



Loudon County Planning Department

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

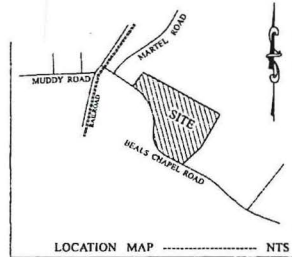
WORKSHOP
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
SEPTEMBER 15, 2020
5:00 p.m.

The Loudon County Regional Planning Commission will hold a workshop at **5:00 p.m.** to review and discuss proposed amendments to the Loudon County Zoning Resolution, Section 4.082, R-1. Minimum size Planned Unit Development. Increase minimum size to 75'. 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
SEPTEMBER 15, 2020
5:30 p.m.

1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from August 18, 2020 meeting;
3. Planned Agenda Items;
 - A. Subdivision Final Plat, 67 Lots, Applicant, Richard LeMay, Property Owner, Heritage Land Development, 1025 Beals Chapel Rd., Tax Map 016 Parcel 214.10, R-1/PUD/F-1, Suburban Residential District with Planned Unit Development Overlay, Floodway District, Approximately 28.4 acres;
 - B. Rezoning Request for approximately 3.8 acres of 26.75 acres from A-2, Rural Residential District to C-2, General Commercial District, Applicant, Jimmy Payne, Property Owner, Ray R. Maxwell, 13824 Hwy. 321, Tax Map 027 Parcel 138.00, A-2. Rural Residential District;
 - C. Rezoning Request from R-1, Suburban Residential District, to C-2, General Commercial District, Applicant, Noah Myers, Property Owner, Knick R. Myers, 7077 Hwy. 11 East, Tax Map 015 Parcel 145.00 and remaining portion of 146.00, R-1, Suburban Residential District, Approximately 1.1 acres;

- D. Road Closure Request, Applicant, Tim Dunaway, Property Owner, Broadway Investment Co., Williams Rd. near Hwy. 321 and Hwy. 70 (see attached map), C-2, General Commercial District, Tax Map 010I Group A Parcel 025.00;
- 4. County Commission Action on Planning Commission Recommendations
- 5. Codes Department Building Activity Summary for August, 2020 (attached)
- 6. Additional Public Comments
- 7. Update from Planning Department
- 8. Adjournment.



LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- ⚡ FH - FIRE HYDRANT
- └─ EW - ENDWALL
- SANITARY SEWER MANHOLE
- BASIN OUTLET STRUCTURE
- JUNCTION BOX
- CATCH BASIN
- STORM DRAIN PIPE
- 911 E-911 ADDRESSES

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 _____ OWNER _____

CONGLETON FAMILY LP
DEED BOOK 272, PAGE 441

CERTIFICATION OF SEWERAGE SYSTEM

I CERTIFY THAT 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 _____ LOCAL HEALTH AUTHORITY _____

CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

DATE _____ REGISTER SURVEYOR
TENN. REG. NO. 789
TENN. REG. NO. 789

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE _____

CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY/REGION PLANNING COMMISSION _____

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 _____ ROADENGINEER/HIGHWAY COMMISSION _____

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that the names of 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.

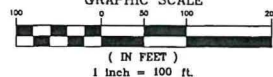
Date _____ E-911 Authority _____

SITE NOTES

- TOTAL LOTS: 88 LOTS, 67 RESIDENTIAL LOTS, (1) OPEN SPACE LOT
- TOTAL ACRES: 43.06 ACRES
- TOTAL ACRES IN COMMON AREAS: 0.332 ± ACRES
- 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- 7.5' UTILITY EASEMENT EACH SIDE OF THE PIPES AS THEY ARE INSTALLED. SANITARY SEWER LINES AS INSTALLED, (WATER AND SANITARY SEWER LINES AS INSTALLED, (WHERE APPLICABLE))
- TAX MAP 18, PARCEL 2141
- DEED REFERENCE: DEED BOOK 147, PAGE 249
EASEMENT REFERENCE: DEED BOOK 274, PAGE 254
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM
- IRON PINS AT ALL CORNERS.
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
- 20 FOOT DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE, EASEMENTS ARE 20 FEET WIDE, 10 FEET EITHER SIDE OF THE PIPES AS THEY ARE INSTALLED. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR LOCATING OR VERIFYING THE DRAINAGE EASEMENT PRIOR TO CONSTRUCTION.
- THIS PROPERTY IS ZONED: R-1(FUDF)
- HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GROVE AT CEDAR HILLS ARE PART OF THE APPROVAL OF THIS PLAT AND ARE RECORDED IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE, BOOK _____, PAGE _____
- THE GROVE AT CEDAR HILLS HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE OPEN SPACE DEDICATED TO THIS SITE.
- 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 STRUCTURE AS IT DEEMS NECESSARY.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD ONLY.
- THERE IS TO BE A 15' WIDE EASEMENT 7.5' EITHER SIDE OF THE CENTERLINE SEWER AND WATER LINES AS INSTALLED, PER UTILITY PROVIDERS REQUIREMENTS
- ALL LOTS HAVE A MINIMUM AREA OF 12,000 Sq Ft.
- NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:
- SURVEY MONUMENT #15-030
N. 531473.98
E. 2503314.11
ELEV. 979.34 (NAVD88)
- SURVEY MONUMENT #15-009
N. 546609.45
E. 2495837.44
ELEV. 786.55 (NAVD88)

SETBACKS:
FRONT: 30'
SIDE: 10' (MIN 20' BETWEEN STRUCTURES)
REAR: 25'

GRAPHIC SCALE



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH. (865) 671-6123
FAX. (865) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

FINAL PLAT PHASE 1&2

The Grove at Cedar Hills

SCALE: 1" = 100' APPROVED BY: REL DRAWN BY: REL

DATE: 10-08-2008 REVISION DATE: 08-23-2020

DISTRICT 2

LOUDON COUNTY TENNESSEE

TAX MAP 48, PART OF PARCEL 114.01

SHEET 2 OF 2

DRAWING NO.: 4652-FP

SITE UTILITIES

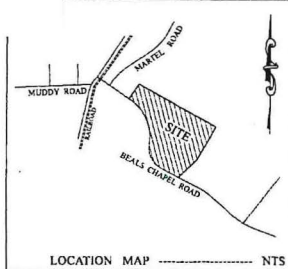
SANITARY SEWER: F.U.D.
WATER: M.U.D.
ELECTRIC: L.C.U.B.
GAS: K.U.B.
TELEPHONE: TDS TELECOM
CABLE: CHARTER

