Loudon County
Planning Department

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

AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
MARCH 17, 2020
5:30 p.m.

1. Call to Order and Pledge of Allegiance;

2. Roll Call and Approval of Minutes from February 18, 2020 meeting;

3. Planned Agenda Items;

   A. Preliminary Subdivision Plat, 10 lots, Applicant, Richard LeMay, Property Owner, Westside Farms LLC., Wilkerson Rd., Tax Map 017, Parcel 086.00, A-2, Rural Residential District, Approximately 74.2 acres;

   B. Site Plan, addition of car maintenance, Applicant and Property Owner, Harold Brown, Applicant and Property Owner, Harold Brown, 2316 Hwy. 11, Tax Map 020D Group B, Parcel 001.00, C-2, General Commercial District, Approximately 1.30 acres;

   C. Subdivision Final Plat for Stamford Bridge Subdivision (19 lots), Applicant, Stephan Claar for Turner Homes, Owner, Turner Homes LLC, Hwy 11, Tax Map 011, Parcel 037.00, R-1, Suburban Residential District with PUD overlay, Approximately 7.6 acres;

   D. Site Plan Amendment, Applicant, Arlin Gurley Property Owner, PAC Management, LLC., Sugar Limb Mini Storage, 16300 & 16350 Hotchkiss Valley Rd., Tax Map 024 Parcels 037.00 & 038.00, C-2, General Commercial District, Approximately 9.2 acres;

   E. Preliminary Plat extension of time for Blakely Park, 79 lots, Applicant and Property Owner, Heritage Land Development, John Cook, Beals Chapel Rd., Tax Map 16 Parcel 214.04, R-1 Suburban Residential District, Approximately 34.4 acres;

4. County Commission Action on Planning Commission Recommendations;

5. Codes Department Building Activity Summary for February, 2020 (attached);

6. Additional Public Comments;
7. Update from Planning Department;
8. Adjournment;

WILKERSON ROAD RELOCATION

DISTRICT 2*LOUDON COUNTY, TENNESSEE

SHEET(S)	
1 OF 7	SITE LAYOUT- PRELIMINARY PLAN
2 OF 7	GRADING PLAN
3 OF 7	GRADING PLAN
4 OF 7	ROAD PROFILE
5 OF 7	EROSION CONTROL PLAN
6 OF 7	SITE UTILITIES
7 OF 7	SITE DETAILS

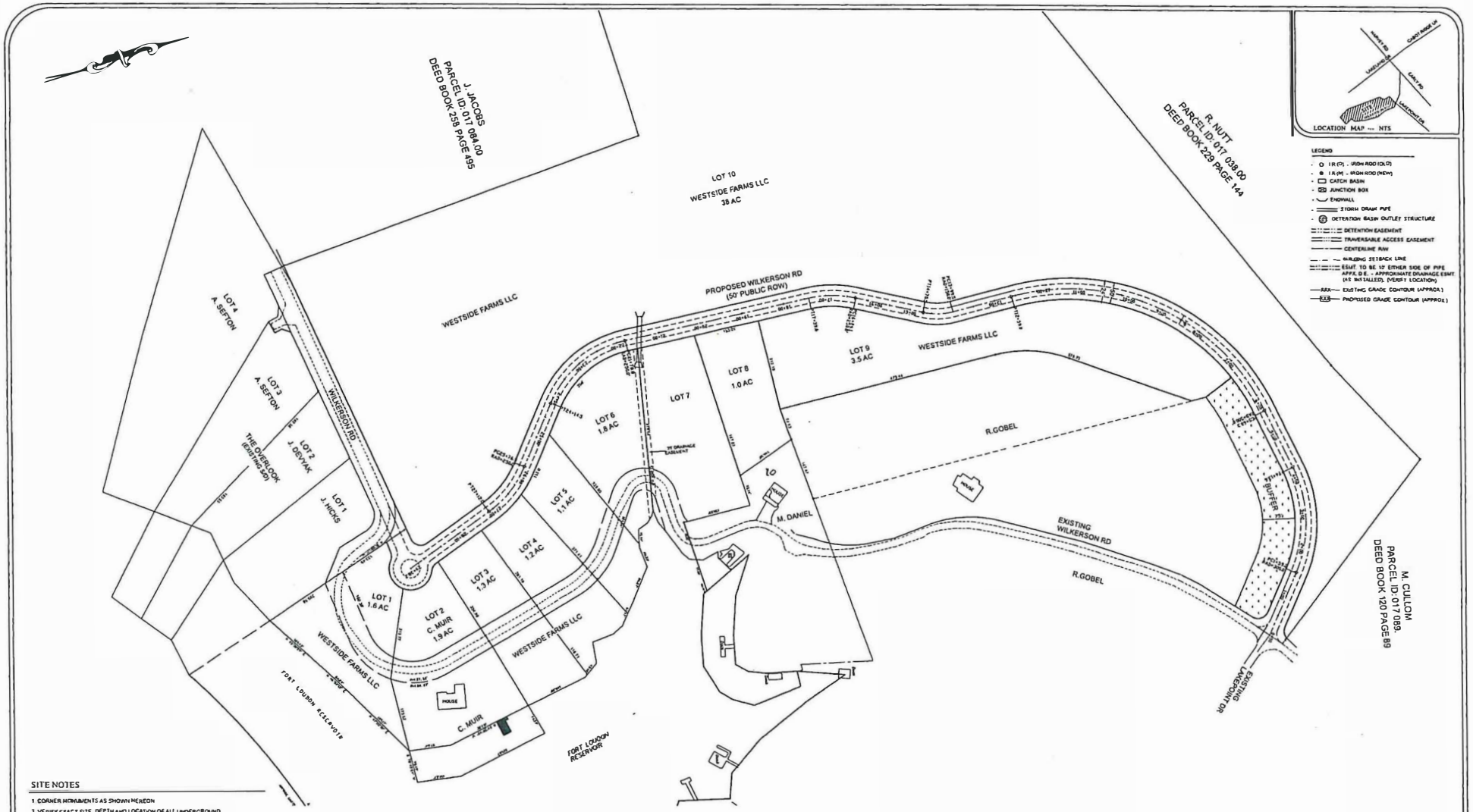
OWNER

WESTSIDE FARMS LLC
2080 WILKERSON ROAD
KNOXVILLE, TENNESSEE 37922

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: (865) 671-0183
FAX: (865) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

ITEM A



SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS
4. DEED REFERENCE: DEED BOOK 417 PAGE 433
5. PROPERTY SHOWN ON CLT 17 PARCEL 088.00
6. PROPERTY ZONED: A-2
7. TOTAL AREA OF SUBDIVISION: 74.2 ACRES ±
8. TOTAL PROPOSED LOTS: 10
9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM
11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
12. COMPACTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS
13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED
14. A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

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10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

1-27-20

SITE LAYOUT — SHEET 1 OF 7

WILKERSON ROAD RELOCATION

DISTRICT 2 •
LOUDON COUNTY • TENNESSEE

MAP 017, PARCELS 86.87 & 90

DRAWN BY	APPROVED BY	DATE	LATEST REVISION
REL	REL	01-11-2020	

IT ITEM A

GRADING AND EROSION CONTROL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CALL TENNESSEE ONE-CALL AT 1-800-351-1113 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING AND SLOPE CONTROL DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO LEMAY & ASSOCIATES AT (865) 671-0183.
4. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND LOUDON COUNTY REQUIREMENTS.
5. THE REQUIREMENTS LISTED BELOW ARE INTENDED TO SERVE AS AN OUTLINE OF GENERAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE SET FORTH ON THESE DRAWINGS.

JOB SITE
BEGIN ACTIVITY ONLY AFTER TRACTOR PERMIT FEE AND POST GRADING BONDS, AS REQUIRED

EROSION CONTROL
INSTALL ALL CONSTRUCTION ENTRANCE, SILT FENCE AND EROSION CONTROL SCRIPT AND SEDIMENT RETENTION FACILITIES PRIOR TO THE START OF GRADING.

CLEARING AND GRUBBING
COMPLY WITH ALL LOCAL AND STATE ORDINANCES REGARDING REMOVAL OF REBUILD. DO NOT BURN BURN ON SITE WITHOUT APPROVAL OF LOCAL AUTHORITY. CLEAR AND GRUB FOR NEW CONSTRUCTION AS REQUIRED.

EXCAVATION PREPARATION
VERIFY LOCATION OF EXISTING ON-SITE UTILITIES. PROTECT AND MAINTAIN EXISTING UTILITIES AS REQUIRED. ESTABLISH AND VERIFY EXISTING LINES, GRADE, AND DIMENSIONS AS SHOWN ON THE DRAWING. REPORT ANY ERRORS OR INCONSISTENCIES TO LEMAY & ASSOCIATES AT (865) 671-0183 BEFORE COMMENCEMENT OF WORK.

BARRIERS
EACH ENTRANCE HAVING A MAXIMUM OPENING OF 4" SHALL BE PROVIDED FOR ANY PIPE, OPENING OR EXCAVATION TO PREVENT CHILDREN OR LARGE ANIMALS FROM CRAWLING INTO THE STRUCTURE. SCREENS SHALL BE WELDED 3/8" BARS 8 4" OC. BOTH WAYS.

TEMPORARY DIVERSION DIKES
TEMPORARY DIVERSION DIKES SHALL BE CONSTRUCTED PRIOR TO STRIPPING OR ANY OTHER GRADING ACTIVITY AS SHOWN THIS DRAWING. ALSO TEMPORARY SEDIMENT TRAPS AND/OR PERMANENT RETENTION BASINS SHALL BE CONSTRUCTED PRIOR TO STRIPPING OR OTHER GRADING ACTIVITY.

EXISTING TOPO ACCURACY
EXISTING CONTOUR SHOWN ARE BASED ON NGS AND ON GROUND SURVEYING DATA. ELEVATIONS TOPOGRAPHIC INFORMATION SHOWN HEREON SHALL BE VERIFIED BY THE CONTRACTOR AND ANY ERRORS OR VARIATIONS SHOULD BE REPORTED TO LEMAY AND ASSOCIATES PRIOR TO COMMENCEMENT OF WORK. ANY ERROR NOT REPORTED CANNOT BE CONSIDERED FOR ADJUSTMENT IN CONTRACT PRICE.

STRIPPING AND SPREADING TOPSOIL
TOPSOIL SHALL BE STRIPPED AND TEMPORARILY STOCK PILED FOR LATER REUSE IN AREA SHOWN ON PLAN OR OTHER AGREED TO LOCATION ON SITE.

PLACEMENT OF FILL
ALL AREAS TO RECEIVE NEW STRUCTURAL FILL SHALL BE PROOF ROLLED OR TESTED BY A SOIL TESTING ENGINEER OR LEMAY & ASSOCIATES. THE CONTRACTOR'S REPRESENTATIVE SHALL NOTIFY LEMAY & ASSOCIATES THAT ALL AREAS HAVE PASSED PROOF ROLL INSPECTION PRIOR TO PLACEMENT OF STRUCTURAL OR GENERAL BACKFILL. DO NOT COMMENCE FILL PRIOR TO SUCH NOTIFICATION.

STRUCTURAL OR ROADWAY
STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF STANDARD PROCTOR DENSITY WITH MOISTURE CONTENT +-1 OF OPTIMUM. UNSUITABLE OR QUESTIONABLE SOILS SHALL BE REMOVED FROM AREAS RECEIVING STRUCTURAL BACKFILL. BACKFILL TO BE PLACED IN 6" TO 8" LIFTS. NO ORGANIC OR ROCK LARGER THAN 6" DIA. SHALL BE USED IN FILL AREAS.

GRADING TOLERANCE
GRADING CONTRACTOR SHALL BRING SUBGRADE TO WITHIN AN AVERAGE OF 1/10 OF ONE FOOT OF MEASURED ELEVATION TO OBTAIN FINISHED GRADE INDICATED ON DRAWINGS OR AS APPROVED BY LEMAY AND ASSOCIATES.

TESTING
CONTRACTOR SHALL INCLUDE PRICE FOR ONE PROCTOR DENSITY ANALYSIS FROM SAMPLES COLLECTED AT LOCATIONS SPECIFIED BY THE INDEPENDENT QUALIFIED GEOTECHNICAL TESTING AGENT SUITABLE TO LEMAY & ASSOCIATES.
ALL TESTS SHALL SPECIFICALLY STATE THAT THE TEST EITHER PASSES OR FAILS TO MEET SPECIFICATIONS. CONTRACTOR SHALL INCLUDE IN HIS BASE BID 10 SOIL DENSITY RETESTING TESTS AFTER COMPLETION OF GRADING IF REQUIRED.

STORMWATER MANAGEMENT
THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO PREVENT STORMWATER RUNOFF FROM EXISTING THE SITE OR ENTERING ADJACENT WATER QUALITY BUFFERS OR STREAMS. ALL LOUDON COUNTY AND FEDERAL REGULATIONS TO BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION PROCESS.

SEEDING

A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR LIFTING SCHEDULE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO THE STOCKPILES.

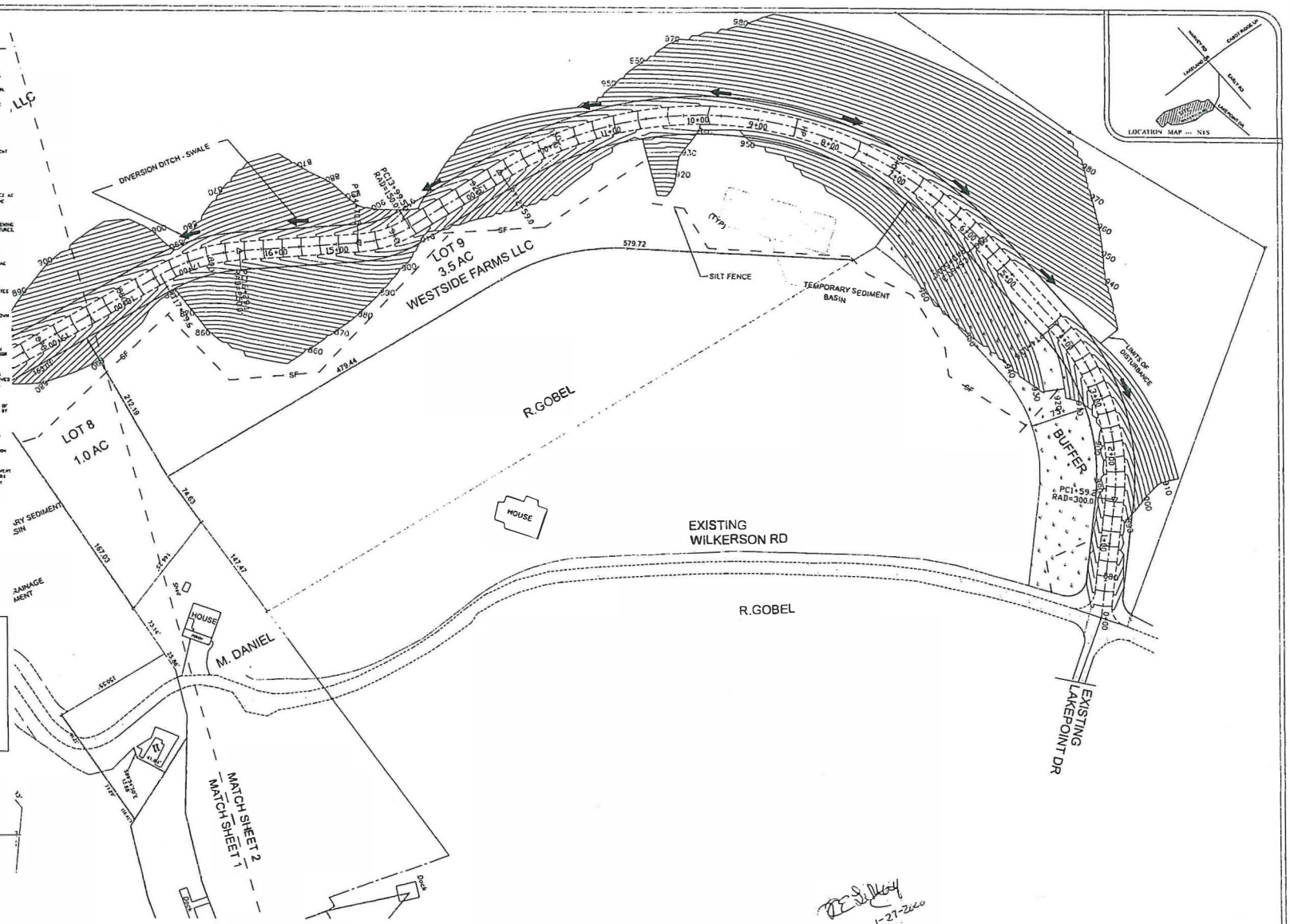
B. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NONCONSTRUCTION AREAS WHICH SHOW SIGNS OF EXISTING EROSION.

