Loudon County
Planning Department

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

REVISED
AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
NOVEMBER 19, 2019
5:30 p.m.

1. Call to Order and Pledge of Allegiance

2. Roll Call and Approval of Minutes from October 15, 2019 meeting

3. Planned Agenda Items

   A. Subdivision Plat for road frontage, Applicant, Josh Kerr, Property Owners, Martin L. and Pamela Goodman, 2113 Vineyard Rd., Tax Map 035 Parcel 074.00, A-2, Rural Residential District, Approximately 1.70 acres;

   B. Subdivision Plat to divide two parcels into four parcels, Applicant and Property Owner, Larry R. Brown, 16350 Old Stage Rd., Tax Map 007, Parcels 116.00 and 117.00, R-1 Suburban Residential District, Approximately 3.5 acres;

   C. Chasey Hachmann, Cattleman's Drive;

   D. Resolution to amend Greenback Floodplain Zoning Ordinance, Jim Jenkins, Loudon County Codes Enforcement Director and Floodplain Administrator.

   E. Resolution to amend Loudon County Flood Damage Prevention Resolution, Jim Jenkins, Loudon County Codes Enforcement Director and Floodplain Administrator.

4. County Commission Action on Planning Commission Recommendations

5. Codes Department Building Activity Summary for October 2019 (attached)

6. Additional Public Comments

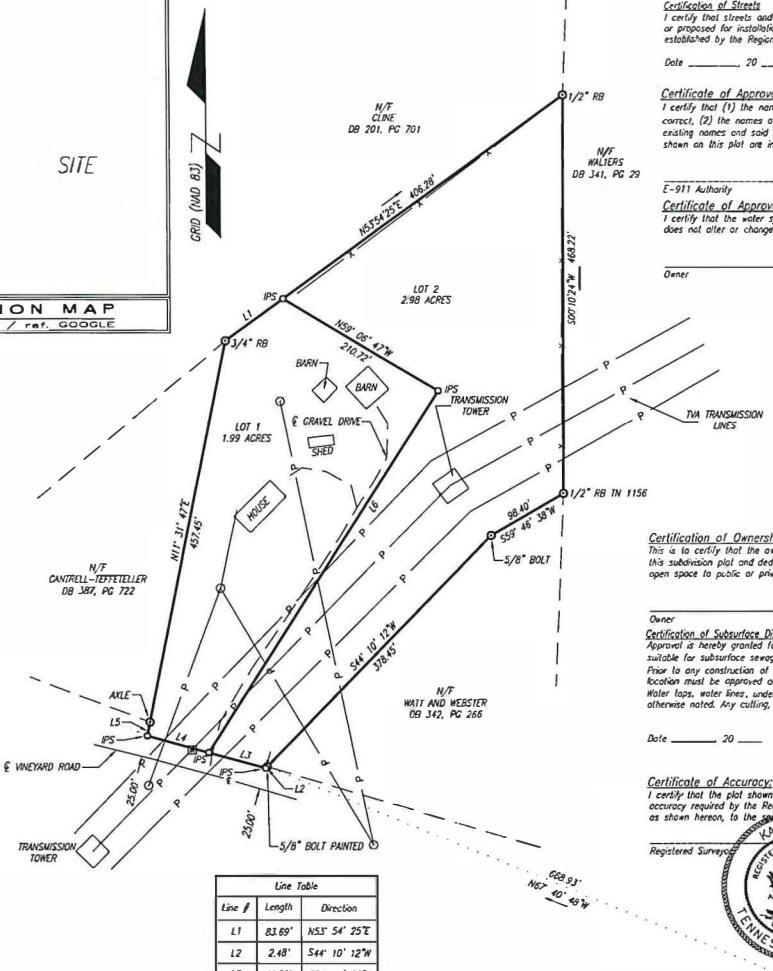
7. Update from Planning Department

8. Adjournment

ITEM A

Aerial Photography
Street Map
Show FEMA DFIRM Flood Map
Hide Property Lines
74.00
73.00
73.00
74.00
74.01
Vineyard Rd
TDOT | TN Cor

