

**AGENDA  
LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
November 14, 2023  
5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from October 10, 2023, meeting.
3. Planned Agenda Items.
  - A. Consideration of plat amendment to move sidewalk, Applicant Cook Brother Homes, Located at the Grove at Cedar Hills
  - B. Road Closure Request, Applicant Cinthia Stafford, Tax Map 033L, Parcel 019.00, Located 318 Port Madison Drive, R-1 Suburban Residential District, District 1
  - C. Subdivision Plat for 3 lots, Applicant Frank Harvey, Tax Map 022, Parcel 049.00 & 050.00, Located 2005 Palmer Drive, A-2/F-1 Rural Residential District, District 6, Approximately 11.05 acres
  - D. Subdivision Plat for 44 lots, Applicant Michael Gaddis, Tax Map 036, Parcels 024.00, 067.00, 068.00 & 069.00, Located Friendsville, A-1/F-1 Agriculture-Forestry District, District 3, Approximately 93.5 acres
  - E. Commercial Site Plan, Applicant/Property Owner Michael Gaddis, Tax Map 044, Parcels 025.00, Located 4277 Hwy 321, C-2 General Commercial District, District 3, Approximately 5.82 acres
  - F. Subdivision Plat for 3 lots, Applicant/Property Owner True to Life, Tax Map 017, Parcels 088.00, 088.03, 091.00 & 092.00, Located Lakepoint/Wilkerson Rd, A-2 Rural Residential District, District 6, Approximately 5.54 acres
  - G. Subdivision Plat for 3 lots, Applicant/Property Owner Debra Wilkerson, Tax Map 007, Parcel 042.00, Located Harrison Lane, R-1 Suburban Residential District, District 5, Approximately 3.33 acres

- H. Subdivision Plat for 2 lots with zoning violation, Applicant Daniel Humphreys, Tax Map 021, Parcel 058.00 & 059.00, Located Lakeview Road, R-1 Suburban Residential District, District 6
  - I. Subdivision Plat for 5 lots, Applicant Ethan Phillips, Tax Map 017. Parcel 055.00, Located 14350 Northshore Drive, A-2 Rural Residential District, District 6
  - J. Subdivision Plat for 3 lots, Applicant/Property Owner Joyce Price, Tax Map 067, Parcel 042.00, Located 5750 Markwood Drive, A-1 Agriculture-Forestry District, District 4, Approximately 4 acres
- 4. County Commission Action on Planning Commission Recommendations
  - 5. Codes Department Building Activity Summary for October 2023 (attached)
  - 6. Additional Public Comments
  - 7. Update from Planning Department

Adjournment

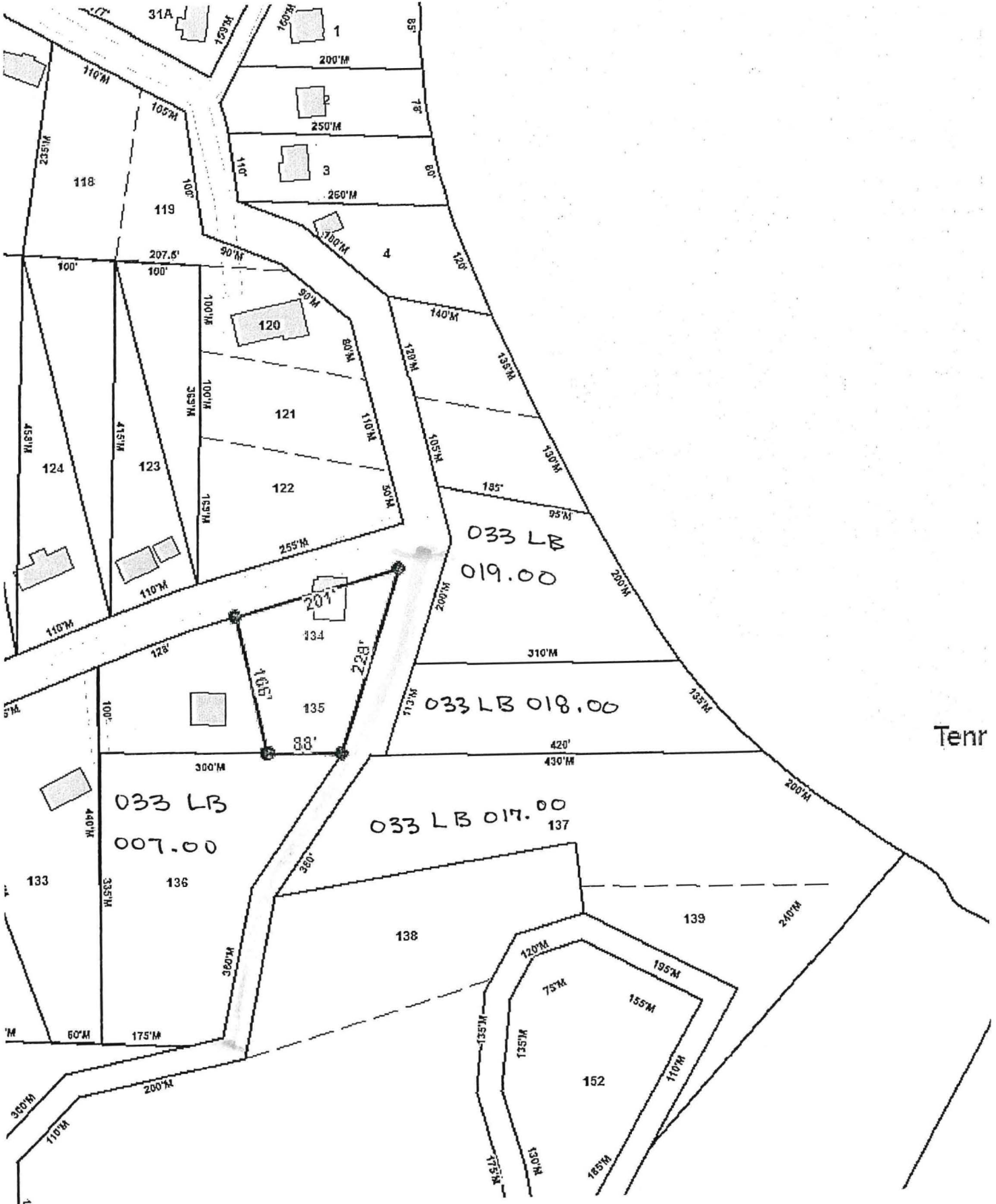
# Item B



Vick Dyer  
Alliance Sotheby's International Realty  
8655994001  
vickdyer@gmail.com  
vickdyer.com