SEQUENCE OF DURING CONSTRUCTION ACTIVITIES

- Continue required inspections of erosion control systems
- Clear and grub remainder of site to be graded
- Strip topsoil from area to be graded. Stock pile in area indicated on plan or other suitable area. Install silt fencing at toe of topsoil stockpiles
- Remove any unsuitable material
- Grade site to grades shown on Final Grading Plan
- Maintain all erosion and sediment control measures to include silt fence, construction entrance, diversion ditches, sediment basin and any other measures utilized
- Perform site assessment of all erosion control measures after 30 days, continue to inspect and maintain all erosion control systems and file reports as required by the SWPPP
- Stabilize the site with sod and seed and maintain all disturbed areas in accordance with the SWPPP

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3. 12' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS
4. DEED REFERENCE: DEED BOOK 417 PAGE 433
5. PROPERTY SHOWN ON CLT 17 PARCEL 088.00
6. PROPERTY ZONED: A-2
7. TOTAL AREA OF SUBDIVISION: 74.2 ACRES ±
8. TOTAL PROPOSED LOTS: 10
9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.C.S. DATUM
11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
12. COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS
13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED
14. A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
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10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

1-27-2020

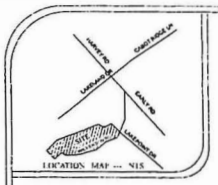
GRADING & DRAINAGE PLAN — SHEET 2 OF 7

WILKERSON ROAD RELOCATION

DISTRICT 2 *
LOUDON COUNTY * TENNESSEE
MAP 017, PARCELS 86, 87 & 90

DRAWN BY	APPROVED BY	DATE	LATEST REVISION	SCALE	DRAWING NUMBER
REL/r	REL	01-11-2020		1"=50'	5611

ITEM A



Standard Notes:

1. This is a priority construction activity.

2. Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.

3. Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing site assessment at each outfall involving drainage totaling 10 or more acres, or five or more acres if draining to impaired or exceptional waters. This assessment will be conducted at each qualifying outfall within a month of construction commencement (see CGP sec 3.1.2 for assessment language)

4. Fugitive sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.

5. Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50 %.

6. Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.

7. Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.

8. Existing vegetation should be preserved to the maximum extent practicable.

9. Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (>35 %) must be permanently or temporarily stabilized within 7 days.

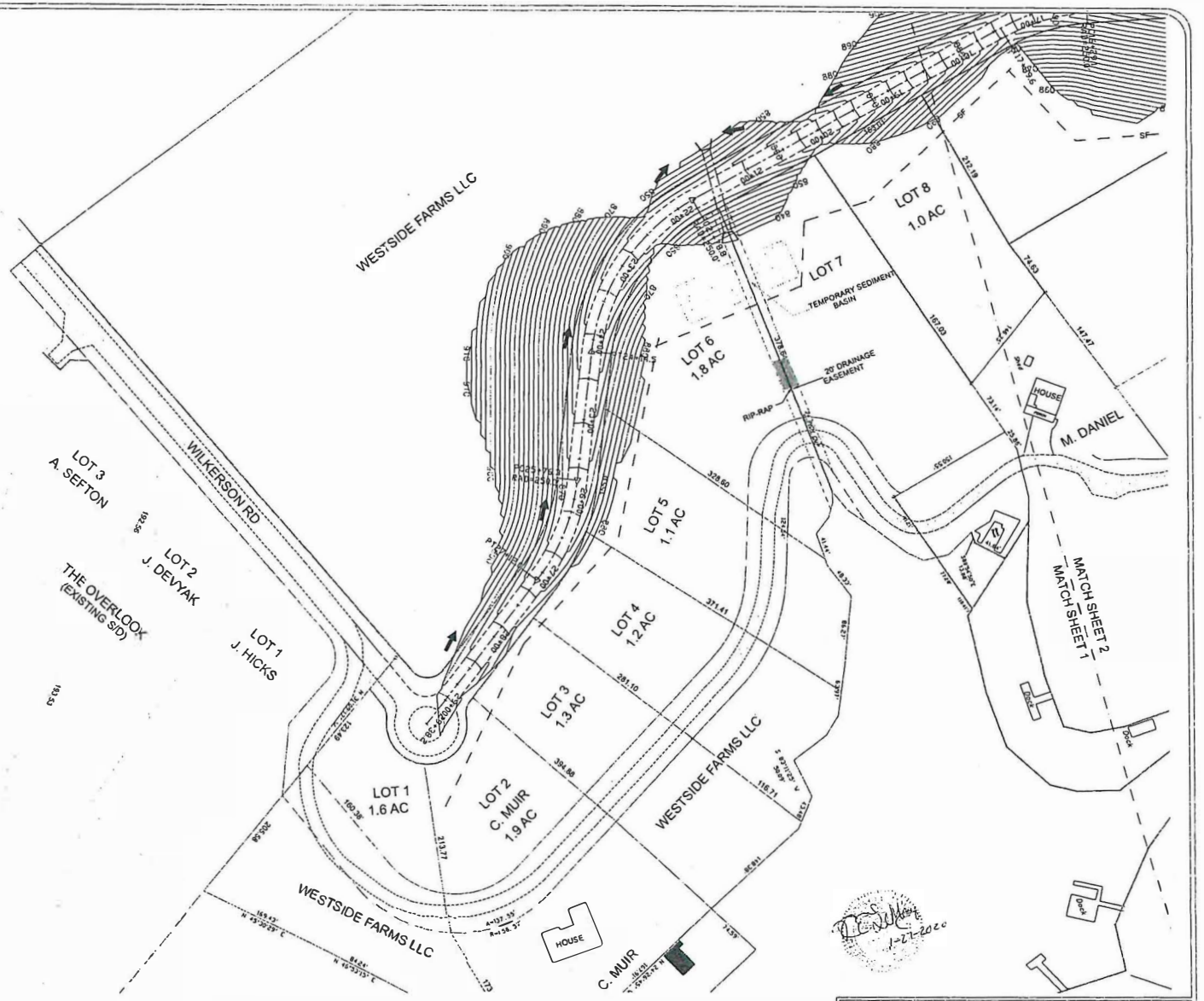
10. Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all unstabilized sites.

SEQUENCE OF DURING CONSTRUCTION ACTIVITIES

- Continue required inspections of erosion control systems
- Clear and grub remainder of site to be graded
- Strip topsoil from area to be graded. Stock pile in area indicated on plan or other suitable area. Install silt fencing at toe of topsoil stockpiles
- Remove any unsuitable material
- Grade site to grades shown on Final Grading Plan
- Maintain all erosion and sediment control measures to include silt fence, construction entrance, diversion ditches, sediment basin and any other measures utilized
- Perform site assessment of all erosion control measures after 30 days, continue to inspect and maintain all erosion control systems and file reports as required by the SWPPP
- Stabilize the site with seed and straw and maintain all disturbed areas in accordance with the SWPPP.

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS
4. DEED REFERENCE: DEED BOOK 417 PAGE 613
5. PROPERTY SHOWN ON CLT 17 PARCEL 088.00
6. PROPERTY ZONED A-2
7. TOTAL AREA OF SUBDIVISION: 74.2 ACRES ±
8. TOTAL PROPOSED LOTS: 10
9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
10. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY
12. COMPACTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
13. A PROP. 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED
14. A PROP. 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

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KNOXVILLE, TENNESSEE 37934

GRADING & DRAINAGE PLAN — SHEET 3 OF 3

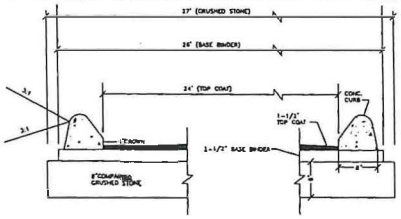
WILKERSON ROAD RELOCATION

DISTRICT 2 *
LOUDON COUNTY * TENNESSEE

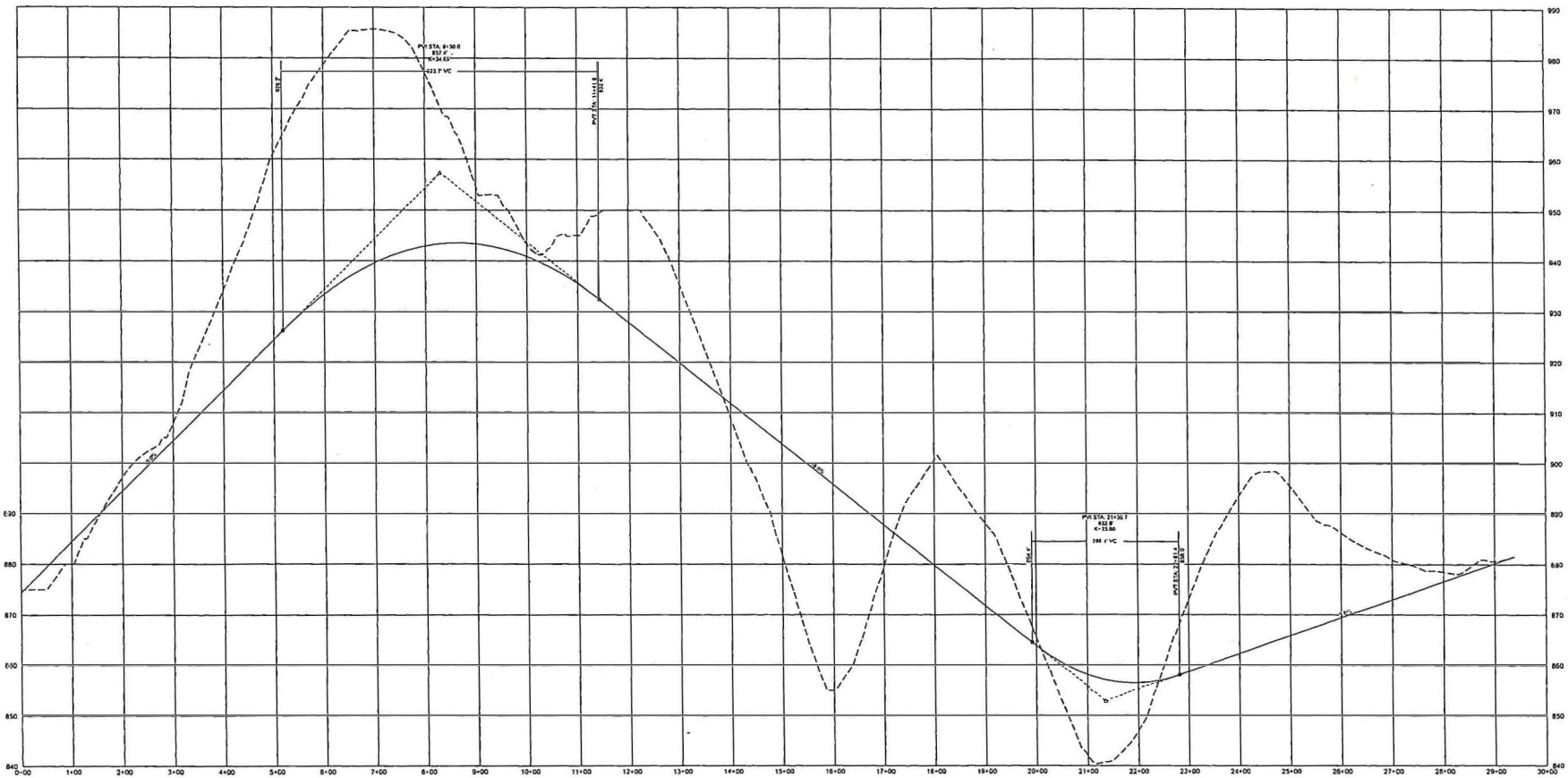
MAP 017, PARCELS 86, 87.& 90

DRAWN BY	APPROVED BY	DATE	LATEST REVISION	SCALE	DRAWING NUMBER
REL	REL	01-11-2020		1"=50'	5611

ITEM A



DETAIL ---- TYPICAL ROAD SECTION --- NTS



SCALE: 1"=100' HORIZ
1"=10' VERT

1-22-20

LeMAY AND ASSOCIATES
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STREET PROFILE — SHEET 4 OF 7

WILKERSON ROAD RELOCATION

DISTRICT 2 •
LOUDON COUNTY • TENNESSEE — MAP 017, PARCELS 86, 87, & 90

DRAWN BY	APPROVED BY	DATE	LATEST REVISION	SCALE	DRAWING NUMBER
REL/r	REL	01-11-2020		1"=50'	5611

ITEM A

GRADING AND EROSION CONTROL NOTES

Prior to grading, contractor shall strip site of all vegetation and topsoil in areas of grading operation. Areas of soft or unsuitable materials shall be removed at the direction of the soils engineer.

The contractor shall maintain positive drainage throughout the site and use all means necessary to prevent sediment from exiting the site.

Silt fence shall be placed preceding all culvert inlets or other drains and ditches before the runoff exits the project or enters a swale and at other locations designated by the engineer.

Silt fences and other erosion control devices shall be cleaned of accumulated sediment when approximately 50% filled with such sediment.

All dimensions and locations of temporary soil erosion and water pollution control devices shall be subject to adjustments as designated by the engineer.

The contractor shall notify the engineer of any changes in existing topographic features, spot elevations, or utilities shown on survey.

The contractor shall notify the engineer prior to culvert installations to verify inverts.

All graded areas including slopes are to be mulched and seeded as soon as possible after grading is completed.

All grading and drainage ordinances of Loudon County Tennessee shall be followed.

