



City of Loudon, Tennessee

Loudon Regional Planning Commission

AGENDA
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, June 4, 2025
12:30 P.M.

1. Call to Order
2. Pledge of Allegiance and Roll Call

Debbie Hines, Chairman
Kevin Bookout
Dennis Brennan, Vice-Chairman
Ham Carey
Tim Dixon

Tim Henley, Secretary
Kelly Brewster
David Meers
Clayton Pangle
Scott Wilson

3. Approval of Minutes – May 7, 2025 Meeting
4. Old Business:

- A. City Council requests additional review of Application #165, including verification of intent (single or multi-family residential use?) for proposed rezoning to P-1 Professional and Civic District:

Application #165: Rezoning Request from C-2 Highway Business District to P-1 Professional and Civic District, 6622 West Lee Highway, Applicant and Property Owner, Radovan Psar, Tax Map 048, Group N/A, Parcel 104.00

5. New Business:

- A. Application #173: Site Plan Review for Loudon High School CTE Building, 1039 Mulberry St, Loudon, TN 37774, Applicant, Brian Pierce, Property Owner, Loudon County Board of Education, Tax Map 041, Group N/A, Parcel 053.04, Property Owner/Lessor, City of Loudon, Tax Map 040, Group N/A, Parcel 178.00, R-1 Low Density Residential District;
- B. Application #175: Preliminary Plat Review, Pods 29 & 30, TN National, Applicant, Tyler Gross, Property Owner, TN National LLC, Tax Map 023, Group N/A, Parcel 001.00, PDD, Planned Development District;

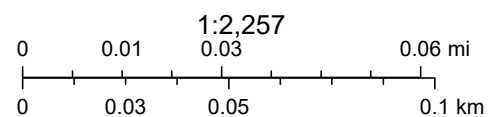
- C. (FYI: intentional order here, having 185 before 182) Application #185: Rezoning Request from R-2 High Density Residential District to Planned Development District (PDD), Tennessee National, Applicant, Tyler Gross, Owner, TN National, LLC, Tax Map 032, Group N/A, Parcel 001.00, R-2 High Density Residential District;
 - D. Application #182: Amending Master Plan, Tennessee National, Applicant, Tyler Gross, Owner TN National, LLC, Tax Map 023, Group N/A, Parcel 001.00, PDD, Planned Development District, and Tax Map 032, Group N/A, Parcel 001.00, R-2 High Density Residential District;
6. New Business (Philadelphia TN):
- A. Application #174, Site Plan Review for Additions to Philadelphia Elementary School, 600 Spring Street, Philadelphia, TN 37846, Applicant, Brian Pierce, Owner, Loudon County Board of Education, Tax Map 055M, Group B, Parcel 001.00, R-1 Residential District;
7. Additional Public Comments
8. Announcements and/or comments from Board/Commission
9. Adjournment

Loudon County - Parcel: 048 104.00



Date: May 1, 2025

County: LOUDON
Owner: PSAR RADOVAN
Address: LEE HWY W 6622
Parcel ID: 048 104.00
Deeded Acreage: 0.26
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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 county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Loudon (053)	Jan 1 Owner	Current Owner	LEE HWY W 6622			
Tax Year 2025 Reappraisal 2021	PSAR RADOVAN		Ctrl Map:	Group:	Parcel:	PI:
	1837 MCCAMMON RD		048		104.00	SI:
	KNOXVILLE TN 37920					000

Value Information

Land Market Value:	\$16,100
Improvement Value:	\$101,200
Total Market Appraisal:	\$117,300
Assessment Percentage:	40%
Assessment:	\$46,920

Additional Information

01 053 053 02000 000

General Information

Class: 08 - Commercial	City: LOUDON
City #: 434	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: F01
District: 01	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning: C-2
Utilities - Gas/Gas Type: 04 - PRIVATE - MANUFACTURED GAS	

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK		64

Sale Information

Long Sale Information list on subsequent pages

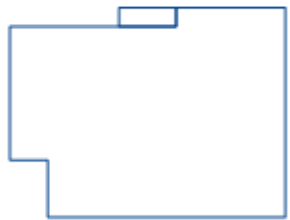
Land Information

Deed Acres: 0.26	Calculated Acres: 0	Total Land Units: 0.26	
Land Code	Soil Class	Units	
10 - COM		0.26	

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
04 - SIDING AVERAGE
Heat and AC:
7 - HEAT AND COOLING SPLIT
Quality:
1- - AVERAGE -
Square Feet of Living Area:
2316
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
07 - DRYWALL
Bath Tiles:
00 - NONE
Shape:
01 - RECTANGLE

Building Sketch



Stories:
1.00
Actual Year Built:
1930
Plumbing Fixtures:
5
Condition:
AV - AVERAGE
Floor System:
03 - WOOD W/O SUB FLOOR
Roof Cover/Deck:
13 - PREFIN METAL CRIMPED
Floor Finish:
08 - PINE/SOFT WOOD
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas

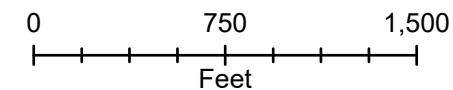
Areas	Square Feet
BAS - BASE	2,316
OPF - OPEN PORCH FINISHED	48

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/24/2024	\$130,000	474	3	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/30/2016	\$0	388	410		QC - QUITCLAIM DEED	-
10/4/2006	\$0	312	865		QC - QUITCLAIM DEED	-
10/20/2005	\$27,500	302	140	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
12/14/1999	\$5,000	249	997	I - IMPROVED	WD - WARRANTY DEED	M - PHYSICAL DIFFERENCE
10/29/1999	\$0	249	29		-	-
9/9/1999	\$20,514	248	253	I - IMPROVED	WD - WARRANTY DEED	N - NON-ARM'S LENGTH
3/26/1998	\$0	238	367		-	-
3/26/1998	\$80,000	233	334	I - IMPROVED	WD - WARRANTY DEED	H - BUSINESS/CORPORATE SALE
9/4/1992	\$30,000	200	811	I - IMPROVED	WD - WARRANTY DEED	B - FAMILY SALE
6/26/1945	\$0	0053	0412		-	-



