

**AGENDA**  
**LOUDON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**June 14, 2022**  
**5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from May 10, 2022 meeting.
3. Planned Agenda Items.
  - A. Rezoning Request from C-2, General Commercial District to R-1, Suburban Residential District. Applicant/Property Owner, Mark Radosevich. Located 105 Walnut Street., Tax Map 070L, Parcel 008.00. C-2, General Commercial District.
  - B. Subdivision Request for 3 Lots. Applicant/Property Owner, Ed Purdy., Located 7845 Williams Ferry Road., Tax Map 006, Parcels 114.01 & 117.00., A-2, Rural Residential District. Approximately 5.32 acres.
  - C. Subdivision Request for 3 lots. Applicant, Zebulon Beason, Property Owner, David Watts., Located 4750 Hwy 95 N., Tax Map 070, Parcel 020.00. A-1, Agricultural-Forestry District. Approximately 10.45 acres.
  - D. Subdivision Request for 3 Lots. Applicant/Property Owner, David Lovelace., Located 3555 Williams Ferry Road., Tax Map 010, Parcel 010.00. R-1, Suburban Residential District. Approximately 6.41 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 3.22 acres.
  - F. Subdivision Request for 6 Lots. Applicant/ Property Owner, Scott Wolf., Located 299 Engel Road., Tax Map 033F, Group A, Parcels 014.00, 017.00, 018.00, 019.00 and 020.00. R-1, Suburban Residential District.
4. County Commission Action on Planning Commission Recommendations
5. Codes Department Building Activity Summary for May 2022 (attached)
6. Additional Public Comments
7. Update from Planning Department

## Adjournment

Item A.

## Loudon County - Parcel: 070L D 008.00

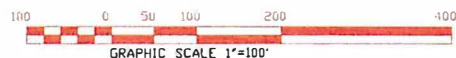


Date: April 14, 2022  
County: Loudon  
Owner: RADOSEVICH MARK ETUX  
Address: WALNUT ST 105  
Parcel Number: 070L D 008.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2019

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

Item B.

This survey or plat is a duplicate of the original and is not to be used as evidence in any court of law. It is the responsibility of the surveyor to ensure that the survey is accurate and that the plat is a true and correct copy of the original.



WDB 206 PG 15

### CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described herein hereby adopt the subdivision plat and dedicate all streets, alleys, easements, and other public ways and open space to public or private use as noted.

Date: 5/17/22 Owner: \_\_\_\_\_

### CERTIFICATE 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 the standards have been adopted as shown herein for the specifications of the Regional Planning Commission.

Date: 5/17/22 Registered Engineer/Surveyor: \_\_\_\_\_

### CERTIFICATE 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 as shown.

Date: 5/17/22 City or County Health Officer or Authorized Representative: \_\_\_\_\_

### CERTIFICATE OF SUBSURFACE DISPOSAL

Approval is hereby granted for lot(s) \_\_\_\_\_ located in \_\_\_\_\_ Loudon County, Tennessee, as being suitable for subsurface septic disposal (SSD) with the listed or attached restrictions.

Pro 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 infiltration and/or ground water contamination should be avoided at all sites. Property may be subject to future drilling, boring or alterations of the soil conditions may void this approval.

Date: 5/17/22 Environmental Specialist: \_\_\_\_\_ Division of Ground Water Protection

### CERTIFICATE 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: 5/17/22 Road Engineer/Highway Commission: \_\_\_\_\_

### 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 on acceptable basis pending in order to ensure completion. This plat is approved for recording in the office of the County Register.

Date: 5/17/22 Secretary, Regional Planning Commission: \_\_\_\_\_

### CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

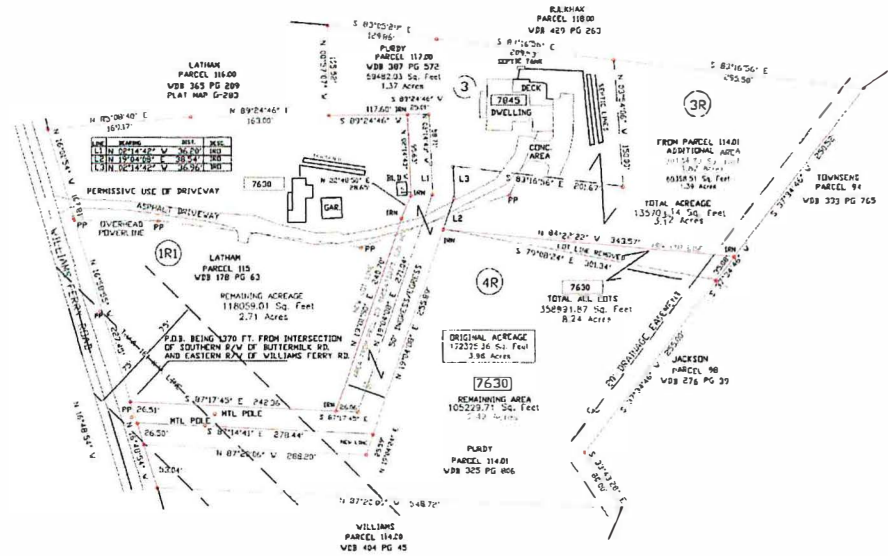
I hereby certify that (1) the names of existing public roads on this subdivision plat are correct; (2) the names of any new road, water public or private, do not duplicate any existing names and are in accordance with the T-911 System; and (3) the property addresses of the lots shown on this plat are in accordance with the T-911 System.

Date: 5/17/22 E-911 Authority: \_\_\_\_\_

### EXISTING SEPTIC CERTIFICATE

The existing septic system is located as shown on this plat. The location includes the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system is in place and in use. I have no knowledge of any other septic system installed on this lot.