OWNER

HERITAGE LAND DEVELOPMENT
PARTNERS LLC
3571 LOUISVILLE ROAD
LOUISVILLE, TN 37777
865-851-7373

OWNER

J.D. WHEELER TRUST CO
1025 BEALS CHAPEL ROAD
LOUDON COUNTY, TN 37777



CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE: _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE

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DATE: _____ ROAD/BIKEWAY/HIGHWAY COMMISSION

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAN ARE CORRECT, THE NAMES OF ANY NEW ROAD, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES OR ADD NAMES ARE APPROVED, AND THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAN ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

DATE: _____ E-911 Authority

LEGEND

- IRON ROD (OLD)
- IRON ROD (NEW)
- FH - FIRE HYDRANT
- EW - ENDWALL
- SANITARY SEWER MANHOLE
- BASIN OUTLET STRUCTURE
- JUNCTION BOX
- CATCH BASIN
- STORM DRAIN PIPE
- [911] E-911 ADDRESSES

CERTIFICATION OF OWNERSHIP AND DEDICATION

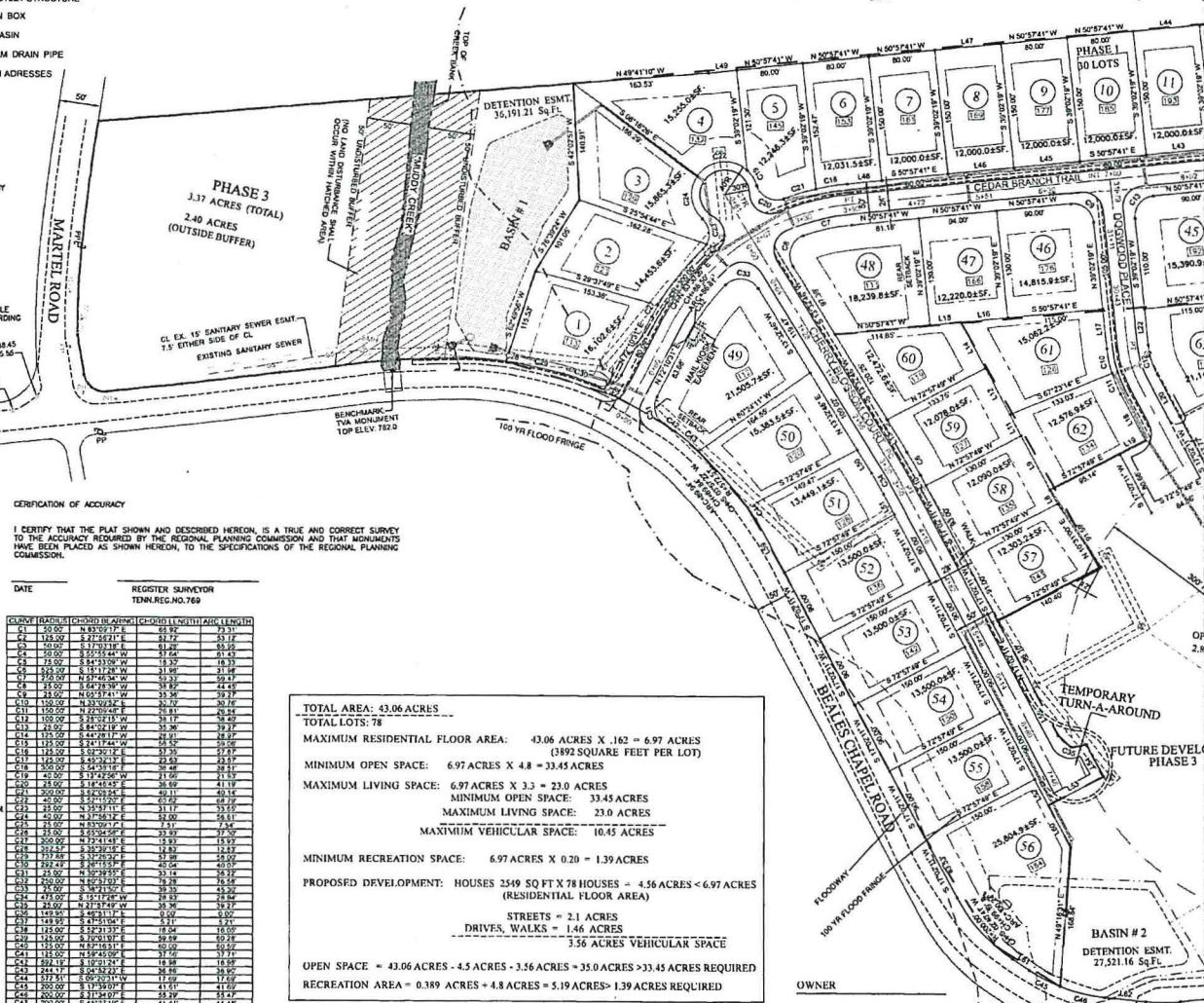
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SITE NOTES

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2. TOTAL ACRES: 28.4 ACRES
3. TOTAL ACRES IN COMMON AREAS: 0.302 ± ACRES
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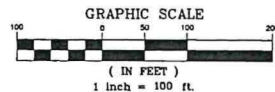
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DATE: _____ REGISTER SURVEYOR
TEMP. REG. NO. 789