SEEDING

A. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES

B. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGN OF EXCESSIVE ERODEN

SEQUENCE OF PRE-CONSTRUCTION ACTIVITIES

THE CONSTRUCTION SEQUENCE FOR THIS PROJECT IS AS FOLLOWS:

1. INSTALL SILT FENCE
2. INSTALL STORMWATER PERMIT SIGNS
3. INSTALL CONSTRUCTION ENTRANCE
4. INSTALL RIPRAP SEDIMENT TRAPS, DIVERSION DITCHES, AND THE REMAINDER OF EROSION CONTROL DEVICES
5. COMMENCE REQUIRED INSPECTIONS AND MAINTENANCE OF EROSION CONTROL SYSTEM

LOCATION MAP -- NTS

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS
4. DEED REFERENCE: DEED BOOK 417 PAGE 433
5. PROPERTY SHOWN ON CLT 17 PARCEL 046.00
6. PROPERTY ZONED: A-2
7. TOTAL AREA OF SUBDIVISION: 74.2 ACRES ±
8. TOTAL PROPOSED LOTS: 10
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GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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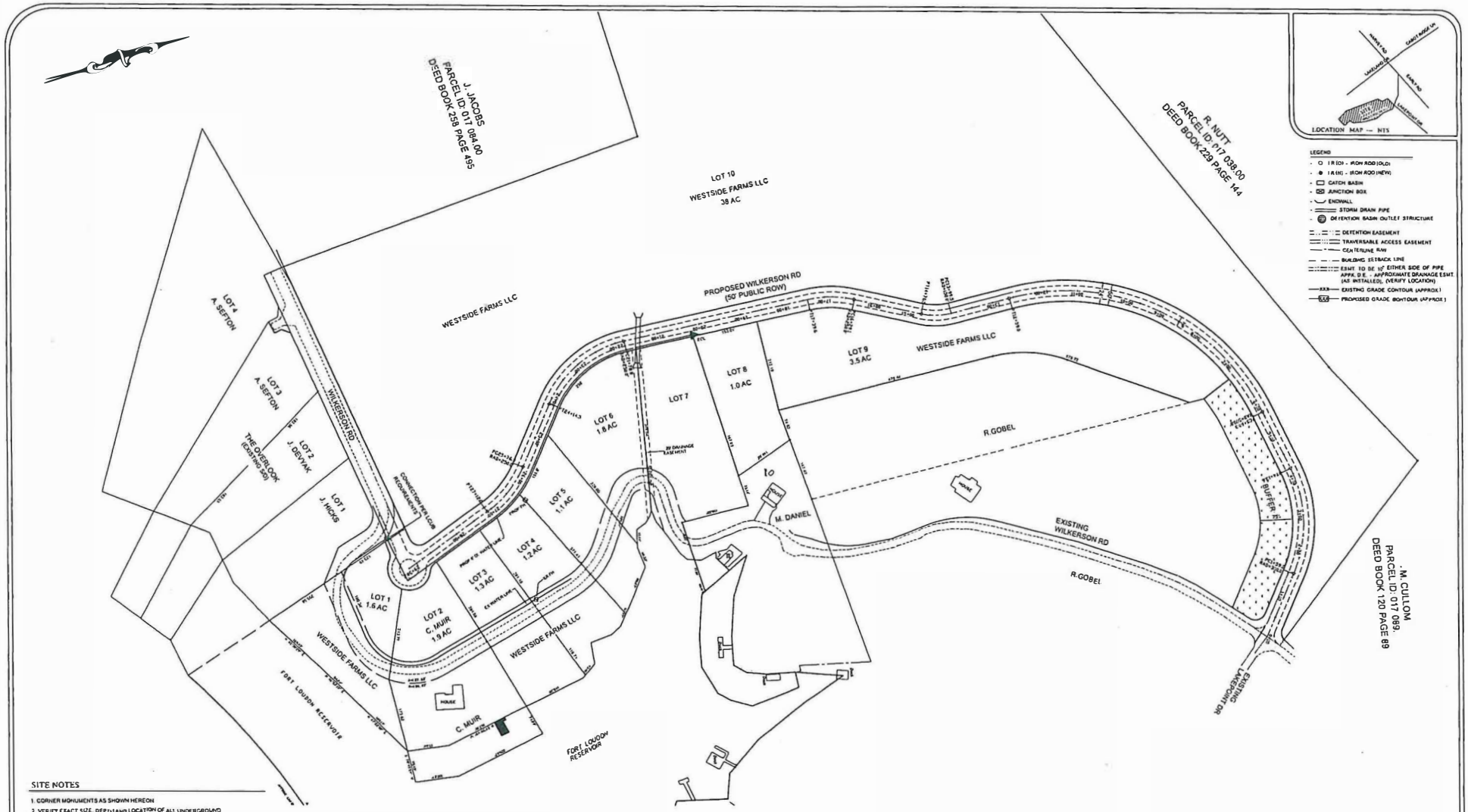
EROSION CONTROL - INITIAL GRADING PLAN SHEET 5 OF 7

WILKERSON ROAD RELOCATION

DISTRICT 2 *
LOUDON COUNTY * TENNESSEE MAP 017, PARC

DRAWN BY	APPROVED BY	DATE	LATEST REVISION	SC
RELjr	REL	01-11-2020		1"=

ITI ITEM A



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14. A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

1-21-2020

WATER & ELECTRICITY TO BE PER LCUB REQUIREMENTS

PRELIMINARY UTILITY PLAN — SHEET 6 OF 7

WILKERSON ROAD RELOCATION

DISTRICT 2 *
LOUDON COUNTY * TENNESSEE

MAP 017, PARCELS 88, 87 & 90

DRAWN BY	APPROVED BY	DATE	LATEST REVISION	SCALE	DRAWING NUMBER
REL/r	REL	01-11-2020		1"=100'	5811

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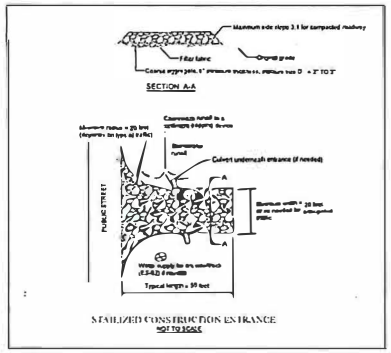
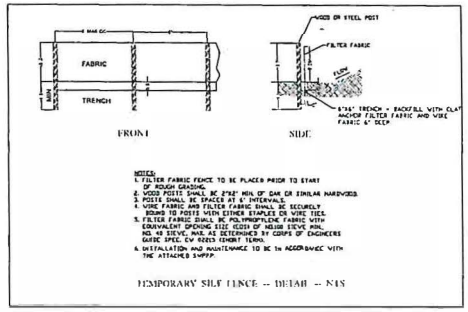
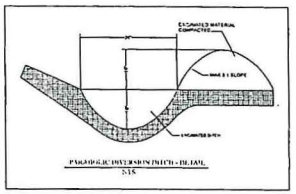


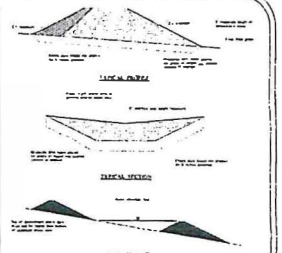
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



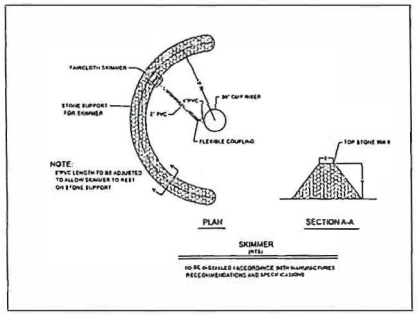
TEMPORARY SILT FENCE -- DETAIL -- NTS



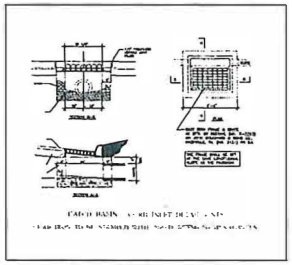
PARGRIDGE DIVERSION DITCH - DETAIL
NTS

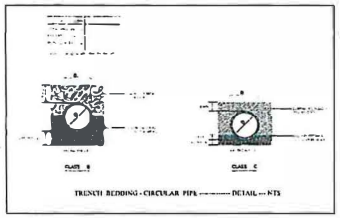


SPACING
ROCK CHECK DAM - DETAIL - NTS

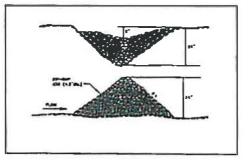


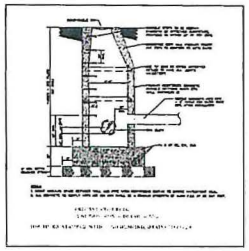
SKIMMER
(NTS)

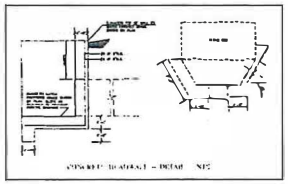


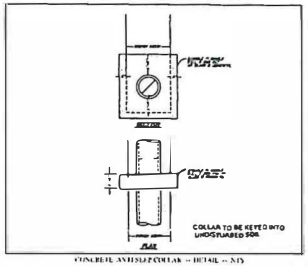


TRENCH BEDDING - CIRCULAR PIPE ---------- DETAIL -- NTS

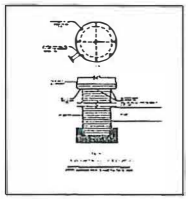


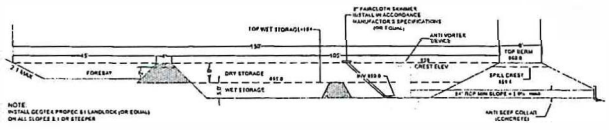






CONCRETE ANTI-SEEP COLLAR -- DETAIL -- NTS





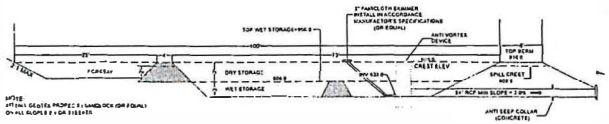
NOTE:
INSTALL GEOTEX PROFEC 51 LANDLOCK (OR EQUAL) ON ALL SLOPES 3:1 OR STEEPER

TOTAL AREA DRAINING TO SEDIMENT BASIN #1
PRE = 22.0 ACRES
POST = 22.0 ACRES

WET STORAGE REQUIRED: 22 ac X 1800 cu ft/ac = 39,600 cu ft
WET STORAGE PROVIDED: 19,500 cu ft @ ELEV 857.0
DRY STORAGE REQUIRED: 22 ac X 1800 cu ft/ac = 39,600 cu ft
DRY STORAGE PROVIDED: 21,500 cu ft @ (ELEV 860)
FOREBAY STORAGE REQUIRED: 0.25 X 39,600 cu ft = 9,900 cu ft
FOREBAY STORAGE PROVIDED: 10,000 cu ft @ (ELEV 858)
TOP BERM = 860
EMERGENCY SPILLWAY CREST = 859.5

NOTE:
1. Sediment basin to be constructed prior to mass grading.
2. Sediment basin is designed in accordance with TDEC and Tennessee Erosion and Sediment Control Handbook.
3. Contractor to monitor and maintain the sediment basin in accordance with SWPPP narrative, TDEC and City of Knoxville requirements.

SEDIMENT BASIN #1 & #2 - CROSS SECTION
(NTS)



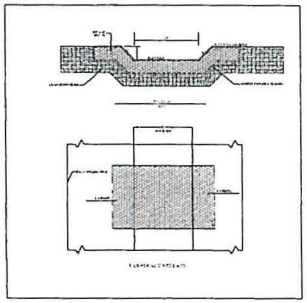
NOTE:
INSTALL GEOTEX PROFEC 51 LANDLOCK (OR EQUAL) ON ALL SLOPES 3:1 OR STEEPER

TOTAL AREA DRAINING TO SEDIMENT BASIN #3
PRE = 4.2 ACRES
POST = 4.2 ACRES

WET STORAGE REQUIRED: 4.2 ac X 1800 cu ft/ac = 7,560 cu ft
WET STORAGE PROVIDED: 21,280 cu ft @ ELEV 906.0
DRY STORAGE REQUIRED: 4.2 ac X 1800 cu ft/ac = 7,560 cu ft
DRY STORAGE PROVIDED: 19,152 cu ft @ (ELEV 908.0)
FOREBAY STORAGE REQUIRED: 0.25 X 7,560 cu ft = 1,890.0 cu ft
FOREBAY STORAGE PROVIDED: 4,788 cu ft @ (ELEV 908.0)
TOP BERM = 910.0
EMERGENCY SPILLWAY CREST = 909.5

NOTE:
1. Sediment basin to be constructed prior to mass grading.
2. Sediment basin is designed in accordance with TDEC and Tennessee Erosion and Sediment Control Handbook.
3. Contractor to monitor and maintain the sediment basin in accordance with SWPPP narrative, TDEC and City of Knoxville requirements.

SEDIMENT BASIN #3 - CROSS SECTION
(NTS)