Date: 5/17/22 Owner: \_\_\_\_\_



LOT 4 HAS BEEN APPROVED FOR INDIVIDUAL SSD SYSTEMS SERVING 3 BEDROOMS.  
VALERISE MCFALLS ES III DATED 1-18-08

### LEGEND

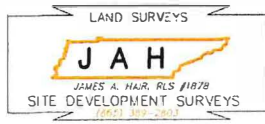
PROPERTY LINE	---
OLD LOT LINE	---
DWELLING	---

IRG= IRON ROD OLD  
IRN= IRON ROD NEW

PROPERTY ZONED J A-2  
BUILDING SETBACKS;  
FRONT = 40 FEET  
REAR 30 FEET  
SIDE 20 FEET (ONE STORY)  
5 FT. ADDITIONAL PER ADD. STORY

### GENERAL INFORMATION

- (1) THREE LOT RESUBDIVISION SURVEY OF PARCELS 114.01, 115 AND 117.00 ON TAX MAP 006.00
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, CONDITIONS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS SURVEY.
- (4) UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.
- (5) PREVIOUSLY THE 25 FEET RIGHT OF WAY TO LOT 3 WAS APPROVED BY THE LOUDON COUNTY PLANNING COMMISSION ON OCTOBER 16, 2007 MEETING.
- (6) THIS PLAT HAS SHOWN CHANGES TO THE ROAD FRONTAGE OF EXISTING PROPERTIES.
- (7) PERMISSIVE USE DRIVEWAY SHOWN BY THIS SURVEY.



I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THAT I HAVE SURVEYED THE HEREIN DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY REFLECTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS THE CATEGORY OF ACCURACY REQUIREMENTS, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000, AS SHOWN.

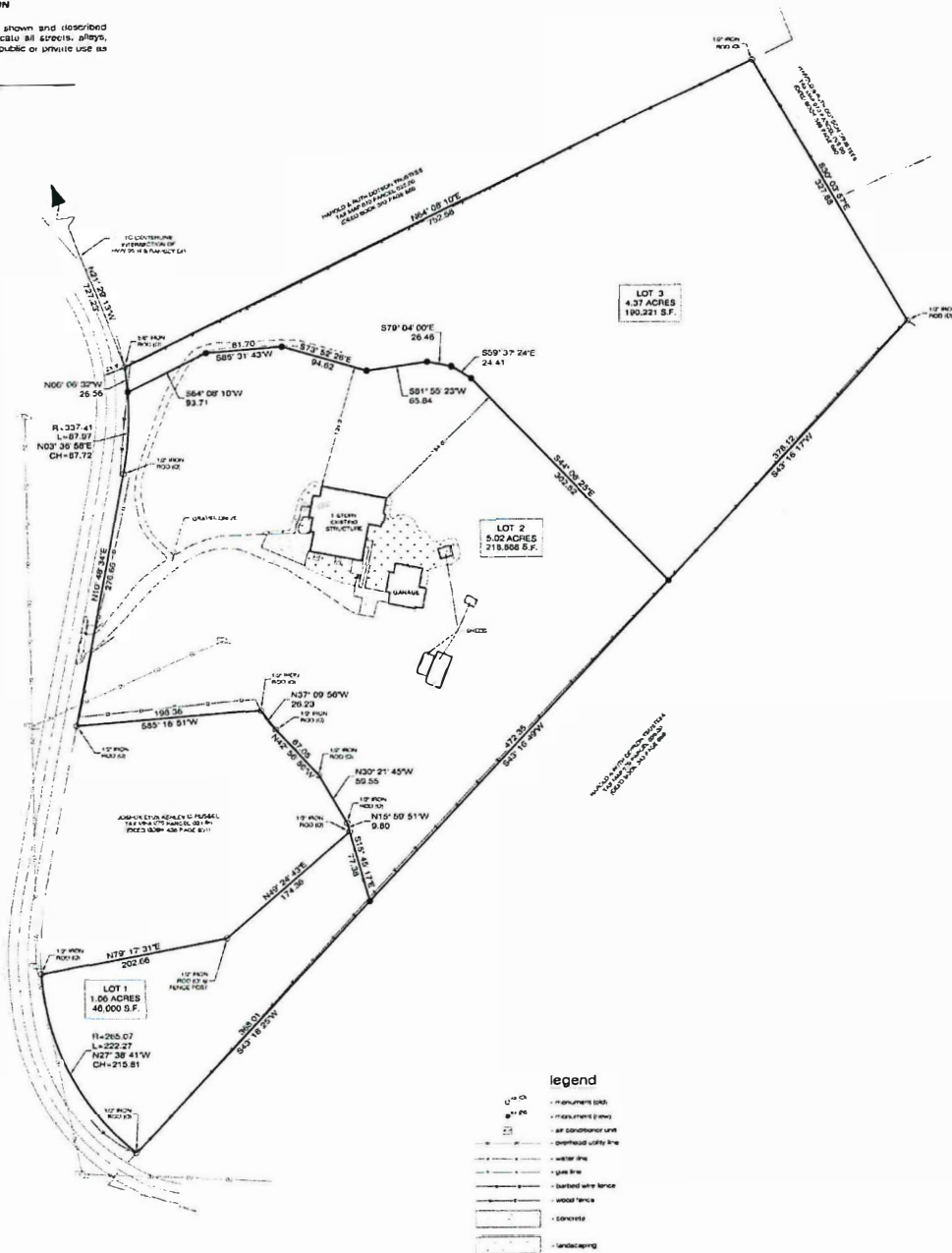
JAMES A. HAIR, RLS #1878

EDWARD PURDY & SHELLEY PURDY 7845 WILLIAMS FERRY ROAD LENDOR CITY, TENNESSEE 37722		
SCALE: 1"=100'	APPROVED BY:	DRAWN BY: JAH
DATE: 5/17/22		REVISED:
FIFTH DISTRICT LOUDON COUNTY	ORIGINAL PLAT PLAT CAR. H SLIDE 43	LENDOR CITY TENNESSEE
TAX MAP 006.00	WDB SEE ABOVE	DRAWING NUMBER EP0916-1A
PARCEL 114.01, 115 & 117.00 TOTAL 8.24 +/- AC		