STATION	BEARING	DISTANCE	CURVE DATA	STATION	BEARING	DISTANCE	CURVE DATA
1	N 100° 00' 00" E	1.214211	100.00	11	N 100° 00' 00" E	1.214211	100.00
2	N 100° 00' 00" E	1.214211	100.00	12	N 100° 00' 00" E	1.214211	100.00
3	N 100° 00' 00" E	1.214211	100.00	13	N 100° 00' 00" E	1.214211	100.00
4	N 100° 00' 00" E	1.214211	100.00	14	N 100° 00' 00" E	1.214211	100.00
5	N 100° 00' 00" E	1.214211	100.00	15	N 100° 00' 00" E	1.214211	100.00
6	N 100° 00' 00" E	1.214211	100.00	16	N 100° 00' 00" E	1.214211	100.00
7	N 100° 00' 00" E	1.214211	100.00	17	N 100° 00' 00" E	1.214211	100.00
8	N 100° 00' 00" E	1.214211	100.00	18	N 100° 00' 00" E	1.214211	100.00
9	N 100° 00' 00" E	1.214211	100.00	19	N 100° 00' 00" E	1.214211	100.00
10	N 100° 00' 00" E	1.214211	100.00	20	N 100° 00' 00" E	1.214211	100.00
21	N 100° 00' 00" E	1.214211	100.00	31	N 100° 00' 00" E	1.214211	100.00
22	N 100° 00' 00" E	1.214211	100.00	41	N 100° 00' 00" E	1.214211	100.00
23	N 100° 00' 00" E	1.214211	100.00	51	N 100° 00' 00" E	1.214211	100.00
24	N 100° 00' 00" E	1.214211	100.00	61	N 100° 00' 00" E	1.214211	100.00
25	N 100° 00' 00" E	1.214211	100.00	71	N 100° 00' 00" E	1.214211	100.00
26	N 100° 00' 00" E	1.214211	100.00	81	N 100° 00' 00" E	1.214211	100.00
27	N 100° 00' 00" E	1.214211	100.00	91	N 100° 00' 00" E	1.214211	100.00
28	N 100° 00' 00" E	1.214211	100.00	101	N 100° 00' 00" E	1.214211	100.00
29	N 100° 00' 00" E	1.214211	100.00	111	N 100° 00' 00" E	1.214211	100.00
30	N 100° 00' 00" E	1.214211	100.00	121	N 100° 00' 00" E	1.214211	100.00
31	N 100° 00' 00" E	1.214211	100.00	131	N 100° 00' 00" E	1.214211	100.00
32	N 100° 00' 00" E	1.214211	100.00	141	N 100° 00' 00" E	1.214211	100.00
33	N 100° 00' 00" E	1.214211	100.00	151	N 100° 00' 00" E	1.214211	100.00
34	N 100° 00' 00" E	1.214211	100.00	161	N 100° 00' 00" E	1.214211	100.00
35	N 100° 00' 00" E	1.214211	100.00	171	N 100° 00' 00" E	1.214211	100.00
36	N 100° 00' 00" E	1.214211	100.00	181	N 100° 00' 00" E	1.214211	100.00
37	N 100° 00' 00" E	1.214211	100.00	191	N 100° 00' 00" E	1.214211	100.00
38	N 100° 00' 00" E	1.214211	100.00	201	N 100° 00' 00" E	1.214211	100.00
39	N 100° 00' 00" E	1.214211	100.00	211	N 100° 00' 00" E	1.214211	100.00
40	N 100° 00' 00" E	1.214211	100.00	221	N 100° 00' 00" E	1.214211	100.00
41	N 100° 00' 00" E	1.214211	100.00	231	N 100° 00' 00" E	1.214211	100.00
42	N 100° 00' 00" E	1.214211	100.00	241	N 100° 00' 00" E	1.214211	100.00
43	N 100° 00' 00" E	1.214211	100.00	251	N 100° 00' 00" E	1.214211	100.00
44	N 100° 00' 00" E	1.214211	100.00	261	N 100° 00' 00" E	1.214211	100.00
45	N 100° 00' 00" E	1.214211	100.00	271	N 100° 00' 00" E	1.214211	100.00
46	N 100° 00' 00" E	1.214211	100.00	281	N 100° 00' 00" E	1.214211	100.00
47	N 100° 00' 00" E	1.214211	100.00	291	N 100° 00' 00" E	1.214211	100.00
48	N 100° 00' 00" E	1.214211	100.00	301	N 100° 00' 00" E	1.214211	100.00
49	N 100° 00' 00" E	1.214211	100.00	311	N 100° 00' 00" E	1.214211	100.00
50	N 100° 00' 00" E	1.214211	100.00	321	N 100° 00' 00" E	1.214211	100.00
51	N 100° 00' 00" E	1.214211	100.00	331	N 100° 00' 00" E	1.214211	100.00
52	N 100° 00' 00" E	1.214211	100.00	341	N 100° 00' 00" E	1.214211	100.00
53	N 100° 00' 00" E	1.214211	100.00	351	N 100° 00' 00" E	1.214211	100.00
54	N 100° 00' 00" E	1.214211	100.00	361	N 100° 00' 00" E	1.214211	100.00
55	N 100° 00' 00" E	1.214211	100.00	371	N 100° 00' 00" E	1.214211	100.00
56	N 100° 00' 00" E	1.214211	100.00	381	N 100° 00' 00" E	1.214211	100.00
57	N 100° 00' 00" E	1.214211	100.00	391	N 100° 00' 00" E	1.214211	100.00
58	N 100° 00' 00" E	1.214211	100.00	401	N 100° 00' 00" E	1.214211	100.00
59	N 100° 00' 00" E	1.214211	100.00	411	N 100° 00' 00" E	1.214211	100.00
60	N 100° 00' 00" E	1.214211	100.00	421	N 100° 00' 00" E	1.214211	100.00
61	N 100° 00' 00" E	1.214211	100.00	431	N 100° 00' 00" E	1.214211	100.00
62	N 100° 00' 00" E	1.214211	100.00	441	N 100° 00' 00" E	1.214211	100.00

TOTAL AREA: 43.06 ACRES
TOTAL LOTS: 78
MAXIMUM RESIDENTIAL FLOOR AREA: 43.06 ACRES X 162 = 6.97 ACRES
(3992 SQUARE FEET PER LOT)
MINIMUM OPEN SPACE: 6.97 ACRES X 4.8 = 33.45 ACRES
MAXIMUM LIVING SPACE: 6.97 ACRES X 3.3 = 23.0 ACRES
MINIMUM OPEN SPACE: 33.45 ACRES
MAXIMUM LIVING SPACE: 23.0 ACRES
MAXIMUM VEHICULAR SPACE: 16.45 ACRES
MINIMUM RECREATION SPACE: 6.97 ACRES X 0.20 = 1.39 ACRES
PROPOSED DEVELOPMENT: HOUSES 2549 SQ FT X 78 HOUSES = 4.56 ACRES < 6.97 ACRES
(RESIDENTIAL FLOOR AREA)
STREETS = 2.1 ACRES
DRIVES, WALKS = 1.46 ACRES
336 ACRES VEHICULAR SPACE
OPEN SPACE = 43.06 ACRES - 4.5 ACRES - 3.56 ACRES = 35.0 ACRES > 33.45 ACRES REQUIRED
RECREATION AREA = 0.389 ACRES + 4.8 ACRES = 5.19 ACRES > 1.39 ACRES REQUIRED



