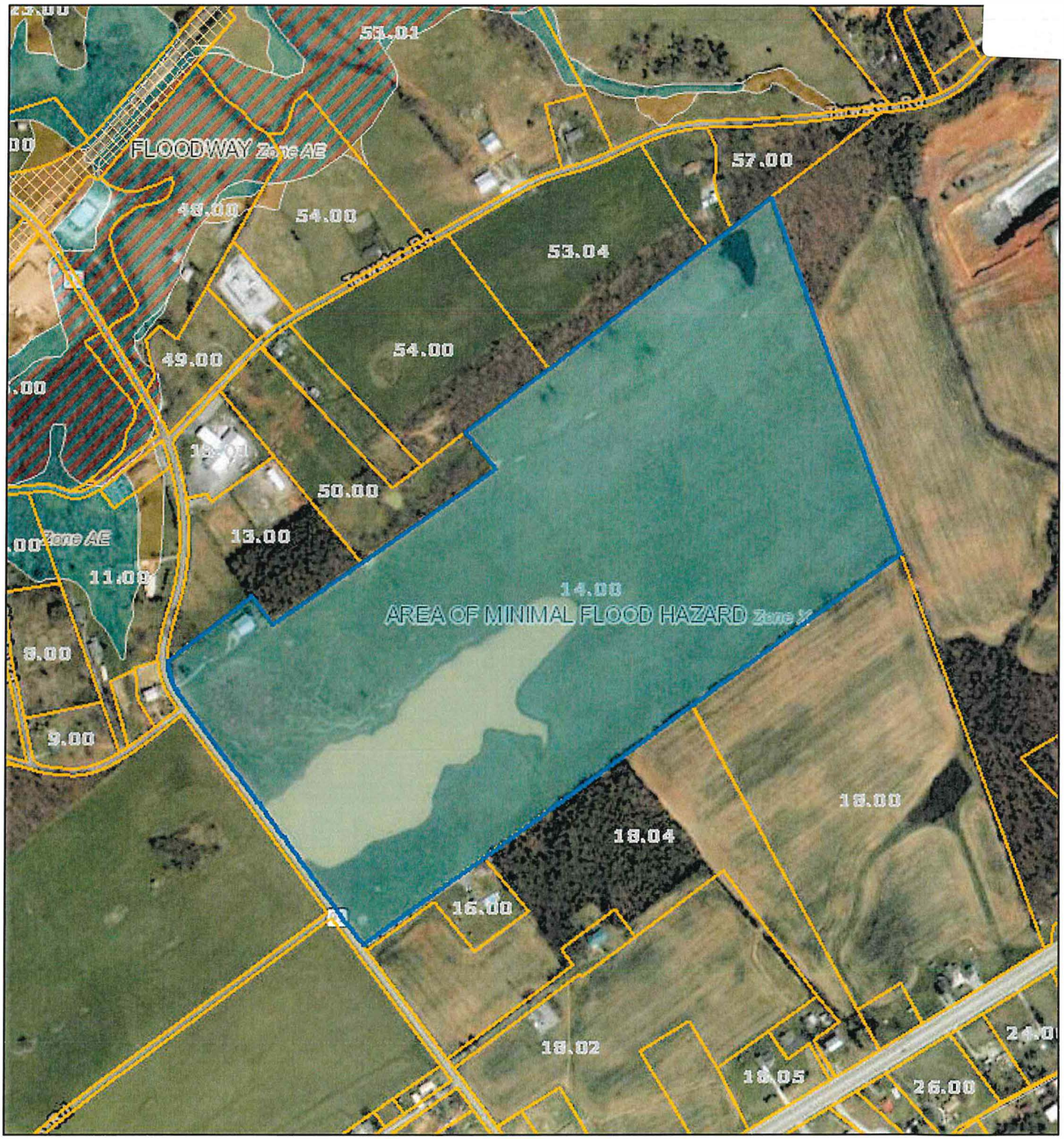
CHRISTIAN M. MEDDERS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2493

I hereby certify that this plat, to the best of my knowledge and belief is a true and correct representation of the actual conditions, and was prepared from an actual field survey of property by me, or supervision, and that survey meets or exceeds specifications of a stated in this title

ITEM B

Loudon County - Parcel: 080 014.00

ITEM B



Date: October 8, 2019
County: Loudon
Owner: DAILEY VIOLET L
Address: HWY 95 S
Parcel Number: 080 014.00
Deeded Acreage: 104.6
Calculated Acreage: 104.6
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

Loudon County - Parcel: 033L A 009.00

Date: October 8, 2019
County: Loudon
Owner: WALKER RAY DEAN ETUX
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.

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

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

1. 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.

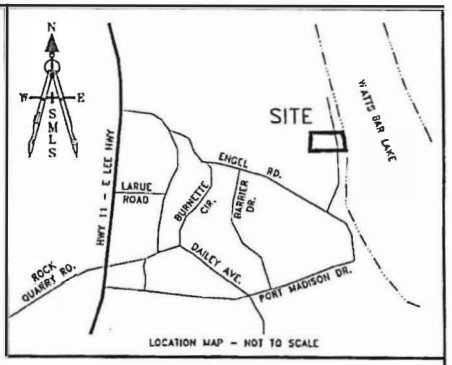
Date _____, 20____ _____ Owner

2. 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.

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

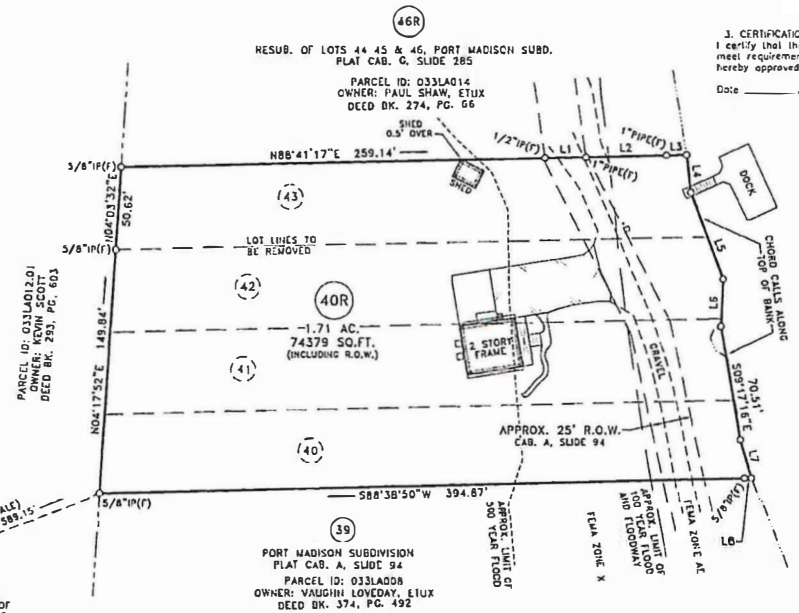


LOCATION MAP - NOT TO SCALE

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.

_____ Date
Environmental Specialist
Division of Ground Water Protection



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°00'19"E	25.12'
L2	N88°30'16"E	49.20'
L3	N88°30'16"E	12.40'
L4	S06°03'33"E	23.09'
L5	S20°13'01"E	56.38'
L6	S02°55'01"W	29.33'
L7	S15°36'50"E	24.63'
L8	S88°38'50"W	4.26'

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 an 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 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

50 0 25 50 100 200
GRAPHIC SCALE - 1"=50'

NOTES:
1.) 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 457-0448
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 TDOT GNSS REFERENCE NETWORK.
8.) UNLABELED CORNERS ARE CALCULATED UNMONUMENTED POINTS.

FLOOD INFORMATION FOUND IN:
LOUDON COUNTY-
FLOOD INSURANCE RATE MAP
F.I.R.M. PANEL NUMBER:
47105C0089D & 47105C0093D
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.

MATTHEW J. DAWSON REGISTERED LAND SURVEYOR TENNESSEE NO. 3050

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

SURVEY FOR
DISTRICT 1 COUNTY LOUDON CITY - WARD - STATE TN
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

SMLS SINCE 1979 39TH YEAR

SMOKY 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.

ITEM C

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	59	$39,884	$10,835,249	56	$ 31,007	$8,575,728	45	$25,780	$6,952,025	42
September	46	$25,191	$6,655,941	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	449	$286,560	$78,879,850	622	$389,724	$123,794,031	536	$370,165	$111,700,874	446

21 Single-family building permits issued for September, 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

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
October 15, 2019
Immediately following the Planning Commission Meeting

1. Call to Order;

2. Roll Call and Swearing In All Witnesses;

3. Approval of Minutes from September 17, 2019 meeting;

4. Planned Agenda Items;

   A. Special Exception to operate rodeo events, Applicants, Manuel Hernandez and J. Hernandez, Property Owners, William Waller Henry and Thomas G. Henry III, 10100 W. Lee Hwy., Tax Map 056 Parcel 003.00, A-2 Rural Residential District, Approximately 213.5 acres;

   B. Variance Request of 14' front setback, Applicant and Property Owners, Gary Mealer and Rachel Hartline, 3900 Hines Valley Rd., Tax Map 009 Parcel 186.01, R-1 Suburban Residential District, Approximately 2.5 acres;

   C. Special Exception to operate a malt processing facility, Applicant, Cory Vineyard, Property Owner, Charlessa Swaney, Carpenter Loop Rd., Tax Map 059 Parcel 75.02 & 75.03, A-1 Agricultural-Forestry District, Approximately 11 acres;

   D. Special Exception, private recreation facility, you pick farming and special events, Applicant and Property Owner, Jordan Atkins, Bird Rd., Tax Map 006 Parcel 083.00, A-2, Rural Residential District, Approximately 15.8 acres;

   E. Variance request to extend accessory building into front yard, Applicant and Property Owner, Ricardo Mejia, 1114 Outer Dr., Tax Map 015B Group B Parcel 001.00, R-1 Suburban Residential District, Approximately 0.46 acres;

   F. Variance Request of 2' each side setback, Applicant, Mindy Graves, Property Owners, Jackie C. and Patricia Lawson, 4845 Hickory Creek Rd., Tax Map 006 Parcel 083.01, A-2, Rural Residential District, Approximately 1.09 acres;

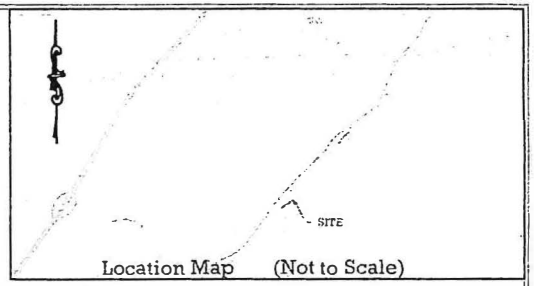
5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

7. Adjournment

Final Plat of the Henry Property

A Survey for William Henry & Thomas Henry: Dividing Lot 1 from the Property Described as Tract 1 in Deed Book 399, Page 326, a Parcel of Land Lying in the Fourth Civil District of Loudon County, Tennessee.



Location Map (Not to Scale)

LEGEND

●	PROPERTY CORNER FOUND		GRAVEL/DIRT ROAD	———	PROPERTY LINE
○	5/8" REBAR W/ CAP SET		ASPHALT	———	ROW LINE
△	CALCULATED POINT (NOT SET)		CONCRETE	— — —	ADJACENT PROP. LINE
IRF	IRON ROD FOUND		BUILDING	- - - -	FENCE LINE
IRS	IRON ROD SET				

SURVEYOR'S NOTES

1. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. PROPERTY SUBJECT TO ANY ADDITIONAL EASEMENTS OR RIGHT OF WAYS; PUBLIC, PRIVATE, OR UTILITY, EITHER WRITTEN OR IMPLIED, WHICH MAY EXIST
2. UTILITIES SHOWN FROM FIELD EVIDENCE (EVIDENT ABOVE GROUND UTILITIES). NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES.
3. PROPERTY ADDRESS IS LEE HIGHWAY.
4. FIELD WORK PERFORMED JUNE 7, 2019.
5. PROPERTY ZONED A2 "RURAL RESIDENTIAL" DISTRICT:
   PRINCIPAL BUILDING SETBACKS - 40' FRONT, 20' SIDE (SINGLE STORY - ADD 5' EACH ADD. STORY), 30' REAR
   ACCESSORY BUILDING SETBACKS - 40' FRONT, 5' SIDE AND REAR
   AGRICULTURAL ACCESSORY BUILDING - NO REQUIRED SETBACKS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all right-of-way, streets, alleys, walks, easements, parks and other open sections to public or private use as noted.