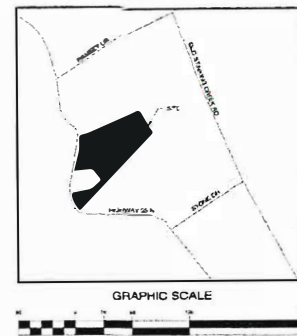
This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Date \_\_\_\_\_, 2022

Oxymer



STAT GEO NO 63 2111



61. The purpose of material is to provide 31 sites of record
62. Verify exact location and location of all underground utilities prior to construction
63. Property subject to all applicable regulations, setbacks and restrictions of record
64. Verify current zoning with applicable government planning department prior to any development or construction
65. This activity will be done on separate site
66. Historical coordinates are on US Geologic Survey (USGS) 2011 with description on NAD83. Coordinates have not been included in USGS
67. By graphic pointing this crossing was done as Zone 2 on FEMA Panel #471002020. This was a pre effective date of 8-15-07, and this work is in special flood hazard area
68. Total Area = 2      Total Area = 10.45 acres

1. Utility information as shown on this survey is furnished by a combination of available maps and features existing during the field survey only.
2. Verify exact size, depth and location of all underground utilities prior to design and/or installation.
3. Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

Property is zoned A-1  
Verify all zoning regulations by consulting  
Lynch County Planning & Codes Enforcement Office  
161 Mulberry St, Suite 151  
Lewiston, TN 37774  
Office: 606-456-4470

I hereby certify that this is a California survey and the ratio of precision of the undistorted survey is not less than 1:10,000 as shown herein.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice

A PERSON of the subject PROPERTY was surveyed with FTX GPS observations using survey grade GPS receivers and conforming to redundancy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.

Registration Land Surveyor Johnathan Bledsoe

Tenn. License # 44-1996-06 2101

Date \_\_\_\_\_

MBI

MIN COMPANIES INC.  
200 N. WILSON/BOARBER ROAD  
KNOXVILLE, TN 37919

PHONE	(615) 504-0300
FAX	(615) 504-5213
WEB	<a href="http://mincompanies.com">mincompanies.com</a>



Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-331-1111

David Y. Ellis, Elizabeth Pease, Virginia  
4750 HWY 25 N  
Greensboro, Louisiana 70742

CONFIDENTIAL &amp; NON-REPRODUCTION

1. **NAME** \_\_\_\_\_

WATTS PROPERTIES

GREENBACK, TENNESSEE

1

Loudoun County, Va.  
 City of Greenleaf, Va.  
 Civil District 103  
 Tax Parcel 14  
 Map 079 Parcel 020 00  
 Parcel Ref: Parcel Ref: 472 Page 818  
 10/24/2014 1:12:44

Drawn Off:	5. File
Drawn By:	L. Imhoff
Approved By:	2. Reason
Folio date:	4-21-22
Drawing date:	4-25-22
Last Revision:	
Scale: 1" = 80'	
JES No. 250431	
Revised 1/1/2003	

1 OF 1

Item c.



44-38861-1000  
ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-17-2010 BY 60322  
UCBAW

MEHIN PACHA  
MCCLEHARRON RAY  
4011 WILLIAMS FORTY ROAD  
PARCEL: 01000.10  
DEED BOOK 399, PAGE 1

### CERTIFICATION OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property shown and described hereon hereby accepts this subdivision plan and dedicating 18 streets, alleys, walks, part of other public ways and open spaces in public of which there are no notes.

\_\_\_\_\_ 20\_\_\_\_

David Randall Lorrison

### CERTIFICATE OF ACCURACY

I certify that the plot 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 herein, to the satisfaction of the Regional Planning Commission.

\_\_\_\_\_. 29\_\_\_\_  
Date Registered Engineer/Supplier

**CERTIFICATION OF SUBSERVICE DISPOSAL (SEPTIC SYSTEM)**

Approval is hereby granted for lots \_\_\_\_\_ defined as, Loudon County, Tennessee, as being suitable for surface water disposal (SSO) with the listed or attached restrictions.

Free to any modification of a structure, routine or equipment, the plans for the exact location of the location must be approved and an SSD permit issued by the Division of Ground Water Protection. Under no circumstances shall the location of the structure be located at the side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void the approval. I certify that the sewer disposal system installed, or proposed for installation fully meets requirements of the Tennessee State Health Department and is hereby approved and shown with all restrictions/conditions as noted (not required if it is applicable).

Date        20       Environmental Specialist  
Department of Ground Water Protection

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

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

Date        20       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 70 Road Engineering License 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-911 System.

Date \_\_\_\_\_ E-911 Authority \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I certify that this plan has been found to comply with the submittal 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 plan is approved for recording in the office of the County Registrar.