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

OWNER
HERITAGE LAND DEVELOPMENT
PARTNERS LLC
3571 LOUISVILLE ROAD
LOUISVILLE, TN 37777

OWNER
J.D. WHEELER TRUST CO
1025 BEALS CHAPEL ROAD
LOUISVILLE, TN 37777

PH: (805) 671-0183
FAX: (805) 671-0213
10916 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

FINAL PLAT - PHASES 1&2

The Grove at Cedar Hills

SCALE: 1" = 100' APPROVED BY: REL DRAWN BY: REL

DATE: 10-08-2008 REVISION DATE: 08-23-2020

DISTRICT 2

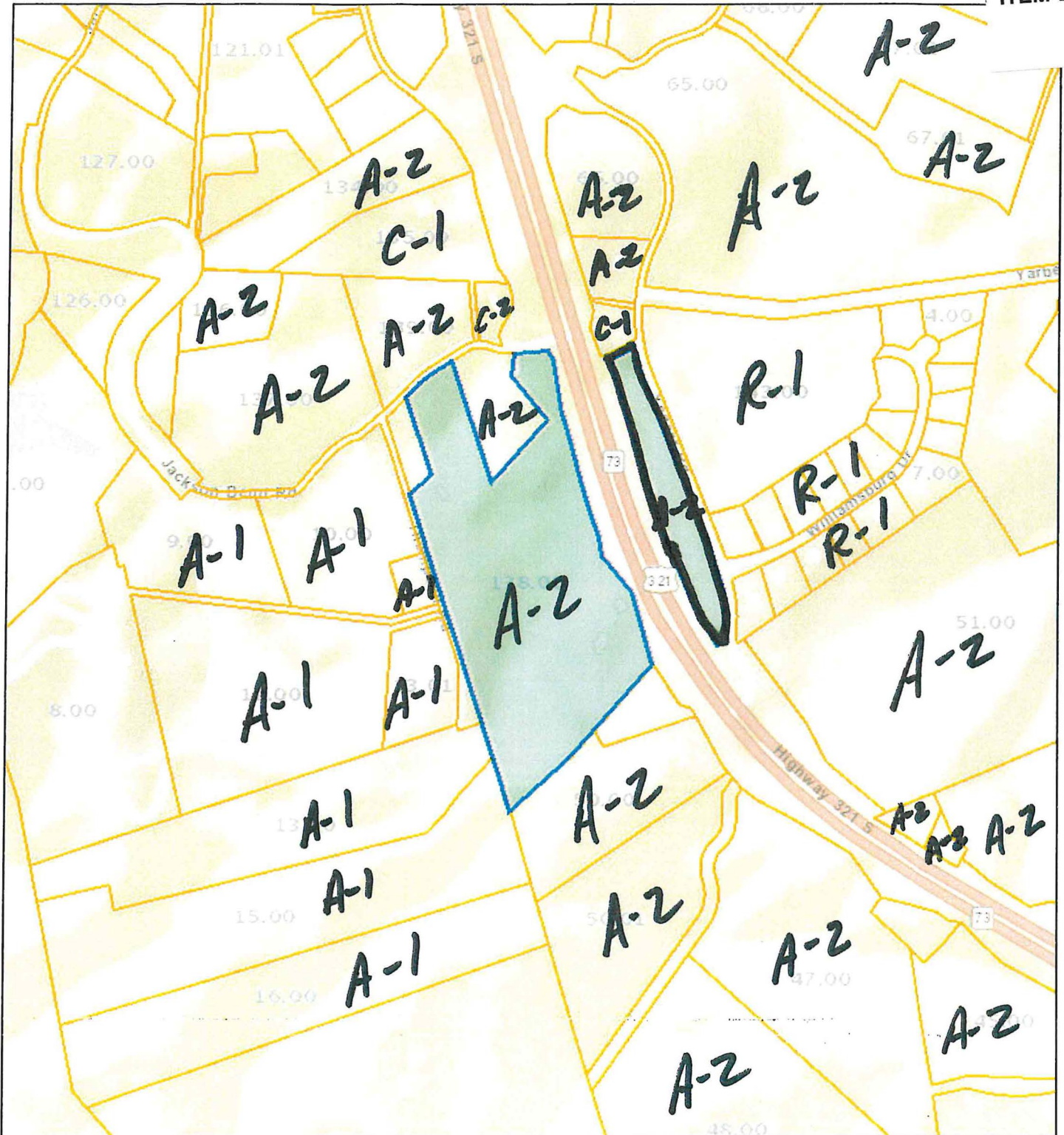
LOUISVILLE COUNTY TENNESSEE

TAX MAP 48, PART OF PARCEL 114.01 DRAWING NO.: 4652-FP

SHEET 1 OF 2

Loudon County - Parcel: 027 138.00

ITEM B



Date: August 31, 2020
County: Loudon
Owner: MAXWELL RAY R ETUX IDA S
Address: HWY 321 S 13824
Parcel Number: 027 138.00
Deeded Acreage: 26.75
Calculated Acreage: 0
Date of Imagery: 2019