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

SITE DETAILS — SHEET 7 OF 7

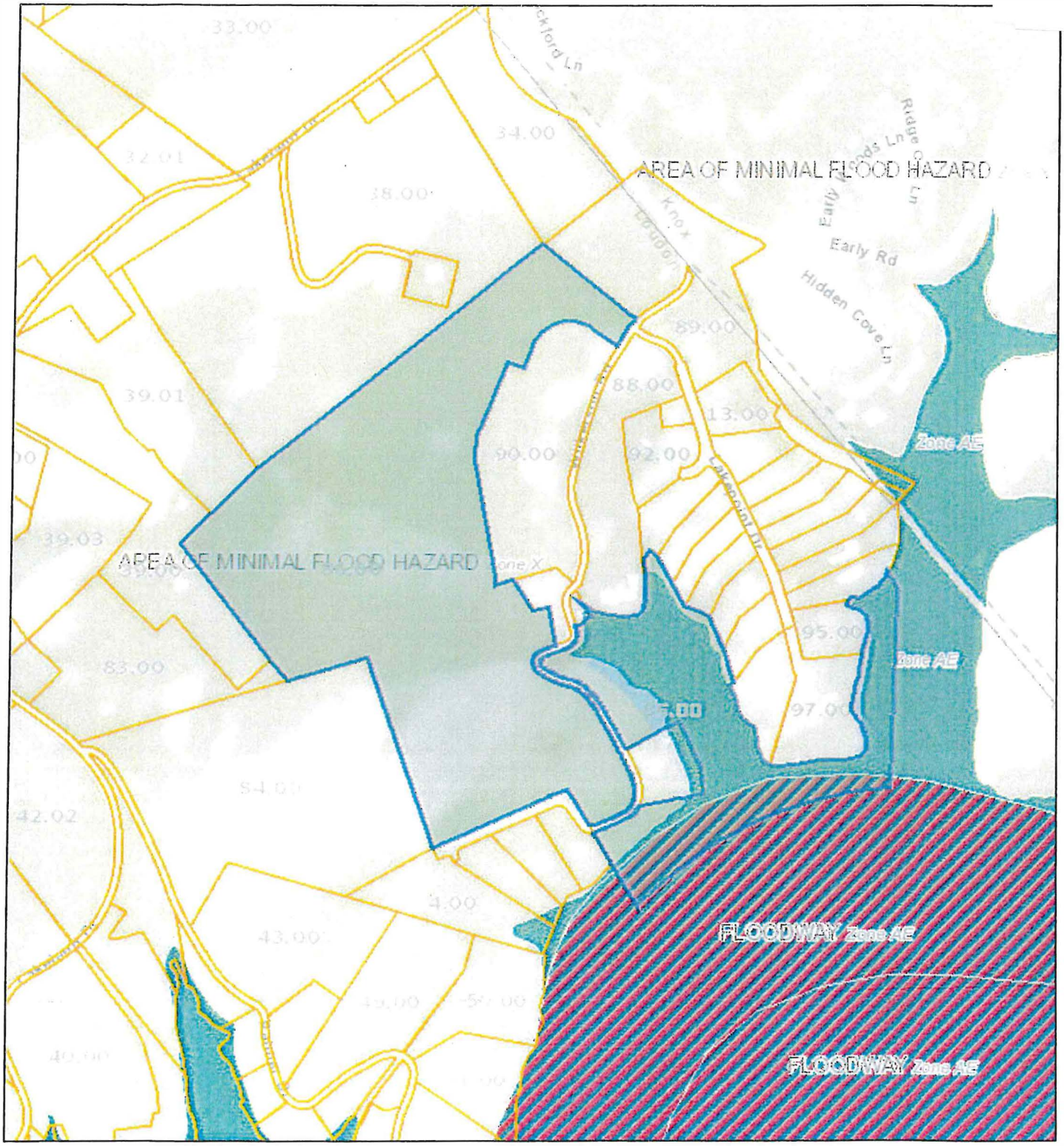
WILKERSON ROAD RELOCATION

DRAWN BY	APPROVED BY	DATE	MOST RECENT REVISIONS	SCALE	DRAWING NUMBER
REL	REL	12-26-2015		NOTED	5521 CP

ITEM A

Loudon County - Parcel: 017 086.00

ITEM A



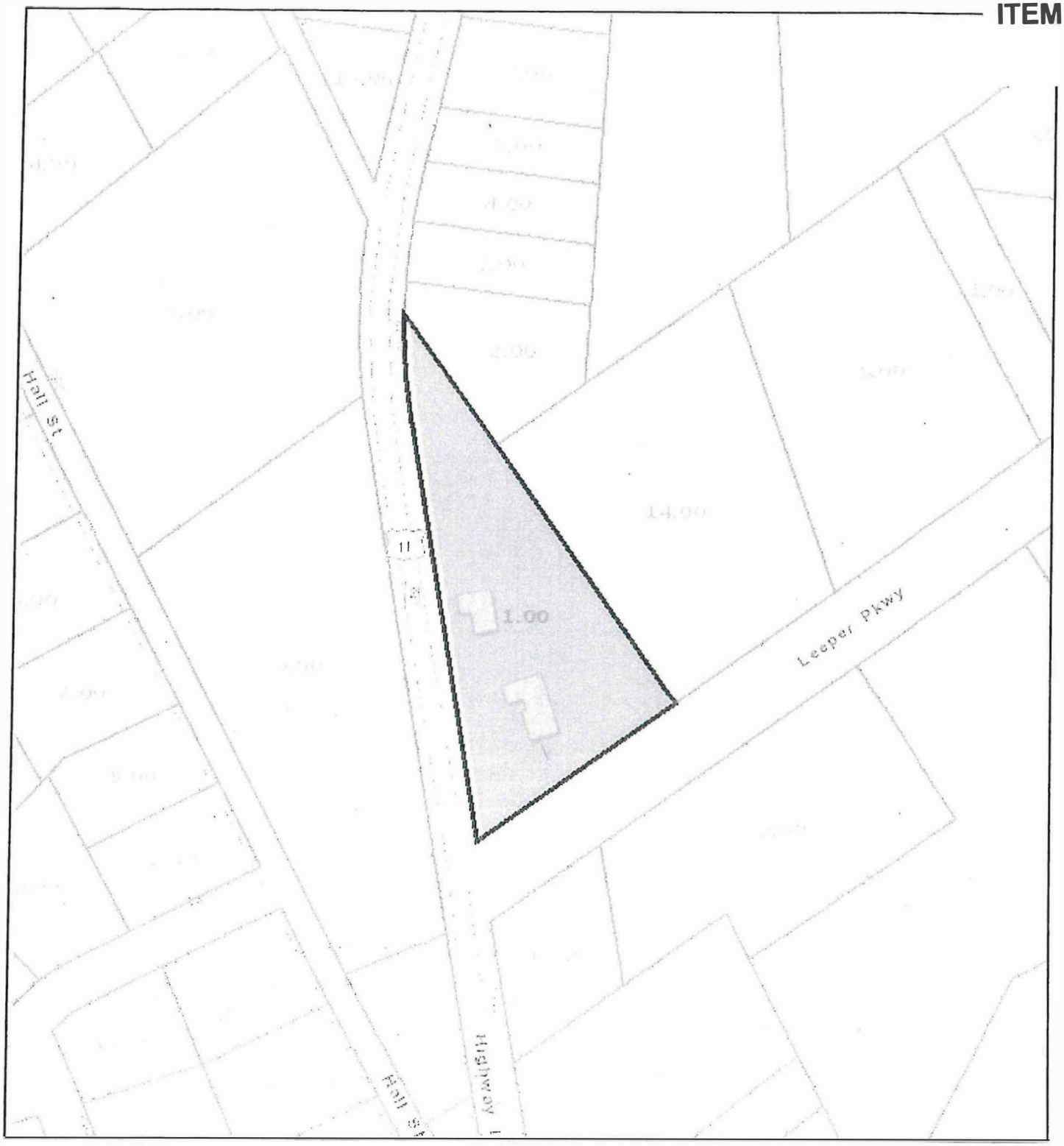
Date: January 27, 2020
County: Loudon
Owner: WESTSIDE FARMS LLC
Address: WILKERSON RD
Parcel Number: 017 086.00
Deeded Acreage: 74.23
Calculated Acreage: 74.23
Date of Imagery: 2015

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

ITEM B

Loudon County - Parcel: 020D E 001.00

ITEM B



Date: January 22, 2020
County: Loudon
Owner: BROWN HAROLD L ETUX
Address: HWY 11 E 2432
Parcel Number: 020D E 001.00
Deeded Acreage: 1.3
Calculated Acreage: 1.3
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

ITEM B

TOTAL LOTS = 19

TOTAL AREA

7.65 ACRES

INCLUDING R.O.W. AND OPEN SPACE LOTS

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N52°04'07"W	85.71	200.00	86.38
C2	N34°45'50"W	34.38	200.00	34.43
C3	N27°59'20"W	12.87	200.00	12.87
C4	N10°52'20"W	74.06	239.57	74.35
C5	N53°26'01"W	66.83	175.00	67.25
C6	N41°03'36"W	8.34	175.00	8.34
C7	N35°05'18"W	28.11	175.00	28.14
C8	N30°09'25"W	1.98	175.00	1.98
C9	N27°59'20"W	11.26	175.00	11.26
C10	N00°00'51"W	66.06	75.00	68.41
C11	S09°22'45"E	58.06	50.00	61.95
C12	N84°57'29"E	76.79	50.00	87.56
C13	N02°42'38"E	53.11	50.00	55.99
C14	N32°12'41"W	4.96	50.00	4.96
C15	S30°35'57"E	11.65	75.00	11.66
C16	N33°23'01"W	27.87	225.00	27.89
C17	N38°18'53"W	10.84	225.00	10.84
C18	N43°11'37"W	27.46	225.00	27.48
C19	N55°34'01"W	69.43	225.00	69.70
C20	S20°54'12"E	34.44	25.00	37.99
C21	N27°59'20"W	14.48	225.00	14.48

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 _____ E-911 Authority

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.

_____ 20___

Date Road Engineer/Highway Commission

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. 15' UTILITY EASEMENT, 7.5' EACH SIDE OF CENTERLINE OF WATER AND SANITARY SEWER, AND STORM DRAINAGE LINES AS INSTALLED.
3. 10' UTILITY AND DRAINAGE EASEMENT ON ALL EXTERIOR LOT LINES AND ROAD R.O.W.'S, 5' UTILITY AND DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES.
4. GRID NORTH IS REFERENCED TO GPS OBSERVATION DATED 2006/10/16 13:18:00 NAD83.
5. MAP REFERENCE TO HARRY FRASER DATED 08/24/2004.
6. DEED REFERENCE: DEED BOOK 406, PAGE 174
7. TAX MAP REFERENCE: MAP 11, PARCEL 37.00.
8. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GARNET HILL ARE A PART OF THE APPROVAL FOR THIS DEVELOPMENT AND ARE RECORDED AT THE LOUDON COUNTY REGISTER OF DEEDS OFFICE.

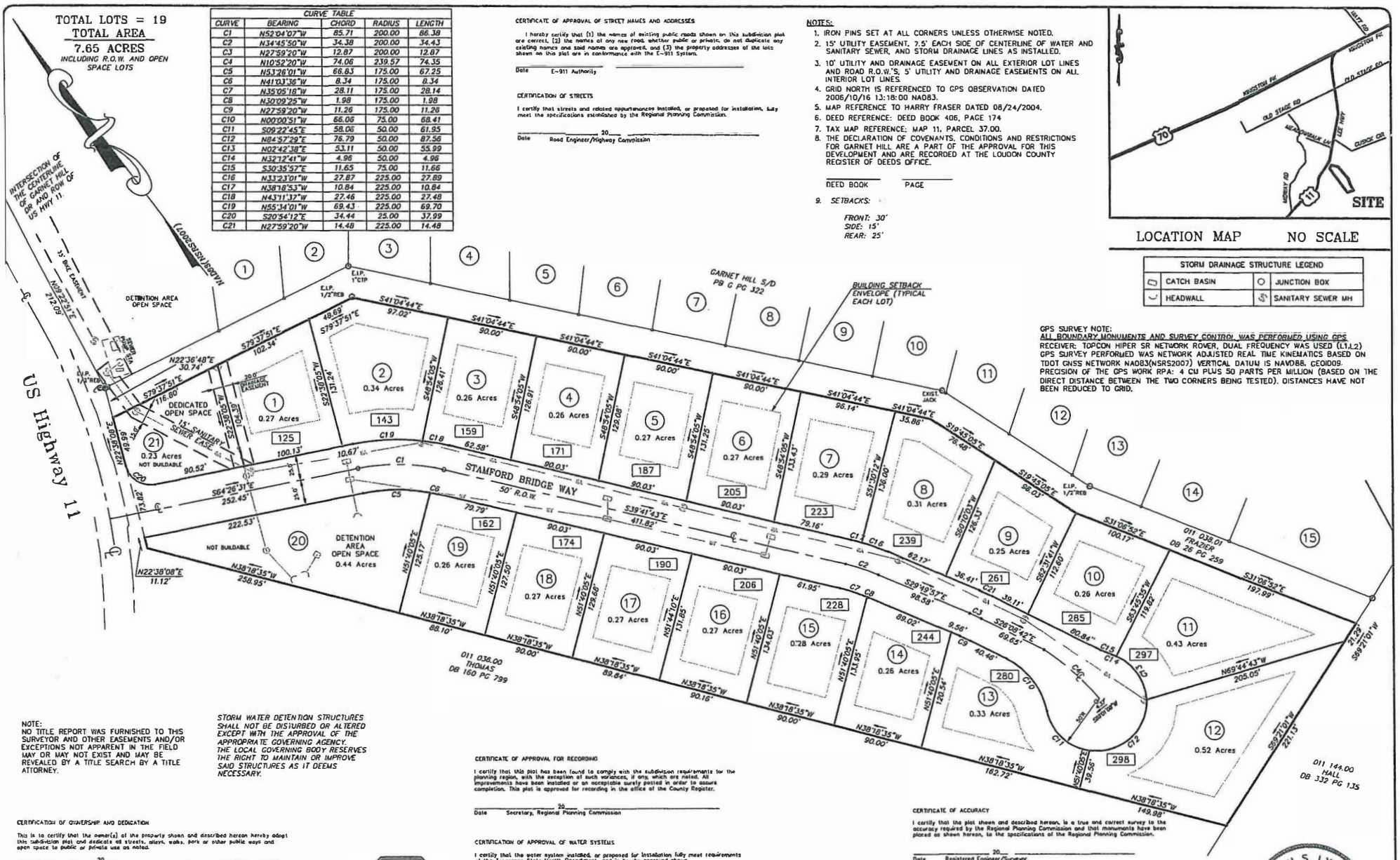
DEED BOOK _____ PAGE _____

9. SETBACKS:

FRONT: 30'
SIDE: 15'
REAR: 25'

LOCATION MAP NO SCALE

STORM DRAINAGE STRUCTURE LEGEND			
	CATCH BASIN		JUNCTION BOX
	HEADWALL		SANITARY SEWER MH



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

STORM WATER DETENTION STRUCTURES SHALL NOT BE DISTURBED OR ALTERED EXCEPT WITH THE APPROVAL OF THE APPROPRIATE GOVERNING AGENCY. THE LOCAL GOVERNING BODY RESERVES THE RIGHT TO MAINTAIN OR IMPROVE SAID STRUCTURES AS IT DEEMS NECESSARY.

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.

_____ 20___

Date Secretary, Regional Planning Commission

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.

_____ 20___

Date Owner 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 approved shown.

_____ 20___

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 of the Tennessee state Health Department and is approved as shown with all restrictions/conditions as noted

Date _____ 20

Local Health 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.

_____ 20___

Date Registered Engineer/Surveyor

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

LYNCH SURVEYS, LLC

RYAN S. LYNCH *DATE*
TENNESSEE CERTIFICATE NO. 2447

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE No. 2447

LYNCH SURVEYS LLC
SUBDIVISIONS AS-BUILTS SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-934-2630 FAX: 865-934-2601 WWW.LYNCHSURVEY.COM

DRAWN BY: M. STRANGE	
CHECKED BY: R. LYNCH	
APPROVED BY: R.S.L.	
SCALE: 1" = 60'	
DATE: 11/20/2019	

REVISIONS
1
2
3
4
5
6

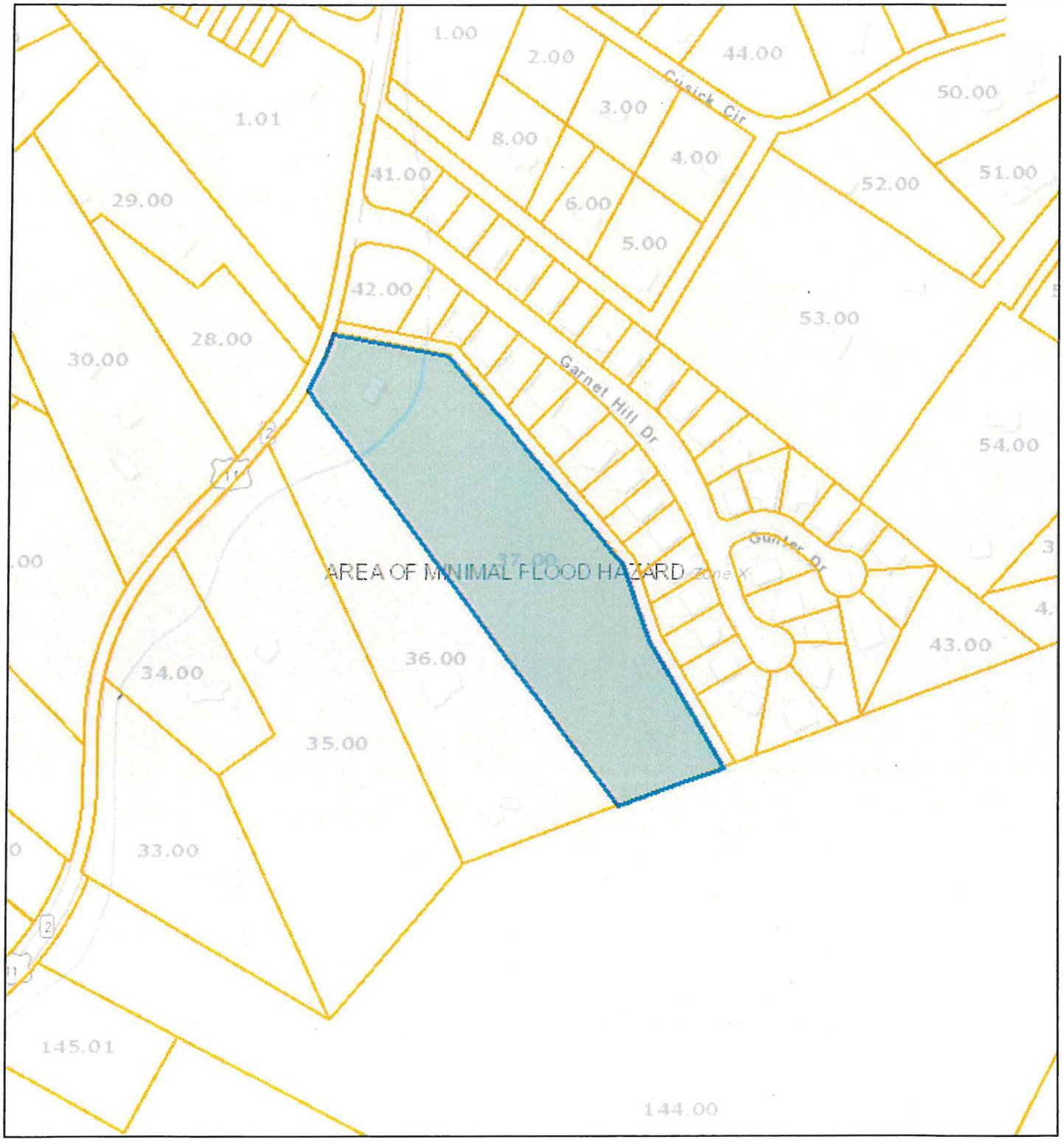
FINAL PLAT FOR:
Turner Homes LLC
11543 Kingston Pike
Knoxville, Tennessee 37934
Phone: (865) 777-1700

FINAL PLAT OF:
Stamford Bridge
US Highway 11
District 2, Loudon County, Tenness

ITEM C

Loudon County - Parcel: 011 037.00

ITEM C



Date: February 11, 2020
County: Loudon
Owner: TURNER HOMES LLC
Address: HWY 11 E 16746
Parcel Number: 011 037.00
Deeded Acreage: 7.65
Calculated Acreage: 7.65
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

EXCAVATION AND GRADING NOTES

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT (865) 755-3575.
4. SOIL BALANCE ON THIS SITE IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH LOUDON COUNTY.