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: May 1, 2025



OWNER:
LOUDON COUNTY SCHOOLS
100 RIVER ROAD
LOUDON, TENNESSEE 37774
PHONE: 865-458-5411

CIVIL:
CANNON & CANNON, INC.
10025 INVESTMENT DR
KNOXVILLE, TENNESSEE 37932
PHONE: 865-670-8555

STRUCTURAL:
BENNETT & PLESS
111 SHERLAKE LANE, SUITE 200
KNOXVILLE, TENNESSEE 37922
PHONE: 865-539-8227

MECHANICAL, PLUMBING & ELECTRICAL:
ENGINEERING SERVICES GROUP, INC.
900 EAST HILL AVENUE #350
KNOXVILLE, TENNESSEE 37902
PHONE: 865-522-0393

cope

ARCHITECTURE

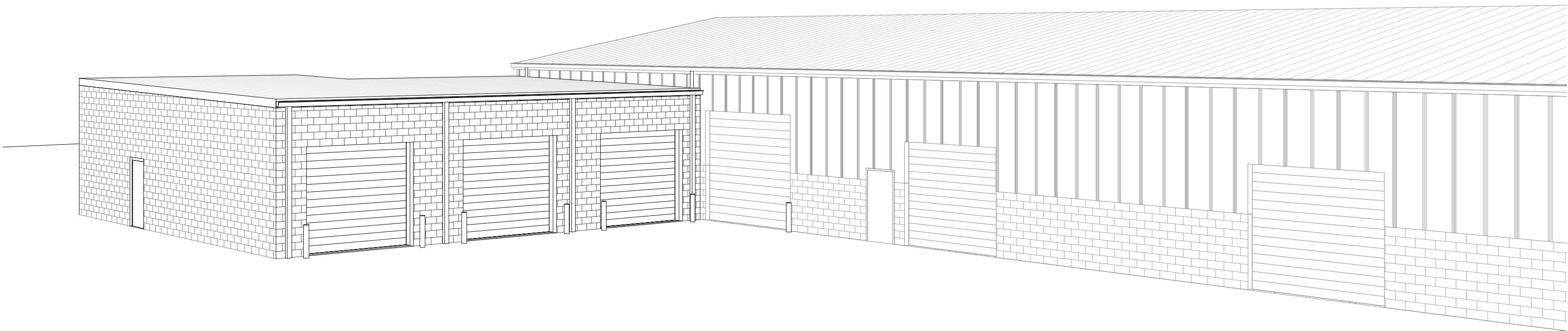
Cope Associates, Inc.
2607 Kingston Pike, Suite 5
Knoxville Tennessee, 37919

tel: 865.694.9000
www.copearchitecture.com

LOUDON HIGH SCHOOL CTE

BUILDING ADDITION

1039 MULBERRY STREET, LOUDON, TN 37774



CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 21029

DATE: SEPTEMBER 25, 2024



SYMBOLS

DETAIL CALLOUT

ELEVATION MARKER

ELEVATION KEY

SECTION KEY

INTERIOR ELEVATION KEY

SPOT ELEVATION

NORTH INDICATOR

F.F.E. = FINISH FLOOR ELEVATION

ROOM NAME

PROJECT DATA

PROJECT DESCRIPTION

JURISDICTION

LOCAL CODES OFFICIAL

FIRE CHIEF

APPLICABLE CODES & GUIDELINES

(TENNESSEE STATE FIRE MARSHAL AND LOUDON COUNTY, TN)

(TSMFO)

EXISTING BUILDING

NEW ADDITION

TOTAL

NUMBER OF STORIES

BUILDING AREA

BUILDING HEIGHT

SPRINKLER SYSTEM TYPE

STANDPIPE SYSTEM

FIRE/SMOKE ALARM SYSTEM

IECC CLIMATE ZONE

SEISMIC DESIGN CATEGORY

GOVERNING CODE SUMMARY

CHAPTER 4

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

406.8.4 HEATING EQUIPMENT

[F] 406.8.5 GAS DETECTION SYSTEM

[F] 406.8.5.1 SYSTEM DESIGN

[F] 406.8.5.1.1 GAS DETECTION SYSTEM COMPONENTS

[F] 406.8.5.2 OPERATION

[F] 406.8.5.3 FAILURE OF THE GAS DETECTION SYSTEM

[F] 406.8.6 AUTOMATIC SPRINKLER SYSTEM

[F] 903.2.9.1 REPAIR GARAGES

SITE LOCATION



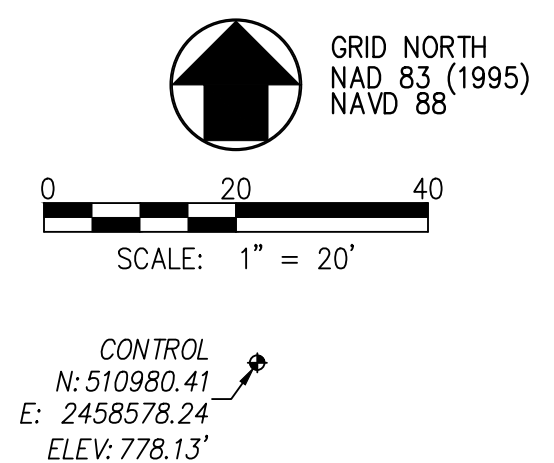
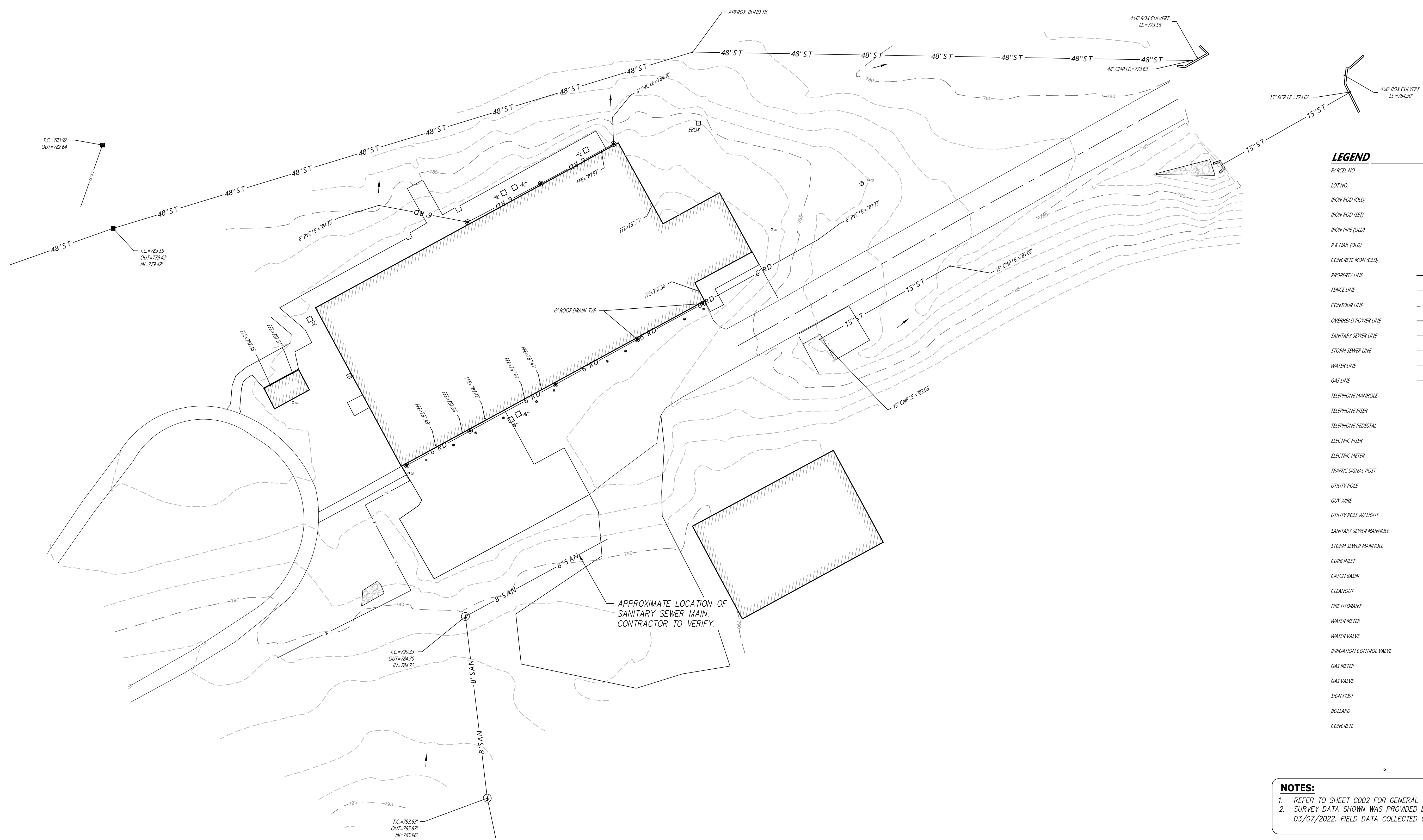
REVISIONS

