



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 JUNE 16, 2020 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 5.043, R-1. Suburban Residential District. The public is welcome to attend. The Planning Commission will meet immediately following the workshop at 5:30 p.m.

AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION JUNE 16, 2020 5:30 p.m.

1. Call to Order and Pledge of Allegiance
2. Roll Call and Approval of Minutes from May 19, 2020 meeting
3. Planned Agenda Items
 - A. Subdivision Request to divide 1 parcel into 3 parcels, Applicant and Property Owners, Stephen and Jacqueline Croft, 12749 Tanglewood Dr., Tax Map 017B Group A Parcel 023.00, A-2 Rural Residential District, Approximately 5.7 acres;
 - B. Subdivision Preliminary Plat, Applicant and Property Owner, Mark White, 8950 Davis Ferry Rd., Tax Map 042 Parcel 073.00, A-2 Rural Residential District, Approximately 55.7 acres;
 - C. Subdivision Final Plat to combine 4 parcels into 1 parcel, Applicant and Property Owner, Barry Cusick, 18332 Hwy. 11, Tax Map 007 Parcels 148.00, 149.00, 150.00, 151.00, R-1 Suburban Residential District, Approximately 2.3 acres;
 - D. Rezoning Request from A-1 Agriculture-Forestry District to M-1 General Industrial District, Applicant and Property Owner, Jasper Conner Brogan, 16250 El Camino Ln., Tax Map 006 Parcel 021.01, Approximately 12.0 acres;

- E. Rezoning Request from R-1 Suburban Residential District to R-1/PUD overlay, Suburban Residential District with Planned Unit Development (PUD) overlay, Applicant, Brook Horne, Property Owner, Horne Properties Inc., 19666 Hwy. 11 at Old Stage Rd., Tax Map 007 Parcel 062.00, R-1, Suburban Residential District, Approximately 8.7 acres;
 - F. Subdivision Replat Request, Applicant, Christian Medders, Property Owner, Roy Lynn Goodwin Jr., 12921 & 23457 Steekee Rd., Tax Map 049 Parcel 213.00 and Tax Map 057 Parcels 038.00 & 039.00 A-2, Rural Residential District, Approximately 9.2 acres;
 - G. Site Plan Request, Applicant, Eric Nelson, Property Owner, John Tuck, Hwy. 321 at 194 Harmon Ln., Tax Map 009E Group B Parcels 006.00 & 007.00, C-2, General Commercial District, Approximately 0.66 acres;
 - H. 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;
 - I. Subdivision plat and Shared Driveway Request, Applicant, James Loveday, Property Owner, Wilbert F. Walker (Freddie), 1181 Morton Rd., Tax Map 011 Parcel 278.00, Approximately, 5.8 acres;
 - J. Resolution Amendment, Section 5.043, R-1, Suburban Residential District;
4. County Commission Action on Planning Commission Recommendations
 5. Codes Department Building Activity Summary for May, 2020 (attached)
 6. Additional Public Comments
 7. Update from Planning Department
 8. Adjournment.

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 _____, 2019

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 _____, 2019

 REGISTERED SURVEYOR RLS 967

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.

DATE _____, 2019

 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 (not required if 4b is applicable).

DATE _____, 2019

 LOCAL HEALTH AUTHORITY

CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEMS)

Approval is hereby granted for lots _____, defined as _____, Loudon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Environmental Specialist _____ Date _____
 Division of Ground Water Protection

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 _____, 2019

 Road Engineer/Highway Commission

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.

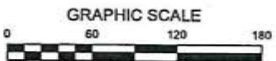
Date _____, 2019

 Secretary, Regional Planning Commission

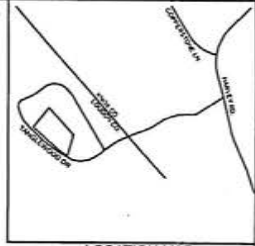
CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES
 I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property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

