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

1. Call to Order and Pledge of Allegiance.

2. Roll Call and Approval of Minutes from October 11, 2022 meeting.

3. Planned Agenda Items.

   A. Subdivision Request for 3 lots. Applicant, Eric Mickeliunas, Property Owner, Ibarra Jose Antonio., Located 500 Clear Branch Road., Tax Map 049, Parcel 031.07., A-2, Rural Residential District. District 1.

   B. Subdivision Request for 3 lots. Applicant/Property Owner, Katie Kutsera. Located 3770 Old Greenback Road., Tax Map 027, Parcel 134.00., A-2, Rural Residential District. District 3.

   C. Subdivision Request for 5 lots. Applicant, Justin Kennedy, Property Owner, P M Investment Group of Tennessee., Located 130 Foster Road., R-1, Suburban Residential District. District 2.

   D. Revise Final Plat. Applicant, James Loveday, Property Owner, Heritage Land Development Partners, LLC. Located Chatuga Coves Subdivision Block 15. Tax Map 068, Parcels 24.02, 24.04, 24.05, & 25.00. R-1 PUD, Suburban Residential District with a Planned Unit Development. District 1.

4. County Commission Action on Planning Commission Recommendations

5. Codes Department Building Activity Summary for October 2022 (attached)

6. Additional Public Comments

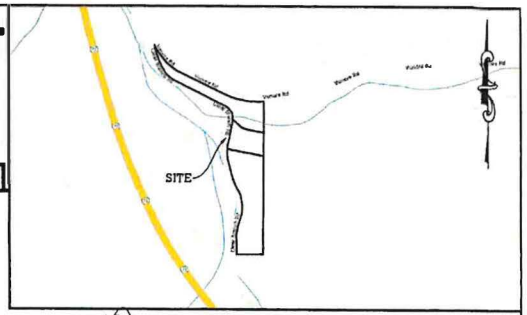
7. Update from Planning Department

Adjournment

Item A.

Final Plat of the Ibarra Property

Being Tract 7 of the Mark & Susan Brown Property Recorded in Plat Cabinet 4, Slide 32, as Described in Deed Book 437, Page 608 ~ A Parcel of Land Lying in the First Civil District of Loudon County, Tennessee



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	263.35	362.80	39.42	S45° 00' 10"E	258.19
C2	286.86	546.16	30.09	S79° 43' 41"E	283.57
C3	111.26	396.93	16.06	N6° 10' 57"E	110.90
C4	174.58	236.50	42.29	N6° 55' 52"W	170.64
C5	98.90	316.56	17.90	N6° 35' 38"W	98.50
C6	48.00	316.56	8.69	N6° 42' 02"E	47.95
C7	110.42	84.31	75.04	N30° 59' 57"W	102.69
C8	109.05	184.07	33.94	N46° 59' 39"W	107.46
C9	171.77	606.98	19.46	N20° 17' 45"W	170.95
C10	39.15	471.62	4.76	S81° 27' 09"E	39.14
C11	39.26	72.24	31.14	S63° 33' 43"E	38.78

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S89°15'26"W	14.20
L2	N1°58'39"W	86.09
L3	N14°12'54"E	68.31
L4	N23°04'40"W	49.31
L5	N21°49'26"W	54.47
L6	N15°34'08"W	91.47
L7	N6°35'19"E	14.96
L8	S47°59'31"E	66.31

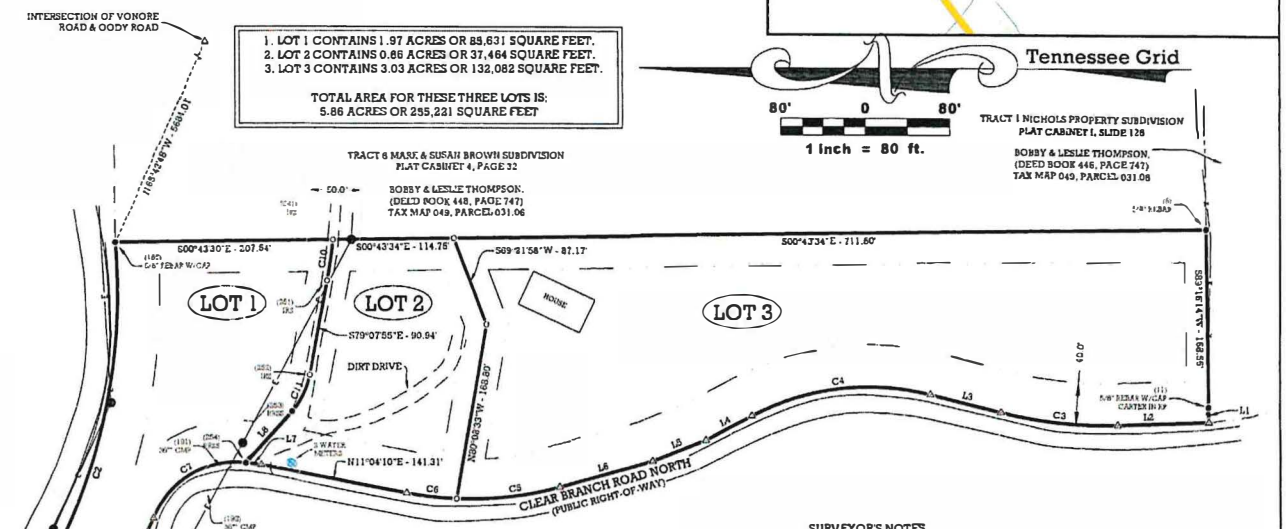
1. LOT 1 CONTAINS 1.97 ACRES OR 85,631 SQUARE FEET.
2. LOT 2 CONTAINS 0.86 ACRES OR 37,464 SQUARE FEET.
3. LOT 3 CONTAINS 3.03 ACRES OR 132,082 SQUARE FEET.

TOTAL AREA FOR THESE THREE LOTS IS:
5.86 ACRES OR 255,221 SQUARE FEET

Tennessee Grid

80' 0 80'

1 inch = 80 ft.



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 ENGINEEER/
HIGHWAY COMMISSION

CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THATTHIS 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,
REGIONAL PLANNING COMMISSION

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.

_____, 2022
DATE

OWNER

OWNER

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.

DATE

CITY OR COUNTY HEALTH OFFICER OR
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.

9-30-22
DATE

REGISTERED ENGINEER/SURVEYOR

LEGEND

- PROPERTY CORNER FOUND
- SET 5/8" IRON ROD AND CAP
- CALCULATED POINT (NOT SET)
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- FENCELINE
- ELECTRIC UTILITY LINE
- BUILDING SETBACK LINES

CERTIFICATE OF APPROVAL FOR RECORDING

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, WHETHERPUBLIC 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 SUBSURFACE SEWAGE DISPOSAL SYSTEMS

APPROVAL IS HEREBY GRANTED FOR LOTS 1-3 DEFINED AS LOUDON, 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 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.