DATE

ISSUED FOR:

DWG NO.

G000



LEGEND	
PARCEL NO.	(XX)
LOT NO.	⊙ XX
IRON ROD (OLD)	⊙ IR(O)
IRON ROD (SET)	⊙ IR(N)
IRON PIPE (OLD)	⊙ IP(O)
P K NAIL (OLD)	⊙ PK(O)
CONCRETE MON (OLD)	⊞ MON(O)
PROPERTY LINE	— — — — —
FENCE LINE	— — — — —
CONTOUR LINE	— — — — — 500' — — — — —
OVERHEAD POWER LINE	— — — — — OH - E — — — — —
SANITARY SEWER LINE	— — — — — 8" S AN — — — — —
STORM SEWER LINE	— — — — — 15" S T — — — — —
WATER LINE	— — — — — 8" W — — — — —
GAS LINE	— — — — — 2" G — — — — —
TELEPHONE MANHOLE	⊗ T
TELEPHONE RISER	⊗ TR
TELEPHONE PEDESTAL	⊗ TP
ELECTRIC RISER	⊗ ER
ELECTRIC METER	⊞ E
TRAFFIC SIGNAL POST	⊞ ∅
UTILITY POLE	⊞ U
GUY WIRE	←
UTILITY POLE W/ LIGHT	⊞ ⚙
SANITARY SEWER MANHOLE	⊞ S
STORM SEWER MANHOLE	⊞ D
CURB INLET	⊞ I
CATCH BASIN	⊞ B
CLEANOUT	⊞ CO
FIRE HYDRANT	⊞ H
WATER METER	⊞ W
WATER VALVE	⊞ V
IRRIGATION CONTROL VALVE	⊞ ICV
GAS METER	⊞ G
GAS VALVE	⊞ V
SIGN POST	⊞ S
BOLLARD	⊞ B
CONCRETE	⊞ C

NOTES:

1. REFER TO SHEET C002 FOR GENERAL NOTES.
2. SURVEY DATA SHOWN WAS PROVIDED BY S&ME, INC. DATED 03/07/2022. FIELD DATA COLLECTED ON 02/23/2022.

**LOUDON HIGH SCHOOL CTE
BUILDING ADDITION**
1039 MULBERRY STREET, LOUDON, TN
37774

copa architecture

Cope Associates, Inc.
2607 Kingston Pike, Suite 5
Knoxville, Tennessee 37719

tel: 865.684.9000
www.copearchitecture.com

EXISTING CONDITIONS

This drawing is the property of COPE ASSOCIATES, INC and is not to be reproduced without prior written authorization. This drawing is intended to be used only for the project and site specifically identified. All design information are the copyright of COPE ASSOCIATES, INC. © 2020

[illegible]

DATE: 01/31/2025



DWG NO.