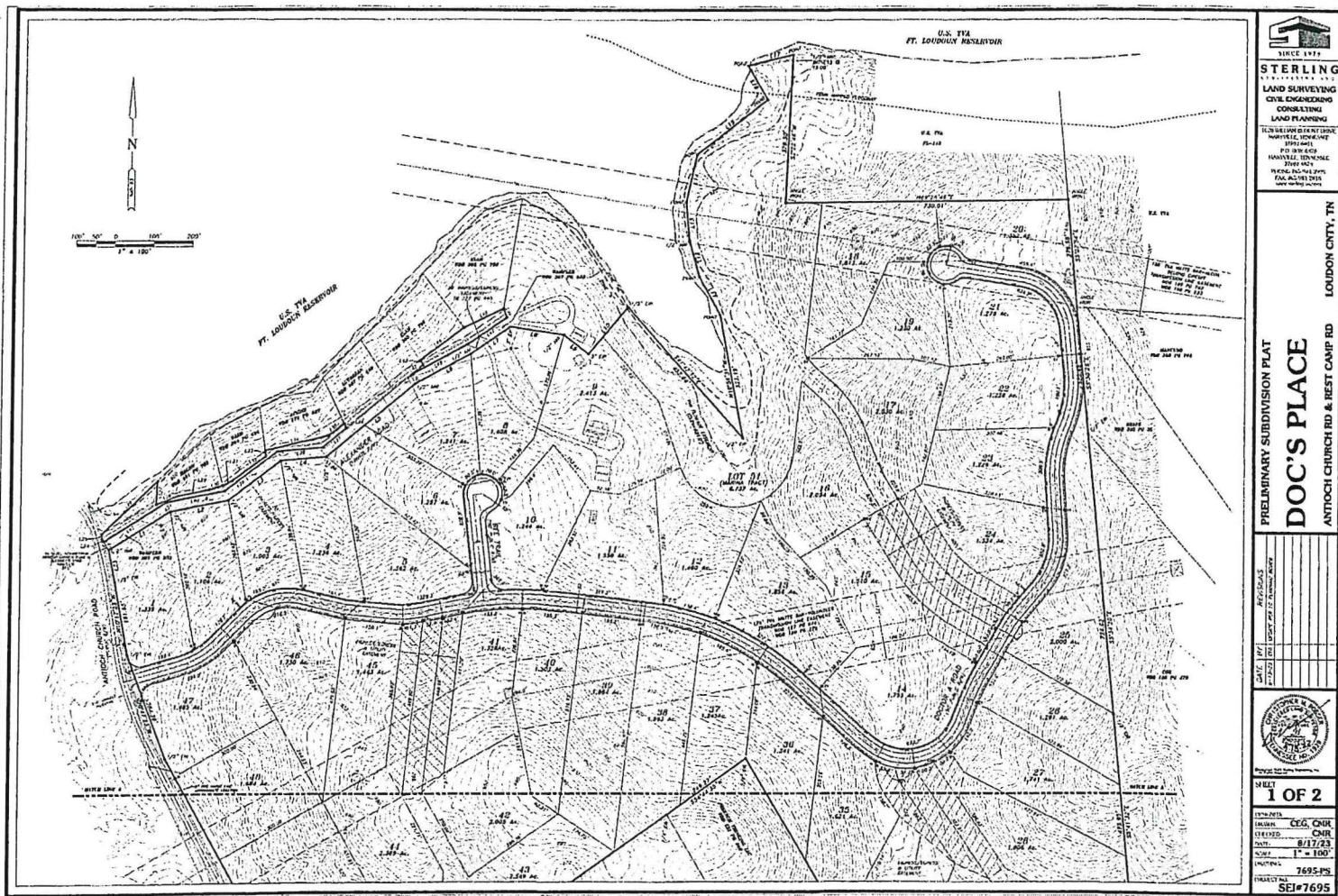


Map for Parcel Address: 318 Port Madison Dr Loudon, TN 37774-6516 Parcel ID: 033L B 006.00