SSDS RESTRICTIONS:
LOT 2 IS SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL. WITH PROPER STRUCTURE, DRIVEWAY AND
UTILITY LOCATIONS OUTSIDE THE USABLE SOIL AREA; LOT CAN ACCOMMODATE A STRUCTURE
CONSISTING OF _____ BEDROOMS. A PUMP SYSTEM MAY BE REQUIRED
FOR APPROVAL.
APPLIES TO LOT 1: THIS LOT HAS NOT BEEN EVALUATED, PURSUANT TO THIS PLAT REVIEW, FOR AN
SSD SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING
SYSTEM

ENVIRONMENTAL SPECIALIST

DATE

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. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FEMA MAP NUMBER 47106C0200D, EFFECTIVE MAY 16, 2007.
4. THIS PARCEL IS LOCATED ON 500 CLEAR BRANCH ROAD, LOUDON, TN 37774.
6. FIELD WORK WAS PERFORMED SEPTEMBER 9, 2022.
6. THE SUBJECT PROPERTY BEING SUBDIVIDED IS TAX MAP 049, PARCEL 031.07
7. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL 031.07 INTO THREE SEPARATE LOTS.
8. BUILDING SETBACKS AS FOLLOWS PER LOUDON COUNTY SUBDIVISION REGULATIONS:
   FRONT - 40' SIDES - 20' REAR - 30'

BUILDING SETBACKS SHOULD BE VERIFIED WITH THE PLANNING DEPARTMENT BEFORE BEGINNING ANY NEW CONSTRUCTION

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THATTHIS 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 TRIMBLE SPS985 GNSS UNIT, AND TOPCON TOTAL STATION.

HILLTOP LAND SURVEYING
810 NEW HIGHWAY 68, SUITE 8
SWEETWATER, TN 37874
(423) 717-1031

Scale: 1"=80'
Date: 9/30/2022
Project #: 22-274
Sheet #: 1 of 1

ERIC MICKELUNAS
REGISTERED LAND SURVEYOR
AGRICULTURE
9-30-22
TENNESSEE NO. 3148

This survey or plat is a Registered Trademark of the Surveyor that provided such and can not be copied, sold, or transferred electronically for free or any fee other than the surveyor himself to any person or company without the Authorization of James A. Hair.

LAND SURVEYS

JAH

JAMES A. HAIR, RLS #1878

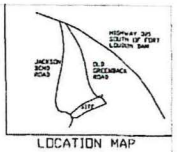
SITE DEVELOPMENT SURVEYS

(865) 369-2801

DEED
NORTH
WDB 394 PG 335

100 0 50 100 200 400

GRAPHIC SCALE 1"=100'



LOCATION MAP

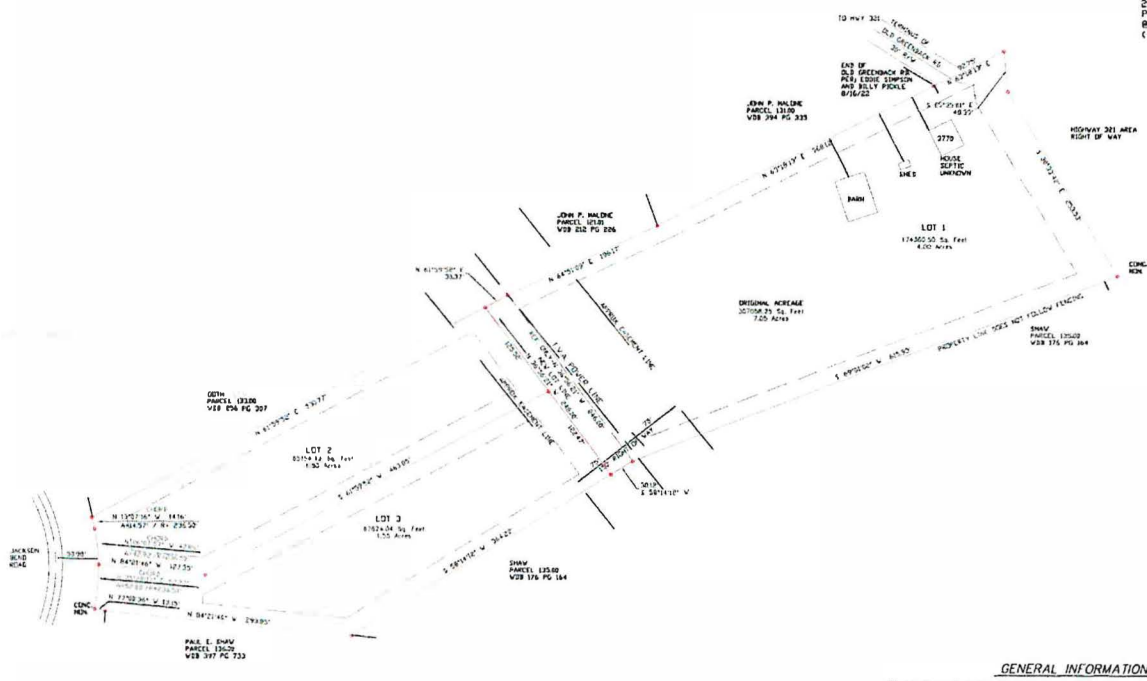
LEGEND

IRO	○
PIPE	●
POWER POLE	
WATER VALVE	
CONTROL	△
BENCHMARK	
SANITARY SEWER	

IRO= IRON ROD OLD
IRN= IRON ROD NEW

PROPERTY LINE

PROPERTY ZONED; A-2
BUILDING SETBACK ARE;
FRONT = 40 FEET
REAR = 30 FEET
SIDE = 20 FEET (1 STORY)
25 FEET (2 STORY)
PROPERTY TO BE 100 FT. WIDE
@ BUILDING SETBACK
(1) ACRE MINIMUM SQ. FT.



CERTIFICATE 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,parks or other public ways and open space to public or private use as noted.

Date_____ 20____
Owner Owner

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 the monuments have been placed as shown hereon ,to the specifications of the Regional Planning Commission.

Date 8/17 20 22
Registered Engineer/Surveyor #1878

CERTIFICATE 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.

Date_____ 20____
City or County Health Officer or Authorized Representative

CERTIFICATE OF SUBSURFACE DISPOSAL

Approval is hereby granted for lot(s) _____ defined as_____ Loudon County , Tennessee, as being suitable for subsurface sewerage disposal (SSD) with the listed or attached restrictions.

Prio 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,filing or alterations of the soil conditions may void this approval.

Date_____ 20____
Environmental Specialist
Division Of Ground Water Protection

CERTIFICATE 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_____ 20____
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 an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date_____ 20____
Secretary , Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certy that (1) the names of existing public roads 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_____ 20____
E-911 Authority

JAMES A. HAIR
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1878

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 HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS 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 ____ ACCURACY SPECIFICATIONS . THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 10,000 , AS SHOWN.

JAMES A. HAIR, RLS #1878 8/17/22

OWNER;
KATIE RUTH KUTSERA
3002 OLD GREENBACK ROAD
LENOIR CITY,TENNESSEE 37772
(865) 999-6037

GENERAL INFORMATION

(1) THREE LOT SUBDIVISION SURVEY OF PARCEL 134.00 ON TAX MAP 027.

(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) NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE RESEARCH BY A TITLE ATTORNEY.