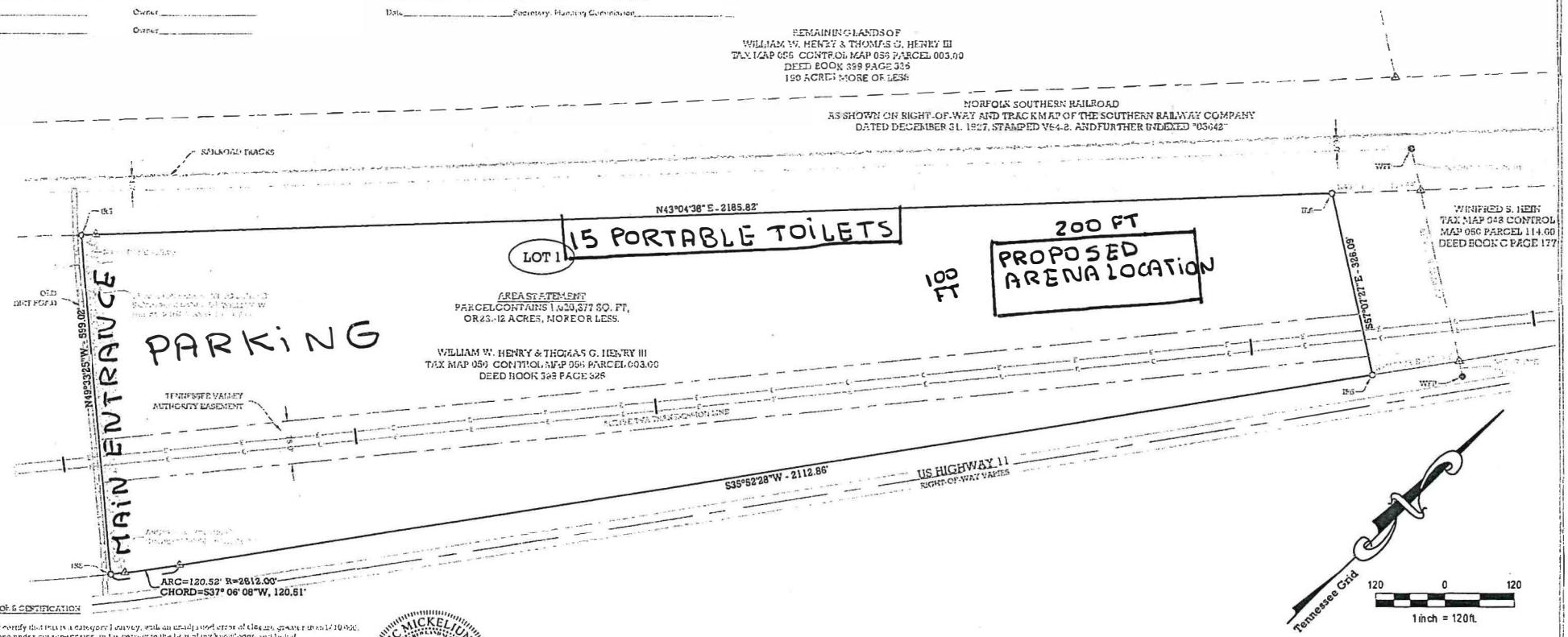
Date_____ Owner_____

Date_____ Owner_____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the planning commission, and that it has been approved by that body for recording in the office of the county register.

Date_____ Secretary, Planning Commission_____



Scale: 1"=120'

SURVEYOR'S CERTIFICATION

I hereby certify that this is a category I survey, with an unadjusted error of closure greater than 1/10,000. It was done under my supervision and is correct to the best of my knowledge and belief.

This survey is in compliance with the current minimum standards of practice.
Measurements were made using Trimble SI 5360 GNSS unit, and Topcon total station.

July 2, 2019
Eric Mickelianas, PLS 3148
522 E. Parker St.
Sioux, TN 37825
(402)849-3376

ERIC MICKELIUNAS
TENNESSEE NO. 3148

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Blount County Planning Commission and that the monuments have been placed as shown hereon in the specifications of the Blount County Subdivision Regulations.

Date_____ Registered Surveyor_____

ITEM A

DETAILS ON 10100 W. LEE Hwy -RODEO EVENTS.

This property is about 24 acres located on W. Lee Hwy in Loudon TN which we are planning to use for Rodeos. These events are family oriented entertainment and take place from April to October on Saturdays only from 3PM-11PM. They will be very similar to the Red Gate Farms Rodeo events. We have 3 years' experience in this type of business. We do Rodeos at the Red Gate Farms, also we have done rodeos at the Chilhowee park in Knoxville, and Loudon Municipal Park (where the Mayor has attended to our events). We are co-owners and have a business license of the company named Rancho La Reserva in Loudon.

The arena is rectangular in shape with 100x200 feet in dimensions. It will be placed on the east side of the property and at this time will be outdoors but eventually to be covered.

The bleachers where the spectators are going to be will be located around the arena.

The trailers for the animals will be located next to the arena and there will be a 10x15 feet pin where the bulls will be placed connected to the arena.

Ample parking will be provided at the left side of the property. We are considering utilizing 10 to 15 acres for parking. There will be no concrete or asphalt.

The main entrance will be located at the west side of the property.

We will have 10 bulls per rodeo.

We are expecting between 500 to 2,000 spectators whom most of them will be spending the night at the hotels around the area and eating in restaurants in the area as well.

Security: We will have 12 security guards and police officers from Loudon county will be hired for additional security

Food: We will have food vendors

Life music bands and a clown for entertainment.

DocuSign Envelope ID: 72ADC889-A55D-4769-AD65-CC900F1566A0

ITEM A

10/06/2019

Walter Henry
7505 Lee Highway
Loudon, TN 37774

To Whom it may Concern,

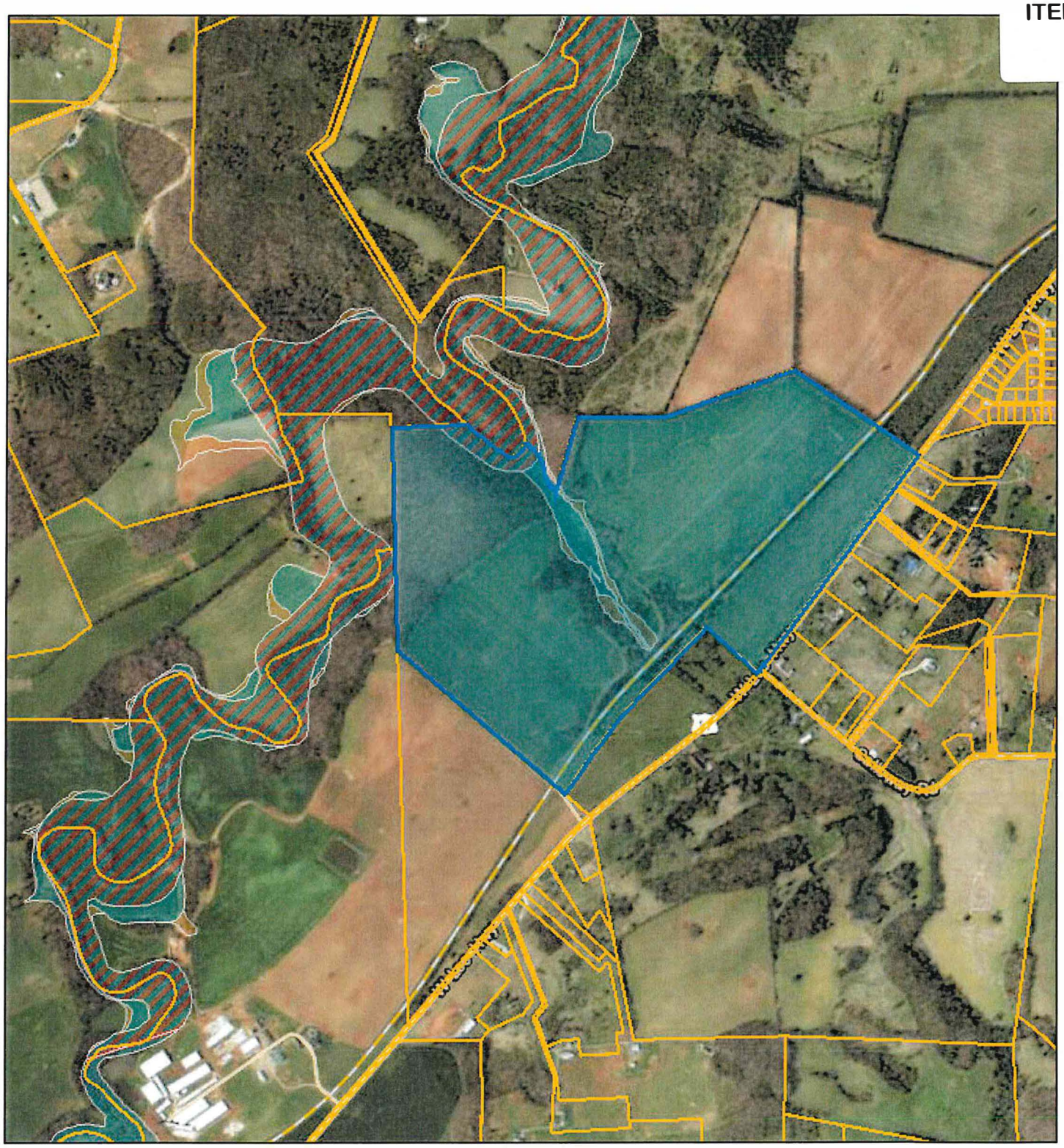
I am the owner of property located in Loudon County, TN (Tax parcel: 056 003.00). I hereby give permission for Emanuel Hernandez and/or his representatives to pursue receiving any and all government approvals necessary to conduct a rodeo business on this property in the area depicted by the survey.

