

**AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
February 8, 2022
5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from January 11, 2022 meeting.
3. Planned Agenda Items.
 - A. Subdivision Request for 3 lots, Applicant, Benjamin Moorman, Owner, George Dinsmore. Located 1400 Woodlawn Road., Tax Map 002, Parcel 056.00. A-1 Agriculture-Forestry District.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for January 2022 (attached)
6. Additional Public Comments
7. Update from Planning Department

Adjournment

Item A.

Certification of Ownership and Dedication.
This is to certify that the owner(s) of the property shown and described herein hereby adopt this subdivision plat and dedicate all streets, drains, water, park or other public work and open space to public or private use as noted.

Date _____

Owner _____

Owner _____

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 the measurements have been taken as shown herein, to the specifications of the Regional Planning Commission.

Registered Engineer/Surveyor _____ Date _____

Certification of Approval of Water Systems.
I certify that the water system installed, or proposed for installation, fully meets requirements of the Tennessee State Health Department, and is hereby approved shown.

City or County Health Officer _____ Date _____
or the Authorized Representative

Certification of Sewerage Disposal (Sanitary System).
Approved 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 same shall be submitted to the Division of Ground Water Protection, Water flow, water line, underground utilities and structures shall be located on site property from which advance notice. Any failure, listing or alterations of the said conditions may void this approval.

Environmental Specialist _____ Date _____
Division of Ground Water Protection

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.

Road Engineer/Highway Commission _____ Date _____

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 portions, if any, which are noted. All improvements have been installed or an acceptable surety posted in order to ensure completion. This plat is approved for recording in the office of the County Register.

Secretary, Regional Planning Commission _____ Date _____

Certification 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, water, 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 accordance with the E-911 System.

