



# Loudon County Planning Department

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

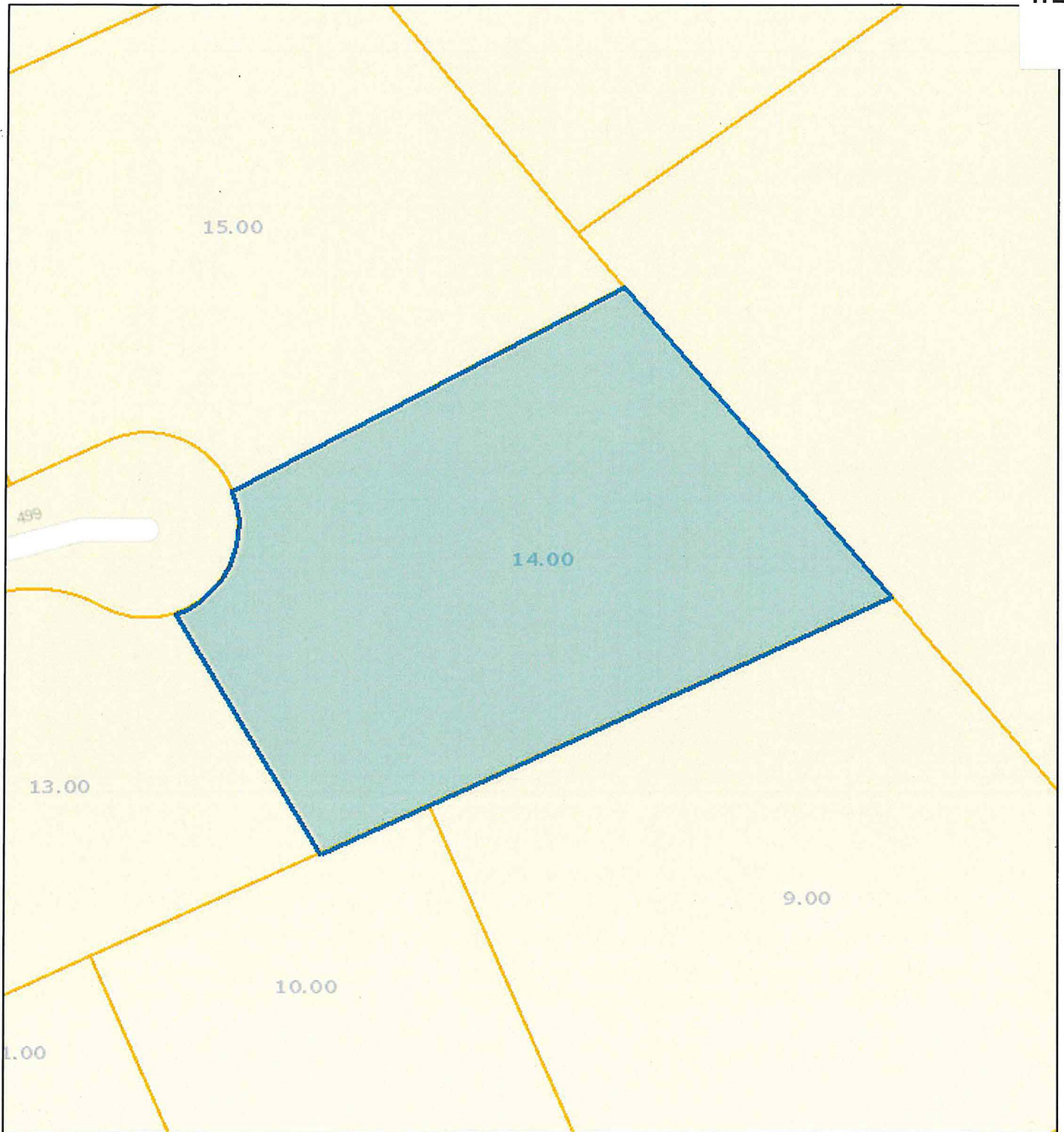
## AGENDA LOUDON COUNTY REGIONAL PLANNING COMMISSION OCTOBER 20, 2020 5:30 p.m.

1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from September 15, 2020 meeting;
3. Planned Agenda Items;
  - A. Site Plan Request for one lot, Applicant, Greg Ailshie, Property Owners, G. Caira, LLC. and Greg Ailshie, 490 Center Cross Ln., Tax Map 007A, Group A, Parcel 014, C-2, General Commercial District, Approximately 1.4 acres;
  - B. Site Plan Request for one lot, Applicant, Greg Ailshie, Property Owners, G. Caira, LLC., and Greg Ailshie, 499 Center Cross Ln., Tax Map 007A, Group A, Parcel 015, C-2 General Commercial District; Approximately 1.6 acres;
  - C. Site Plan Commercial Request, Applicant and Property Owner, Glenn Wilson, 283 Monument St., Tax Map 021H, Parcel 022.00, C-2, General Commercial District, Approximately .96 acres;
  - D. Subdivision Request Preliminary, Millers Landing, Applicant, David Harbin, Property Owners, David M. and Alvin Cross, Blue Heron Dr., Tax Map 028 Parcel 032.00, R-1, Suburban Residential District; Approximately 30 acres;
  - E. Subdivision Request for three parcels, Applicant, Batson, Hines, Novell, and Poe, Owner, Deborah and Stewart Rossi, Yellowwood Ln., Tax Map 051B Parcels 008.03, 018.00, 019.00, and 020.00, A-1, Agriculture-Forestry District, Approximately 12.5 acres;
  - F. Subdivision Request final, Applicant, James Loveday, Property Owner, Heritage Land Development Partners, LLC., W. Chatuga Dr., Tax Map 068 Parcels 024.02, 024.04, 024.05, R-1/PUD, Suburban Residential District with Planned Unit Development Overlay, Approximately 11.9 acres;

- G. Subdivision Request Final, The Grove at Beals Chapel, Applicant and Property Owners, Heritage Land Development, 1025 Beals Chapel Rd., Tax Map 016 Parcel 214.10, R-1/, Suburban Residential District, Approximately 28.4 acres;
- 4. County Commission Action on Planning Commission Recommendations
- 5. Codes Department Building Activity Summary for September, 2020 (attached)
- 6. Additional Public Comments
- 7. Update from Planning Department
- 8. Adjournment.

