

workshop
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
April 12, 2022
5:00 p.m.

The Loudon County Regional Planning Commission will hold a workshop at 5:00 p.m. to review and discuss the minimum lot size for duplexes in an R-1 zoning. 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
April 12, 2022
5:30 p.m.

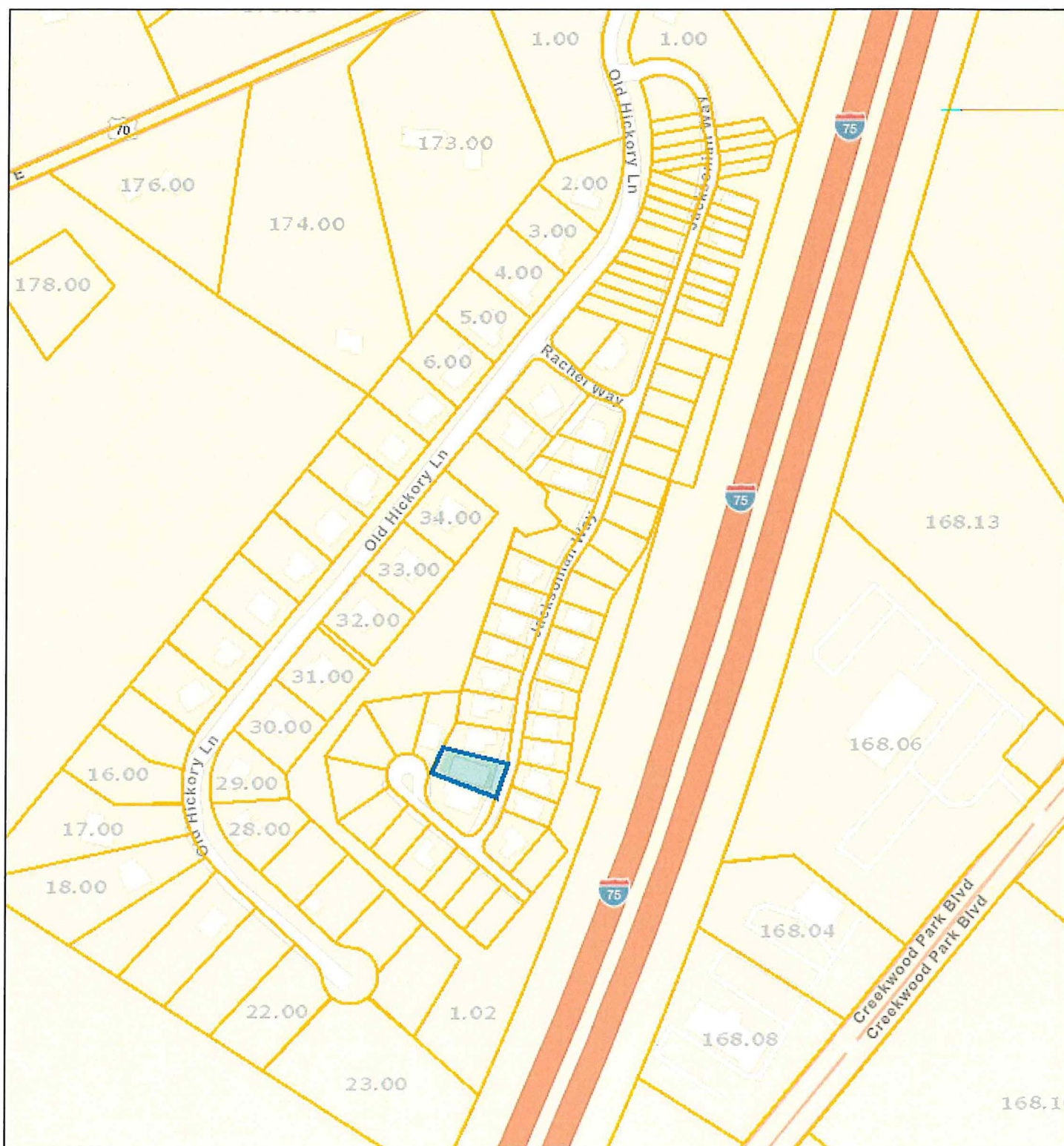
1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from March 8, 2022 meeting.
3. Planned Agenda Items.
 - A. Rezoning Request from C-2/ PUD, General Commercial District with a Planned Unit Development to C-2, General Commercial District. Applicant, Michael Gaddis, Property Owner, Chester Franklin. Located Hwy 321., Tax Map 027 Parcels 017.01, 025.00, 027.00, 087.00, 088.00, 090.00. C-2, General Commercial District with a Planned Unit Development.
 - B. Road Acceptance for Jackson Crossing Subdivision, Applicant, Bill Britt, Road Names: Jacksonian Way., Rachel Way., Challmette Way., and Old Hickory Ln.
 - C. Road Closure Request, Applicant, Arlin Gurley., Located off of Muddy Creek Rd., R-1/Re, Suburban Residential District with Re overlay, Tax Map 016, Parcels 149.00, 150.00, 151.00.
 - D. Subdivision Request for 3 Lots. Applicant, Bob Resseguie, Property Owner, Patricia Resseguie and Marie House. 16209 Old Stage Road., Tax Map 007 Parcels 119.00. R-1, Suburban Residential District. Approximately 17.50 acres.
 - E. Subdivision Request for 3 Lots. Applicant/Property Owner, True to Life, LLC. 2030 Wilkerson Rd., Tax Map 017, Parcel 088.00. A-2, Rural Residential District. Approximately 7.14 acres.