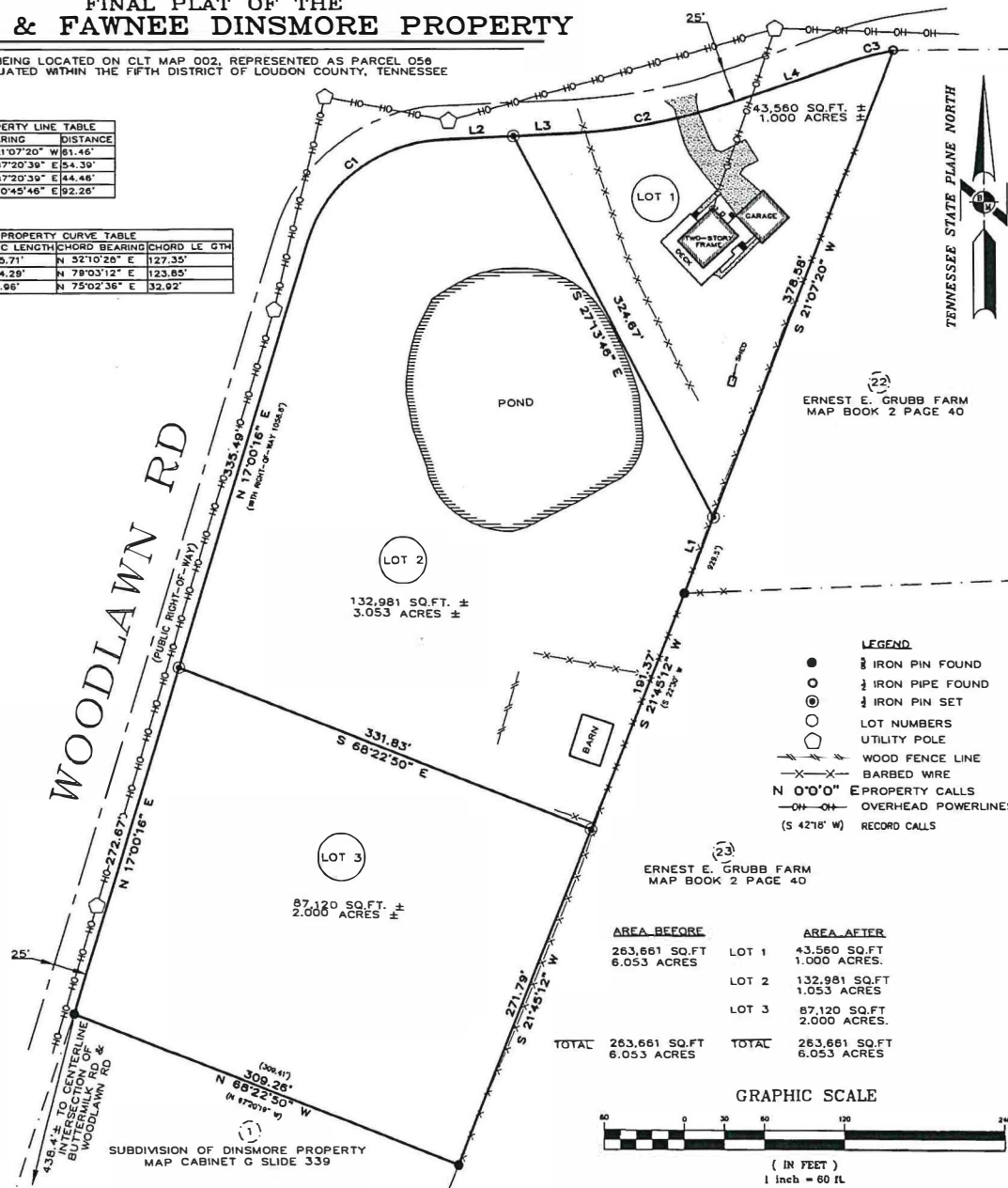
E-911 Authority _____ Date _____

FINAL PLAT OF THE GEORGE & FAWNIE DINSMORE PROPERTY

BEING LOCATED ON CLT MAP 002, REPRESENTED AS PARCEL 058
SITUATED WITHIN THE FIFTH DISTRICT OF LOUDON COUNTY, TENNESSEE

LINE	BEARING	DISTANCE
L1	S 21°07'20" W	81.46'
L2	N 87°20'39" E	54.39'
L3	N 87°20'39" E	44.46'
L4	N 70°45'46" E	92.26'

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LE. GTH
C1	110.54'	135.71'	N 52°10'28" E	127.35'	
C2	429.46'	124.28'	N 78°03'12" E	123.85'	
C3	220.54'	32.06'	N 75°02'36" E	32.92'	



NOTES

- SUBJECT PROPERTY STANDS IN THE NAME OF GEORGE B. AND FAWNIE P. DINSMORE AND IS RECORDED IN DEED BOOK 100, PAGE 197 OF THE REGISTER'S OFFICE OF LOUDON COUNTY.
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE ONE PARCEL INTO THREE NEW LOTS.
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILED OF THIS SURVEY.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN1A, MAINTAINING COORDINATES OF N: 592,902.26 E: 2,511,086.90. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THIS SURVEY. RTK POSITIONAL DATA WAS OBSERVED ON THE DATE(S) 9-30-21 UTILIZING A LEICA MODEL GS18 MULTI-FREQUENCY RECEIVER, NORTH BASED ON TDOT REFERENCE STATION "TN1A" WITH A COMBINED SCALE FACTOR OF 0.999912005327, REFERENCED TO NAD83 (CORS98) (EPOCH 2002), GEOD MODEL SOUTH 03, POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05") AND V (0.10").
- IRON PIN MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- SUBJECT PROPERTIES ARE LOCATED IN FLOOD ZONE "X" BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47105C0025D, WITH AN EFFECTIVE DATE OF 16 MAY 2013.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITION NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 1-800-351-1111 (TN ONE CALL).

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BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Land Planners Land Surveyors