# Loudon County - Parcel: 007A A 014.00

ITEM A



Date: October 13, 2020  
County: Loudon  
Owner: AILSHIE GREG  
Address: CENTER CROSS LN 490  
Parcel Number: 007A A 014.00  
Deeded Acreage: 1.39  
Calculated Acreage: 1.39  
Date of Imagery: 2019

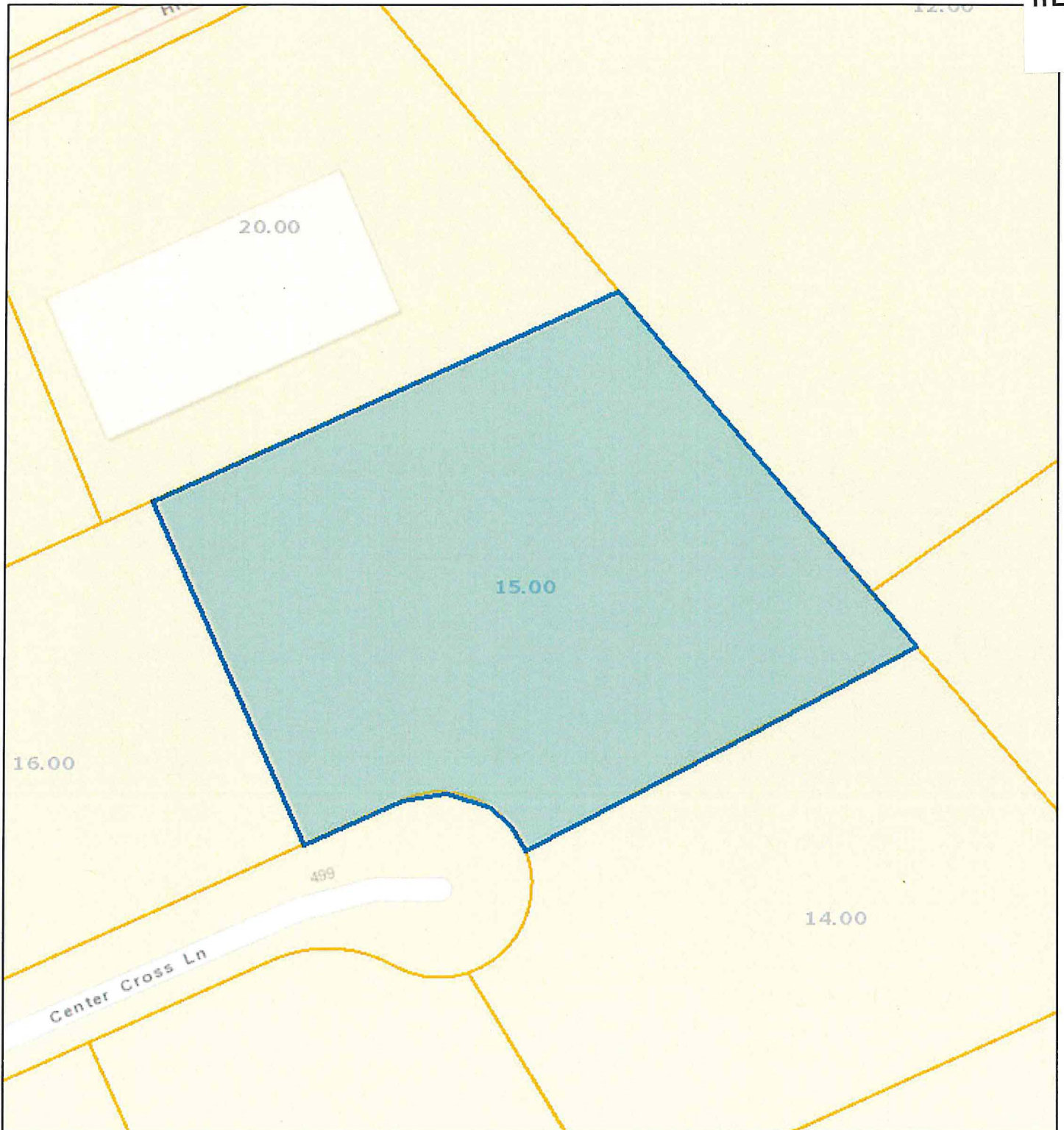
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community  
TN Comptroller - OLG  
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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



# Loudon County - Parcel: 007A A 015.00

ITEM B

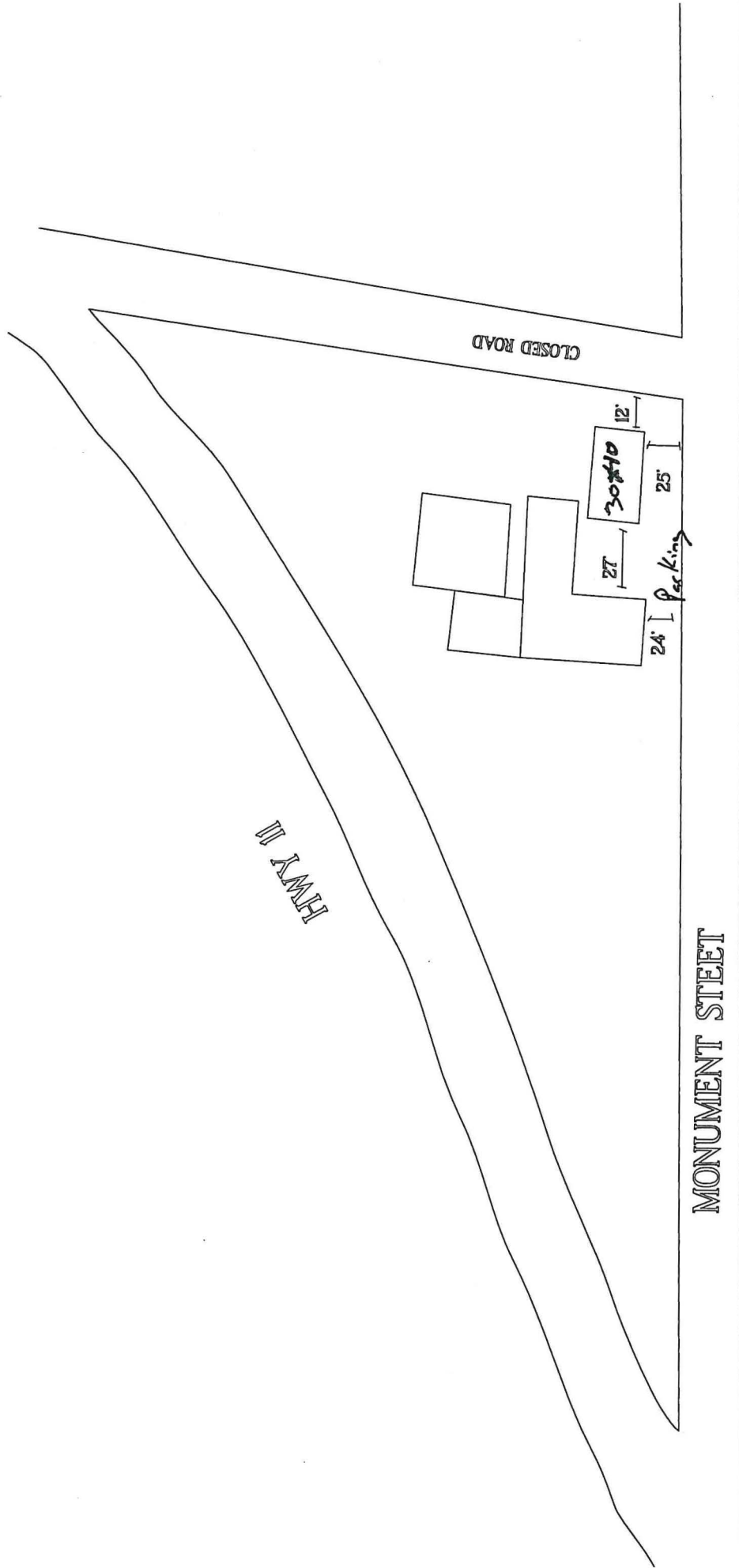


Date: October 13, 2020  
County: Loudon  
Owner: G CAIRA LLC  
Address: CENTER CROSS LN 499  
Parcel Number: 007A A 015.00  
Deeded Acreage: 1.62  
Calculated Acreage: 1.62  
Date of Imagery: 2019