(6) NOTE OLD GREENBACK ROAD DEAD ENDS AT NORTHWESTERLY PROPERTY LINE AS SHOWN ; PER FIELD MEETING WITH EDDIE SIMPSON/BILLY PICKLE 8/16/22.

KATIE RUTH KUTSERA
3770 OLD GREENBACK ROAD
LENOIR CITY,TENNESSEE 37772

SCALE: 1"=100'	APPROVED BY:	DRAWN BY JAH
DATE: 7/11/22		REVISED 10/17/22
DISTRICT THREE LOUDON COUNTY		LENOIR CITY TENNESSEE
TAX MAP 027 PARCEL 134.00	7.05+/- ACRES WDB 440 PG 300	DRAWING NUMBER KK0722-1

Item B.

This survey or plat is a Registered Trademark of the Surveyor that provided such and can not be copied, used, or transferred electronically for free or any fee other than the surveyor himself to any person or company without the Authorization of James A. Hair.

LAND SURVEYS

JAH

JAMES A. HAIR, RLS #1878

SITE DEVELOPMENT SURVEYS

(865) 992-4860

STATE GRID

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Date_____ 20____ Owner _____ Owner

CERTIFICATE OF ACCURACY

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Date 10/17 20 22 Registered Engineer/Surveyor JAH #1878

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Date_____ 20____ Environmental Specialist Division of Ground Water Protection

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Date_____ 20____ Road Engineer/Highway Commission

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Date_____ 20____ Secretary , Regional Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

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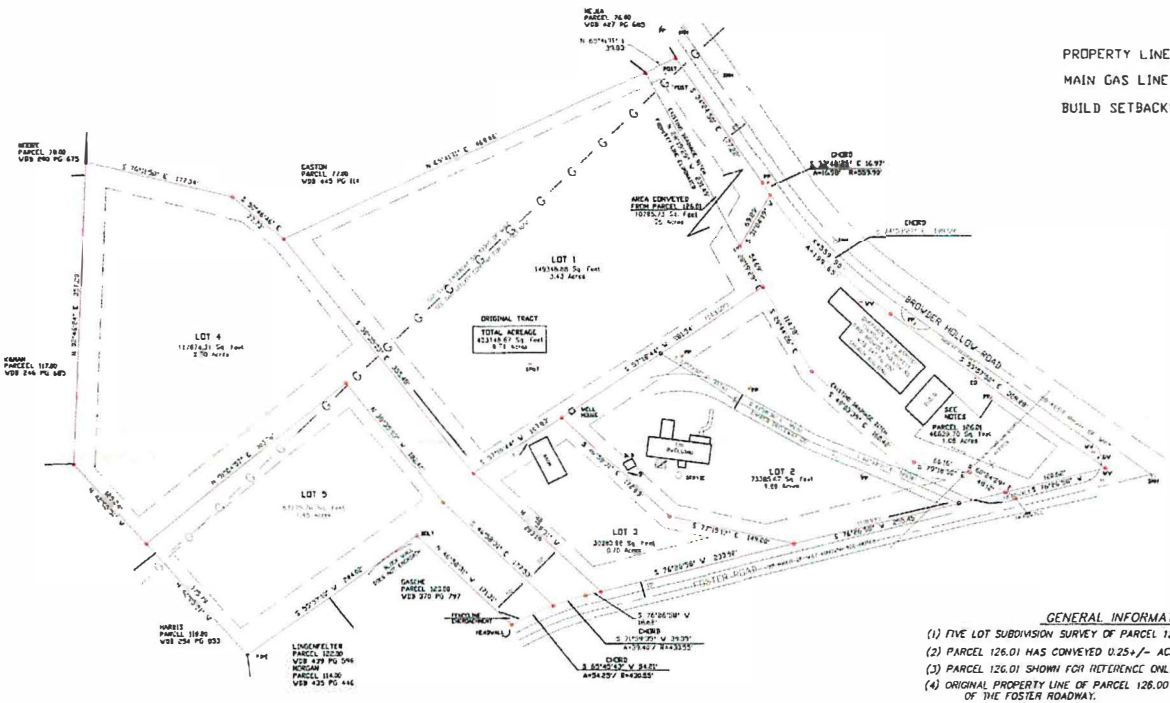
Date_____ 20____ E-911 Authority

JAMES A. HAIR TENNESSEE NO. 1878

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 HEREON DESCRIBED PROPERTY. THAT THIS PLAT CORRECTLY DEPICTS 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 ___ ACCURACY SPECIFICATIONS . THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 , AS SHOWN.

JAMES A. HAIR,RLS#1878 JAH #1878


WEEDY PARCEL 78.00 WDB 240 PG 675
EASTON PARCEL 17.00 WDB 445 PG 114
KERNAN PARCEL 117.00 WDB 246 PG 683
HARRIS PARCEL 110.00 WDB 254 PG 833
LINGENFELTER PARCEL 122.00 WDB 479 PG 546 NORGAN PARCEL 114.00 WDB 435 PG 446
GASKIE PARCEL 122.00 WDB 370 PG 797
AREA CONVEYED FROM PARCEL 126.01
LOT 1 149346.00 Sq. Feet 3.43 Acres
LOT 2 73385.67 Sq. Feet 1.69 Acres
LOT 3 30280.00 Sq. Feet 0.70 Acres
LOT 4 11,878.31 Sq. Feet 2.70 Acres
LOT 5 4.45 Acres
ORIGINAL TRACT
TOTAL ACREAGE 433149.67 Sq. Feet 9.94 Acres
BROWDER HOLLOW ROAD
FOSTER ROAD
SEE NOTES
PARCEL 126.01 46829.70 Sq. Feet 1.08 Acres
WELL HOUSE
BUILDING
DRIVE
CHORD
S 76°26'58" W 39.97'
A=39.97' R=33.55'
CHORD
S 62°45'37" W 34.71'
A=34.25' R=430.55'
CHORD
S 32°40'28" E 16.97'
A=16.98' R=505.99'
N 63°54'55" E 39.93'
S 76°26'58" W 232.56'
S 76°26'58" W 232.56'
N 62°45'37" E 1.77'
S 62°45'37" W 2.44'
N 62°45'37" E 1.77'
S 62°45'37" W 1.77

Item D.