LOCATION MAP
not to scale / ref. GOOGLE



Line Table		
Line #	Length	Direction
L1	83.69'	N53° 54' 25"E
L2	2.48'	S44° 10' 12"W
L3	68.89'	S74° 38' 22"E
L4	75.00'	S74° 38' 22"E
L5	16.34'	N11° 31' 47"E
L6	504.15'	N32° 29' 40"E

Notes:
1. A 12' drainage and/or utility easement on all side and rear lot lines.
2. Electric Services Provided by Fort Loudoun Electric Cooperative.
3. Water Services Provided by Tellico Area Service Systems Water Company.
4. This survey creates 1 new lots.
5. Owners Address: Martin and Pamela Goodman
   2113 Vineyard Rd
   Lenior City, TN 37772

GPS NOTES
OPUS SOLUTION
REL. POS. ACCURACY: 0.019M
DATES OF SURVEY: August 15, 2019
DATUM: NAD 83
EPOCH: 2010.0000
GEOID12B
COMB. GRID FACTOR: 0.999904407
ELEVATION: ORTHOMETRIC

0 100 200 Feet

Kale Belk
TN PLS NO. 2755
3864 Hwy 11 S.
Riceville, TN 37370
O:(423)462-2755
E: kbelk@kalebelk.com

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

Certificate of Approval of Street Names and Addresses:
I certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

_____
E-911 Authority Date

Certificate of Approval of Water System:
I certify that the water systems currently installed are in working order, and that this plat does not alter or change the existing systems.

_____
Owner Date

Certification of Ownership and Dedication:
This is to certify that the owner of the property shown and described hereon hereby adopts this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

_____
Owner Date

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 _____ 20 ____ _____
Environmental Specialist

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 Comission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Comission.

_____
Registered Surveyor Date

KALE BELK
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2755

GPS BASE POINT
SPIKE NAIL SET
N: 518,742.84'
E: 2,500,238.60'
ELEV: 1045.11'
(SEE GPS NOTES)

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 Secretary, Regional Planning Commission

Flood Hazard Note:
By graphic plotting only, no portion of this property lies within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Loudon County Tennessee and incorporated areas map number 47105C0225D effective May 16, 2007.

Zoning: A-2, Rural Residential District
Front Yard Setback: 40'
Side Yard Setback: 20' 1 story, + 5' each additional story
Rear Yard Setback: 30'

The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information was provided by Loudon County Planning Department.

Utilities:
Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered as that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, this Surveyor makes no guarantees or representations regarding information shown hereon pertaining to easements, title, rights of way, setback lines, agreements, reservations, and other similar matters.

Survey fieldwork performed on: Josh Kerr
This survey was authorized by: August 15, 2019

Ce tification:
This is to certify that this survey is a Category I survey made under my supervision and is a true representation of the land surveyed. The Ratio of Precision of the unadjusted survey is one foot in 10,000 feet, and an angular error of 05" per angle point. This survey was done in compliance with current Tennessee Minimum Standards of Practice. Angular and linear measurements were made using a Topcon PS-105 Robotic Total Station, and a Topcon Hiper II RTK GPS Unit. This map has been calculated for closure, and has been found to be accurate within one foot in 610,794 feet.