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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State of Tennessee, Comptroller of the Treasury, Office of Local Government

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CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

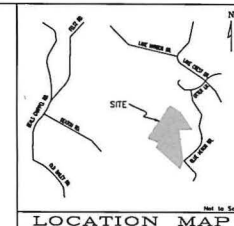
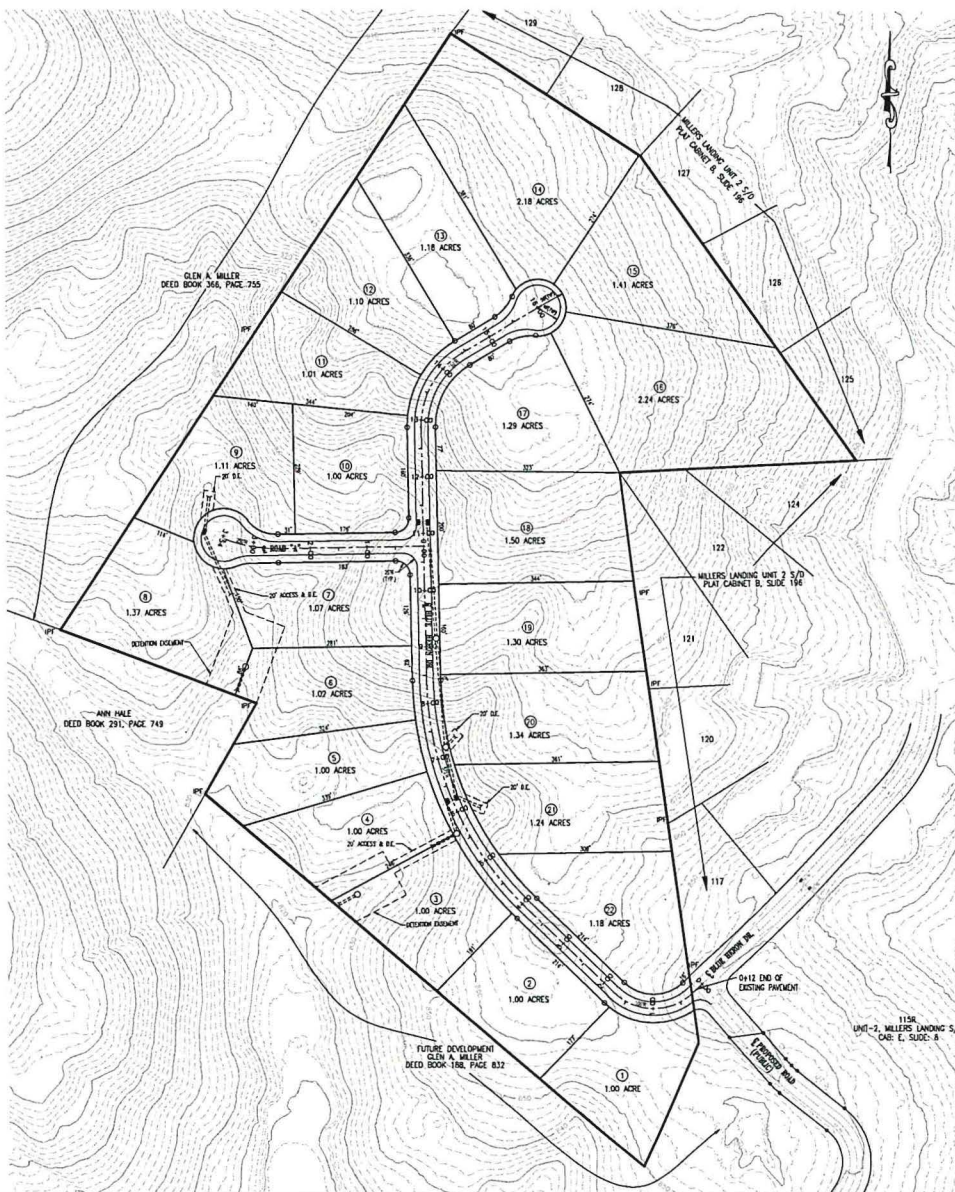
OSHA RULES SHALL BE ABIDED BY.

CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:

CONTACT: TENNESSEE ONE-CALL  
1-800-351-1111

RECORD AND SAVE YOUR  
CONFIRMATION NUMBER.



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10" DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES. 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. THIS PROPERTY CONTAINS APPROXIMATELY 29.89 ACRES SUBDIVIDED INTO 22 SINGLE FAMILY RESIDENTIAL LOTS.
  4. THIS PROPERTY IS ZONED R-1, SUBURBAN RESIDENTIAL DISTRICT.
  5. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT - 30'  
SIDES - 15'  
REAR - 35'
  6. ALL ROAD PROFILES ARE BASED ON INHABITANT FIELD SURVEY DATA.
  7. ALL POND SLOPES SHOWN ARE TO BE 3:1 ALL OTHERS 2:1.




OWNER/DEVELOPER  
DAVID M & ALVIN CROSS  
P.O. BOX 35  
ALBANY, KY 42602  
(608) 387-8638

25092-SP

SHEET 3 OF 12 SHEET(S)

12 SHEET(S)

9:\25092\25097.tif

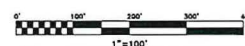


**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4234 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE: (865) 588-6472  
 FAX: (865) 588-6473  
 email@bhn-p.com

[illegible]

