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
August 18, 2020
5:30 p.m.

1. Call to Order and Pledge of Allegiance;

2. Roll Call and Approval of Minutes from July 21, 2020 meeting;

3. Planned Agenda Items;

   A. Rezoning Request from R-1/PUD. Suburban Residential District/Planned Unit Development to A-2, Rural Residential District, Herbert Jenkins, 7431 Hwy. 411, Tax Map 084 Parcel 044.00, R-1/PUD, Suburban Residential District/Planned Unit Development, Approximately 32 acres;

   B. Letters of Credit Release numbers 194, (expiration date; 9/12/2020) and 252, (expiration date; 10/23/2020), Unit 4 and Unit 5, Stone Crossing Subdivision, Applicant, Mark White;

   C. Road Acceptance for Stone Crossing Subdivision, Applicant, Mark White, Road Names: Fieldstone Dr., Millstone Ln., and Greystone Ct.;

   D. Subdivision Plat Final for 67 lots, Applicant, Richard LeMay, Property Owner, Heritage Land Development Partners LLC, 1025 Beals Chapel Road, Tax Map 016 Parcel 214.10, R-1/PUD/F-1, Suburban Residential District, Planned Unit Development, with F-1, Floodway District Overlay, Approximately 28.4 acres;

4. County Commission Action on Planning Commission Recommendations

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

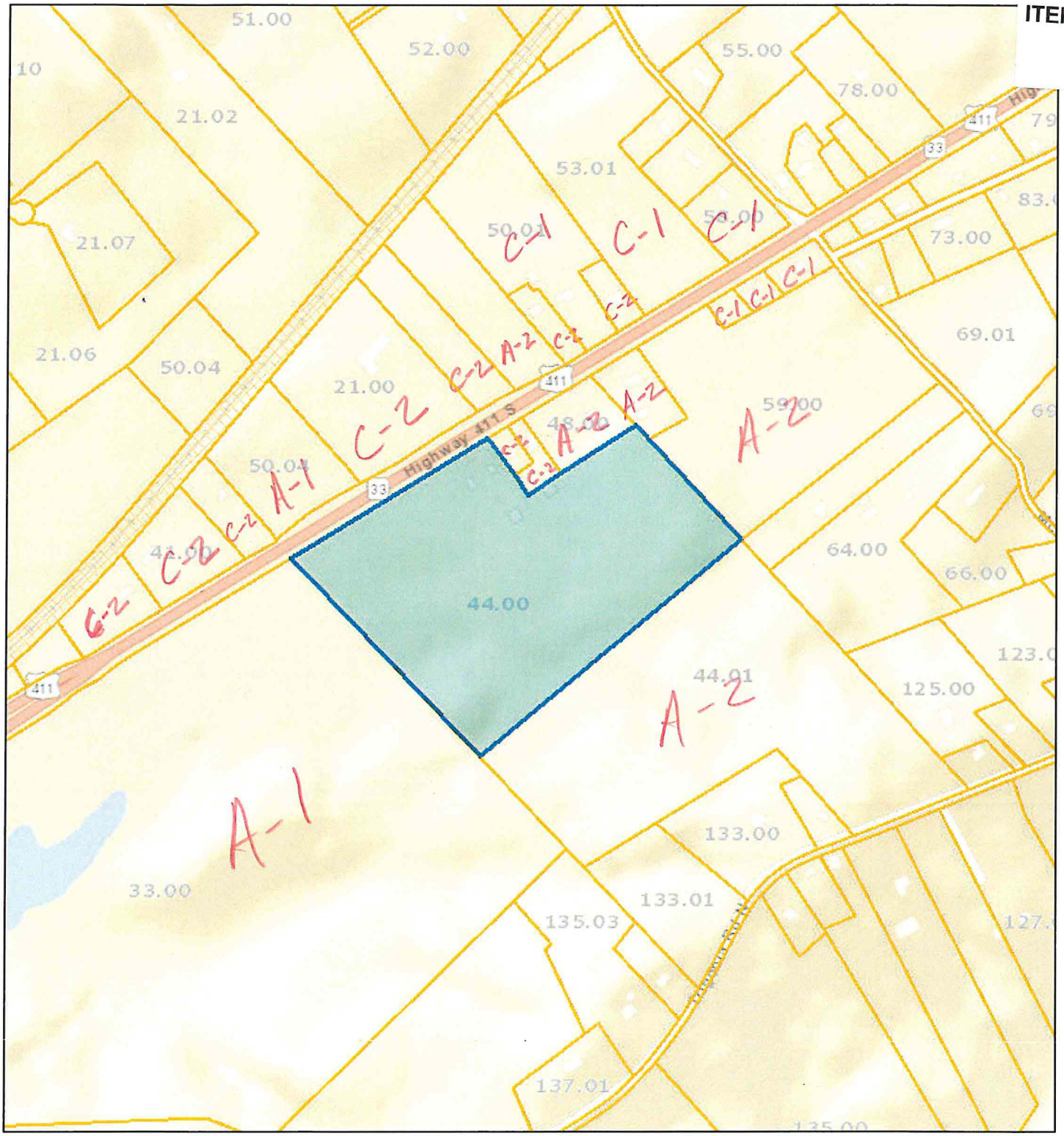
6. Additional Public Comments

7. Update from Planning Department

8. Adjournment.

Loudon County - Parcel: 084 044.00

ITEM A



Date: July 29, 2020
County: Loudon
Owner: JENKINS HERBERT
Address: HWY 411 7431
Parcel Number: 084 044.00
Deeded Acreage: 32.45
Calculated Acreage: 32.45
Date of Imagery: 2019