- F. Site Plan request for a commercial building. Applicant/Property Owner, Kris Bartholomew. 4202 Hwy 11 East. Tax Map 015M, Group C, Parcel 007.00. C-2, General Commercial District. Approximately 0.32 acres.
- G. Subdivision Request for 3 Lots. Applicant, Alexander Hernadez, Property Owner, Garcia Claraluz. 525 Clear Branch Road. Tax Map 049, Parcel 022.01. R-1, Suburban Residential District. Approximately 4.69 acres.

- 4. County Commission Action on Planning Commission Recommendations
- 5. Codes Department Building Activity Summary for March 2022 (attached)
- 6. Additional Public Comments
- 7. Update from Planning Department

Adjournment

Loudon County - Parcel: 010K C 044.00

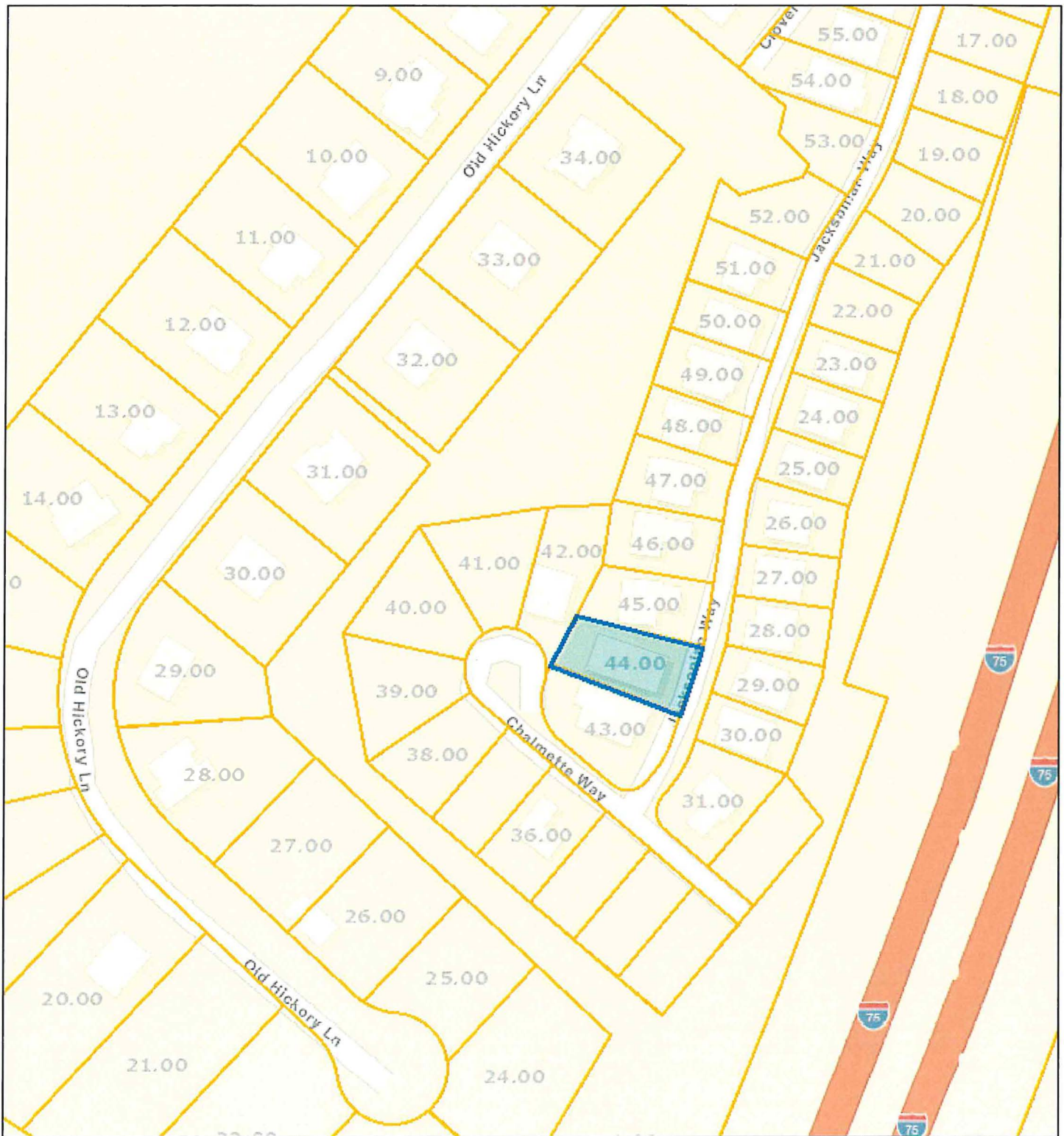


State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) – Geographic Services

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 6.

