

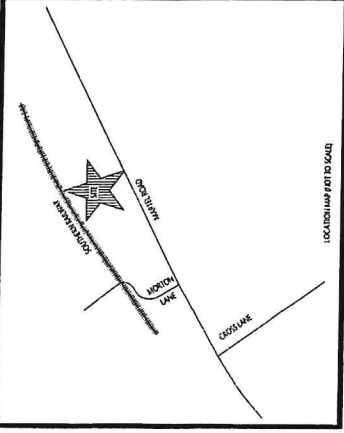
AGENDA
LOUDON COUNTY
REGIONAL PLANNING COMMISSION
February 11, 2025
5:30 p.m.

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from January 14, 2025, meeting.
3. Planned Agenda Items.
 - A. Subdivision Plat for 5 lots, Applicant/Property Owner Michael Waller, Tax Map 011, Parcel 283.01, Located Martel Rd, A-3 Developing Agriculture District, District 6
 - B. Subdivision Plat for 3 lots, Applicant/Property Owner William Kellam, Tax Map 039, Parcel 087.02, Located 600 Bradshaw Hollow Rd, A-3 Developing Agriculture District, District 4
 - C. Subdivision Plat for 3 lots, Applicant Terry Patton, Property Owner True to Life, Tax Map 017, Parcels 088.00, 088.02 & 088.03, Located Wilkerson Rd, A-3 Developing Agriculture District, District 6
 - D. Commercial Site Plan, Applicant Roger Boring, Property Owner Reckless Property, Tax Map 080, Parcel 013.01, Located 100 Tarwater Road, M-1 General Industrial District, District 3
 - E. Commercial Site Plan, Applicant Roman Catholic Diocese of Knoxville, Property Owner Sally Sefton (trustee), Tax Map 017, Parcel 055.04 Located Northshore Dr, CFD Community Facilities District, District 6
 - F. Rezone Request from A-1 to A-3 zoning, Applicant Stevens Simmons, Property Owner Jonathan Mendoza, Tax Map 036, Parcels 123.00 & 123.01, Located 5805 Unitia Rd, A-1 Agriculture Forestry District, District 3
 - G. Rezone Request from A-1 to A-2 & A-3 zoning, Applicant Elizabeth & Tyler Barr, Property Owner Gregory Barr, Tax Map 065, Parcel 057.01, Located 2608 Washington Pike, A-1 Agriculture Forestry District, District 4
 - H. Rezone Request from A-2 to A-3 zoning, Applicant/Property Owner Cory Cable, Tax Map 051, Parcel 046.09, Located 28374 Hwy 95, A-2 Rural Residential District, District 3, Approximately 1 to 1.5 acres only

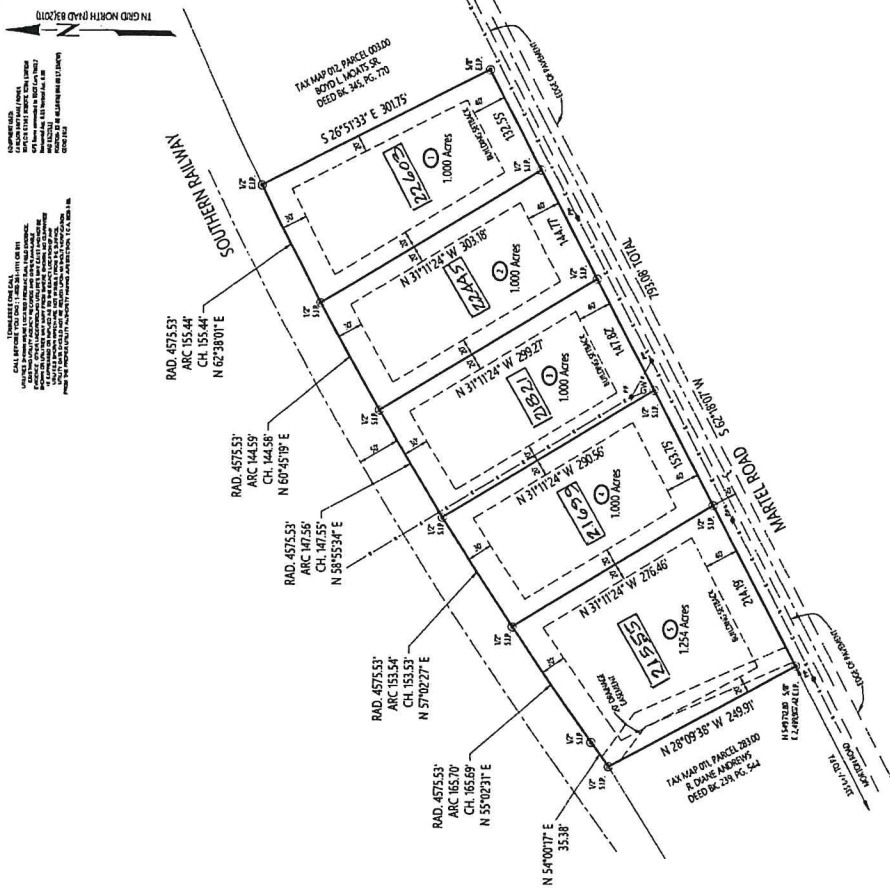
- I. Rezone Request from A-2 to CFD, Applicant Marques Jordan, Property Owner Sara Wolfkamp, Tax Map 005, Parcel 068.00, Located White Wing Rd, A-2 Rural Residential District, District 5, Approximately 13.02 acres
 - J. Rezone Request from A-2 to A-3, Applicant Allen Cansler, Property Owner Keshia Cansler, Tax Map 084, Parcel 064.00, Located McGhee Rd, A-2 Rural Residential District, District 3, Approximately 1 acre only
 - K. Rezone Request from A-1 to A-3, Applicant/Property Owner Phillip Thomas, Tax Map 024, Parcels 040.00 & 040.01, Located 3275 Hotchkiss Valley Rd, A-1 Agriculture Forestry District, District 1
- 4. County Commission Action on Planning Commission Recommendations
 - 5. Codes Department Building Activity Summary for January (attached)
 - 6. Additional Public Comments
 - 7. Update from Planning Department

Adjournment

IRM A



- NOTES:**
1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 3. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, ORDINANCES, PLANNING COMMISSION REGULATIONS, ZONING REGULATIONS, AND ANY OTHER APPLICABLE LAWS, ORDINANCES, SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 4. ONLY THOSE FEATURES CLEARLY EMBODIED UPON THE SURFACE ARE SHOWN AND ANNOTATED IN THE DEED REFERENCED HEREON.
 5. 5 LOTS CONTAINING 5.234 ACRES TOTAL.
 6. BUILDING SETBACK: FRONT - 40' SIDE - 20'
 7. REFERENCE: DEED BOOK 044, PAGE 309
 8. UTILITY AND DRAINAGE EASEMENT OF 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, AND 10 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES.



OWNERS: MICHAEL A. WALLER and wife
 MICHAEL A. WALLER
 5350 BEALS MARIEL ROAD
 LENOR CITY, TN 37772

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, paths or other public ways and open space to public or private use as noted.
 Date: _____ 20__
 MICHAEL A. WALLER
 OWNER
 Date: _____ 20__
 MICHAEL A. WALLER
 OWNER

CERTIFICATION OF APPROVAL OF STREET NAMES AND ADDRESSES
 I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct; (2) the names of any new road, 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-PM System.
 Date: _____ 20__
 E-PM Authority

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: _____ 20__
 Road Engineer/Highway Commission

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
 I certify that the water supply, sewer, and stormwater systems 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 his Authorized Representative

CERTIFICATION OF SUBSURFACE DISPOSAL (Septic System)
 Approval is hereby granted for lots _____, defined as _____, Loudon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.
 Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system must be installed by the applicant. The system must be installed in a location that meets all underground utility and driveway should be located at side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.
 Date: _____ 20__
 Environmental Specialist
 Division of Ground Water Protection

CERTIFICATION OF ACCURACY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THIS SURVEY WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE SURVEYING ACT.
 Date: 12/26/2024
 Registered Engineer/Juror

CALL SURVEYING SERVICE, INC.
 10000 W. STATE STREET, SUITE 100
 MEMPHIS, TN 38119
 (901) 521-1111
 FAX: (901) 521-1112
 www.callsurveying.com
 LICENSE NO. 1713
 REGISTERED PROFESSIONAL SURVEYOR