SCALE  
HORIZONTAL: 1" = 100'  
VERTICAL: 2' INTERVAL

DATE  
8/10/20



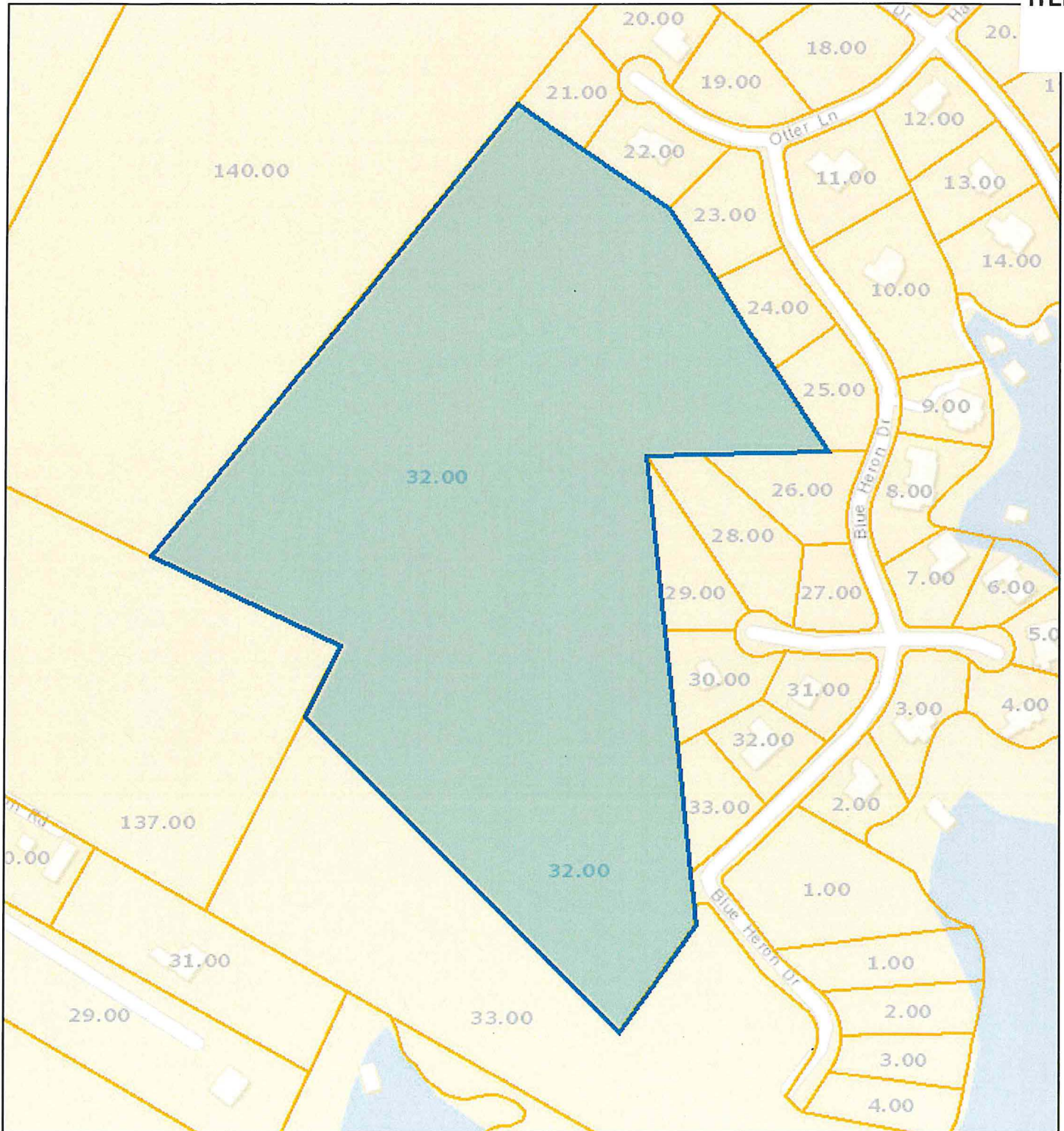
SITE PLAN FOR  
MILLERS LANDING - UNIT 4  
TAX MAP 28 PARCEL 32.00  
DISTRICT 6, LOUDON COUNTY, TENNESSEE

ITEM D



# Loudon County - Parcel: 028 032.00

ITEM D



Date: October 12, 2020  
County: Loudon  
Owner: CROSS DAVID M &  
Address: BEALS CHAPEL RD  
Parcel Number: 028 032.00  
Deeded Acreage: 30  
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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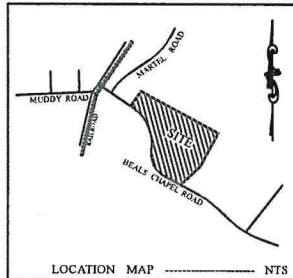






ITEM G





- 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
  - 811 E-911 ADDRESSES

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

THIS IS TO CERTIFY THAT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPTS THIS SUBDIVISION PLAT AND DEDICATES ALL STREETS, ALLEYS, PARKS OR OTHER PUBLIC BODIES AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

CONGLETON FAMILY LP  
DEED BOOK 272, PAGE 441

**CERTIFICATION OF REMEDIATION SYSTEM**

I CERTIFY THAT REMEDIATION SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS 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 HEREIN, 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 \_\_\_\_\_ REGISTERED SURVEYOR  
TOM REED AND THE  
TERRACONICS

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS 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 SURVEY 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 IMPROVEMENTS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ ROADWORKER/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 ADD 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**

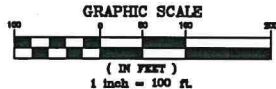
1. TOTAL LOTS 67 RESIDENTIAL LOTS (1) COMMERCIAL AREA LOT (PHASE 1A2).
2. TOTAL ACRES: 43.06 ACRES
3. TOTAL ACRES IN COMMON AREAS: 0.392 ACRES
4. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES
5. 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED, (WHERE APPLICABLE)
6. TAX MAP 16, PARCEL 214.1
7. DEED REFERENCE: DEED BOOK 147, PAGE 249
8. EASEMENT REFERENCE: DEED BOOK 274, PAGE 254
9. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM
10. IRON PINS AT ALL CORNERS
11. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
12. 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
13. 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
14. THIS PROPERTY IS ZONED: R-1(PUD)1
15. HOUSE NUMBERS ARE SHOWN ON EACH LOT AS ASSIGNED AND IN ACCORDANCE WITH E-911 ADDRESSING
16. 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 \_\_\_\_\_
17. THE GROVE AT CEDAR HILLS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE OPEN SPACE DEDICATED TO THIS SITE
18. 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
19. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD ONLY
20. 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
21. ALL LOTS HAVE A MINIMUM AREA OF 1200 Sq Ft
22. NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:

SURVEY MONUMENT #15-030  
N. 51473.96  
E. 250314.11  
ELEV. 979.34 (NAVD88)

SURVEY MONUMENT #15-009  
N. 54609.45  
E. 249537.44  
ELEV. 786.55 (NAVD88)

**NOTES:**

- NO BUILDING ALLOWED WITHIN FALL LINE OF CELL TOWER AS IT EXISTS
- FUTURE DEVELOPMENT WITHIN THE APPROVED PLAT TO BE IN ACCORDANCE WITH THE RECORDED PLAT AND THE RECORDED COVENANTS AND RESTRICTIONS FOR THE GROVE AT CEDAR HILLS



**SETBACKS:**  
FRONT: 30'  
SIDE: 7.5' (MIN 20' BETWEEN STRUCTURES)  
REAR: 25'

**LeMAY AND ASSOCIATES**  
CONSULTING ENGINEERS

PH. (615) 671-0400  
FAX. (615) 671-0212  
10818 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

**SITE UTILITIES**

- SANITARY SEWER: FUD (LCUB)
- WATER: LCUB
- ELECTRIC: LCUB
- GAS: LCUB
- TELEPHONE: AT&T
- CABLE: CHARTER

**OWNER**

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

**OWNER**

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

**FINAL PLAT- PHASE 1&2**

*The Grove at Cedar Hills*

SCALE: 1" = 100'	APPROVED BY: REL	DRAWN BY: REL
DATE: 10-06-2020	REVISION DATE: 10-09-2020	
DISTRICT 2		
LOUDON COUNTY, TENNESSEE		
TAX MAP 48, PART OF PARCEL 114.01		
SHEET 2 OF 2		

ITEM C



## 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	54	\$39,044	\$10,650,295	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	483	\$308,025	\$84,056,259	586	\$384,363	\$106,656,889	622	\$389,724	\$123,794,031	536