Loudon County - Parcel: 010K C 044.00



Date: April 5, 2022

County: Loudon

Owner: ALBERT EDWARD M ETUX JUDITH L

Address: JACKSONIAN WAY 1248

Parcel Number: 010K C 044.00

Deeded Acreage: 0

Calculated Acreage: 0

Date of Imagery: 2019

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services

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.

em C.



CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPTS THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARK OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

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 _____ SECRETARY/REGION PLANNING COMMISSION _____

CERTIFICATION OF SEWERAGE SYSTEM

I CERTIFY THAT SEWAGE SYSTEM, IF 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 _____ REGISTER SURVEYOR
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 STREETS

I CERTIFY THAT STREETS AND RELATED IMPROVEMENTS, IF INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE _____ ROAD ENGINEER/HIGHWAY COMMISSION _____

BUILDING SETBACKS:

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

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 088.00
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
- TOTAL LOTS: 4
- TOTAL AREA: 8.11± 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.

FLOOD NOTE:

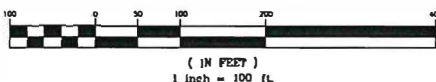
This property is found to be in ZONE "X" of the FEMA Flood Insurance Rate Map No. 17105C012D, which bears an effective date of MAY 16, 2007 and is not in a Special Flood Hazard Area.



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unsupervised 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. 789

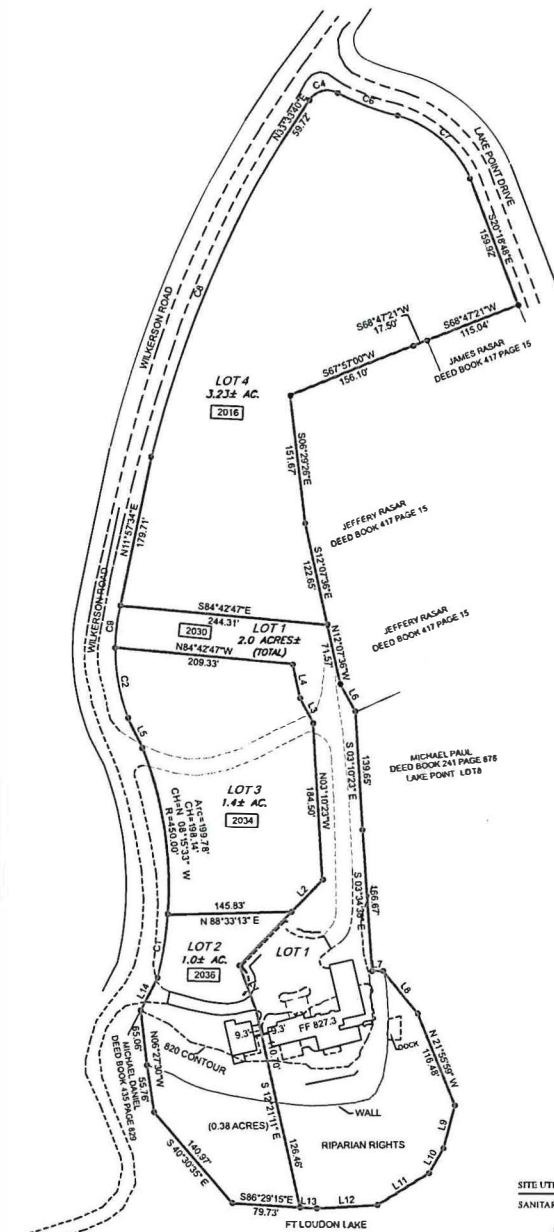
GRAPHIC SCALE



10. NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:

SURVEY MONUMENT #151
N. 554555.4586
E. 2492017.1775
ELEV. 970.36 (NGVD29)

SURVEY MONUMENT #164
N. 560408.4638
E. 2491504.6534
ELEV. 936.14 (NGVD29)



SITE UTILITIES
SANITARY SEWER : L.C.U.B.
WATER : ITD
ELECTRIC : L.C.U.B.
GAS : L.C.U.B.
TELEPHONE : TUS. F&L/COM
CABLE : CHARTER