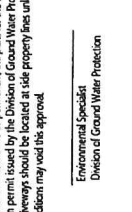
SECRETARY, REGIONAL PLANNING COMMISSION
 Date: _____ 20__

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 sure posted in order to assure completion. This plat is approved for recording in the office of the County Register.
 Date: _____ 20__

FINAL PLAT
 LOTS 1-5
 WALLER PROPERTY
 DISTRICT 2, LOUDON CO. TN
 TAX MAP 011, PART OF PARCEL 283.01
 DATE: DEC. 26, 2024

T.M.W. AND SURVEYING INC.
 P.O. BOX 18358
 KNOXVILLE, TN 37928
 PHONE: 606-589-4303

DRAWING NO. 24-095



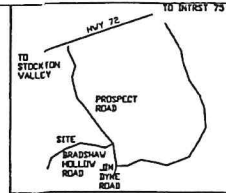
Item B

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



STATE GRID

PROPERTY LINE(S)



LOCATION MAP

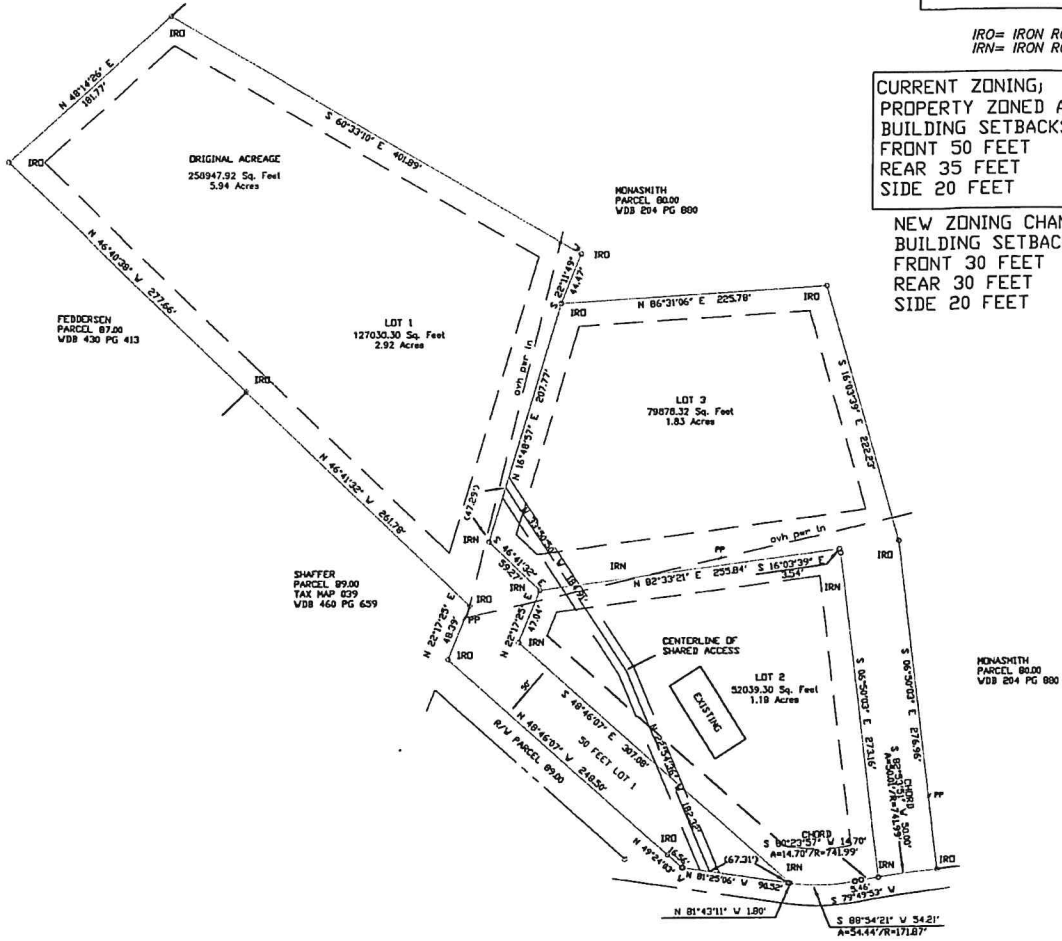
LEGEND

- IRO ○ IRON ROD OLD
- PIPE ●
- POWER POLE ⚡
- WATER VALVE ⌵
- CONTROL △
- BENCHMARK ⊕
- SANITARY SEWER ⊗

IRO= IRON ROD OLD
IRN= IRON ROD NEW

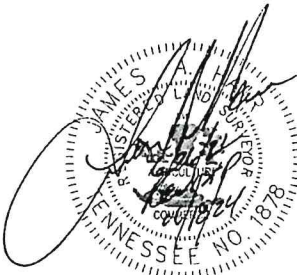
CURRENT ZONING;
PROPERTY ZONED A-1
BUILDING SETBACKS ARE;
FRONT 50 FEET
REAR 35 FEET
SIDE 20 FEET

NEW ZONING CHANGE JA-3
BUILDING SETBACKS;
FRONT 30 FEET
REAR 30 FEET
SIDE 20 FEET



GENERAL INFORMATION

- (1) (3) LOT SUBDIVISION SURVEY OF PARCEL 87.02 ON TAX MAP 039.
- (2) IRON RODS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAT.
- (3) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, LEASES, 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) ALL THREE LOTS HAVE A SHARED ACCESS DRIVE FOR INGRESS AND EGRESS.
- (7) THE LOUDON COUNTY PLANNING COMMISSION APPROVED THIS ZONING CHANGE ON;



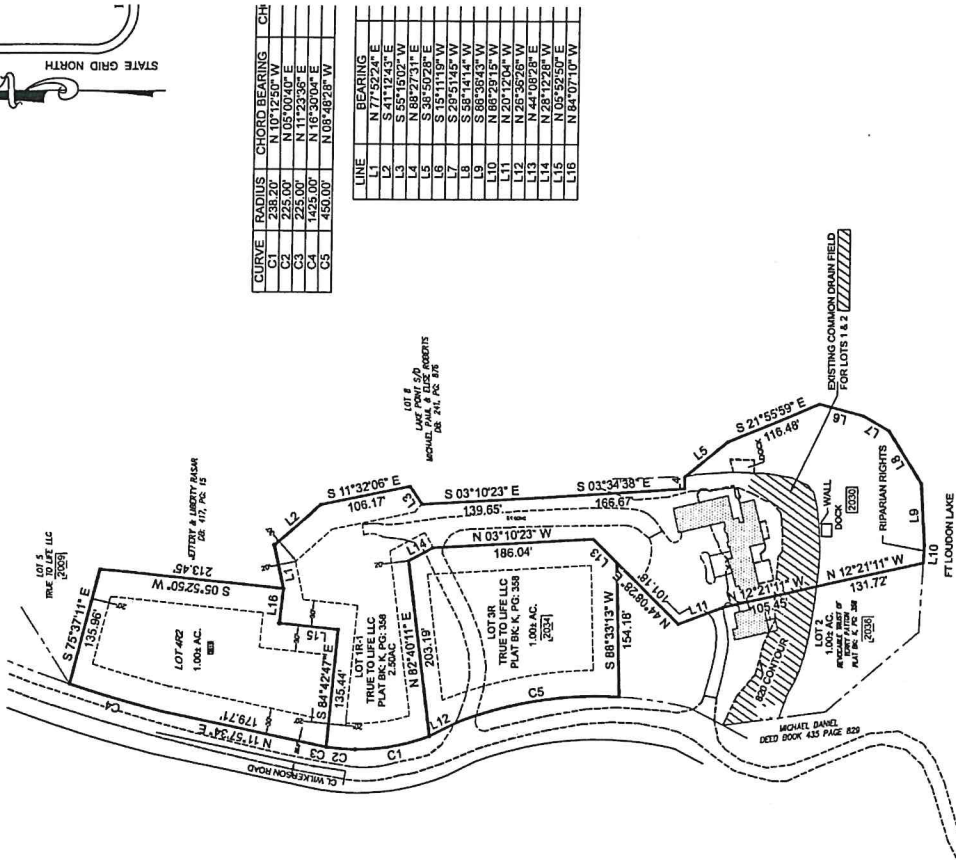
I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF,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