Sincerely,

DocuSigned by:
776788125CCA455...
Walter Henry

Loudon County - Parcel: 056 003.00

ITEM A

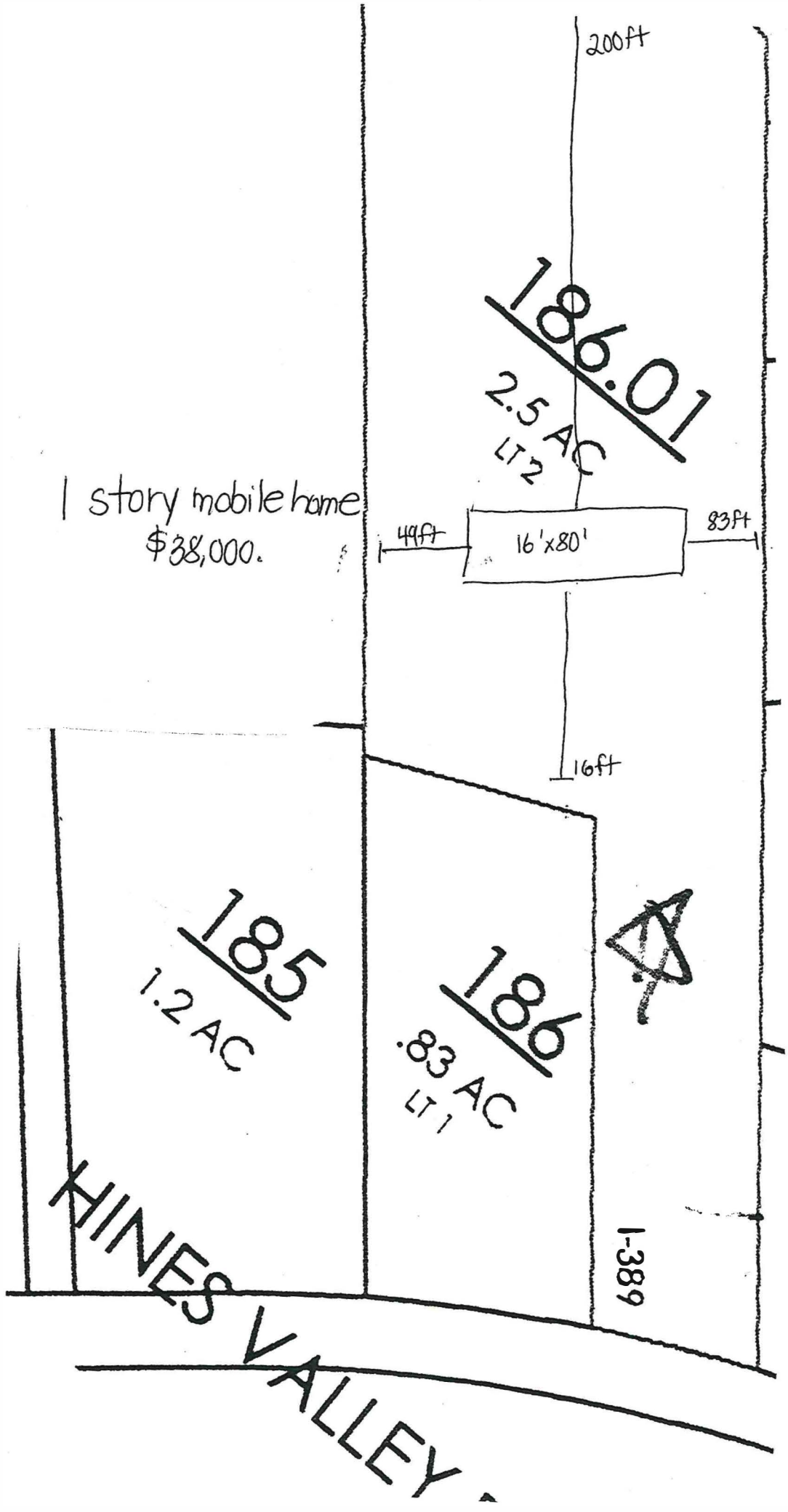


Date: October 8, 2019
County: Loudon
Owner: HENRY WILLIAM WALLER &
Address: LEE HWY W
Parcel Number: 056 003.00
Deeded Acreage: 213.49
Calculated Acreage: 213.49
Date of Imagery: 2015

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

ITEM B


200ft
186.01
2.5 AC
LT 2
1 story mobile home
$38,000.
49ft
16'x80'
83ft
16ft
185
1.2 AC
186
.83 AC
LT 1
I-389
HINES VALLEY

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 or private use as noted.

5-27-16 Chris Clemmer
Date Owner

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.

12/11/15 Daniel P. Humphreys
Date Registered Surveyor

CERTIFICATION OF STREETS

I certify that the streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

5/15/16 Eddie Lampley
Date Road Engineer/Highway Commission

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.

5-31-16 Randall McKay
Date Secretary, Regional Planning Commission

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I certify that the water system installed, or proposed for installation, fully meets the requirements of the Tennessee State Health Department, and is hereby approved as shown.

1/15/16
Date City or County Health Officer, or his Authorized Representative

CERTIFICATION 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

01/15/2016 Jennifer Ellis
Date E-911 Agency

LENOIR CITY UTILITIES BOARD DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THIS USE AND ANY BENEFIT WHERE THERE ARE EXISTING FACILITIES.

CERTIFICATE OF SUBSURFACE DISPOSAL

"Approval is hereby granted for lot [illegible] on Christopher Clemmer Property in Loudon County, Tennessee, as being suitable for subsurface sewage disposal (only with the kind of attached establishments. Prior to any construction of a structure, suitable as presented, the plans for the exact sewage disposal system must be approved and a soil permit issued by the Division of General Water Pollution Control. Water taps, if available, underground cisterns and dug sewage should be located as the sole property lines unless otherwise noted. Cutting, filling or alterations of the soil may alter this and the approval."

Aaron Sullivan ESD 5-23-16
Environmental Specialist Date

Lot [illegible] is approved under the Authority of T.C.A. 68-221-202(c) for subsurface sewage disposal. Water supply structure, driveway and utility locations outside the middle third area are to be recommended a minimum consisting of three bedrooms.

Lot [illegible] has not been evaluated pursuant of this plat approval

CERTIFICATION OF SURVEY

I certify that I have surveyed the property described hereon and that the survey is true and correct and that all buildings, easements, and/or improvements are located as shown hereon. I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1: 20,000 as shown hereon.

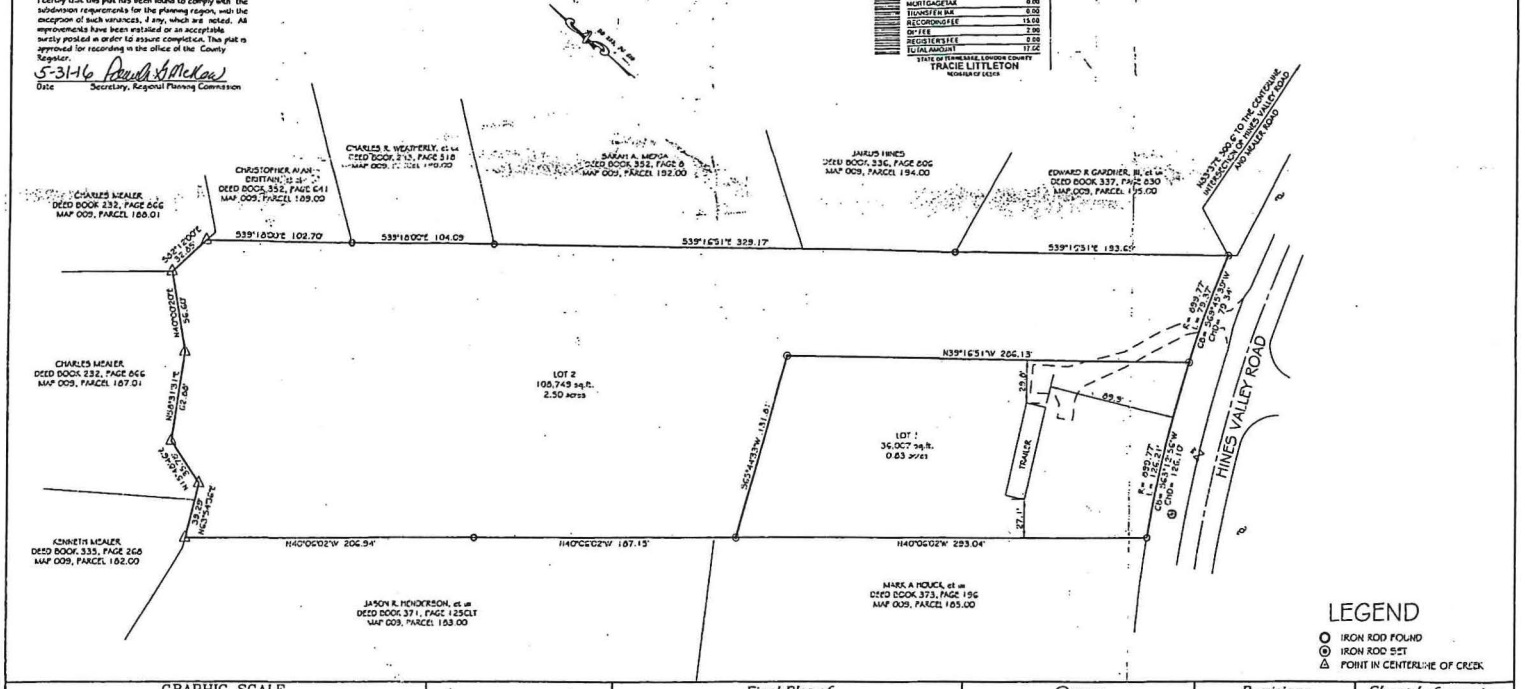
12/11/15
DANIEL P. HUMPHREYS R.L.S. DATE
Tenn. Reg. No. 2060

DANIEL P. HUMPHREYS — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE — 12/11/15 — NO. 2060

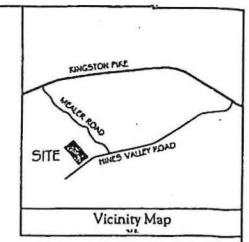
NOTES:

1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND/OR ANY INDIVIDUAL UTILITY AUTHORITIES BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY THE TENNESSEE ONE CALL SYSTEM. WE DO NOT GUARANTEE THE ACCURACY OF THE LOCATIONS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. CLT MAP 009, PARCEL 186.00
3. DEED REFERENCE: DEED BOOK 316, PAGE 291
4. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
5. EXISTING ZONING = R-1 BUILDING SETBACKS ARE AS FOLLOWED: FRONT-30', REAR-25', SIDE-15'

BK/PG: CAB-U389-389
16004257
PRE-FAILURE PLAT
TRACIE BATCH: 122220
06/02/2016 - 12:03:02 PM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 15.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 17.00
STATE OF TENNESSEE, LOUDON COUNTY
TRACIE LITTLETON
REGISTER OF DEEDS



LEGEND
- IRON ROD FOUND
- IRON ROD SET
- POINT IN CENTERLINE OF CREEK



Vicinity Map
n.t.s.

GRAPHIC SCALE
200 0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

BEGINNING POINT LAND SURVEYING
234 Ladd Ridge Road
Kingston, TN. 37763
PH. (865) 696-4613

Final Plat of
Christopher J Clemmer Property
Hines Valley Road
5th Civil District, Loudon County, Tennessee