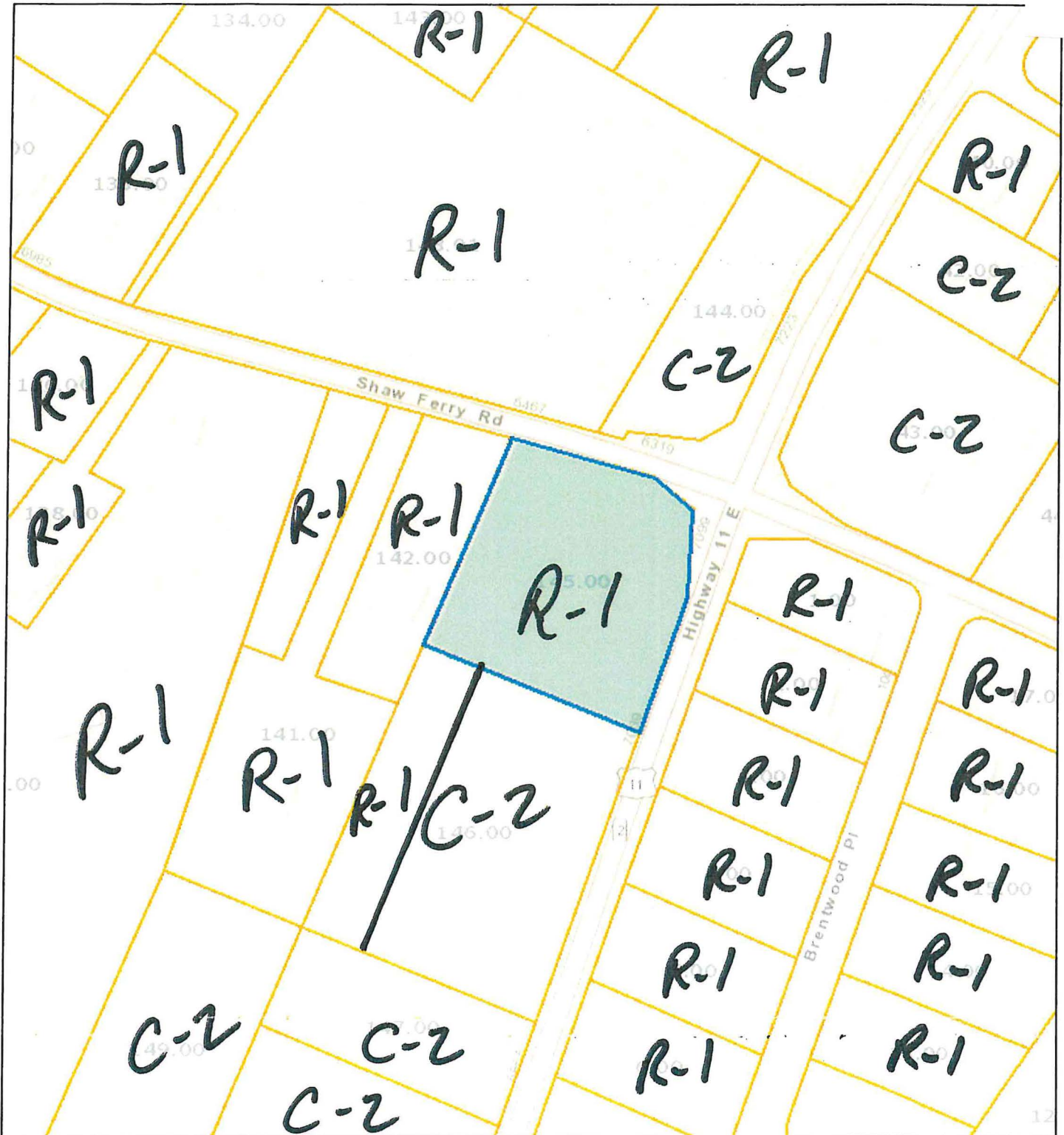
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
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ITEM B

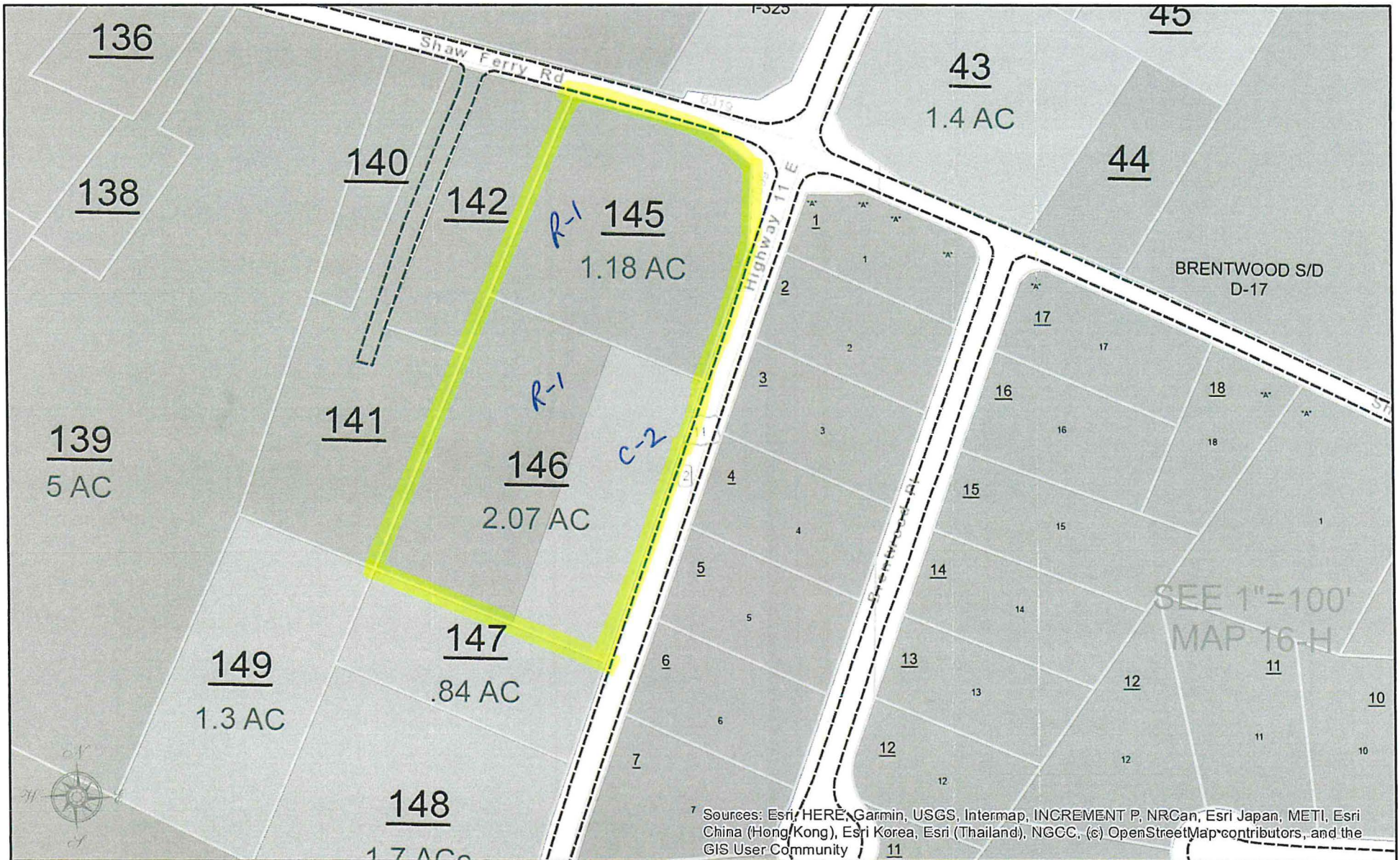


ITEM B



Date: August 14, 2020
 County: Loudon
 Owner: MYERS R KNICK
 Address: HWY 11 E 7077
 Parcel Number: 015 145.00
 Deeded Acreage: 1.18
 Calculated Acreage: 1.18
 Date of Imagery: 2019

