

**AGENDA**  
**LOUDON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**August 12, 2025**  
**5:30 p.m.**

1. Call to Order and Pledge of Allegiance.
2. Roll Call and Approval of Minutes from July 8, 2025, meeting.
3. Planned Agenda Items.
  - A. Subdivision Plat for 3 lots, Applicant Trey Thomas, Property Owner Tyler Thomas, Tax Map 045, Parcel 013.03, Located Foshee Rd, A-2 Rural Residential District, District 4
  - B. Subdivision Plat for 15 lots, Applicant Benchmark Associates, Property Owner Sally Sefton Trustee, Tax Map 017, Parcel 055.00, Located 14350 Northshore Dr, A-2 Rural Residential District, District 6
  - C. Subdivision Plat for 5 lots, Applicant Dana Zehner, Property Owner Eloise Zehner, Tax Map 005J, Group A, Parcel 026.00, Located 673 Montview Rd, A-3 Developing Agriculture District, District 5
  - D. Commercial Site Plan, Applicant/Property Owner Andrew Brackett, Tax Map 068, Parcel 010.00, Located Wade Rd West, C-2 General Commercial District, District 4
  - E. Rezone Request From A-2 to A-3, Applicant Richard Lemay, Property Owner Joseph Hicks, Tax Map 017N, Group B, Parcel 001.00, & Tax Map 017N Group C, Parcel 001.00, Located 2050 Wilkerson Rd, A-2 Rural Residential District, District 6
  - F. Rezone Request from A-2 to A-3, Applicant/Property Owner Billy Lawson, Tax Map 006, Parcel 146.00, Located 4829 Hickory Creek Rd, A-2 Rural Residential District, District 5, Approximately 1 acre only
  - G. Rezone Request from R-1 to C-2, Applicant Brian Thompson, Property Owner Natalie Goins, Tax Map 070L, Group I, Parcel 006.00, Located Hwy 95 N, R-1 Suburban Residential District, District 3
  - H. Rezone Request from A-1 to A-3, Applicant Leah Metcalf, Property Owner Robert Keck, Tax Map 038, Parcel 045.00, 49893 Hwy 72 N, A-1 Agriculture Forestry District, District 4, Approximately 1.5 acres only

- I. Rezone Request from A-2 to A-3, Applicant/Property Owner James Johnson, Tax Map 049, Parcel 112.00, Located 12095 Steekee School Rd, A-2 Rural Residential District, District 4, Approximately 1 acre only
- J. Rezone Request from A-2 to A-3, Applicant/Property Owner Monica Stevens, Tax Map 070, Parcel 012.00, Located 7249 Sinking Creek Rd, A-2 Rural Residential District, District 3, Approximately 1 acre only
- K. Rezone Request from C-1 to C-2, Applicant/Property Owner M&M Property, Tax Map 027, Parcel 142.00, Located 13151 Hwy 321 S, C-1 General Commercial District, District 3
- L. Rezone Request from A-2 to A-3, Applicant Jamie Davis, Property Owner Joshua Davis, Tax Map 057, Parcel 094.00, Located 4100 Corinth Rd, A-2 Rural Residential District, District 4, Approximately 1.3 acres only
- M. Rezone Request from A-2 to A-3, Applicant/Property Owner Tia Roberts Davis, Tax Map 028, Parcels 014.01 & 022.00, Located 1000 Deaton Rd, A-2 Rural Residential District, District 6, Approximately (2) one acre lots only
- N. Rezone Request from A-2 to A-3, Applicant 3D Land Surveying, Property Owner Conway & Kathy Dukes, Tax Map 055, Parcel 029.01, Located 3466 Pond Creek Rd, A-2 Rural Residential District, District 4

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

Adjournment

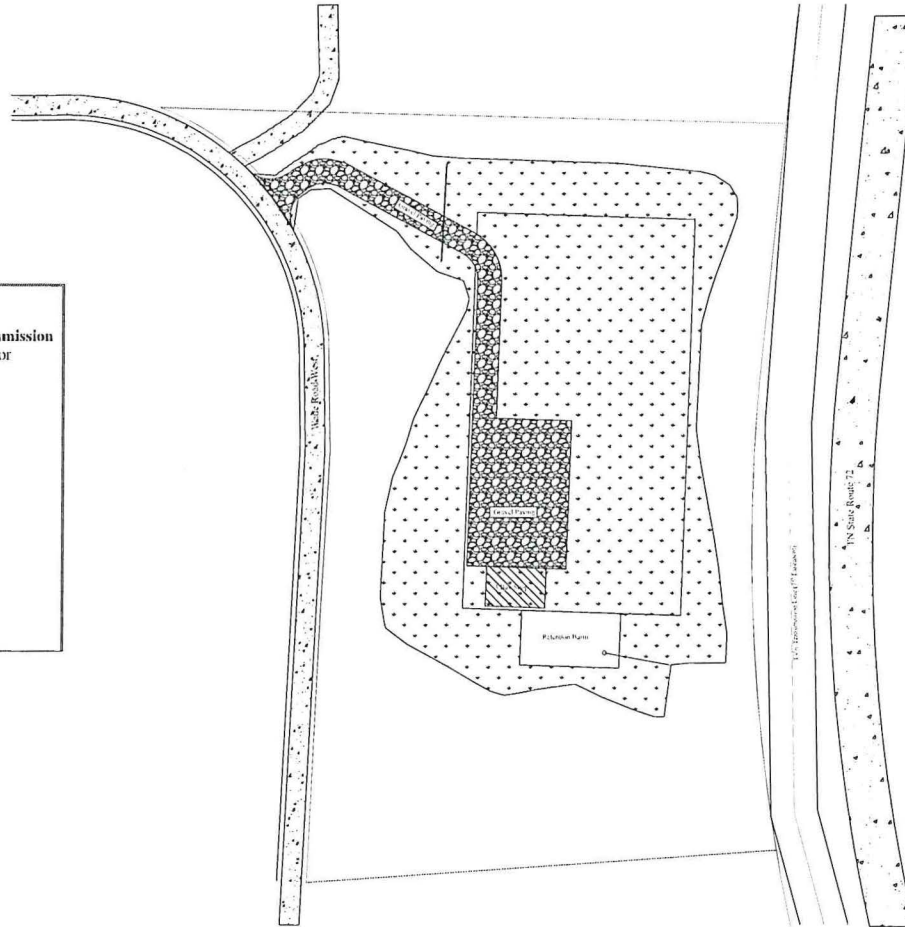
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Item D

# CB's Tree Service



Location Plan

## INDEX

Sheet C-00	Cover Sheet
Sheet C-01	Site Plan
Sheet C-02	Grading and Drainage Plan
Sheet C-03	SWPPP Phase 1
Sheet C-04	SWPPP Phase 2
Sheet C-05	Landscape Plan
Sheet C-06	Details

## LOCAL CONTACTS

**Loudon County Regional Planning Commission**  
James Jenkins, Planning and Codes Director  
101 Mulberry Street  
Loudon, TN 37774  
(865) 458-2055

**Loudon County Highway Department**  
Billy Pickel, Superintendent  
292 Blair Bend Drive  
Loudon, TN 37774  
(865) 458-9379

**Loudon Utilities Board**  
Don P. Campbell, Chairman  
2360 Highway 72 N  
Loudon, TN 37774  
Phone: (865) 458-2091



Call Before you Dig!

(800) 351-1111

Wait three days before you dig. It is the responsibility of all contractors to contact utility companies prior to commencement of any construction. Certification of underground utilities is not available for this project.

Revisions:



Thomas C. Whitsitt, P.E., R.L.S.

225 Blueberry Hill Road NW / Cleveland, TN 37312

(423) 605-1671

CB's Tree Service

Wade Road West Loudon, TN 37774

(423) 404-4460

CB's Tree Service

Cover Sheet

Not to Scale

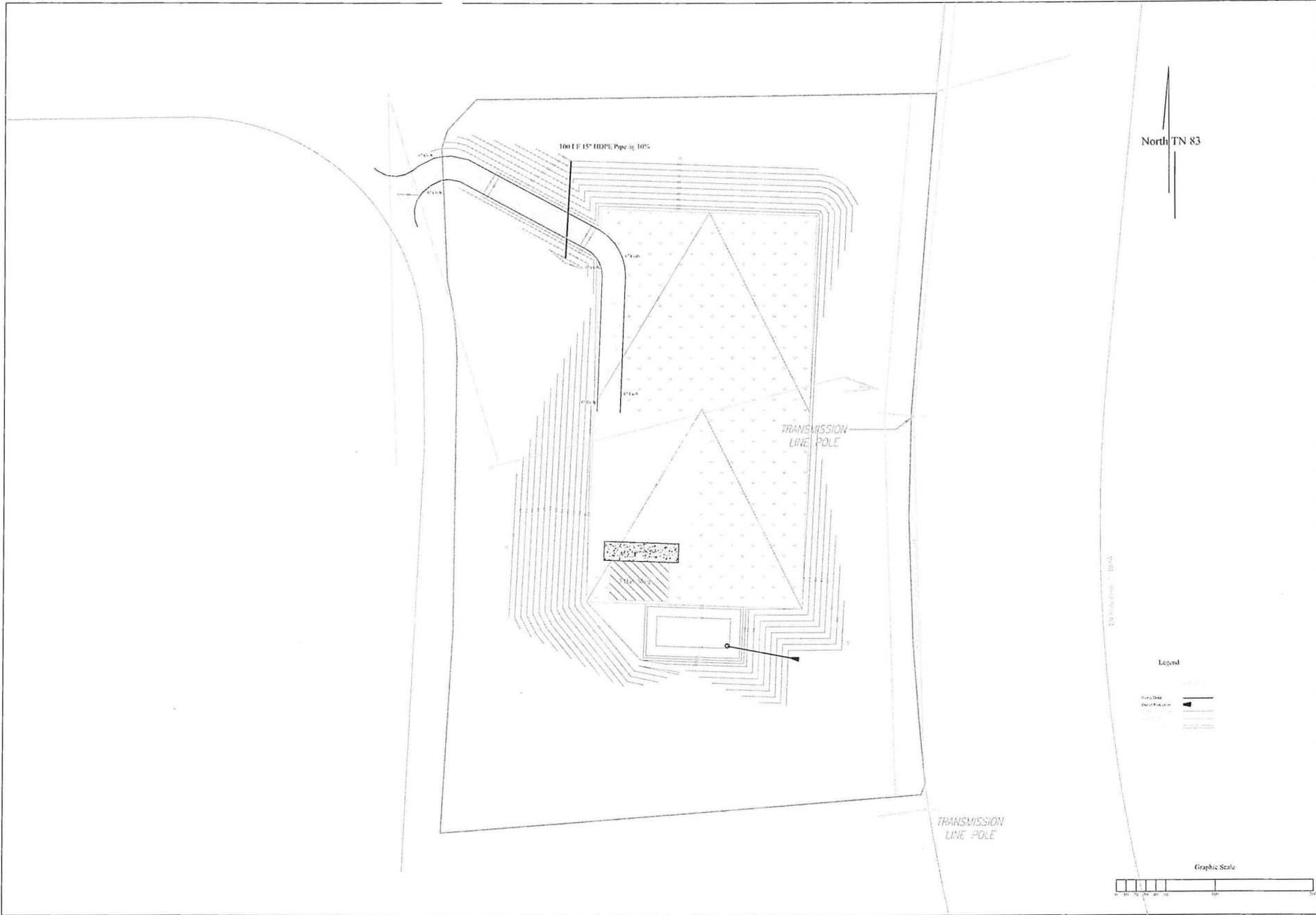
Cover Sheet

Issue Date: 05/12/2025

Drawing No

C-00






North TN 83

Legend

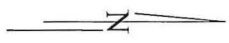
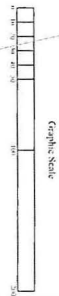
Property Owner	Shaded Area
Water of Public Use	Blue Area
Grading	Contour Lines
Drainage	Blue Lines