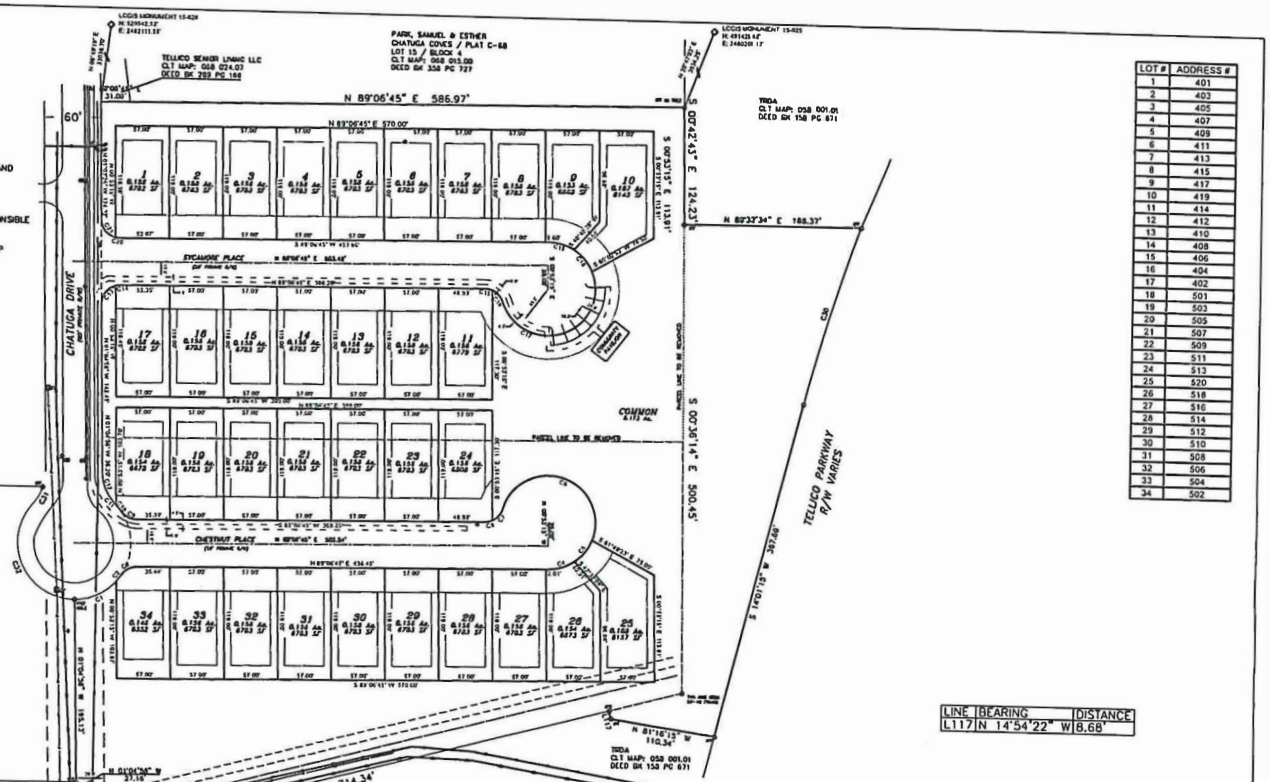
NADB3 - TN GRID

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO MODIFY 2 PARCELS AND CREATE 1 NEW LOT (LOT 34) TO ADD TO EXISTING 33 LOT SUBDIVISION.
2. MAP REFERENCE:
   PLAT REFERENCE:
   DEED REFERENCES: DB 419 PG 640
3. BEARINGS SHOWN HEREON ARE TN STATE PLANE (TDOT NETWORK, GEOID 2018).
4. THIS PROPERTY IS ZONED R-1 / PUD. BUILDING SETBACKS SHALL BE 25' FRONT & 15' REAR, 7.5' SIDE.
5. UTILITY,DRAINAGE,AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND 5' ALONG INTERIOR LOT LINES, PLUS OTHER EASEMENTS SHOWN. EASEMENTS TO BE CENTERED
   ABOUT UTILITY AS INSTALLED.
6. ALL UTILITIES LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY.
7. THIS PROPERTY IS NOT DESIGNATED AS A FLOOD HAZARD AREA PER FEMA COMMUNITY MAP 470107 PANEL 02000.
8. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARANT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
9. ALL LOTS TO HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
10. TOTAL ACREAGE THIS PLAT:
    12.415 - 34 LOTS AND COMMON AREA
    0.684 - SYCAMORE PL ROW
    0.647 - CHESTNUT PL ROW
    13.746 - OVERALL TOTAL

(E) ELECTRIC
(T) TELEPHONE
(W) WATER
(C) CABLE
ELEC LINE (APPROX)
EASEMENT
BUILDING SETBACKS
PROPOSED 5' WIDE SIDEWALK

PARCEL OWNERSHIP IS NOT DETERMINED BY THIS PLAT. PROPERTY SHOWN ON THIS SURVEY WAS REQUESTED BY THE DEVELOPER.



LOT #	ADDRESS #
1	401
2	403
3	405
4	407
5	409
6	411
7	413
8	415
9	417
10	419
11	414
12	412
13	410
14	408
15	406
16	404
17	402
18	501
19	503
20	505
21	507
22	509
23	511
24	513
25	520
26	518
27	516
28	514
29	512
30	510
31	508
32	506
33	504
34	502

LINE	BEARING	DISTANCE
L117	N 14°54'22" W	8.68'

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH	DELTA ANGLE
C9	60.00'	48.54'	N 65°03'28" E	49.97'	47°43'16"
C10	60.00'	8.14'	N 37°18'24" E	8.15'	7°46'53"
C11	20.00'	18.69'	N 61°15'51" E	19.44'	55°41'48"
C12	50.00'	29.06'	N 77°13'02" E	29.49'	33°47'17"
C13	50.00'	29.51'	N 38°09'38" E	29.95'	34°19'32"
C14	50.00'	99.69'	N 71°38'39" W	161.69'	185°17'02"
C15	20.00'	16.77'	S 40°30'26" W	17.31'	49°35'11"
C16	20.00'	8.25'	S 77°12'23" W	8.31'	23°48'43"
C17	20.00'	18.73'	N 62°57'53" W	19.49'	55°50'44"
C18	60.00'	8.30'	N 39°00'25" W	8.30'	7°55'49"
C19	60.00'	1.52'	N 43°41'54" W	1.52'	1°27'08"
C20	50.00'	36.93'	N 23°45'11" W	37.83'	43°20'42"
C21	20.00'	24.83'	N 37°17'38" E	26.79'	76°45'11"
C22	20.00'	4.68'	N 82°23'29" E	4.69'	13°26'31"
C23	20.00'	8.25'	S 78°58'53" E	8.31'	23°48'43"
C24	20.00'	16.77'	S 42°16'56" E	17.31'	49°35'11"
C25	50.00'	99.88'	N 69°42'14" E	161.98'	185°36'51"
C26	50.00'	29.66'	N 40°21'19" W	30.11'	34°30'16"
C27	50.00'	28.64'	N 74°14'51" W	29.04'	33°16'48"
C28	20.00'	4.97'	N 83°44'57" W	4.98'	14°16'35"
C29	20.00'	24.50'	N 38°50'47" W	26.36'	75°31'46"
C30	2069.86'	199.35'	S 16°46'50" W	199.42'	5°31'13"
C31	50.00'	21.17'	S 30°05'57" W	21.33'	24°26'38"
C32	60.00'	110.20'	S 24°25'25" E	139.67'	133°22'36"

Certification of Category and Accuracy of Survey
I hereby certify that this is a category __ survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor

Tennessee Reg. No. 1982

TOPOGRAPHY LOCATED USING GPS (SOKKIA SA300, TDOT NETWORK, GEOID 2012A)

IRON PINS AT ALL CORNERS
F=FOUND
S=SET

ELEVATIONS:
BASEMENT:
FIN FLOOR:
GARAGE:

DEVELOPMENT INFO:
TOTAL ACREAGE: 13.746 Ac.
TOTAL COMMON: 2.087 Ac.
R COMMON: 31.823

TOTAL PROPOSED UNITS: 34
PROPOSED DENSITY: 2.50 UNITS/Ac.