Date _____, 2019

 E-911 Authority

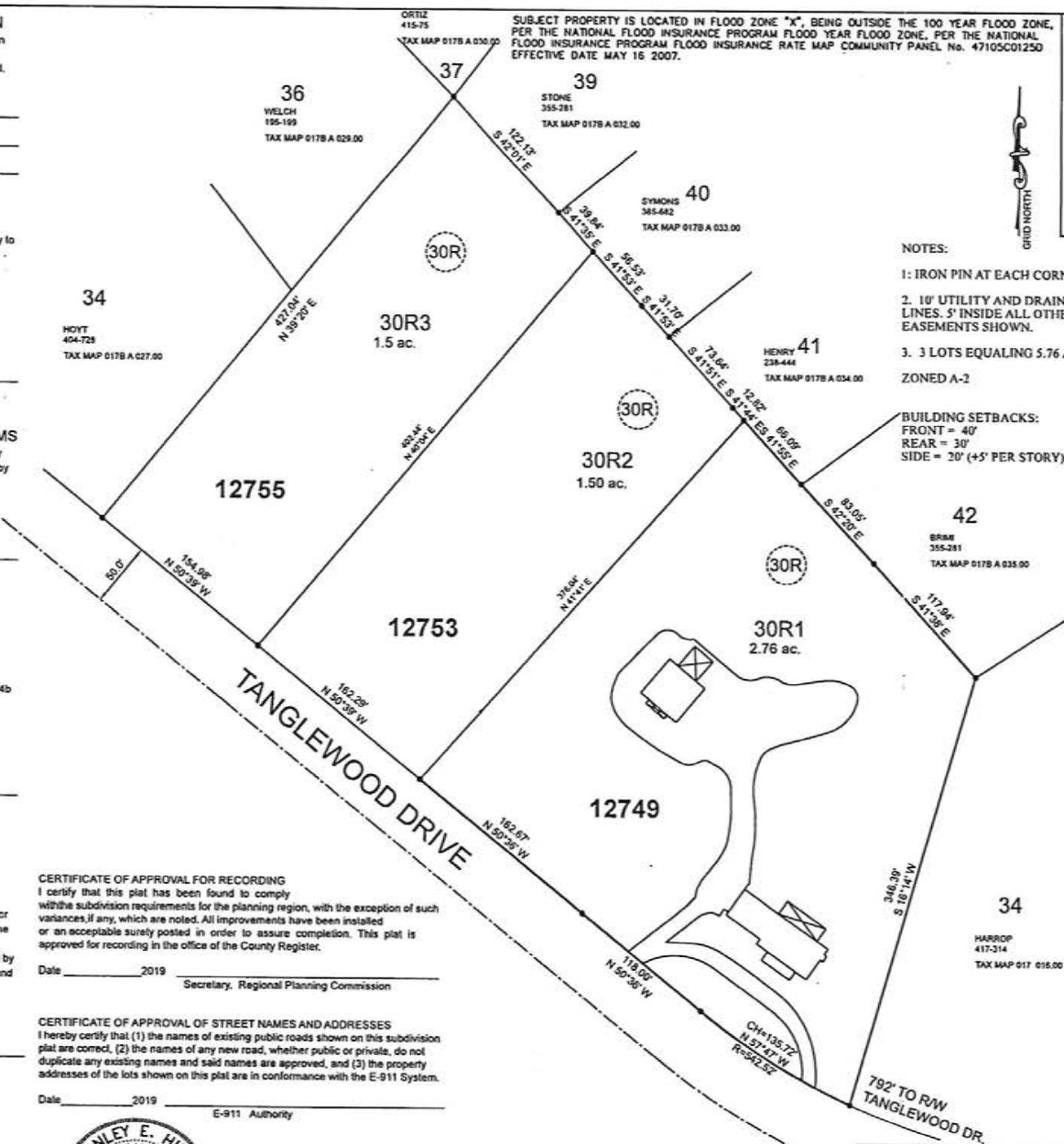


SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE 100 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4710SC01250 EFFECTIVE DATE MAY 16 2007.



- NOTES:
1. IRON PIN AT EACH CORNER.
 2. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL ROAD LINES, 5' INSIDE ALL OTHER LOT LINES PLUS ANY OTHER EASEMENTS SHOWN.
 3. 3 LOTS EQUALING 5.76 ACRES.
- ZONED A-2

BUILDING SETBACKS:
 FRONT = 40'
 REAR = 30'
 SIDE = 20' (+5' PER STORY)



FINAL PLAT OF THE RESUBDIVISION OF LOT 30R TANGLEWOOD S/D

DISTRICT 2
 INSTR. WD BK D358 PG. 505 PLAT SP1 173
 C.L.T. MAP 017B A 023.00
 SCALE: 1"=60' DA1
HINDS SURVEYIN
 3559 WINDY 3 FARMS DR., LOUISVILLE, TN
 PH. 568-9799 FAX. 233-3393
 WWW.HINDSSURVEYING.COM

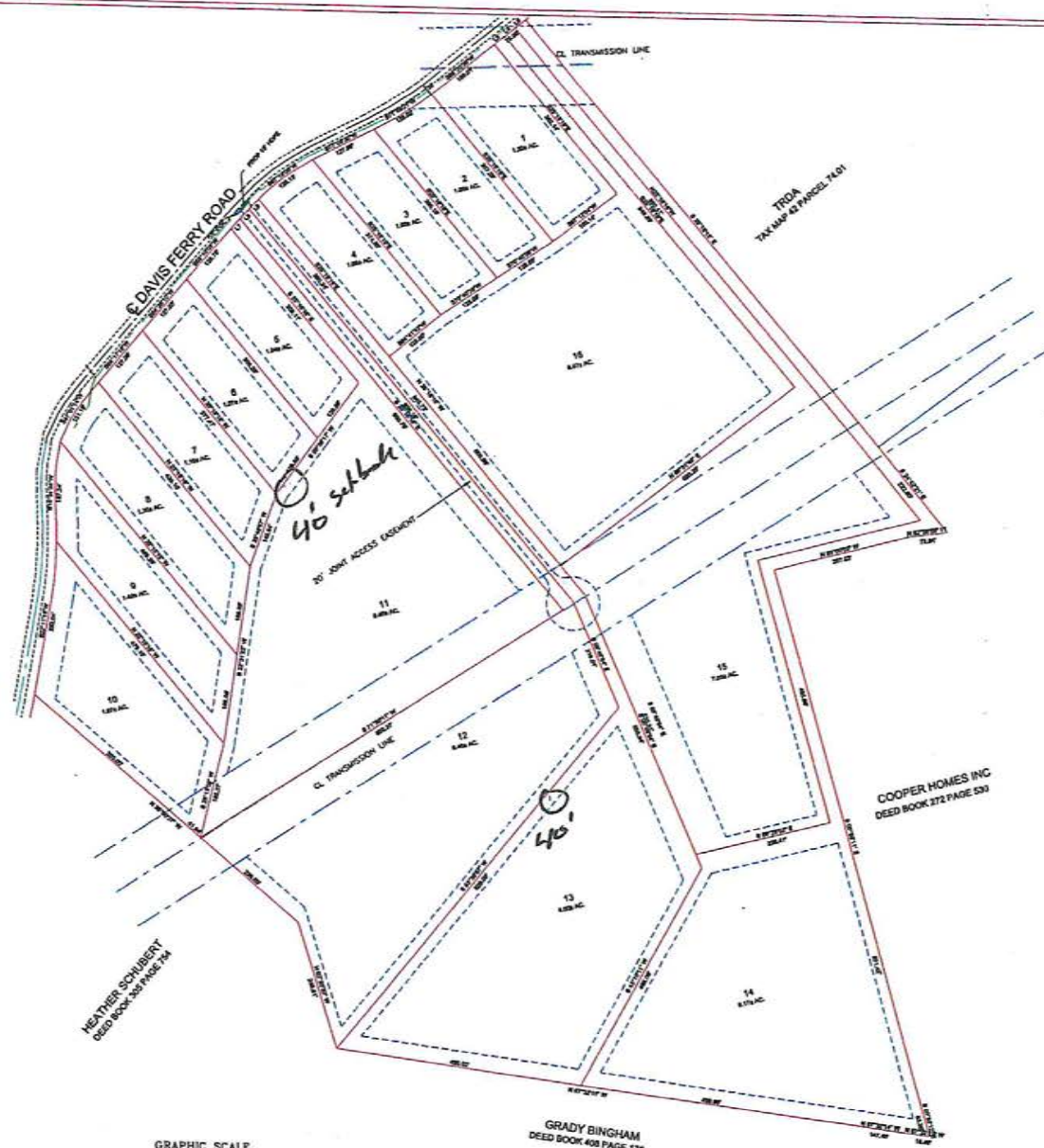
OWNER:
 STEPHEN &
 JACQUELINE CROFT
 12749 TANGLEWOOD
 DR.
 KNOXVILLE, TN 37922
 JOB NO. 1906016