JAMES A. HAIR, RLS #1878

| | | |
|--|-------------------------------|-----------------------------|
| WILLIAM LANE KELLAM BRADSHAW HOLLOW ROAD LOUDON, TENNESSEE 37774 | | |
| SCALE: 1"=100' | APPROVED BY: | DRAWN BY JAH |
| DATE: 6/26/24 | | REVISED 11/18/24 |
| DISTRICT FOUR LOUDON COUNTY | | LOUDON TENNESSEE |
| TAX MAP 039 PARCEL 87.02 | 5.94+/- AC. LDB 447 PG 579 | DRAWING NUMBER WK0624-1R |

Item C

STATE GRID NORTH



| CURVE | RADIUS | CHORD BEARING |
|-------|----------|-----------------|
| C1 | 238.20' | N 10° 12' 55" W |
| C2 | 225.00' | N 17° 32' 06" E |
| C3 | 225.00' | N 17° 32' 06" E |
| C4 | 1425.00' | N 16° 30' 04" E |
| C5 | 450.00' | N 09° 48' 23" W |

| LINE | BEARING |
|------|-----------------|
| L1 | N 7° 52' 24" E |
| L2 | S 41° 12' 43" E |
| L3 | S 55° 15' 07" W |
| L4 | S 38° 50' 28" E |
| L5 | S 38° 50' 28" E |
| L6 | S 15° 11' 19" W |
| L7 | S 29° 51' 45" W |
| L8 | S 58° 14' 14" W |
| L9 | S 88° 39' 15" W |
| L10 | N 88° 39' 15" W |
| L11 | N 20° 12' 04" W |
| L12 | N 25° 35' 26" W |
| L13 | N 44° 09' 28" E |
| L14 | N 28° 12' 28" W |
| L15 | N 62° 07' 10" W |

FINAL PLAT RESUBDIVIDE
 TRU
 Scale: 1" = 100'
 DATE: 8-12-2025
 DISTRICT 2
 LOUDON COU
 CLT MAP: 088.00.1

SITE UTILITIES
 SANITARY SEWER : L.C.U.H
 WATER : L.C.U.H
 ELECTRIC : L.C.U.H
 GAS : L.C.U.H
 TELEPHONE : TDS TELECOM
 CABLE : CHARTER

PH: (865) 671-0183
 FAX: (865) 671-0213
 10818 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

LeMay and Associates
CONSULTING ENGINEERS

CERTIFICATION OF OWNERSHIP AND DEDICATION
 THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HAVE HEREBY ADDED THIS SUBDIVISION PLAT AND DEDICATED ALL STREETS, ALLEYS, EASEMENTS, PARKS OR OTHER PUBLIC WAYS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____
 SECRETARY/REGIONAL PLANNING COMMISSION _____

CERTIFICATION OF APPROVAL FOR RECORDING
 I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND ALL APPLICABLE LAWS AND REGULATIONS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE PLAT AND ALL INSTRUMENTS AND RECORDS REFERENCED THEREIN AND I AM SATISFIED THAT THE PLAT IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE PLAT AND ALL INSTRUMENTS AND RECORDS REFERENCED THEREIN AND I AM SATISFIED THAT THE PLAT IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE PLAT AND ALL INSTRUMENTS AND RECORDS REFERENCED THEREIN AND I AM SATISFIED THAT THE PLAT IS ACCURATE AND COMPLETE.

DATE _____ LOCAL HEALTH AUTHORITY _____
 DATE _____ E-911 AUTHORITY _____

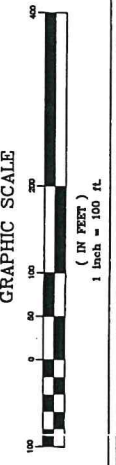
CERTIFICATION OF ADOPTION
 I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY RECORDS AND THAT THE PLAT IS ACCURATE AND COMPLETE. I HAVE REVIEWED THE PLAT AND ALL INSTRUMENTS AND RECORDS REFERENCED THEREIN AND I AM SATISFIED THAT THE PLAT IS ACCURATE AND COMPLETE.

DATE _____ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE _____

DATE _____ ROAD/UTILITY/HIGHWAY COMMISSION _____

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

- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
 - DEED REFERENCE: DEED BOOK 441, PAGE 24; DEED BOOK 442, PAGE 18
 - PROPERTY SHOWN ON MAP 017, PARCEL 088.00.088.03 & 088.04
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - TOTAL LOTS: 3
 - TOTAL AREA: 3.54 ACRES.
 - PROPERTY ZONE: A-3
 - NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
 - NO CERTIFICATION IS MADE REGARDING THE ACCURACY OF THE SURVEY DATA ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
 - SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RESTRICTIONS OF RECORD, AND RIGHTS-OF-WAY SHOWN, OR NOT SHOWN BY PUBLIC RECORDS OR DISCOVERED BY A TITLE SEARCH.



FLOOD NOTE:
 This property is found to be in ZONE "X" of the FEMA Flood Insurance Rate Map No. 47103C0312D which bears an effective date of MAY 16, 2007 and is not in a Special Flood Hazard Area.



I hereby certify that the survey shown herein is a correct, true and accurate copy of the original survey and that the copy of this plat is a true and accurate copy of the original survey. I have reviewed the plat and all instruments and records referenced herein and I am satisfied that the plat is accurate and complete. I have reviewed the plat and all instruments and records referenced herein and I am satisfied that the plat is accurate and complete.

10. NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:
 SURVEY MONUMENT #161
 N. 55004.4638
 E. 249101.1775
 ELEV. 970.36 (NOV029)
 SURVEY MONUMENT #154
 N. 55004.4638
 E. 249101.1775
 ELEV. 936.14 (NOV029)

Item D

STERLING CONSULTING
 SINCE 1979
 LAND SURVEYING
 CIVIL ENGINEERING
 CONSULTING
 LAND PLANNING

1085 S. GARDNER DR.
 WINDY HILL
 TOMBALL, TX 77466
 281.469.9000
 281.469.9001
 MARYVALE, TEXAS
 281.469.9002
 281.469.9003
 FAX: 281.469.9005
 www.sterlingtx.com

SCHMIDT PROPERTY
 5101 HWY 95 S, GREENBACK, TN 37742

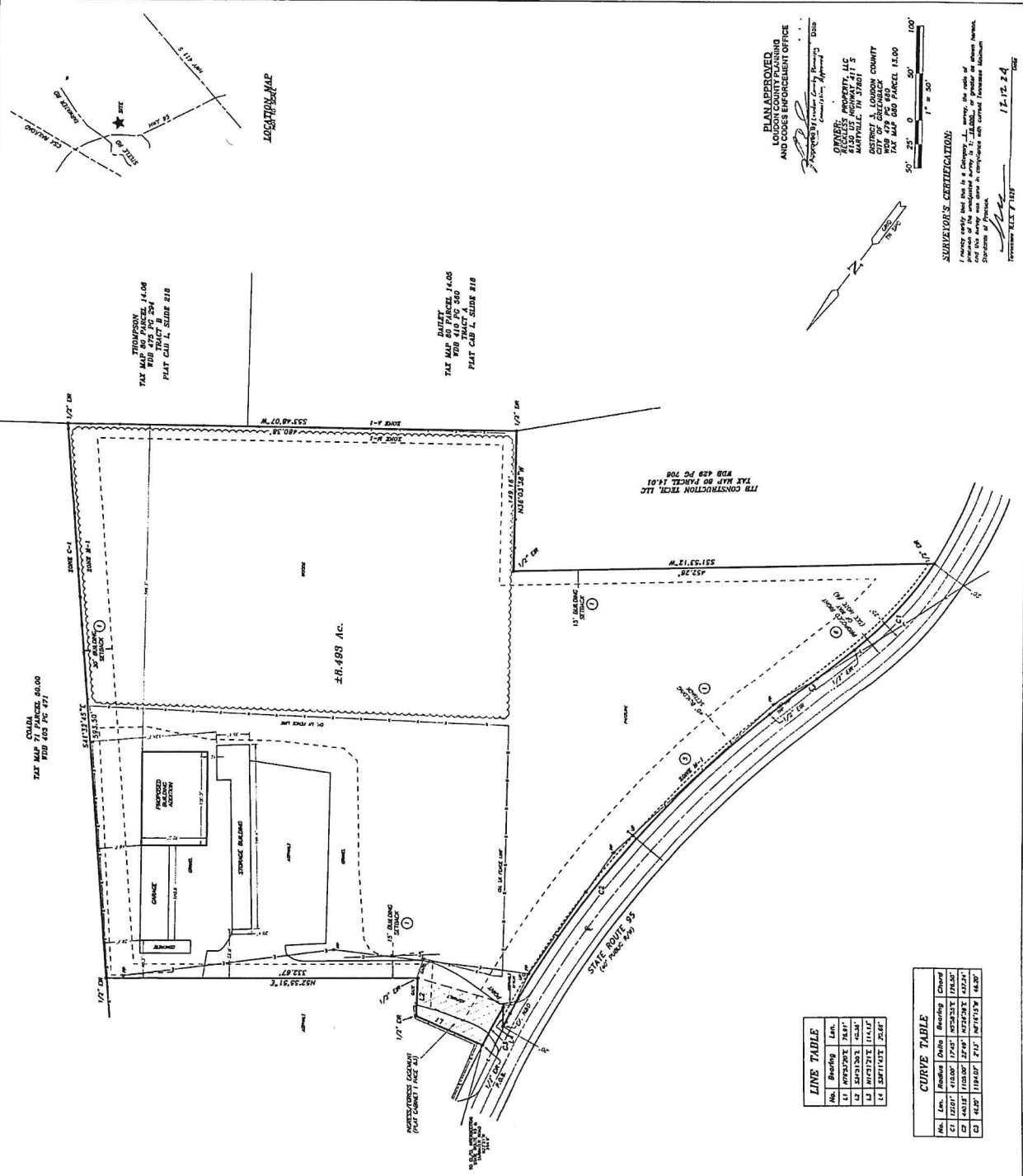
**PLAT PLAN FOR BUILDING ADDITION
 PARCEL 13.00**