Graphic Scale

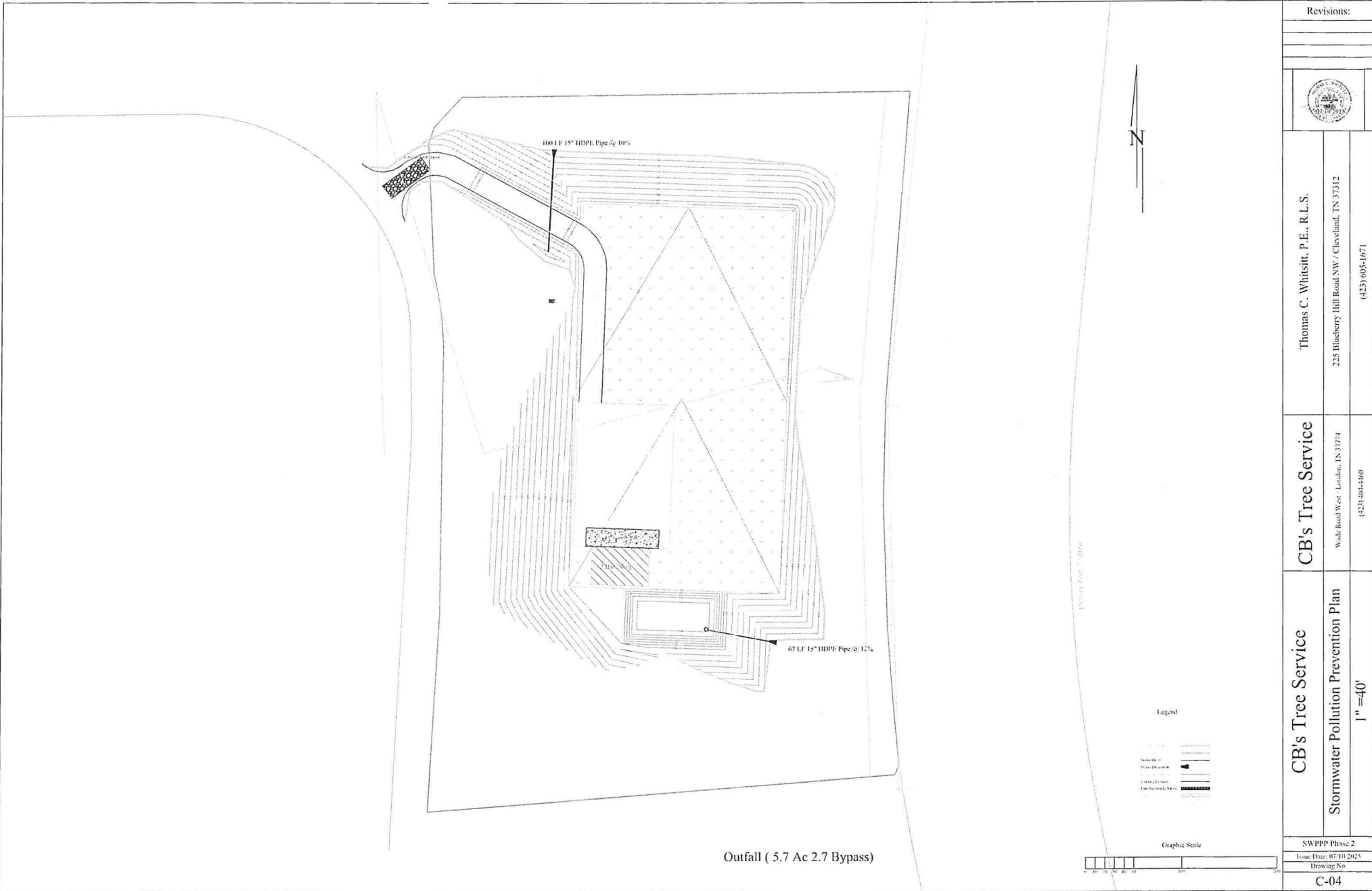
0 10 20 30 40 50

Revisions:			
			
CB's Tree Service		Thomas C. Whitsitt, P.E., R.L.S.	225 Blueberry Hill Road NW / Cleveland, TN 37312  (423) 605-1671
Grading & Drainage Plan		Wade Road West - Loudon, TN 37774	
1" = 40'		(423) 464-4460	
Grading & Drainage Plan			
Issue Date: 07/10/2025			
Drawing No.			
C-02			

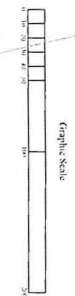
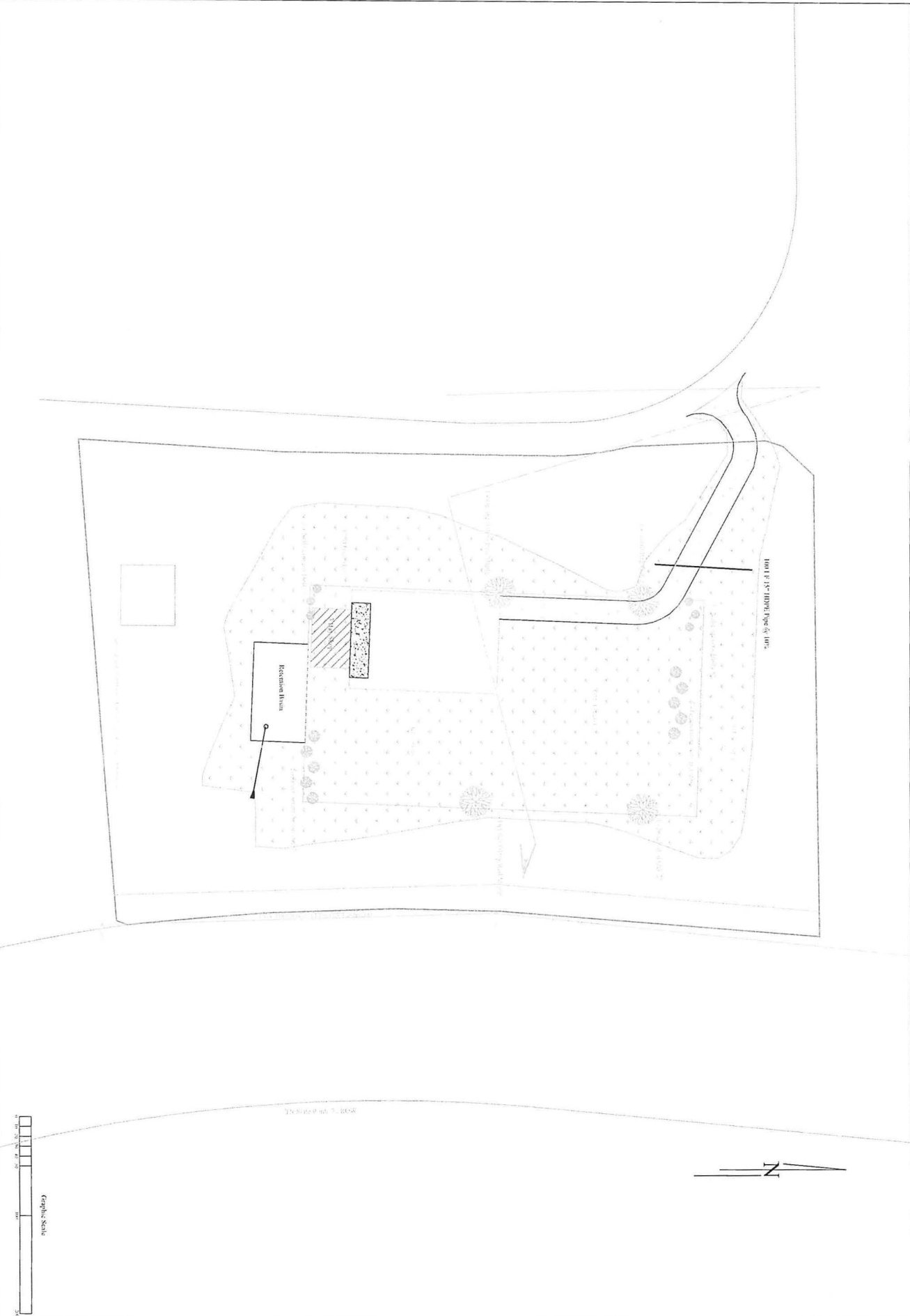
Outfall ( 5.7 Ac 2.7 Bypass)



C-03	SWPPP Phase 1  Issue Date: 07/10/2023  Drawing No.	CB's Tree Service	CB's Tree Service	Thomas C. Whitsitt, P.E., R.L.S.					Revisions:
		Stormwater Pollution Prevention Plan	Wade Road West - London, TN 37774	225 Blueberry Hill Road NW / Cleveland, TN 37312					
		1" =40'	(423) 304-4460	(423) 605-1671					