Phone (865) 692-4090
Facsimile (865) 692-4091

FINAL PLAT OF THE GEORGE AND FAWNIE DINSMORE PROPERTY

1400 WOODLAWN ROAD
LENOIR CITY, TN 37771

RESUBDIVISION MAP

DATE: 10/14/2021
SCALE: 1"=60'
DRAWN BY: KHJ
FILE NAME: 21220-RESUB
BM PROJECT NO: 21220

1 of 1

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2022	Fees	Value	2021	Fees	Value	2020	Fees	Value	2019
January	63	\$61,577	\$19,327,610	62	\$54,335	\$15,505,625	43	\$32,476	\$8,990,150	43
February				57	\$44,847	\$12,536,044	44	\$26,183	\$7,110,593	45
March				87	\$70,923	\$20,869,398	47	\$34,518	\$9,568,416	51
April				71	\$48,055	\$12,935,811	47	\$25,651	\$7,096,643	53
May				60	\$51,425	\$14,922,776	44	\$25,354	\$6,898,473	55
June				92	\$78,615	\$23,054,294	67	\$34,675	\$9,364,532	41
July				80	\$55,932	\$15,101,072	76	\$48,847	\$13,183,042	56
August				80	\$64,633	\$19,147,996	61	\$41,277	\$11,194,115	59
September				69	\$51,314	\$14,331,131	54	\$39,044	\$10,650,295	46
October				82	\$64,474	\$18,168,016	68	\$43,878	\$11,882,149	59
November				85	\$69,452	\$19,933,098	50	\$44,978	\$13,390,067	35
December				53	\$46,396	\$13,356,239	46	\$33,950	\$9,551,014	43
TOTALS	63	\$61,577	\$19,327,610	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

43 single-family building permits issued for January, 2022

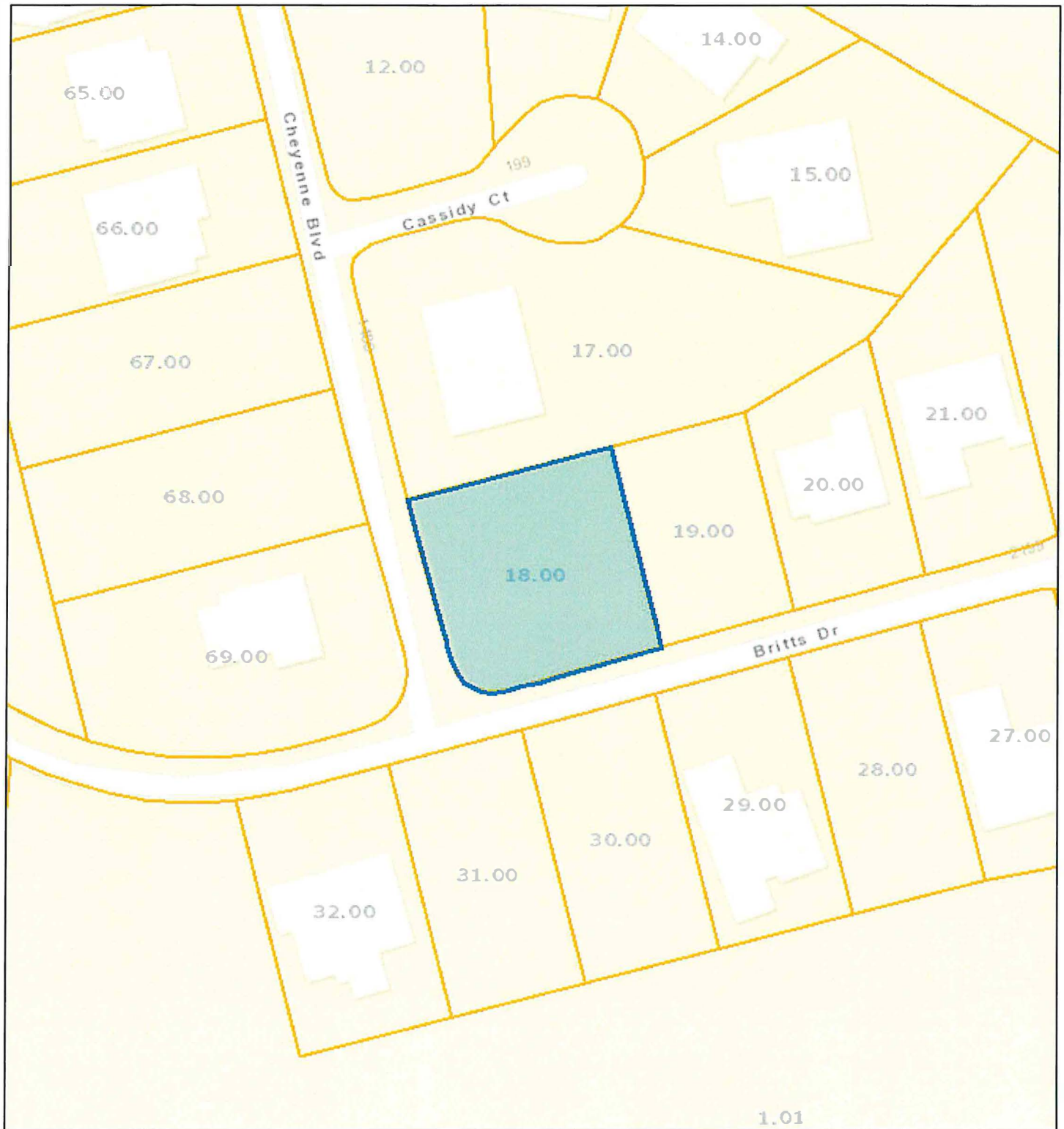
AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
February 8, 2022
5:30 PM