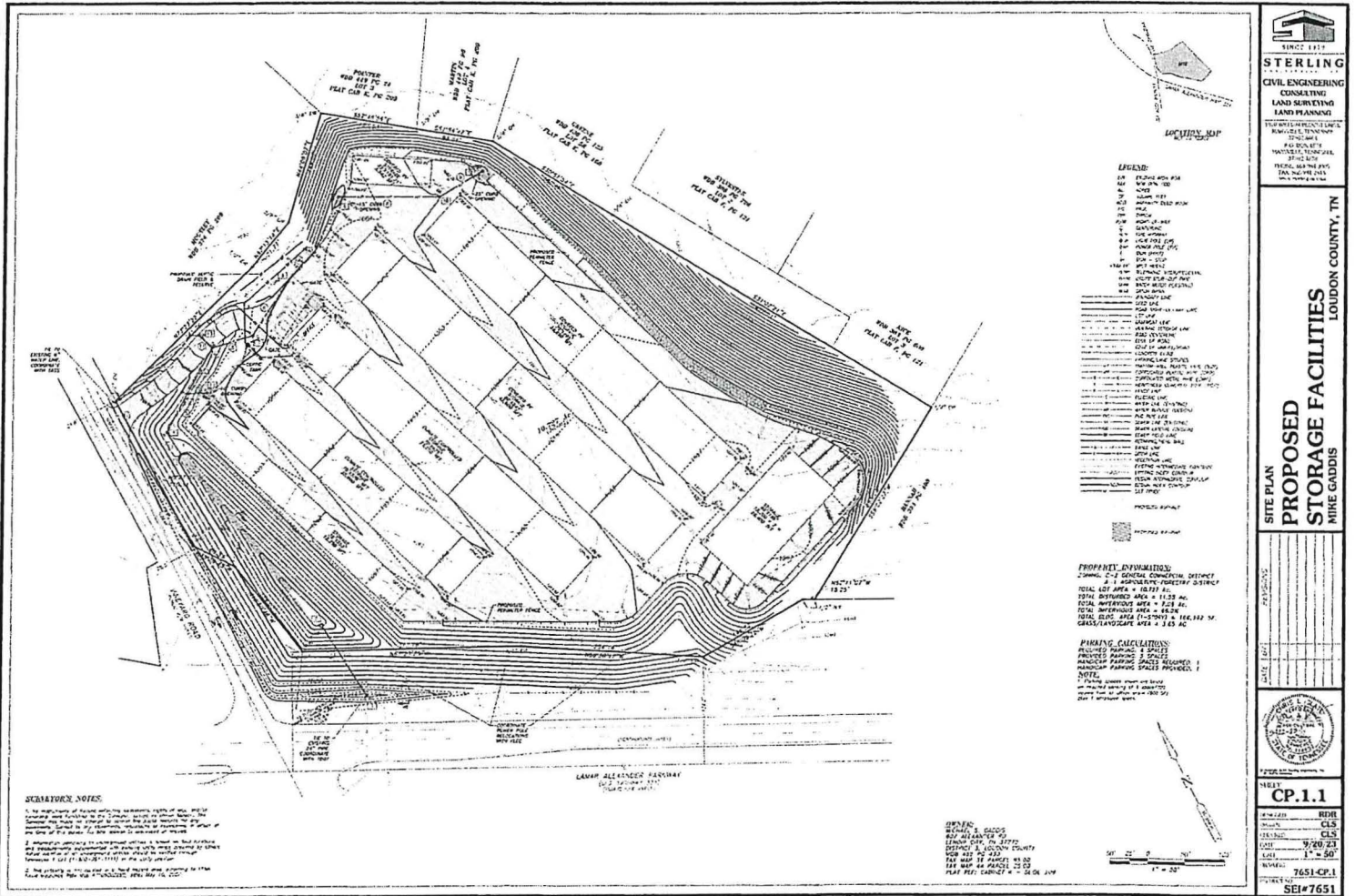


Item D





# Item E



# Item E

**DETAIL "A" EXTENDED DETENTION POND WITH PRECAST MIU OVERFLOW STRUCTURE**

**SECTION "A-A" GRASS DRAINAGE CHANNEL**

**SECTION "B-B" DRAINAGE CHANNEL**

**DETAIL "D" TYPICAL PAVEMENT**

**DETAIL "E" TYPICAL CURB**

**DETAIL "F" TYPICAL HANDICAP PARKING SIGN**

**PRECAST MIU OVERFLOW GRATE**

**DETAIL "G" TYPICAL SILL FENCE DETAIL**

**DETAIL "C" RIPRAP OUTLET PROTECTION**

**DRAINAGE STRUCTURE SCHEDULE**

**PIPE SCHEDULE**

**RIPRAP APRON SCHEDULE**

**SITE UTILITY SCHEDULE**

**NOTES**

**SITE PREPARATION NOTES**

**GRADING AND CONSTRUCTION NOTES**

**SITE UTILITY NOTES**

**DRAINAGE STRUCTURE SCHEDULE**

STRUCTURE NUMBER	TYPE	LOCATION	DEPTH (ft)	INLET	OUTLET	NOTE
1	18"	101+00	4.0	101+00	101+20	SEE PLAN
2	18"	101+30	4.0	101+30	101+50	SEE PLAN
3	18"	101+60	4.0	101+60	101+80	SEE PLAN
4	18"	101+90	4.0	101+90	102+10	SEE PLAN
5	18"	102+40	4.0	102+40	102+60	SEE PLAN
6	18"	102+90	4.0	102+90	103+10	SEE PLAN
7	18"	103+40	4.0	103+40	103+60	SEE PLAN
8	18"	103+90	4.0	103+90	104+10	SEE PLAN
9	18"	104+40	4.0	104+40	104+60	SEE PLAN
10	18"	104+90	4.0	104+90	105+10	SEE PLAN
11	18"	105+40	4.0	105+40	105+60	SEE PLAN
12	18"	105+90	4.0	105+90	106+10	SEE PLAN
13	18"	106+40	4.0	106+40	106+60	SEE PLAN
14	18"	106+90	4.0	106+90	107+10	SEE PLAN
15	18"	107+40	4.0	107+40	107+60	SEE PLAN
16	18"	107+90	4.0	107+90	108+10	SEE PLAN
17	18"	108+40	4.0	108+40	108+60	SEE PLAN
18	18"	108+90	4.0	108+90	109+10	SEE PLAN
19	18"	109+40	4.0	109+40	109+60	SEE PLAN
20	18"	109+90	4.0	109+90	110+10	SEE PLAN
21	18"	110+40	4.0	110+40	110+60	SEE PLAN
22	18"	110+90	4.0	110+90	111+10	SEE PLAN
23	18"	111+40	4.0	111+40	111+60	SEE PLAN
24	18"	111+90	4.0	111+90	112+10	SEE PLAN
25	18"	112+40	4.0	112+40	112+60	SEE PLAN
26	18"	112+90	4.0	112+90	113+10	SEE PLAN
27	18"	113+40	4.0	113+40	113+60	SEE PLAN
28	18"	113+90	4.0	113+90	114+10	SEE PLAN
29	18"	114+40	4.0	114+40	114+60	SEE PLAN
30	18"	114+90	4.0	114+90	115+10	SEE PLAN

**PIPE SCHEDULE**

NUMBER	DIAMETER	MATERIAL	LENGTH	SIZE	SLOPE (%)	NOTE
1	18"	SP	1200'	4"	0.5%	SEE PLAN
2	18"	SP	840'	4"	0.5%	SEE PLAN
3	18"	SP	480'	4"	0.5%	SEE PLAN
4	18"	SP	120'	4"	0.5%	SEE PLAN
5	18"	SP	120'	4"	0.5%	SEE PLAN
6	18"	SP	120'	4"	0.5%	SEE PLAN
7	18"	SP	120'	4"	0.5%	SEE PLAN
8	18"	SP	120'	4"	0.5%	SEE PLAN
9	18"	SP	120'	4"	0.5%	SEE PLAN
10	18"	SP	120'	4"	0.5%	SEE PLAN
11	18"	SP	120'	4"	0.5%	SEE PLAN
12	18"	SP	120'	4"	0.5%	SEE PLAN
13	18"	SP	120'	4"	0.5%	SEE PLAN
14	18"	SP	120'	4"	0.5%	SEE PLAN
15	18"	SP	120'	4"	0.5%	SEE PLAN
16	18"	SP	120'	4"	0.5%	SEE PLAN
17	18"	SP	120'	4"	0.5%	SEE PLAN
18	18"	SP	120'	4"	0.5%	SEE PLAN
19	18"	SP	120'	4"	0.5%	SEE PLAN
20	18"	SP	120'	4"	0.5%	SEE PLAN
21	18"	SP	120'	4"	0.5%	SEE PLAN
22	18"	SP	120'	4"	0.5%	SEE PLAN
23	18"	SP	120'	4"	0.5%	SEE PLAN
24	18"	SP	120'	4"	0.5%	SEE PLAN
25	18"	SP	120'	4"	0.5%	SEE PLAN
26	18"	SP	120'	4"	0.5%	SEE PLAN
27	18"	SP	120'	4"	0.5%	SEE PLAN
28	18"	SP	120'	4"	0.5%	SEE PLAN
29	18"	SP	120'	4"	0.5%	SEE PLAN
30	18"	SP	120'	4"	0.5%	SEE PLAN