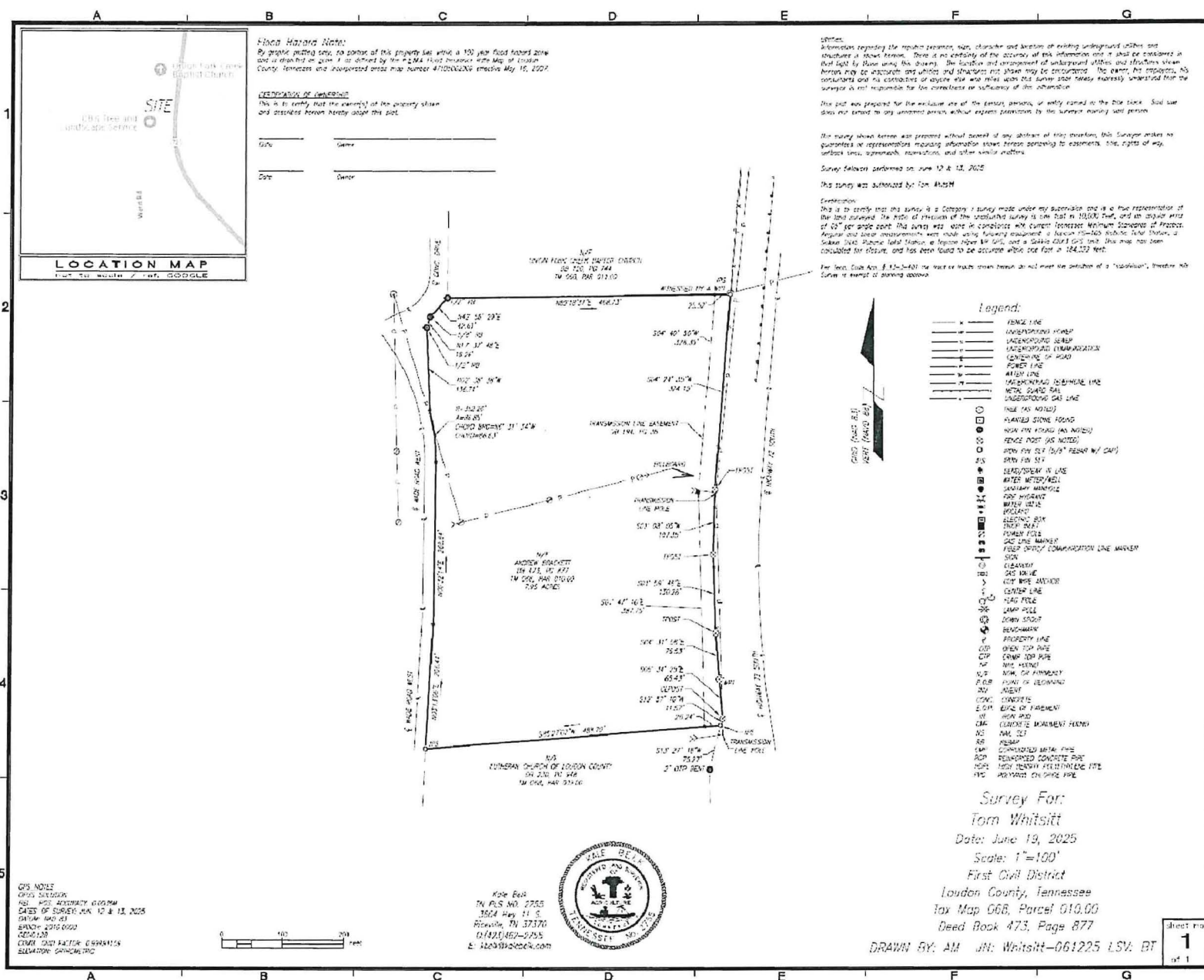


<div> </div>	<div> <div>Thomas C. Whittitt, P.E., R.L.S.</div> <div>225 Blueberry Hill Road NW / Cleveland, TN 37312</div> <div>(423) 605-1671</div> </div>	
	<div> <div>CB's Tree Service</div> <div>Wade Road West - Loudon, TN 37774</div> <div>(423) 504-4460</div> </div>	
<div> <div>CB's Tree Service</div> <div>Stormwater Pollution Prevention Plan</div> <div>1" = 40'</div> </div>	<div> <div>SWPPP Phase 2</div> <div>Issue Date: 07/10/2025</div> <div>Drawing No: C-04</div> </div>	



<div>C-05</div> <div>Landscape Plan</div> <div>Issue Date: 07/10/2015</div> <div>Drawing No.</div>	<div>CB's Tree Service</div>	<div>CB's Tree Service</div>	<div>Thomas C. Whitsitt, P.E., R.L.S.</div>		<div>REVISIONS:</div>
	<div>Landscape Plan</div>	<div>Wade Road West - London, TN 37774</div>	<div>225 Blueberry Hill Road NW / Cleveland, TN 37312</div>		
	<div>1" = 40'</div>	<div>(423) 504-4460</div>	<div>(423) 605-1671</div>		





Item E

# CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION PLAT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARK OR OTHER PUBLIC USES AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

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

## CERTIFICATION OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

DATE \_\_\_\_\_ REGISTER SURVEYOR \_\_\_\_\_

## CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED AS SHOWN.

DATE \_\_\_\_\_ CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE \_\_\_\_\_

## CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAT ARE CORRECT, THE NAMES OF ANY NEW 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 PLAT ARE IN CONFORMANCE WITH THE C-411 SYSTEM.

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

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	126.40'	N 56°43'24" E	46.45'	46.72'
C2	125.00'	N 29°22'30" E	71.89'	72.89'

LINE	BEARING	DISTANCE
L1	N 65°50'30" E	41.42'
L2	S 64°38'52" W	58.00'

## CERTIFICATION OF APPROVAL FOR RECORDING

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURVEY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE \_\_\_\_\_ SECRETARY/REGION PLANNING COMMISSION \_\_\_\_\_

## CERTIFICATION OF SEWAGE SYSTEM

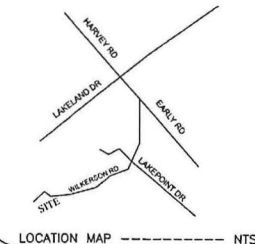
I CERTIFY THAT SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT AND IS APPROVED AS SHOWN, WITH ALL RESTRICTIONS/CONDITIONS AS NOTED (NOT REQUIRED IF 4B IS APPLICABLE).

DATE \_\_\_\_\_ LOCAL HEALTH 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 \_\_\_\_\_ ROAD/ENGINEER/HIGHWAY COMMISSION \_\_\_\_\_



GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER CARLSON BRX5+ DUAL FREQUENCY WAS USED (L1 L2)  
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOOT GRASS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83 GEOID09 PRECISION OF THE GPS WORK RPA 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED) DISTANCES HAVE NOT BEEN REDUCED TO GRID



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.  
*Richard E. LeMay*  
Surveyor  
Tenn. Reg. No. 769

PROPERTY OWNER(S):  
HICKS JOSEPH ETUX  
KIMBERLY G  
209 WILKERSON ROAD  
KNOXVILLE, TN 37922  
(865) 675-5411

FINAL PLAT  
RESUBDIVISION OF LOT 1R THE OVERLOOK & LOT 1R

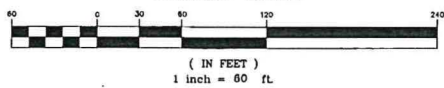
WESTSIDE ESTATES		
SCALE: 1"= 60'	APPROVED BY: REL	DRAWN BY: REL
DATE: 9-20-2024	REV:	
DISTRICT 2		
LOUDON COUNTY TENNESSEE		
SHEET 1 OF 1		DRAWING NO.: 5611-1R1

LeMAY AND ASSOCIATES  
CONSULTING ENGINEERS  
10816 KINGSTON PIKE  
KNOXVILLE, TENNESSEE 37934  
PH: (605) 671-0183  
FAX: (605) 671-0213

FLOOD NOTE:  
This property is found to be in \_\_\_\_\_ ZONE: "X"  
of the FEMA, Flood Insurance Rate Map No. 47105C0125D,  
which bears an effective date of MAY 16, 2007,  
and is not in a Special Flood Hazard Area.

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

## GRAPHIC SCALE



## BUILDING SETBACKS:

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

## SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: DEED BOOK 480, PAGE 568, DEED BOOK 470, PAGE 476
- PROPERTY SHOWN ON MAP 017N, GROUP C, PARCEL 001 00 & MAP 017N, GROUP B, PARCEL 001 00
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD
- TOTAL LOTS: 1
- TOTAL AREA: 3.4 ACRES
- PROPERTY ZONE: A-2  
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.  
- ALL STRUCTURES, UTILITIES AND OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.  
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS SHOWN, OR NOT SHOWN BY PUBLIC RECORDS OR DISCOVERED BY A TITLE SEARCH.
- NORTH ROTATION IS TIED TO LOUDON COUNTY SURVEY MONUMENTS:  
SURVEY MONUMENT #151 N 54°59'46" E 2493017.1775 ELEV 970.36 (NGVD29)  
SURVEY MONUMENT #164 N 56°04'08" E 2491504.6534 ELEV 936.14 (NGVD29)



Date: July 1, 2025

County: LOUDON  
 Owner: LAWSON BILLY DON ETUX TAMMY L  
 Address: HICKORY CREEK RD 4829  
 Parcel ID: 006 146.00  
 Deeded Acreage: 10.6  
 Calculated Acreage: 10.6

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

[illegible]



7016 Maize Drive, Knoxville, TN 37918  
(865) 248-2424  
lmetcall@AtlasSurveyTN.com

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

7 PARCELS NUMBERS SHOWN AS THIS (00) REFER TO TAX MAP 038, LOUDON COUNTY, TENNESSEE

3. PURPOSE OF PLAT: SUBDIVIDE PARCEL INTO TWO (2) LOTS.

4. ALL DISTANCES WERE MEASURED WITH EDM. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

41. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN JUNE 24, 2025, UTILIZING TOPCON HiPer VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47105C0175D, DATED 05/16/2007.

6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH

7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT PER THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION SHALL FIRST OBTAIN A POWER, UNDERGROUND UTILITY DAMAGE PREVENTION (PUD) CALL FROM A THIRD PARTY WORKING FOR THE UTILITY TO ASSIST IN THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

2. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF LOUDON COUNTY, TENNESSEE (HOLC).

9.1. DEED REFERENCE(S): DEED BOOK 476, PAGE 259

10. SURVEY FIELD DATA COLLECTED ON JUNE 24, 2025.

11. SUBJECT PROPERTY IS CURRENTLY ZONED "A-1", AGRICULTURE-FORESTRY DISTRICT. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT LOUDON COUNTY PLANNING DEPARTMENT: 865-458-2055.

12. 10' UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES.

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

Date \_\_\_\_\_ 20\_\_\_\_ Owner \_\_\_\_\_

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

Date \_\_\_\_\_ 20\_\_\_\_ City or County Health Officer  
or Authorized Representative

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

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

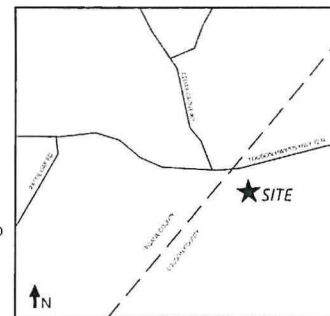
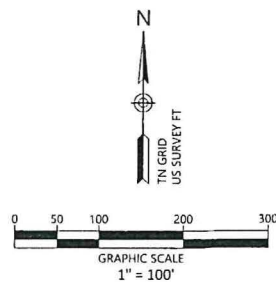
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance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

Date \_\_\_\_\_ 20\_\_\_\_ E-911 Authority \_\_\_\_\_

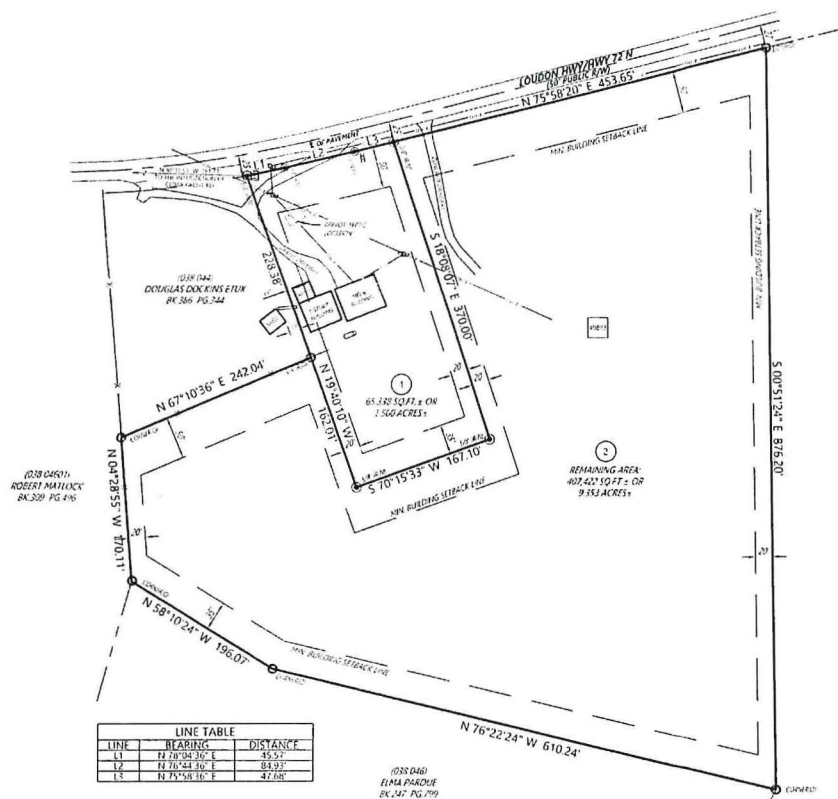
I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date \_\_\_\_\_ 20 \_\_\_\_\_ Leah M. Melcal, BLS TN# 3430