FINAL PLAT

PATTON PROPERTY

Scale: 1"= 100'	Approved by: Rel	Drawn by: REL
DATE: 8-17-2021	LATEST REVISION: 03-30-2022	
DISTRICT 2		
LOUDON COUNTY ----- TENNESSEE		
CLT MAP: 017, PRT OF PARCEL 088.00		DRAWING NO.: 6092

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S07°03'37"W	50.02	225.00	50.13
C2	N09°14'44"E	75.10	450.00	75.18
C3	S10°07'17"E	84.32	225.00	84.82
C4	S75°49'53"W	33.63	25.00	36.89
C5	S69°27'53"E	75.50	285.70	75.73
C6	N48°15'17"W	114.42	132.00	118.35
C7	S22°25'39"W	404.06	1425.00	405.43
C8	S07°03'37"W	50.02	225.00	50.13

LINE	BEARING	LENGTH
L1	N20°12'04"W	56.64'
L2	S44°08'25"W	52.61'
L3	S28°12'38"E	32.82'
L4	S12°07'36"E	41.92'
L5	N26°36'26"W	36.87'
L6	N28°12'28"W	36.86'
L7	N88°27'31"E	13.30'
L8	N38°59'55"W	63.79'
L9	N15°11'19"E	52.39'
L10	N29°51'45"E	34.00'
L11	N58°14'14"E	71.29'
L12	N85°36'43"E	71.32'
L13	S56°29'15"E	18.69'
L14	N27°29'52"E	43.46'

VARIANCE GRANTED BY
LOUDON COUNTY BZA 02/08/2022
FRONTYARD SETBACK TO 30' (LOT 1)
REARYARD SETBACK TO 20' (LOT 2)

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.