Immediately following the Planning Commission Meeting

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approval Minutes from January 2022 meeting.
4. Planned Agenda Items.
 - A. Variance Request to build a deck off primary dwelling in the rearyard.
Applicant/Property Owner, Superior Builders. Located 1771 Cheyenne Blvd., Tax Map 010E, Group A, Parcel 018.00. R-1 PUD, Suburban Residential District with Planned Unit Development.
 - B. Variance Request to construct an accessory building in the frontyard
Applicant/Property Owner, Richard Reed. Located 289 N Wilkerson Ln., Tax Map 007, Parcel 092.00. R-1, Suburban Residential District.
 - C. Variance Request for 4.5' side setback to add an addition to the back of the primary dwelling. Applicant/Owner, Gerardo Aquihar. Located 872 Old Lee Hwy., Tax Map 065, Parcel 051.00. R-A, Residential-Agriculture.
 - D. Variance Request for temporary dwelling until mobile home is renovated.
Applicant/Property Owner, Bonnie Beilstein. Located 2155 Niles Ferry Rd., Tax Map 080 Parcel 150.00. A-2, Rural Residential District.
 - E. Variance Request for a 30' frontyard setback on lot 1 and a 20' rearyard setback on lot 2. Applicant/Property Owner, Terry Patton, Located 2030 Wikerson Road., Tax Map 017 Parcel 088.00. A-2, Rural Residential District.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A.

Loudon County - Parcel: 010F A 018.00



Date: January 5, 2022
County: Loudon
Owner: WEBB JODY D/B/A
Address: CHEYENNE BLVD 1771
Parcel Number: 010F A 018.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2019