ZONING: A-1  
FRONT YARD SETBACK: 50 FEET  
SIDE YARD SETBACKS: 20 FEET FOR SINGLE STORY STRUCTURE, PLUS AN ADDITIONAL 5 FEET FOR EACH STORY  
5 FEET FOR ANY PERMITTED ACCESSORY STRUCTURE  
REAR YARD SETBACKS: 35 FEET FOR PRINCIPAL STRUCTURE  
5 FEET FOR PERMITTED ACCESSORY STRUCTURES  
MAX. HEIGHT @ SETBACK LINE: 36 FEET



VICINITY MAP  
NOT TO SCALE



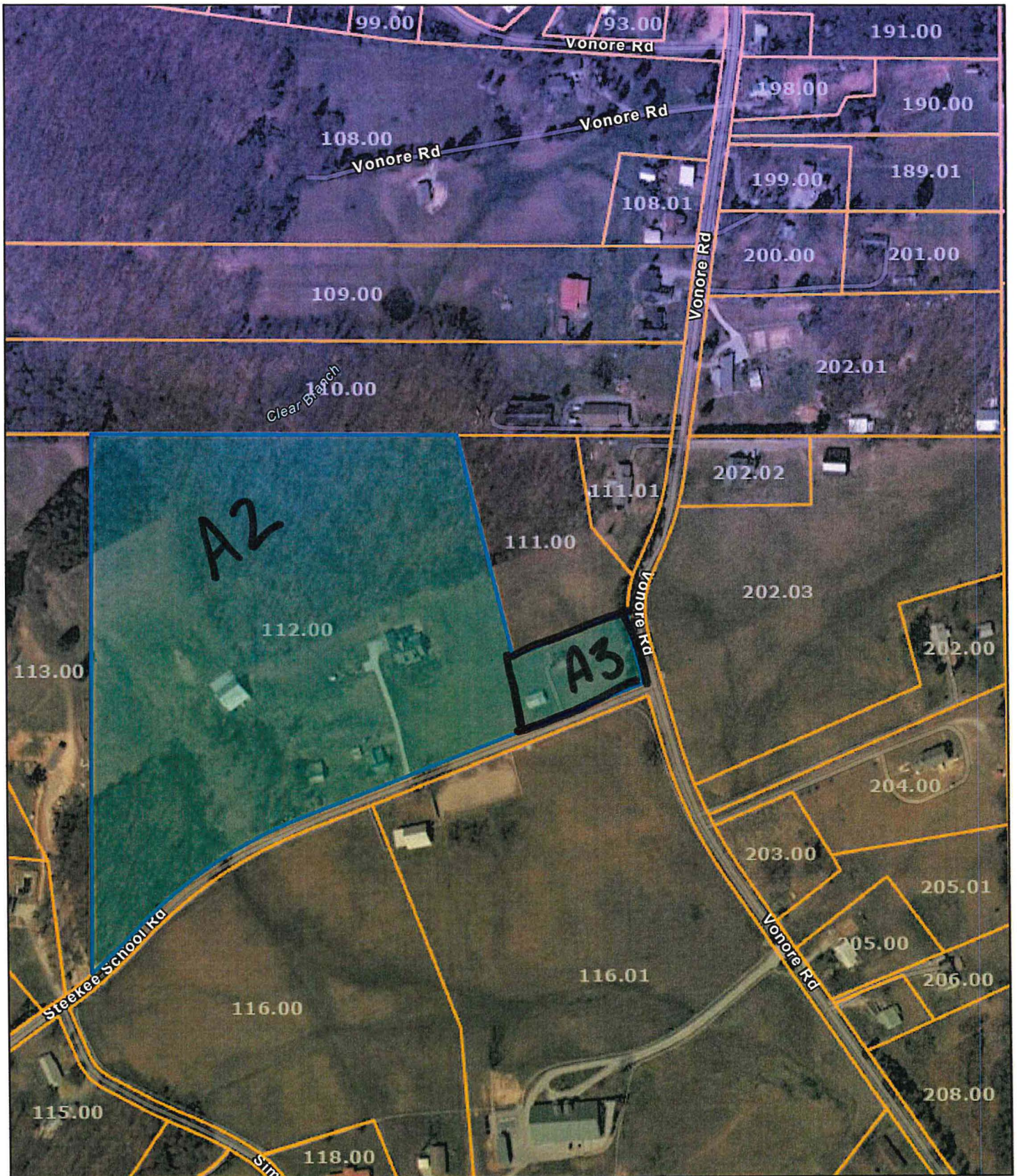
LINE	BEARING	DISTANCE
L1	N 78°04'36" E	45.57
L2	N 76°44'36" E	84.93
L3	N 75°58'36" E	47.68

IRON ROD (ONLY)		1/2"
IRON ROD (SET ATLAS SURV & MSP)		1/2"
ADJOURNER PROPERTY LINE		
PROPERTY LINE		
FENCE LINE		
OVERHEAD POWER LINE		
UTILITY POLE		
PROPANE TANK		
WATER METER		

[illegible]SUBDIVISION OF THE  
ROBERT KECK PROPERTY

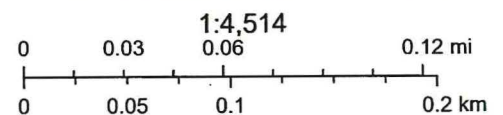
TAX MAP 038, PARCEL 045.00  
LOUDON, LOUDON COUNTY, TENNESSEE

DATE
JULY 3, 2025
PROJECT NUMBER
251099
SHEET NUMBER
1 OF 1



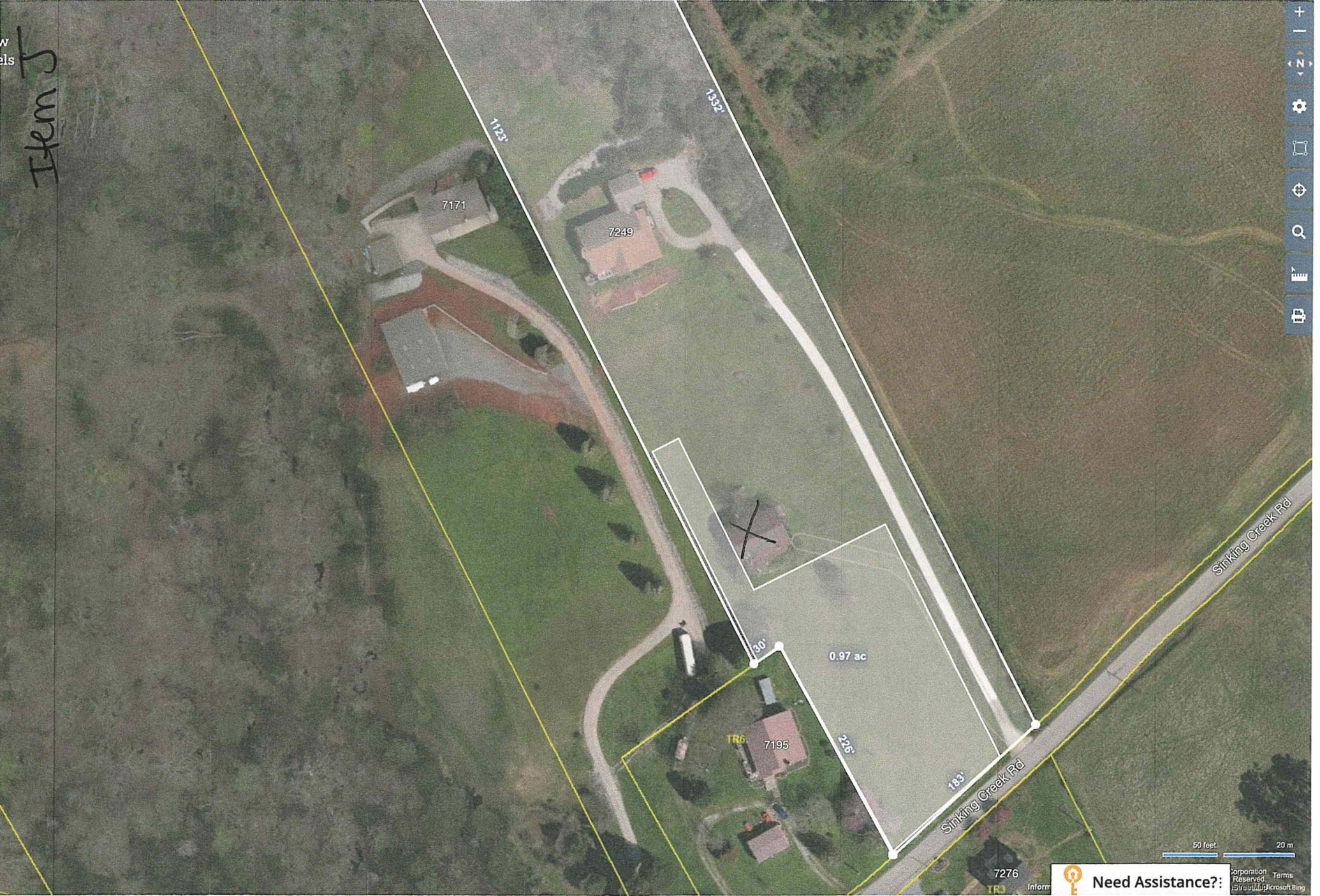
Date: July 8, 2025

County: LOUDON  
 Owner: JOHNSON JAMES D  
 Address: STEEKEE SCHOOL RD 12095  
 Parcel ID: 049 112.00  
 Deeded Acreage: 19.79  
 Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local



Item 5



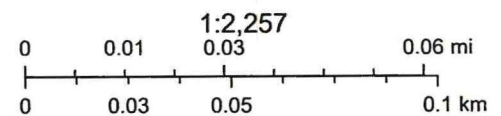
Loudon County - Parcel: 027 142.00

Item K



Date: July 14, 2025

County: LOUDON  
Owner: M & M PROPERTYS LLC  
Address: HWY 321 S 13151  
Parcel ID: 027 142.00  
Deeded Acreage: 0.73  
Calculated Acreage: 0.73



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Item L

OWNER(S) JOSHUA ALEXANDER DAVIS  
4100 CORINTH ROAD  
LOUDON, TN 37774

# CERTIFICATION OF OWNERSHIP AND DEDICATION

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

Date: 7/16/2025 JOSHUA ALEXANDER DAVIS  
OWNER

Date: 7/16/2025  
OWNER

## CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

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

Date: 7/16/2025  
E-911 Authority

## 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: 7/16/2025  
Road Engineer/Highway Commission

## 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: 7/16/2025  
City or County Health Officer or his Authorized Representative

## CERTIFICATION OF SUBSURFACE DISPOSAL (Septic Systems)

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

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water 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.