Legend:

	TREE (AS NOTED)
	PLANTED STONE FOUND
	IRON PIN FOUND (AS NOTED)
	FENCE POST (AS NOTED)
—— x ——	FENCE LINE
	IRON PIN SET (5/8" REBAR W/ CAP)
IPS	IRON PIN SET
	BEND/BREAK IN LINE
	CENTERLINE OF ROAD
—— p ——	POWER LINE
CMF	CONCRETE MONUMENT FOUND
NS	NAIL SET
RB	REBAR
TPOST	METAL T-POST
WPT	WOOD POST
—— w ——	WATER LINE
—— ut ——	UNDERGROUND TELEPHONE LINE
	WATER METER/WELL
FFE	FINISHED FLOOR ELEVATION
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	BOLLARD
	ELECTRIC BOX
	DROP INLET
INV	INVERT
PVC	POLYVINYL CHLORIDE PIPE
E.O.P.	EDGE OF PAVEMENT
	METAL GUARD RAIL
	BEND/BREAK IN LINE
	POWER POLE
	GAS LINE MARKER
	FIBER OPTIC/ COMMUNICATION LINE MARKER
	SIGN
—— g ——	UNDERGROUND GAS LINE
	CLEANOUT
	GAS VALVE
	GUY WIRE ANCHOR
℄	CENTER LINE
N/F	NOW, OR FORMERLY
P.O.B.	POINT OF BEGINNING
	FLAG POLE
	LANDSCAPE LIGHT
IR	IRON ROD
℄	CENTER LINE
℘	PROPERTY LINE
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
AI	ANGLE IRON LINE
	CONCRETE MONUMENT
RWM	RIGHT-OF-WAY MONUMENT

Subdivision Plat For:
Josh Kerr
Date: August 27, 2019
Scale: 1"=100'
Third Civil District District
Loudon County, Tennessee
Tax Map 035, Parcel 074.00
Deed Book 201, Page 129
DRAWN BY: AM JN: Kerr-081419 LSV: BT

sheet no.
1

ITEM A

Loudon County - Parcel: 007 116.00

ITEM B

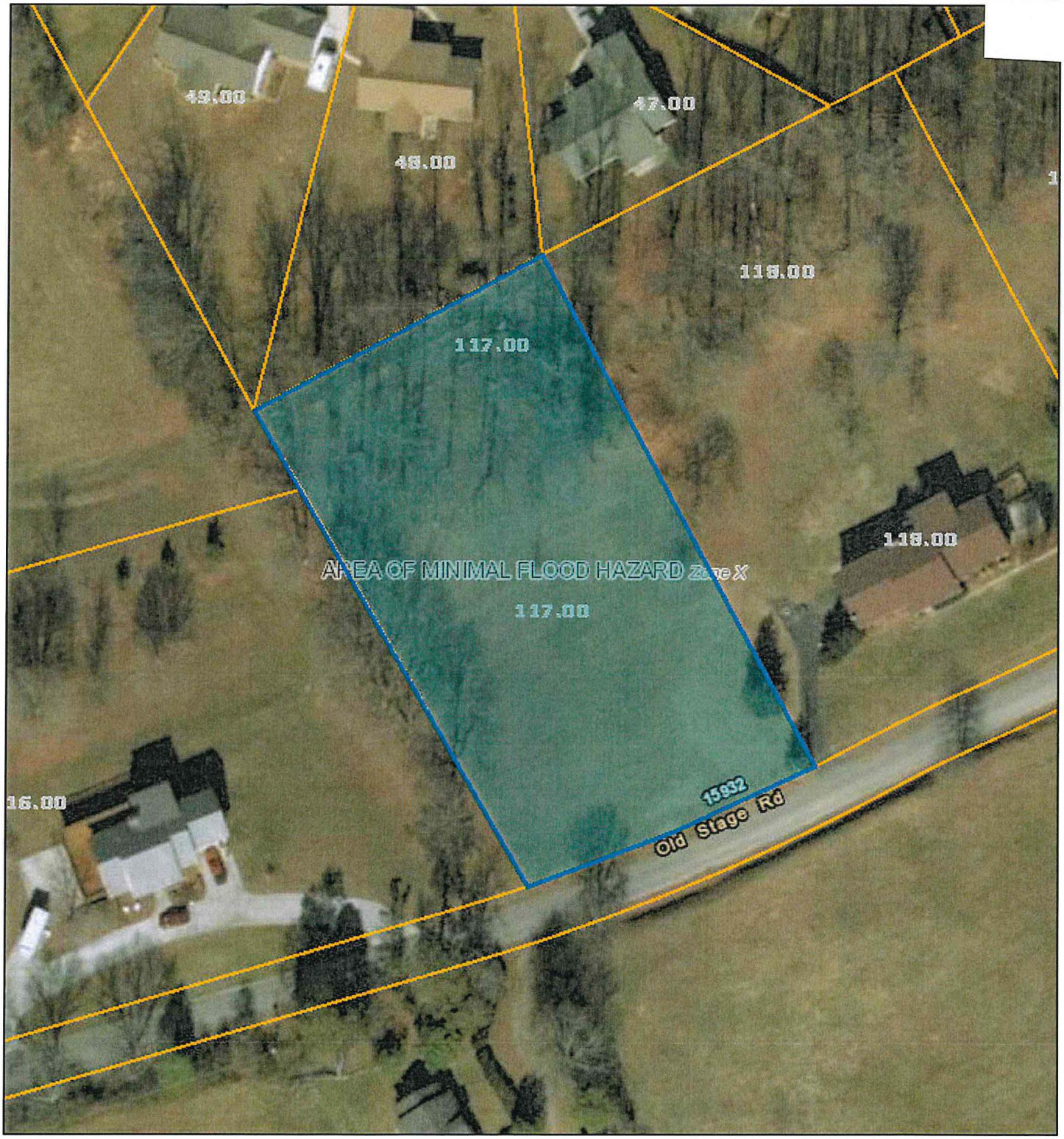
Date: October 17, 2019
County: Loudon
Owner: BROWN LARRY R &
Address: OLD STAGE RD 16350
Parcel Number: 007 116.00
Deeded Acreage: 2.27
Calculated Acreage: 2.27
Date of Imagery: 2015