**RIPRAP APRON SCHEDULE**

APPROXIMATE	TYPE	DEPTH	NO. OF	NO.
1	18"	4"	10	10
2	18"	4"	10	10
3	18"	4"	10	10
4	18"	4"	10	10
5	18"	4"	10	10
6	18"	4"	10	10
7	18"	4"	10	10
8	18"	4"	10	10
9	18"	4"	10	10
10	18"	4"	10	10
11	18"	4"	10	10
12	18"	4"	10	10
13	18"	4"	10	10
14	18"	4"	10	10
15	18"	4"	10	10
16	18"	4"	10	10
17	18"	4"	10	10
18	18"	4"	10	10
19	18"	4"	10	10
20	18"	4"	10	10
21	18"	4"	10	10
22	18"	4"	10	10
23	18"	4"	10	10
24	18"	4"	10	10
25	18"	4"	10	10
26	18"	4"	10	10
27	18"	4"	10	10
28	18"	4"	10	10
29	18"	4"	10	10
30	18"	4"	10	10

**STERLING**  
CIVIL ENGINEERING  
CONSULTING  
LAND SURVEYING  
LAND PLANNING  
1101 S. 10TH ST.  
SUITE 100  
DENVER, CO 80202

**SITE PLAN DETAILS**  
**PROPOSED STORAGE FACILITIES**  
**MIKE GADDIS**  
LOUDON COUNTY, TN

**CP.1.2**  
DATE: 9/20/23  
SCALE: N.T.S.  
PROJECT: 7651-CP.1  
SHEET: 7651-CP.1



Item F

**CERTIFICATION OF OWNERSHIP AND DESIGNATION**

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAN AND REDEVELOP ALL STREETS/ALLEYS/WAYS, PARKS OR OTHER PUBLIC SPACES AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

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

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

**CERTIFICATION OF APPROVAL FOR RECORDING**

I CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING RECORD, WITH THE EXCEPTION OF EACH VARIANCE, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN REVEALED OR ARE ACCEPTABLE, UNLESS NOTED IN ORDER TO ASSURE COMPLETION. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: \_\_\_\_\_ SECRETARY/PLANNING COMMISSION: \_\_\_\_\_

**CERTIFICATION OF SEWAGE SYSTEM**

I CERTIFY THAT SEWAGE SYSTEMS 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: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAN ARE CORRECT, THE NAMES OF ANY NEW ROADS, 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 PLAN ARE IN CONFORMANCE WITH THE E-811 SYSTEM.

DATE: \_\_\_\_\_ E-811 AUTHORITY: \_\_\_\_\_

**CERTIFICATION OF ACCURACY**

I CERTIFY THAT THE PLAN 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 SATISFACTION OF THE REGIONAL PLANNING COMMISSION.

DATE: 9-7-23 SURVEYOR: [Signature]

**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 OF COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

**CERTIFICATION OF STREETS**

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

DATE: \_\_\_\_\_ ROAD/HAZARD/RIGHTWAY COMMISSION: \_\_\_\_\_

**BUILDING SETBACKS:**

FRONT: 40'  
SIDE: 20' (1-5' FOR EACH ADDITIONAL STORY)  
REAR: 30'

**SITE NOTES**

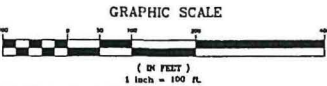
- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EASEL, SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- IF UTILITY AND DRAINAGE EASEMENTS WERE ALL EXTERIOR BOUNDARY LINES AND ALLOW ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE DEED BOOK 134, PAGE 198, DEED BOOK 417, PAGE 15
- PROPERTY SHOWN ON MAP 817, PARCELS 188, 189, 190 IS PART OF 182 IN RESTRICTIONS OF RECORD
- TOTAL LOTS: 4
- TOTAL AREA: 254.408 AC
- 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, EASEMENTS, RIGHTS-OF-WAY, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHTS-OF-WAY SHOWN OR NOT SHOWN BY PUBLIC RECORDS OR DISCOVERED BY A TITLE SEARCH
- NORTH NOTATION IS TIED TO LOUDOUN COUNTY SURVEY MONUMENTS:  
SURVEY MONUMENT #151 N. 54°29' 48" W. 1.54359 AC  
E. 24°02' 17" W. 1.778 AC  
ELEV. 870.26 (MVD22)  
SURVEY MONUMENT #154 N. 58°04' 43" W. 1.54359 AC  
E. 24°02' 17" W. 1.778 AC  
ELEV. 826.14 (MVD22)

**FLOOD NOTE:**  
This property is found to be in Zone X of the FEMA Flood Insurance Rate Map No. 2210M0174D which bears an effective date of MAY 16, 2017 and is not in a Special Flood Hazard Area.