Owner
Christopher Clemmer
905 West Broadway
Lenior City, TN 37771
865-313-0365

Revisions

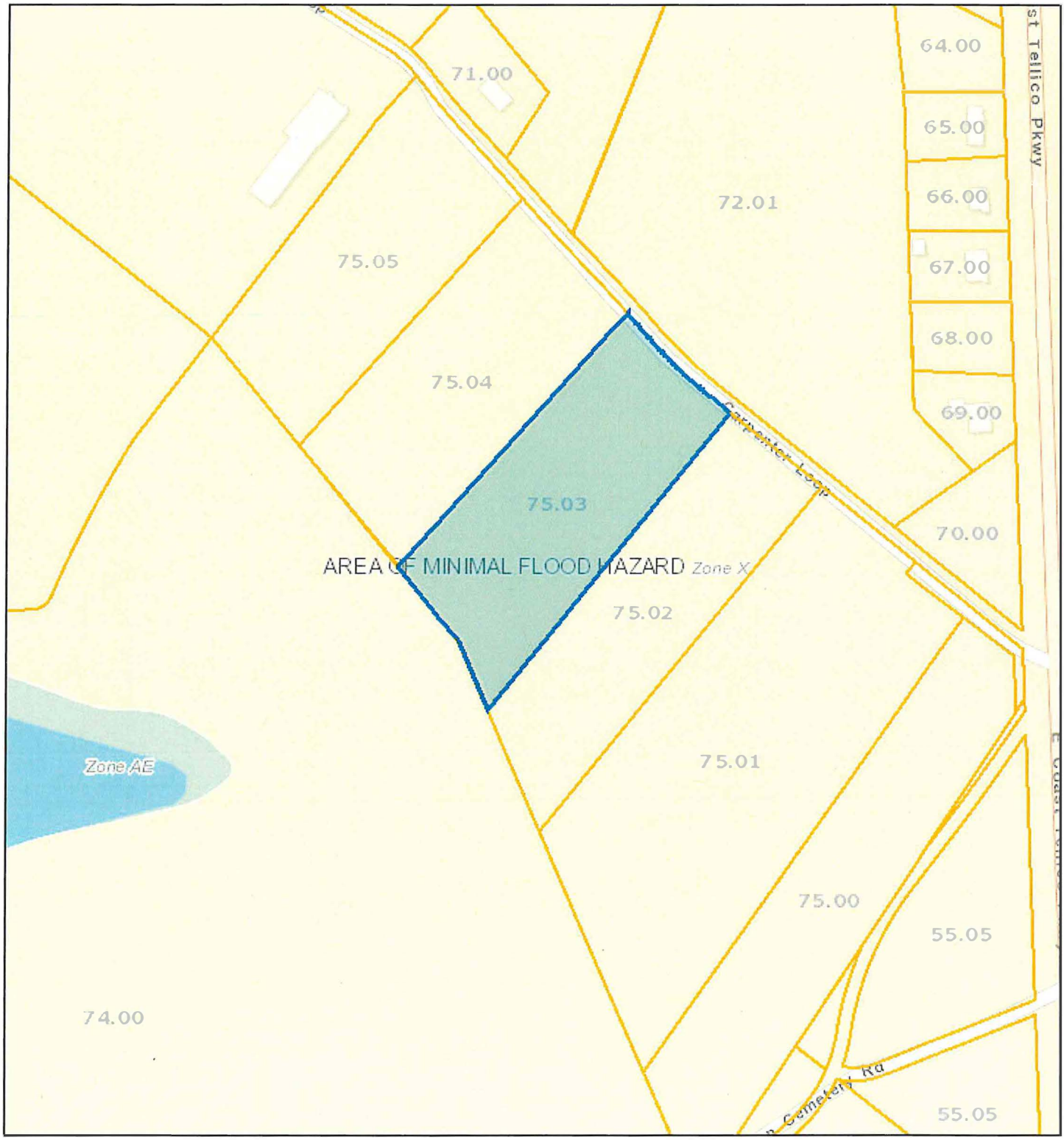
#	Date	Comments

Sheet Information
Deed Book: ____ Page: ____
Plat Cabinet: ____ Slide: ____
CLT Map: ____
Drawn by: ____ Job: ____ File: 20150564
Checked by: ____ Date: 12/11/15
Sheet # ____ of ____

ITEM B

Loudon County - Parcel: 059 075.03

ITEM C



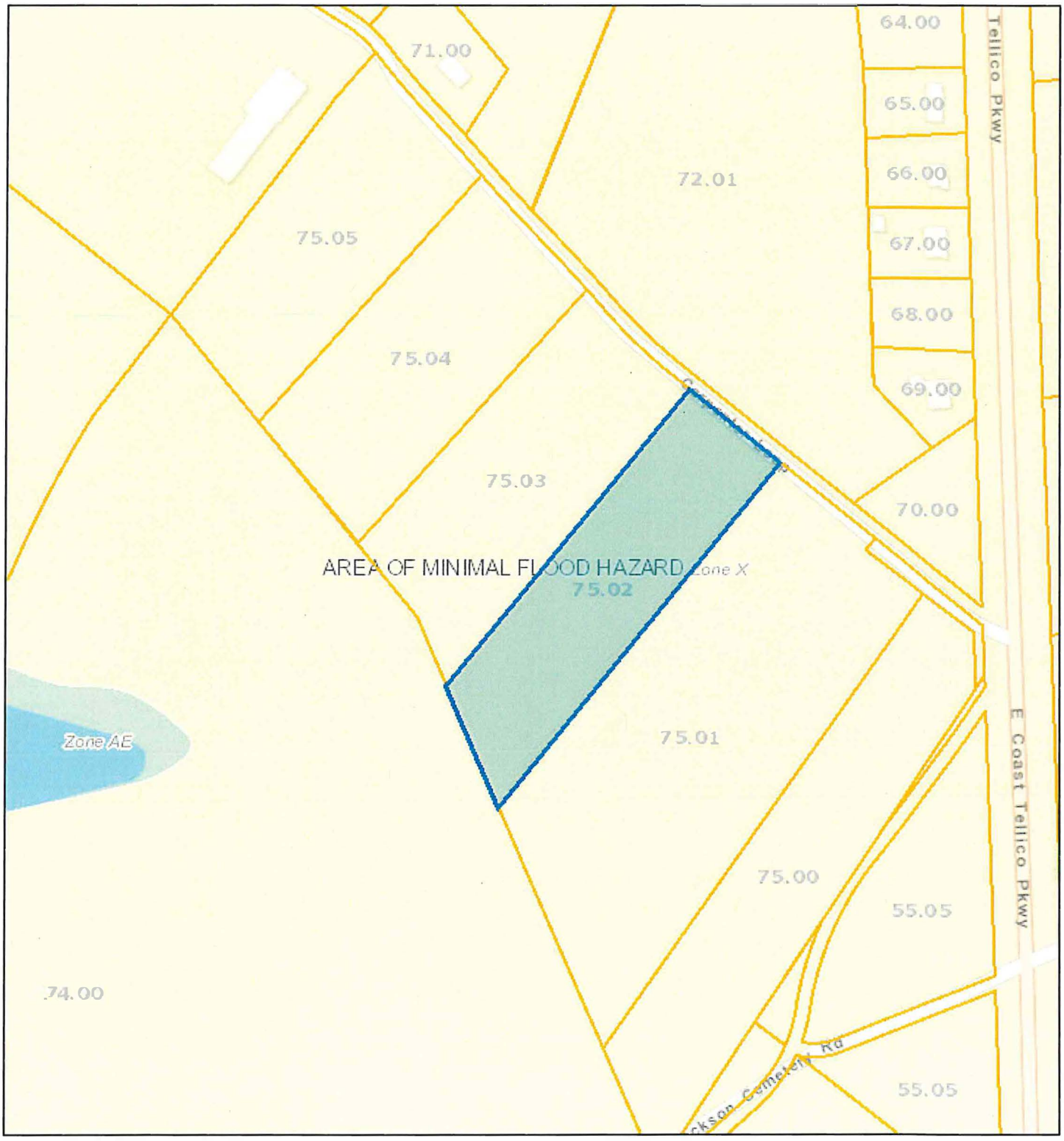
Date: September 6, 2019
County: Loudon
Owner: SWANEY CHARLESSA
Address: CARPENTER LOOP RD
Parcel Number: 059 075.03
Deeded Acreage: 5.77
Calculated Acreage: 5.77
Date of Imagery: 2015

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

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

ITEM C

Loudon County - Parcel: 059 075.02



Date: September 6, 2019
County: Loudon
Owner: SWANEY CHARLESSA
Address: CARPENTER LOOP RD
Parcel Number: 059 075.02
Deeded Acreage: 5.24
Calculated Acreage: 5.24
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

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

Craft Floor Malting Overview

Cory Vineyard

ITEM C

What is Craft Floor Malting?

- Value-added agricultural process.
- The “old fashioned” way of tricking small grains into a controlled germination to release enzymes and starches that are needed for the brewing and distilling process.
- Mainly done with 3 grains
  - Barley, Wheat, Rye
- Consists of three parts
  - Steeping
  - Germination
  - Kilning

ITEM

Steeping

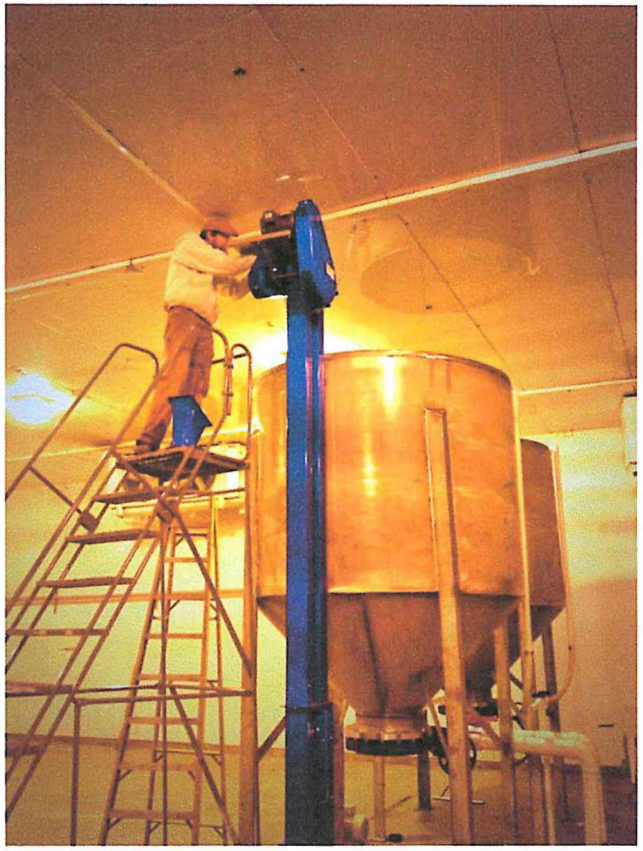
- Consists of saturating the grain until the moisture inside the kernel is approximately 45%.
- This is accomplished by alternating 8-10 hour cycles of saturating and air drying the grain.

Usually start out with a tank of this size.

ITEM C

Steeping

Work your way up to multiple, bigger tanks.



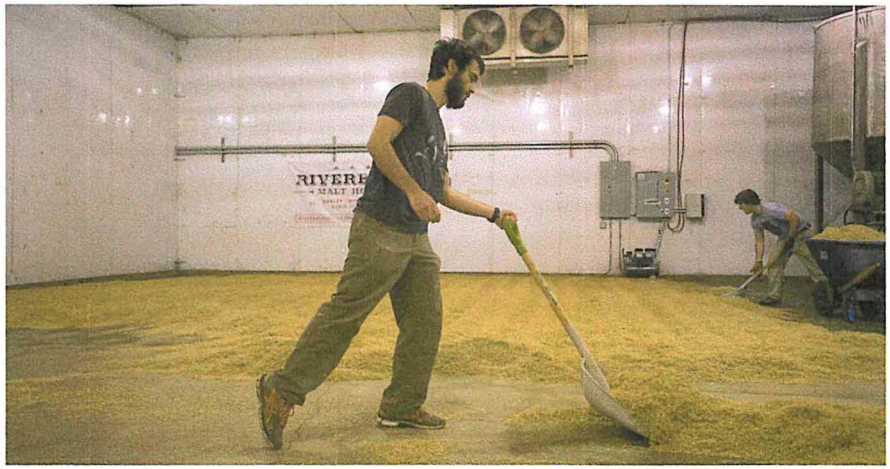
ITEM C

Germination

- When the grain reaches the required moisture, it is laid out on the floor to germinate.
- This part of the process takes between 4-6 days.
- Grain must be manually turned by shoveling or raking every 8 hours.