Date: 7/16/2025  
Environmental Specialist  
Division of Ground Water Protection

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TNSMS STANDARDS OF PRACTICE.

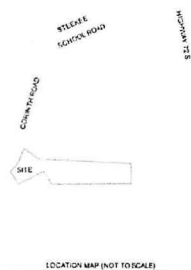
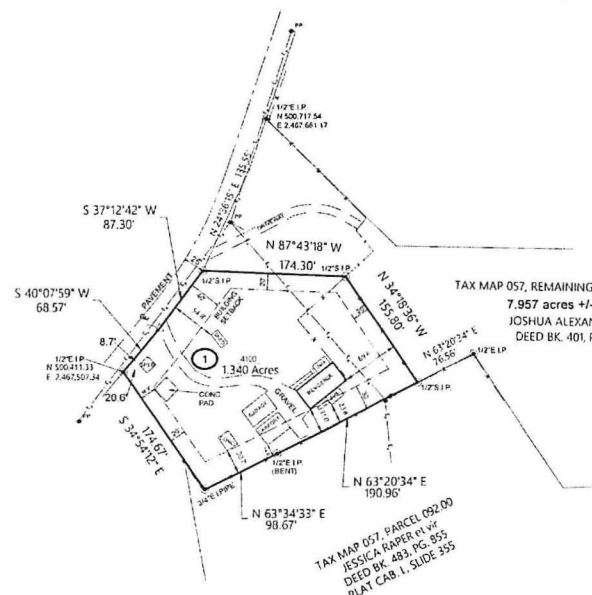
## CERTIFICATE OF ACCURACY

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

Date: 7/16/2025  
Registered Engineer/Surveyor



EQUIPMENT USED:  
CANON BROS B&W 2 POWER  
TOWERS GPS500 METROLOGIC TOTAL STATION  
GPS Receiver connected to TSC200 Core TSC100  
Map Journal A-1, 0.025 Vertical Acc. 0.02  
NAD83/2011  
Position: 44 48 154N 084 01 17 154W  
GEOID 2016



## 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 ZONED A-2. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS IF ANY, AFFECTING SAID PROPERTY.
4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
5. 1 LOT CONTAINING 1.340 ACRES TOTAL.
6. BUILDING SETBACKS:  
Front Yard: The minimum depth of the front yard shall be thirty (30) feet. All accessory buildings shall be located in the rear or side of the lot unless it is two and a half (2.5) acres or greater in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure.  
Rear Yard: The minimum depth of the rear yard shall be thirty (30) feet for the principal structure and five (5) feet for any permitted accessory structures.  
Side Yard: The side yards shall be a minimum of twenty (20) feet for a single-story structure, plus an additional five (5) feet for each additional story, and five (5) feet for any permitted accessory structures.  
REFERENCE: DEED BOOK 401, PAGE 156  
7. UTILITY AND DRAINAGE EASEMENT OF 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, AND 5 FEET ON INSIDE OF ROAD RIGHT-OF-WAYS AND OUTSIDE BOUNDARY LINES.  
8. THE PROPERTY IS NOT CURRENTLY SHOWN IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 47505C0200D, EFFECTIVE DATE 5-16-2007.

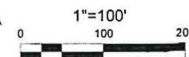
## CERTIFICATE OF APPROVAL FOR RECORDING

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: 7/16/2025  
Secretary, Regional Planning Commission

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING HOUSE AND OTHER STRUCTURES SHOWN AND 1.34 ACRES FROM THE ORIGINAL 9.3 +/- ACRE TRACT

- LEGEND
- IRON MONUMENT POINT
  - EXISTING IMPROVEMENT
  - SETBACK LINE
  - UTILITY MARK
  - MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - GAS VALVE
  - GLUE WIRE
  - OVERHEAD UTILITY
  - TRUCK MARK

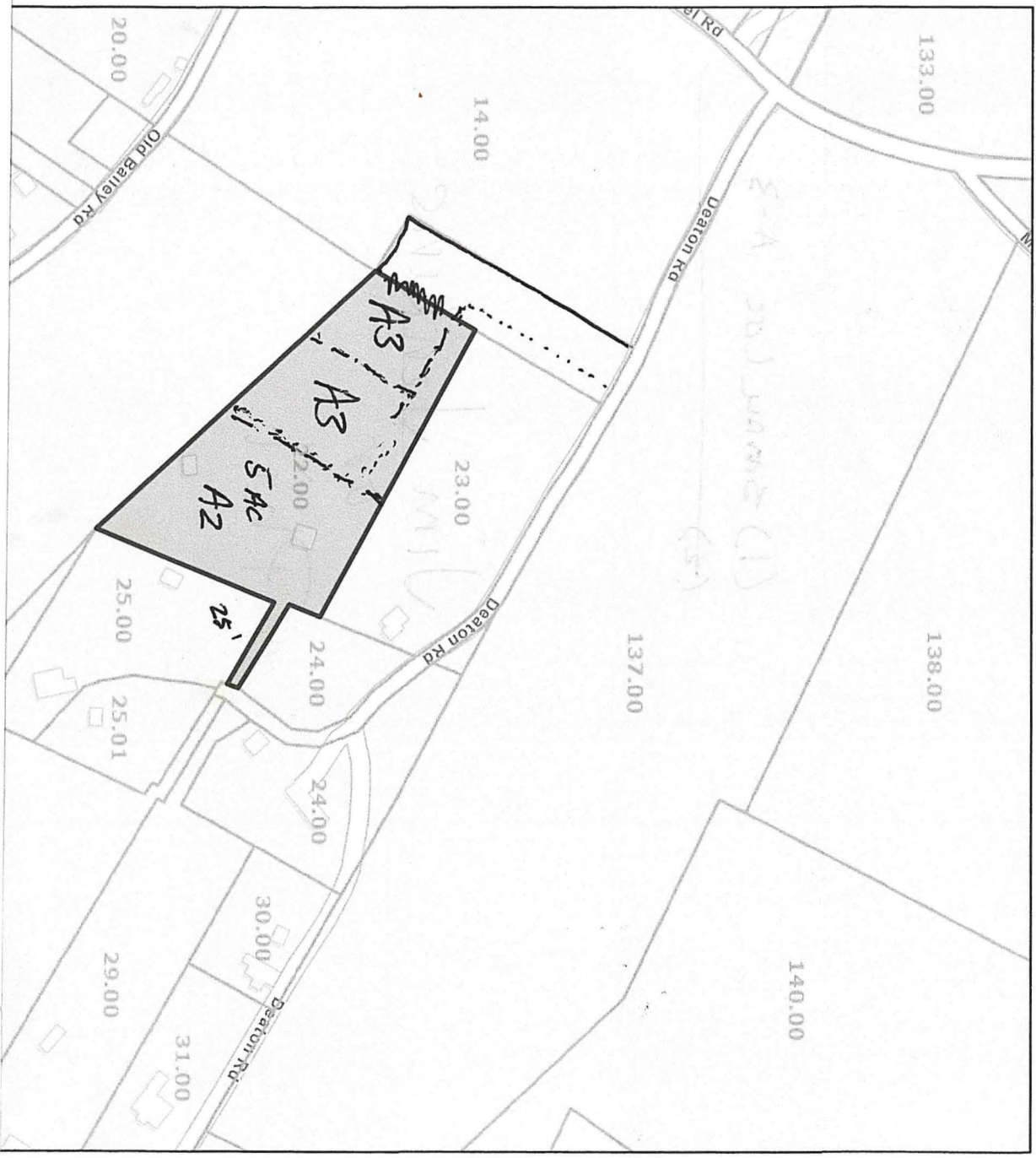


FINAL PLAT OF:  
LOT 1  
JOSHUA DAVIS PROPERTY  
DISTRICT 1, LOUDON CO., TN  
TAX MAP 057, PART OF PARCEL 094.00  
DATE: JULY 16, 2025

T.M.W. LAND SURVEYING INC.  
P.O. BOX 18355  
KNOXVILLE, TN 37928  
PHONE: 865-669-4303

DRAWING NO. 25-026

Loudon County - Parcel: 028 022.00 Ikm M



4.52  
7.00  
7.50

Shaded area  
is 5 AC

**VICINITY SKETCH**  
N.T.S.

[illegible]

ALL BOUNDARY DATA AND SURVEY CONTROL WAS PERFORMED USING GPS. R102 POSITIONAL DATA WAS OBTAINED ON THE BASIS OF 500,000 CYCLES OF A TRIMBLE R102 GPS DATA FREQUENCY. THE COORDINATES OF THE TRIMBLE STATION (HAWAII) WERE OBTAINED USING AN ODPUS SOLUTION REFERENCED TO NAD 83 (DPR1, EPOCH=2011, GEOD=18).

FIXED STATION FOR LANS BAS: LATITUDE N 35° 41' 09.2778" LONGITUDE W 154° 24' 25.5634" EL. MGT. 818.47'

POSITIONAL ACCURACY  
SPRUE SOLUTION OBSERVATION TIME 60  
OBSERVATIONS USED: 319  
FIX AMBIGUITIES: 99%  
ON SCALE, RMS OBS  
SINGLE VECTOR R102 GPS DOES NOT EXCEED  $\pm 0.0004$  M  $\pm 0.0004$  M FOR BOUNDARY POINTS

COMPILED GAGE FACTOR, 0.99991272 CALIBRATED ON FIXED STATION AT SHALOW DEPTH

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 THE PUBLIC FOR PERPETUAL USE AND ENJOYMENT.

DATE	OWNER
DATE	OWNER
DATE	OWNER
DATE	OWNER

I CERTIFY THAT THE WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION FULLY MEETS REQUIREMENTS OF

THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY APPROVED SHOWN

DATE \_\_\_\_\_ COUNTY HEALTH OFFICER OR AUTHORIZED REPRESENTATIVE \_\_\_\_\_

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 NAME(S) ARE APPROVED, AND (3) THE PROPERTY ADDRESSES OF THE EIGHTS SHOWN ON THIS PLAN ARE IN CONFORMANCE WITH THE E-911 SYSTEM.

I CERTIFY THAT STREETS AND RELATED APPURTENANCES INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET

THE SPECIFICATIONS ESTABLISHED BY THE LOUDON COUNTY REGIONAL PLANNING COMMISSION.

I CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS OF THE

LOUDON COUNTY PLANNING REGION, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, WHICH ARE NOTED. ALL IMPROVEMENTS HAVE BEEN INSTALLED, OR AN ACCEPTABLE SURETY POSTED IN ORDER TO ASSURE COMPLETION. THIS PLAN IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

LINE TABLE		
LINE#	LENGTH	DIRECTION
1.1	19.22'	N 47° 30' E 12.74'
1.2	12.03'	N 47° 30' E 29.74'
1.3	10.75'	N 47° 30' E 48.34'
1.4	15.43'	N 47° 30' E 35.34'
1.5	124.06'	R 032° 34' E 3.74'
1.6	86.22'	N 04° 07' E 37.74'
1.7	226.21'	S 52° 15' S 7.74'
1.8	222.90'	S 45° 30' E 17.74'
1.9	134.24'	N 05° 35' E 52.74'
1.10	30.62'	N 02° 30' E 27.74'
1.11	11.88'	N 03° 35' E 23.74'
1.12	9.84'	N 03° 35' E 3.74'
1.13	205.62'	N 44° 17' S 58.74'
1.14	10.17'	N 44° 17' S 58.74'
1.15	8.01'	S 03° 15' E 21.74'
1.16	46.29'	S 03° 15' E 21.74'
1.17	1.49'	S 04° 18' E 03.74'

AREA SUMMARY OF D2900		
PARCEL	SQ. FT. +/-	ACRES +/-
ORIGINAL AREA	439,447.6	10.08
SUBTRACTED AREA	43,855.3	1.00
TOTAL	395,612.3	9.08

AREA SUMMARY OF Q29.01		
PARCEL	SQ. FT. +/-	ACRES +/-
ORIGINAL AREA	21,277.8	0.49
ADDED AREA	43,835.3	1.00
TOTAL	65,113.1	1.49

## CONWAY &amp; KATHY DUKES



P.O. BOX 1416, LENOIR CITY, TN 37771  
(865) 386-1848 [INFO@3DLANDSURVEYORS.COM](mailto:INFO@3DLANDSURVEYORS.COM)



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE  
HELLOM SHOWN BOUNDARY SURVEY REPRESENTS A CATEGORY "M" SURVEY  
AND THAT THE SURVEY IS NOT A CATEGORY "A" SURVEY.

AND THE THE COURT HAS BEEN PERFORMED TO THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF TENNESSEE.

100


DATE: 12/14/2018 TIME: 10:00 AM

547

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NO.	DATE	DESCRIPTION	BY	CHK	APV
1	07/17/2025	REVIEW	BO	DS	DS

**BOUNDARY LINE ADJUSTMENT**  
**CONWAY & KATHY D. CONWAY**  
 PROJECT ADDRESS:  
 3486 & 3800 POND CREEK ROAD  
 3486 & 3800 POND CREEK ROAD  
 CIVIL DISTRICT: 4TH

<b>STATEMENT FOR:</b> <b>DUKES</b>		 P.O. BOX 14 (865) 386-1848 26
	GROUP: N/A	PARCEL(S) 029 00 & 029 01
	COUNTY: LOUDON	STATE: TN

G

0M.C. OF 16'E

	LINES
	STRUCTURE
	BUILDING
	DECK/P
	ASPHALT
	CONCRETE

KINGS ABANDONED  
 TURE  
 ING OVERHANG  
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**AGENDA**  
**LOUDON COUNTY BOARD OF ZONING APPEALS**  
**August 12, 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 July 8, 2025, meeting.
4. Planned Agenda Items.
  - A. Special exception request to open a basketball focused fitness center, Applicant Landon Bedford, Property Owner G Caria LLC, Tax Map 007A, Group A, Parcel 015.00, Located 499 Center Cross Lane, C-2 General Commercial District, District 5
  - B. Variance request for 15' side yard setback, Applicant/Property Owner Tony Kula, Tax Map 065, Parcel 048.00, Located 804 Old Lee Hwy, R-A Residential Agriculture District, District 4
  - C. Variance request for accessory structure to be placed in front yard, Applicant/Property Owner Dennis Watson, Tax Map 006, Parcel 149.00, Located 5261 Hickory Creek Rd, A-2 Rural Residential District, District 5
  - D. Variance request for 20' front yard setback, Applicant/Property Owner Hanna Deac, Tax Map 050, Parcel 186.00, Located 1225 Davis Ferry Rd, A-2 Rural Residential District, District 1
  - E. Variance request for 25' front yard setback, Applicant/Property Owner Clifford Glassman, Tax Map 031J, Group D, Parcel 001.00, Located 280 Matlock Shores Rd, A-1 Agriculture Forestry District, District 1
  - F. Variance request for an accessory structure without primary dwelling and to occupy campers on property, Applicant/Property Owner Emily Collins, Tax Map 035, Parcel 039.00, Located 1048 Antioch Church Rd West, A-2 Rural Residential District, District 3
  - G. Variance request for 20' front yard setback and 5' side yard setback, Applicant/Property Owner Eva Irwin, Tax map 003N, Group B, Parcel 011.00, Located Hope Creek Rd, A-1 Agriculture Forestry District, District 5

H. Variance Request for 20' front yard setback, Applicant/Property Owner James Brown, Tax Map 022F, Group B, Parcel 006.00, Located Coulter Shoals Circle, A-2 Rural Residential District, District 6

I. Administrative review to request 90-day extension on violation letter, Applicant Michael Nalls, Property Owner Michael Brown, Tax Map 028, Parcel 018.00, Located 14420 Beals Chapel Rd, A-2 Rural Residential District, District 6

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

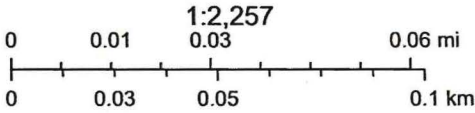
7. Adjournment

Loudon County - Parcel: 007AA 015.00 *Item A*



Date: June 26, 2025

County: LOUDON  
Owner: G CAIRA LLC  
Address: CENTER CROSS LN 499  
Parcel ID: 007AA 015.00  
Deeded Acreage: 1.62  
Calculated Acreage: 1.62

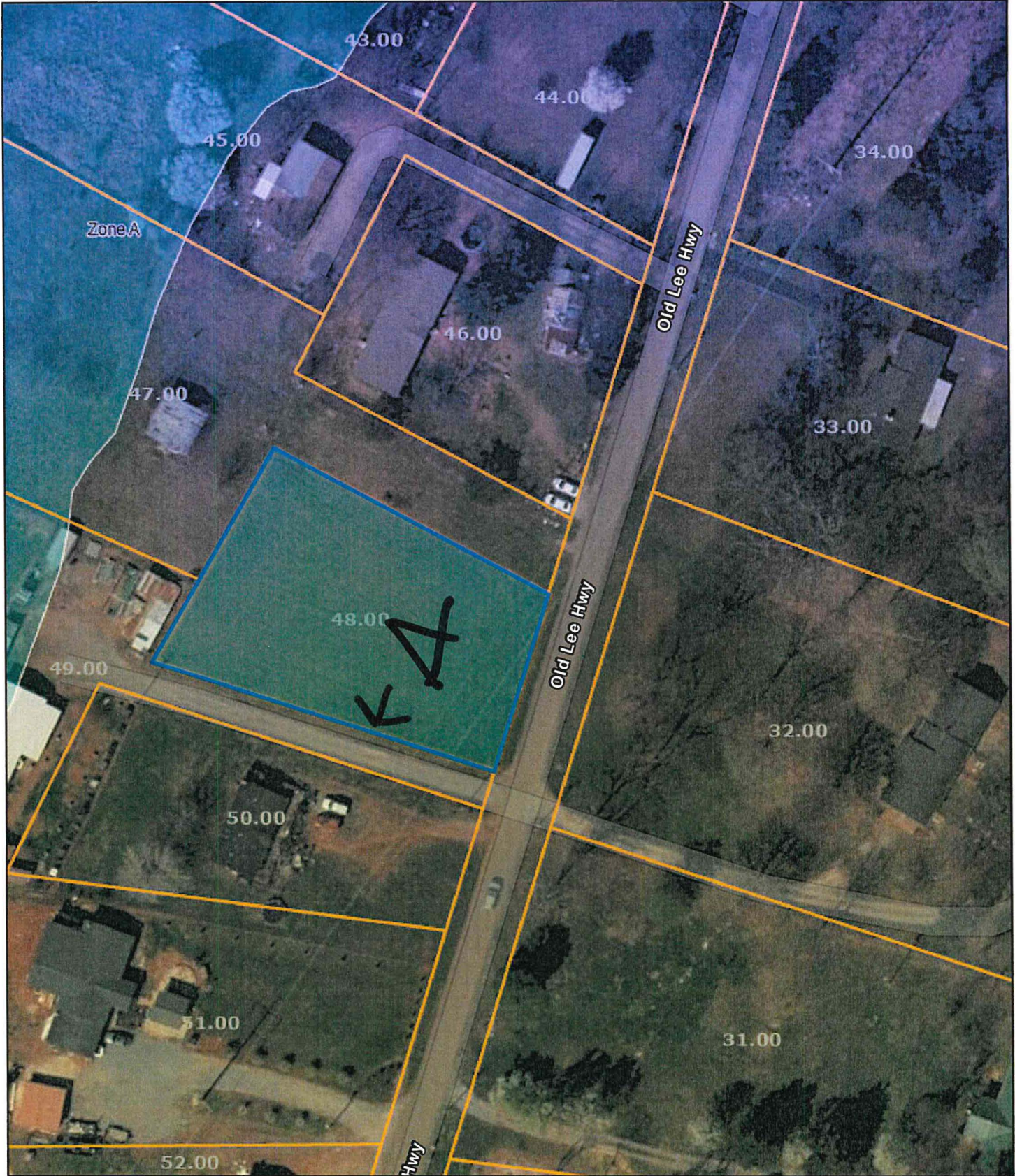


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information available through the following sources:

Loudon County - Parcel: 065 048.00

Item B



Date: July 15, 2025

County: LOUDON

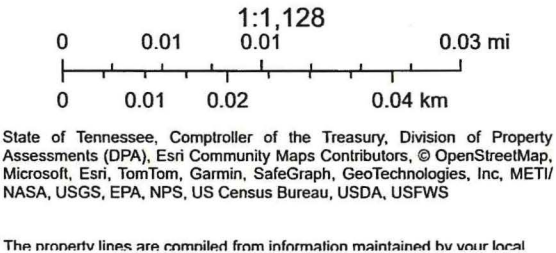
Owner: KULA ANTHONY J JR & KULA ANTHONY J