ITEM A

Submitted 3-27-20

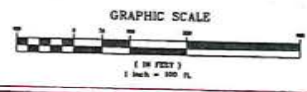


- LEGEND**
- 18.00' - ROW (SEE PLAN)
 - 18.00' - ROW (SEE PLAN)
 - CATCH BASIN
 - ANTI-COLLISION
 - DITCH/ALL
 - STORM DRAIN PILE
 - INTERIOR BATH SUCKET STRUCTURE
 - DETENTION LAUNDRY
 - PROPOSED 2' ACCESS EASEMENT
 - CONTROLLED WAY
 - BUILDING SETBACK LINE
 - EASE: 10' TO 30' EITHER SIDE OF PIPE, APPL. 2.1 - APPROXIMATE DRAINAGE EVENT, SEE MATERIALS, ENERGY LOCATIONS
 - 30' - PROPOSED GRADE CONTROL (APPROX.)
 - PROPOSED GRADE CONTROL (APPROX.)



BUILDING SETBACKS
 FRONT: 4'
 SIDE: 5' (4' FOR EACH ADDITIONAL STORY)
 REAR: 3'

- SITE NOTES**
1. CORNER MONUMENTS AS SHOWN HEREON
 2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 3. IF UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 7' EACH SIDE, ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
 4. DEED REFERENCE: DEED BOOK 385 PAGE 187
 5. PROPERTY SHOWN ON CLT 42 PARCEL T3
 6. PROPERTY CODED: A-2
 7. TOTAL AREA OF SUBDIVISION: SEE ADDRESS *
 8. TOTAL PROPOSED LOTS: 15
 9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 10. DIMENSIONS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATA.
 11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 12. COMPACTION TESTING OF SOILWORK TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH ANY COUNTY REQUIREMENTS.
 13. A PROP OF DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
 14. A PROP OF UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER PIPES AND SEWER LINES AS INSTALLED.



COOPER HOMES INC
 DEED BOOK 372 PAGE 530

GRADY BINGHAM
 DEED BOOK 408 PAGE 178

OWNER(S)
 MARC WHITE & TANDY LITTLETON
 171 EAST PORT DRIVE
 LEHOIR CITY, TN 37722

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

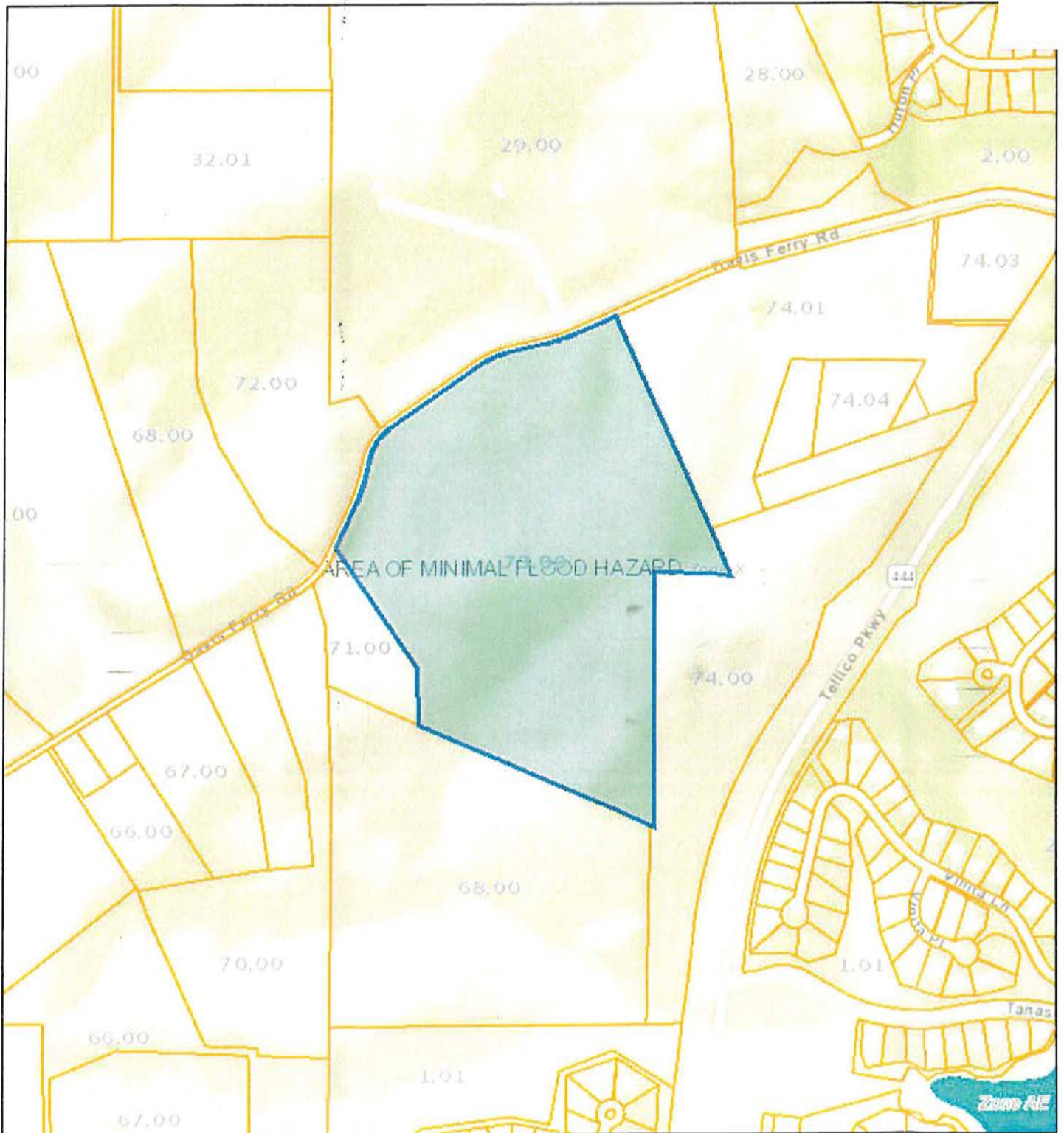
PRELIMINARY PLAN SHEET 1 OF 1

DAVIS FERRY WOODS

DISTRICT 1 • ADDRESS: 8950 DAVIS FERRY ROAD
 LOUDON COUNTY • TENNESSEE MAP SCL. PARCELS: 07106

ISSUED BY: REL	APPROVED BY: REL	DATE: 02-25-2020	PROJECT NUMBER: 04-10-2020	SCALE: 1"=100'	PRINTED NUMBER: 6661
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ITEM B