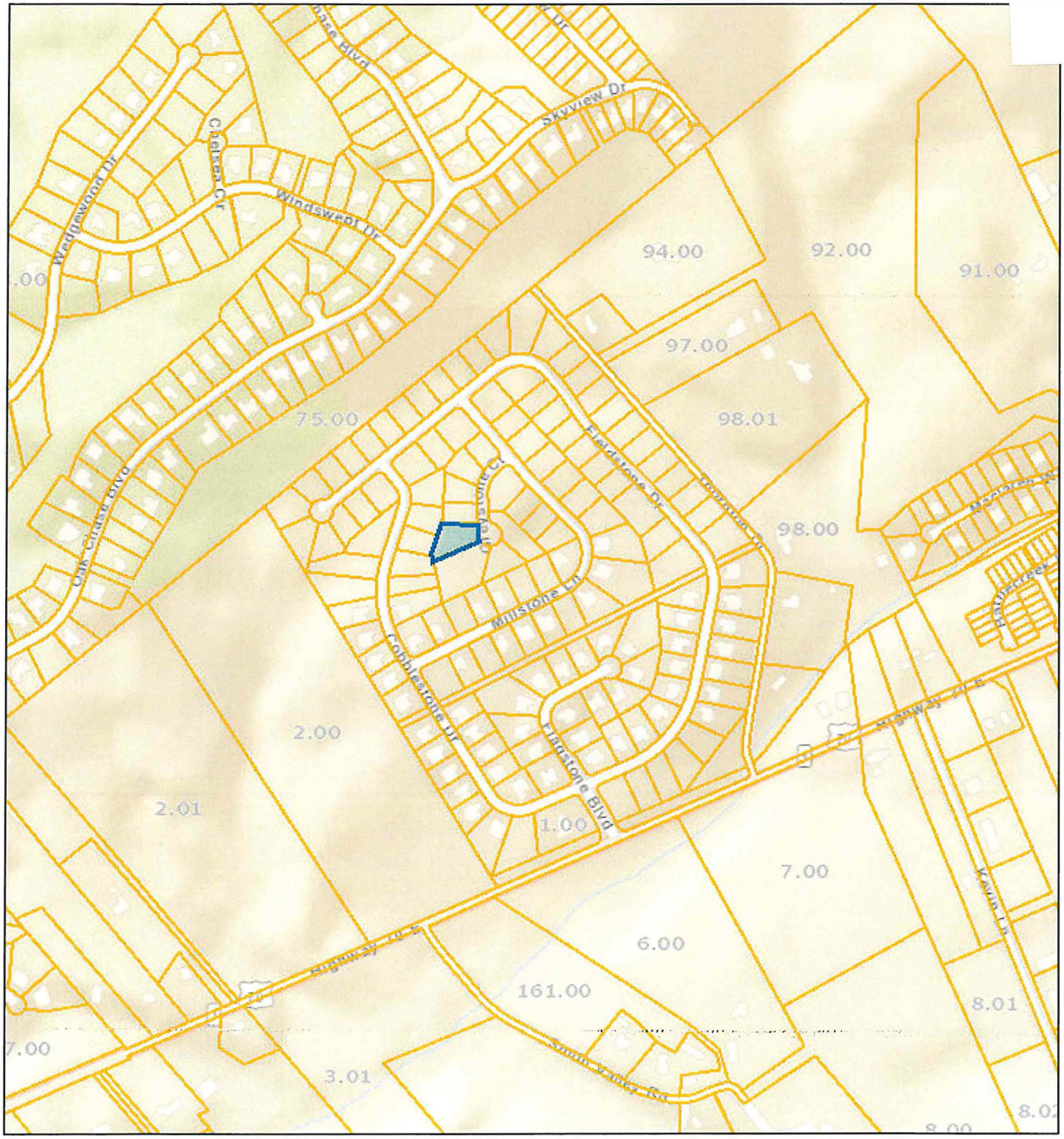
R-1/PUD

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

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Loudon County - Parcel: 007P D 138.00

ITEM C



Date: August 11, 2020
County: Loudon
Owner: ALLEN CHARLES R ETUX CATHERINE J
Address: GREYSTONE CT 172
Parcel Number: 007P D 138.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2019

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

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

ITEM C

Loudon County Highway Department

Eddie Simpson

Road Superintendent

292 Blair Bend Drive, Loudon, TN 37774

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

June 30, 2020

To: Loudon County Planning Commission

I am recommending the acceptance of roads inside Stone Crossing Subdivision be accepted into Loudon County Road System. Feel free to contact my office with any questions

X Eddie Simpson

Eddie Simpson
Loudon County Road Superintendent

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	67	$34,675	$9,364,532	41	$21,204	$5,587,036	56	$ 32,578	$9,493,426	57
July	76	$48,847	$13,183,042	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	368	$227,704	$62,211,849	586	$384,363	$106,656,889	622	$389,724	$123,794,031	536

46 single-family building permits issued for July, 2020

Loudon County
Planning Department

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AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
AUGUST 18, 2020
5:30 PM

1. Call to Order;

2. Roll Call and Swearing In All Witnesses;

3. Approval of Minutes from July 21, 2020 meeting;

4. Planned Agenda Items;

   A. Variance Request for 10' front yard and 10' side yard setbacks, Applicant, Scott Johnson, Property Owner, David T. Barry, 24449 Beals Chapel Rd., Tax Map 028 Parcel 035.00, Approximately 2.26 acres, A-2, Rural Residential District;

   B. Variance Request for a 2' side yard setback, (detached garage), Applicant and Property Owner, Isreal and Medina Savala, 2394 Martel Rd., Tax map 021H Group B Parcel 021.00, R-1, Suburban Residential District;

   C. Variance Request to build an accessory building on property without a principle structure, Applicant, Eduardo Ayala, Property Owner, Wayne S. Crull, 531 Dixon Rd., Tax Map 011 Parcel 083.00, R-1, Suburban Residential District, Approximately 6.5 acres;