Date            20       Secretary, Regional Planning Commission

**CERTIFICATE OF SURVEY ACCURACY**

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein, that this is a Class I Boundary Land Survey as defined in Tax 67, Chapter 18, Tennessee Code Annotated, and that the reason of precision is greater than or equal to 1:10,000.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. 7807 Date: \_\_\_\_\_

Copyright 1972

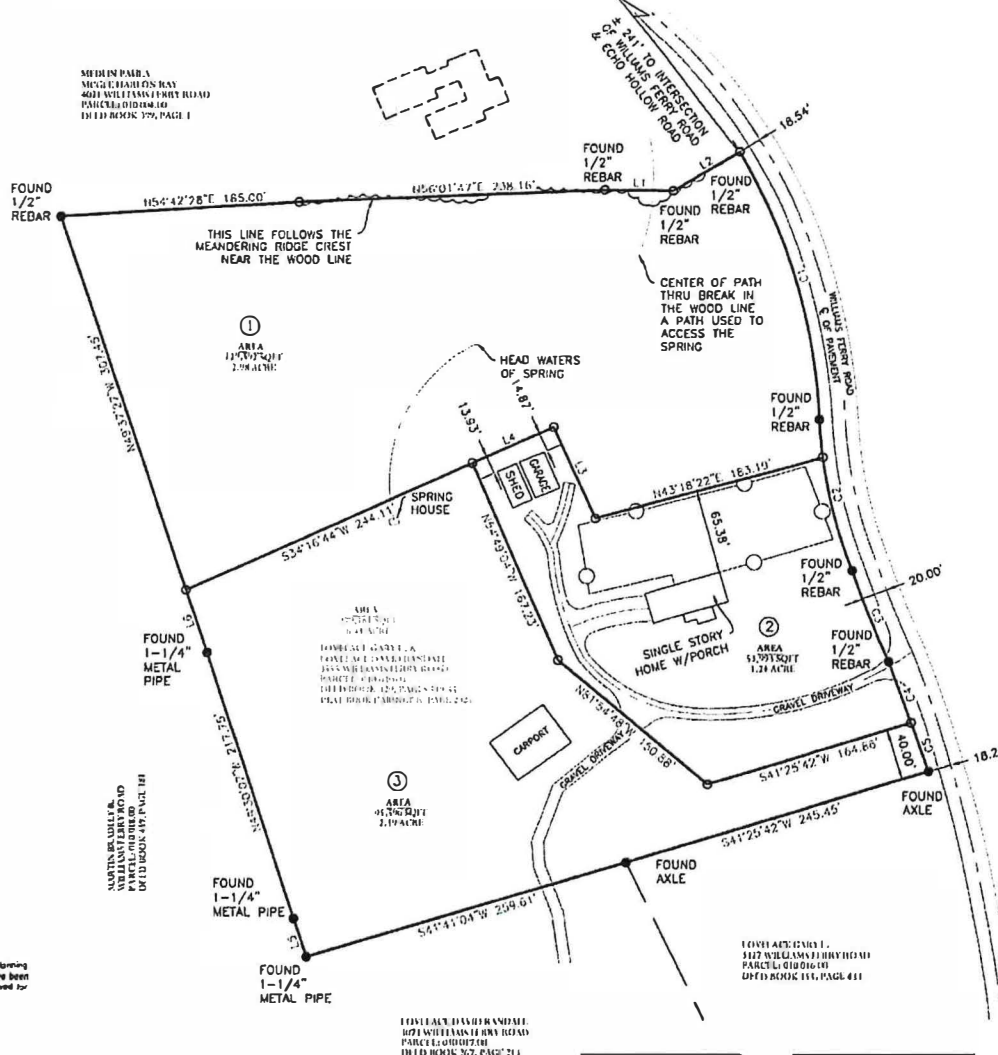
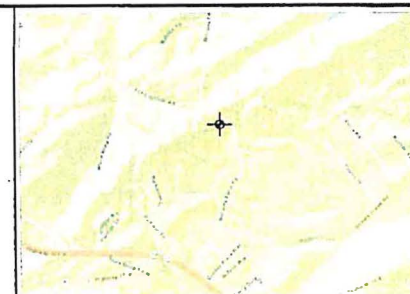


Table 1.10.1		
Time (s)	Length (m)	Direction
11	55.25	N 69° E 20° N
12	60.16	N 75° E 45° N
13	78.28	S 65° E 10° W
14	69.50	N 45° E 10° W
15	31.38	S 69° E 10° W

Case #	10 <sup>3</sup> $\Gamma$	10 <sup>3</sup> $\Delta$	10 <sup>3</sup> $\Delta$
01	214.21	567.01	600.00
02	129.19	513.22	527.1
03	76.31	513.22	527.1
04	50.49	561.27	527.1
05	40.92	561.27	527.1



VICINITY MAP

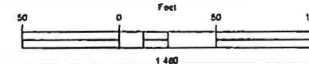
THE FINAL PLAT OF THE  
RESUBDIVISION OF THE  
GARY L. LOVELACE &  
DAVID RANDALL LOVELACE PROPERTY  
DEED BOOK 329, PAGES 549-551  
PLAT BOOK CABINET K, PAGE 292  
PARCEL ID. 010 010.00

FIFTH CIVIL DISTRICT  
LOUDON COUNTY

3 APRIL 2022

- |  |                   |  |                        |
|--|-------------------|--|------------------------|
|  | MOUNDENTS (FOUND) |  | BOUNDARY LINE          |
|  | MOUNDENTS (SET)   |  | ADJACENT BOUNDARY LINE |
|  | UTILITY POLE      |  | CENTER LINE CREEK      |
|  | TREE              |  | CENTER LINE ROAD       |
|  |                   |  | ADJOINING LOT LINES    |
|  | BUILDING          |  | CHAIN LINK FENCE       |
|  |                   |  | WOODEN FENCE           |

SCALE: 1"=60'



## Sistema

1. Deed Book 329, Page 519-551
2. Plat Book Cabinet K, Page 292
3. Zoned R-1
4. Setback per required zoning
5. Total Area 272,141 sq. ft. divided into three lots
6. Zone "X" per PEMA Map 470510701001, effective date: 6/6/2007
7. Boundaries monuments found; this survey was located using the records in the register of deeds in Loudon County titled as Deed Book 379, Page 549-551.
8. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice
9. All existing consists of 1' return.