ITEM C

Germination

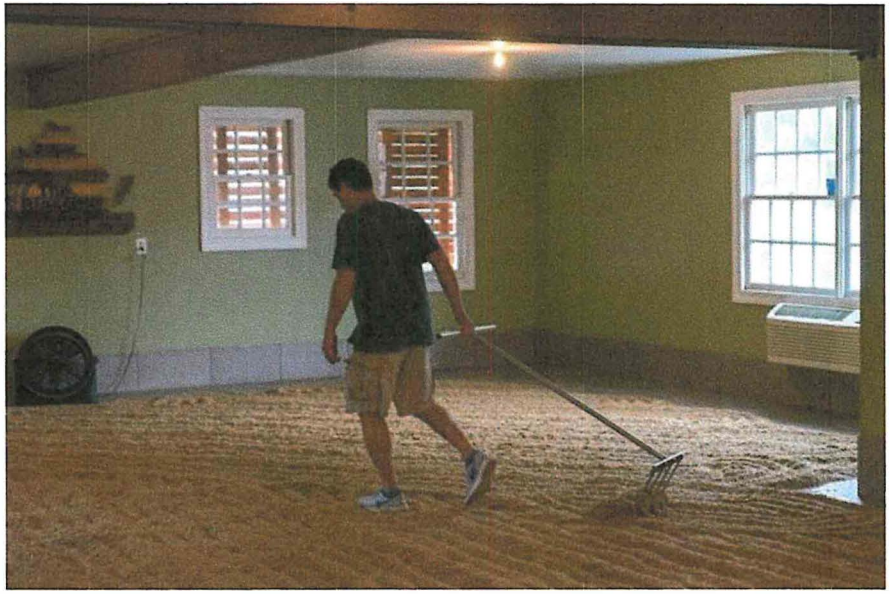


ITEM C

Germination

ITEM C

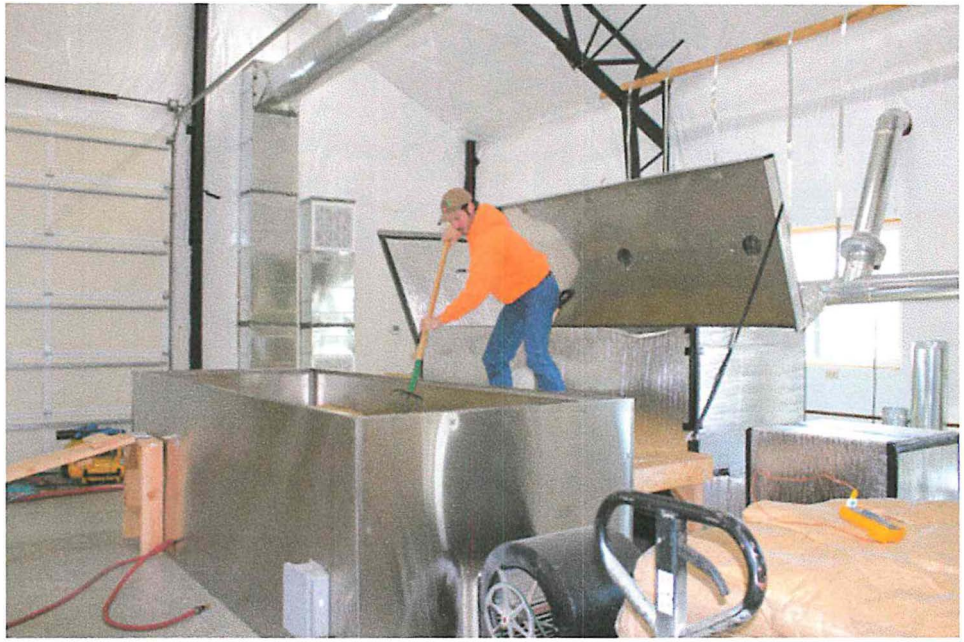
Germination



ITEM C

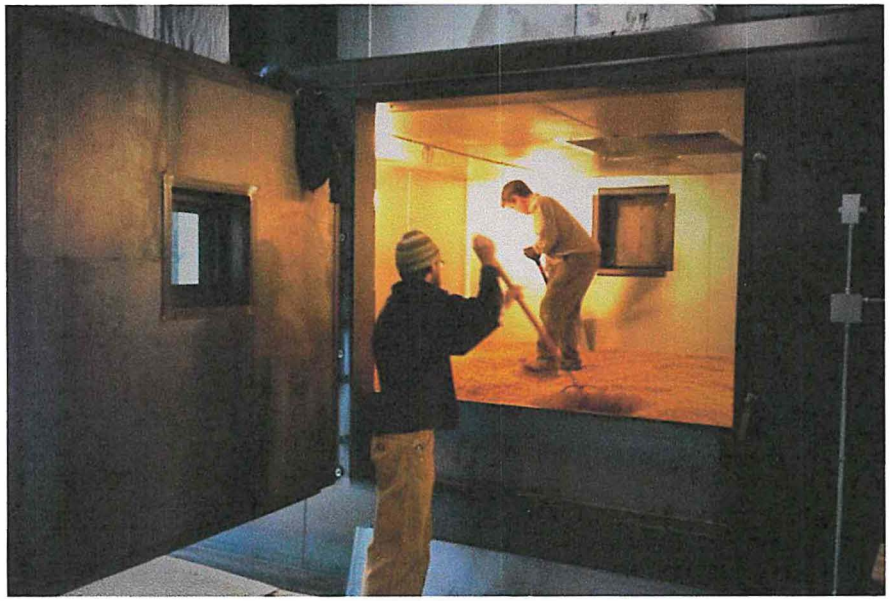
Kilning

- Drying process that takes the moisture from approximately 45% to 4-5%.
- Process consists of 3 phases
  - Free drying (High Airflow)
  - Forced Dry (Low Airflow, Heat)
  - Curing (High Heat)
- Flavor is developed during this phase using a mixture of heat and moisture.
- Kiln size depends on batch size.



ITEM C

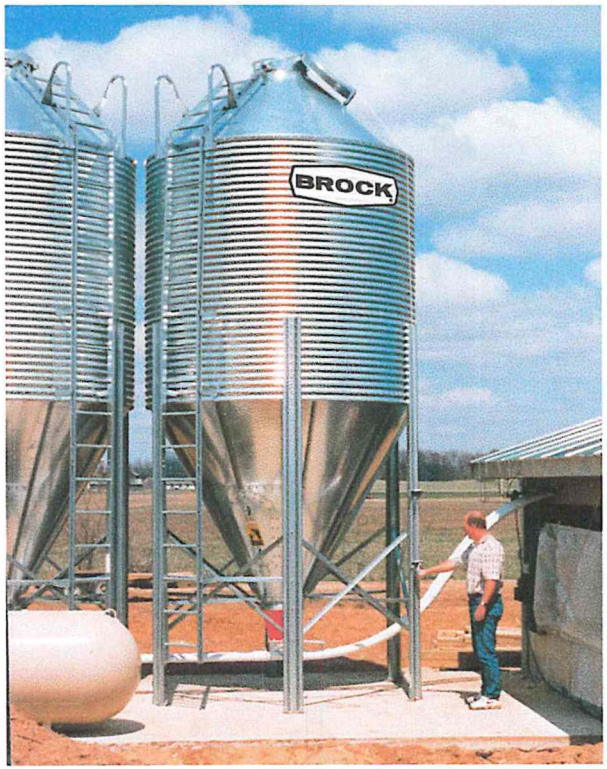
Kilning



ITEM C

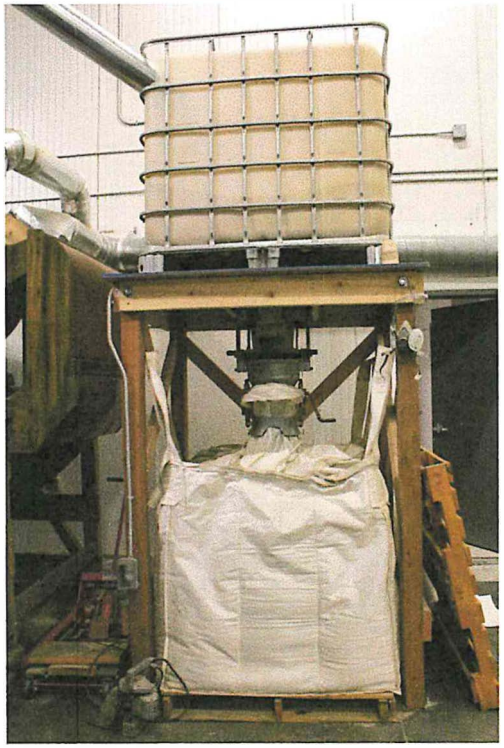
Additional sq. ft. needed for Grain Storage

OR

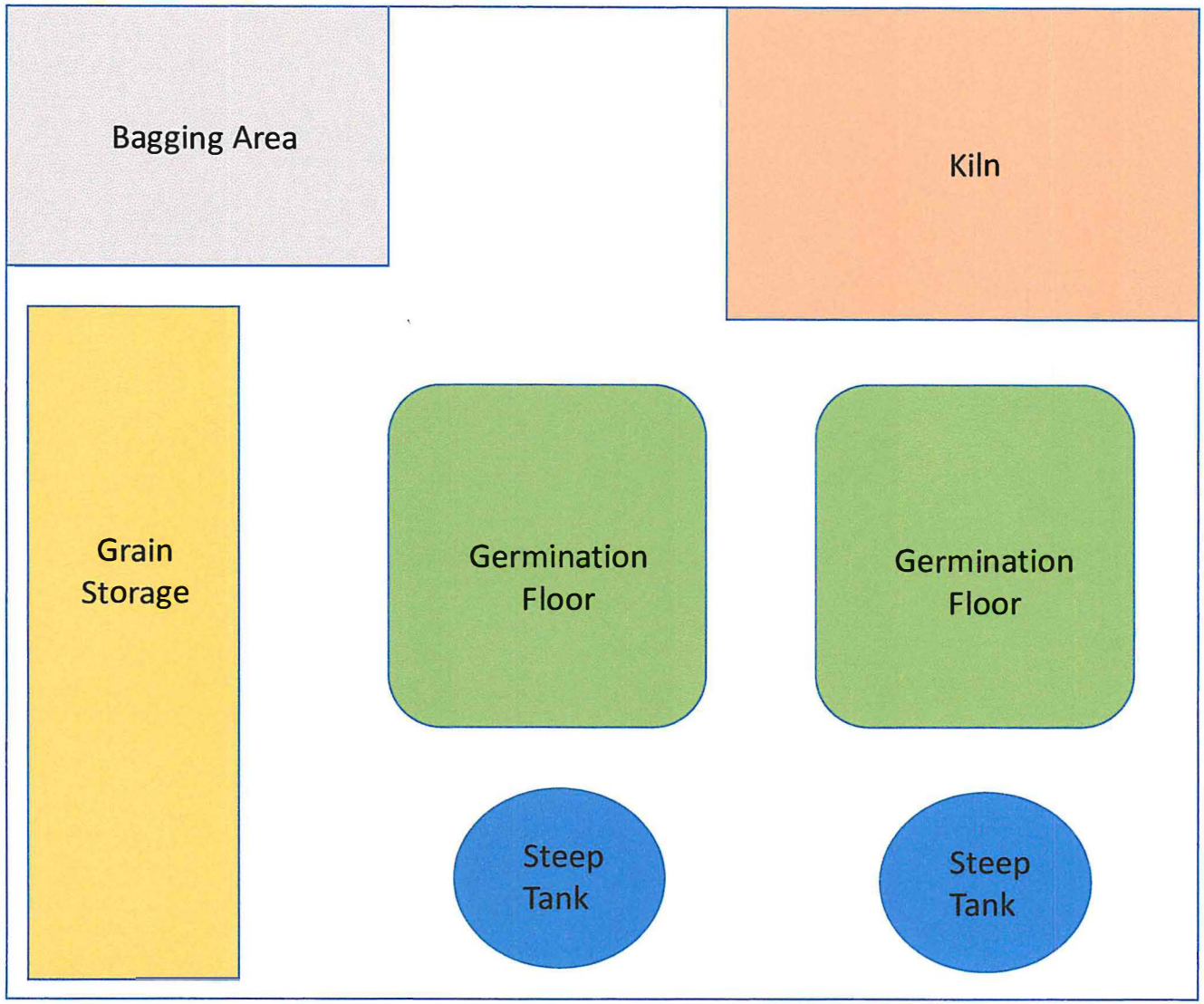


ITEM C

Additional sq. ft. needed for Grain Handling, Bagging, and Cleaning



ITEM C


Bagging Area
Kiln
Grain Storage
Germination Floor
Germination Floor
Steep Tank
Steep Tank