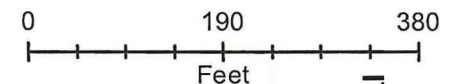
My Map



LOUDON COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: August 10, 2020



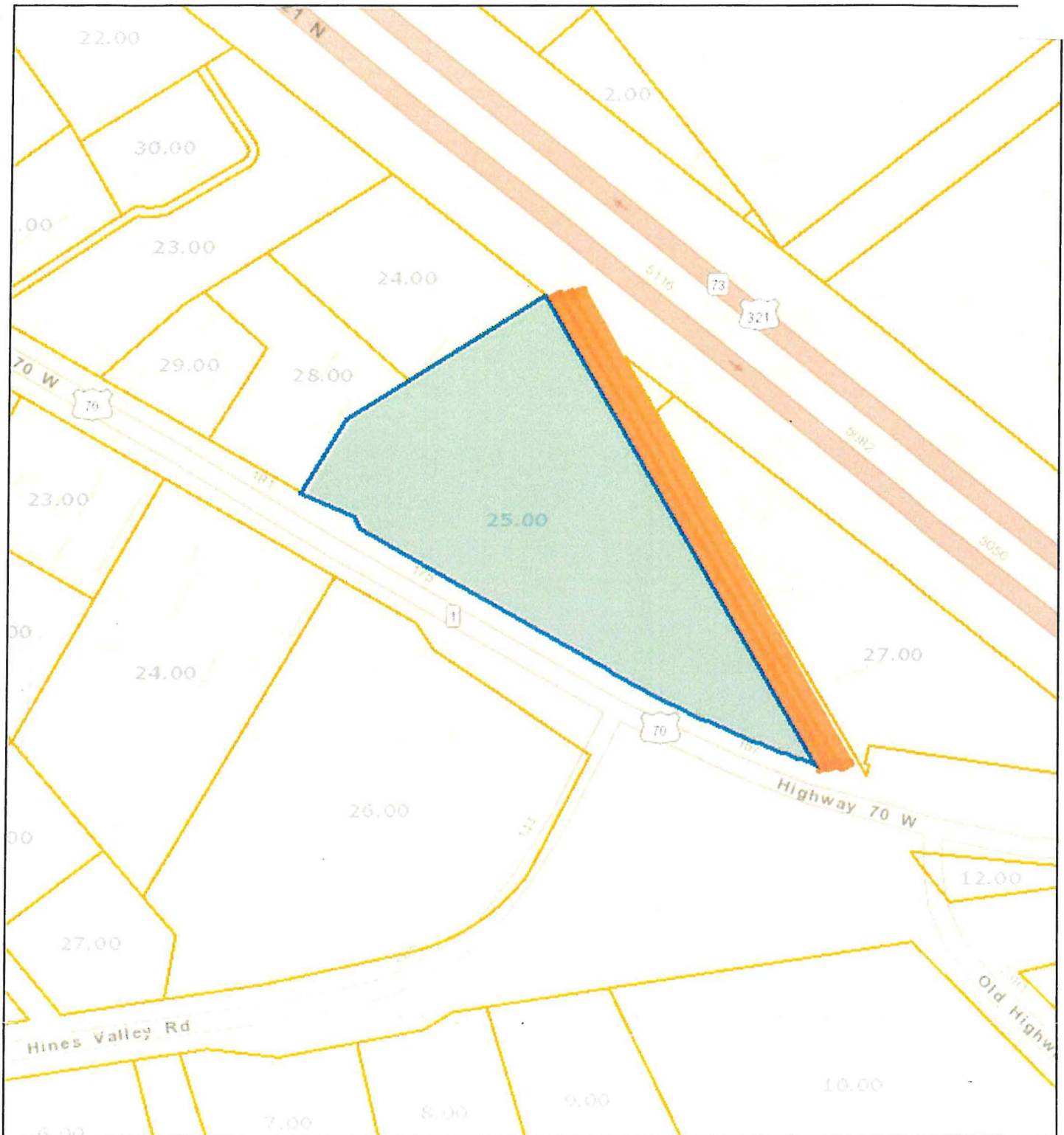
ITEM C

ITEM C



Loudon County - Parcel: 009L A 025.00

ITEM D



Date: August 17, 2020
County: Loudon
Owner: CROSSROADS INVESTMENTS
Address: HWY 70 W
Parcel Number: 009L A 025.00
Deeded Acreage: 2.41
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
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Loudon County Highway Department
Eddie Simpson
Road Superintendent

292 Blair Bend Drive, Loudon, TN 37774

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

January 21, 2020

Mr. Duke Morton,

You have enquired about the status of "Williams Road" which would have been located near the intersection of Highway 70 and Highway 321. Williams Road is not and hasn't been a Loudon County Road for many years. This office checked with TDOT Archives to determine what was on their maps. What was discovered was that in 1963 TDOT showed that a road or easement was there, looking at a set of plans for a project completed in 2006, it was gone.

Feel free to contact our office for future assistance.

Drive Safely,

Billy Pickel, Loudon County Assistant 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	61	\$41,277	\$11,194,115	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	429	\$268,981	\$73,405,964	586	\$384,363	\$106,656,889	622	\$389,724	\$123,794,031	536

39 single-family building permits issued for August, 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
SEPTEMBER 15, 2020
5:30 PM
Immediately following the Planning Commission Meeting

1. Call to Order;
2. Roll Call and Swearing In All Witnesses;
3. Approval of Minutes from August 18, 2020 meeting;
4. Planned Agenda Items;
 - A. Special Exception to operate a dog day care and kennel, Applicant, Virginia Pritchett, Property Owner, Lisa Bentley, 7400 Hwy. 11, Tax Map 016 Parcel 036.00, C-1 Rural Center District, Approximately .87 acres;
 - B. Special Exception to operate a horse training and boarding facility, Applicant and Property Owner, Jim O'Hatnick, 3400 Breazeale Rd., Tax Map 019 Parcel 010.01, A-2, Rural Residential District, Approximately 50.9 acres;
 - C. Variance Request to build garage in front yard, Applicant and Property Owner, William T. Derrick, 1570 Hope Creek Rd., Tax Map 003N, Group B, Parcel 013.00, A-1, Agriculture-Forestry District;
 - D. Variance Request for 7.5' front yard setback, Applicant and Property Owner, Turner Homes, (Stefan Claar), 206 (lot 16) Stamford Bridge Way, Tax Map 011C Group F Parcel 016.00, R-1/PUD, Suburban Residential District with Planned Unit Development Overlay;
 - E. Variance Request for 7.5' front yard setback, Applicant and Property Owner, Turner Homes, (Stefan Claar), 228 (lot 15) Stamford Bridge Way, Tax Map 011C Group F Parcel 015.00, R-1/PUD, Suburban Residential District with Planned Unit Development Overlay;