| REVISIONS | DATE | BY |
|-----------|------|----|
| | | |
| | | |
| | | |
| | | |



SHEET pp

REVISIONS
 DRAWN: [blank]
 CHECKED: CNR
 DATE: 12/12/2024
 SCALE: 1" = 50'
 DRAWING: 5917E-PP
 PROJECT NO: SEI#5917E



LEGEND:

- UR: UNIMPROVED RIGHT-OF-WAY
- DR: DRIVEWAY
- AW: ALIEN WALL
- AN: ADJACENT NEIGHBOR
- AW: ALIEN WALL
- CR: CENTER LINE
- CA: CENTERLINE
- CC: CENTERLINE
- CP: CENTERLINE
- CC: CENTERLINE
- CA: CENTERLINE
- CB: CENTERLINE
- CC: CENTERLINE
- CD: CENTERLINE
- CE: CENTERLINE
- CF: CENTERLINE
- CG: CENTERLINE
- CH: CENTERLINE
- CI: CENTERLINE
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- CW: CENTERLINE
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- CZ: CENTERLINE
- DA: CENTERLINE
- DB: CENTERLINE
- DC: CENTERLINE
- DD: CENTERLINE
- DE: CENTERLINE
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- DS: CENTERLINE
- DT: CENTERLINE
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- DV: CENTERLINE
- DW: CENTERLINE
- DX: CENTERLINE
- DY: CENTERLINE

STATEMENT NOTES:

- The survey was made in accordance with the current laws and regulations of the State of Tennessee.
- The boundaries of adjacent parcels were established by deed, and the survey was made in accordance with the laws of the State of Tennessee. The survey was made in accordance with the laws of the State of Tennessee.
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LINE TABLE

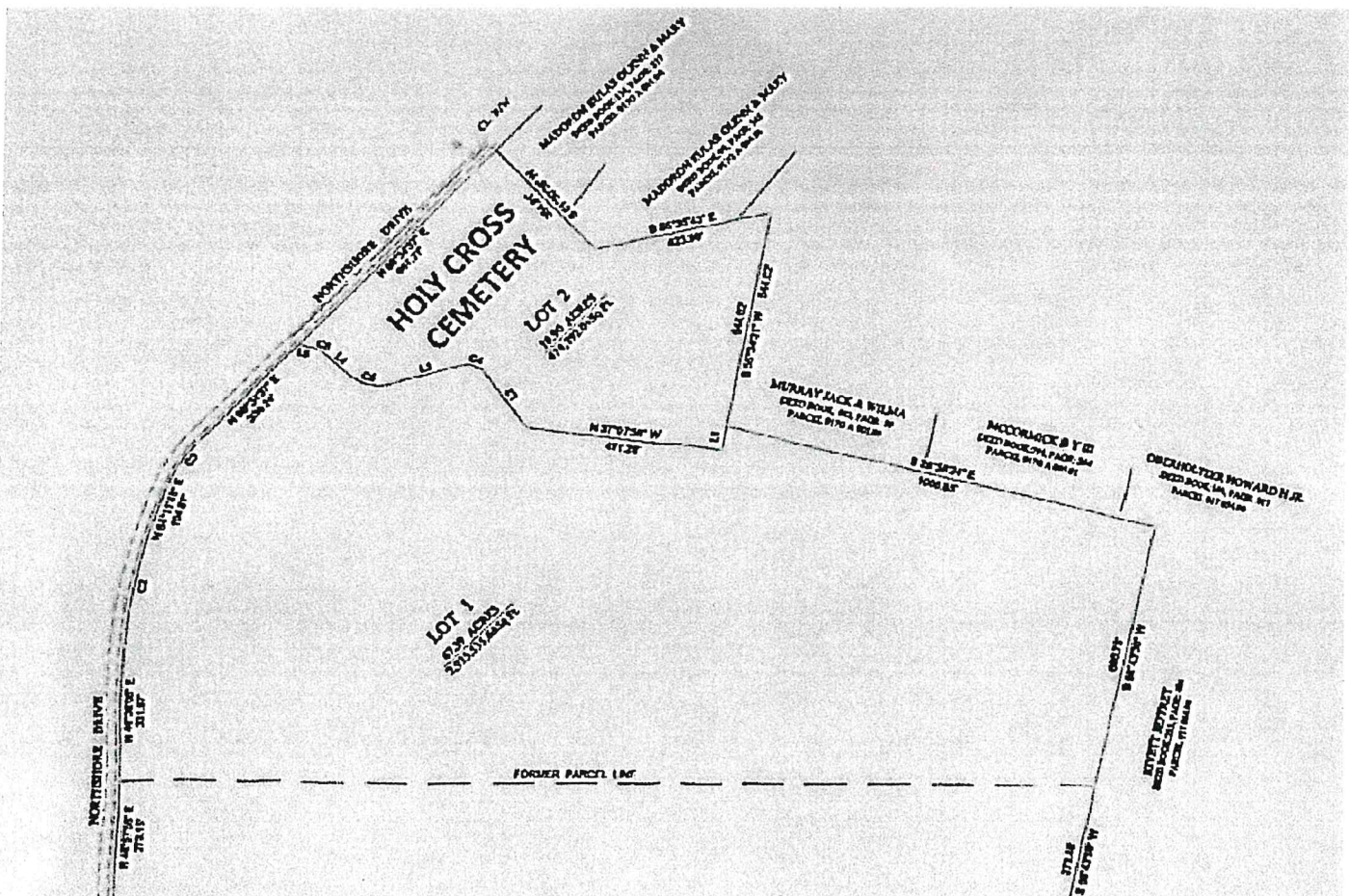
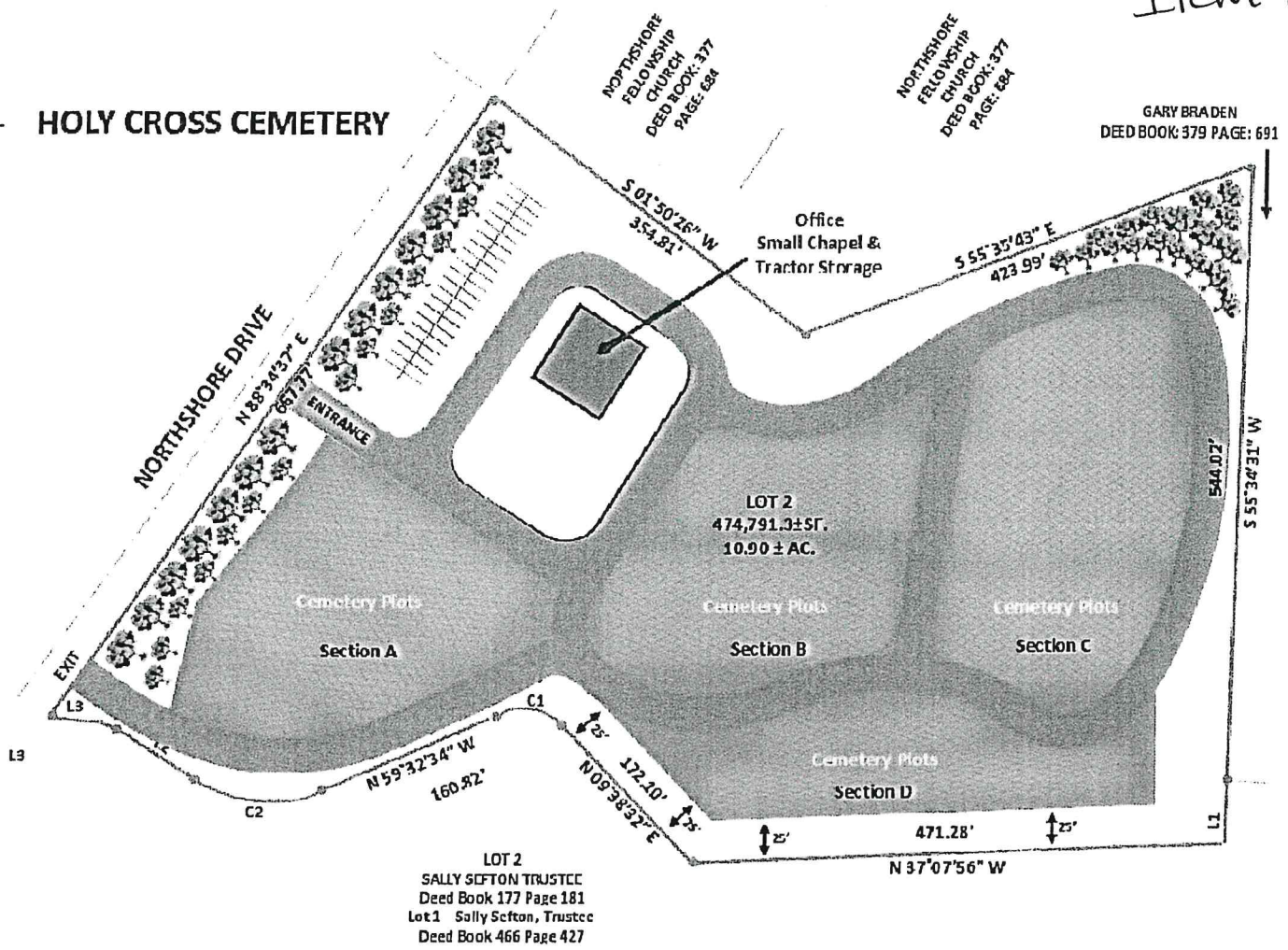
| No. | Stationing | Length |
|-----|------------|--------|
| 1 | 1+00.00 | 75.87 |
| 2 | 1+75.87 | 43.50 |
| 3 | 2+19.37 | 15.00 |
| 4 | 2+34.37 | 24.12 |