C003

PROJECT NO. 01000

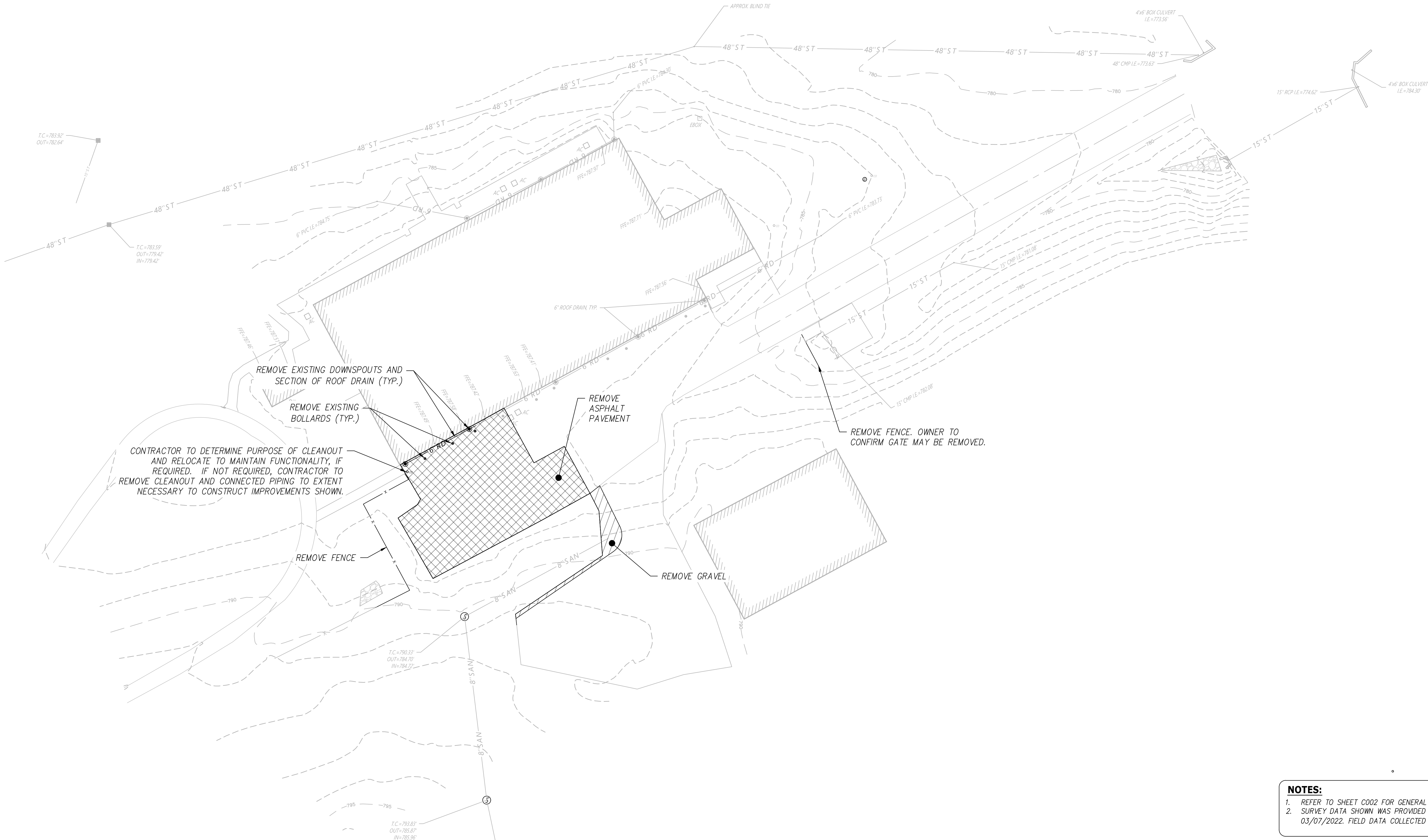
FULL SHEET SIZE: 24"X36"

811
Know what's below
Call before you dig

CANNON & CANNON INC
TEL 865.670.8555
WWW.CANNON-CANNON.COM

10025 Investment Drive
Suite 120
Knoxville, TN 37932

100225 Investment Drive
Suite 120
Knoxville, TN 37932
TEL: 865.670.8555
WWW.CANNON-CANNON.COM



GRID NORTH
NAD 83 (1995)
NAVD 88

SCALE: 1" = 20'

CONTROL
N: 510980.41
E: 2458578.24
ELEV: 778.13'

LOUDON HIGH SCHOOL CTE
BUILDING ADDITION
1039 MULBERRY STREET, LOUDON, TN
37774

cope
architecture

Cope Associates, Inc. Suite 5
2807 Kingston Pike, Knoxville, Tennessee 37919
tel: 865.694.9000
www.copearchitecture.com

DEMOLITION PLAN

This drawing is the property of COPE ASSOCIATES, INC. and is not to be reproduced without prior written authorization. This drawing is intended to be used only for the project and site specifically identified. All design information are the copyright of COPE ASSOCIATES, INC. © 2020

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 01/31/2025



DWG NO.

C004

PROJECT NO.

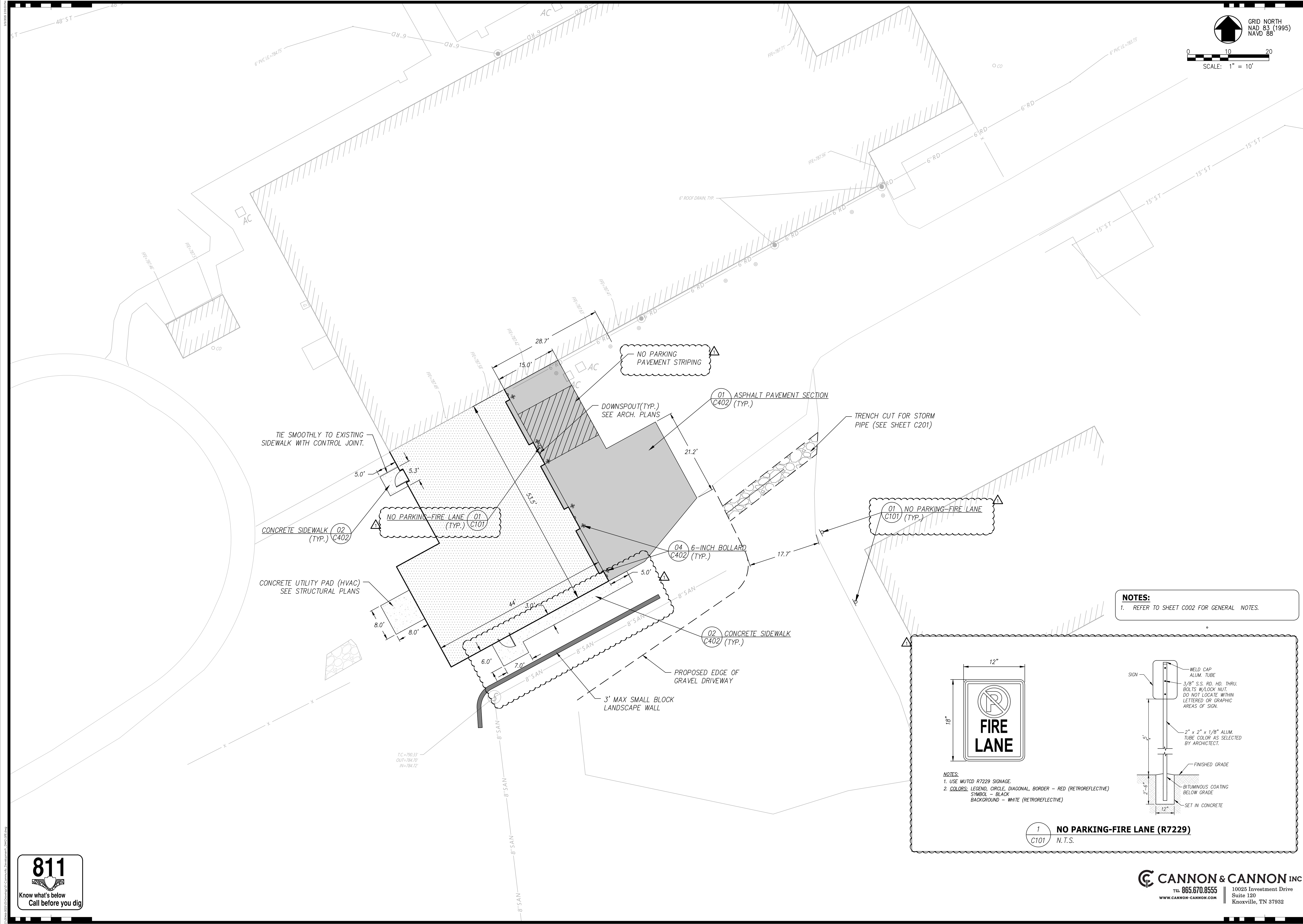
21029

FULL SHEET SIZE: 24"X36"

- NOTES:**
- REFER TO SHEET C002 FOR GENERAL NOTES.
 - SURVEY DATA SHOWN WAS PROVIDED BY S&ME, INC. DATED 03/07/2022. FIELD DATA COLLECTED ON 02/23/022.