30 single-family building permits issued for September, 2020



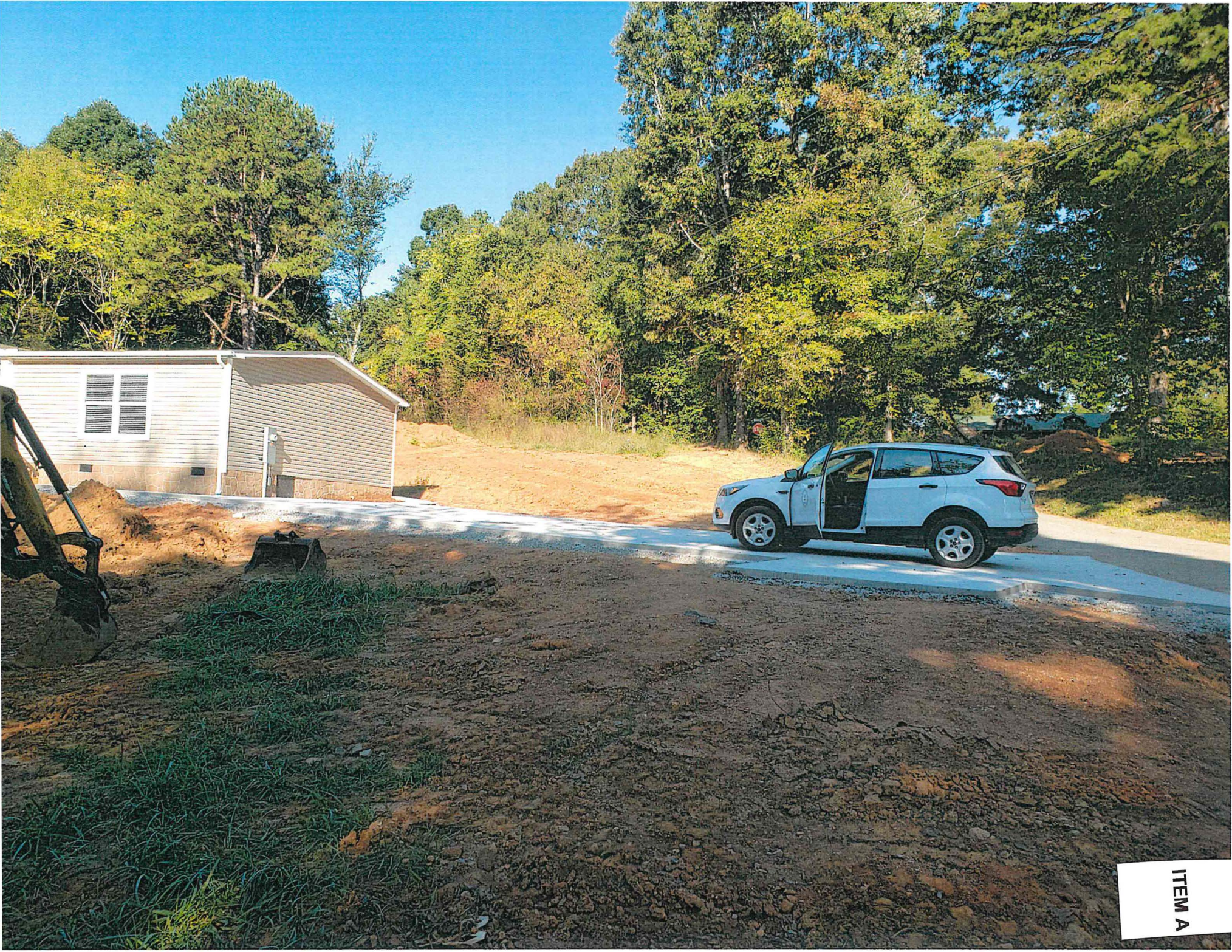
# Loudon County Planning Department

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AGENDA  
LOUDON COUNTY BOARD OF ZONING APPEALS  
OCTOBER 20, 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 September 15, 2020 meeting;
4. Planned Agenda Items;
  - A. Variance Request for a 15' front yard setback, Applicant and Property Owner, Kanas Sampson, 3941 Hackney Chapel Rd., Tax Map 036 Parcel 095.01, A-1, Agriculture-Forestry District;
  - B. Variance Request for setback changes, Applicant and Property Owner, Glenn Wilson, 283 Monument St., Tax Map 021H Parcel 022.00, C-2, General Commercial District;
  - C. Variance Request to operate a landscape business, Applicant and Property Owner, Scott Wilson, 436 Hank Way, Tax Map 044 Parcel 061.50, A-1, Agriculture-Forestry District;
  - D. Variance Request for front yard setback to build garage, Applicant and Property Owner, William C. Davis, 460 Bird Rd., Tax Map 006P Group A Parcel 001.00, R-1, Suburban Residential District;
  - E. Special Exception to park business trucks and equipment on property, Applicant and Owner, Randall Norton, 16301 Hotchkiss Valley Rd., Tax Map 025 Parcel 002.00, C-2, General Commercial District;
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment





ITEM A





ITEM A



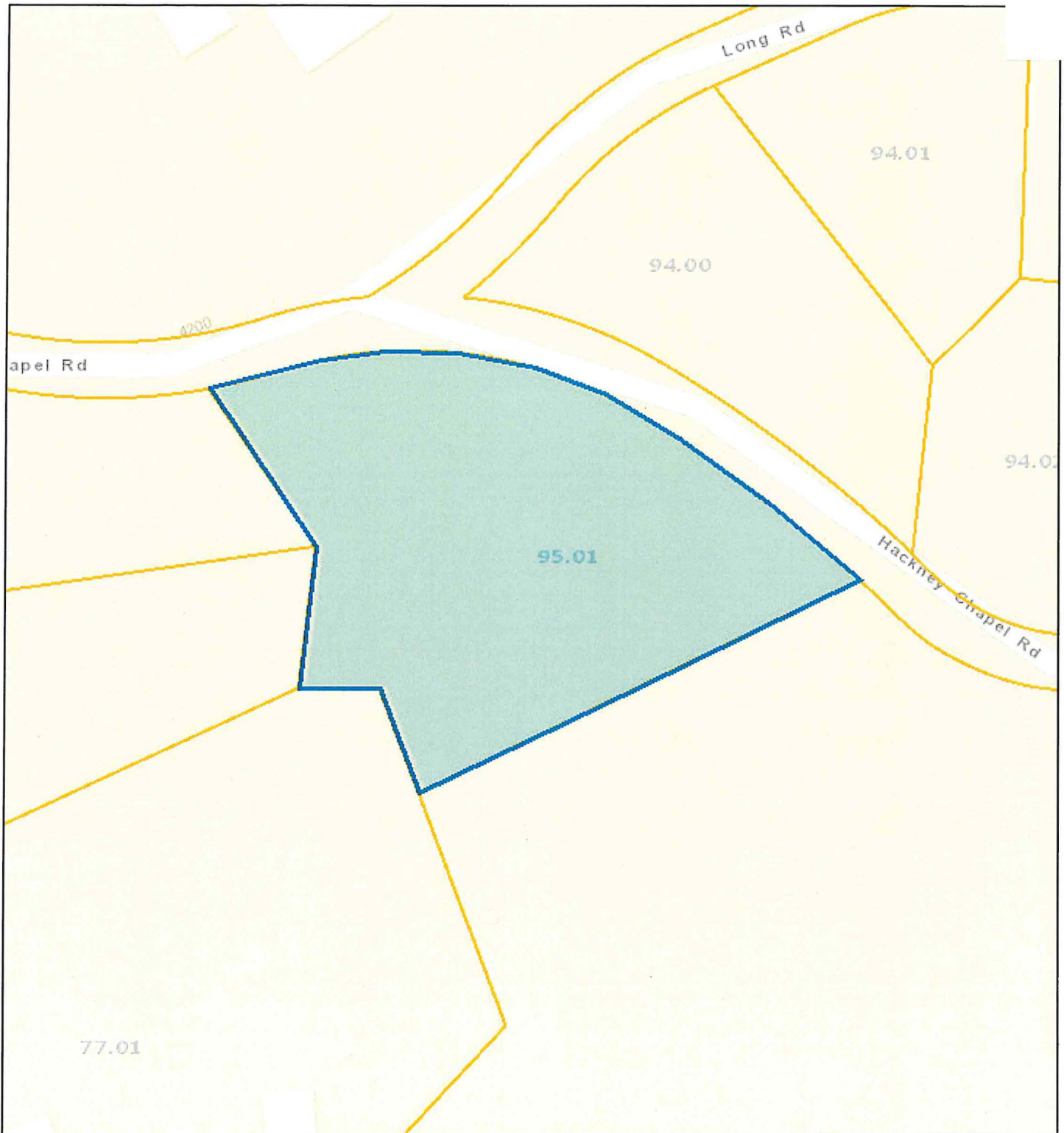


ITEM A



# Loudon County - Parcel: 036 095.01

ITEM A



Date: October 12, 2020

County: Loudon

Owner: SAMPSON HOMES LLC

Address: HACKNEY CHAPEL RD 3941

Parcel Number: 036 095.01

Deeded Acreage: 1.01

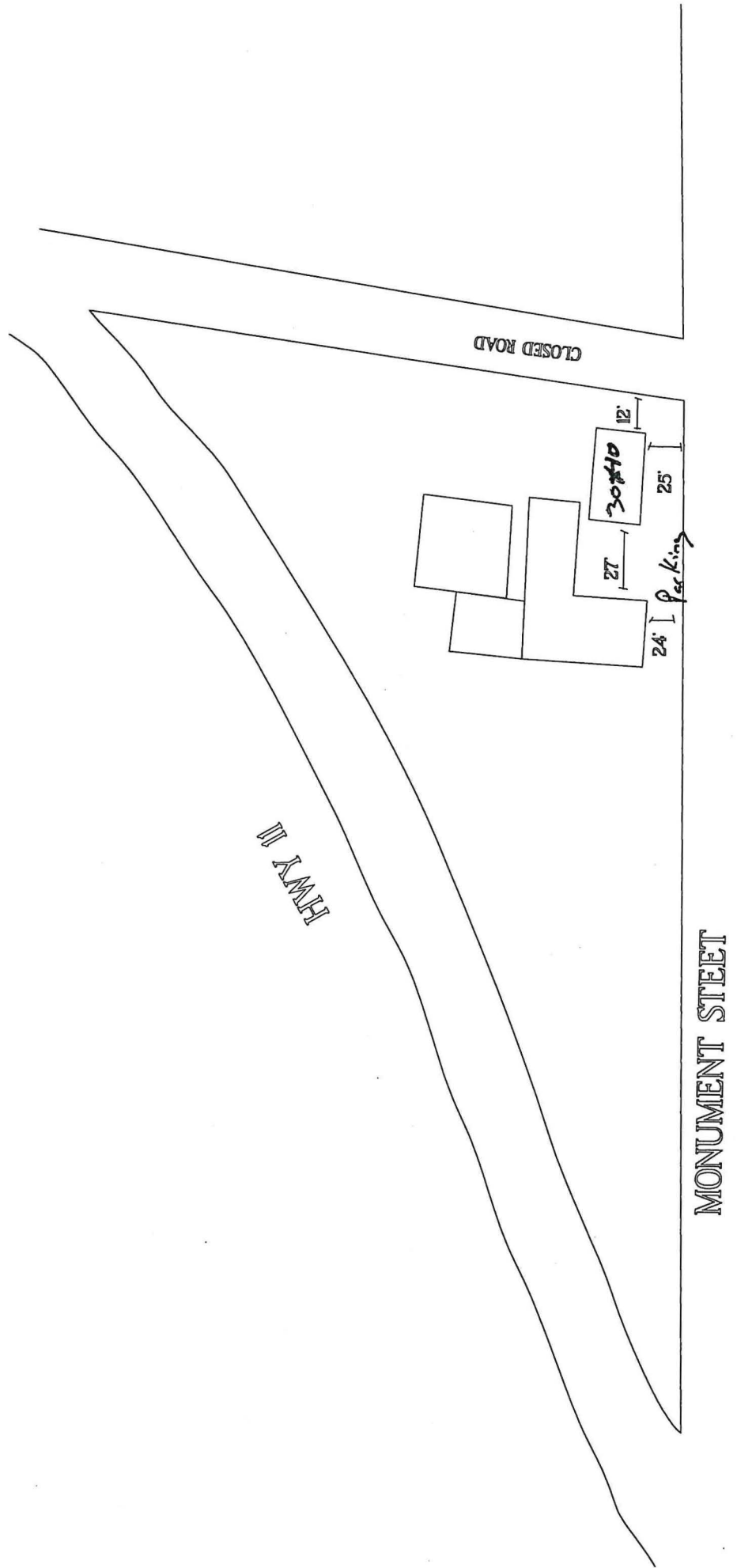
Calculated Acreage: 1.01

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

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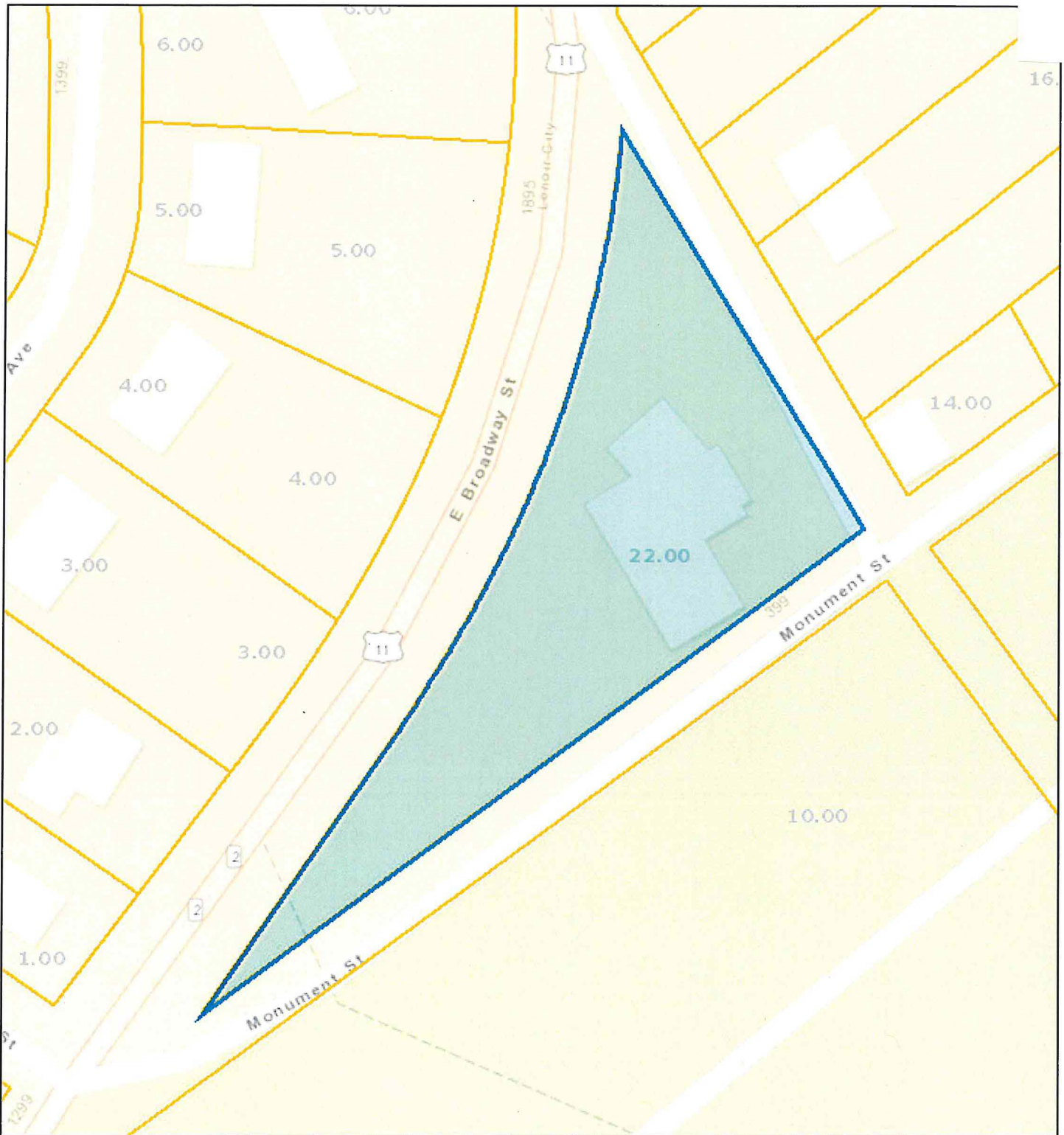