ITEM C

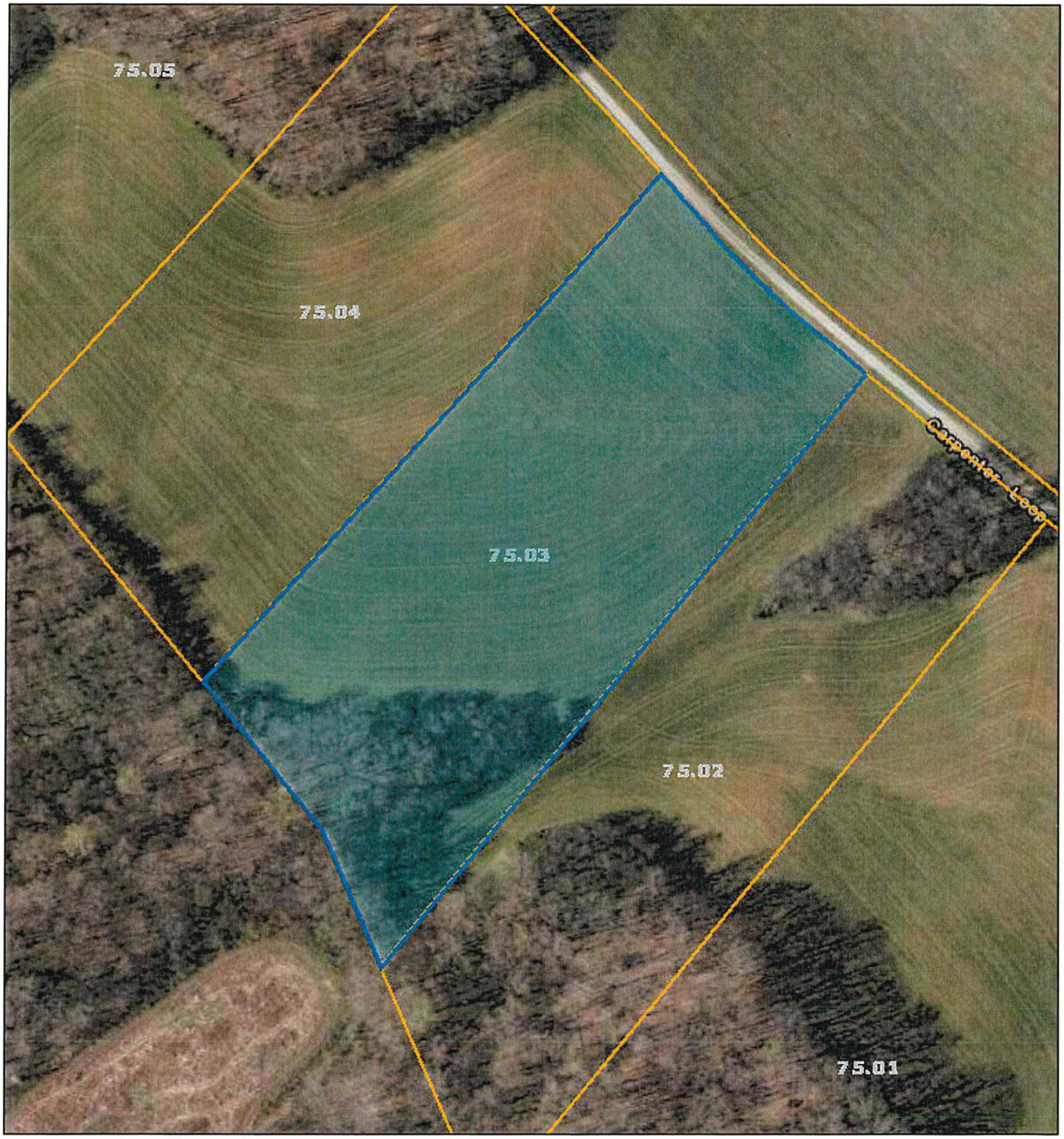
Why do this?

- Consumers want local!
- Closest malt house is in Asheville, North Carolina. Ten years ago, the closest malt house was in Wisconsin.
- A local malt house will introduce a new market to local farmers that has not been available to them in the past.
- Growing brewing and distilling industry in the surrounding area. 30 + breweries and distilleries in the greater Knoxville area.

ITEM C

ITEM C

Loudon County - Parcel: 059 075.03



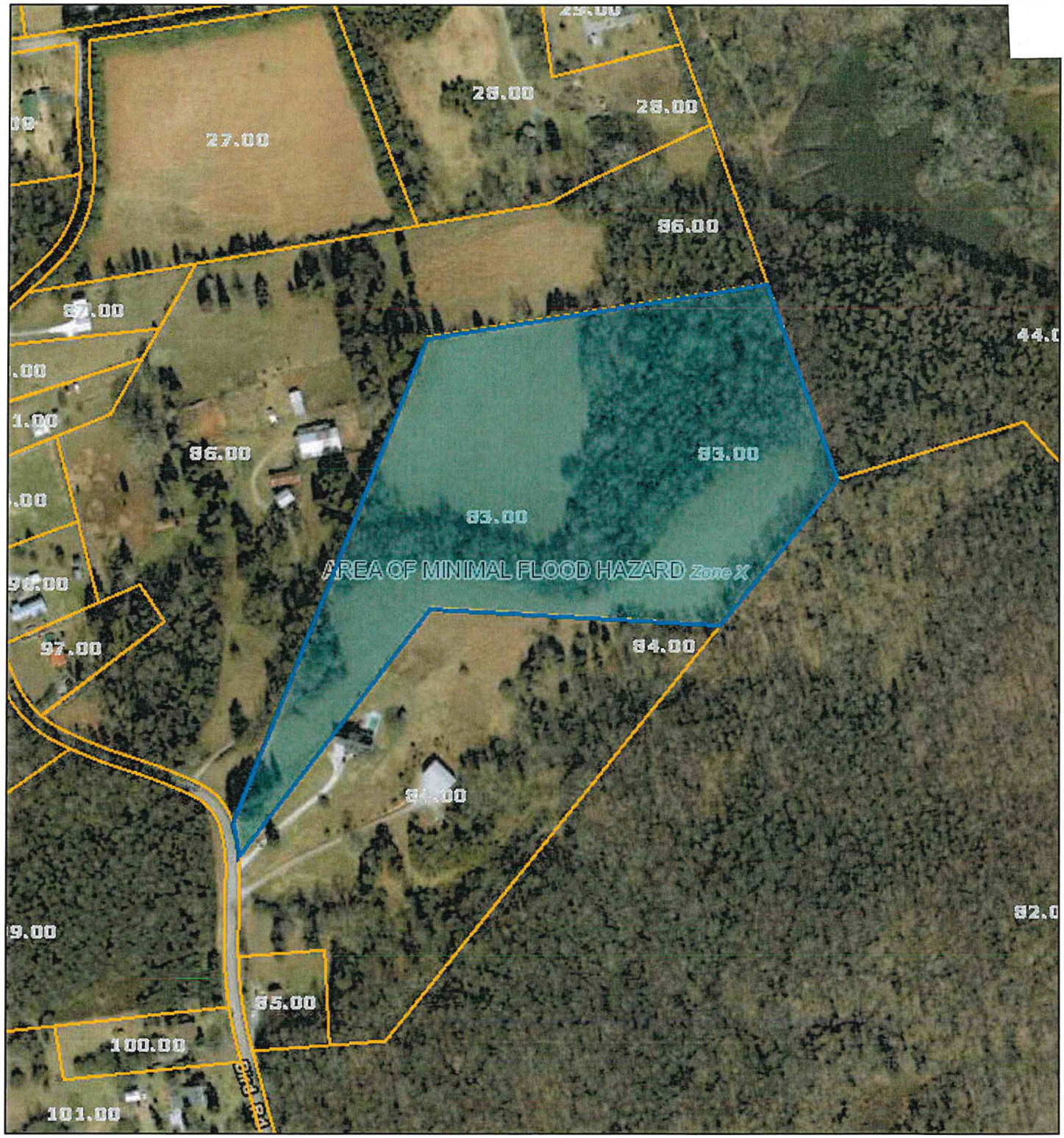
Date: September 5, 2019
County: Loudon
Owner: SWANEY CHARLESSA
Address: CARPENTER LOOP RD
Parcel Number: 059 075.03
Deeded Acreage: 5.77
Calculated Acreage: 5.77
Date of Imagery: 2015

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 byyour local countyAssessor's

Loudon County - Parcel: 006 083.00

ITEM D



Date: August 26, 2019
County: Loudon
Owner: GREEN RICHARD C ETUX
Address: BIRD RD
Parcel Number: 006 083.00
Deeded Acreage: 15.86
Calculated Acreage: 15.86
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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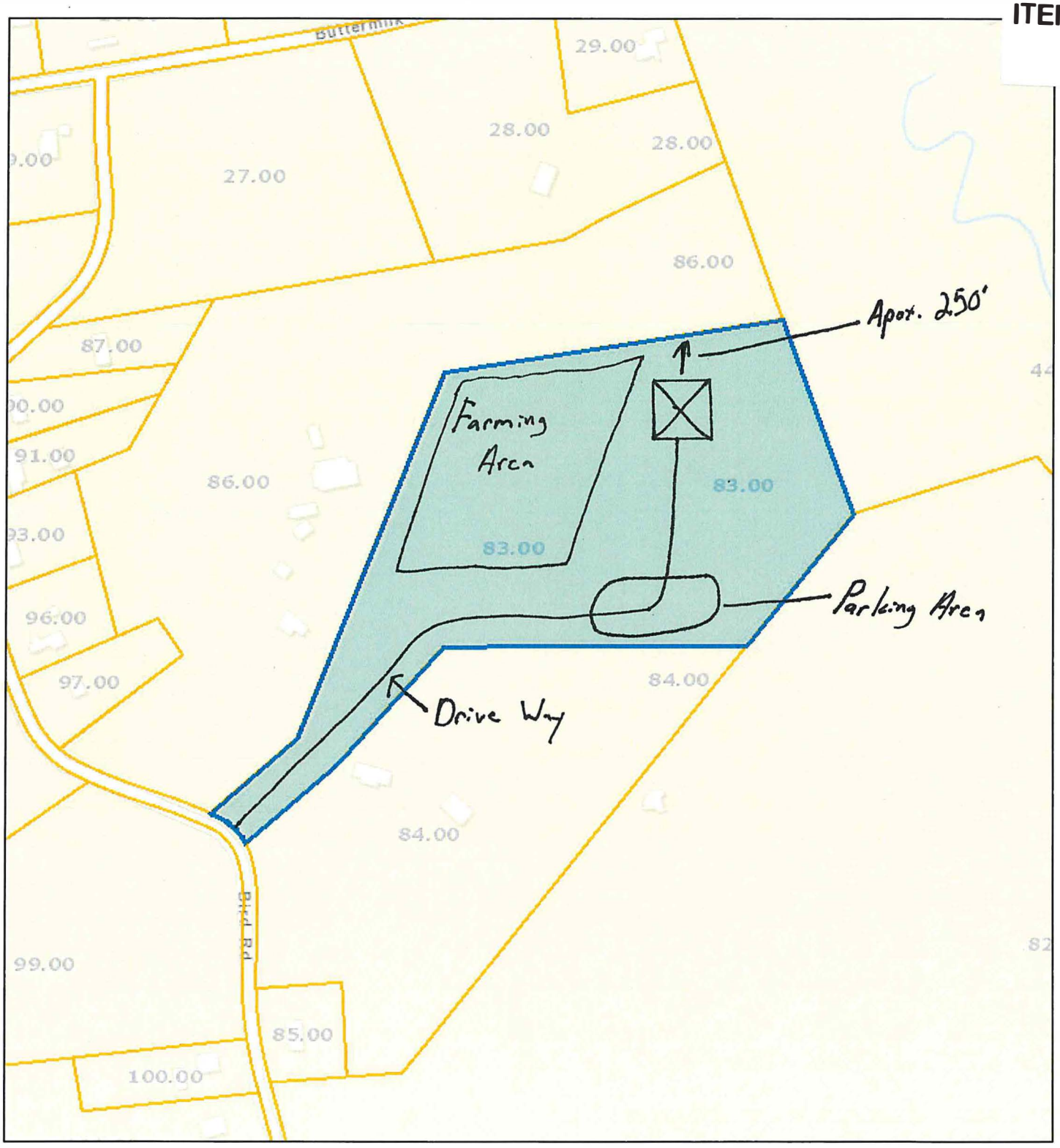
Loudon County - Parcel: 006 083.00

ITEM D



Date: October 7, 2019
County: Loudon
Owner: ATKINS JORDAN S ETUX JESSICA
Address: BIRD RD
Parcel Number: 006 083.00
Deeded Acreage: 15.86
Calculated Acreage: 15.86
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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ITEM D

Smith, Laura

From: Jatkins814 <jatkins814@aol.com>
Sent: Monday, October 7, 2019 1:02 PM
To: Smith, Laura
Subject: Jordan Atkins bird rd. Special exc.