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: 007 117.00

ITEM B



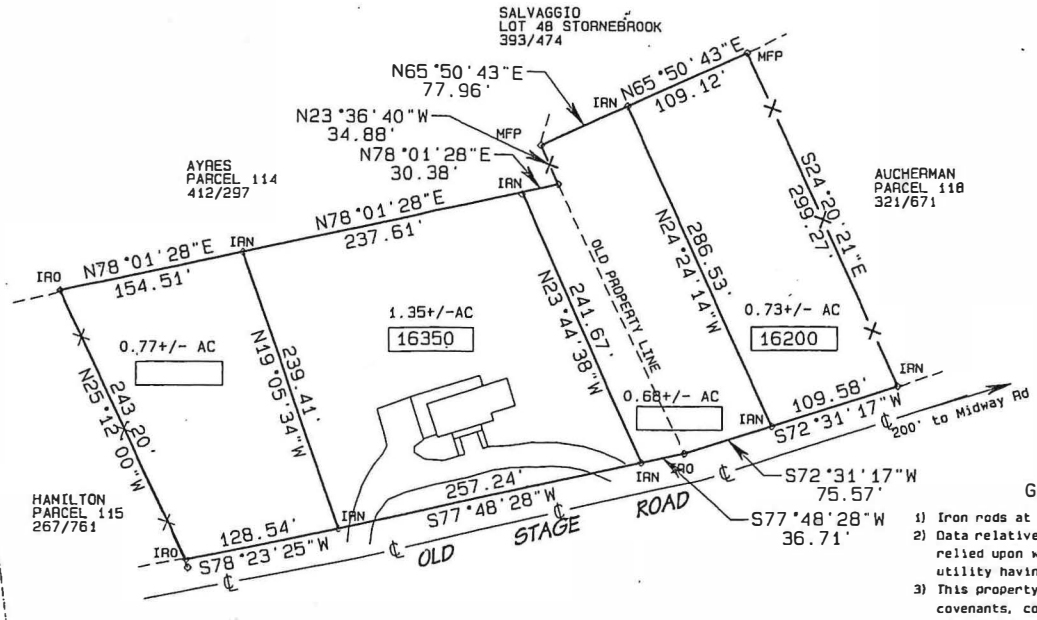
Date: October 17, 2019
County: Loudon
Owner: BROWN LARRY R &
Address: OLD STAGE RD 16200
Parcel Number: 007 117.00
Deeded Acreage: 1.21
Calculated Acreage: 1.21
Date of Imagery: 2015