PROPOSED BUILDING SETBACKS
FRONT: 25' MINIMUM
REAR: 15' MINIMUM
SIDE: 7.5' MINIMUM

OWNER/DEVELOPER:
HERITAGE LAND DEVELOPMENT PARTNERS, LLC
3371 LOUISVILLE ROAD
LOUISVILLE, TN 37777
865-719-8072

PROPERTY:
200 CHATUGA WAY
LOUDON, TN 37774
±13.33 AC.
DISTRICT 1, LOUDON COUNTY
MAP 068 PG 24
TAX MAP 68 PARCELS 24.02, 24.04, 24.05, 25.00

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CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATION OF STREETS	CERTIFICATION OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES
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.	I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the by the Regional Planning Commission and that monuments have been placed as shown hereon, in the specifications of the Regional Planning Commission.	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 insure completion. This plat is approved for recording in the office of the County Register.	I certify that streets and related appurtenances installed, or proposed for installation fully meets the specifications established by the Regional Planning Commission.	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.	I 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 / Owner	Date / Registered Engineer/ Surveyor	Date / Secretary, Regional Planning Commission	Date / Utility System Manager/Designee	Date / Utility System Manager/Designee	Date / E-911 Authority
Date / Owner					

CERTIFICATION OF SEWERAGE SYSTEM
I certify that the sewage disposal system installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department and is approved as shown with all restrictions/conditions as noted.
Date / Utility Manager/ Designee

FINAL PLAT
CHATUGA COVES SUBDIVISION
BLOCK 15
"THE GROVE AT CHATUGA COVES"

DISTRICT 1 - LOUDON CO., TENN.
SCALE: 1"=60' AUG. 15, 2022
DWG. NO. 19192

TOTAL ACRES	13.746	TOTAL LOTS	34
ACRES NEW ROAD	1.331	MILES NEW ROAD	0.19
OWNER		CIVIL DISTRICT	1
SURVEYOR	JAMES LOVEDAY	CLOSURE ERROR	1:10,000

SCALE 1"= 60' 60' 0 60' 120'

MINUTES
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
October 11, 2022
ACTION

Members Present	Members Absent	Others Present
Leon Shields	Jimmy Williams	Kalie Harris, Planning and Codes
Ryan Bright		Phil Bunch, Planning and Codes
Jimmy Williams		James Jinkins, Planning and Codes
Mike Waller		John Davis
Jim Brooks		Dave Holiday
John Napier, Chairman		Kristin Orr
Pam McNew, Secretary		Ben Mullins
Todd Kennedy		Margreat Elizabeth
Keith Buckles		

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 SEPTEMBER 13, 2022 MEETING
Roll was called by Kalie Harris.

ACTION
Mr. Waller made a motion to amend item D, Road Closure Request for Wilkerson Road to note that he was in opposition to the request because there were no turn arounds. Mrs. McNew made the motion to approve the amended minutes seconded by Mr. Waller and unanimously approved amended minutes.

REZONING REQUEST FOR APPROXIMATELY 13.84 ACRES FROM C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERICAL DISTRICT. APPLICANT/ PROPERTY OWNER, PURPOSE TRANSPORT LLC., LOCATED 6995 DAVIS FERRY ROAD., TAX MAP 042, PARCEL 063.00., C-1, RUAL CENTER DISTRICT. DISTRICT 1.
Megan Hawk, President of operations at Purpose Transport LLC, stated they are currently in operation in Loudon off Roberson Springs Road and are looking to move to the Davis Ferry property. Mrs. Hawk stated that what they do is transport wakeboard boats from manufactures like Malibu Boats to the dealerships that sell them all over the United States and Canada. Vice President, Mr. Thompson, stated that they have 18 trucks in total and on average there are 12-14 trucks hauling a week. He stated all their hauls are long hauls meaning trucks go out 1 time a

week and back in one time a week. He added 3 to 4 trucks will leave out Sunday morning through Tuesday morning and by Tuesday all the trucks are gone for up to 10 days. Mr. Thompson stated that the equipment is 102ft wide which is the same length as the horse trailers that go up and down those roads and each truck weights up to 50,000 pounds. He clarified that their plan would be to come off Tellico Parkway approximately 1 mile up to the driveway and would never go past that point. Mrs. Hawk stated that the community is very important to them, and they want to remain an asset to them. Mr. Chase Randolph stated he has received up to 30 calls and emails regarding the concerns and in opposition to this rezoning. Mr. Randolph stated he does not believe this property is a good fit for what they are wanting to do. Mr. John Davis stated that the roads will not support the trucks and the concerns of traffic and safety on those roads. Mr. Jenkins expressed that with rezoning this property it would be concerned spot zoning.

ACTION

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

REZONING REQUEST FOR APPOXIAMTELY 5 ACRES FROM A-2, RURAL RESIDENTIAL DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT. APPLICANT/PROPERTY OWNER, MITCHELL HYDE. LOCATED 7431 HWY 411 S., TAX MAP 084, PARCEL 044.00., A-2, RURAL RESIENTIAL DISTRICT. APPROXIMATELY 32.45 ACRES. DISTRICT 3.

Mr. Waller stated he is removing himself from this item due to doing prior business with Mr. Hyde. Property Owner, Mr. Hyde stated he bought the property two years ago and at the time the USDA was pushing for slaughterhouse and were rewarding many grants which he applied for before purchasing the property because he owns the 115 acres beside it. H stated his plan was to build the slaughterhouse there if he couldn't get the property beside it. He stated he had 90 days to have it built because of the grant. Mr. Hyde added he still put almost a million dollars into it even after the grant. Mr. Hyde clarified that the reason he didn't try getting it rezoned before was due to the fact he was on a deadline. He stated that what made him want to do this was the community. He added that every week he has people from all over the community asking him if he could do custom work. Mr. Hyde stated he did not know TASS (Tellico Area Services Systems) was an issue. TASS informed them they would have to have a pre-treating process which was not a quick answer they received. Mr. Hyde stated in that time frame he contacted TDEC and asked for a septic permit and an injection well permit which they were both approved. Mr. Hyde stated they got the survey done subdividing off five acres to meet the requirements since not being on city system. Mr. Jenkins stated that he does meet all the requirements. Mr. Shields stated that typically is TDEC would have known that you had sewer in your front yard they wouldn't have given you a septic permit. Mr. Hyde stated that he didn't know. Mr. Shields stated his concerns are not so much the utility side but the septic. From the runoff, land application and long term affects.

ACTION

Mr. Bright made amotion to approve the request seconded by Mr. Shields and denied by Mr. Brooks.

REZONING REQUEST FOR APPROXIMATELY 5.34 ACRES FROM C-2, GENERAL COMMERICAL DISRICT TO R-1, SUBURBAN RESIDENTIAL DISTRICT AND REMOVE THE AGRICULTURAL STIPULATION ON THE OTHER 3.40 ACRES. APPLICANT/ PROPERTY OWNER, ESQUIRE MANAGEMENT, LLC., LOCATED 19666 HWY 11 EAST., TAX MAP 062, PARCEL 007. C-2, GENERAL COMMERICAL DISTRICT. APPROXIMATELY 8.74 ACRES. DISTRICT 2.