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

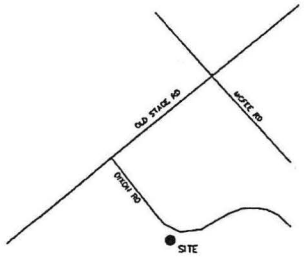
7. Adjournment

ITEM A

ITEM A

ITEM B

ITEM B

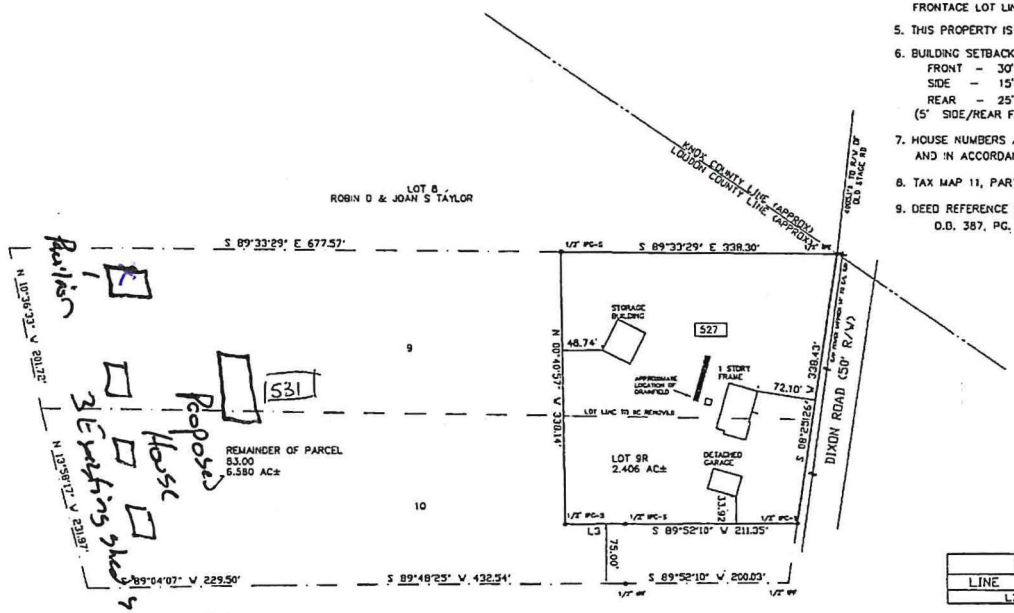


LOCATION MAP
NOT TO SCALE

This lot IS NOT in areas designated "Special Flood Hazard" on federal flood maps available to me at this time.

NOTES:

1. NO. OF LOTS - 1
2. AREA SUBDIVIDED - 2.406 ACRES.
3. IRON PINS AT ALL CORNERS.
4. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
5. THIS PROPERTY IS ZONED R-1.
6. BUILDING SETBACK LINES:
   FRONT - 30' (40' PER PLAT)
   SIDE - 15' SINGLE STORY (+5' FOR PER ADDITIONAL STORY)
   REAR - 25'
   (5' SIDE/REAR FOR ACCESSORY STRUCTURES)
7. HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING. 531
8. TAX MAP 11, PART OF PARCEL 083.00.
9. DEED REFERENCE FOR PARCEL 083.00:
   D.B. 387, PG. 528



LINE TABLE		
LINE	LENGTH	BEARING
L3	75.33	S89°48'25"W

FIRST UTILITY DISTRICT OF KNOX COUNTY DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES. ANY RELOCATION OF SERVICES WILL BE MADE AT THE OWNER'S EXPENSE.

AT&T SOUTHEAST DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES

RELEASE OF EASEMENTS: Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map, on the condition that new utility and drainage easements are provided along the new property lines established by this map.

Road Superintendent Eddie Simpson — Signature — county document — Date

UTILITIES:

Water Edwin Dayton — Signature — 2/3/17 — Date

Power Andrew McDaniel — Signature — 2/3/17 — Date

Sewer N/A — Signature — 2-3-17 — Date

Gas KUB / Rocky Water — Signature — 2-3-17 — Date

Telephone AT&T — Signature — 2-3-17 — Date

Cable — Signature — 2-3-17 — Date