- F. Variance Request for 7.5' front yard setback, Applicant and Property Owner, Turner Homes, (Stefan Claar), 244 (lot 14) Stamford Bridge Way, Tax Map 011C Group F Parcel 014.00, R-1/PUD, Suburban Residential District with Planned Unit Development Overlay;
 - G. Variance Request for 7.5' front yard setback, Applicant and Property Owner, Turner Homes, (Stefan Claar), 280 (lot 13) Stamford Bridge Way, Tax Map 011C Group F Parcel 013.00, R-1/PUD, Suburban Residential District with Planned Unit Development Overlay;
 - H. Variance Request to build a house without required road frontage, Applicant and Property Owner, John B. Dalton, 475 Thompson Rd., Tax Map 035 Parcel 015, A-1, Agriculture-Forestry District, Approximately 19.8 acres;
 - I. Variance Request for a 15' front yard setback, Applicant, Robert Dew, Property Owners, Jeffery D. Potter and Laura A. Potter, 740 Donaldson Light Ln., Tax Map 036 Parcel 008.00, A-1, Agriculture-Forestry District;
 - J. Administrative Review/Special Exception to operate a dog daycare business, Applicant, Lisa Thompson, Property Owner, Triple B Properties, 1629 Kevin Ln., Tax Map 011P Group A Parcel 007.00, C-2, General Commercial District;
- 5. Additional Public Comments
 - 6. Announcements and/or comments from Board/Commission
 - 7. Adjournment

Loudon County - Parcel: 016 036.00

ITEM A



Date: August 19, 2020
County: Loudon
Owner: BENTLEY LISA
Address: HWY 11 E 7400
Parcel Number: 016 036.00
Deeded Acreage: 0.87
Calculated Acreage: 0.8
Date of Imagery: 2019

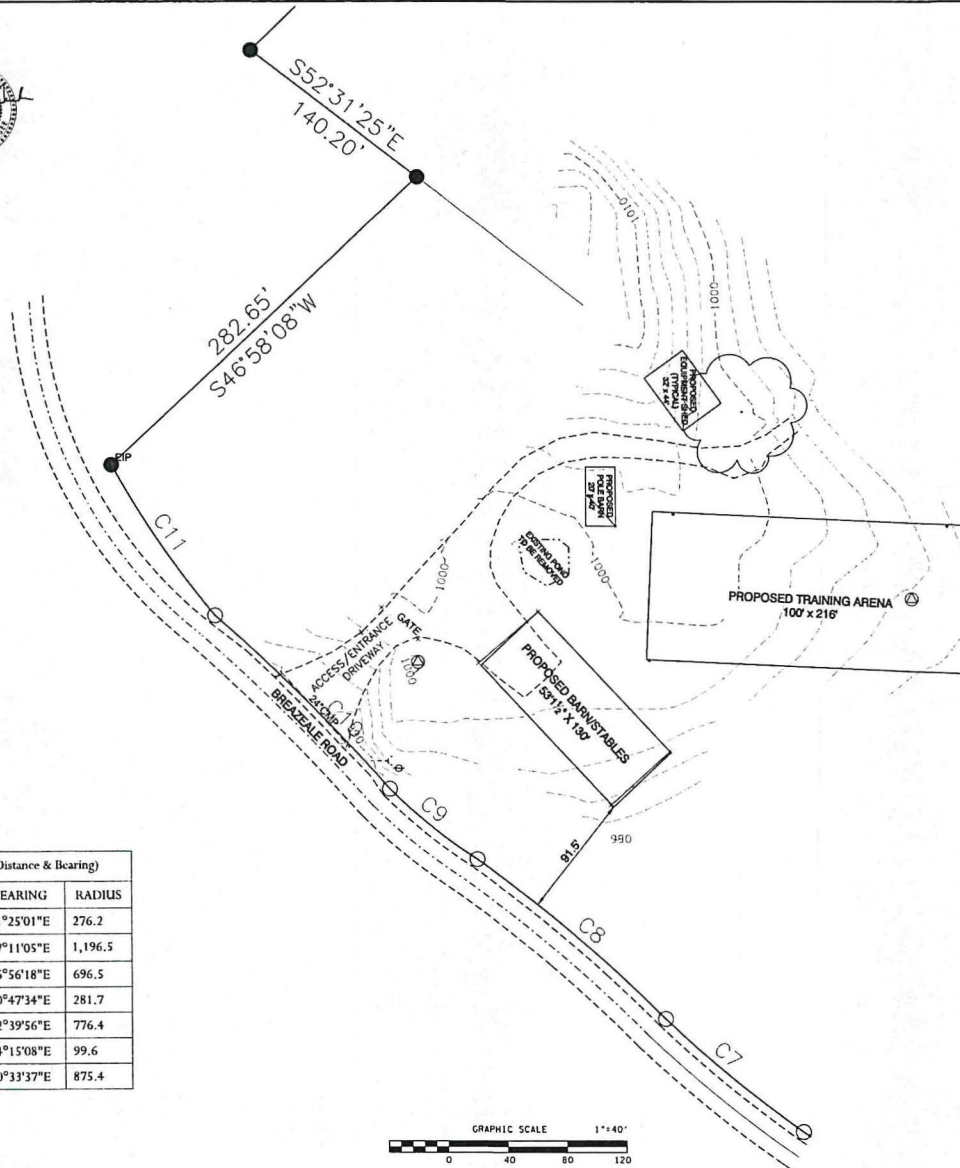
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(OLG)