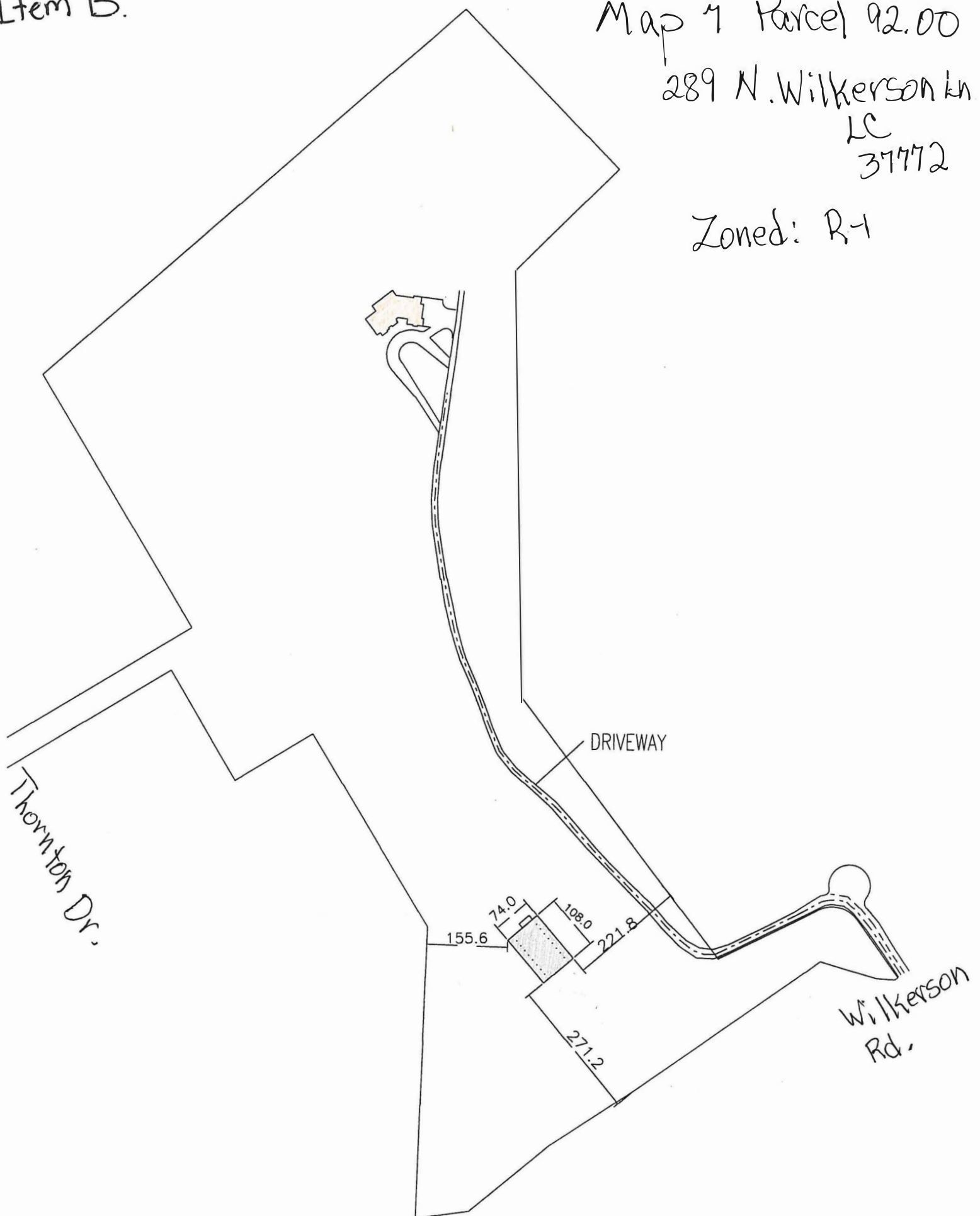
TN Comptroller - DPA
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,
Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),
NGCC, (c) OpenStreetMap contributors, and the GIS User Community
State of Tennessee, Comptroller of the Treasury, Department of Property

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.

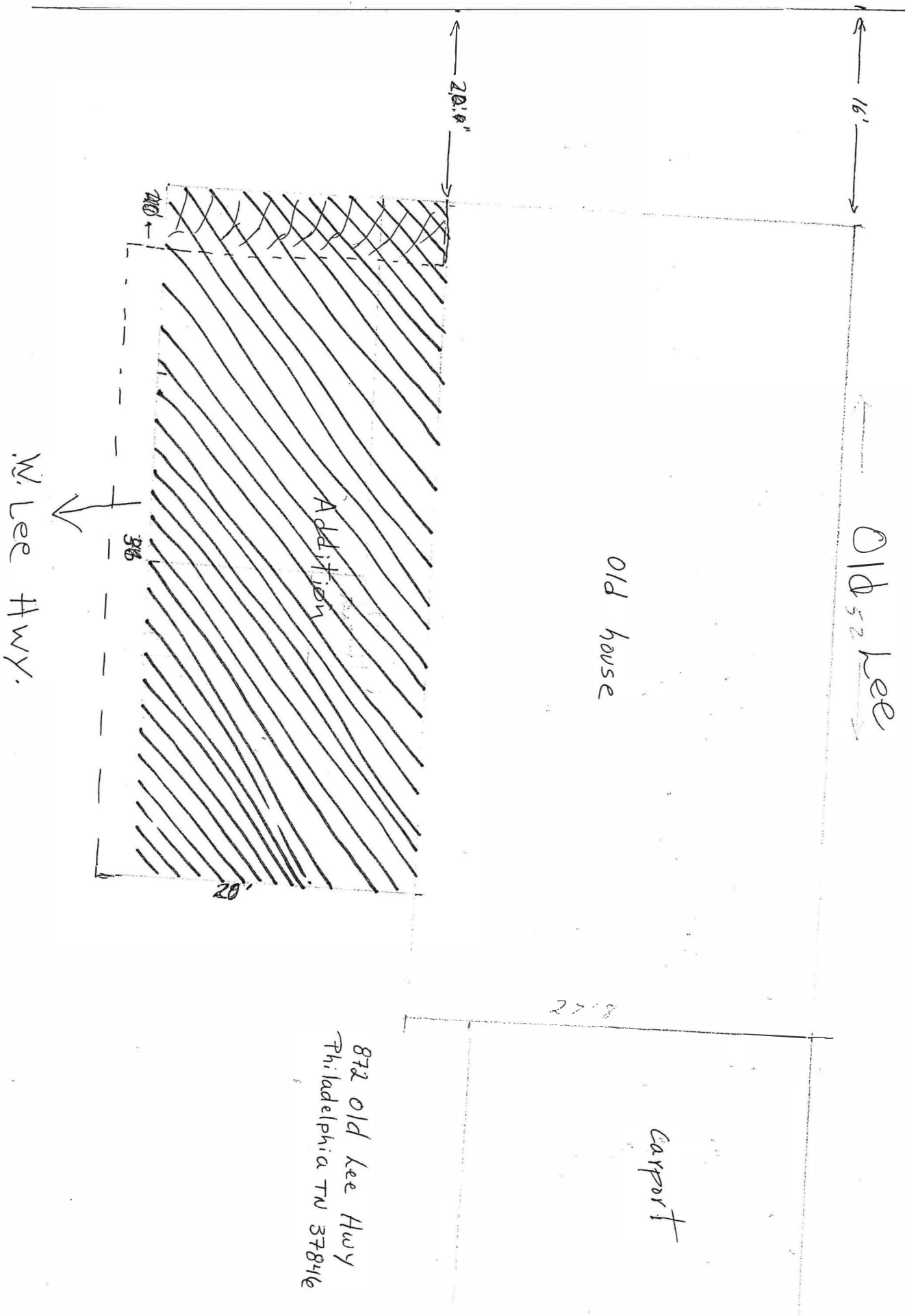
Item B.