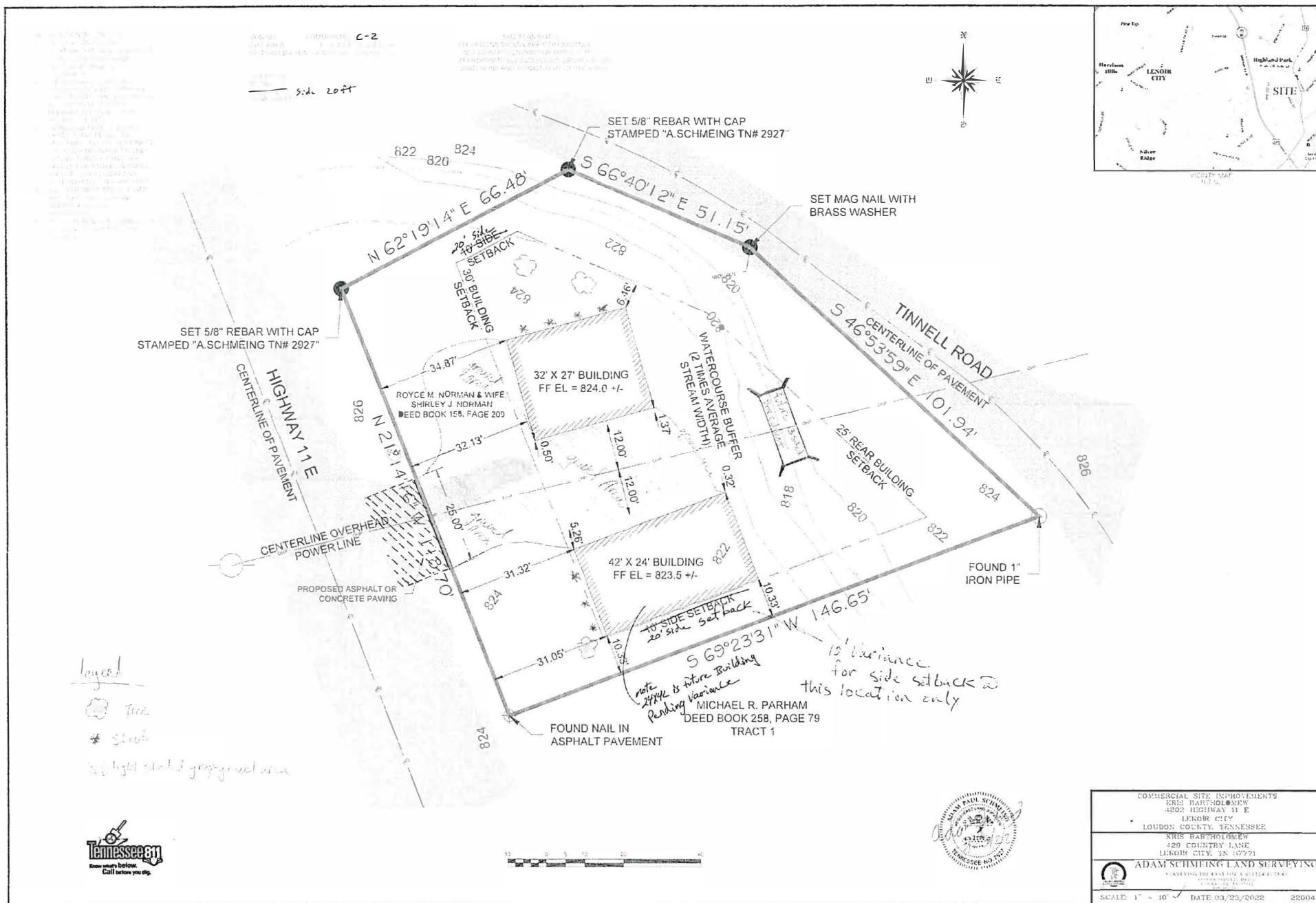
OWNER:
TRUE TO LIFE LLC
7918 GATEKEEPER WAY
KNOXVILLE, TN 37931

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: (605) 671-0183
FAX: (605) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

Item 6.

Item 1.



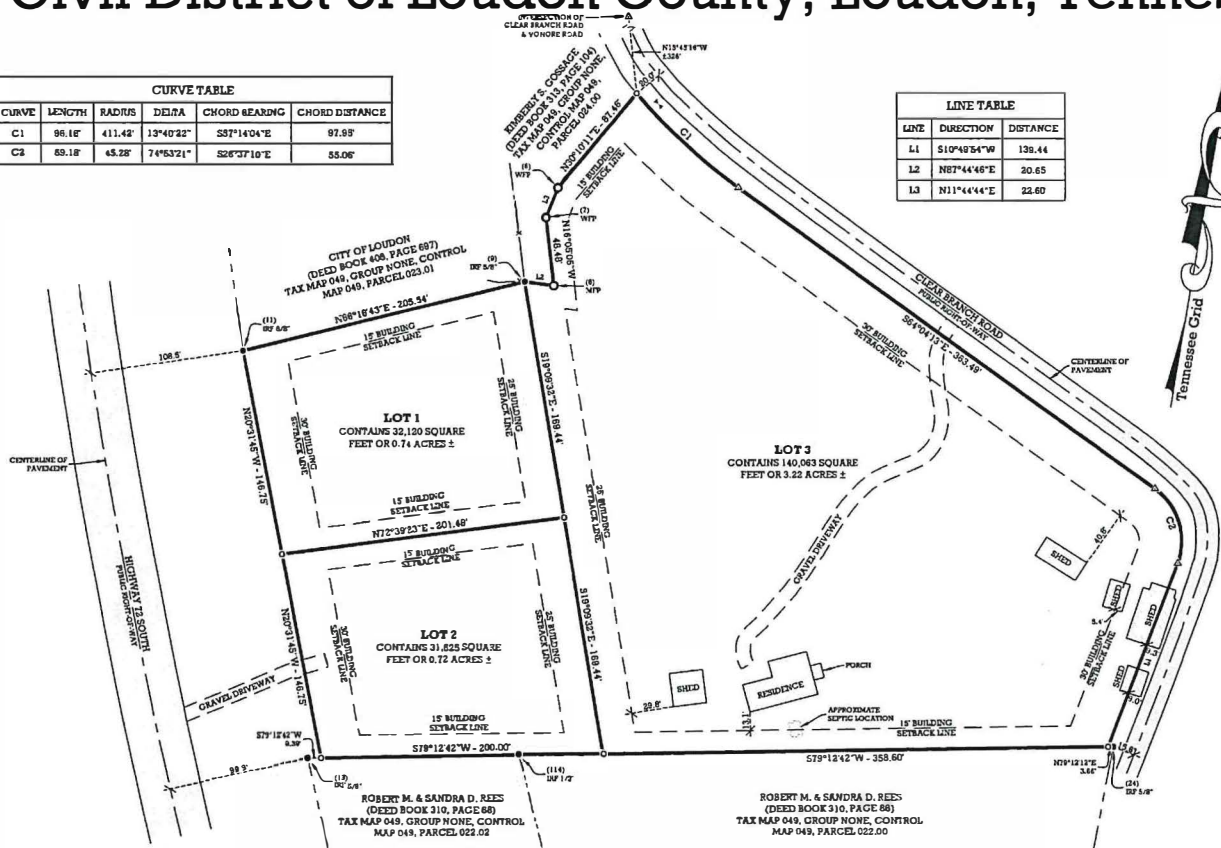
Item 5.

Final Plat of the Garcia Property

Being a Subdivision of the Property Described in Deed Book 408, Page 533 ~ A Parcel of Land Lying in the First Civil District of Loudon County, Loudon, Tennessee

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	86.18'	411.42'	13°40'22"	S37°14'04"E	97.89'
C2	89.18'	43.28'	74°53'21"	S28°37'10"E	55.06'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S10°49'54"W	138.44
L2	N87°44'46"E	20.65
L3	N11°44'44"E	22.60



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: 2/22/2022 Road Engineer/Highway 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-611 System.