CANNON & CANNON INC
TEL: 865.670.8555 10025 Investment Drive
WWW.CANNON-CANNON.COM Suite 120
Knoxville, TN 37932



GRID NORTH
NAD 83 (1995)
NAVD 88

SCALE: 1" = 10'

LOUDON HIGH SCHOOL CTE
BUILDING ADDITION
1039 MULBERRY STREET, LOUDON, TN
37774

cope architecture
Cope Associates, Inc.
2407 Kingston Pike, Suite 5
Knoxville, Tennessee 37919
tel. 865.694.9000
www.copearchitecture.com

SITE LAYOUT PLAN

NOTES:
1. REFER TO SHEET C002 FOR GENERAL NOTES.

12"
18"

NOTES:
1. USE MUTCD R7229 SIGNAGE.
2. COLORS: LEGEND, CIRCLE, DIAGONAL, BORDER - RED (RETROREFLECTIVE)
SYMBOL - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)

1 NO PARKING-FIRE LANE (R7229)
C101 N.T.S.

WELD CAP ALUM. TUBE
3/8" S.S. RD. HD. THRU. BOLTS W/LOCK NUT. DO NOT LOCATE WITHIN LETTERED OR GRAPHIC AREAS OF SIGN.
2" x 2" x 1/8" ALUM. TUBE COLOR AS SELECTED BY ARCHITECT.
FINISHED GRADE
BITUMINOUS COATING BELOW GRADE
SET IN CONCRETE

REVISIONS		
NO.	DATE	DESCRIPTION
1	01/31/2025	SFMO COMMENTS

DATE: 01/31/2025



DWG NO.

C101

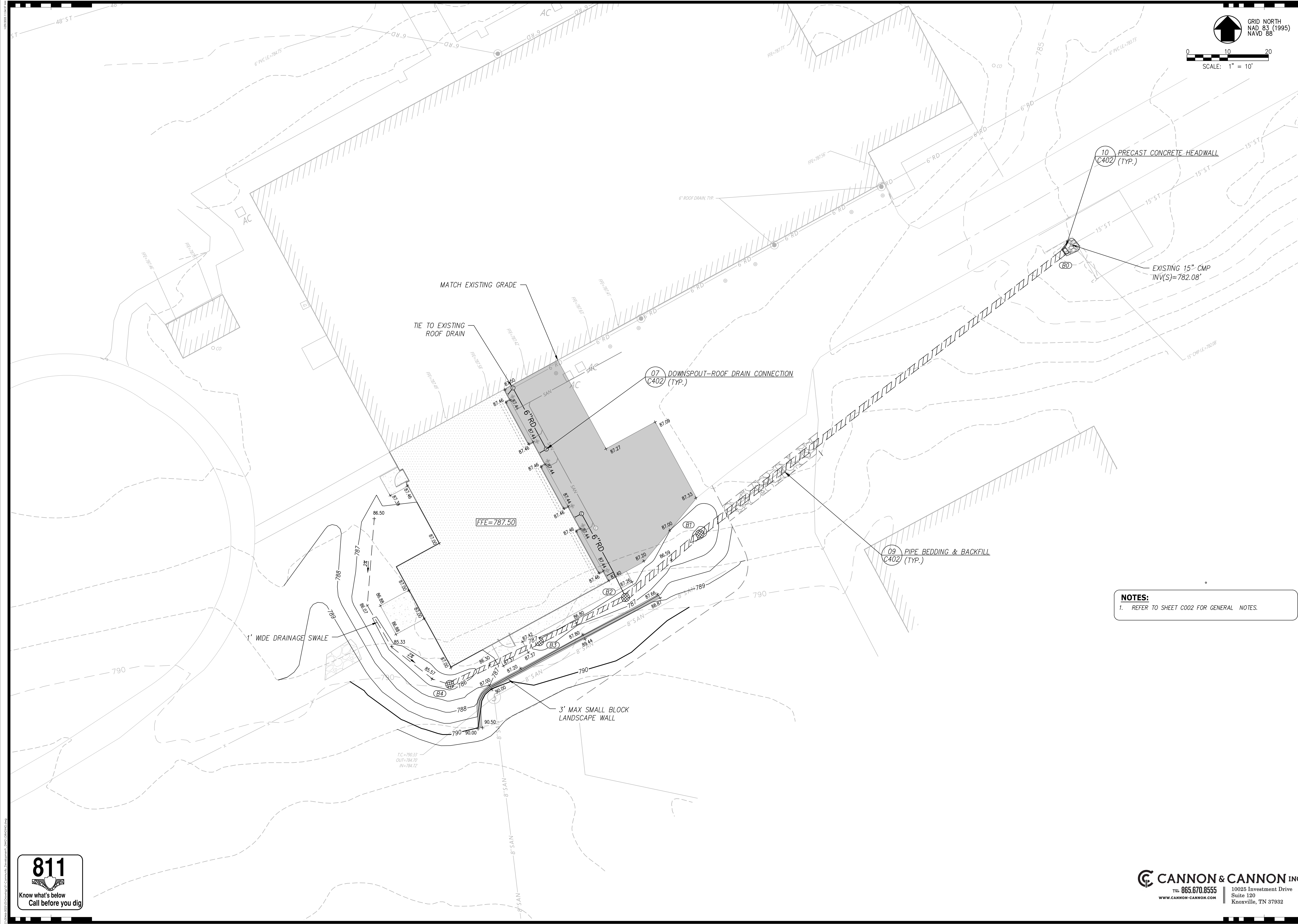
PROJECT NO.