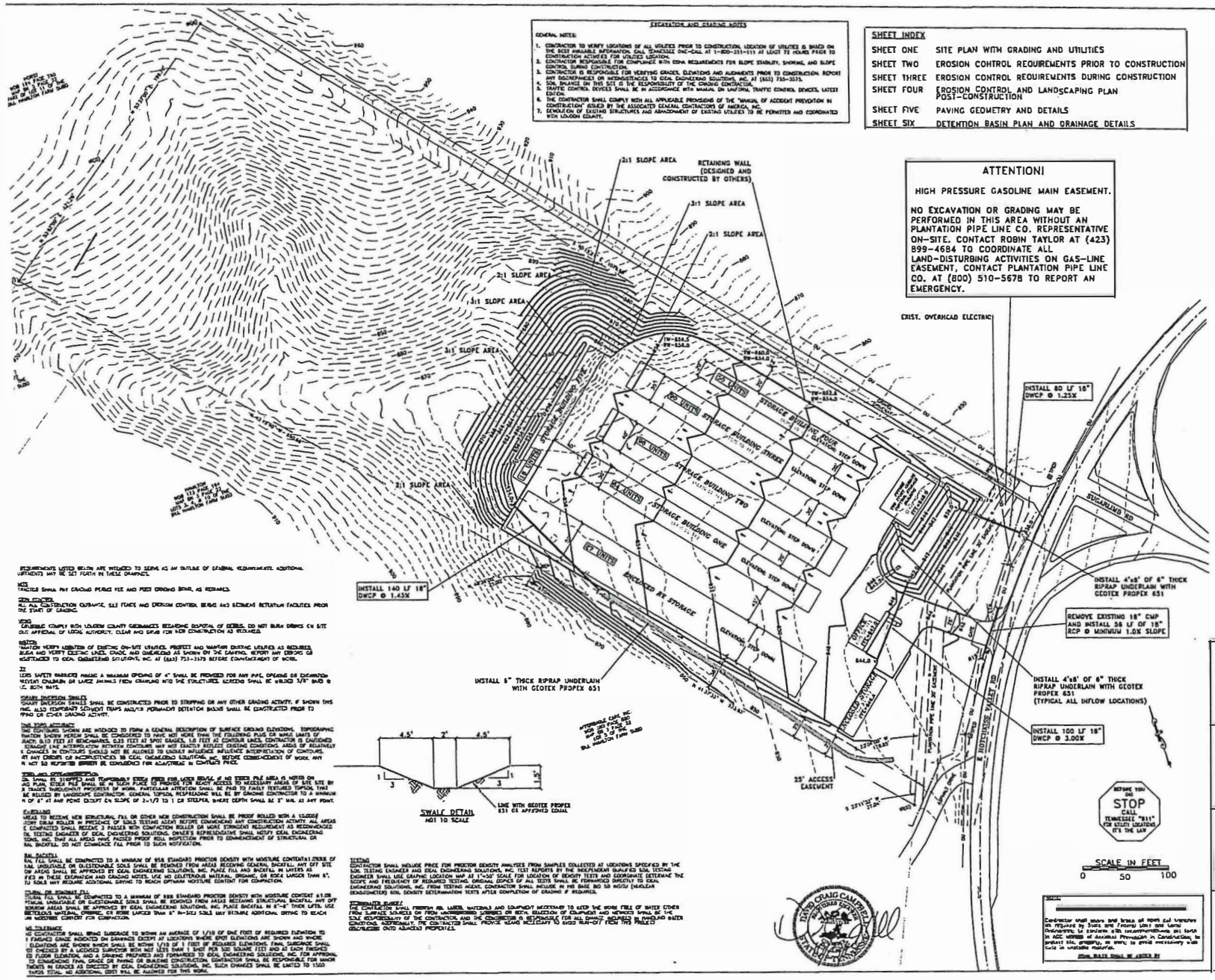
SHEET INDEX

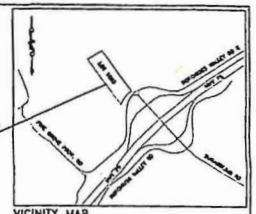
SHEET ONE	SITE PLAN WITH GRADING AND UTILITIES
SHEET TWO	EROSION CONTROL REQUIREMENTS PRIOR TO CONSTRUCTION
SHEET THREE	EROSION CONTROL REQUIREMENTS DURING CONSTRUCTION
SHEET FOUR	EROSION CONTROL AND LANDSCAPING PLAN POST-CONSTRUCTION
SHEET FIVE	PAVING GEOMETRY AND DETAILS
SHEET SIX	DETENTION BASIN PLAN AND DRAINAGE DETAILS

ATTENTION!

HIGH PRESSURE GASOLINE MAIN EASEMENT.

NO EXCAVATION OR GRADING MAY BE PERFORMED IN THIS AREA WITHOUT AN PLANTATION PIPE LINE CO. REPRESENTATIVE ON-SITE. CONTACT ROBIN TAYLOR AT (423) 899-4684 TO COORDINATE ALL LAND-DISTURBING ACTIVITIES ON GAS-LINE EASEMENT, CONTACT PLANTATION PIPE LINE CO. AT (800) 510-5678 TO REPORT AN EMERGENCY.





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ALIGNMENTS AND ELEVATIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH LOUDON COUNTY.

PROPERTY NOTES:

1. TOTAL AREA = 9.33 ACRES
2. TAX MAP 034 PARCEL 217.00 & 058.00
3. ZONING: C-7
4. SETBACKS (FRONT: 35 FT.
   SIDE: 25 FT.
   REAR: 25 FT.
5. 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR LOT LINES ADJACENT PUBLIC AND PRIVATE ROWS, 5' EACH SIDE OF ALL OTHER EXTERIOR AND INTERIOR LOT LINES.

LEGEND:

- DWCP — DOUBLE WALL CORRUGATED POLYETHYLENE PIPE
- FFE — FINISHED FLOOR ELEVATION
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- CH — CONCRETE HEADWALL

UTILITIES:

WATER: WATTS BAR UTILITY DISTRICT
ELECTRIC: LENOIR CITY UTILITIES BOARD
SOLID WASTE: PRIVATE HAULER
TELEPHONE: AT&T

1"=50'
13 JAN 2023

SHEET ONE

SITE PLAN WITH GRADING AND UTILITIES

SUGARLIMB MINI STORAGE

LOUDON COUNTY, TENNESSEE

Prepared For:

PACK MANAGEMENT, LLC
2125 MIDDLEBROOK PIPE
KNOXVILLE, TENNESSEE 37921
(865) 556-9148

Municipality:

LOUDON COUNTY PLANNING COMMISSION
100 MULBERRY STREET
LOUDON, TN 37774
(865) 458-4470

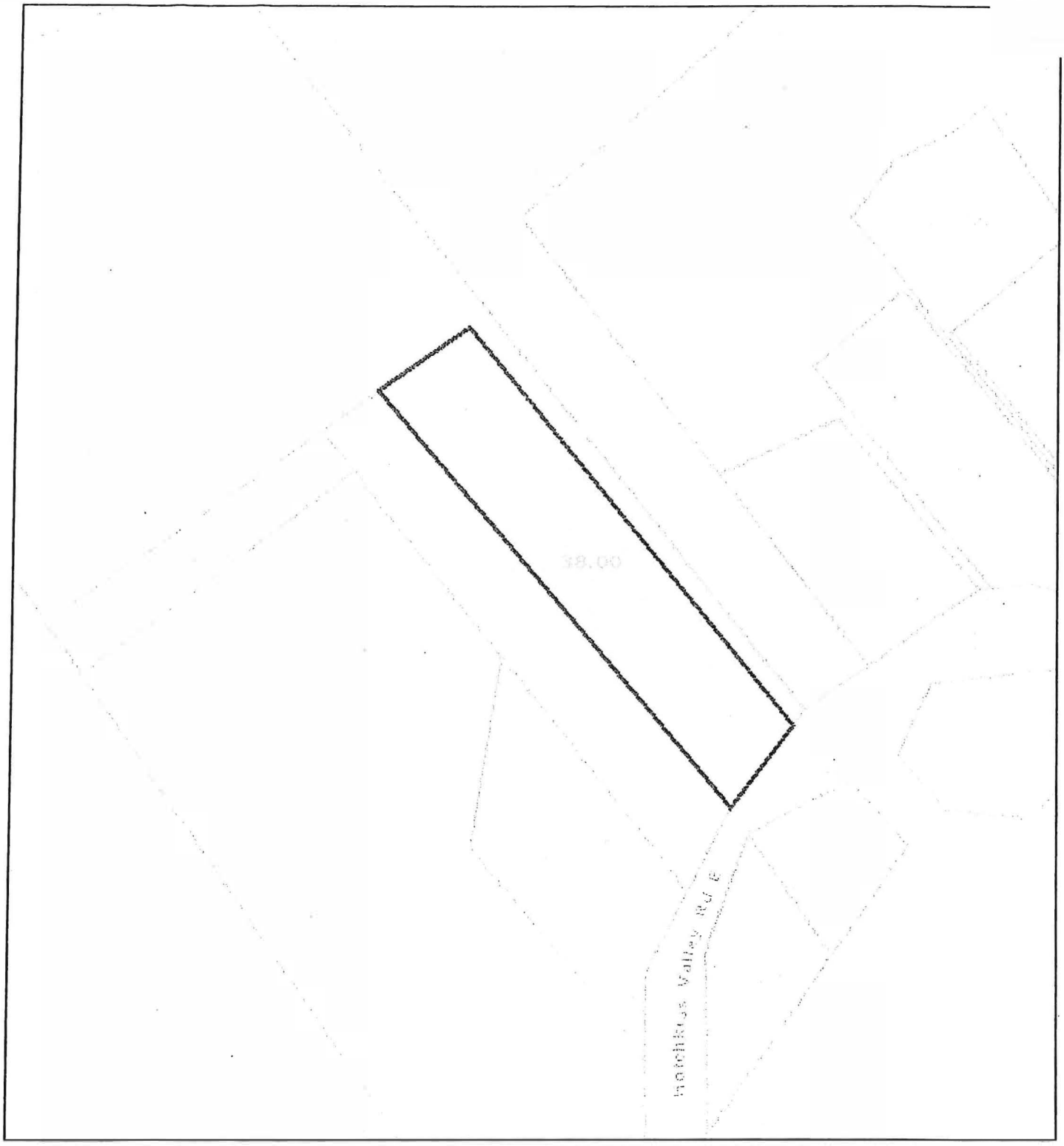
IDEAL ENGINEERING SOLUTIONS INCORPORATED

Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

ITEM D

Loudon County - Parcel: 024 038.00

ITEM D

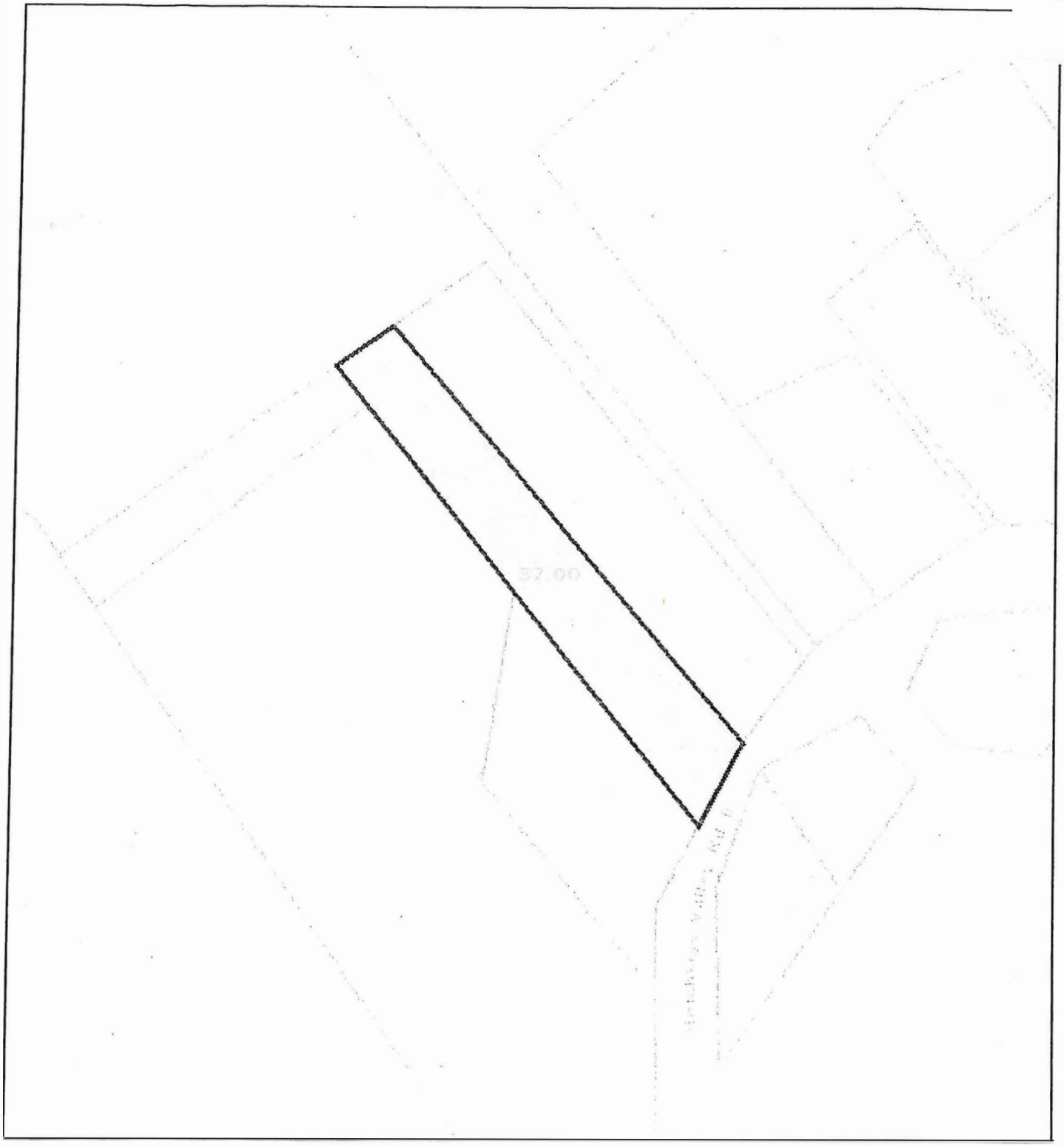


Date: February 11, 2020
County: Loudon
Owner: PAC MANAGEMENT LLC
Address: HOTCHKISS VALLEY RD E 16300
Parcel Number: 024 038.00
Deeded Acreage: 5
Calculated Acreage: 0
Date of Imagery: 2015

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

Loudon County - Parcel: 024 037.00

ITEM D:



Date: February 11, 2020
County: Loudon
Owner: PAC MANAGEMENT LLC
Address: HOTCHKISS VALLEY RD E 16350
Parcel Number: 024 037.00
Deeded Acreage: 4.27
Calculated Acreage: 4.27
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