ITEM B



# Loudon County - Parcel: 021H A 022.00

ITEM B



Date: October 12, 2020  
County: Loudon  
Owner: WILSON C A  
Address: MONUMENT ST 283  
Parcel Number: 021H A 022.00  
Deeded Acreage: 0.96  
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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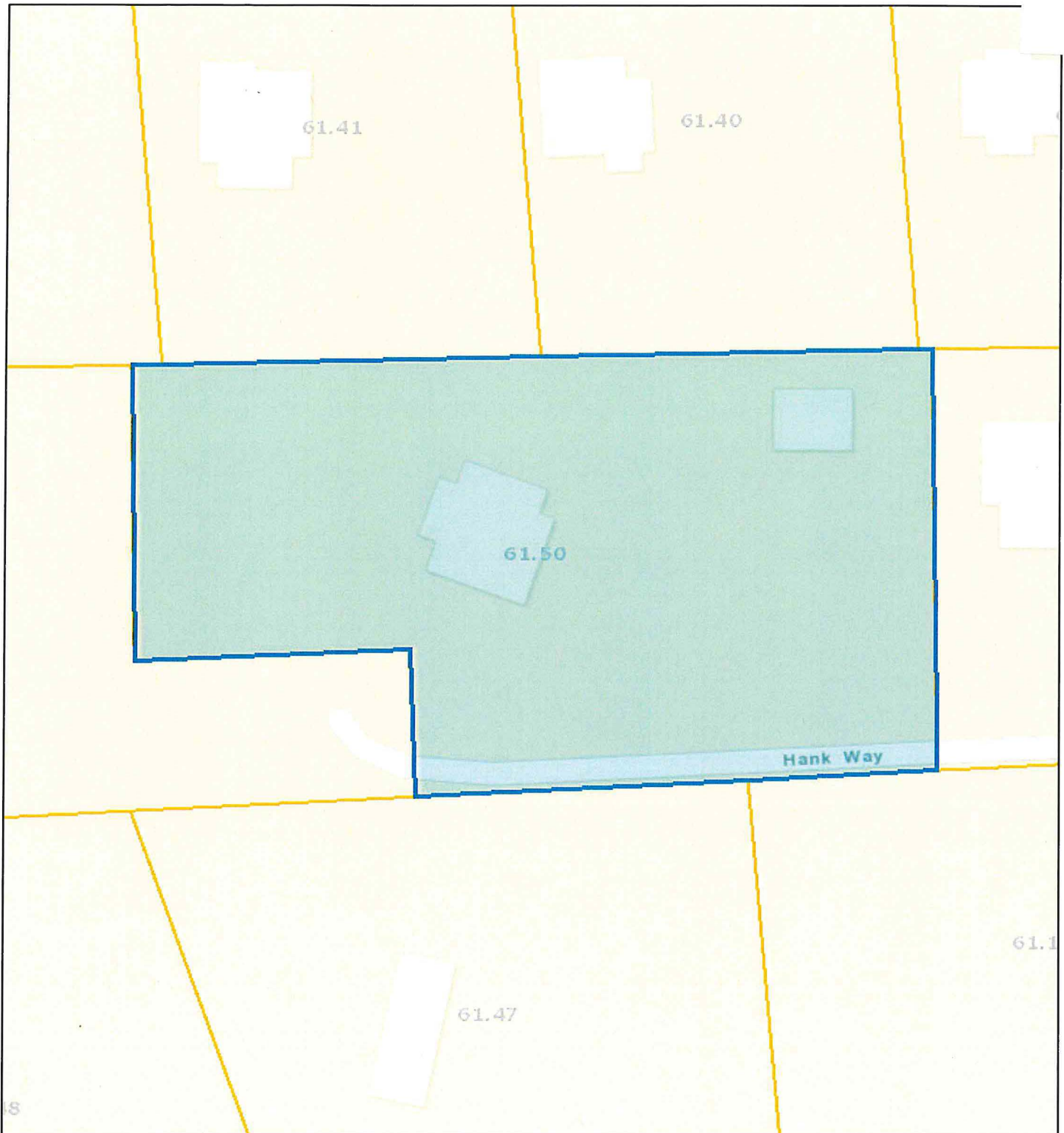






# Loudon County - Parcel: 044 061.50

ITEM C



Date: October 12, 2020  
County: Loudon  
Owner: WILSON SCOTT  
Address: HANK WAY 436  
Parcel Number: 044 061.50  
Deeded Acreage: 2.03  
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 D