CURVE TABLE

| No. | Length | Radius | Delta | Stationing | Chord |
|-----|--------|---------|--------|------------|--------|
| 1 | 116.87 | 1745.17 | 105.53 | 1+75.87 | 116.87 |
| 2 | 116.87 | 1745.17 | 105.53 | 2+19.37 | 116.87 |
| 3 | 116.87 | 1745.17 | 105.53 | 2+34.37 | 116.87 |
| 4 | 116.87 | 1745.17 | 105.53 | 2+58.49 | 116.87 |

Item E

HOLY CROSS CEMETERY



Item #

CERTIFICATION OF OWNERSHIP AND DEDICATION
 This is to certify that the owner(s) of the property shown and described herein hereby accept the subdivision plat and dedicate all streets, alleys, walks, parks or other public ways and open spaces to public or private use as noted.
 Date: _____ DAY OF _____ 20____

GLENN ANTHONY WHITE
 Registered Engineer/Surveyor

CERTIFICATION OF ACCURACY
 I certify that the plat shown and described herein, is a true and correct survey to the best of my knowledge and belief, and that the same has been prepared in accordance with the requirements of the Tennessee State Health Department, and is hereby approved as shown.
 Date: _____ 20____ Registered Engineer/Surveyor

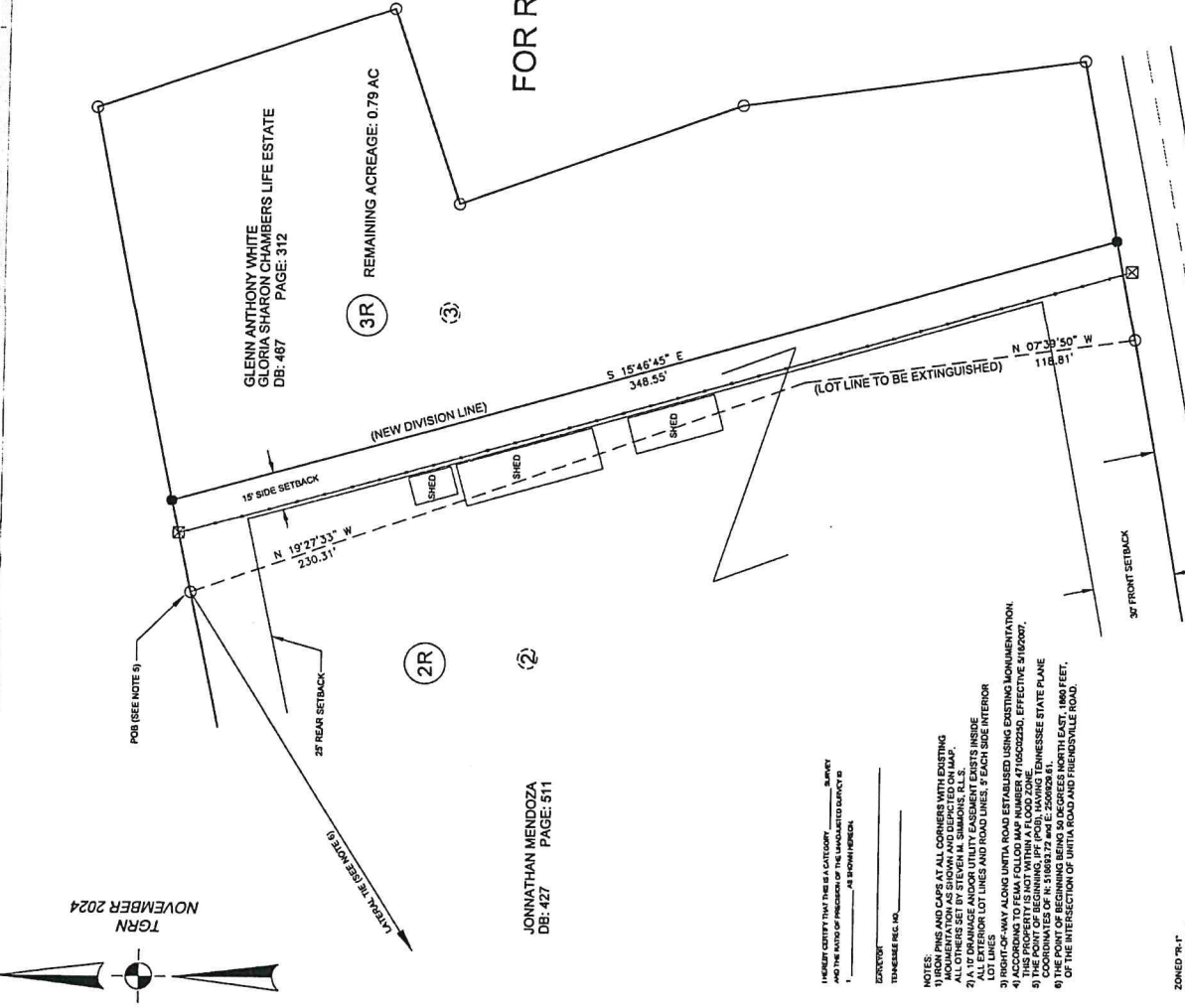
CERTIFICATION OF APPROVAL OF WATER SYSTEMS
 I certify that the water system installed, or proposed for installation, fully complies with the requirements of the Tennessee State Health Department, and is hereby approved as shown.
 Date: _____ 20____ City or County Health Officer or the Authorized Representative

CERTIFICATION OF STREETS
 I certify that the streets and related improvements installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.
 Date: _____ 20____ Road Engineer/Highway Commission