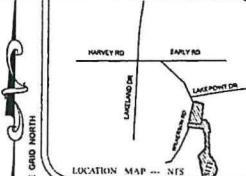
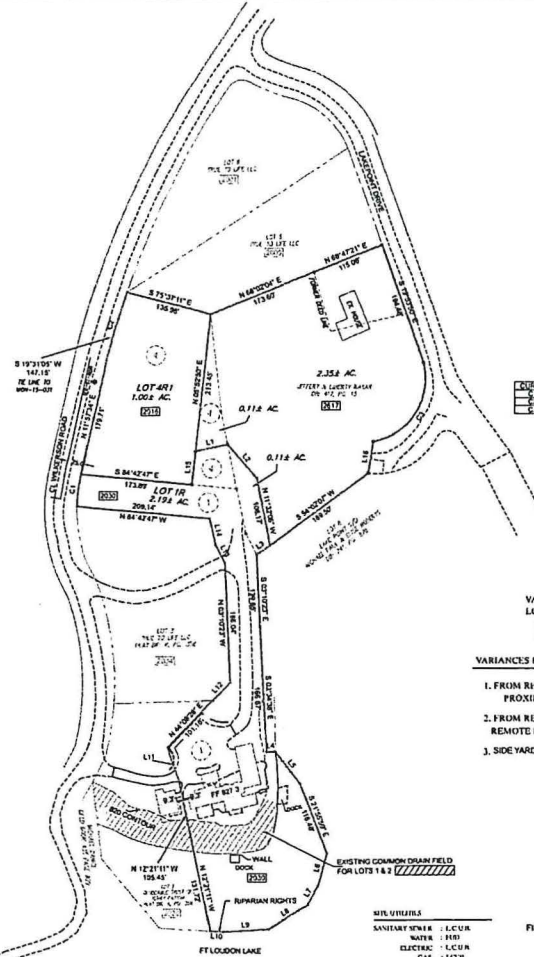
I hereby certify that the survey shown hereon is a survey I have made and that the area of partition of the undivided survey is not less than 1/16,000 of an acre hereon. The title herein was furnished to the surveyor and easements shown hereon are not shown on the field map or may be discovered by a title search by a titleholder.

DATE: 9-7-23  
Signature: [Signature]



**LeMAY AND ASSOCIATES CONSULTING ENGINEERS**

PH: (606) 671-0193  
FAX: (606) 671-0213  
10819 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37634



**LEGEND**  
PCH: HIGH PAVEMENT  
PWS: HIGH PAVEMENT

LOT NO.	AREA (AC)	PERCENTAGE	ADJACENT LOTS	ADJACENT OWNER
1R	1.000	100.00%	1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A	TRUE TO LIFE LLC

LINE	BEARING	DISTANCE
1	S 89°21'00" W	142.50'
2	S 89°21'00" W	142.50'
3	S 89°21'00" W	142.50'
4	S 89°21'00" W	142.50'
5	S 89°21'00" W	142.50'
6	S 89°21'00" W	142.50'
7	S 89°21'00" W	142.50'
8	S 89°21'00" W	142.50'
9	S 89°21'00" W	142.50'
10	S 89°21'00" W	142.50'
11	S 89°21'00" W	142.50'
12	S 89°21'00" W	142.50'
13	S 89°21'00" W	142.50'
14	S 89°21'00" W	142.50'
15	S 89°21'00" W	142.50'
16	S 89°21'00" W	142.50'
17	S 89°21'00" W	142.50'
18	S 89°21'00" W	142.50'
19	S 89°21'00" W	142.50'
20	S 89°21'00" W	142.50'

**VARIANCE GRANTED BY:**  
LOUDOUN COUNTY BZA 02/08/2023  
FRONTYARD SETBACK TO 30' (LOT 1)  
REAR YARD 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.
  - SIDE YARD SETBACK FROM 25 TO 0' (HOUSES ARE EXISTING)

**OWNER(S):**  
TRUE TO LIFE LLC  
2000 WILKERSON ROAD  
KNOXVILLE TN 37922

**OWNER(S):**  
RASAR JEFFERY J ETUX LIBERTY DAWN  
453 TRACY RD  
MELINGTON TN 38053

FINAL PLAT RESUBDIVISION OF LOTS 1R & 4R TRUE TO LIFE LLC &

**RASAR PROPERTY**

Scale: 1" = 100'    Approved by: [Signature]    Drawn by: REL/p  
DATE: 8-25-2023    LATEST REVISION: 9-7-2023

DISTRICT 2  
LOUDOUN COUNTY — TENNESSEE

CLT MAP, 041 06, 036 02, 091 01 & PLAT OF 092 02    DRAWING NO.: 8026-1948

Item G

FINAL PLAT FOR:  
**LOTS 3A-C, DIXIE LEE VILLAGE SUBDIVISION**  
 TOTAL AREA = 3.22± ACRES



VICINITY MAP

**Surveyor's Notes**

1. Section (21) Twp. 10N, Range (2) E, Meridian (15) W
2. Reference: David Cook INC. Page 381.
3. A 10' utility and drainage easement is reserved adjacent to the right-of-way and on either side of the lot lines.
4. Review of the Federal Emergency Management Agency Flood Insurance Rate Map with governmental number 4710500120, dated 3/18/2007 indicates this property is in Zone X, which is not in a flood area.
5. Water on adjacent lots is to be shared.
6. The area represented is to be divided when it is being divided up amongst lots.

**CERTIFICATION OF CORRECTNESS AND OPINION**  
 This is to certify that the owner(s) of the property shown and described herein hereby submit 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 \_\_\_\_\_ Owner \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
 I certify that the plat shown and described herein, is a true and correct survey in the accuracy required by the Regional Planning Commission and that monuments have been placed as shown herein, in the specifications of the Regional Planning Commission.

Date \_\_\_\_\_ Christian M. Medders, R.L.S. 2463

**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 shown.

Date \_\_\_\_\_ City or County Health Officer or his Authorized Representative

**CERTIFICATION OF SEWERAGE SYSTEM**  
 I certify that the 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 none is applicable).