Date: March 20, 2020
County: Loudon
Owner: WHITE MARK THOMAS &
Address: DAVIS FERRY RD 8950
Parcel Number: 042 073.00
Deeded Acreage: 0
Calculated Acreage: 55.8
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



GPS Field Data Statement:

1. A Trimble GPS-3 (Dual Frequency) GPS was used to perform all or part of the SURVEY. Real Time Correction (RTK) Single Carrier, and Online Position User Service (OPUS) were utilized.
2. Horizontal Network Accuracy: 0.02000 m
Vertical Network Accuracy: 0.02000 m
3. Date of Static Observation: 14 May 2020
4. Control Points:
Horizontal: 400 1962
Vertical: 400 1700
5. Field Control Station Data and Epoch Data:

PS	Description	Latitude	Longitude	Distance From
02030	TRK	33°27'23.29"	-84°02'24.63"	42.212 m
02040	TRK	33°27'23.29"	-84°02'24.63"	42.212 m
02050	TRK	33°27'23.29"	-84°02'24.63"	42.212 m
02060	TRK	33°27'23.29"	-84°02'24.63"	42.212 m
6. Check Points: 02030

7. Data Factors for the Specific GPS Base Station:
 Point Scale Factor: 1.0000000
 Conversion (United States): 1.0000011
 Conversion (United States): 1.0000000
 SPC Zone: NAD83 (NAD83)
 Northing: 332,811.442
 Easting: 604,211.142
 Zone: (NAD83) 200,113 m

8. Graphic Scale:
 1 inch = 100 feet
 1 centimeter = 1 meter

CERTIFICATE OF ACCURACY
 I certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Regional Planning Commission, and that measurements have been placed on these herein, in the specifications of the Regional Planning Commission.

John Earl Norwood, RLS 702 County Road 101, Abbeville, Tennessee 37023 (423) 600-2970
 Tennessee Registration Number: 102

CERTIFICATION OF OWNERSHIP AND ACQUISITION
 This is to certify that the owner(s) of the property shown and described herein, hereby accept the subdivision plat and interests of streets, alleys, easels, park or other public uses and have given to public use or intent.

Date: 2020
 Barry Cook

CERTIFICATION OF APPROVAL OF WALK STUDIES
 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 such.

Date: 2020
 City of County Health Officer or his Authorized Representative

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

Date: 2020
 Local Health Authority

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

Date: 2020
 Road Engineer/Highway Commission

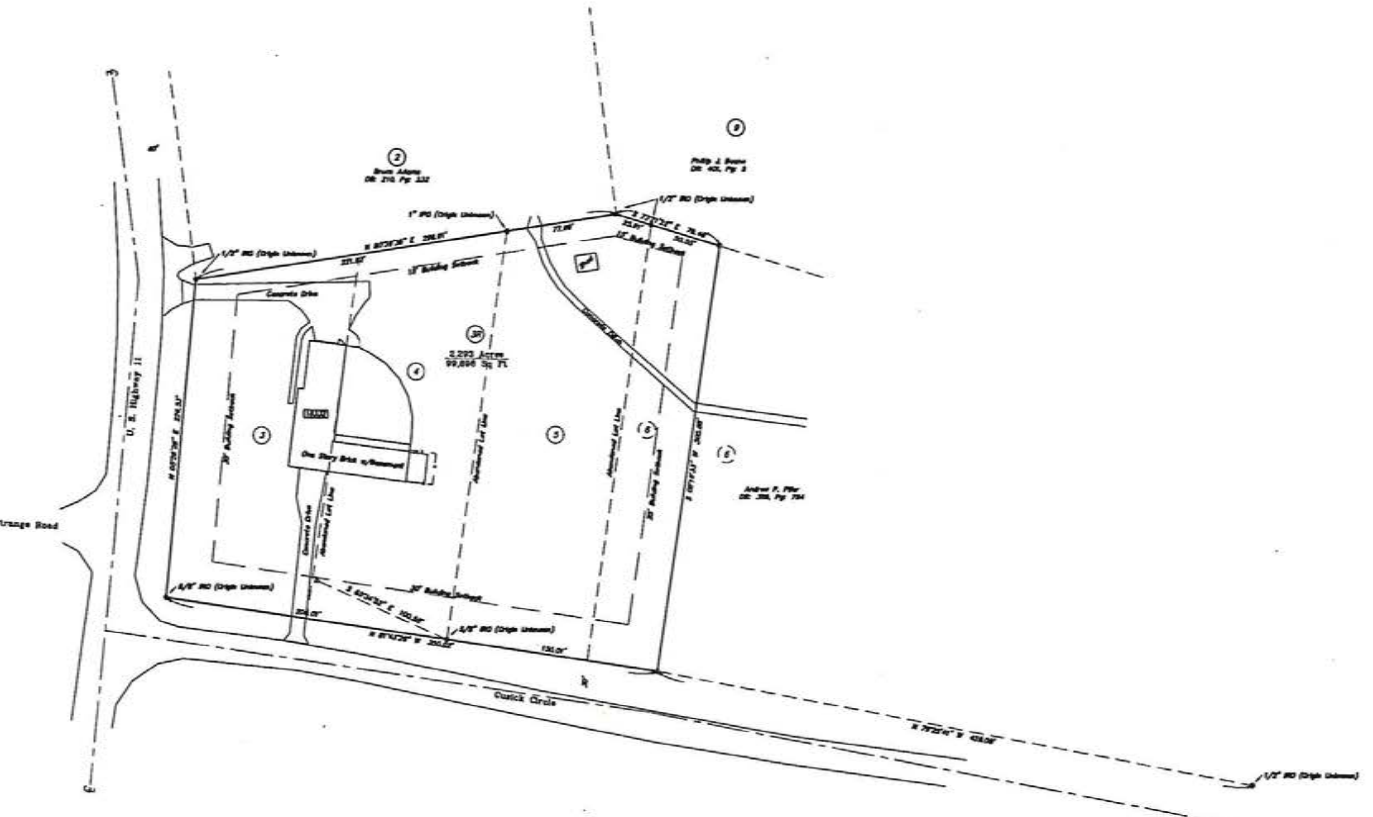
CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESS
 I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names and meet minimum requirements, and (3) the property addresses of the lots shown on the plat are in conformance with the 2-011 System.