**OWNER**  
Gary L. Lovelace &  
David Randall Lovelace  
3555 Williams Ferry Road  
Lenoir City, TN 37771

**LAND SURVEYOR**  
John Scott Stanley  
610 Glen Willow Drive  
Knoxville TN, 37934  
(865) 675-0175

FORMLET NUMBER:	CF202001101	ISS: -	BY: Caryl Miller
FILE NAME:	CF202001101-50.docx	DATE:	Monday, July 02, 2018

# 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, PARKS, PARKS 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 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 SEWERAGE 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, DID 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.

3-15-2022

DATE \_\_\_\_\_ REGISTER SURVEYOR \_\_\_\_\_  
TDNR 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 APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE SPECIFICATIONS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ ROAD/CHURCH/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 441, PAGE 28
- PROPERTY SHOWN ON MAP 017, PARCEL 088.00
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
- TOTAL LOTS: 3
- TOTAL AREA: 3.22 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.

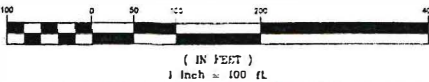
10. NORTH ROTATION IS TIED TO LOUDO COUNTY SURVEY MONUMENTS.  
SURVEY MONUMENT #151 N 54°59'45"E  
E 249.007' 17.75  
ELEV. 970.36 ( GVD29)  
SURVEY MONUMENT #104 N 56°40'08"E  
E 249.504' 6.534  
ELEV. 930.14 (NGVD29)



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

Surveyor  
Tenn. Reg. No. 789

## GRAPHIC SCALE



## 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. 47105C0124D which bears an effective date of MAY 16, 2007 and is not in a Special Flood Hazard Area

CURVE TABLE				
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N18°30'00"E	110.67	1425.00'	110.65'
C2	N24°39'02"E	294.25	1425.00'	294.78'
C3	N75°49'53"E	33.63	25.00'	36.89'
C4	S68°27'53"E	78.50	285.70'	75.73'
C5	S48°15'17"E	114.42	132.06'	118.35'

SITE UTILITIES  
SANITARY SOWER L.C.U.B.  
WATER H.U.D.  
ELECTRIC L.C.U.B.  
GAS L.C.U.B.  
TELEPHONE TIPS TELECOM  
CABLE CHARTER

## OWNER:

TRUE TO LIFE LLC  
7918 GATEKEEPER WAY  
KNOXVILLE, TN 37931

FINAL PLAT: UNIT 2

## PATTON PROPERTY

Scale: 1"= 100'	Approved by: REL	Drawn by: RELjr
DATE: 03-15-2022	LATEST REVISION:	
DISTRICT 2		
LOUDON COUNTY ----- TENNESSEE		
CLT MAP: 017, PRT OF PARCEL 088.00		DRAWING NO: 6092-2

LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS

PH (865) 671-0183  
FAX: (865) 671-0213  
19816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934

Item E.



Copyright 2022  
by Professional Land Systems

**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, alleys, walks, park or other public ways and open space to public or private use as noted.

MITCHELL McHABB Date

**CERTIFICATE 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 all requirements have been placed as shown herein, to the satisfaction of the Regional Planning Commission.  
4/5/2022  
Registered Engineer/Surveyor Date

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**  
I certify that the water system installed, or proposed for installation, fully meet requirements of the Tennessee State Health Department, and is hereby approved as shown.

City or County Health Officer Date  
or Authorized Representative

**CERTIFICATION OF SEWERAGE SYSTEM**  
I certify that a sewerage 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 (not required if 4b is applicable).

Local Health Authority Date

**CERTIFICATION OF SUBSURFACE DISPOSAL (Septic Systems)**

Approval is hereby granted for \_\_\_\_\_ lots, defined as \_\_\_\_\_ 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 taps, 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 Date

**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.

Road Engineer/Highway Commission Date

**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 requirements have been installed or on acceptable survey posted in order to ensure compliance. This plat is approved for recording in the office of the County Register.