* KNOXVILLE UTILITIES BOARD DOES NOT RELEASE AND HEREBY RETAINS ALL EASEMENTS AND RIGHTS FOR EXISTING UTILITY FACILITIES WHETHER OR NOT SHOWN ON THIS PLAT

BK/PG: CAB-J/81-81
17001109
1 POSAL/LARGE PLAT
TAMMY DATE: 1/31/17
02/09/2017 - 09:28:47 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, LOUDON COUNTY
TRACIE LITTLETON
REGISTER OF DEEDS

JAMES H. LOVEDAY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1982

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 1:10,000 as shown hereon.

Surveyor

Tennessee Reg. No. 1982

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

OWNER:
WAYNE CRULL
PO BOX 22666
KNOXVILLE, TN. 37933
PH. 865-250-4880

FINAL PLAT
RESUBDIVISION

PART OF LOT 9 & 10
GRAYSTONE HEIGHTS

DISTRICT 2 - LOUDON CO., TENN.

SCALE: 1"=100' FEB. 3, 2017

DWG. NO. 16135

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
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. 2-3-2017 Date — Wayne S Crull 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. 2-3-2017 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. 2-8-17 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. 2/6/17 Date — Eddie Simpson 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 TVEC approved as shown. 2/3/17 Date — Edwin Dayton Utility System Manager/Designee	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. 2/6/17 Date — E-911 Authority

GRAYSTONE HEIGHTS
LOUDON COUNTY REGIONAL PLANNING COMMISSION

TOTAL ACRES	2.406	TOTAL LOTS	1
ACRES NEW ROAD	0	MILES NEW ROAD	0
OWNER	WAYNE CRULL	CIVIL DISTRICT	4
SURVEYOR	JAMES LOVEDAY	CLOSURE ERROR	1:10,000

SCALE 1"= 100' 100' 0 100' 200'

Exhibit A

ITEM C

ITEM C

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