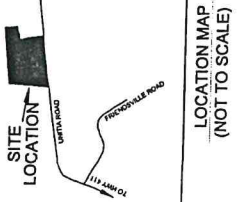
CERTIFICATE OF APPROVAL FOR RECORDING
 I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exceptions of such variances, if any, which are noted. All requirements of the Tennessee State Health Department, and the Regional Planning Commission. 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
 I hereby certify that (1) the names of the existing public roads shown on the plat are correct and (2) the names of the proposed public roads shown on the plat do not duplicate any existing names and said names are approved. (3) the property address of the lot shown on the plat are in conformance with the E-911 System.
 Date: _____ 20____ E-911 Authority

RELEASE OF EASEMENTS
 I hereby certify that the easements shown on this plat are being released in full and that all rights that may have accrued for their use and benefit in the said easement and easements along the proposed lot lines terminated by this plat, on the condition that the easement holder's obligations are provided during the time property taxes established by the map.
 Road Superintendent: _____ Date: _____
 Utilities: _____
 Water: _____ Date: _____
 Power: _____ Date: _____
 Sewer: _____ Date: _____
 Gas: _____ Date: _____
 Telephone: _____ Date: _____
 Cable: _____ Date: _____



FOR REVIEW ONLY



COUNTY NUMBER: 053
 PLAT MAP: 036
 PLAT NUMBER: 123.00 and 123.01
 LOT NUMBER: 467 and 3
 DEED BOOK: 467
 PAGE: 312
 PLAT BOOK: "J"
 CHAMBERS SUBDIVISION
 TOTAL ACRES: 0.21 AC
 TOTAL NUMBER OF LOTS: 2

| | |
|-------------------|----------------------------|
| RESUBDIVISION OF | PARCELS: 123.00 and 123.01 |
| DIST NO. THREE | SCALE: 1"=50' |
| LOUDIN COUNTY, TN | DRAWN BY SMS |
| DATE | 11/01/2024 |
| SURVEYED BY | STEVEN M. SIMMONS, P.L.S. |
| PROJECT NUMBER | 11012024 |

SURVEYOR
 STEVEN M. SIMMONS, P.L.S.
 1000 W. MAIN STREET
 MARTIN, TN 37078
 PHONE: (615) 994-4408

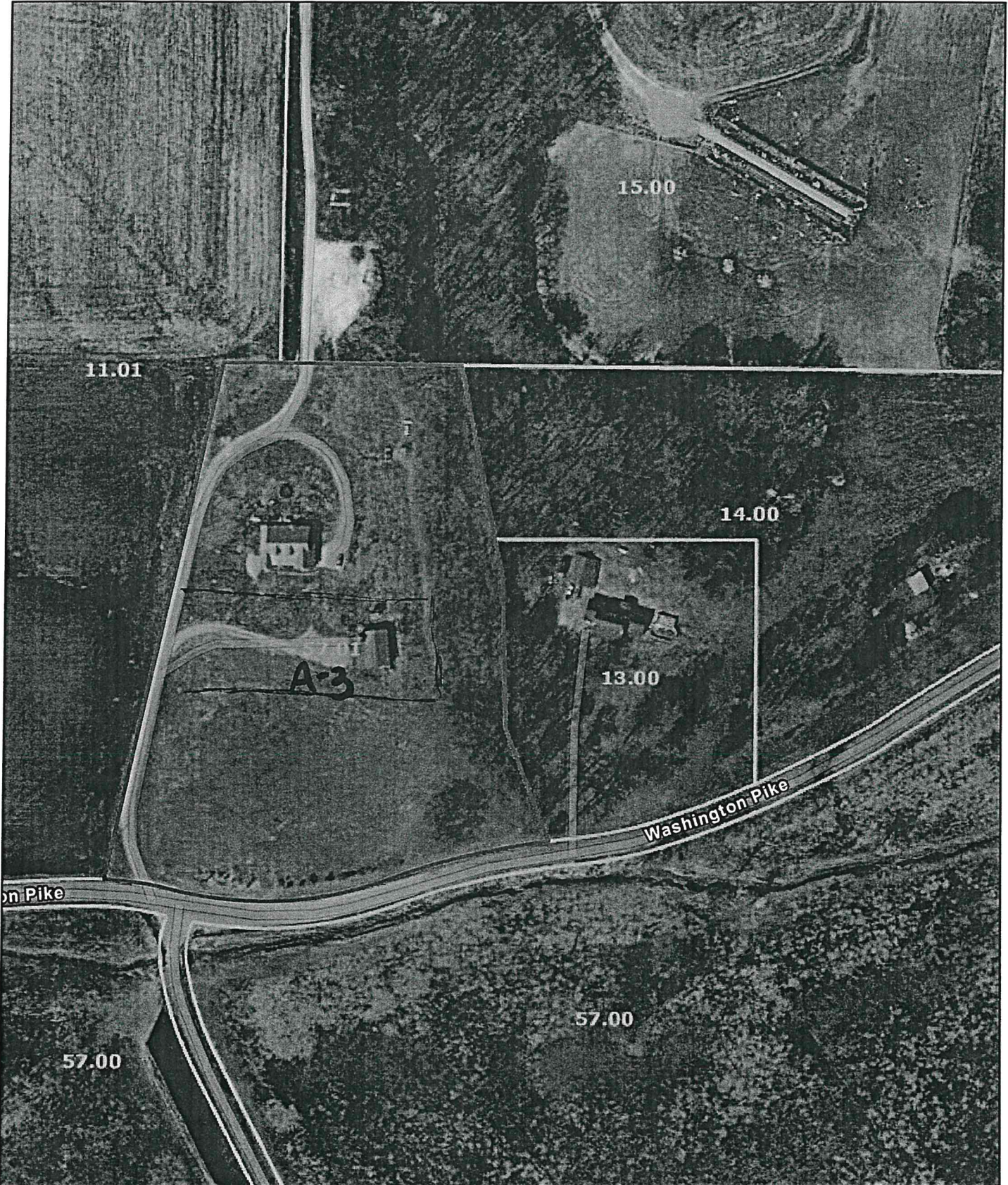
SURVEYOR FOR
 JONATHAN M. MENDOZA
 1000 W. MAIN STREET
 MARTIN, TN 37078
 PHONE: (615) 482-0228

NOTES:

- 1) IRON PINS AND CAPS AT ALL CORNERS WITH EXISTING MONUMENTATION AS SHOWN AND DEPICTED ON MAP.
- 2) A 12" DRAINAGE AND/OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 8' EACH SIDE INTERIOR.
- 3) RIGHT-OF-WAY ALONG LINTA ROAD ESTABLISHED USING EXISTING MONUMENTATION.
- 4) ACCORDING TO FEMA FLOOD MAP NUMBER 170500220D, EFFECTIVE 01/01/2007, THE PROPERTY IS ZONED R-1 AND A FLOOD ZONE.
- 5) THE POINT OF BEGINNING (P.O.B.) AND THE TENNESSEE STATE PLANE COORDINATES OF N: 516983.72 and E: 250026.81.
- 6) THE INTERSECTION OF LINTA ROAD AND FRENCHVILLE ROAD.