Date: 2020
 T-011 Authority

CERTIFICATE OF APPROVAL FOR RECORDS
 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 requirements have been included as an appropriate survey printed in order to ensure compliance. This plat is approved for recording in the office of the County Register.

Date: 2020
 Secretary Regional Planning Commission

General Notes:
 1. Current Zoning: R1
 2. Building Setback: 30'
 3. Street: 30'
 4. Front: 25'
 5. Property Address: 1962 Highway 11 East, Lenoir City, TN 37771



Norwood Surveying
 John Earl Norwood, RLS
 702 County Road 101
 Abbeville, Tennessee 37023-6572
 (423) 600-2970
 www.norwoodsurveying.com



PRELIMINARY FOR REVIEW ONLY

Revision: 28 June 2020; PC Comments

Final Plat - Replat of lots 3-5 & half 6, Woodland Estates

Survey for: Barry Cook
 Scale: 1" = 40'
 Date: 15 May 2020
 Subdivision Plat
 Drafted by: John Earl Norwood

Sheet: 15 of 12
 Lot: 3-5 & half Lot 6, Woodland Estates, PB: 1, Pg: 12
 Loudon County, Tennessee

File # Number: 2017-148-02, 149-02, 150-02, & 151-02 DE: 401, Pg: 661
 Project Number: 2020-038.01

Neighborhood Map (N.E.S.)