Date \_\_\_\_\_ Local Health Authority

**CERTIFICATION OF STREETS**  
 I certify that streets and related appliances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

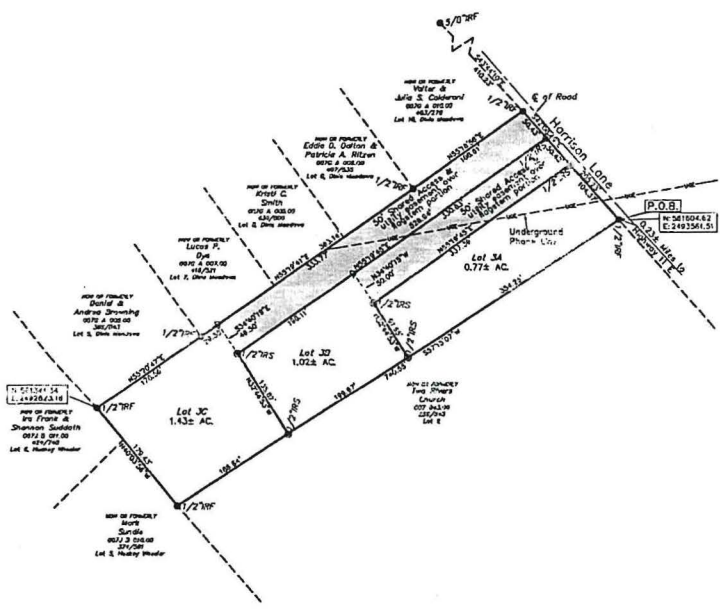
Date \_\_\_\_\_ Road Engineer/Highway Commission

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

Date \_\_\_\_\_ Secretary, Regional Planning 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-811 System.

Date \_\_\_\_\_ E-811 Authority



**LEGEND**

IRON BEAR SET W/ CAP	○
IRON PEGS/PIPS/STAKES	●
CONCRETE MONUMENT FOUND	□
TOPIC CORNER	△
P.W. BOUNDARY	—
NO CORNER SET/FOUND	○
POLE	○
WATER METER	○
WELL	○
UTILITY POWER HANDLE	○
CEILING LINE	—
WIRE LINE	—
UNDERGROUND ELECTRIC LINE	—
UNDERGROUND PROPERTY LINE	—
HOA/CDD/NOT SURVEYED LINE	—

All shown, visible, all boundary monuments and survey control was performed using GPS methods using 100' minimum base, and frequency was 1000 Hz. All data points were performed and reduced using the least squares method using the NAD 83 datum. All distances measured and all bearings determined in the Tennessee State Plane Coordinate System of 1983, and all (DMS) (Degrees, Minutes, Seconds) bearings are listed. All bearings are listed in the form of N or S followed by the angle in degrees, minutes and seconds. All distances are listed in feet and inches. All bearings and distances are listed in the form of N or S followed by the angle in degrees, minutes and seconds. All distances are listed in feet and inches. All bearings and distances are listed in the form of N or S followed by the angle in degrees, minutes and seconds. All distances are listed in feet and inches.

**CERTIFICATION FOR SUBDIVISION SURVEY**  
 I certify that this plat meets the requirements of the Missouri Subdivision Regulations based on the provisions of T.C.A. §13-3-01 and T.C.A. §13-3-02. I hereby certify that this plat, in the best of my knowledge and belief is a true and correct representation of the actual conditions and was prepared from an actual field survey of the property by me, or under my supervision, and I certify that this is a division survey of existing property of record and meet the Tennessee standards of practice for land surveying in Chapter 0000-03, with the authority of T.C.A. §13-3-01(a), and does require planning approval for recording of this plat.

DEBRA WILKERSON  
 FINAL PLAT OF LOTS 3A-C, DIXIE LEE VILLAGE SUBDIVISION, TAX ID #007 04100  
 5TH CIVIL DISTRICT, LOUDON COUNTY, TENNESSEE

**TWM**  
 THOUVENOT, WADE & MOERCHEN, INC.  
 MEASUREMENTS SURVEYING  
 CONSULTING ENGINEERING  
 GEOSPATIAL SERVICES

PROJECT NO: 221007  
 DATE: 12/27/10  
 DRAWN BY: SUE CHOEY BY: SUE CHOEY  
 CHECKED BY: M. J. HARRIS  
 DATE: 12/27/10



# Item H

**CERTIFICATION OF STANDARDS AND DESIGN**

I certify that the standards and design of the property shown and described herein comply with the standards and design of the subdivision, as shown on the plat and as shown in sheets, plans, maps, and other public documents on file.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

I certify that the water system installed, or proposed for installation, by this subdivision complies with the requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**CERTIFICATION OF SURVEYING**

I certify that the plat shown and described herein, as a plat and correct herein is the survey required by the Regional Planning Commission and that the same has been approved by the Regional Planning Commission.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF SEWER SYSTEMS**

I certify that the sewer system installed, or proposed for installation, by this subdivision complies with the requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**CERTIFICATION OF APPROVAL FOR RECORDING**

I certify that this plat has been found to comply with the subdivision requirements for the zoning system with the exception of such variations, if any, which will result in no impairment of the public health or safety. This plat is approved for recording in the office of the County Register.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**GRAPHIC SCALE**