Address: OLD LEE HWY 804

Parcel ID: 065 048.00

Deeded Acreage: 0.67

Calculated Acreage: 0



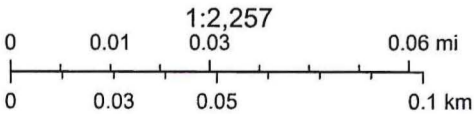
Loudon County - Parcel: 006 149.00

Item C



Date: July 22, 2025

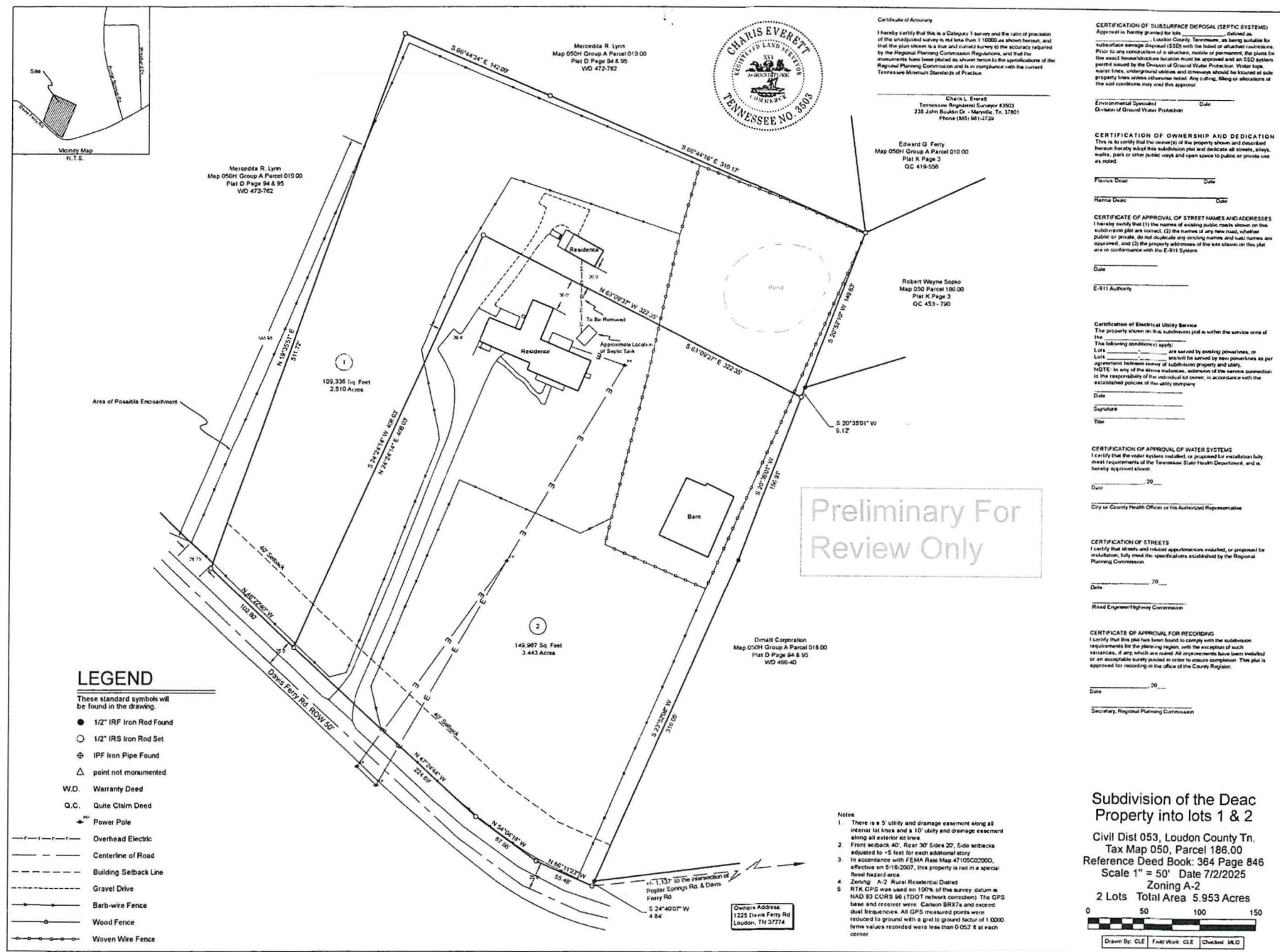
County: LOUDON  
Owner: WATSON DENNIS W ETUX PAIGE AMANDA  
Address: HICKORY CREEK RD 5261  
Parcel ID: 006 149.00  
Deeded Acreage: 2.01  
Calculated Acreage: 2.01



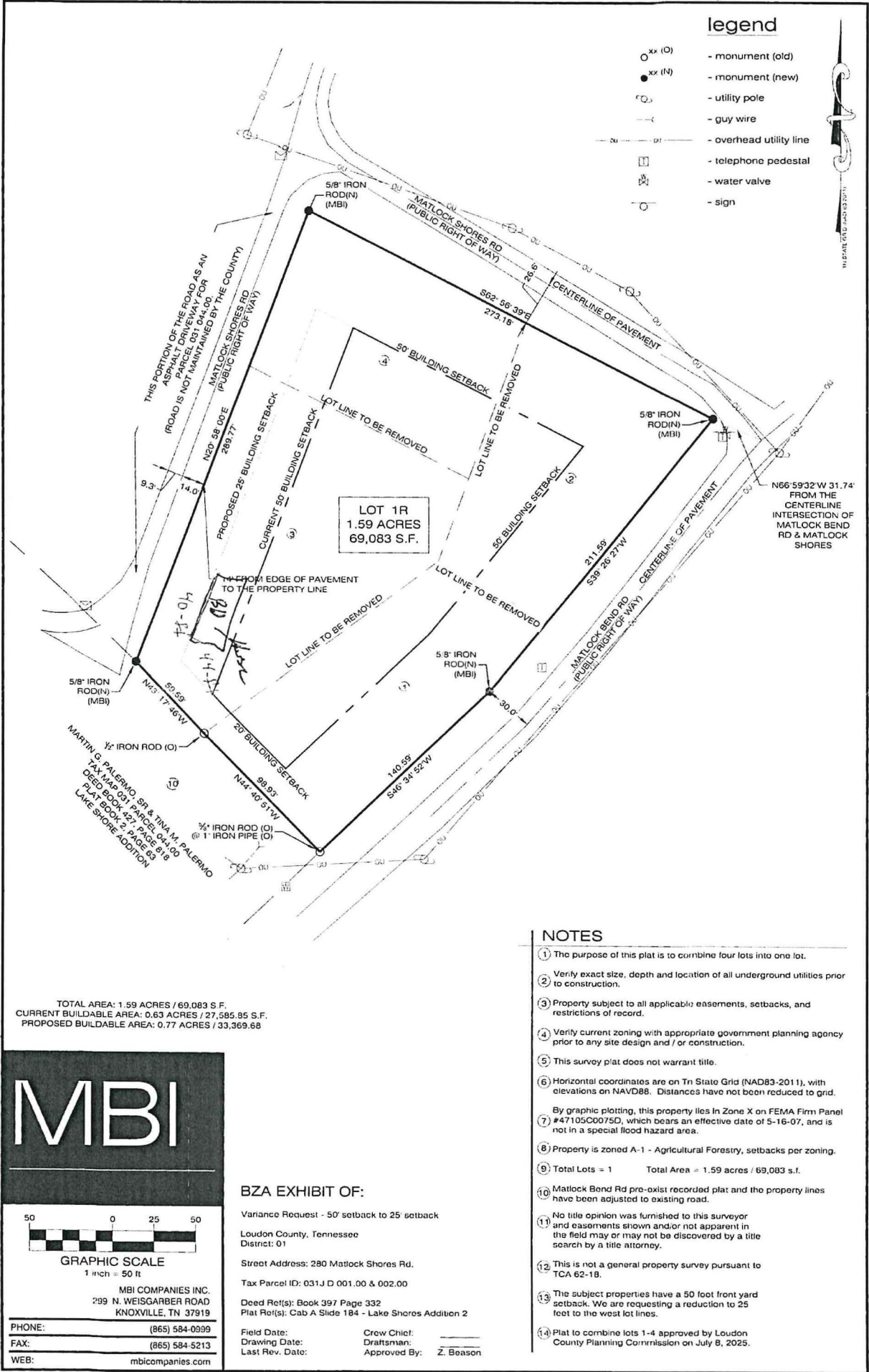
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local

Item D



Item E





Irwin 3-2024 (London)

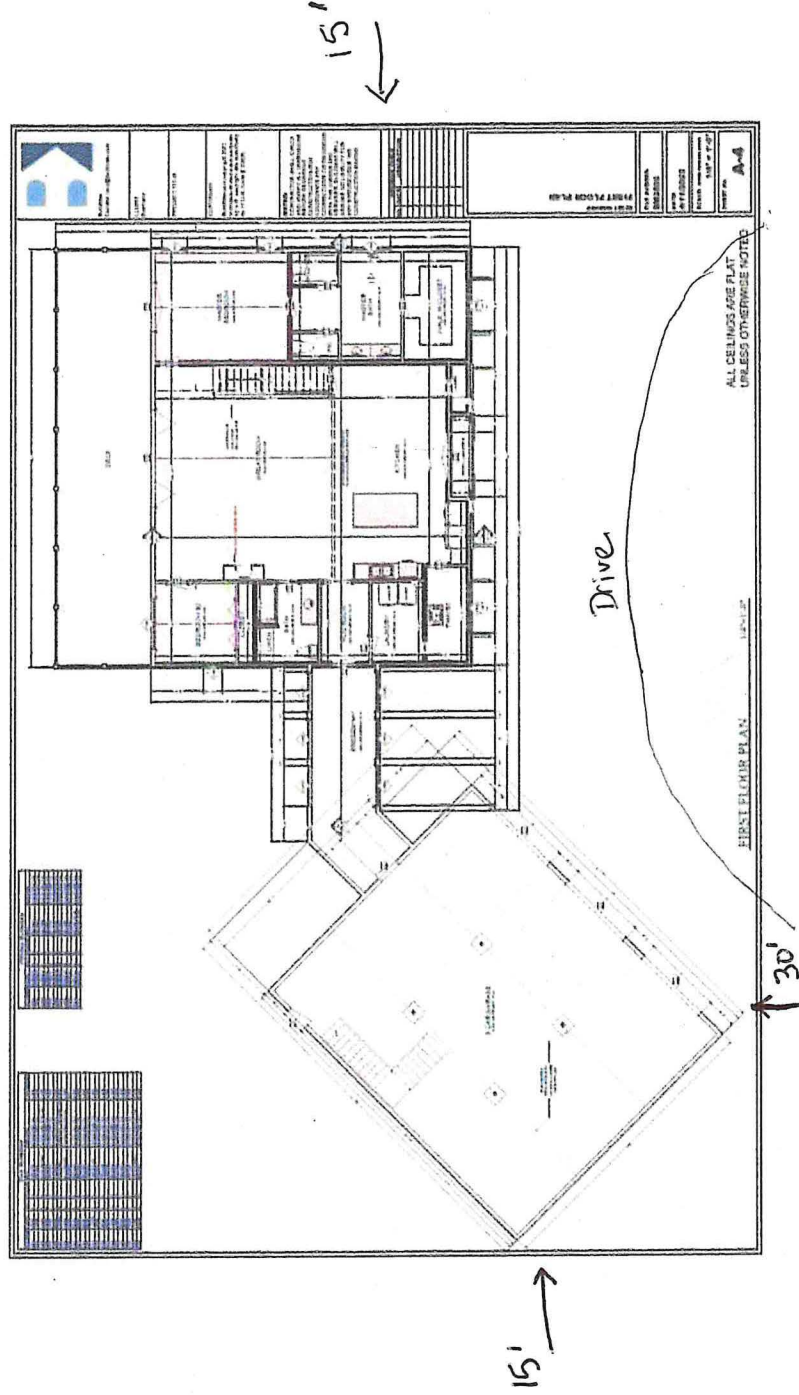


Item G

Construction Documents

Lake

Sophic



May 21, 2020 at 11:55:20 AM

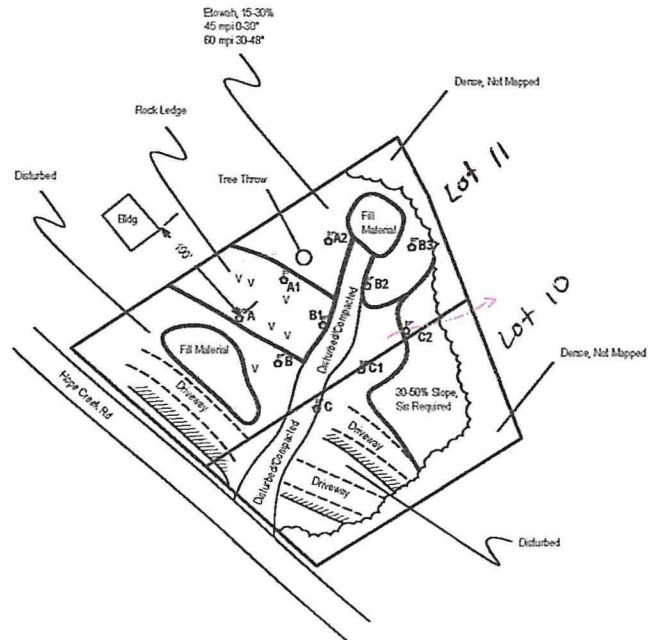
To: jack.immel@tn.gov

Item G

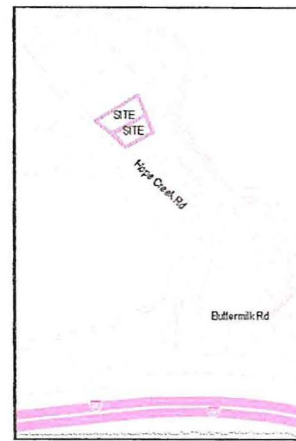
## HIGH INTENSITY SOILS MAP FOR CONVENTIONAL DRAINFIELD SYSTEMS

Portion of Map 003N, Group B, Parcel 010.00 & 011.00, Hope Creek Road  
Civil District 05, Loudon County, TN