Map 1 Parcel 92.00
289 N. Wilkerson Ln
LC
37772

Zoned: R-1



Item c.



872 Old Lee Hwy
Philadelphia TN 37846

Item C.

Loudon County - Parcel: 065 051.00



Date: January 31, 2022
County: Loudon
Owner: GONZALES LETICIA &
Address: OLD LEE HWY 872
Parcel Number: 065 051.00
Deeded Acreage: 2.2
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

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

Item D.

Loudon County - Parcel: 080 150.00



Date: January 31, 2022
County: Loudon
Owner: BEILSTEIN BONNIE M
Address: NILES FERRY RD 2155
Parcel Number: 080 150.00
Deeded Acreage: 1.5
Calculated Acreage: 0
Date of Imagery: 2019

TN Comptroller - DPA
Esri, HERE, Garmin, (c) OpenStreetMap contributors
State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) - Geographic Services
TDOT

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

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 _____
DATE _____ OWNER _____
DATE _____ OWNER _____

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 _____ SECONDARY REGION PLANNING COMMISSION _____

CERTIFICATION OF SEWERAGE SYSTEM

I CERTIFY THAT SEWER 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 _____

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 _____

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 _____ REGISTERED SURVEYOR
TDIN REG. NO. 769

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 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/HIGHWAY COMMISSION _____

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY; 5' EACH SIDE ALL INTERIOR LOT LINES
- DEED REFERENCE: DEED BOOK 433, PAGE 150
- PROPERTY SHOWN ON MAP 017, PARCEL 088 03
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
- TOTAL LOTS: 3
- TOTAL AREA: 4.83 ± ACRES
- PROPERTY ZONE: A-2
 - NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
 - ALL STRUCTURES, UTILITIES AND/OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
 - SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS SHOWN, OR NOT SHOWN BY PUBLIC RECORDS OR DISCOVERED BY A TITLE SEARCH.
- NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:

SURVEY MONUMENT #151	SURVEY MONUMENT #164
N. 554950.4555	N. 500408.4638
E. 2493017.1775	E. 2491504.6534
ELEV. 970.30 (NGVD29)	ELEV. 936.14 (NGVD29)