1 inch = 100 feet

**LEGEND**

- HIGH ROAD FOUND
- ⊙ HIGH ROAD SET

**REVISIONS**

No.	Description	Date

**SHEET INFORMATION**

Sheet No.	Sheet Description

**OWNER**  
SEE ABOVE

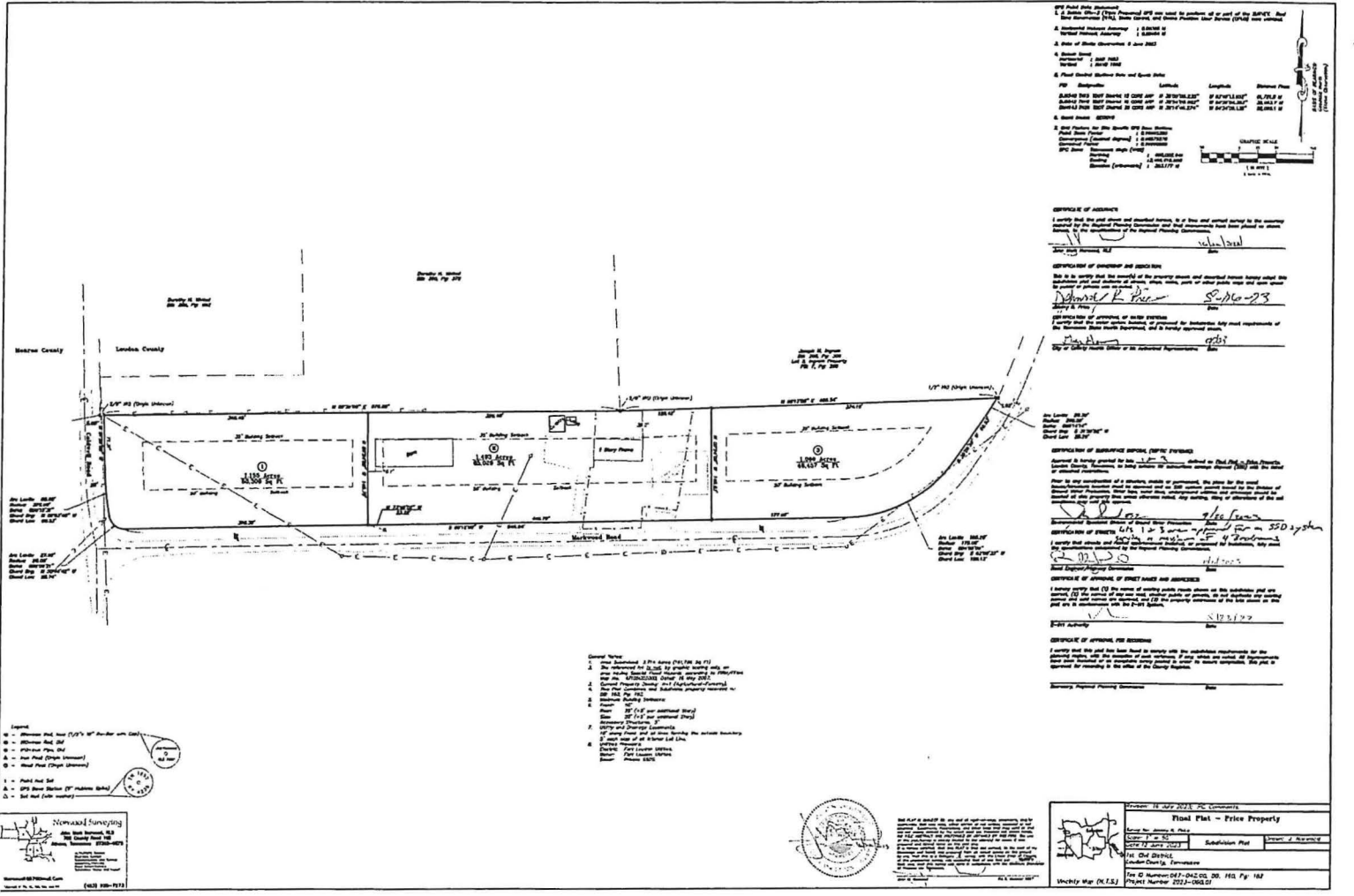
**REVISIONS**  
SEE ABOVE

**REVISIONS**  
SEE ABOVE

**REVISIONS**  
SEE ABOVE



Item J



**PROPERTY INFORMATION**

Survey Name	Price Property
Survey Number	2021-028
Date of Survey	12/15/2021
Surveyor	[Signature]
Client	Price Property

**DEPARTMENT OF ASSURANCE**

I certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

[Signature]

**DEPARTMENT OF CONSTRUCTION AND RECONSTRUCTION**

This is to certify that the work of the surveying and mapping herein complies with the requirements of the Virginia Uniform Statewide Building Code, and that the surveying and mapping herein was performed in accordance with the Virginia Uniform Statewide Building Code and the Virginia Professional Surveying Act of 2011.

[Signature]

**DEPARTMENT OF SURVEYING AND MAPPING**

I certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

[Signature]

**DEPARTMENT OF PUBLIC UTILITIES**

I certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

[Signature]

**DEPARTMENT OF ZONING AND PLANNING**

I certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

[Signature]

**DEPARTMENT OF HEALTH AND WELFARE**

I certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

[Signature]

**DEPARTMENT OF PLANNING AND ZONING**

I certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

[Signature]

**DEPARTMENT OF PUBLIC UTILITIES**

I certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

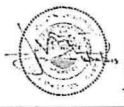
[Signature]

**DEPARTMENT OF ZONING AND PLANNING**

I certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

[Signature]

Northway Surveying  
1000 N. Main Street, Suite 100  
Roanoke, VA 24012  
(540) 978-7133



**NOTICE TO ORDER OF SURVEYING AND MAPPING**

This is to certify that the work and calculations herein are true and correct to the best of my knowledge and belief, and that I am a duly licensed and bonded Professional Engineer or Surveyor in the State of Virginia.

[Signature]

Project: Flood Plain - Price Property	
Survey Number: 2021-028	Subdivision Plot: [ ]
Date of Survey: 12/15/2021	Surveyor: [Signature]
Project Number: 2021-028	

**AGENDA**  
**LOUDON COUNTY BOARD OF ZONING APPEALS**  
**November 14, 2023**  
**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 10, 2023 meeting.
4. Planned Agenda Items.
  - A. Variance Request for rear & side yard setbacks. Applicant/Property Owner Susan Bentley, Located 7125 Maple Hill Rd, Tax Map 050, Parcel 078.00, A-2 Rural Residential District, District 1, Approximately 1.23 acres
  - B. Variance Request to occupy camper until home is constructed, Applicant/Property Owner Clint & Brittany Buttrey, Tax Map 054, Parcel 017.09, Located 17544 Pond Creek Road, A-1 Agriculture Forestry District, District 4. Approximately 15 acres
  - C. Variance Request on road grade, Applicant/Property Owner Michael Gaddis, Tax Map 036, Parcel 024.00, Located Friendsville, A-1/F-1 Agriculture-Forestry District, District 3
  - D. Administrative Review for zoning clarification. Applicant Dustin Wieske, Tax Map 080, Parcel 054.00, Located 6621 Hwy 411, M-1 General Industrial District, District 3, Approximately 16.43 acres
  - E. Variance Request for front yard of 22.5' for the purpose of a retaining wall, the wall will also serve as front of new pool house, Applicant/Property Owner Michael Cody, Tax Map 036F, Parcel 017.00, Located 1539 Gilbert Lane, A-1 Agriculture-Forestry District, District 3
  - F. Special Exception to live in existing home while building a new home, will remove mobile home after CO is provided. Applicant/Property Owner Tyler Massey, Tax Map 007, Parcel 086.01, Located 13835 Hwy 70 East, R-1 Suburban Residential District, District 5, Approximately 14.07 acres
5. Additional Public Comments

Item A

TN

Tennessee Property Viewer



# Item B

## Tennessee Property Viewer

TN





Item B



**LOUDON COUNTY  
CODES ENFORCEMENT**

101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Phone: 865-458-4470  
Fax: 865-458-3598