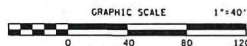
ITEM A



ITEM A



Curve Table (Chord Distance & Bearing)			
Curve #	DIST	BEARING	RADIUS
C1	207.89	S81°25'01"E	276.2
C2	60.32	S57°11'05"E	1,196.5
C3	126.02	S46°56'18"E	696.5
C4	116.23	S30°47'34"E	281.7
C5	134.78	S22°39'56"E	776.4
C6	42.50	S44°15'08"E	99.6
C7	119.63	S50°33'37"E	875.4



VICINITY MAP

NOTES:

- 1) PROPERTY BOUNDARY BY TRUE MERIDIAN LAND SURVEYING.
- 2) SPECIAL EXCEPTION FROM LOUDON COUNTY BOARD OF ZONING APPEALS FOR PROPOSED USE OF RIDING STABLES AND KENNELS AND BOARDING FACILITIES UNDER A2 ZONING.
- 3) SITE DISTURBANCE IS LESS THAN ONE ACRE. A STORMWATER POLLUTIC PREVENTION PLAN (SWPPP) IS NOT REQUIRED. BEST MANAGEMENT PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL TO BE IMPLEMENTED AS NEEDED.

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

OWNER:
JAMES O'HATNICK
2801 WILLIAMS ROAD
KNOXVILLE, TN 37932
(865) 406-6299

DEVELOPER:
SHANNON O'HATNICK
(865) 255-2266

CLT MAP: 19
PARCEL: 10.01
DEED REFERENCE: DB 416 PG 789
PROPERTY ZONED: A2

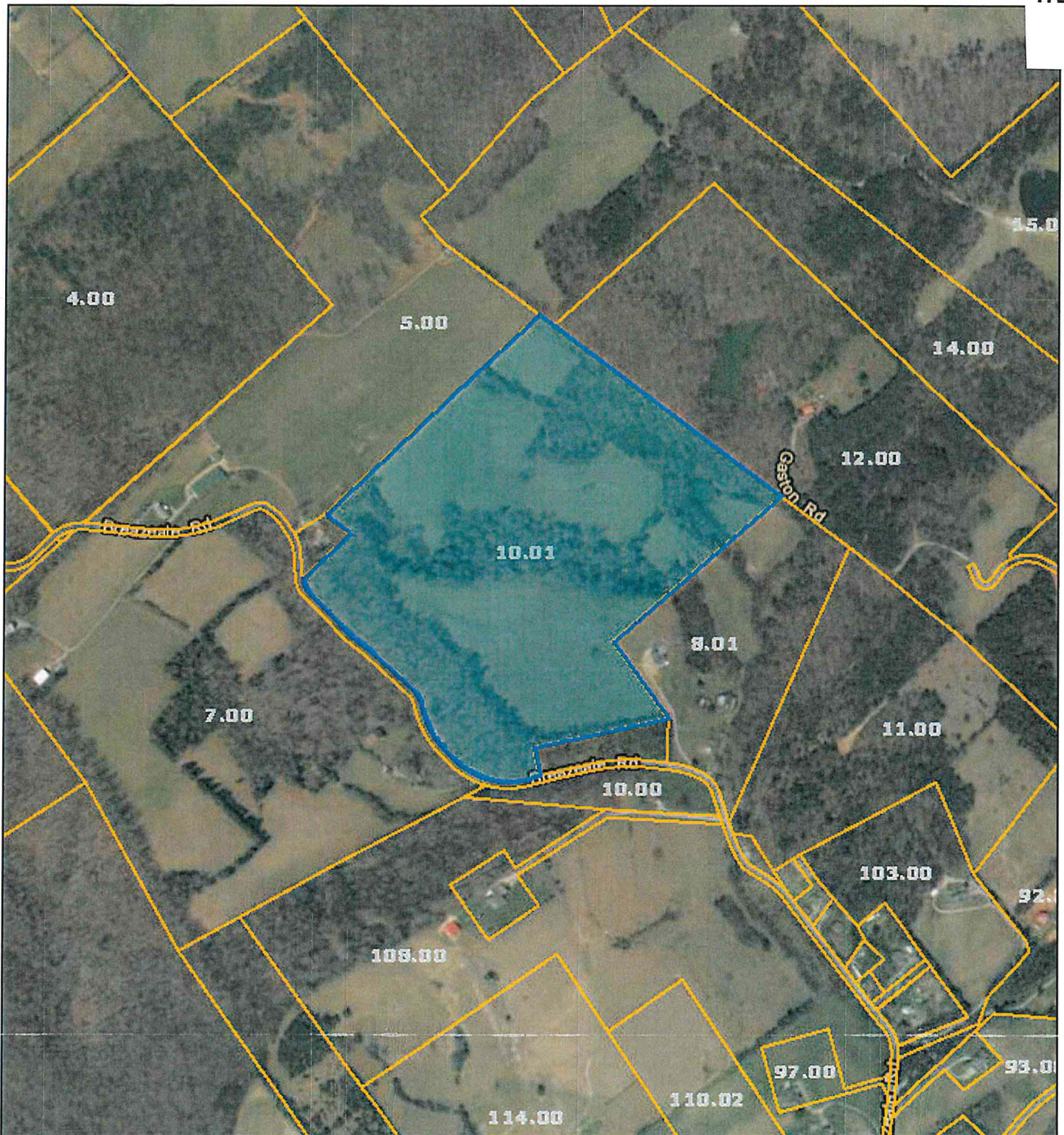
TOTAL AREA: 50.99 ACRES

NO.		DATE	DESCRIPTION	BY	CHK.	REVISIONS	

		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE		RED OAK HILL FARM PROPOSED HORSE TRAINING CENTER		GENERAL LAYOUT PLAN VIEW		DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET ONE NO. 1
								DRAWN BY GMT	DATE 8-26-20	FILE NO. 20141	OF 1 SHEET

Loudon County - Parcel: 019 010.01

ITEM B



Date: August 31, 2020
County: Loudon
Owner: OHATNICK JAMES T
Address: BREAZEAL RD 3400
Parcel Number: 019 010.01
Deeded Acreage: 50.99
Calculated Acreage: 50.99
Date of Imagery: 2019

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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.



ITEM B



ITEM C





ITEM D



ITEM D



ITEM D

ITEM H



ITEM H









ITEM 1

Loudon County - Parcel: 007P A 007.00

ITEM J



Date: September 8, 2020
County: Loudon
Owner: TRIPLE B PROPERTIES
Address: KEVIN LN 1629
Parcel Number: 007P A 007.00
Deeded Acreage: 1.41
Calculated Acreage: 1.41
Date of Imagery: 2019

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