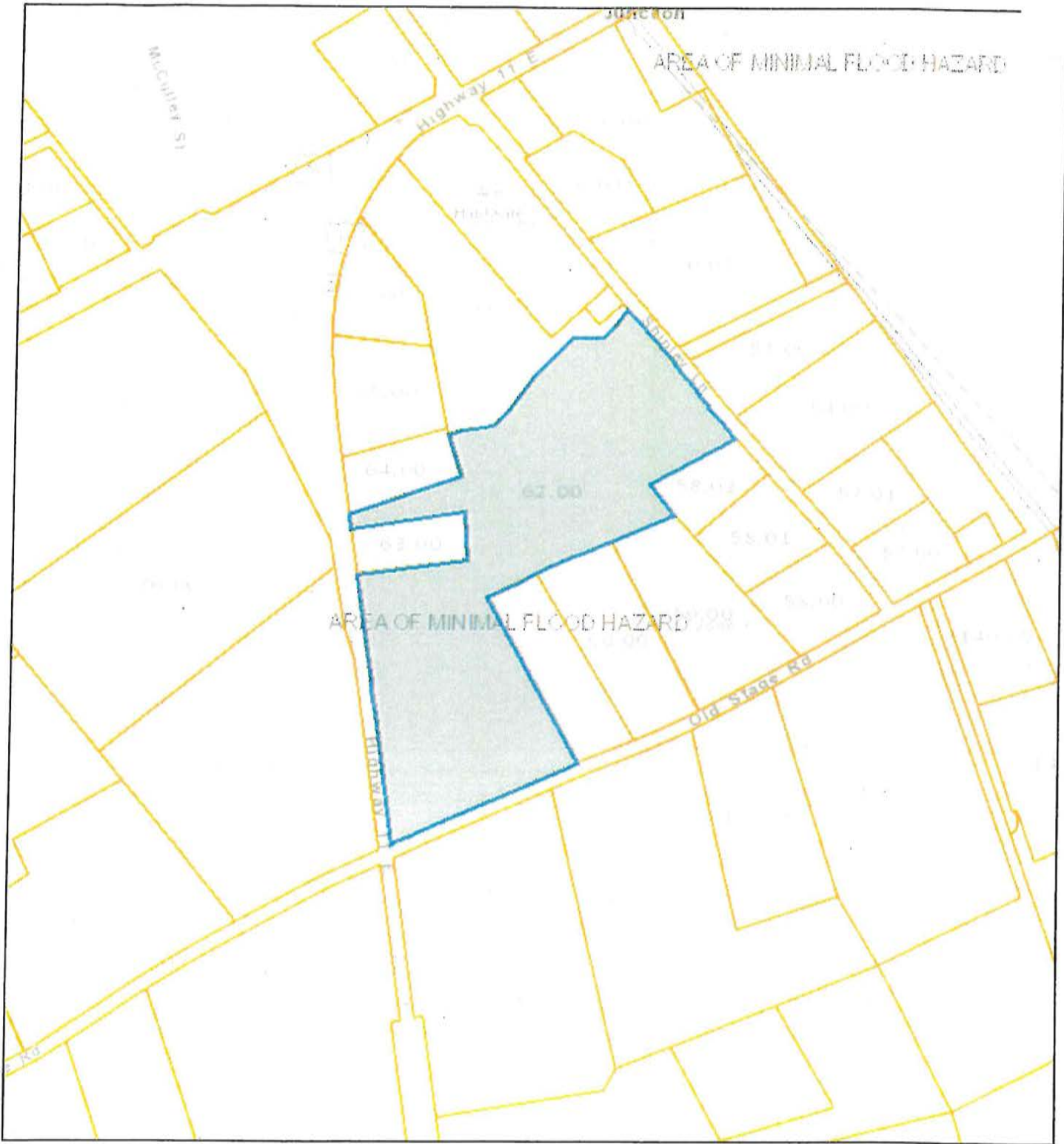
ITEM C



ITEM D

Loudon County - Parcel: 007 062.00

ITEM E

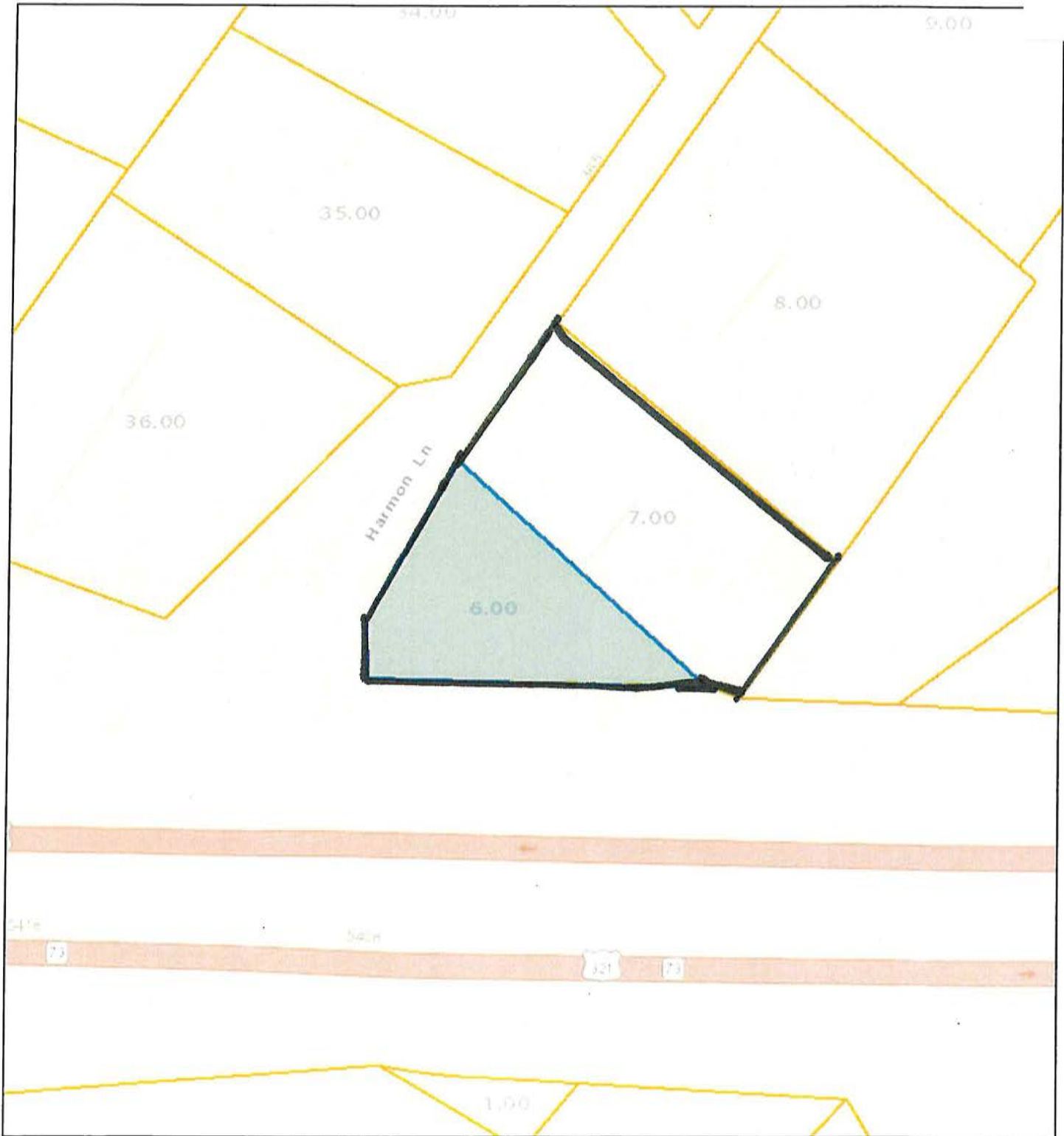


Date: March 5, 2020
County: Loudon
Owner: HORNE PROPERTIES INC
Address: HWY 11 E 19666
Parcel Number: 007 062.00
Deeded Acreage: 8.74
Calculated Acreage: 8.74
Date of Imagery: 2015

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 Controller - OIG

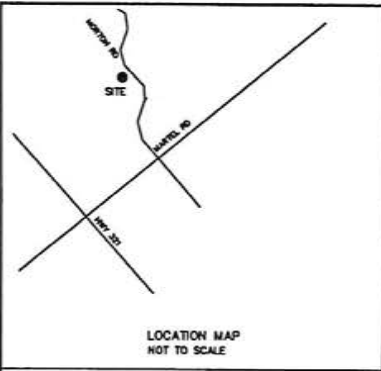
Loudon County - Parcel: 009E B 006.00

ITEM G



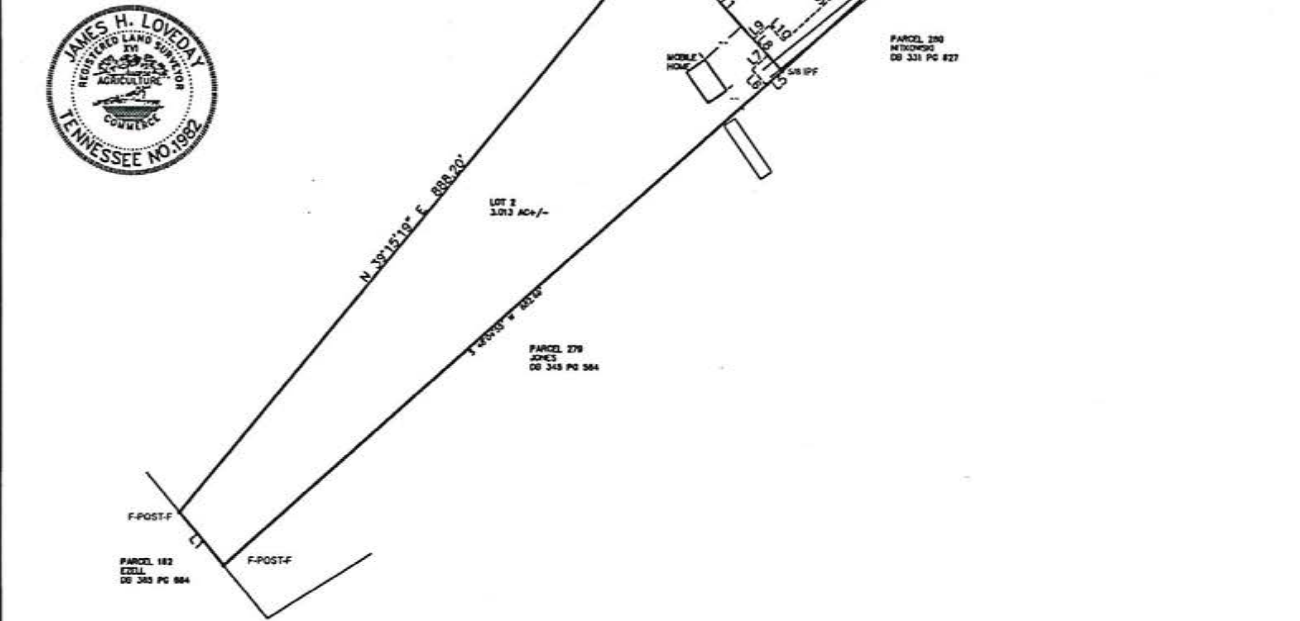
Date: May 13, 2020
County: Loudon
Owner: TUCK JOHN
Address: HARMON LN
Parcel Number: 009E B 006.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

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



Certification of Category and Accuracy of Survey
I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is 1:_____ as shown hereon.