21029

FULL SHEET SIZE: 24"X36"

811
Know what's below
Call before you dig

CANNON & CANNON INC.
TEL. 865.670.0555 10025 Investment Drive
WWW.CANNON-CANNON.COM Suite 120
Knoxville, TN 37932



GRID NORTH
NAD 83 (1995)
NAVD 88

SCALE: 1" = 10'

LOUDON HIGH SCHOOL CTE
BUILDING ADDITION
1039 MULBERRY STREET, LOUDON, TN
37774

cope architecture

Cope Associates, Inc.
2607 Kingston Pike, Suite 5
Knoxville, Tennessee 37919
tel. 865.694.9000
www.copearchitecture.com

SITE GRADING AND
DRAINAGE PLAN

NOTES:
1. REFER TO SHEET C002 FOR GENERAL NOTES.

This drawing is the property of COPE ASSOCIATES, INC. and is not to be reproduced without prior written authorization. This drawing is intended to be used only for the project and site specifically identified. All design information are the copyright of COPE ASSOCIATES, INC. © 2020

REVISIONS		
NO.	DATE	DESCRIPTION

DATE: 01/31/2025



DWG NO.

C201

PROJECT NO.

21029

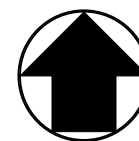
FULL SHEET SIZE: 24"X36"

811

Know what's below
Call before you dig

CANNON & CANNON INC
TEL. 865.670.0555 10025 Investment Drive
WWW.CANNON-CANNON.COM Suite 120
Knoxville, TN 37932





GRID NORTH
NAD 83 (1995)
NAVD 88

02040

20

40

SCALE: 1" = 20'

LOUDON HIGH SCHOOL CTE
BUILDING ADDITION
1039 MULBERRY STREET, LOUDON, TN
37774

COPE architecture
Cope Associates, Inc.
2807 Kingston Pike, Suite 5
Knoxville, Tennessee 37919
tel: 865.694.9000
www.copearchitecture.com

FIRE ACCESS

NOTES:
1. REFER TO SHEET C002 FOR GENERAL NOTES.

FLOW TEST:
BY: CITY OF LOUDON FIRE DEPARTMENT
100 CEDAR ST
LOUDON TN 37774
865.408.0408
DATE: 01/14/2024
TIME: 5:30 PM
ELEVATION: ±754.0'

RESULTS: STATIC = 110 PSI
RESIDUAL = 74 PSI
PITOT = 74
FLOW = 1,846 GPM

This drawing is the property of COPE ASSOCIATES, INC. and is not to be reproduced without prior written authorization. This drawing is intended to be used only for the project and site specifically identified. All design information are the copyright of COPE ASSOCIATES, INC. © 2020

REVISIONS		
NO.	DATE	DESCRIPTION
1	01/31/2025	SFMO COMMENTS

DATE: 01/31/2025



DWG NO.

C502

PROJECT NO.

21029

CANNON & CANNON INC
TEL 865.670.8555 10025 Investment Drive
WWW.CANNON-CANNON.COM Suite 120
Knoxville, TN 37932

811

Know what's below
Call before you dig

DRAWING PATH: T:\080\Projects\2022\22430023_City of Loudon\HS CTE Addition - Loudon\Development - Geomatics\CAD\22430023_Loudon High_Topo.dwg

NOTES

- 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.
- PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 040 & 041, LOUDON COUNTY, TENNESSEE.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 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 47105C0176D, DATED 5/16/2007.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- 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.
- UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
- TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS ONE (1) FOOT. DATUM BASED ON NAVD 88.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF LOUDON COUNTY, TENNESSEE (ROL).
- SURVEY FIELD DATA COLLECTED ON 2-23-2022.

LEGEND

PARCEL NO.	(XX)
LOT NO.	(X)
IRON ROD (OLD)	(R/O)
IRON ROD (SET)	(R/N)
IRON PIPE (OLD)	(P/O)
P K NAIL (OLD)	(P/K)
CONCRETE MON (OLD)	(MON/O)
PROPERTY LINE	---
FENCE LINE	-X-
CONTOUR LINE	-500-
OVERHEAD POWER LINE	-O H - E
SANITARY SEWER LINE	-8" S AN
STORM SEWER LINE	-15" S T
WATER LINE	-8" W
GAS LINE	-2" G
TELEPHONE MANHOLE	(T)
TELEPHONE RISER	(TR)
TELEPHONE PEDESTAL	(TP)
ELECTRIC RISER	(ER)
ELECTRIC METER	(E)
TRAFFIC SIGNAL POST	(TSP)
UTILITY POLE	(UP)
GUY WIRE	(GW)
UTILITY POLE W/ LIGHT	(UPL)
SANITARY SEWER MANHOLE	(SSM)
STORM SEWER MANHOLE	(SSMH)
CURB INLET	(CI)
CATCH BASIN	(CB)
CLEANOUT	(CO)
FIRE HYDRANT	(FH)
WATER METER	(WM)
WATER VALVE	(WV)
IRRIGATION CONTROL VALVE	(ICV)
GAS METER	(GM)
GAS VALVE	(GV)
SIGN POST	(SP)
ROLLARD	(R)
CONCRETE	(C)