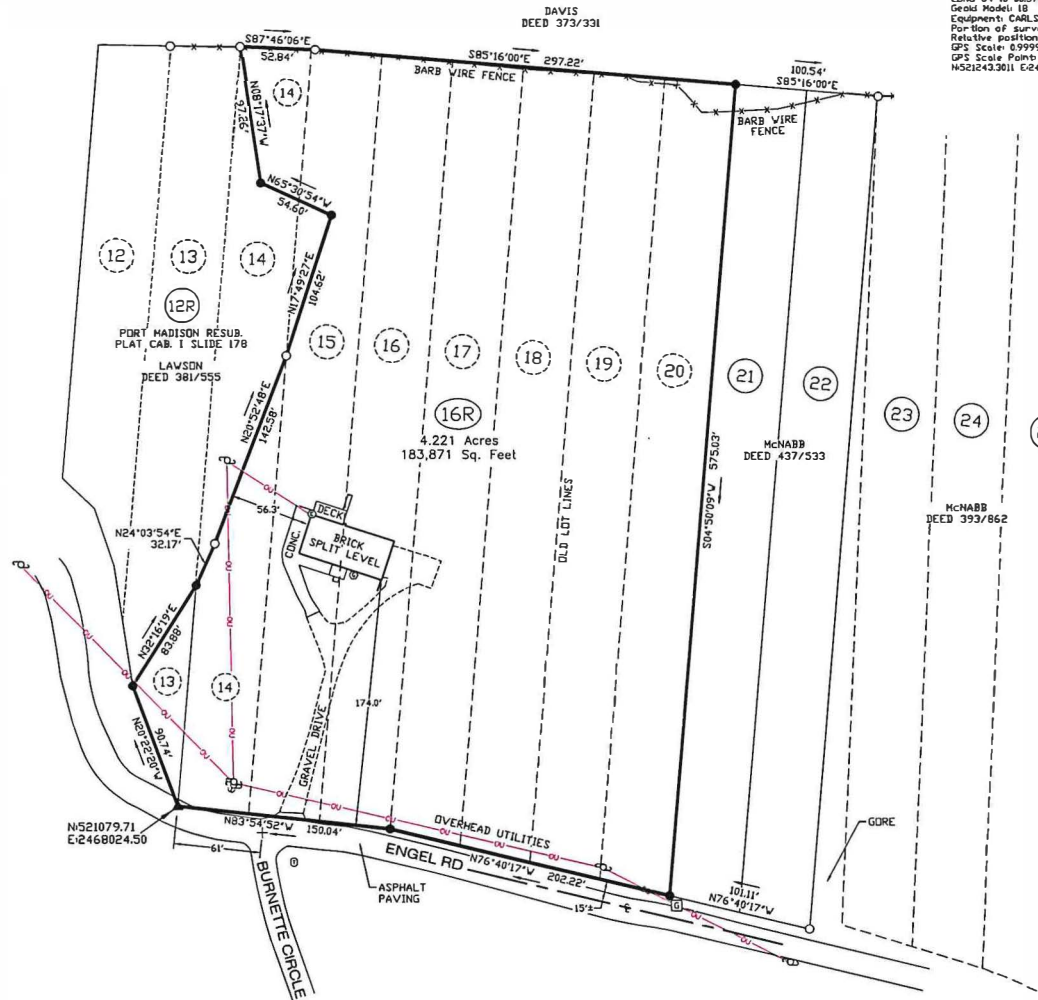
Secretary, Regional Planning Commission Date

**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-911 System.

E-911 Authority Date

## LEGEND

- ← GUY
- PHONE BOX
- 1/2" IRON PIN SET
- ▲ 1/2" IRON PIN FOUND
- ▲ MAGNAIL FOUND
- GAS VALVE
- GAS METER
- ELECTRIC METER
- UTILITY POLE



TN NAD83(2011)

Positional accuracy: GNSS Field procedure: RTK  
Date of survey: 3/15/22  
Datum/EPOCH: NAD83/CDRS96/2002  
Published/Field-control user:  
TDOT CURS (TNIA)  
LAT 25 56 33.51756 N  
LONG 84 10 00.37632 W  
Grid Model: 18  
Equipment: CARLSON BRX7 DUAL BAND  
Portion of survey GPS used entire.  
Relative positional accuracy: 0.17  
GPS Scale: 0.99991641  
GPS Scale Point:  
NS21642.2011 E2468094.4052



0 60 120 180

- NOTES:
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
  2. DEED 391/439, 91/546, ALSO SEE 367/515, 367/517.
  3. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF 5' INSIDE INTERIOR LOT LINES, 10' INSIDE EXTERIOR LOT LINES AND ROADS.
  4. PROPERTY IS ZONED R-1. BUILDING SETBACK LINES ARE 30'-FRONT, 15'-SIDE, 25'-REAR.
  5. 1 LOT CONTAINING 4.221 ACRES.



FINAL PLAT, RESUB OF  
LOTS 16-20 & PARTS OF 13, 14 & 15  
BLOCK C PORT MADISON S/D

PLAT REF: BK. 1 PG. 33 SCALE: 1"=60'  
PARCEL(S): 033FA014001 01700, 01800, 01900, 02000  
COUNTY/DISTRICT: LEBRON/1  
CITY: N/A VARD/BLOCK: N/A DATE: 3/26/2022

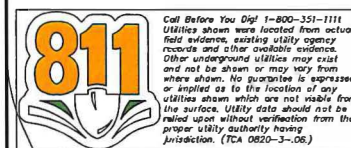
Ned D. Ferguson, R.L.S.  
205 Lamar Avenue  
Clinton, TN 37716  
Phone: (865) 689-6169  
Fax: (888) 232-8718 Toll Free  
When you need to know, knowing is our business.



Professional Land Systems  
www.PLSurvey.com

EXECUTOR:  
WITCHELL McHABB  
3333 WHEAT ROAD  
LENOIR CITY, TN 37771  
865.604.7385

DRAWING NO. 7C222R



I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.  
This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.  
MAP NO. 47105C00890 ZONE: X  
EFFECTIVE: 5/16/2007

Item F.



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	67	\$47,235	\$13,022,360	71	\$48,055	\$12,935,811	47	\$25,651	\$7,096,643	53
May	79	\$61,648	\$17,408,080	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	346	\$289,372	\$84,694,364	878	\$700,401	\$199,861,500	647	\$430,831	\$118,879,489	586

45 single-family building permits issued for May, 2022

MINUTES  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

May 10, 2022

5:30 p.m.