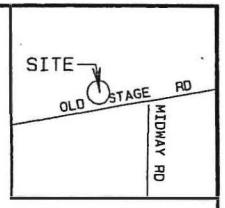
Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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

-N-

DEED





LOCATION MAP

1. CERTIFICATION OF OWNERSHIP AND DEDICATION
This is to certify that I/we owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.
Date _____, 20__ Owner Owner

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 10/16/19
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 Authorized Representative

4a. CERTIFICATION OF SEWERAGE SYSTEM
I certify that the sewage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown with all required improvements as noted (not required if 4b is applicable).
Date _____, 20__
Local Health Authority

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, filing or alterations of the soil conditions may void this approval
Date _____, 20__
Environmental Specialist
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 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

THOMAS K. HARVEY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
10/16/19
TENNESSEE NO. 2247

GENERAL INFORMATION:

1) Iron rods at all corners unless otherwise noted.
2) Data relative to existing utilities should not be relied upon without verification from the proper utility having jurisdiction.
3) This property is subject to any and all restrictions, covenants, conditions, planning commission ordinances, right-of -ways and all easements , if any, affecting said property.
4) Building Setbacks:
   Front: 30'
   Rear: 25' principal structure, 5' accessory structures.
   Sides: 15 Single story, add'l 5', each add'l story.
5) Utility and Drainage Easements
   5' along all interior lot lines.
   10' along all exterior lot lines including street right-of-ways.
6) Zoning: R1

GRAPHIC SCALE 1"=100'

0 100 200 300

LARRY BROWN AND LESLY BROWN
16350 OLD STAGE RD
LENOIA CITY 37772
865-659-4523

CERTIFICATION

I hereby certify that this is a category 1 survey and that the ratio of precision of the unadjusted survey is 1: 10,000 as shown hereon.

Thomas K. Harvey R.L.S. 2247

SURVEYOR
THOMAS K. HARVEY
875 HIGHWAY 321 N, SUITE 600-313
LENOIA CITY, TENNESSEE 37771
(865) 806-5069

BROWN

RESUB OF MAP 07, PARCELS 116 AND 117

Scale: 1"=100	Map 07, Parcels 116 and 117 Deed Book 384/ Page 160
Date: 10/16/2019	Fifth Civil District, Loudon County Tennessee
Revised:	Drawn By: T Harvey
Job: Brown 1019	Surveyor: Thomas K Harvey Tn P.L.S. 2247

ITEM B

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	59	$42,078	$12,562,632	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	508	$328,638	$91,442,482	622	$389,724	$123,794,031	536	$370,165	$111,700,874	446

30 Single-family building permits issued for October, 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
November 19, 2019
Immediately following the Planning Commission Meeting

1. Call to Order;

2. Roll Call and Swearing In All Witnesses;

3. Approval of Minutes from October 15, 2019 meeting;

4. Planned Agenda Items;

    A. Variance Request to allow 2 accessory structures in front yard, Applicant and Property Owner, Kevin Gryder, 2350 Gryder Ln., Tax Map 052 Parcel 069.01, A-1, Agricultural-Forestry District, Approximately 16.7 acres;