Zoning Board Members,

My name is Jordan Atkins, I am 29 years old, a Loudon county native, married to my wife Jessica and a proud father of 2 children. What I am proposing is a private recreational facility on our farm that would allow us to host under 300 guest. The building itself would be a climate controlled barn like structure with a concrete floor and many windows overlooking our field. We will adhere to all building codes required for this facility, including adequate square footage and restrooms to accommodate up to 300 persons.

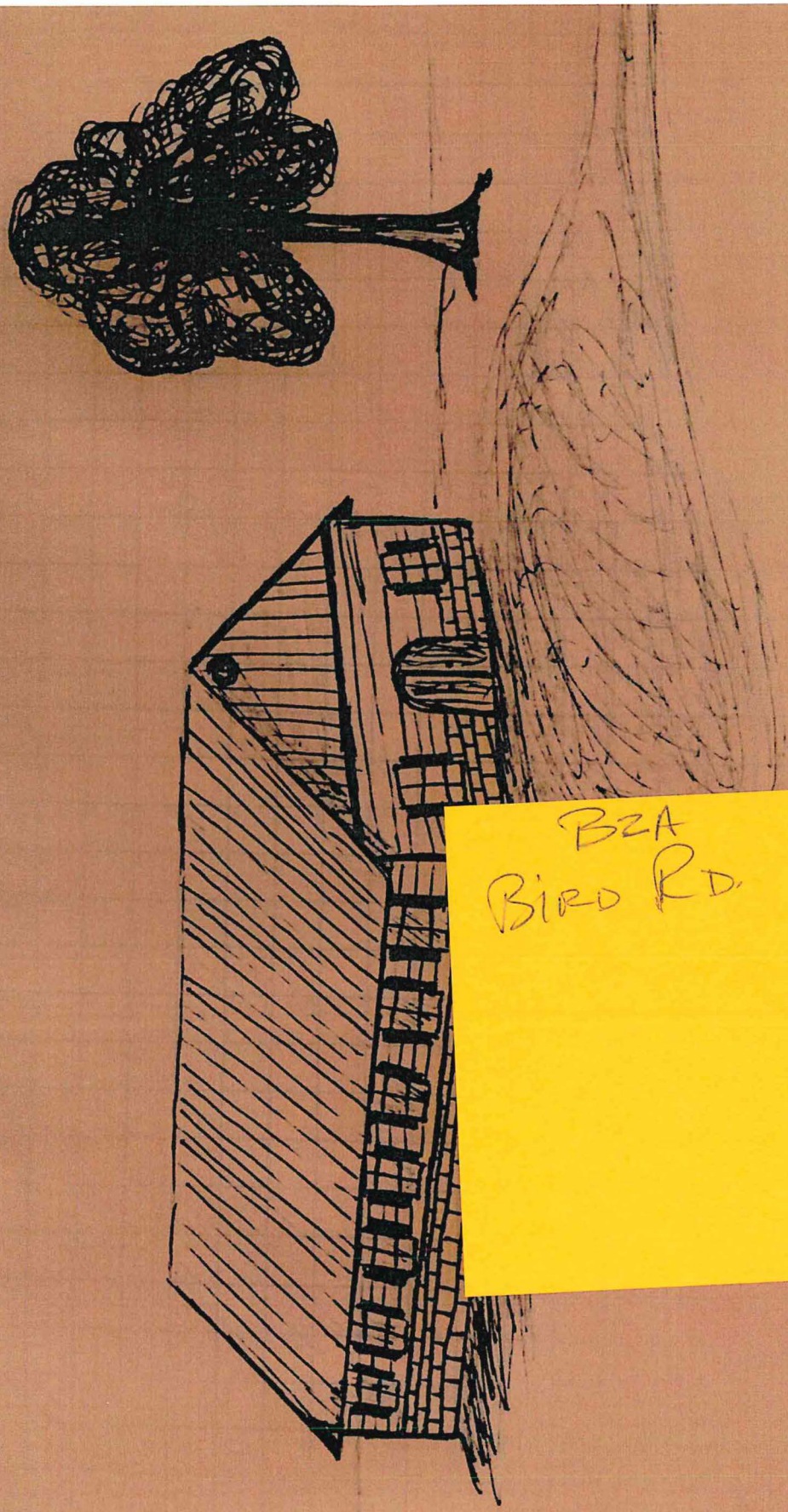
We would like to provide a facility that gives our customers the opportunity to host their special events on a working "you-pick" produce farm, where as guests would have the option to pick their own variety of fruits and vegetables among family and friends while attending their special event. These special events may include a family reunion in the early summer where guests could pick fresh strawberries or a wedding in the fall where guest may enjoy the ability to wander through our pumpkin patch. I believe the uniqueness of this facility would attract customers year round who desire a wholesome environment for any type of business or family function. This facility would be paramount to the sustainability of our family farm, as I can't be positive that without it we would have a large enough customer base to operate a full scale market-produce farm. I have already made a large purchase in buying more than $10,000 worth of planting equipment in preparation for next years growing season.

I would greatly appreciate the opportunity to build this facility and be able to provide a life for my family working on my farm for it has been a life long dream to do so. I am thankful for your time and attention to this matter and look forward to this months meeting.

Sincerely,

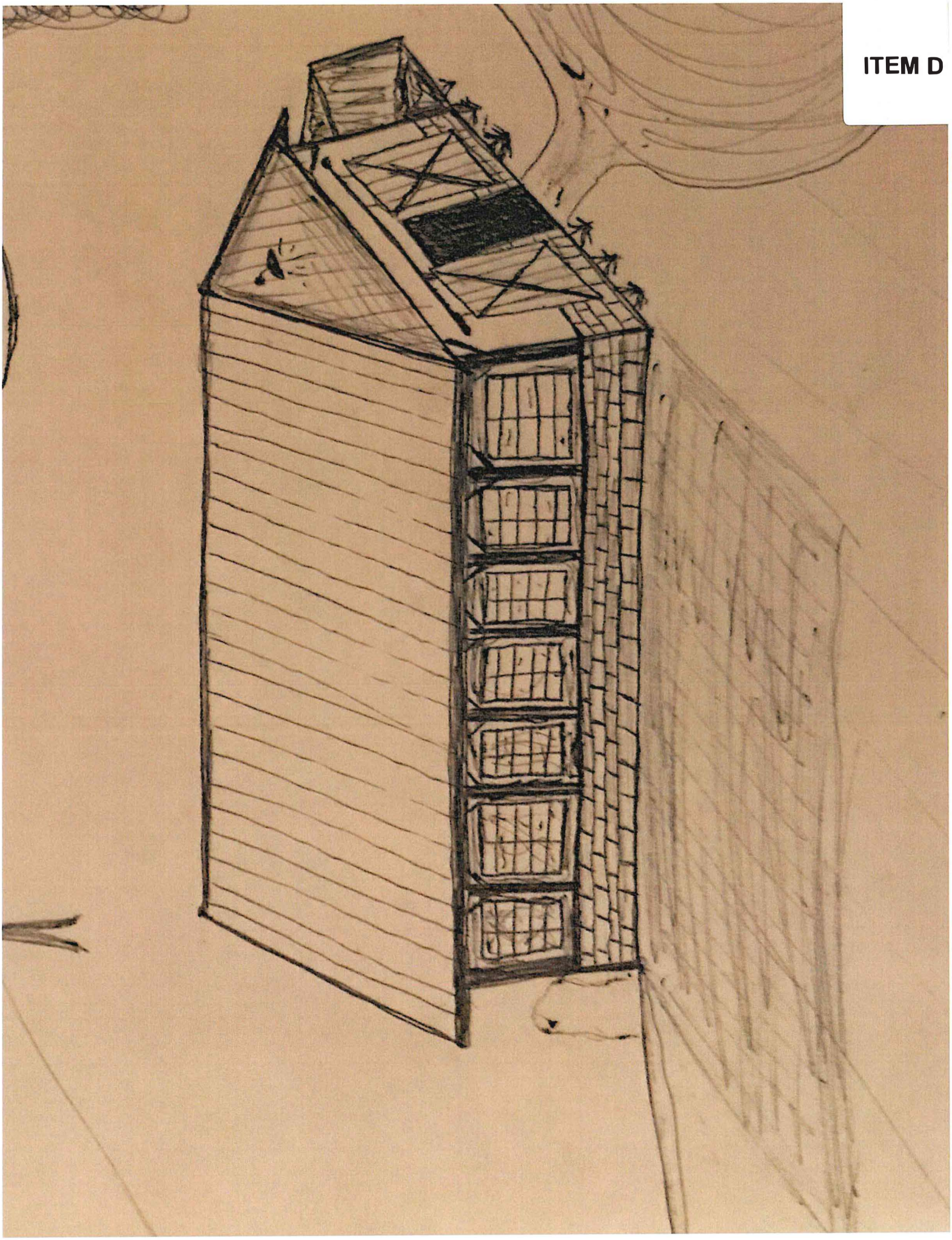
Jordan S. Atkins

ITEM D



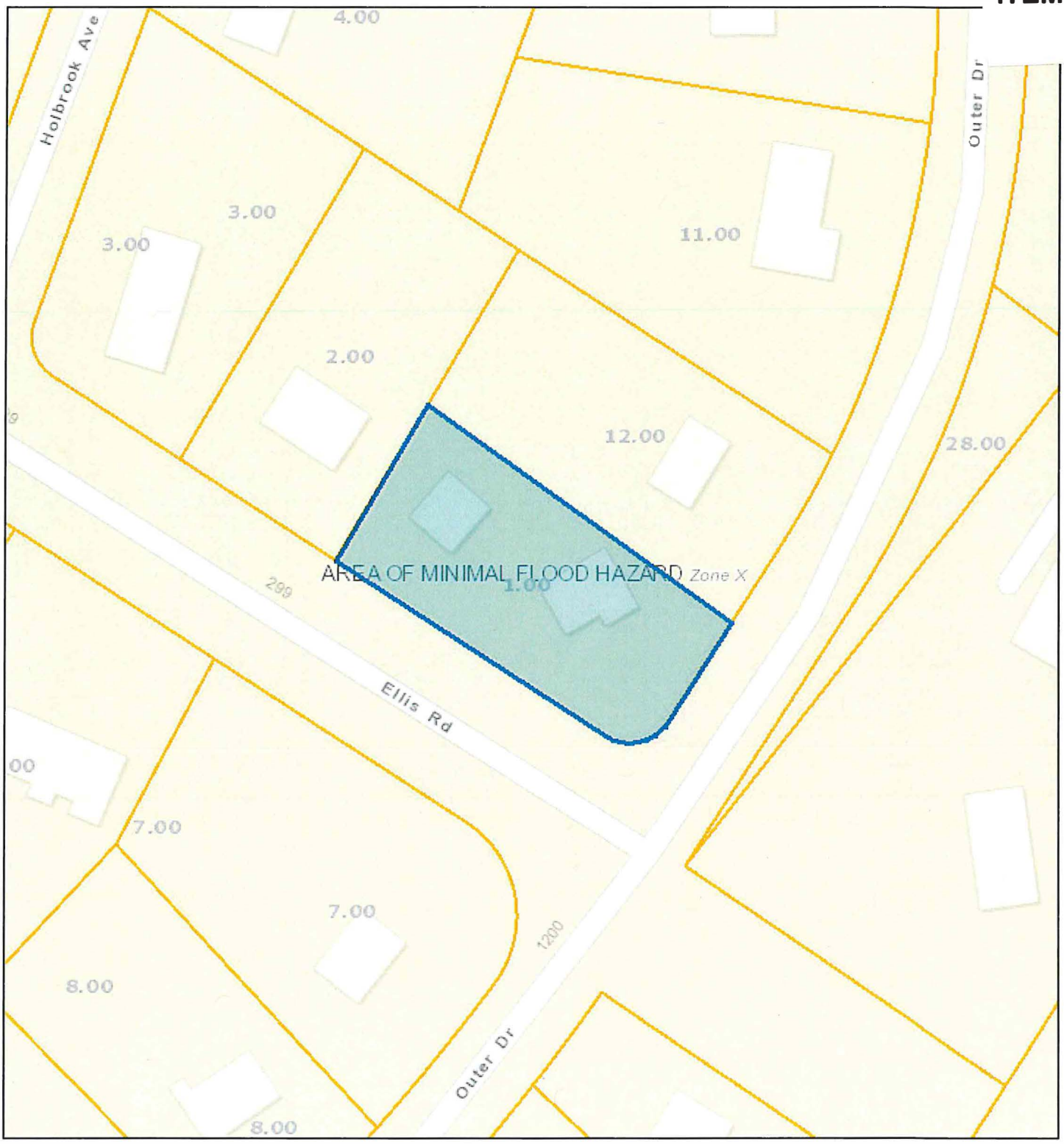
BZA
BIRD RD.