Date: 2/22/2022 E-611 Authority

CERTIFICATION OF SUBSURFACE DISPOSAL

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 table, 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
Division of Ground Water Protection

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 survey posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date: 2/22/2022 Secretary, Regional Planning Commission

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I certify that the water system located, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved shown.

Date: 2/22/2022 City or County Health Officer of his Authorized Representative

CERTIFICATE OF ACCURACY

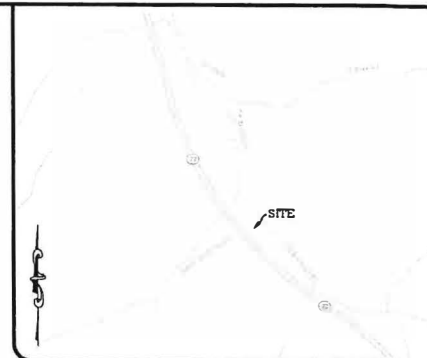
I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date: 2/22/2022 Registered Engineer/Land Surveyor

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: 2/22/2022 Owner Owner



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES

1. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT. PROPERTY SUBJECT TO ANY ADDITIONAL EASEMENTS OR RIGHT OF WAYS, PUBLIC, PRIVATE, OR UTILITY, EITHER WRITTEN OR IMPLIED, WHICH MAY EXIST
2. UTILITIES SHOWN FROM FIELD EVIDENCE (EVIDENT ABOVE GROUND UTILITIES). NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND UTILITIES.
3. PROPERTY ADDRESS IS 525 CLEAR BRANCH ROAD, LOUDON, TN 37774.
4. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAP 47105C0200D, EFFECTIVE MAY 18, 2007.
5. FIELD WORK WAS PERFORMED FEBRUARY 11, 2022.
6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 203,708 SQUARE FEET OR 4.68 ACRES, MORE OR LESS, INTO 3 LOTS AS SHOWN HEREON.
7. THE PROPERTY SHOWN HEREON IS ZONED R-1.
8. BUILDING SETBACKS AS FOLLOWS:
FRONT - 30'
SIDES - 15'
REAR - 25'

OWNERS: CLARALUZ GARCIA
(DEED BOOK 408, PAGE 533)

OWNERS ADDRESS: 525 CLEAR BRANCH ROAD, LOUDON, TN 37774

TAX MAP 049, GROUP NONE, CONTROL MAP 049, PARCEL 022.01

LEGEND

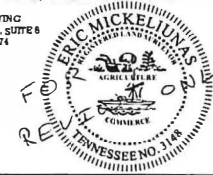
- PROPERTY CORNER FOUND
- SET 5/8" REBAR W/ CAP
- FENCE POST (PROPERTY CORNER)
- △ CALCULATED POINT (NOT SET)
- ++ WATER VALVE
- IRF IRON ROD FOUND
- WTF WOOD FENCE POST
- MFP METAL FENCE POST
- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT PROPERTY LINE
- x x x FENCE LINE

SURVEYOR'S CERTIFICATION

I hereby certify that this is a category I survey, with an unadjusted error of closure greater than 1/10,000. It was done under my supervision and is correct to the best of my knowledge and belief.

This survey is in compliance with the current minimum Standards of Practice. Measurements were made using a Carlson BRK7 GNSS unit, and a Leica 1101 total station.