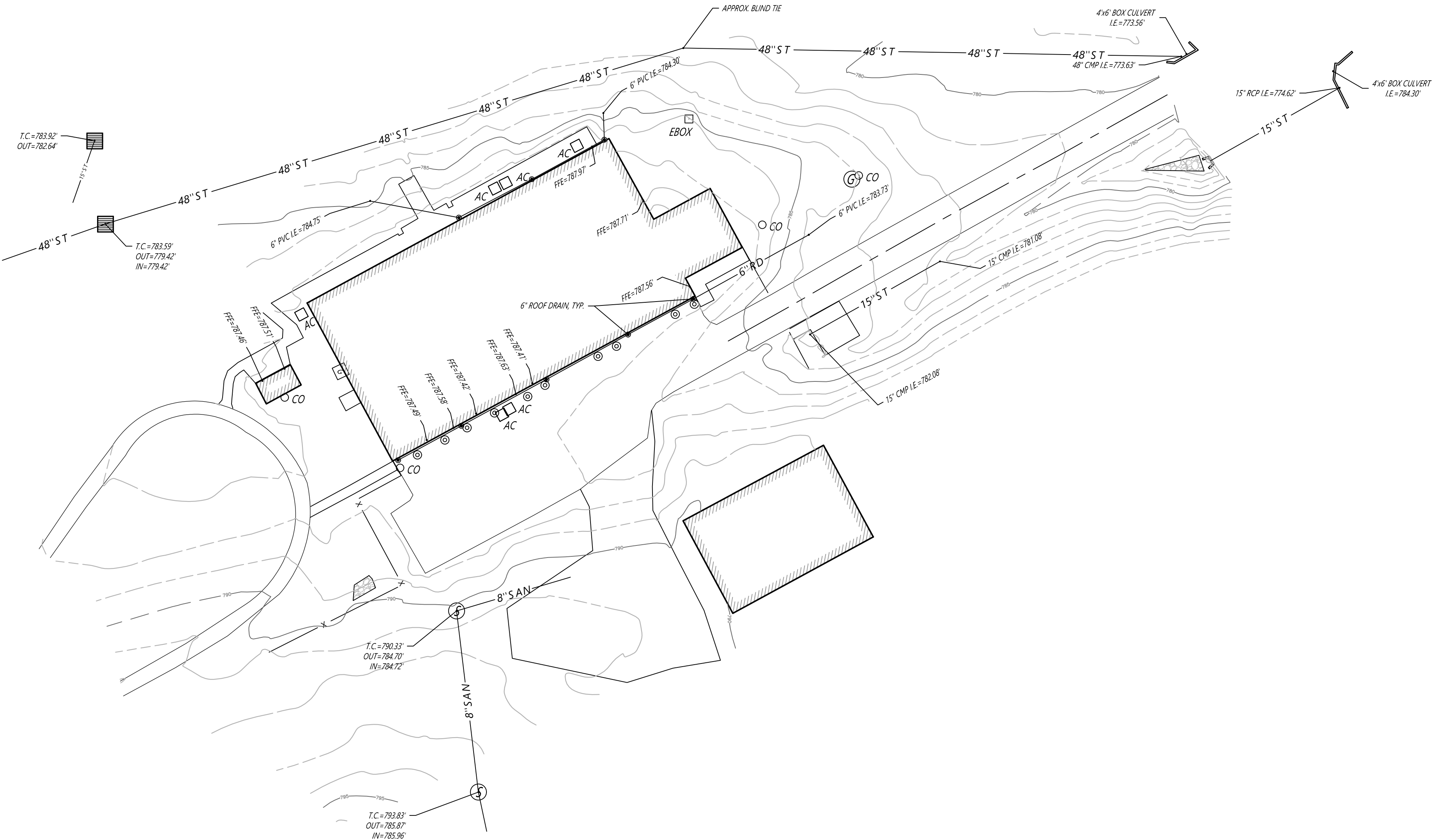
SITE DATA

PROPERTY LOCATED ON LOUDON COUNTY TAX MAP MAP 040, PARCELS 177.00, 178.00, 179.00 & TAX MAP 041, PARCEL 053.04

CITY: CITY OF LOUDON
COUNTY: LOUDON
STATE: TENNESSEE

SITE ADDRESS: 1039 MULBERRY STREET
CITY OF LOUDON, TENNESSEE

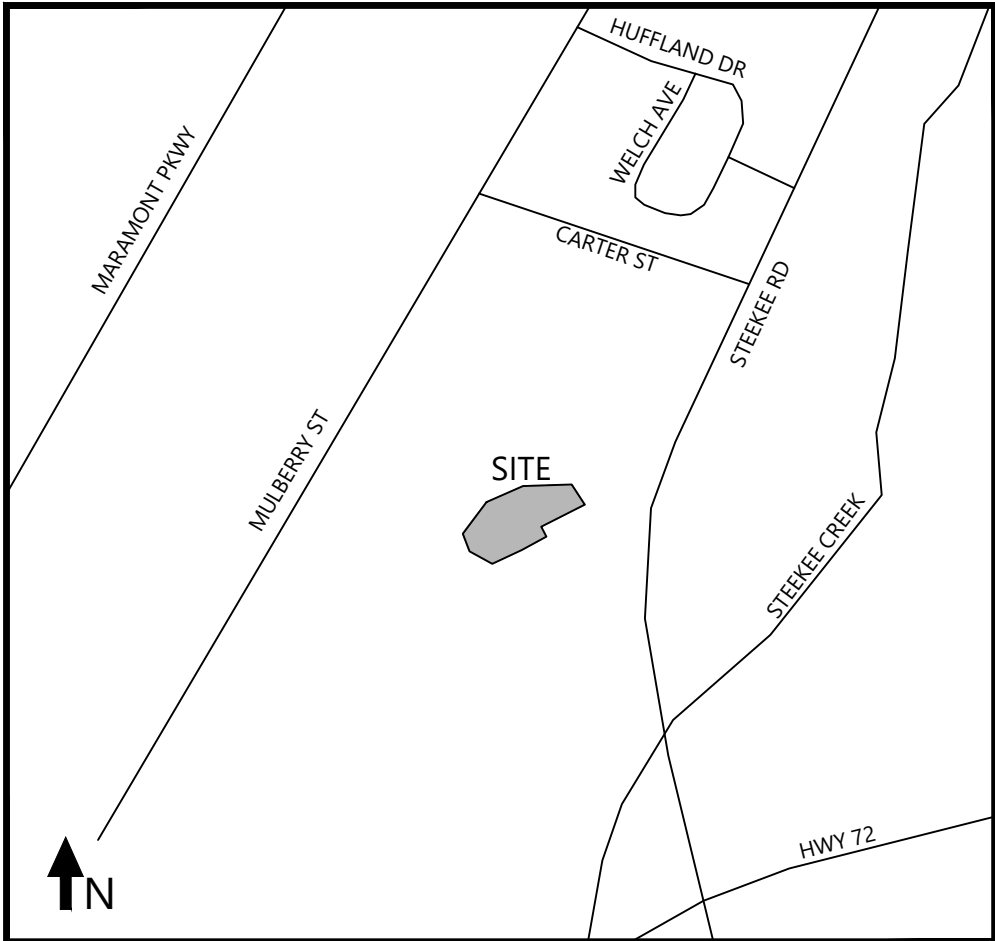
OWNER: LOUDON COUNTY BOARD OF EDUCATION
2480 HIGHWAY 72 N
LOUDON, TN 37774



SURVEYOR'S CERTIFICATE

I hereby certify that the best of my knowledge and belief the hereon shown Topographic Survey is a true and correct survey having an unadjusted ratio of precision greater than 1/10,000 and is true and correct.