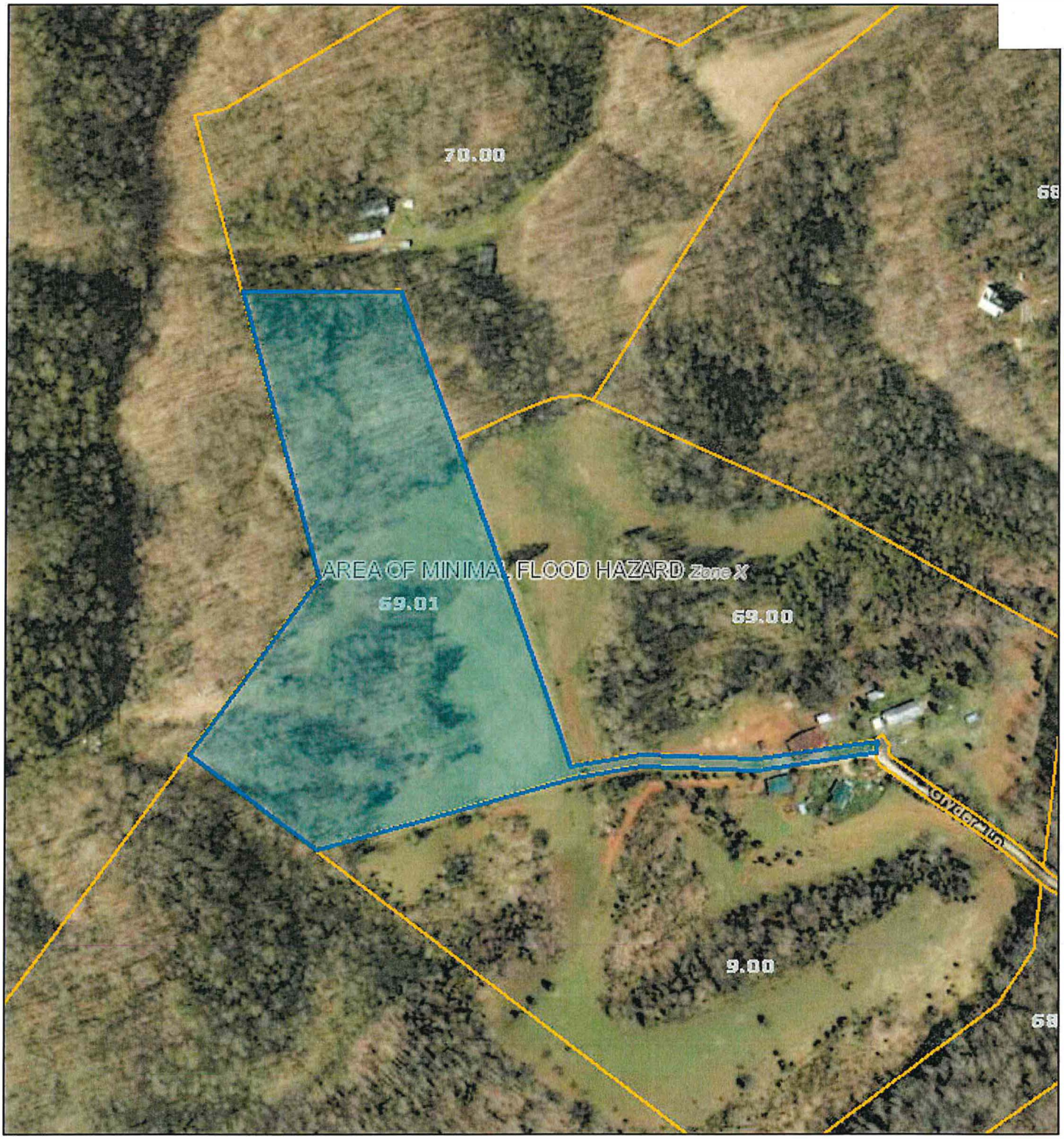
5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

7. Adjournment

Loudon County - Parcel: 052 069.01

ITEM A



Date: October 22, 2019
County: Loudon
Owner: GRYDER KEVIN
Address: GRYDER LN 2350
Parcel Number: 052 069.01
Deeded Acreage: 16.7
Calculated Acreage: 16.7
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 A

ITEM A

ITEM A