ITEM D



Loudon County - Parcel: 015B B 001.00

ITEM E



Date: October 7, 2019
County: Loudon
Owner: MEJIA RICARDO &
Address: OUTER DR 1114
Parcel Number: 015B B 001.00
Deeded Acreage: 0
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

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

Loudon County - Parcel: 015B B 001.00

ITEM E

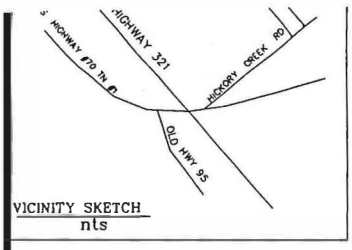
Date: October 7, 2019
County: Loudon
Owner: MEJIA RICARDO &
Address: OUTER DR 1114
Parcel Number: 015B B 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

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

ITEM E

ITEM F



Subject to any and all restrictions, conditions, planning commission requirements, easements, if applicable, affecting the land.

I certify that this survey meets the minimum standards for the State of Tennessee, that on the date shown, I made an accurate survey of the premises using the latest recorded deed.

Utilities (electrical, communications, water) along Hickory Creek Road(not located.)

LAND SUBDIVIDED 10.7 ACS
One Lot Created
Two Lots Total

Parcel 145, Map 6
Deeds 328\342

Zone A2
Building S/B Front 40'
Rear 30'
Side 20'

Utility & Drainage easements 12' along front lot 5 feet along side and rear lot lines.

Certification of public water supply System

I certify that the public water supply installed or proposed for installation fully meets the requirements of the State Health Department.

08/13/2019
date

Health Department/ Ground Water Protection

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Regional County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Loudon County Subdivision Regulations.

8-8 2019
date

Registered Surveyor

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, walks, alleys, park or other public ways and open space to public use as noted.

8-12-19 2019
date

Owner(s) Owner(s)

Certificate of Approval of Street Names and Addresses

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

8/12 2019
date

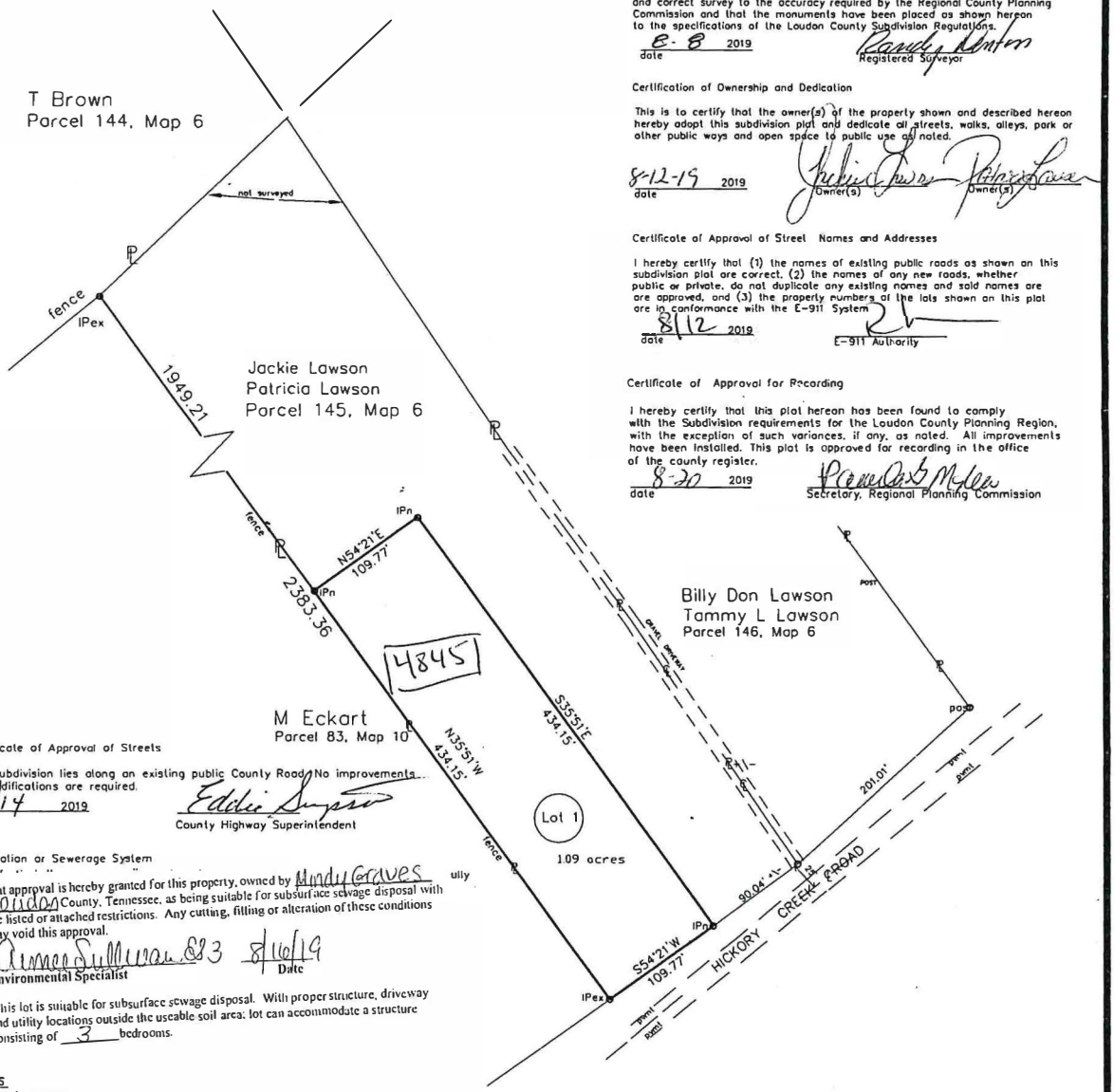
E-911 Authority

Certificate of Approval for Recording

I hereby certify that this plat hereon has been found to comply with the Subdivision requirements for the Loudon County Planning Region, with the exception of such variances, if any, as noted. All improvements have been installed. This plat is approved for recording in the office of the county register.

8-20 2019
date

Secretary, Regional Planning Commission



Certificate of Approval of Streets

The subdivision lies along an existing public County Road/No improvements or modifications are required.

8/14 2019
date

County Highway Superintendent

Certification or Sewerage System

Plat approval is hereby granted for this property, owned by Mindy Graves fully in Loudon County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions. Any cutting, filling or alteration of these conditions may void this approval.

8/16/19
Date

Environmental Specialist

This lot is suitable for subsurface sewage disposal. With proper structure, driveway and utility locations outside the useable soil area; lot can accommodate a structure consisting of 3 bedrooms.

OWNERS
Jackie Lawson
Patricia Lawson
4849 Hickory Creek Rd.
Lenoir City TN 37771

I hereby certify that this is a category II survey and the ratio of precision of the unadjusted survey is 1: 7500 as shown hereon.

Randy Denton
141 Foremost Road
Kingston Tn. 37763
ph 865-250-3303

DRAWN BY: RLD	DATE: 7-12-2019
CHECKED BY: RLD	DRAWING NO.: 1
JOB NO.: LAWSON LC	SHEET 1 OF 1

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

LAWSON SUBDIVISION

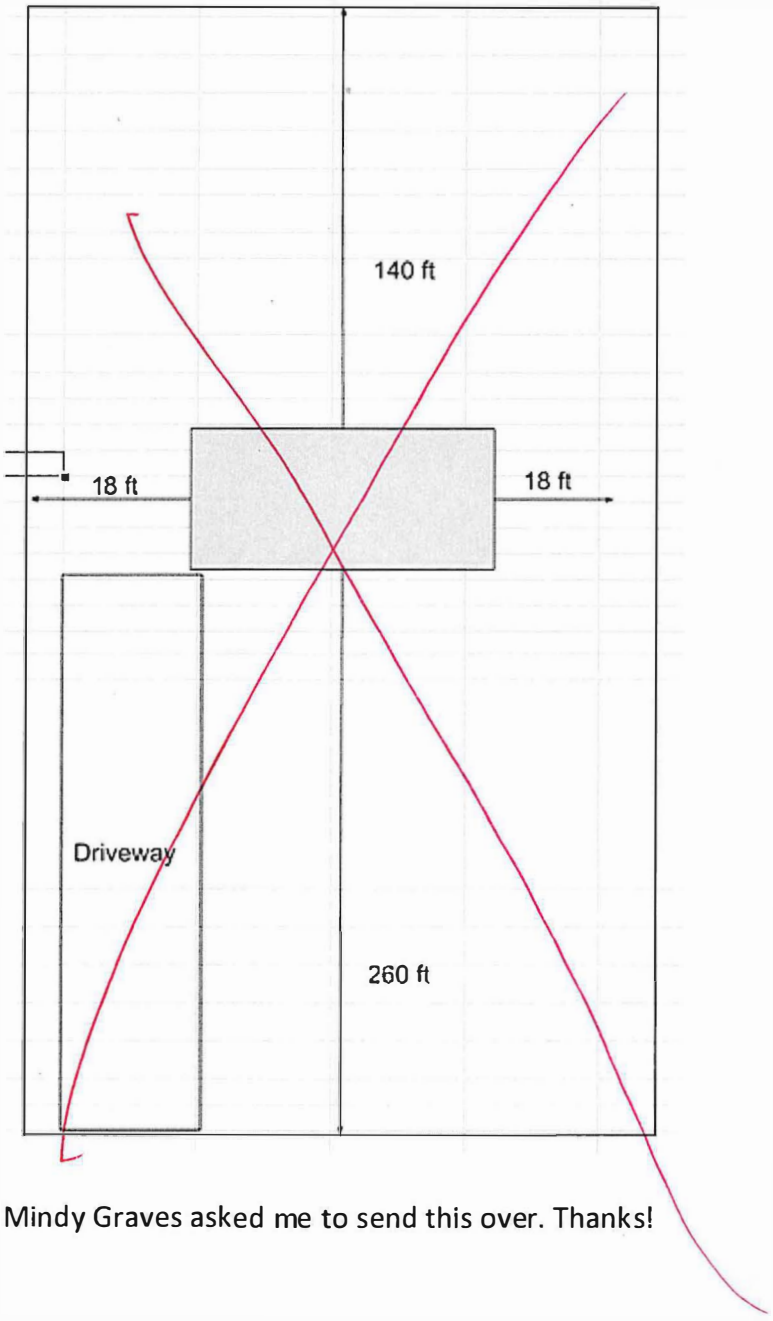
A ONE Lot Subdivision.

HICKORY CREEK ROAD
5TH Civil District
LOUDON COUNTY, TN

4845 Hickory Creek Rd Lenoir City

ITEM F

Doane, Chase [Chase.Doane@ClaytonHomes.com]
Sent: Thursday, August 29, 2019 1:41 PM
To: Henson, Nancy



BZA
GRAVES
F.

Mindy Graves asked me to send this over. Thanks!