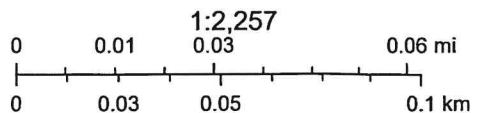


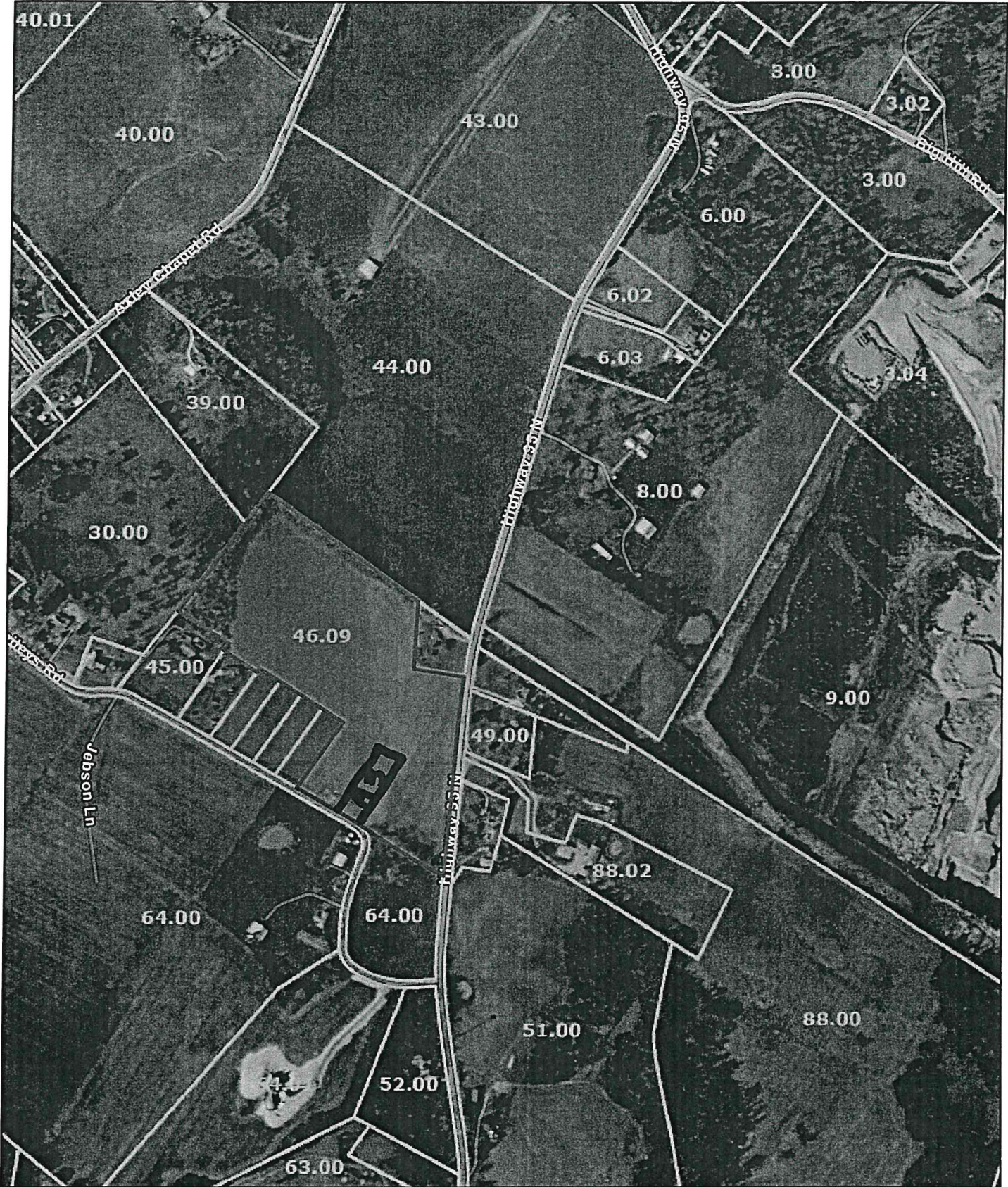
NOVEMBER 2024
 TGRN



Date: January 2, 2025

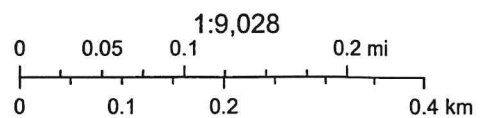
County: LOUDON
Owner: BARR J EUGENE BARR GREGORY
Address: WASHINGTON PIKE 2608
Parcel ID: 065 057.01





Date: January 14, 2025

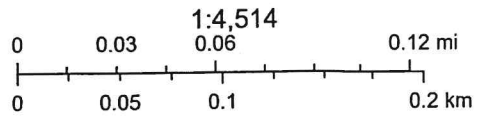
County: LOUDON
Owner: CABLE CORY T ETUX
Address: HWY 95 N 28374
Parcel ID: 051 046.09





Date: January 16, 2025

County: LOUDON
 Owner: WOLFKAMP SARA JANE
 Address: WHITE WING RD
 Parcel ID: 005 068.00

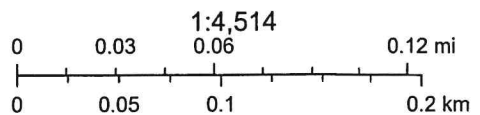


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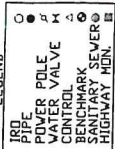
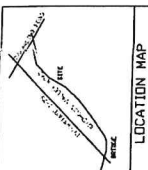


Date: January 24, 2025

County: LOUDON
Owner: CANSLER KESHIA
Address: MCGHEE RD
Parcel ID: 084 064.00



Item K



CURRENT ZONING A-1F-1
REQUEST TO REZONE TO A-3F-1
BUILDING SETBACKS,
FRONT 30 FEET
REAR 20 FEET
SIDE 20 FEET

FEMA FLOOD MAP
150000000007
EFFECTIVE 06/07
PROPERTY IN ZONE AE

PROPERTY LINES
FLOOD LIMITS
LINE ELIMINATED

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 38°29'33" W | 26.47' |
| L2 | N 48°56'00" W | 33.11' |
| L3 | S 42°55'07" W | 54.49' |
| L4 | N 44°56'46" W | 12.95' |
| L5 | S 45°34'53" W | 8.00' |



GRAPHIC SCALE 1"=100'

STATE PLANE

LAND SURVEYS
JAH
 JAMES A. HARRIS, INC.
 SITE DEVELOPMENT SURVEYS
 10000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33309
 Phone: (954) 551-1111
 Fax: (954) 551-1112

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the owner(s) of the property above and described herein is/are a true and correct owner(s) and that the property is being dedicated to the public use and benefit of the State of Tennessee.

CERTIFICATE OF ACCURACY

I certify that the data shown and described herein is a true and correct survey in the accuracy and accordance with the provisions of the Surveying Act of 1967, as amended.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I certify that the water system shown and described herein meets the requirements of the Tennessee Sanitary Code, Chapter 120, and the Tennessee Sanitary Code, Chapter 121.

CERTIFICATE OF SUBSURFACE DISPOSAL

I certify that the subsurface disposal system shown and described herein meets the requirements of the Tennessee Sanitary Code, Chapter 120, and the Tennessee Sanitary Code, Chapter 121.

CERTIFICATE OF STREETS

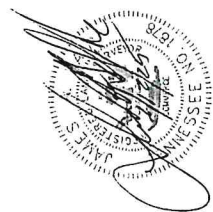
I certify that the streets shown and described herein meet the requirements of the Tennessee Sanitary Code, Chapter 120, and the Tennessee Sanitary Code, Chapter 121.

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that the information shown and described herein is true and correct and that the property is being dedicated to the public use and benefit of the State of Tennessee.

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I certify that the street names and addresses shown and described herein meet the requirements of the Tennessee Sanitary Code, Chapter 120, and the Tennessee Sanitary Code, Chapter 121.



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 ABOVE AND BOUNDARY - THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY SERVICES OR INFORMATION TO ANY OTHER PARTY AS SHOWN BY THE RECORDS OF THE UNREGISTERED SURVEYORS OF THE STATE OF TENNESSEE.