HILLTOP LAND SURVEYING
810 NEW HIGHWAY 68, SUITE 8
SWEETWATER, TN 37874
(423) 217-1031



Scale: 1"=60'
Date: 2/22/2022
Project #: 22-034
Sheet #: 1 of 1

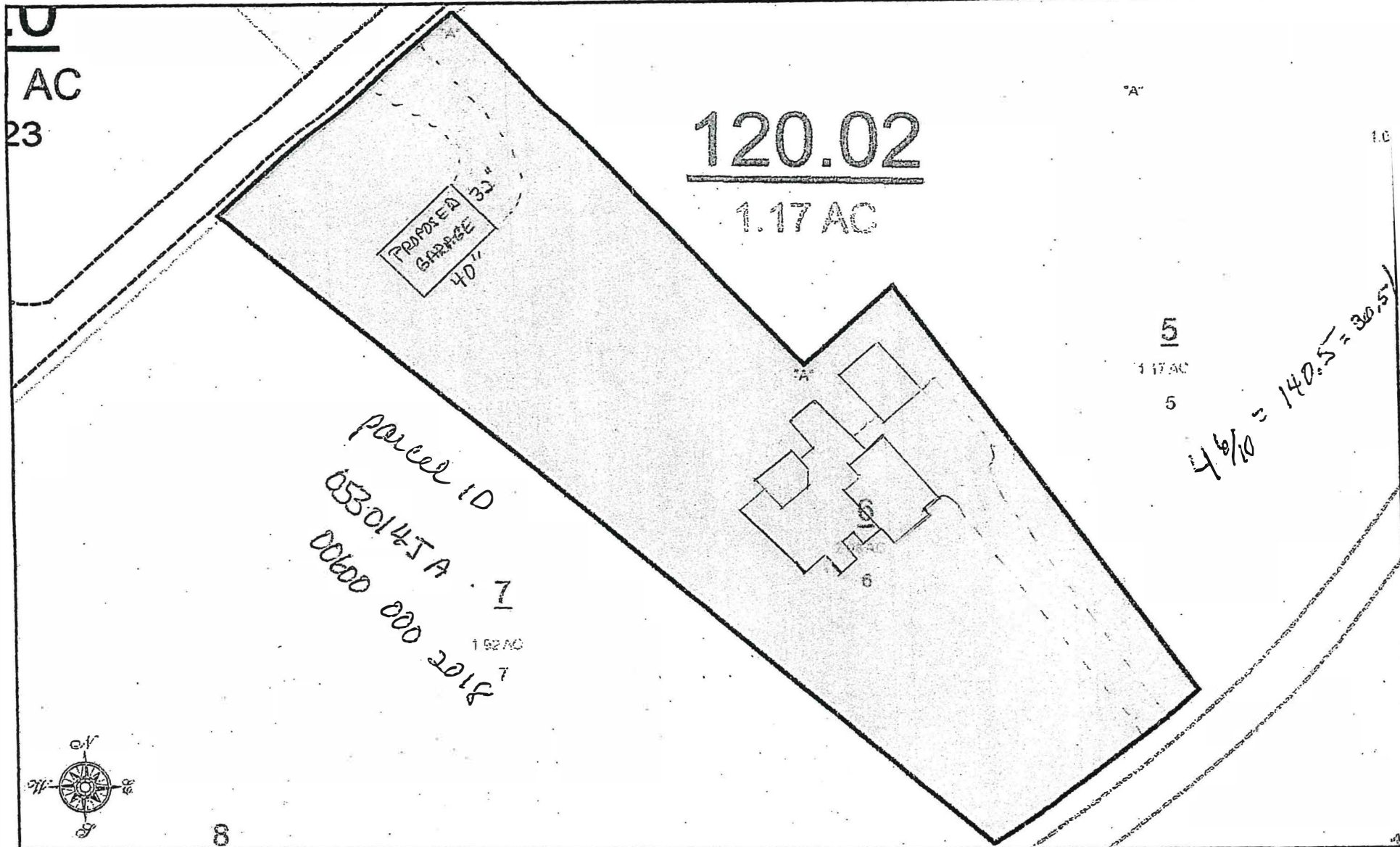
CODES DEPARTMENT BUILDING ACTIVITY SUMMARY										
Month	2022	Fees	Value	2021	Fees	Value	2020	Fees	Value	2019
January	63	\$61,577	\$19,327,610	62	\$54,335	\$15,505,625	43	\$32,476	\$8,990,150	43
February	56	\$42,730	\$12,058,384	57	\$44,847	\$12,536,044	44	\$26,183	\$7,110,593	45
March	81	\$76,182	\$22,877,930	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	200	\$180,489	\$54,263,924	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

52 single-family building permits issued for March, 2022

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
April 12, 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 March 2022 meeting.
4. Planned Agenda Items.
 - A. Variance Request to construct an RV garage to the back of property with an attached driveway. Applicant/Property Owner, Preston and Linda Miller., 130 Turner Ln., Tax Map 014J, Group A, Parcel 006.00. A-2, Rural Residential District.
 - B. Special Exception to operate auto repair shop within the car dealership building. Applicant, Bill Horstman, Property Owner, John Tuck., 194 Harmon Ln., Tax Map 009E, Parcel 007.00. C-2, General Commercial District.
 - C. Variance Request for 20' frontyard setback to construct new dwelling. Applicant, Habitat for Humanity, Property Owner, Teresa Hackler., 14400 Sunnyside Rd., Tax Map 076, Parcel 081.00. A-1, Agricultural-Forestry District.
 - D. Variance Request for 7.8' and 7.4' left sideyard setback to construct an addition to dwelling. Applicant/Property Owner, Cheryl Richey. 2300 Evergreen Circle., Tax Map 027F, Group A, Parcel 004.00. R-1, Suburban Residential District.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

My Map



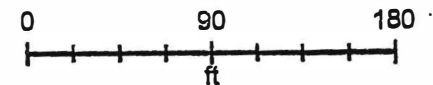
Item A.



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: July 12, 2018



Item B.