Project: # 25037'  
For: Jason Ball



### Vicinity Map



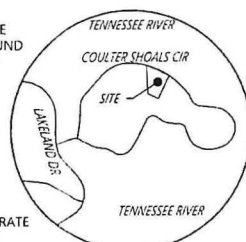
**Note:** Property lines and lake elevation not marked during mapping.

SOILS LEGEND				
SOIL NAME SLOPE CLASS	DEPTHS	ESTIMATED ABSORPTION RATE (MPI)	DEPTH TO RESTRICTING LAYERS (INCHES)	SOIL IMPROVEMENT PRACTICES/ NOTES/ PERC STATUS
Disturbed Cut/Filled/Compacted	NA	N/OT RATED	N/OT RATED	These areas have been disturbed (cut, filled or compacted) and have not been evaluated for fieldline installations. A Special Investigation of Soils may reveal areas within these delineations that are suitable for fieldline installations. A Special investigation is beyond the scope of this mapping.
Erosion: 15-30%	0-30" 30-48"	45 MPI 60 MPI	>48"	These soils have formed in deep, well-drained alluvium and are greater than 48" to limestone bedrock. The unit delineated here has had <18" of the surface scraped. Gradually increasing clay with depth against higher mpi ratings below 30 inches. The unit is considered karst, permeable and has no restrictions.
Rock Ledge	NA	NA	NA	Limestone bedrock occurs within 24 inches of the mineral soil surface. The unit is karst, non-permeable due to shallowness. Fieldlines must remain at least 10' from bedrock pinpoints. The unit is not suitable for fieldline use.
30-50% Slope Sis Required	NA	NA	NA	The unit delineated here has slopes that require a Special Investigation of Soils (Sis) which is beyond the scope of this investigation. The unit is not rated for fieldline use at this time.

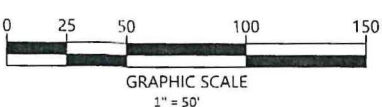
Item H

NOTES:

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES IF SHOWN ARE APPROXIMATE. THERE MAY BE OTHER EXISTING UTILITIES NOT SHOWN. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
2. BOUNDARIES WERE RETRACED USING THE LATEST RECORD DOCUMENTS AND EVIDENCE FOUND ON THE GROUND.
3. BEARINGS SHOWN HERON ARE REFERENCED TO TENNESSEE GRID NORTH DERIVED FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (EPOCH 2011) GEOID 18
4. ALL DEED AND PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF LOUDON COUNTY, TN (RLC) UNLESS OTHERWISE NOTED.
5. ZONING: A-2 "RURAL RESIDENTIAL" PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT LOUDON COUNTY PLANNING AND ZONING: 865-450-2055
6. SETBACK REQUIREMENTS:  
FRONT = 40'  
SIDE = 20' FOR A SINGLE-STORY STRUCTURE, PLUS 5' FOR EACH ADDITIONAL STORY, AND 5' FOR ANY PERMITTED ACCESSORY STRUCTURE.  
REAR = 30' FOR THE PRINCIPAL STRUCTURE AND 5' FOR ANY PERMITTED ACCESSORY STRUCTURES.
7. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
8. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
9. THE PURPOSE OF THIS SURVEY WAS TO PROVIDE AN UPDATED SURVEY THE CLIENT COULD USE FOR BUILDING PURPOSES.
10. ROAD CENTERLINES AS SHOWN ARE BASED ON FIELD OBSERVATION AT TIME OF THE SURVEY AND ARE NOT NECESSARILY THE CENTERLINE ON THE RIGHT-OF-WAY.
11. DISTANCES SHOWN ARE U.S. SURVEY FOOT GROUND AND HAVE NOT BEEN REDUCED TO GRID.



VICINITY SKETCH  
N.T.S.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN BOUNDARY SURVEY REPRESENTS A CATEGORY "IV" SURVEY AND THE SURVEY HAS BEEN PERFORMED TO THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF TENNESSEE

BY: DANIEL SPAULDING TN REGISTERED SURVEYOR NO. 3438 DATE:



GNSS SURVEY NOTE:

ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GNSS. RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 7/16/2025 UTILIZING A TRIMBLE R12 AND R121 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN HERON WERE DERIVED USING AN OPUS SOLUTION REFERENCED TO NAD 83 (2011) (EPOCH 2011), GEOID 18.

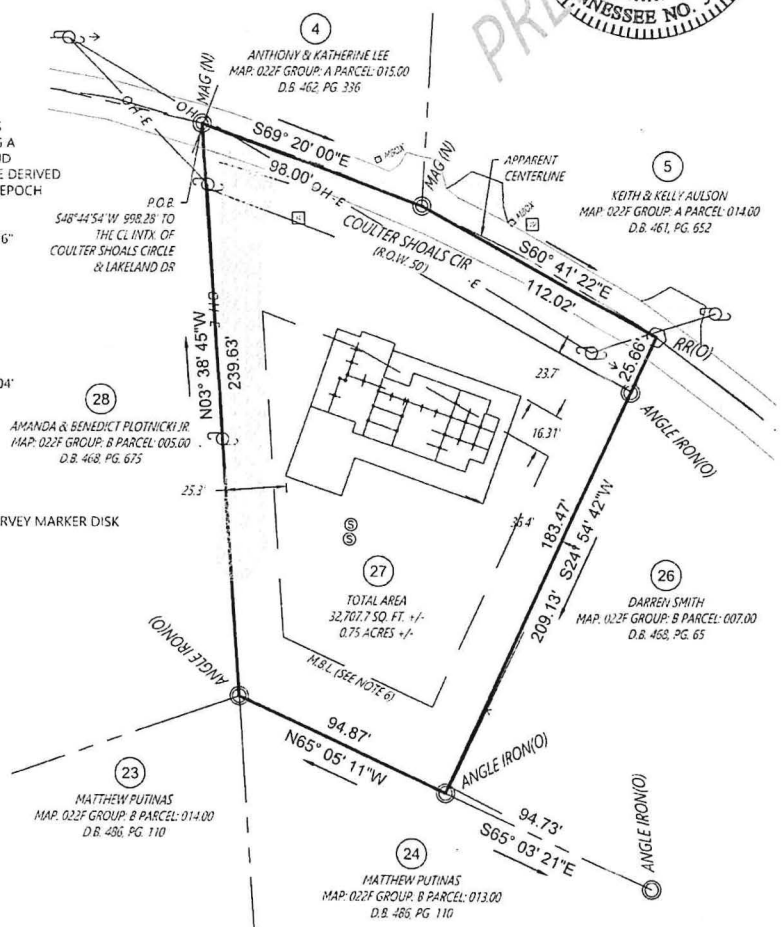
FIXED STATION FOR GNSS BASE: LATITUDE N. 35° 48' 04.14126" LONGITUDE W. 84° 10' 48.56772" EL. HGT. 780.56'

POSITIONAL ACCURACY:  
OPUS SOLUTION: OBSERVATION TIME 6:21  
OBSERVATIONS USED: 90%  
FIXED AMBIGUITIES: 89%  
OVERALL RMS 0.07'  
SINGLE VECTOR RTK GPS DOES NOT EXCEED H=0.02' & V=0.04' FOR BOUNDARY PORTIONS.

COMBINED GRID FACTOR: 0.99991123 CENTERED ON FIXED STATION AS SHOWN HERON.

LEGEND

- MAG (N) MAG NAIL (NEW) WITH SURVEY MARKER DISK
- ANGLE IRON (O) ANGLE IRON (OLD)
- RR (O) RAILROAD SPIKE (OLD)
- MBOX MAILBOX
- WATER METER
- SEPTIC
- POWER POLE
- GUY ANCHOR
- BUILDING SETBACK
- OVERHEAD POWER LINE
- FENCE LINE
- STORM PIPE
- ASPHALT
- CONCRETE
- GRAVEL


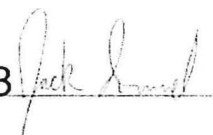


RETRACEMENT SURVEY OF:  
LOT 27  
COULTER SHOALS  
COULTER SHOALS CIRCLE, LENOIR CITY, TN. 37772

SURVEY FOR:  
BRIAN BROWN  
STREET: 536 ROBINSON DR  
CITY: LOUDON TN 37774-3216 PHONE: 855-244-0115

JOB # 20250350LC	COUNTY: LOUDON
FIRM PANEL: 47105-0125D	CIVIL DISTRICT: 2ND
FIRM ZONE: X	TAX MAP: 022F
FIRM DATE: 05/16/2025	GROUP: B
DATE: 07/18/2025	PARCELS: 006 00
DRAWN BY: BG	DEED BOOK: 484, PAGE: 347
C-CHECK BY: DS	PLAT CASE: A, SLIDE: 92
APPROVED BY: DS	SHT. 1 OF 1

Item H

Tennessee Department of Environment and Conservation - Division of Water Resources		
Permit for Construction of a Subsurface Sewage Disposal System		
Issued To: <u>James Brown</u>	<b>General Notes:</b> - Please refer to the design specifications for the subsurface sewage disposal system on the first page of the construction permit. - Contact the local Division of Water Resources representative to schedule a final inspection. - All electric components (e.g., pump, alarm, etc.) for the subsurface sewage disposal system must be inspected and approved by the appropriate electrical inspector prior to requesting a final inspection. Documentation of the electrical inspection must be available during the final inspection.  <b>Call 865-207-1254 for inspection</b>	
Location: <u>2675 Coulter Shoals Circle</u>		
<u>Lenoir City, TN 37772</u>		
<u>Coulter Shoals lot 27</u> <u>M 022 F Grp B P 006.00</u>		
Inspector: <u>Jack Immel ES3</u> 		
Date: <u>5/30/2025</u>		