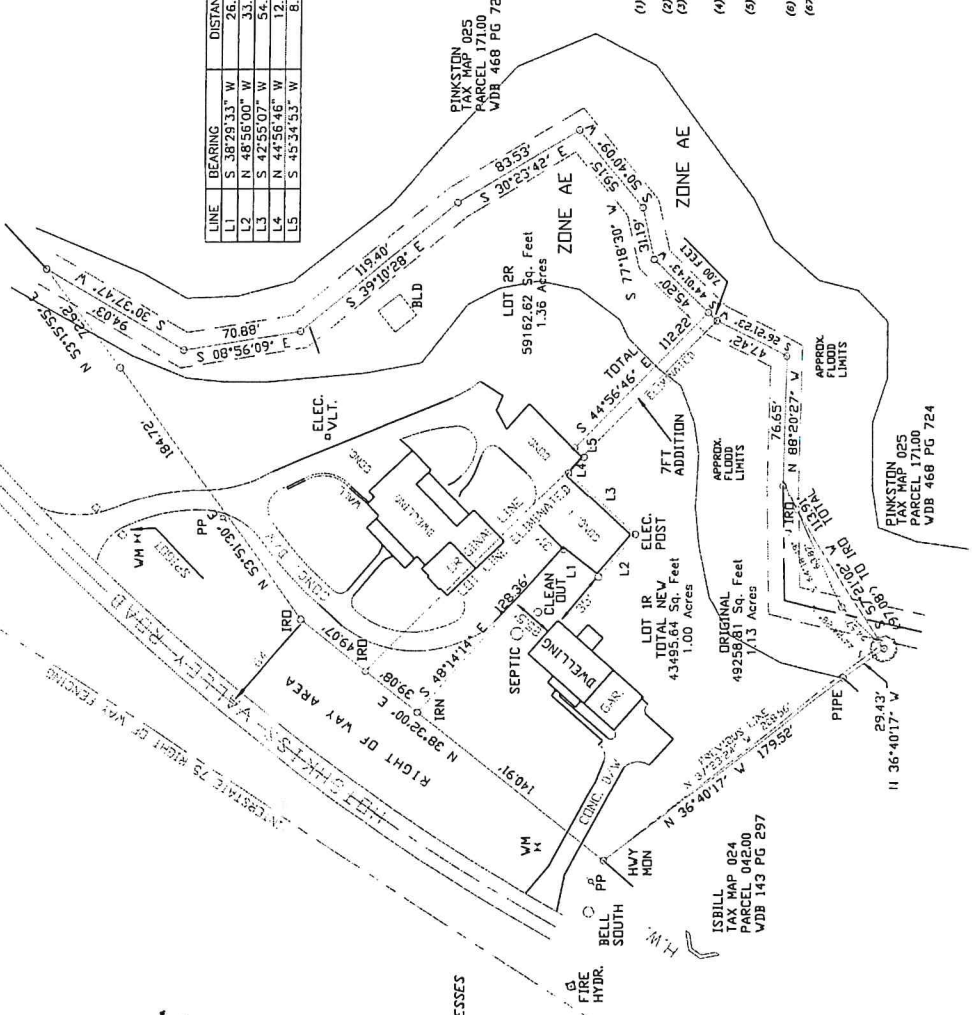
- GENERAL INFORMATION**
- RESUBDIVISION PROPERTY (SEE LEGEND) 04000 AND 04001 ON TAX MAP 024. A REZONE REQUEST HAS BEEN SUBMITTED TO THE BOARD OF ZONING ADJUSTMENTS.
 - ROW ROADS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAN.
 - PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, LEASES, RIGHTS OF WAY, COVENANTS, COVENANTS, AND PLANNING COMMISSION ORDINANCES.
 - UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES.
 - 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.
 - INTERSTATE 75 RIGHT OF WAY DRAWINGS FROM STATION 855+00 TO 855+00.
 - EXISTING DWELLING ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN.

PARCELS 04000 AND 04001
 3275 HOTCHKISS VALLEY ROAD
 LOUDON, TENNESSEE 37774

APPROVED BY: _____

SCALE: 1"=50'
 DATE: 1/17/25
 DISTRICT FIVE
 LOUDON COUNTY
 TAX MAP 024
 PARCEL 04000 & 04001

DRAWN BY: JAH
 REVISED
 LOUDON TENNESSEE
 PLAT BK F PG 186
 VDB 313 PG 200
 VDB 467 PG 792
 DRAWING NUMBER
 VT0125-1



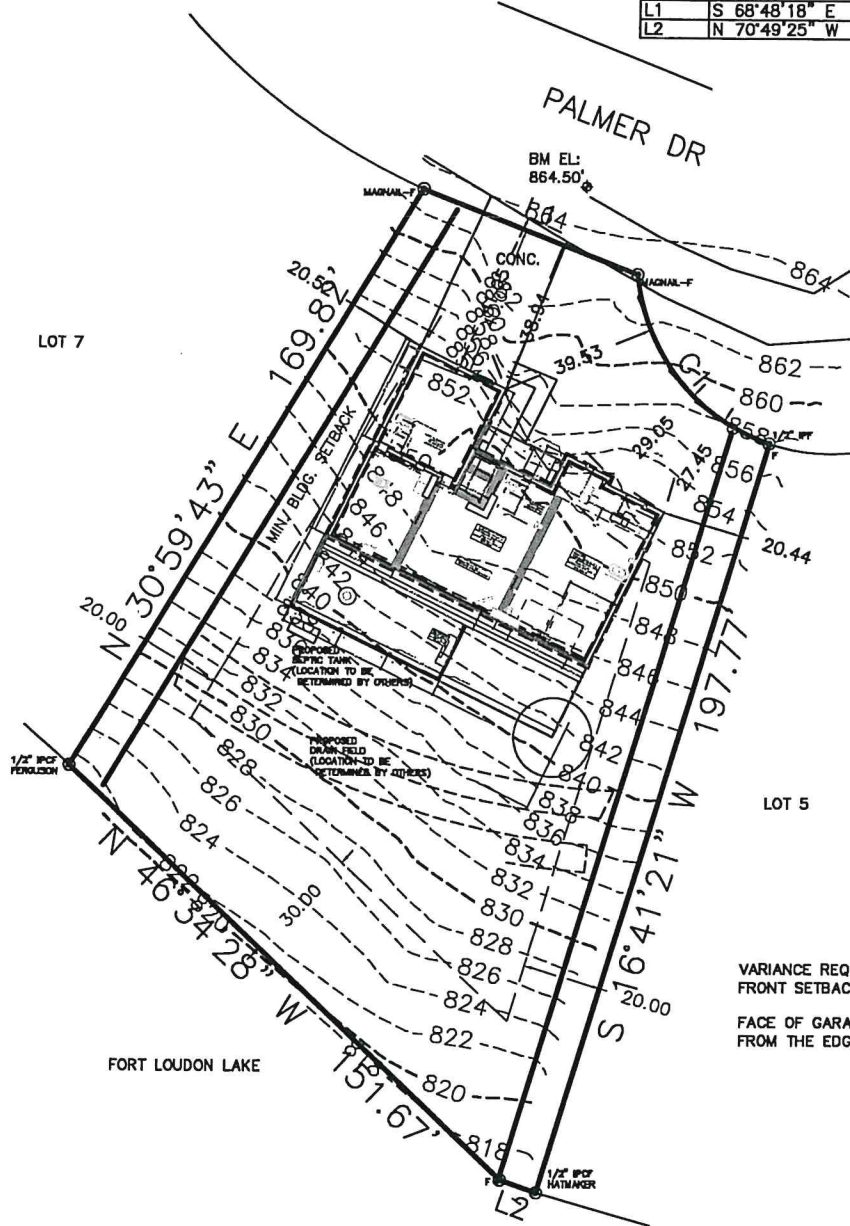
AGENDA
LOUDON COUNTY BOARD OF ZONING APPEALS
February 11, 2025
5:30 PM
Immediately following the Planning Commission Meeting

1. Call to Order.
2. Roll Call and Swearing in All Witnesses.
3. Approval Minutes from January 14, 2025, meeting.
4. Planned Agenda Items.
 - A. Variance Request for 13' due to Cul De Sac radius and topography to construct new home, Applicant Ken Bowman, Property Owner Stephen Malone, Tax Map 022C, Group A, Parcel 003.00, Located 2522 Palmer Dr, A-2/F-1 Rural Residential District, Floodway District, District 6
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Item A

| CURVE | RADIUS | ARC LENGTH | CURVE TABLE | | |
|-------|--------|------------|--------------|---------------|-------------|
| | | | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 50.00' | 57.50' | 54.38' | S 38°46'17" E | 65°53'11" |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 68°48'18" E | 58.59' |
| L2 | N 70°49'25" W | 9.72' |

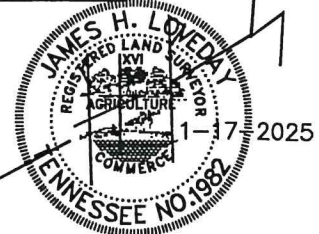


VARIANCE REQUEST:
FRONT SETBACK FROM 40' TO 27'
FACE OF GARAGE IS 41' MORE OR LESS FROM THE EDGE OF ASPHALT (PALMER DR)

"SITE PLAN"

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

Surveyor
Tennessee Reg. No. 1982



- LEGEND:
- HVAC
 - ⊞ ELECTRIC
 - ⊞ TELEPHONE
 - ⊞ WATER
 - ⊞ CABLE

TOPOGRAPHY LOCATED USING GPS (TOPCON HIPER SR, TDOT NETWORK, GEOID 2018)

IRON PINS AT ALL CORNERS F=FOUND, S=SET

PROPOSED ELEVATIONS:
BASEMENT: N/A
FIN FLOOR: 860.0'
GARAGE:

SURVEY FOR MIKE STEVENS HOMES
ADDRESS 2522 PALMER DR
SUBDIVISION SHILOH ACRES
CLT _____ PARCEL _____
DIST. _____ WARD _____
CITY OF _____
COUNTY LOUDON
DEED REF _____
LOT 8 BLOCK X UNIT _____
SCALE 1"=30'. DATE 1-17-2025

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Century Surveying
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jloveday@gmail.com JOB # 25002