Attorney, Mr. Mullins, speaking on behalf of the property owners, stated they are now wanting to make a change to the previous request. Mr. Mullins stated they are now just asking for the agricultural stipulation to be removed on one half and the plan is to develop that into a dental office. No residential plans are on the table currently as well as the access off Shipley Lane. Mr. Shaver expressed his concerns with the unknown intent for this property. He suggested the owners to come back with plans. Mr. Waller agreed with Mr. Shaver.

ACTION

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

PRIVATE ROAD ACCEPTANCE REQUEST FOR APPROXIMATELY 3125FT OF N. WILKERSON ROAD. APPLICANT/PROPERTY OWNER, WESTSIDE FARMS, LLC. TAX MAP 017 PARCEL 086.00. DISTRICT 2.

Mr. Jenkins stated that everything looks to be in order and has been approved by the road superintendent.

ACTION

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

PRIVATE ROAD ACCEPTANCE REQUEST FOR EMILYS LANDING SUBDIVISION. APPLICANT, ROBERT MACAULEY., ROAD NAMES: GAIL LANE, MANY LANE, CATE LANE, EMILY LANE, AND LILLY LANE. DISTRICT 3.

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

ACTION

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

SUBDIVISON REQUEST FOR 3 LOTS. APPLICANT, CHRISTIAN MEDDERS, PROPERTY OWNER, JENNIFER SCOTT AND SHARON SHAVER. LOCATED 220 WEBB DRIVE. A-1, AGRICULTRAL-FORESTRY DISTRICT. APPROXIMATELY 5.54 ACRES. DISTRICT 1.

Mr. Jenkins stated that everything seems to be in order. Mr. Waller questioned if they have received septic approval. Mr. Jenkins stated they will get the septic sign off after it is approved through planning commission.

ACTION

Mrs. McNew made a motion to approve the request seconded by Mr. Waller and unanimously

approved.

RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 7, SECTION 7.035., DRIVEWAY PERMITS.
Mr. Waller stated there needs to be driveway permits. Mr. Waller suggested changing it to any subdivision over 25 lots require a traffic impact study by a licensed engineer. Mr. Jenkins stated that Mr. Pickle did suggest the removal of driveway permits.

ACTION
Mr. Waller made the motion to deny the removal of driveway permits seconded by Mr. Buckles and unanimously denied.

SITE PLAN FOR SHELL BUILDING. APPLICANT/PROPERTY OWNER, JOSEPH HOUCK. LOCATED ON GLADSTONE ROAD. TAX MAP 007A, GROUP A, PARCEL 004.00. C-2, GENERAL COMMERICAL DISTRICT. APPROXIAMELY 0.96 ACRES. DISTRICT 5.
Mr. Jenkins stated that everything seems to be in order.

ACTION
Mr. Shields made a motion to approve the request seconded by Mrs. McNew and unanimously approved.

COUNTY COMMISSION ACTION ON PLANNING COMMISSION RECOMMENDATIONS
Mrs. McNew made a recommendation for Mr. Waller to join the Loudon County Board of Zoning Appeals (BZA) board seconded by Mr. Shields and unanimously approved.

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY FOR OCTOBER 2022 (ATTACHED)
None

ADDITIONAL PUBLIC COMMENTS
None

ADJOURNMENT
Adjourned at 7:00 PM

_____ _____
Chairman Date

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	93	$92,029	$27,213,644	92	$78,615	$23,054,294	67	$34,675	$9,364,532	41
July	60	$53,529	$15,214,759	80	$55,932	$15,101,072	76	$48,847	$13,183,042	56
August	67	$76,256	$24,417,347	80	$64,633	$19,147,996	61	$41,277	$11,194,115	59
September	59	$54,881	$16,167,880	69	$51,314	$14,331,131	54	$39,044	$10,650,295	46
October	47	$34,256	$9,953,647	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	672	$600,323	$177,661,641	878	$700,401	$199,861,500	647	$430,831	$118,879,489	586

18 single-family building permits issued for October, 2022

AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
November 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 October 11, 2022 meeting.

4. Planned Agenda Items.

   A. Special Exception to place garage in front of dwelling. Applicant/ Property Owner, Pedro Perez. Located 163 Little Shubert Road., Tax Map 039, Parcel 112.00., A-1 Agricultural-Forestry District. District. District 4.

   B. Variance Request for a 10' frontyard setback. Applicant/Property Owner, Jeff Nelson. Located 785 Dunridge Lane., Tax Map 021L, Group A, Parcel 057.00. A-2, Rural Residential District. District 2.

   C. Variance Request for 17' rearyard setback. Applicant/Property Owner, Phillip Dover., Located 101 Meadow Drive., Tax Map 016J, Parcel 123.00 A-1, Agriculture-Forestry District. District 3.

   D. Special Exception to construct an accessory building on property without dwelling. Applicant/Property Owner, Jeffery Channell., Located 1311 Rausin Road., Tax Map 066, Parcel 043.09., A-1, Agricultural-Forestry District. District 4.

   E. Special Exception to operate meat processing facility. Applicant/Property Owner, Mitchell Hyde. Located 7431 Hwy 4ll., Tax Map 084 Parcel 044.00. M-1, General Industrial District. District 3.

   F. Special Exception to occupy existing dwelling until able to move into new dwelling that is being placed on property. Applicant, David Worley, Property Owner, Margie Bryant. Located 880 Highland Ave., Tax Map 026G, Group B, Parcel 011.00. R-1, Suburban Residential District. District 2.

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

7. Adjournment

Item A.

Loudon County - Parcel: 039 112.00

Date: October 7, 2022

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

County: Loudon
Owner: PEREZ PEDRO JR ETUX ALBA
Address: LITTLE SHUBERT RD 163
Parcel Number: 039 112.00
Deeded Acreage: 1.5