[www.planningandcodes.loudoncounty-tn.gov](http://www.planningandcodes.loudoncounty-tn.gov)

September 14, 2023

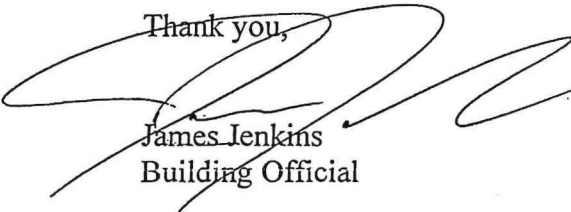
Clinton Buttrey  
17544 Pond Creek Road  
Philadelphia, TN 37846  
Map 054, Parcel 017.09

Mr. Buttrey,

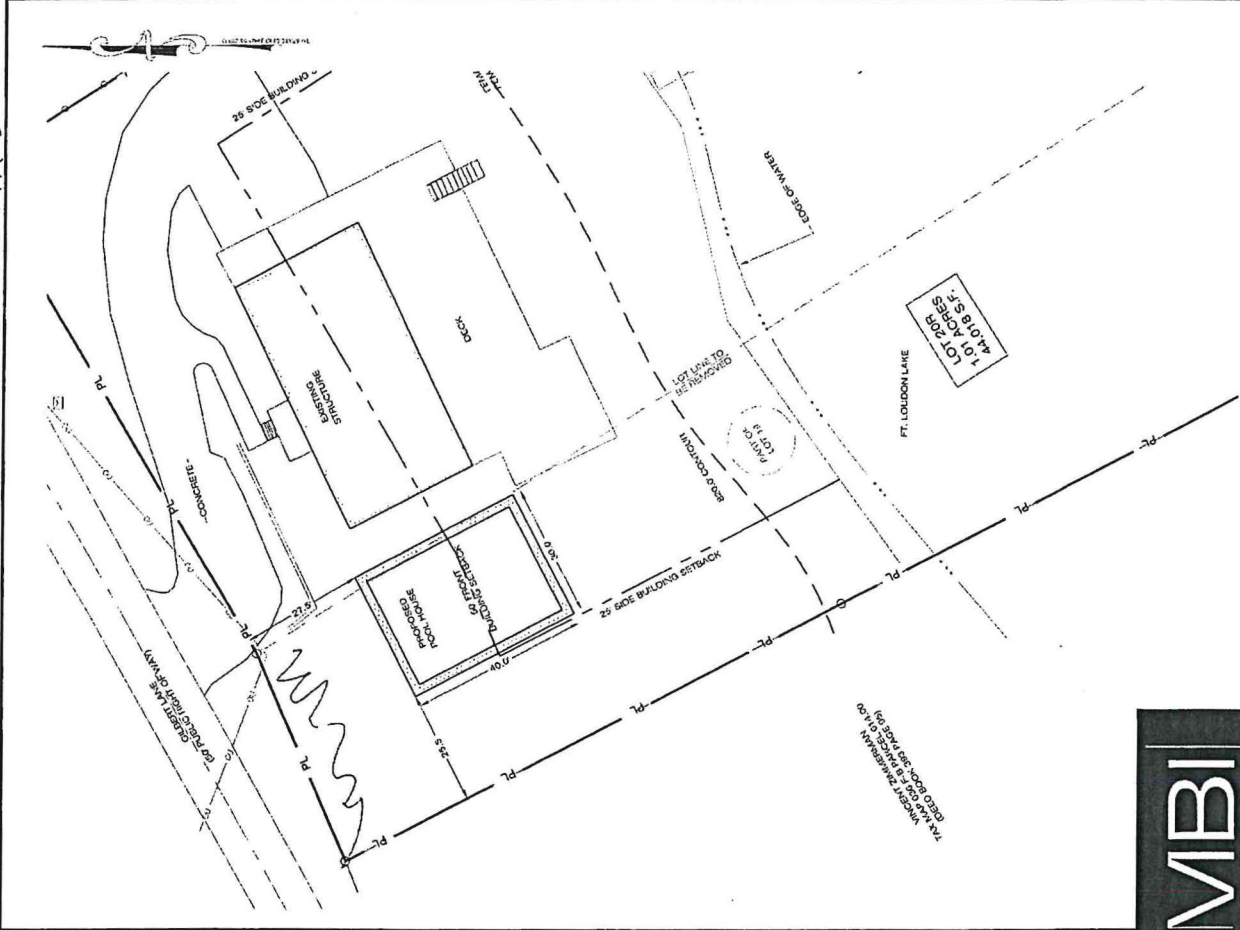
I am sending you this letter in regards to a complaint I received on the above referenced property. Our office has received complaints that there was someone living in an accessory building and/or a camper at this location. Due to the location of the building, my staff is unable to verify that the building or camper is being lived in, but the adjoining property owner have stated that it is being lived in.

I am sending you this letter as a Notice that the Loudon County Zoning Resolution does not allow someone to live in an accessory building and/or camper. You will need to cease allowing any occupation of the accessory building and/or camper immediately. You may appeal this letter to the BZA by filling out an application in the Loudon County Planning Office. You have 20 days to file an appeal. If you have any questions, feel free to contact me at 865-458-4095. Thank you for your cooperation in resolving this matter.

Thank you,

  
James Jenkins  
Building Official

Item E



NOTES

- 1. This is not a general property survey pursuant to TCA 26-2-101.
- 2. This is not a subdivision of land.
- 3. This is not a plat of land.
- 4. This is not a plat of land.
- 5. This is not a plat of land.

SITE PLAN OF:

Street Address: 1539 Gibson Ln  
 Owner: Michael Coxy  
 Location: Loudon County, Tennessee  
 District: 03  
 Tax Parcel ID: 0306 B107.00  
 Block (Public): Block 151, Page 018  
 Plat (Public): Plat Book 1, Page 01  
 Field Date: \_\_\_\_\_  
 Drawing Date: 10-31-23  
 Last Rev. Date: \_\_\_\_\_  
 Drawn By: Z. Boston  
 Checked By: Z. Boston  
 Approved By: Z. Boston

**GRAPHIC SCALE**

1 inch = 40 ft

MBI CONSULTING, INC.  
 259 N. WESSGARBEN ROAD  
 KNOXVILLE, TN 37919  
 PHONE: (865) 584-0595  
 FAX: (865) 584-5213  
 WEB: mbiconsulting.com