Loudon County - Parcel: 009E B 007.00



Date: April 4, 2022
County: Loudon
Owner: TUCK JOHN
Address: HARMON LN 194
Parcel Number: 009E B 007.00
Deeded Acreage: 0.66
Calculated Acreage: 0.66
Date of Imagery: 2019

State of Tennessee, Comptroller of the Treasury, Department of Property
Assessment (DPA) – Geographic Services
TDOT

Item C.

Loudon County - Parcel: 076 081.00

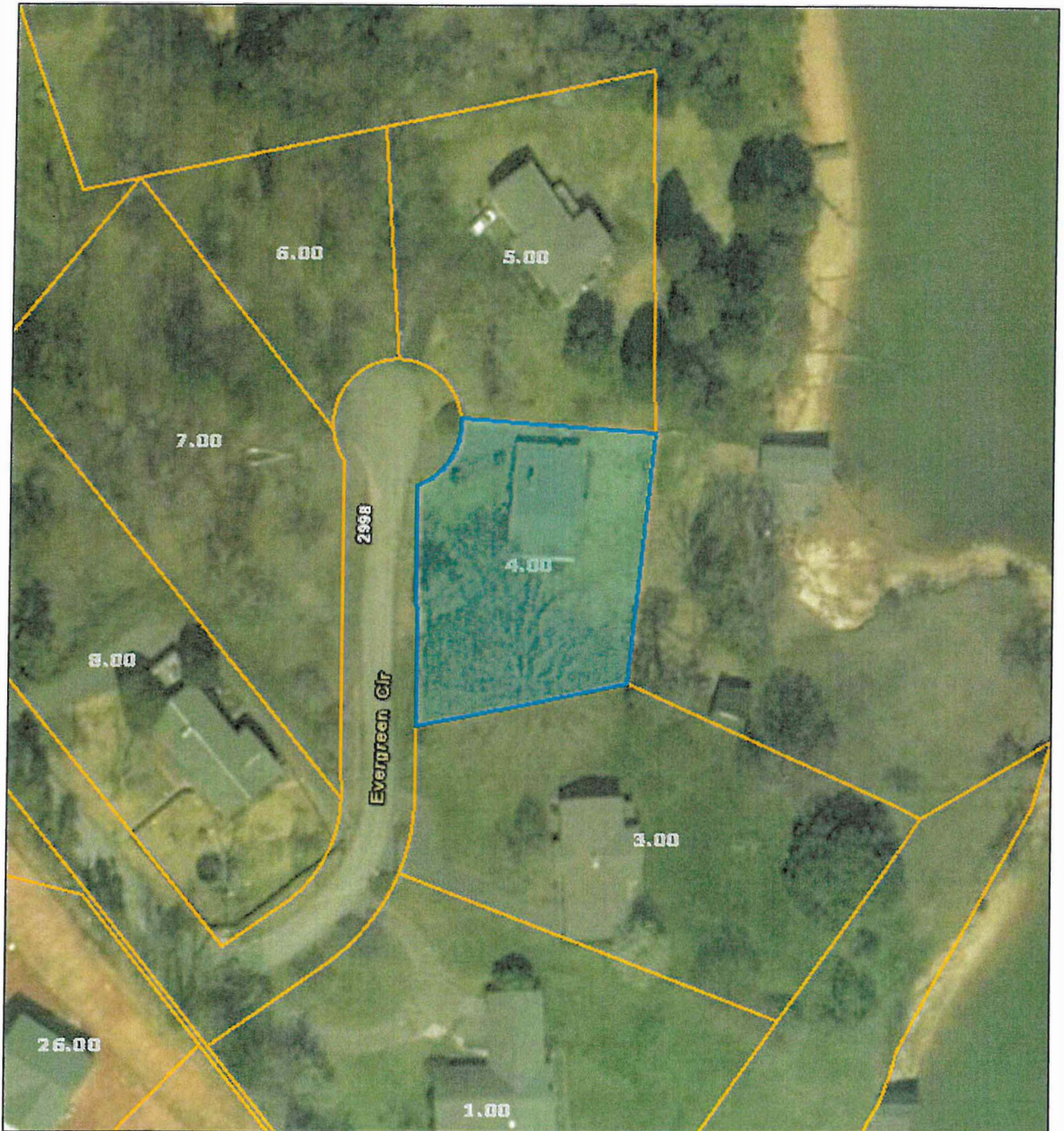


Date: March 28, 2022
County: Loudon
Owner: HACKLER TERESA J ETAL
Address: SUNNYSIDE RD 14400
Parcel Number: 076 081.00
Deeded Acreage: 1
Calculated Acreage: 1.1
Date of Imagery: 2019

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

Item D.

Loudon County - Parcel: 027B A 004.00



Date: March 22, 2022
County: Loudon
Owner: RICHEY CHERYL
Address: EVERGREEN CIR 2300
Parcel Number: 027B A 004.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2019

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