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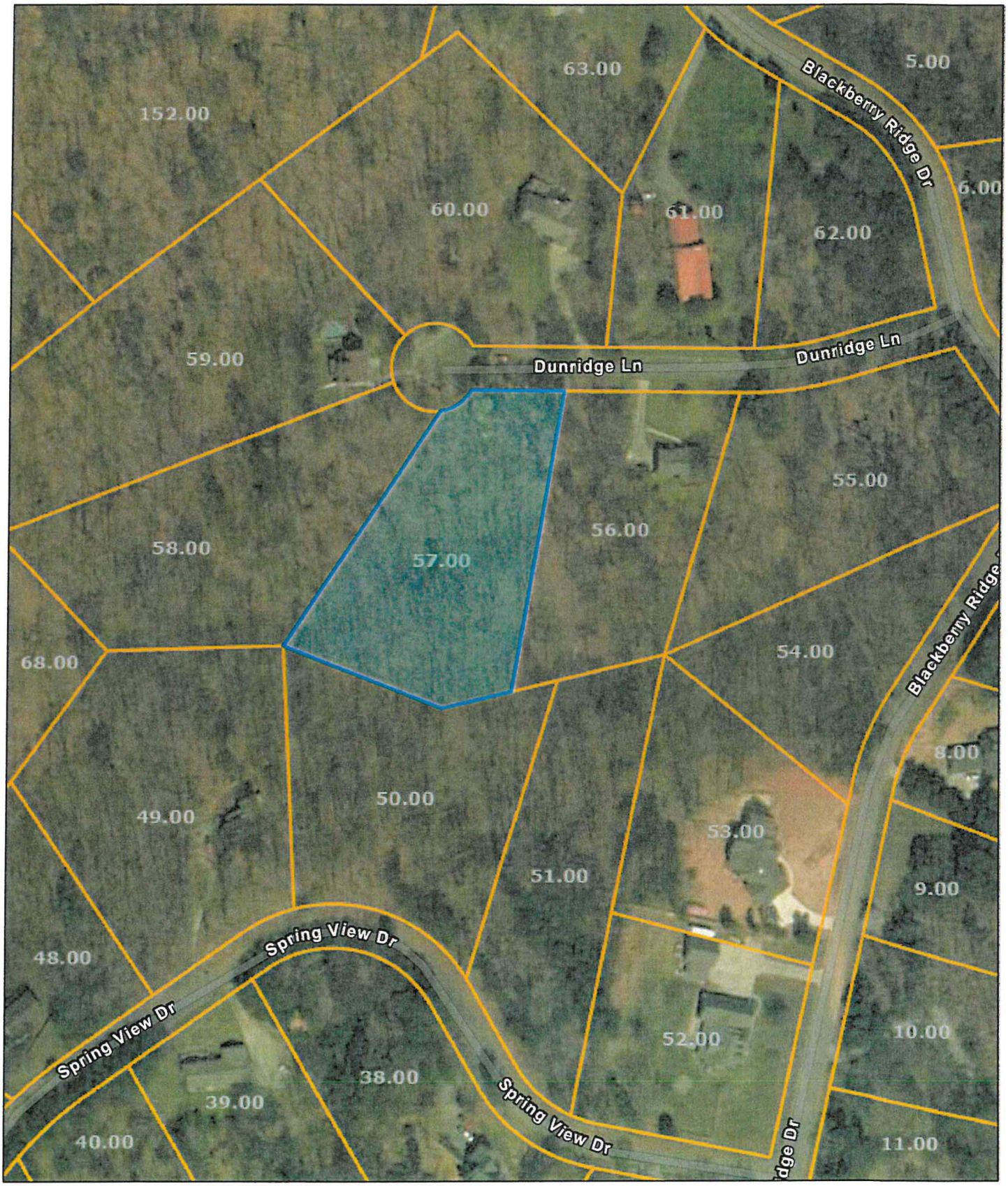
Item B.

Loudon County - Parcel: 021L A 057.00



Date: September 27, 2022

County: Loudon
Owner: SHULER KITTY G & SHULER
Address: DUNRIDGE LN
Parcel Number: 021L A 057.00
Deeded Acreage: 1.7

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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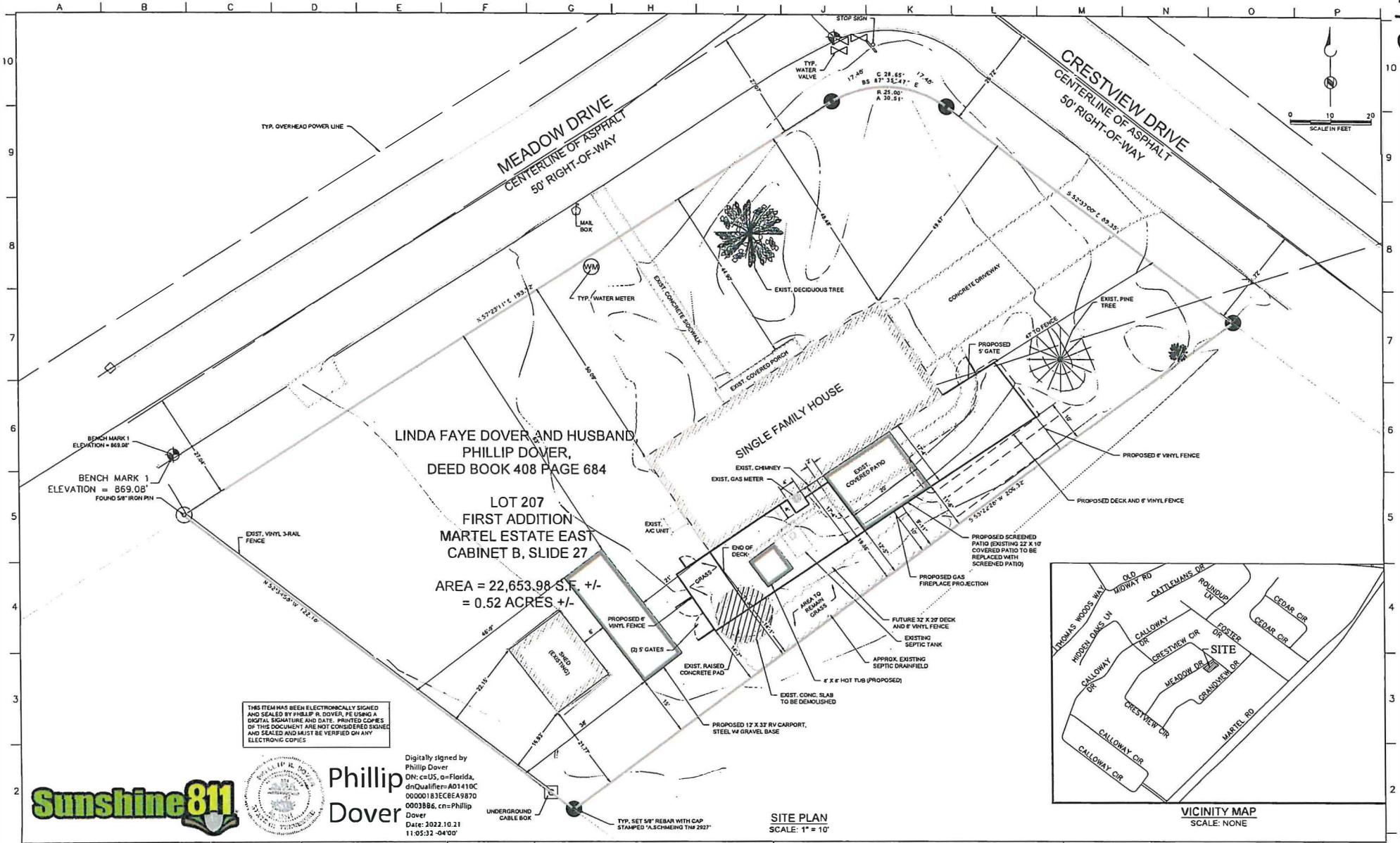
Item C.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PHILLIP R. DOVER, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Sunshine 811