Surveyor
Tennessee Reg. No. _____



- NOTES
1. THE PURPOSE OF THIS PLAT IS TO MODIFY 1 PARCEL AND CREATE 2 NEW LOTS.
 2. MAP REFERENCE:
PLAT REFERENCE: DEED REFERENCE: DE 343 PG 28
 3. BEARINGS SHOWN HEREON ARE IN STATE PLANE, BURNISHED USING GPS (NODATA BAZED GRID 2011A, NAD 83 NETWORK)
 - 4.
 5. THIS PROPERTY IS ZONED R-1. BUILDING SETBACKS SHALL BE 30' FRONT, 25' REAR, 15' SIDE.
 6. UTILITY DRAINAGE AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, PLUS OTHER EASEMENTS SHOWN, EASEMENTS TO BE CENTERED ABOUT UTILITY AS INSTALLED.
 7. ALL UTILITIES LOCATED BY FIELD OBSERVATION OR AERIAL MAPS PROVIDED BY THE RESPONSIBLE AGENCY.
 8. THIS PROPERTY IS NOT DESIGNATED AS A FLOOD HAZARD AREA PER FEMA COMMUNITY MAP 47050C PARCEL DEEDS
 9. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
 10. THE JPE IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY LOUDON COUNTY. THE JPE WILL ALSO FUNCTION AS A UTILITY EASEMENT. MAINTENANCE AGREEMENT FOR THE JPE IS RECORDED IN DEED BK _____ PG _____.
 11. TOTAL ACRES THIS PLAT: 5.830 ACRES INTO 2 LOTS.

LINE	BEARING	DISTANCE
L1	N 39°30'53" W	81.09'
L2	S 21°43'00" E	31.44'
L3	S 37°58'32" E	263.15'
L4	N 37°58'32" W	25.07'
L5	S 48°04'55" W	25.00'
L6	N 42°20'34" W	25.00'
L7	S 47°39'26" W	25.00'
L8	N 42°20'34" W	25.00'
L9	N 47°39'26" E	25.00'
L10	S 42°20'34" E	25.19'
L11	N 42°20'34" W	217.31'

FINAL PLAT
FREDDIE WALKER SUBDIVISION

DISTRICT 2 - LOUDON CO., TENN.
SCALE: 1"=100' AUG. 5, 2019

DWG. NO. 18156

SURVEYOR:
CENTURY SURVEYING
198 CASSY COURT
LENOIR CITY, TN, 37772
PH. (865) 986-1982

OWNER:
WILBERT F & SHEILA WALKER
1181 MORTON ROAD
LENOIR CITY, TN, 37772
PH. (865) 755-8790

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATION OF STREETS	CERTIFICATION OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES	FREDDIE WALKER SUBDIVISION	
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 _____ Owner _____ Date _____ Owner _____	I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission. Date _____ Registered Engineer/Surveyor _____	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 secure completion. This plat is approved for recording in the office of the County Register. Date _____ Secretary, Regional Planning Commission _____	I certify that streets and related appurtenances installed, or proposed for installation fully meet the specifications established by the Regional Planning Commission. Date _____ Road Engineer/Highway Commissioner _____	I certify that the water system installed, or proposed for installation fully meets requirements of the Tennessee State Health Department, and is hereby approved as shown. Date _____ Utility System Manager/Designer _____	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. Date _____ E-911 Authority _____	LOUDON COUNTY REGIONAL PLANNING COMMISSION TOTAL ACRES <u>5.830</u> TOTAL LOTS <u>1</u> ACRES NEW ROAD <u>0</u> MILES NEW ROAD <u>0</u> OWNER <u>WALKER</u> CIVIL DISTRICT <u>2</u> SURVEYOR <u>JAMES LOVEDAY</u> CLOSURE ERROR <u>1:10,1</u> SCALE 1"= 100' 100' 0 100'	

ITEM 1

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	47	\$34,518	\$9,568,416	51	\$33,030	\$9,998,800	61	\$ 40,087	\$11,450,722	50
April	47	\$25,651	\$7,096,643	53	\$31,815	\$8,522,190	52	\$ 29,859	\$8,415,166	32
May	44	\$25,354	\$6,898,473	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	225	\$144,182	\$39,664,275	586	\$384,363	\$106,656,889	622	\$389,724	\$123,794,031	536

21 single-family building permits issued for May, 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
JUNE 16, 2020
5:30 PM

1. Call to Order;
2. Roll Call and Swearing In All Witnesses;
3. Approval of Minutes from May 19, 2020 meeting;
4. Planned Agenda Items;
 - A. Variance Request to reduce side setbacks by 5', Applicant, Scott and Gayla Creasey, Property Owner, Sally B. Cohen, Coulter Shoals Circle, Tax Map 022F Group A Parcel 012.00, A-2 Rural Residential District, Approximately 0.57 acres;
 - B. Variance Request to build 30'X 30' garage in front yard, Applicant and Property Owner, Miles Mencer, 2109 Lake Point Dr., Tax Map 017N Group A Parcel 003.00, A-2 Rural Residential District;
 - C. Variance Request to change lot size, Applicant and Property Owner, Christine Guardado, 306 Riverview Rd., Tax Map 026G Group C Parcels 027.00 028.00, & 029.00, 030.00, R-1 Suburban Residential District, Approximately 0.22 acres;
 - D. Variance Request to build a garage in front yard, Applicant and Property Owner, Barry Cusick, 18332 Hwy. 11, Tax Map 007 Parcels 148.00, 149.00, 150.00, 151.00, R-1 Suburban Residential District, Approximately 2.3 acres;
4. Additional Public Comments
5. Announcements and/or comments from Board/Commission
6. Adjournment



ITEM A



ITEM B

Loudon County - Parcel: 026G C 027.00

ITEM C



Date: June 10, 2020
County: Loudon
Owner: FSG BANK NATIONAL ASSOC
Address: RIVERVIEW RD 306
Parcel Number: 026G C 027.00
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 office but are not conclusive evidence of property ownership in any court of law



TAX MAP 026G GRP C PARCELS 27-30

LOCATION MAP (N.T.S.)