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2020	Fees	Value	2019	Fees	Value	2018	Fees	Value	2017
January	43	$32,476	$8,990,150	43	$36,267	$10,581,553	50	$ 33,482	$9,276,834	33
February	44	$26,183	$7,110,593	45	$28,439	$7,544,271	38	$ 26,937	$7,623,628	37
March				51	$33,030	$9,998,800	61	$ 40,087	$11,450,722	50
April				53	$31,815	$8,522,190	52	$ 29,859	$8,415,166	32
May				55	$30,108	$7,978,973	56	$ 31,182	$8,264,540	47
June				41	$21,204	$5,587,036	56	$ 32,578	$9,493,426	57
July				56	$40,622	$11,175,837	49	$ 27,677	$23,143,415	45
August				59	$39,884	$10,835,249	56	$ 31,007	$8,575,728	45
September				46	$25,191	$6,655,941	55	$ 32,185	$8,561,038	41
October				59	$42,078	$12,562,632	65	$ 46,425	$12,830,429	54
November				35	$22,175	$5,986,943	50	$ 32,098	$8,887,651	55
December				43	$33,550	$9,227,464	34	$ 26,207	$7,271,454	40
TOTALS	87	$58,659	$16,100,743	586	$384,363	$106,656,889	622	$389,724	$123,794,031	536

20 single-family building permits issued for February, 2020

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
MARCH 17, 2020
5:30 PM

1. Call to Order;

2. Roll Call and Swearing In All Witnesses;

3. Approval of Minutes from February 18, 2020 meeting;

4. Planned Agenda Items;

   A. Special Exception to operate Boat and RV storage facility, Applicant, Hunter McDonald, Property Owner, Hubbs Land Management, LLC., 14224 Hickory Creek Rd., Tax Map 007, Parcel 012.00, C-2, General Commercial District;

   B. Special Exception to add car maintenance building, Applicant and Property Owner, Harold Brown, Applicant and Property Owner, Harold Brown, 2316 Hwy. 11, Tax Map 020D Group B, Parcel 001.00, C-2, General Commercial District, Approximately 1.30 acres;

   C. Special Exception for a Planned Unit Development (PUD) overlay, Applicant and Property Owner, Heritage Land Development Partners LLC., John Cook, President, Chatuga Drive, Tax Map 068, Parcels 024.02, 024.04, and 024.05, R-1, Suburban Residential District, Approximately 12.0 acres;

   D. Variance Request to place a 40' X 60' garage in front yard, Applicant, Billy Smith, Property Owner, Angela Smith, 18165 Hwy. 11, Tax Map 007N, Group B, Parcel 028.00, R-1, Suburban Residential District, Approximately 0.87 acres;

   E. Variance Request for egress landings and steps at exit, Applicant, Jason M. Stark, Property Owner, Kiddie Korner Daycare and Preschool Inc., 615 Leeper Parkway, Tax Map 021A, Parcel 001.00, C-2, General Commercial District;

F. Variance Request for lot size and road frontage, Applicant, Tellico Area Services System, Property Owner, Johnnie Faye Patterson, 17800 Hwy 321 (Antioch Church Rd.), Tax Map 035, Parcel 036.00, A-2, Rural Residential District, Approximately 3.2 acres;

5. Additional Public Comments;

6. Announcements and/or comments from Board/Commission;

7. Adjournment;

CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and de scribed 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.

_____, 20_____

Date Owner Owner

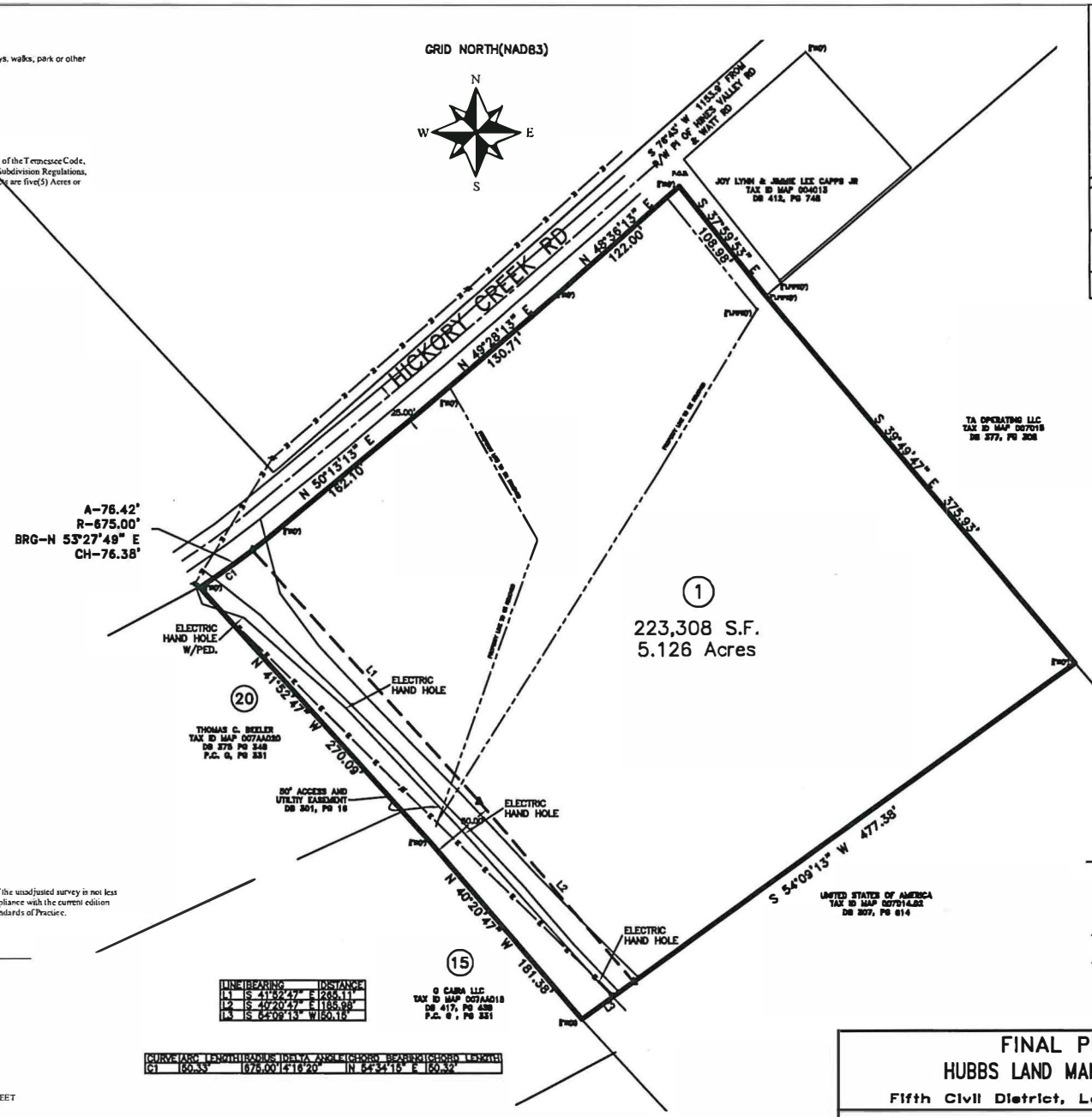
Exempt Plat Certification

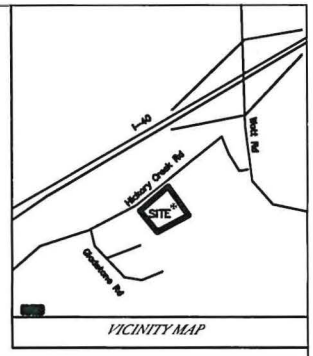
I hereby certify that this plat qualifies under the provisions of the section 13-3-401 of the Tennessee Code, Annotated and is exempt from the requirements of the Loudon County Minimum Subdivision Regulations, because (a) no new street or utility construction is required, and (b) all resultant tracts are five(5) Acres or greater in size.

Surveyor:_____

RLS No. _____

Date:_____





VICINITY MAP

I hereby certify that this is a Category ___ survey and the ratio of precision of the unadjusted survey is not less than 1:_____ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of Practice.

Registered Land Surveyor_____

Tennessee License No._____ Date:_____

LINE	BEARING	DISTANCE
L1	S 41°52'47" E	265.11'
L2	S 40°20'47" E	185.98'
L3	S 54°09'13" W	50.15'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.33'	675.00'	4°16'20"	N 54°34'15" E	50.32'

SYMBOL LEGEND

- IRON ROD FOUND
- IRON ROD SET
- SANITARY MANHOLE
- OVERHEAD UTILITIES
- CALCULATED POINT
- STORM DRAIN

NOTES:

1. PURPOSE OF THIS PLAT IS TO COMBINE INTO ONE LOT S/D.
2. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
3. TOTAL NUMBER OF 1 LOT. TOTAL ACREAGE 223,308 SQUARE FEET OR 5.126 ACRES.
4. THIS IS TO CERTIFY THAT I EXAMINED THE FEDERAL INSURANCE RATE MAP AND FOUND THAT THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ASSIGN ON MAP NUMBER 47105C0125D EFFECTIVE DATE MAY 16th, 2007. (ZONE X)
5. Dimensional Regulations:
All uses permitted in the C-2, General Commercial District, shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The front yard setback shall not be less than thirty (30) feet.
2. Rear Yard: The rear yard setback shall not be less than twenty (20) feet, except where vehicular access will be provided to the rear of the lot, in which case a minimum rear setback of thirty (30) feet shall be required
3. Side Yard: The side yard setback shall not be less than twenty (20) feet.

0 60 120 180

OWNER

HUBBS LAND MANAGEMENT, LLC
David Palmer
3752 Bellaire Blvd
Houston, TX 77025
Phone: (713) 828-1751

SURVEYOR

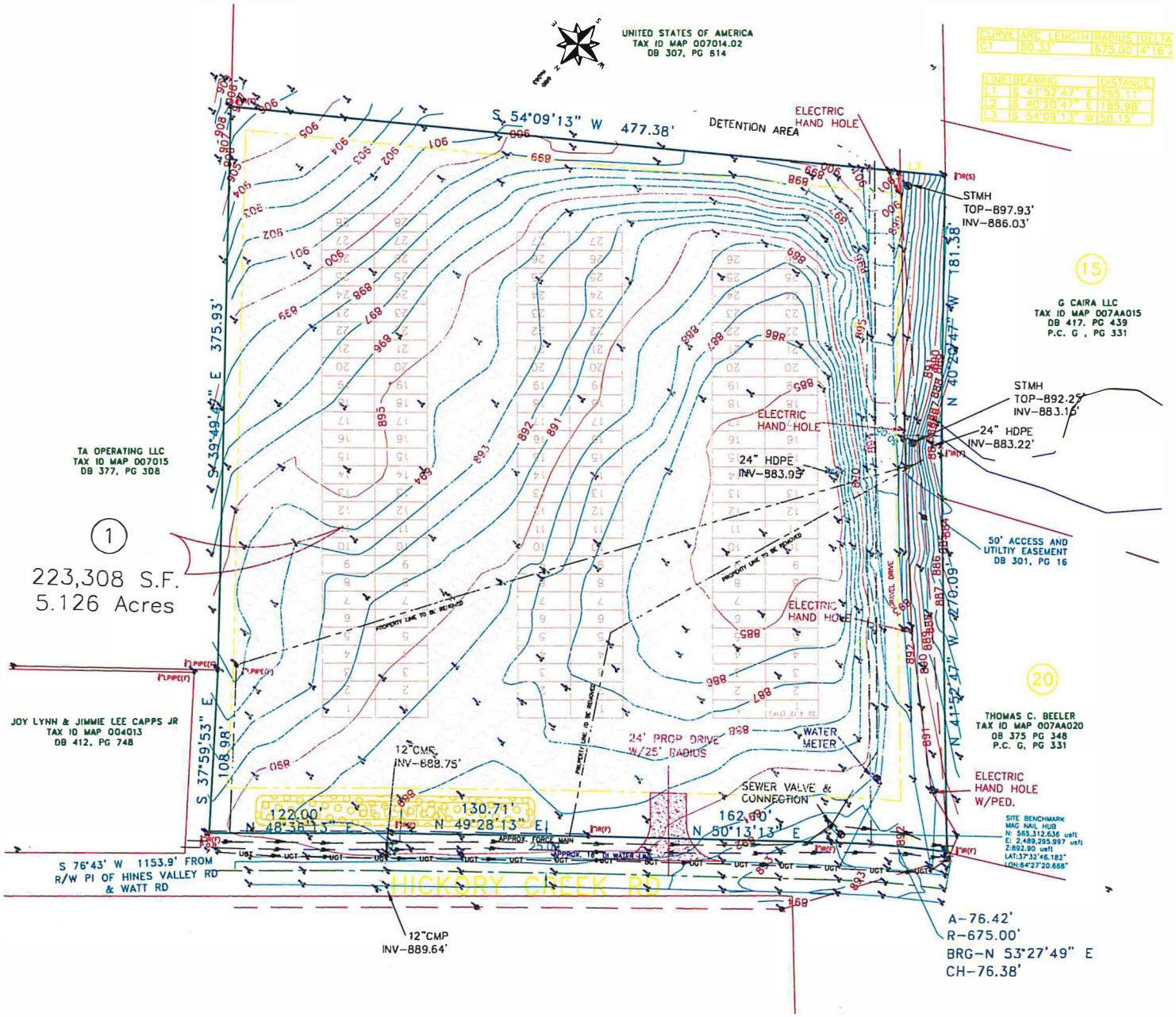
STEVEN W. ABBOTT JR
LAND SURVEYOR
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: SURVMAP@TDS.NET

FINAL PLAT OF:
HUBBS LAND MANAGEMENT PROPERTY

Fifth Civil District, Loudon Co, Tennessee

DEED BOOK: DB 359, PG 215; DB 301, PG 403
TAX MAP: 007 GROUP: PARCEL: 12.00, 13.00 & P/O 14.00
DISTRICT: 5th WARD: CITY BLOCK:
DATE: 02/08/2020 PLAT REFERENCE:
SCALE: 1"= 60'
DRAWING NUMBER: 302120
DRAWN BY: SWA