Members Present	Members Absent	Others Present
Pat Couk		Kalie Harris, Planning
Charlie McEachern		Greg Montooth, Planning
Jimmy Williams		James Jenkins, Codes
Mike Waller		Bo Cross
Jim Brooks		Ralph Smith
John Napier, Chairman		John Webb
Pam McNew, Secretary		Darrel Cavin
Ryan Bright		Tommy Long
Andy Hamilton		Terry Patton
Keith Buckles		
Leon Shields		

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman, John Napier, called the meeting to order at 5:30 PM. Lead the Pledge of Allegiance.

ROLL CALL AND APPROVAL OF MINUTES FROM APRIL 12, 2022 MEETING

Roll was called by Kalie Harris.

ACTION

Mr. Buckles stated there needs to be a correction made to the April minutes. Mr. Buckles stated there was no action stated for the 3-lot subdivision request on 525 Clear Branch Road. Miss. Harris stated the correct action for that request and the changes will be made.

Mr. Buckles made a motion to approve the corrections to the April minutes seconded by Mr. McEachern and unanimously approved.

REZONING REQUEST FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN RESIDENTIAL DISTRICT. APPLICANT/ PROPERTY OWNER, MARK RADSOVICH., LOCATED 105 WALNUT STREET., TAX MAP 070L, PARCEL 008.00., C-2, GENERAL COMMERCIAL DISTRICT.

ACTION

A motion was made by Mr. McEachern to table the rezoning for 30 days seconded by Mr. Brooks and unanimously tabled for 30 days.

SUBDIVISION REQUEST FOR 4 LOTS. APPLICANT, GREG STROUD, PROPERTY OWNER, MICHELL & JANE MCCLENDON. LOCTAED 17130 ANTIOCH CHURCH ROAD., TAX MAP 036, PARCELS 110.00 & 110.01., A-1, AGRICULTURE-FORESTRY DISTRICT. APPROXIMATELY 9.53 ACRES.

Mr. Long, speaking on behave of the property owners, stated they are wanting to turn one lot into four. The main driveway would cut off and go to each lot. Mr. Jenkins stated everything seems to be in order.

#### ACTION

A motion was made to approve the request by Mr. Waller, seconded by Mr. Bright and unanimously approved.

REZONING REQUEST FOR APPROXIMATELY 6 ACRES FROM R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT TO C-2, GENERAL COMMERCIAL DISTRICT. APPLICANT, SETHFIELD LP, PROPERTY OWNERS, JEFF FIELDS., LOCATED 120 BEALS CHAPEL ROAD., TAX MAP 016, PARCEL 214.07. R-1/PUD, SUBURBAN RESIDENTIAL DISTRICT. APPROXIMATELY 6.41 ACRES.

MR. WALLER STATED THAT HE HAS RECEIVED MANY CALLS FRPM PEOPLE WHO ARE IN OPPISITION TO THIS. MR. JENKINS STATED THERE IS NOT ANY C-2 PROPERTIES ANYWHERE NEAR IT AND DOESN'T BELIEVE IT SHOULD BE APPROVED.

#### ACTION

A motion was made to deny the request by Mr. Waller seconded by Mr. McEachern and unanimously denied.

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT/ PROPERTY OWNER, DAVID LOVELACE., LOCATED 3555 WILLIAMS FERRY ROAD., TAX MAP 010, PARCEL 010.00. R-1, SUBURBAN RESIDENTIAL DISTRICT. APPROXIMATELY 6.41 ACRES.

Mr. Jenkins stated everything is in order with the plat besides one note that is a minor change.

#### ACTION

Mr. Waller made a motion to table the subdivision request for 30 days, seconded by Mr. Williams and unanimously tabled.

SUBDIVISION REQUEST FOR 3 LOTS. APPLICANT/PROPERTY OWNER, TRUE TO LIFE, LLC. LOCATED 2030 WILKERSON ROAD., TAX MAP 017, PARCEL 088.00. A-2, RURAL RESIDENTIAL DISTRICT. APPROXIMATELY 7.14 ACRES.

Owner, Mr. Patton stated there are two homes on one parcel and that he is wanting is to subdivide the two homes so they will be on there on parcel. Mr. Napier questioned their septic issues. Mr. Jenkins stated they just need septic approval for lot number two. Mr. Jenkins added the only thing still necessary is making sure the lot with the smaller home can be approved for septic. Mr. Patton stated there is a septic tank on lot number 1 and number two. Mr. Jenkins stated that if the state will sign off on it, they are good to go.

#### ACTION

Mr. Brooks made a motion to approve the request seconded by Mr. Waller and unanimously approved.

#### DISCUSSION OF THE GROVE AT CHATUGA COVE

Mr. Jenkins stated that Mr. Cook was approved for 34 lots on the PUD but couldn't come up with the acreage for the final 34<sup>th</sup> lot. Before coming before the BZA he tried to get the neighbors to sell him a portion of their property so he could come up with the remaining acreage he needed. The neighbors would not agree to that. After being denied the variance request from the BZA Mr. Cook was able to come up with an agreement with the neighbors giving him the acreage he needed. Mr. Jenkins clarified that this is simply a modification to the existing plat.

#### ACTION

Mr. Napier made a motion to approve the request seconded by Mr. McEachern motion passed 10 to 1.

#### SUBDIVISION REQUEST FOR 8 LOTS., APPLICANT, STEVEN LEARNER, PROPERTY OWNER, HOPE CREEK HOMES, LLC., LOCATED 777 JOHNSON CHURCH ROAD., TAX MAP 072, PARCELS 073.00 & 073.01., A-1, AGRICULTURE- FORESTRY DISTRICT & C-1, RURAL CENTER DISTRICT., APPROXIMATELY 19.852 ACRES.

Mr. Jenkins stated that everything looks to be in order.

#### ACTION

Mr. Brooks made a motion to approve the request seconded by Mr. Bright and unanimously approved.