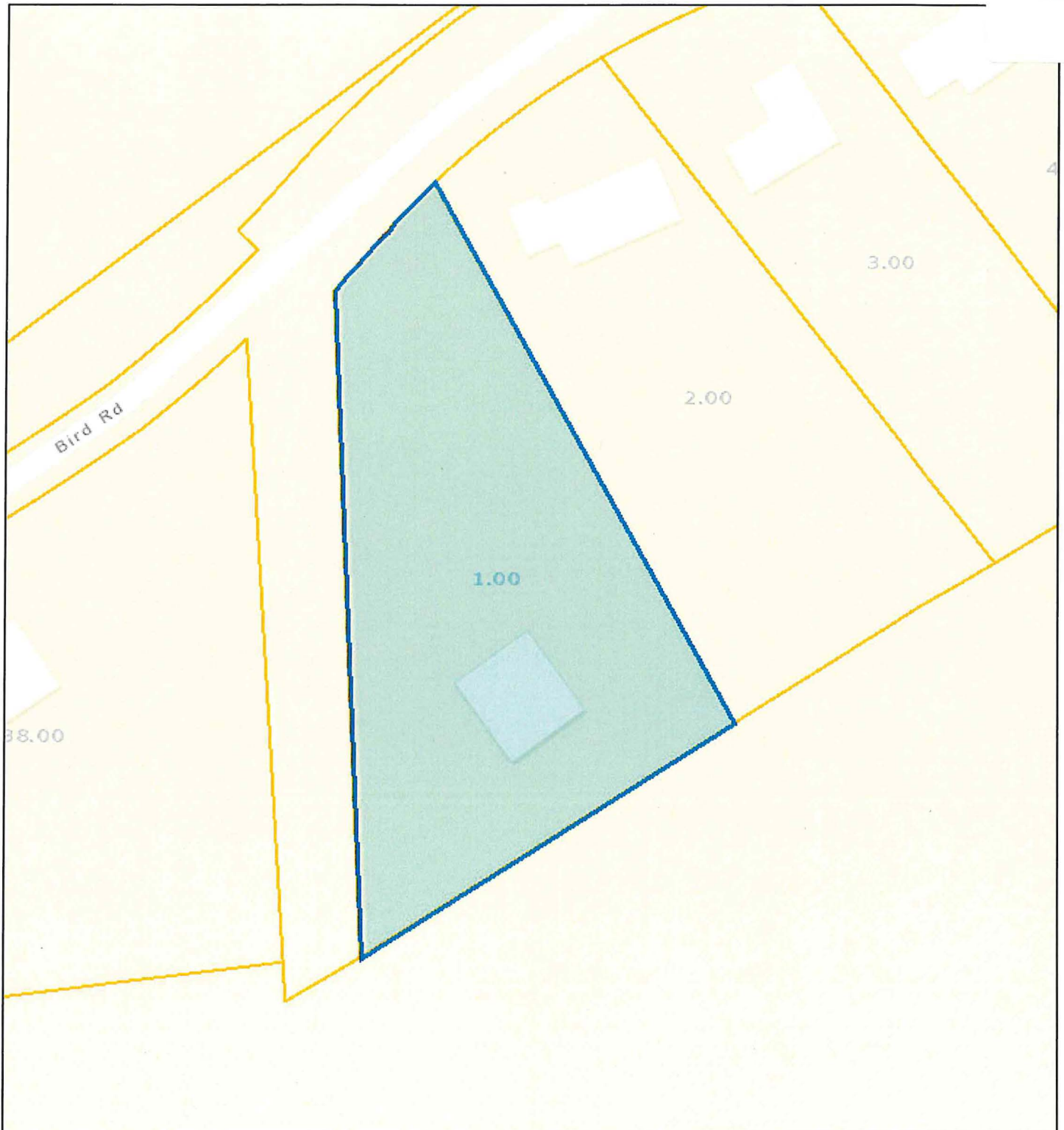


ITEM D



# Loudon County - Parcel: 006P A 001.00

ITEM D



Date: October 12, 2020  
County: Loudon  
Owner: DAVIS W CLINT  
Address: BIRD RD 460  
Parcel Number: 006P A 001.00  
Deeded Acreage: 1.32  
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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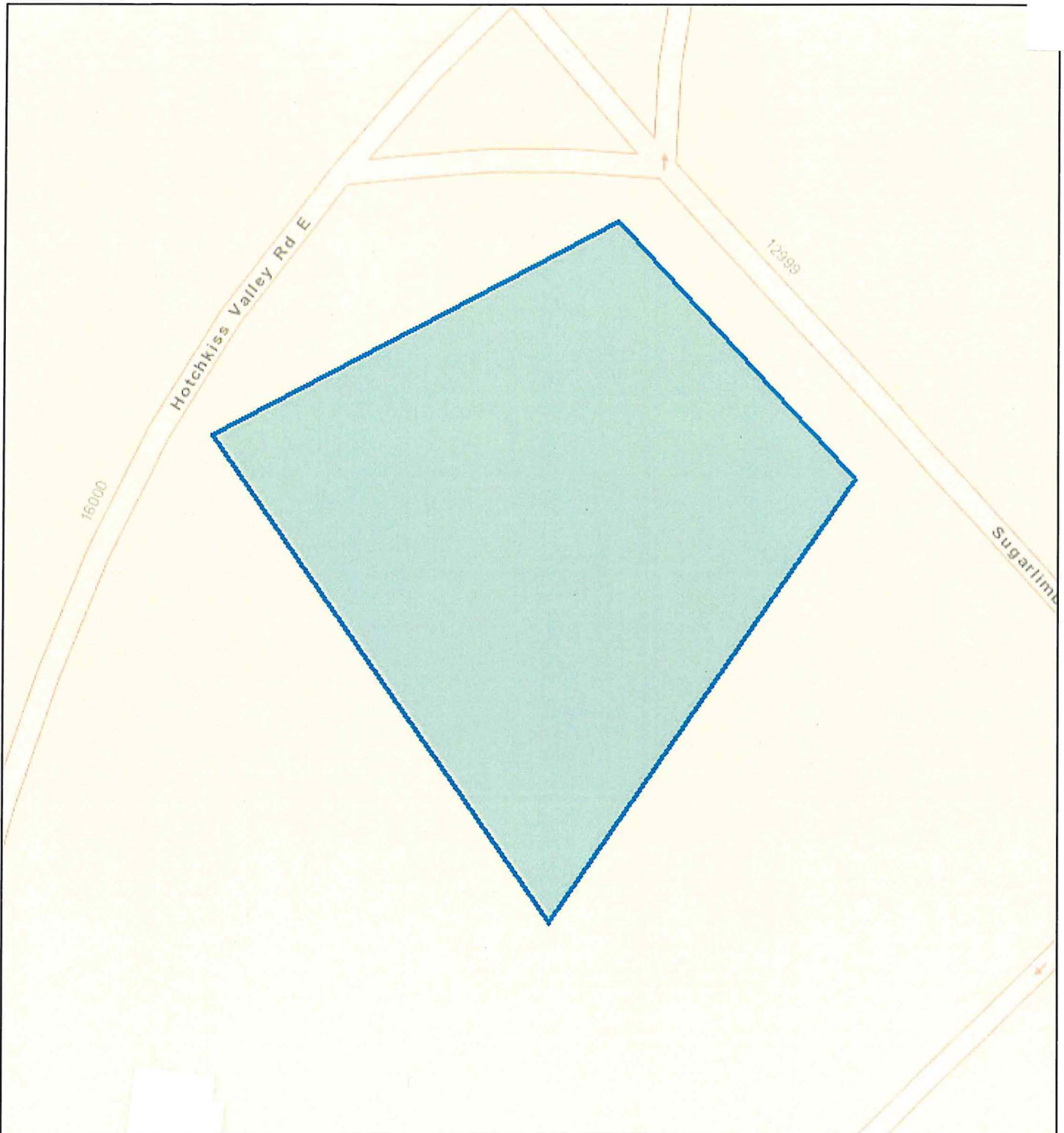
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ITEM E





Date: October 12, 2020  
County: Loudon  
Owner: DUNTEN S K  
Address: HOTCHKISS VALLEY RD E 16301  
Parcel Number: 025 002.00  
Deeded Acreage: 1.64  
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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