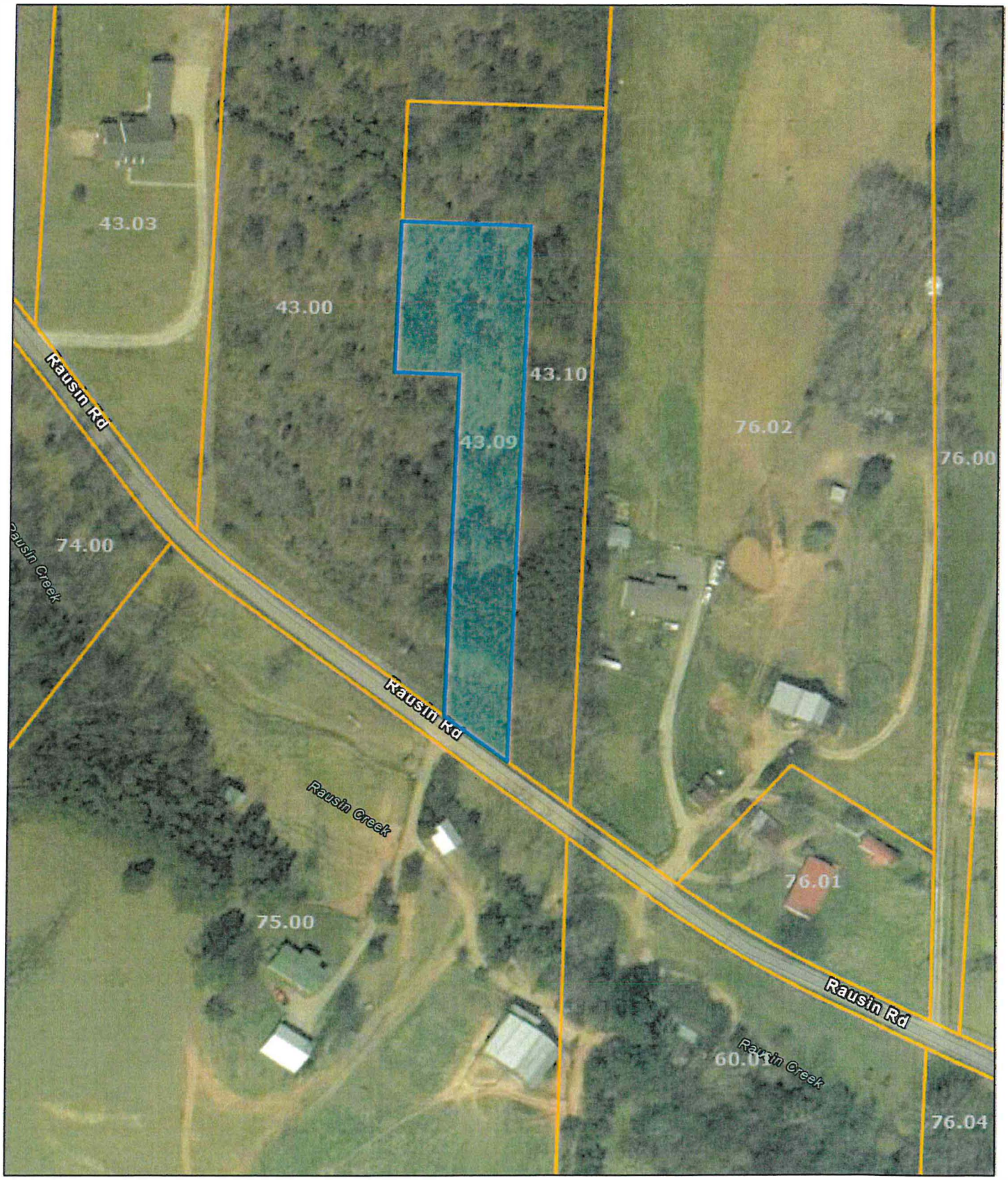
Phillip Dover

Digitally signed by Phillip Dover
DN: c=US, o=Florida, dnQualifier=A01410C00000183ECBEA9870003B86, cn=Phillip Dover
Date: 2022.10.21 11:05:32 -04'00'

DEDover Engineering	LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" - SCALE ACCORDINGLY)	OWNER: PHILLIP & LINDA DOVER 101 MEADOW STREET LENOIR CITY, TN 37772	Tennessee PE 20394 Expires 11-30-23	REVISIONS: ZONE / REV. / DESCRIPTION / BY / DATE / APP.	LOCATION: 101 MEADOW DRIVE LENOIR CITY, TN 37772	SITE PLAN	DATE SEPTEMBER 2022	PROJECT NUMBER	DRAWING NUMBER C-1
FDPE NO. 29612	FILE C-1 - PERMIT								
	DRAWN RPT								
	DESIGNED PRD								
	CHECKED								
	CHECKED								

Item D.

Loudon County - Parcel: 066 043.09



Date: October 21, 2022

County: Loudon
Owner: CHANNELL JEFFERY L ETUX VICKIE S
Address: RAUSIN RD 13111
Parcel Number: 066 043.09
Deeded Acreage: 1.3

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

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Item F.

Loudon County - Parcel: 026G B 011.00

Date: October 13, 2022

County: Loudon
Owner: BRYANT MARGIE
Address: HIGHLAND AVE 880
Parcel Number: 026G B 011.00
Deeded Acreage: 0

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

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MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
October 11, 2022
Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present
Jim Brooks		Kalie Harris, Planning and Codes
John Napier		James Jenkins, Planning and Codes
Leon Shields		Phil Bunch, Planning and Codes
Ryan Bright		Don Lee

CALL TO ORDER
Mr. Brooks, called to order at 7:01 PM

ROLL CALL AND SWEARING IN ALL WITNESSES
Kalie Harris conducted roll call and Mr. Brooks swore in all witnesses.

APPROVAL OF MINUTES FROM SEPTEMBER 13, 2022 MEETING
Mr. Shields made a motion to approve the minutes seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO OCCUPY EXISTING DWELLING WHILE THE CONSTRUCTION OF NEW DWELLING TAKES PLACE. APPLICANT/PROPERTY OWNER, DANIEL PIERRE., LOCATED 11237 VONORE ROAD., TAX MAP 050, PARCEL 198.00., C-1, RURAL CENTER DISTRICT. APPROXIMAELY 1.01 ACRES. DISTRICT.

Property Owner, Mr. Pierre stated they are buying a doublewide to place on their property to eventually live in. They are going to demolish the existing dwelling after. He stated he needs three months or more after placing the doublewide to demolish the dwelling.

ACTION
Mr. Shields made a motion to give the property owner 6 months to demolish the existing

dwelling seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST FOR A 4' FRONTYARD SETBACK TO BUILD GARAGE ADJACENT TO EXISTING DWELLING. APPLICANT/PROPERTY OWNER, DONALD LEE., LOCATED 15521 VONORE ROAD., TAX MAP 050, PARCEL 217.00. A-2, RURAL RESIDNTIAL DISTRICT. APPROXIAMTELY 5.91 ACRES.

Property owner, Donald Lee stated that his plan is to knock down the block wall that is 9' front the roadway and move the garage to be even with the house which would be 36' off the roadway. Mr. Shields stated he knows this case and it seem like he would be bettering it by moving it back off the roadway.

ACTION

Mr. Shields made a motion to approve this request seconded by Mr. Napier and unanimously approved.

ADDITIONAL PUBLIC COMMENTS
None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION
None

ADJOURNMENT
Adjourned at 7:05 PM

Chairman

Date