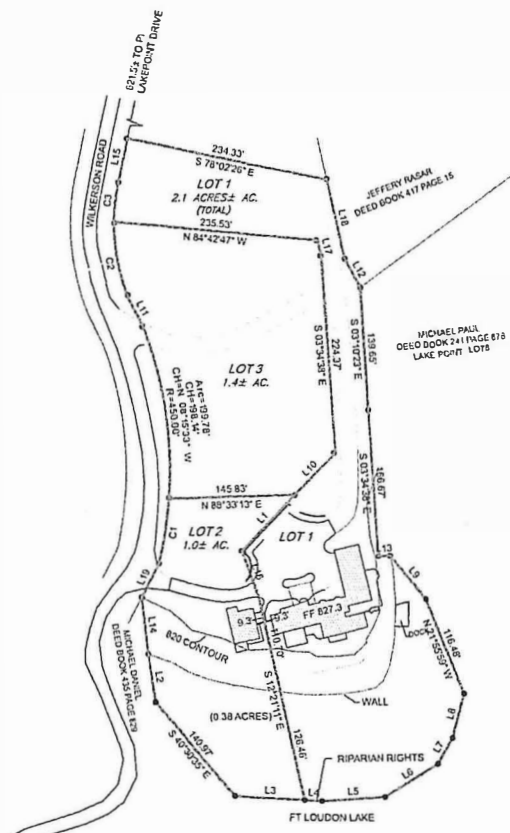
I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

Surveyor
Tenn. Reg. No. 769

GRAPHIC SCALE



(IN FEET)



BUILDING SETBACKS:

FRONT: 40'
SIDE: 20' (+ 5' FOR EACH ADDITIONAL STORY)
REAR: 30'

FLOOD NOTE:

This property is found to be in ZONE "X" of the FEMA Flood Insurance Rate Map No. 4210SC0125D, which bears an effective date of MAY 16, 2007 and is not in a Special Flood Hazard Area.

SITE UTILITIES

SANITARY SEWER : L C U B
WATER : F U D
ELECTRIC : L C U B
GAS : L C U B
TELEPHONE : THIS TELECOM
CABLE : CHARTER

OWNER:

TRUE TO LIFE LLC
7918 GATEKEEPER WAY
KNOXVILLE, TN 37931

FINAL PLAT

PATTON PROPERTY

Scale: 1"= 100'	Approved by: Rel	Drawn by: REL
DATE: 8-17-2021	LATEST REVISION: 11-10-2021	
DISTRICT 2		
LOUDON COUNTY	TENNESSEE	
CLT MAP: 017, PRT OF PARCEL 088 00	DRAWING NO.: 6092	

LEGEND

- IP(2) IRON PIN (OLD)
- ⊙ IP(3) IRON PIN (SET)

LINE	BEARING	DISTANCE
L1	S 44°09'25" W	66.32'
L2	S 03°32'16" E	56.76'
L3	S 89°29'15" E	79.73'
L4	S 86°29'15" E	19.69'
L5	N 80°55'43" E	71.52'
L6	N 59°14'14" E	71.25'
L7	N 29°51'45" E	34.00'
L8	N 15°11'19" E	42.33'
L9	N 38°59'55" W	60.79'
L10	N 44°09'25" W	66.16'
L11	N 70°12'04" W	56.64'
L12	S 29°12'28" E	35.25'
L13	N 64°22'31" E	13.50'
L14	N 04°17'30" W	60.09'
L15	N 11°47'34" E	45.65'
L16	N 70°12'04" W	56.64'
L17	S 12°02'36" E	18.40'
L18	S 12°02'36" E	91.95'
L19	N 27°29'52" E	43.46'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	450.00'	N 69°14'44" E	85.10'	75.18'
C2	253.00'	S 10°14'34" E	84.46'	84.56'
C3	225.00'	S 00°54'26" W	83.53'	53.06'

VARIANCES REQUESTED:

- FROM REQUIREMENT FOR INSTALLATION OF DETENTION BASIN, PROXIMITY TO LAKE AND NO INFRASTRUCTURE BEING ADDED.
- FROM REQUIREMENT TO INSTALL SIDEWALKS, REMOTE LOCATION AND NO CONNECTION POINTS.
- SIDE YARD SETBACK FROM 25' TO 0' BETWEEN LOTS 1 & 2. (HOUSES ARE EXISTING)

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: (865) 671-0103
FAX: (865) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

Item E.