#### DISCUSSION ON PLANNED UNIT DEVELOPMENTS

#### ACTION

Mr. Waller made a motion to make a recommendation to the County Commission to remove PUDS seconded by Mr. McEachern. Motion passed 8 to 2.

#### COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS

None

#### CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR MAY 2022 (ATTACHED)

None

#### ADDITIONAL PUBLIC COMMENTS

None

#### ADJOURNMENT

Adjourned at 6:03 PM



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Chairman

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Date

AGENDA  
LOUDON COUNTY BOARD OF ZONING APPEALS  
June 14, 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 May 2022 meeting.
4. Planned Agenda Items.
  - A. Variance Request to subdivide property without road frontage. Applicant/Property Owner, Nancy Cogdill., Located 11958 Blue Springs Road., Tax Map 072, Parcel 099.00. A-1, Agricultural- Forestry District.
  - B. Variance Request to construct a garage prior to constructing a dwelling. Applicant/Property Owner, Lorne Purslow., 1229 Meadow Road West., Tax Map 071, Parcel 001.05. A-1, Agricultural- Forestry District.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A.

Loudon County - Parcel: 072 099.00



Date: June 6, 2022  
County: Loudon  
Owner: COGDILL MARVIN M ETUX  
Address: BLUE SPRINGS RD 11958  
Parcel Number: 072 099.00  
Deeded Acreage: 4  
Calculated Acreage: 0  
Date of Imagery: 2019

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



MINUTES  
LOUDON COUNTY BOARD OF ZONING APPEALS  
May 10, 2022

*Immediately following the Planning Commission Meeting*

Members Present	Members Absent	Others Present	
Jim Brooks		Kalie Harris, Planning	
John Napier		James Jenkins, Codes	
Leon Shields		Greg Montooth, Planning	
Ryan Bright		Darrel Cavin	
Charlie McEachern, Chairman		Katelyn Roth	
		Eric Steiling	
		Roger Gibeault	

CALL TO ORDER

Mr. McEachern, called to order at 5:30 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Kalie Harris conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM APRIL 12, 2022 MEETING

Mr. Shields made a motion to approve the April 12<sup>th</sup> minutes seconded by Mr. Napier and unanimously approved.

VARIANCE REQUEST FOR 20' FRONTYARD SETBACK TO CONTRUCT A NEW DWELLING. APPLICANT/PROPERTY OWNER, BRANDON ROTH., 294 COVER VIEW LANE., TAX MAP 021K, PARCEL 048.00. A-2, RURAL RESIDENTIAL DISTRICT.

Applicant/Owner, Mrs. Roth stated that their home will face North-East for draining and septic purposes. Mrs. Roth stated for digging purposes the variance would be needed. Mrs. Roth added the most level portion of the property is closer to the front so that's another reason why the variance is needed. Mrs. Roth stated there is a huge drop off in their back yard.

ACTION

Mr. Shields made a motion to approve the variance request seconded by Mr. Bright and



unanimously approved.

VARIANCE REQUEST TO PLACE AN ABOVE GROUND POOL IN THE FRONTYARD. APPLICANT/ PROPERTY OWNER, LOWELL & ELIZABETH JOHNSON., LOCATED 1422 CORINTH ROAD., TAX MAP 057, PARCEL 142.00., A-2, RURAL RESIDENTIAL DISTRICT.

MR. SHIELDS STATED THAT THERE COULD BE A POSSIBLE HARDSHIP TO PUT THE POOL IN THE FRONTYARD. OWNER, MRS. JOHNSON STATED THAT BEHIND THEIR HOME IS A HILLSIDE WITH A BARN AND HORSES. MRS. JOHNSON EXPLAINED THAT THIS IS REALLY THEIR ONLY OPTION FOR A POOL TO GO.

ACTION

Mr. Shields made a motion to approve the variance request seconded by Mr. Brooks and unanimously approved.

SPECIAL EXCEPTION TO CERAKOTE AND GUNSMITHING OF GUN PARTS AND AUTO PARTS. APPLICANT/PRPERTY OWNER, ROGER GIBEAULT., LOCATED 1985 OLD HWY 95., TAX MAP 015, PARCEL 012.00. R-1, SUBURBAN RESIDENTIAL DISTRICT.

Owner, Mr. Gibeault stated that to cerakote guns he has to have an FFL and to get that they require a letter stating there is no restrictions on the property. Mr. Shields stated he has received many calls stating that this had been taken off the agenda and then placed back on so there may had been some opposition or neighbors that had questions. Mr. Jenkins stated that it had been taken off on Monday because the owner thought he had it resolved. Mr. Shields stated this might be a questionable thing and neighbors might have wanted to be here. Mr. Shields question the owner if he has any plans to run a storefront or mail order stuff. The owner replied to no one will be coming to his house, but he does plan to paint buckles for people in which they would be mailed back and forth.

ACTION

Mr. Shields made a motion to approve the variance request seconded by Mr. Brooks and unanimously approved.

VARIANCE REQUEST FOR 8' REARYARD SETBACK TO CONTRUCT A NEW DWELLING., APPLICANT/PROPERTY OWNER, ERIC STEILING., 1115 OAK CHASE BLVD., TAX MAP 006L, GROUP A, PARCEL 051.00., R-1, SUBURBAN RESIDENTIAL DISTRICT.

Owner, Mr. Steiling stated that to meet the minimum sq. footage in that subdivision he would have to be 8' off of the property line instead of 10'. Mr. Steiling stated that the front of the property drops off so the home couldn't be placed there.

ACTION

Mr. Bright made a motion to approve the variance request seconded by Mr. Napier and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:25 PM

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date