- LEGEND**
- PMS POINT NOT SET
 - IPS IRON PIN SET (3/8" REBAR W/CAP)
 - IPF IRON PIPE FOUND
 - CM CONCRETE MONUMENT
 - ▲ ES EXISTING STONE
 - ⊙ SSMH SANITARY SEWER MANHOLE
 - ⊙ WM WATER METER
 - ⊙ PP POWER POLE
 - ⊙ WFP WOOD FENCE POST

THIS IS A CATEGORY 1 SURVEY
I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1" PER 10000' AS SHOWN HEREON.

MICHAEL D. LOWE R.L.S. No. 2212



TELICO LAND SURVEYING L.L.C.
195 H and H Road
Tellico Plains, Tennessee 37385
Telephone (423) 253-3495

General Notes:
Area Subdivided: 0.44 Acres
This tract is not in a Flood Hazard Area
Iron pins placed or found on all corners unless noted.
This plat subdivides property recorded in:
D.B. 421, Pg. 61 & 64

NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST WRITTEN OR UNWRITTEN.

12' Utility & Drainage Easements on all side and rear lot lines

WATER BY THE L.U.B.
SEWER BY THE L.U.B.

ZONING: R-1
BUILDING SETBACKS:
FRONT YARD - 30 FEET
REAR YARD - 25 FEET PRINC. STRUCT.
SIDE - 15 FEET

THE PURPOSE OF THIS PLAT IS TO TAKE 4 TAX LOTS AND COMBINE INTO 2 LOTS

LOT 1 - 700 RIVERVIEW RD
LOT 2 - 306 RIVERVIEW RD

LINE	BEARING	DISTANCE
L1	S 47°51'38" W	25.11'
L2	S 47°24'03" W	4.79'
L3	S 56°58'21" W	52.06'
L4	N 35°14'04" E	14.08'
L5	N 35°14'04" E	37.92'
L6	N 34°05'57" E	4.93'
L7	N 34°33'49" E	25.08'

CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the survey(s) of the property shown and described herein hereby affixes this subdivision plat and dedicates all streets, alleys, wells, just or other public ways and open space to public or private use as noted.

Date _____ Owner _____

CERTIFICATE OF ACCURACY

I certify that the plat shown and described herein, is a true and correct survey in the accuracy required by the registered planning commission and that the instruments have been placed as shown herein, to the satisfaction of the registered planning commission.

Date 5/15 _____
Michael D. Lowe, R.L.S. 2212

CERTIFICATE 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 _____ City or County Health Officer _____

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision requirements of the Loudon County planning commission, with the exception of such variations, if any, which are noted. All requirements have been satisfied, or an acceptable survey posted in order to assure compliance. The subdivision is approved for recording in the office of the county register.

Date _____ Recorder, Loudon County Planning Commission _____

CERTIFICATE OF SEWERAGE SYSTEMS

I certify that the sewerage disposal system installed, or proposed for installation fully meet the requirements of the Tennessee State Health Department and is approved as shown with all necessary variations as noted.

Date _____ City or County Health Authority _____

CERTIFICATE OF STREETS

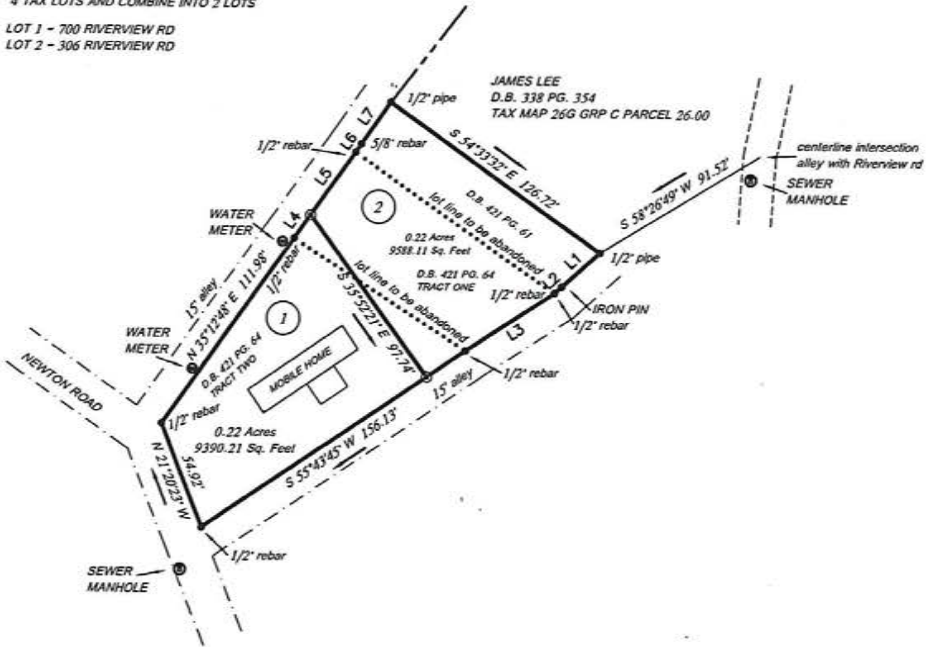
I certify that streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

Date _____ ROAD ENGINEER/PLANNING COMMISSION _____

CERTIFICATE OF STREET NAMES AND ADDRESSES

I certify that the names of the existing public roads shown on this subdivision plat are correct; the names of any new road, whether public or private, do not duplicate any existing names and said names are approved; and the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date _____ E-911 AUTHORITY _____



BASIS OF BEARING: TENNESSEE STATE PLANE



FINAL PLAT
GUARDADO PROPERTY
LOCATED IN THE SECOND CIVIL DISTRICT
LOUDON COUNTY, TENNESSEE
MAY 17, 2020 JOB No. 20-056
FOR: CHRISTINE GUARDADO
142 TERRY WAY
FRIENDS VILLE, TN 37737
PHONE: 865-384-9705

MAP No. D-703

ITEM C



ITEM C



ITEM D