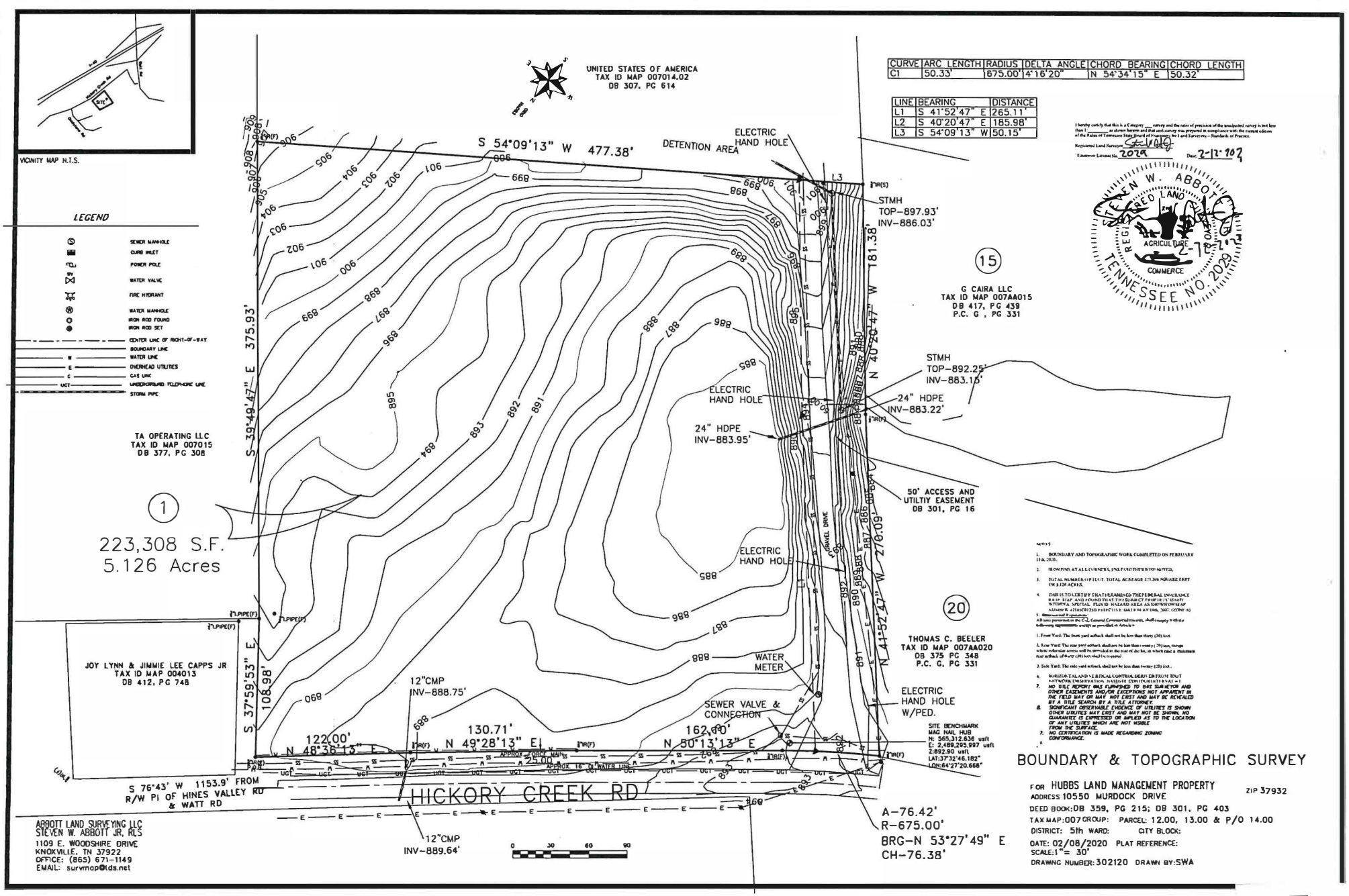
ITEM A



CURVE	ARC LENGTH	RADIUS	DELTA
C1	50.33'	675.00'	4°16'2

LINE	BEARING	DISTANCE
L1	S 41°52'47" E	265.11'
L2	S 40°20'47" E	185.98'
L3	S 54°09'13" W	50.15'

ITEM A



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.33'	675.00'	4°16'20"	N 54°34'15" E	50.32'

LINE	BEARING	DISTANCE
L1	S 41°52'47" E	265.11'
L2	S 40°20'47" E	185.98'
L3	S 54°09'13" W	50.15'

I hereby certify that this is a Category ___ survey and the ratio of precision of the unadjusted survey is not less than 1:_____ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

Registered Land Surveyor: [signature]

Tennessee License No. 2029 Date: 2-12-202

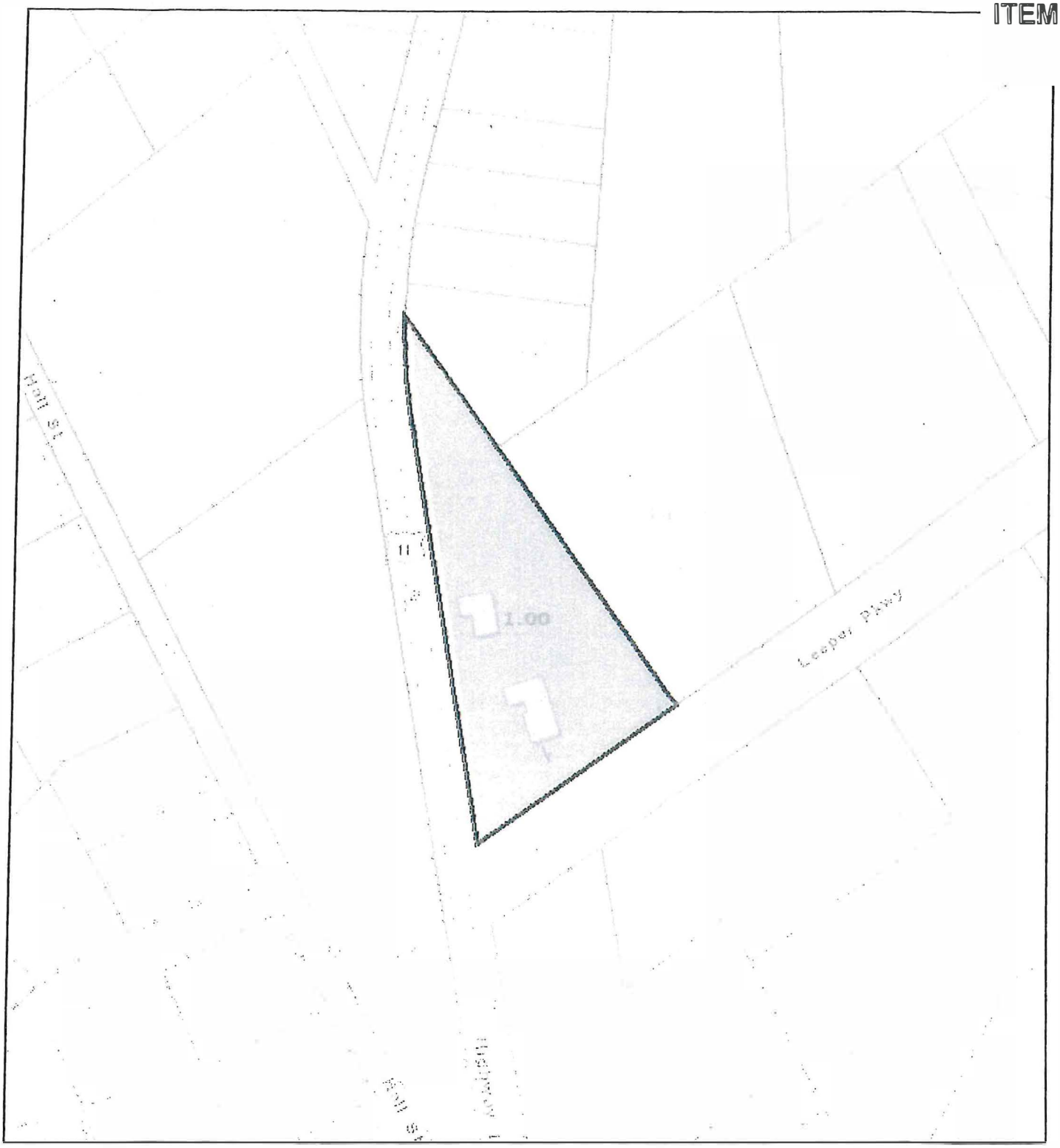
STEVEN W. ABBOTT REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2029

ITEM A

ITEM A

Loudon County - Parcel: 020D E 001.00

ITEM B



Date: January 22, 2020
County: Loudon
Owner: BROWN HAROLD L ETUX
Address: HWY 11 E 2432
Parcel Number: 020D E 001.00
Deeded Acreage: 1.3
Calculated Acreage: 1.3
Date of Imagery: 2015

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand)

ITEM B

ITEM B

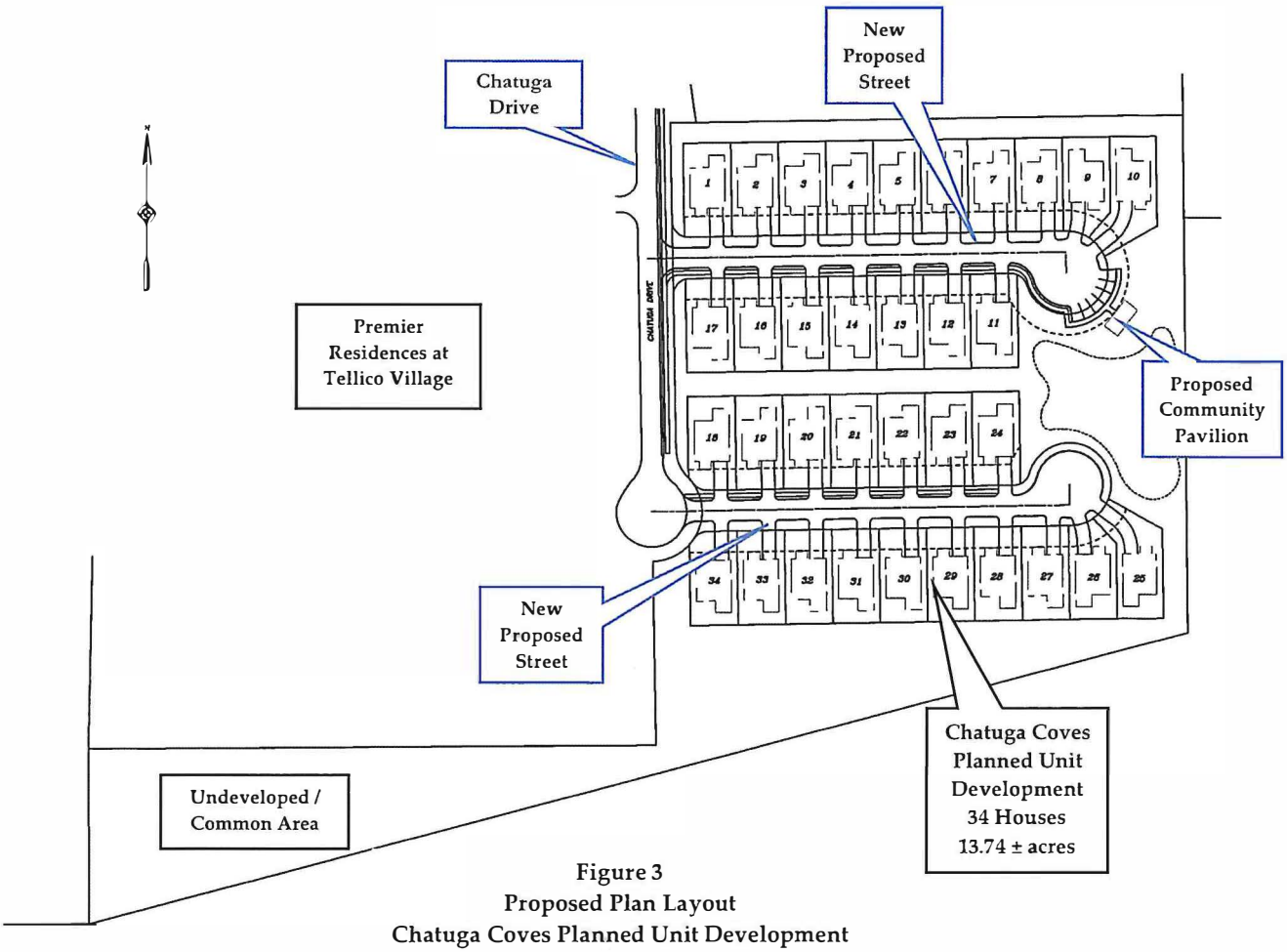
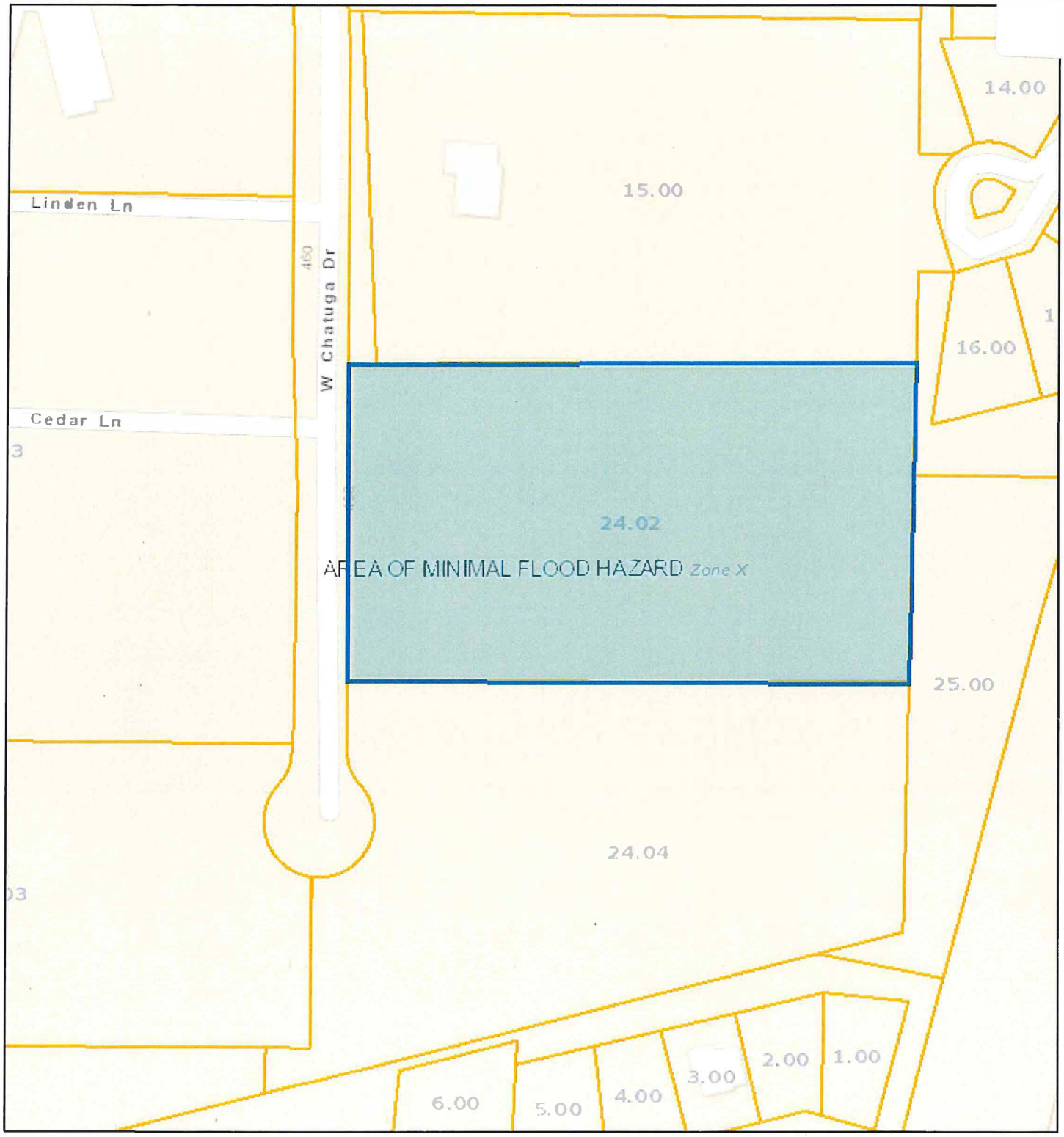


Figure 3
Proposed Plan Layout
Chatuga Coves Planned Unit Development

Loudon County - Parcel: 068 024.02

ITEM C



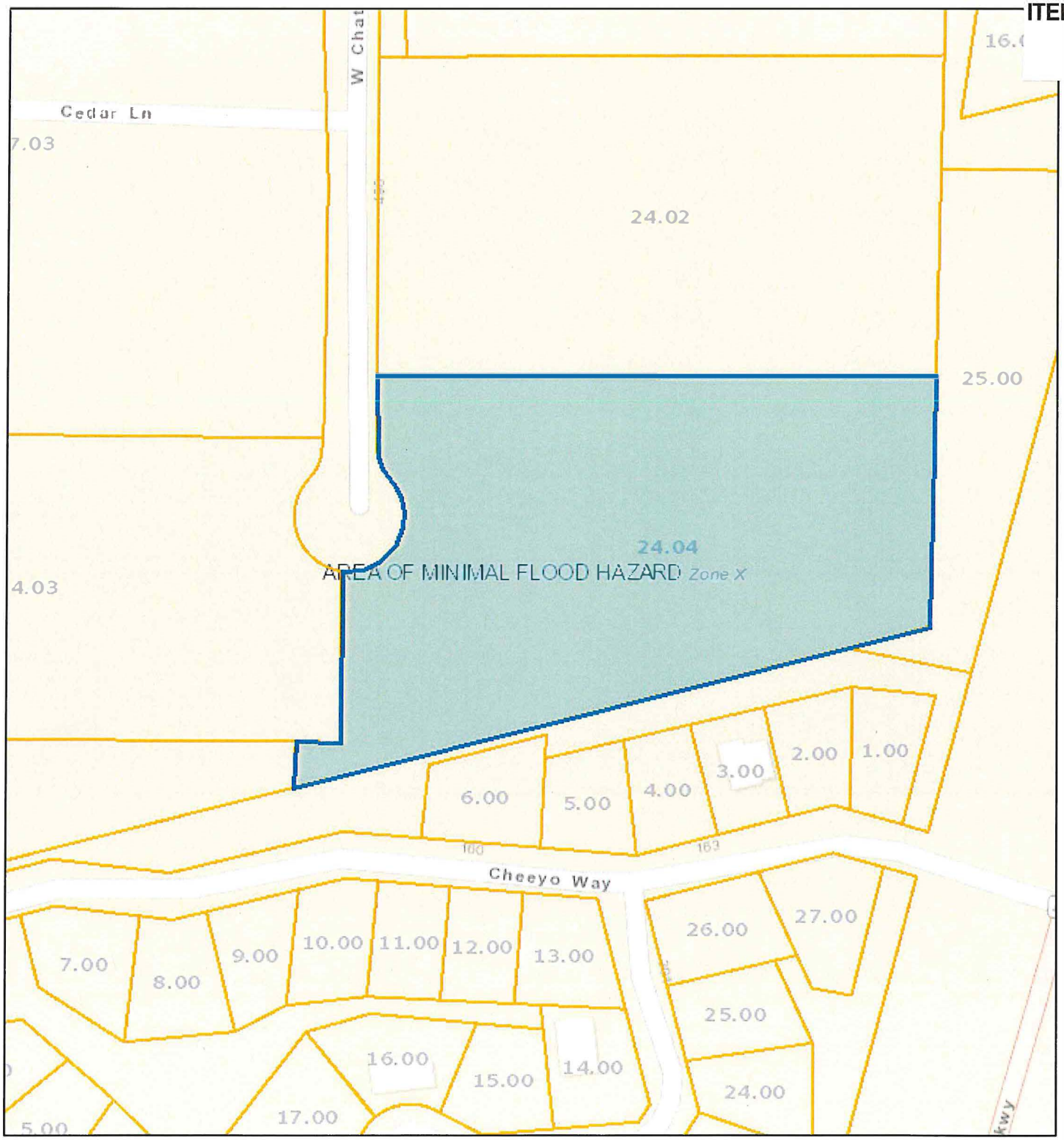
Date: February 27, 2020
County: Loudon
Owner: FIRST NATIONAL BANK OF ONEIDA
Address: CHATUGA DRIVE W
Parcel Number: 068 024.02
Deeded Acreage: 6.84
Calculated Acreage: 0
Date of Imagery: 2015

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 byyour local countyAssessor's

Loudon County - Parcel: 068 024.04

ITEM C



Date: February 27, 2020
County: Loudon
Owner: FIRST NATIONAL BANK OF ONEIDA
Address: CHATUGA DRIVE W 200
Parcel Number: 068 024.04
Deeded Acreage: 5.02
Calculated Acreage: 5.02
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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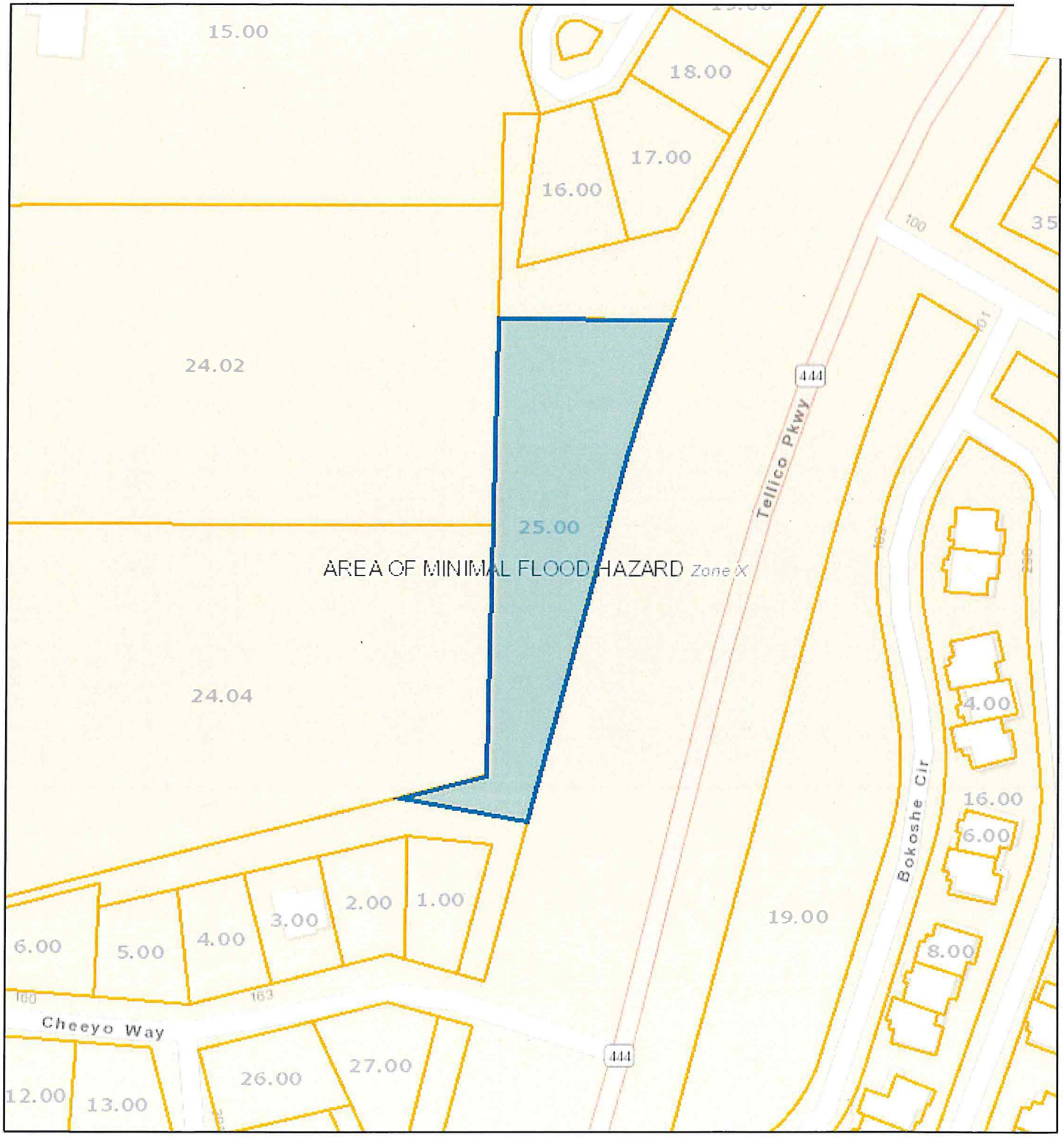
Loudon County - Parcel: 068 025.00

ITEM C



Date: February 27, 2020
County: Loudon
Owner: COOPER HOMES INC
Address: TELLICO PARKWAY
Parcel Number: 068 025.00
Deeded Acreage: 2.51
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
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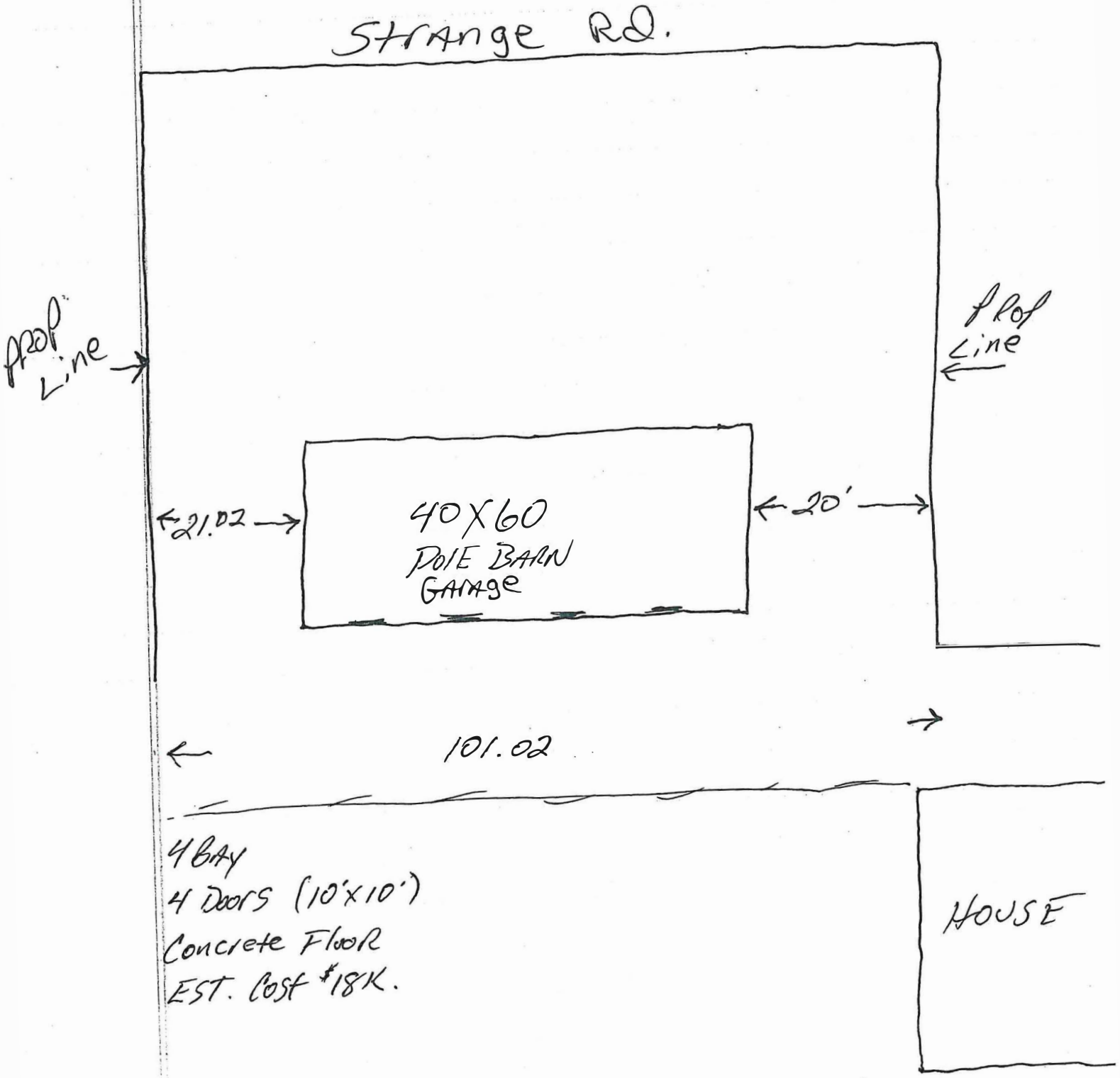
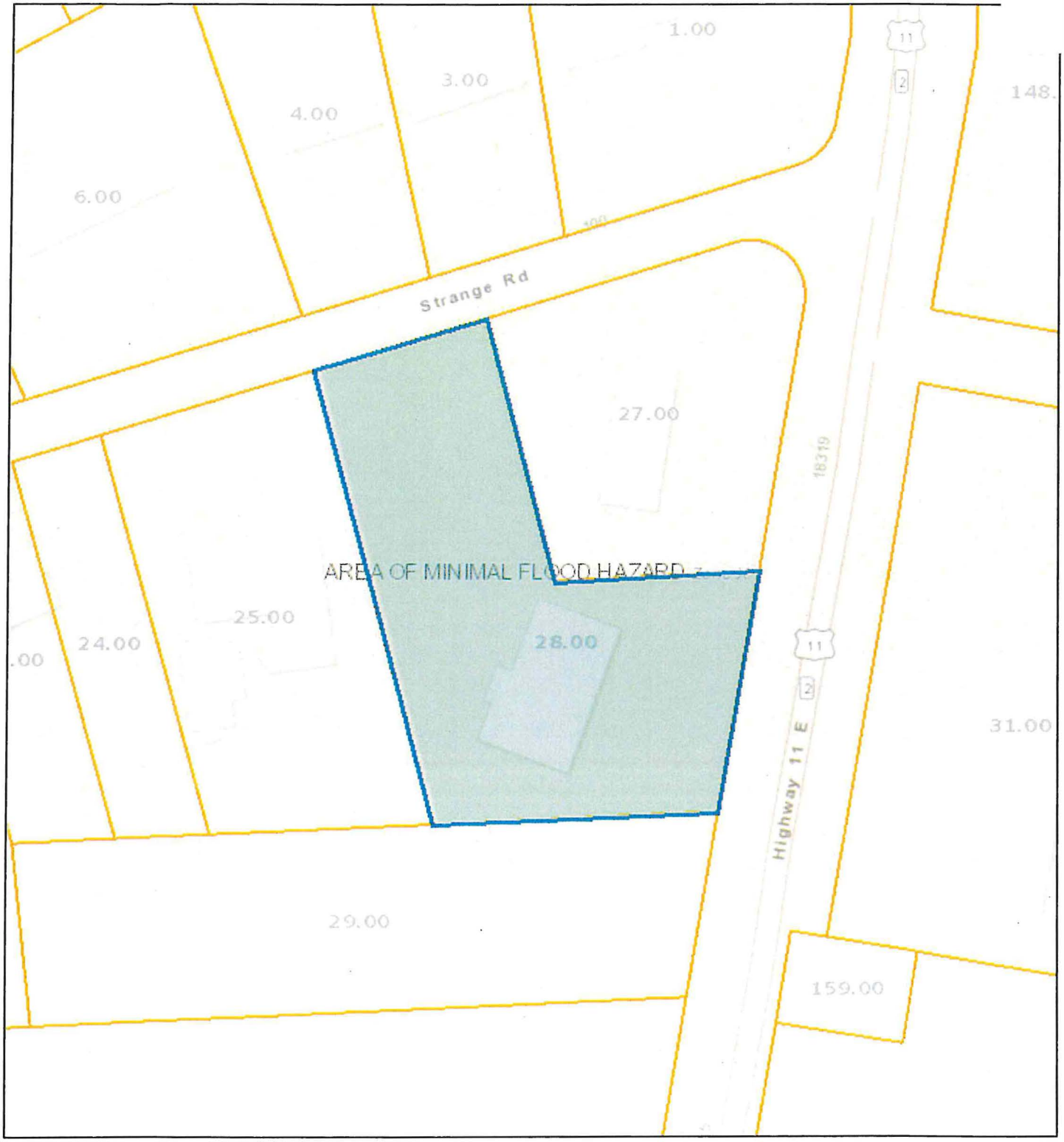
ITEM D


Strange Rd.
prop Line
Prop Line
21.02
40X60
POLE BARN
GARAGE
20'
101.02
4 BAY
4 Doors (10'x10')
Concrete Floor
EST. Cost $18K.
HOUSE

Loudon County - Parcel: 007N B 028.00

ITEM D



Date: February 28, 2020
County: Loudon
Owner: SMITH ANGELA
Address: HWY 11 E 18165
Parcel Number: 007N B 028.00
Deeded Acreage: 0.87
Calculated Acreage: 0.87
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

ITEM D

ITEM D

Kiddie Korner Daycare & Preschool
Kiddie Korner Daycare & Preschool
KIA
OPTIMA
Tennessee
6T1-7R5
KNOX

ITEM E

ITEM E