By: ROBERT D. SANDERS, Registered Surveyor No. 1889 Date: 3/7/2022



VICINITY MAP
NOT TO SCALE



6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 970-0003

LOUDON COUNTY
SCHOOL DISTRICT
100 RIVER ROAD
LOUDON, TN 37774

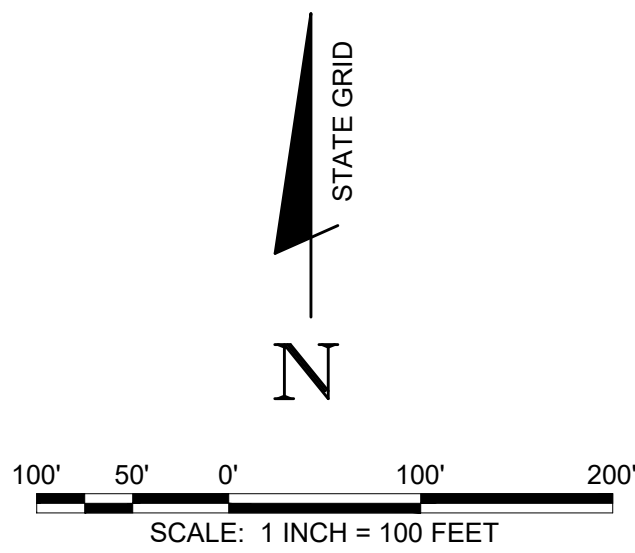
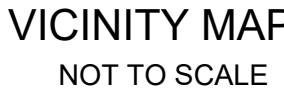
TOPOGRAPHIC SURVEY

LOUDON COUNTY
HIGH SCHOOL

TAX MAP 040, PARCELS 177.00, 178.00, 179.00
TAX MAP 041, PARCEL 053.04
CITY OF LOUDON, LOUDON COUNTY, TENNESSEE

PROJECT NUMBER
22430023
DRAWING NUMBER

S1.0

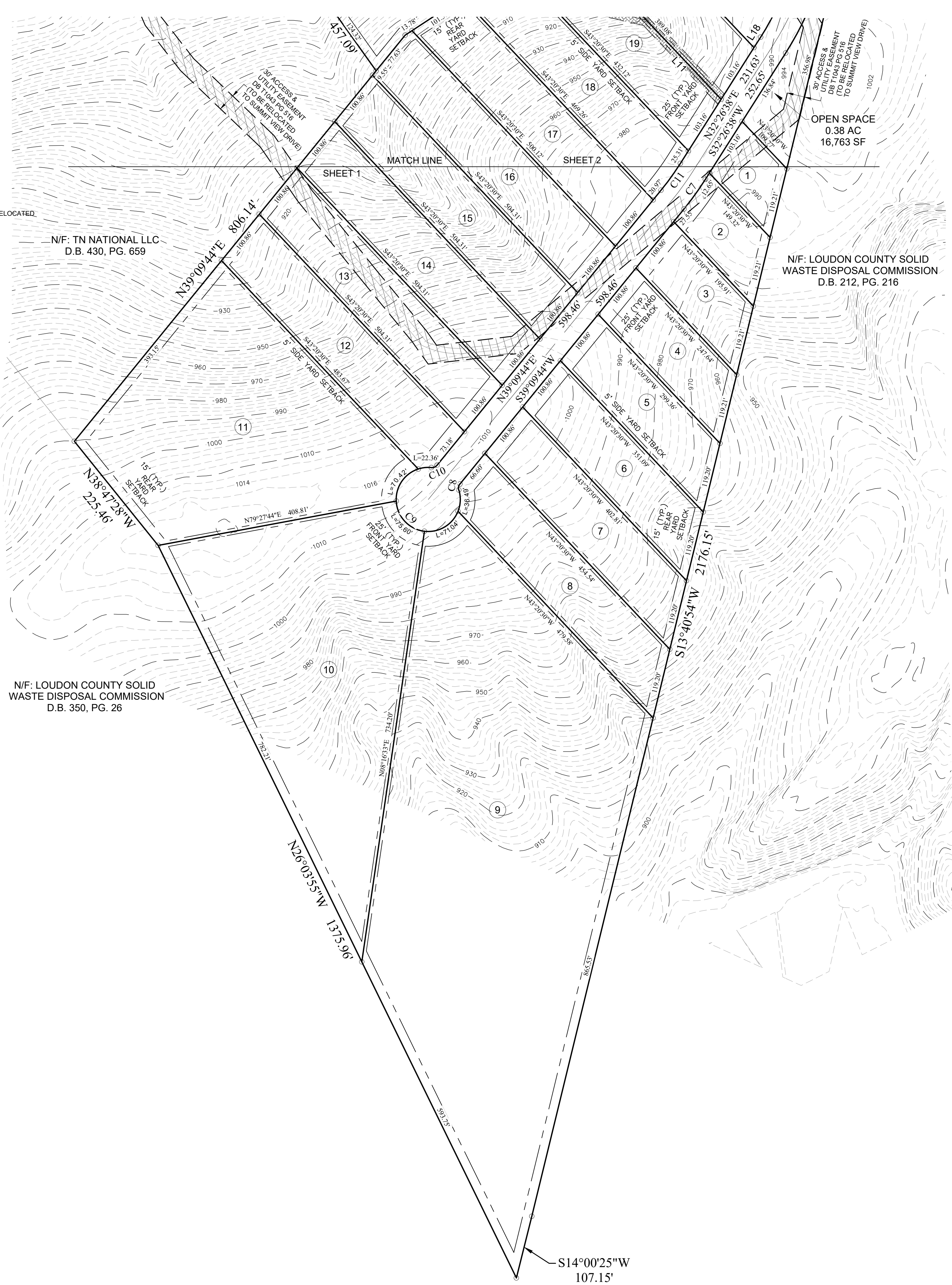


 EASEMENT TO BE ABANDONED AND/OR RELOCATED

 NEW 20' DRAINAGE EASEMENT

NOTES:

1. TOTAL PAD AREA - 49.49 ACRES WITH 30 LOTS, OPEN SPACE AND ROAD RIGHT-OF-WAY.
2. ZONING - PLANNED DEVELOPMENT DISTRICT REFERENCE THE LOUDON ZONING ORDINANCE, SECTION 14-415-NEIGHBORHOOD EDGE-DEVELOPMENT STANDARDS FOR ALL SITE TYPE DEVELOPMENT REGULATIONS.
3. SETBACKS ARE 25-FOOT FRONTYARD, 5-FOOT SIDEYARD AND 15-FOOT REARYARD.
4. PROPOSED USE IS RESIDENTIAL, AVERAGE LOT SIZE IS 1.26 ACRES.
5. ROADS WILL BE PRIVATE WITHIN A 50-FOOT RIGHT-OF-WAY AND UTILITY EASEMENT.
6. SANITARY SEWER WILL BE A LOW PRESSURE SYSTEM AND WILL BE CONSTRUCTED TO LOCAL SEWER DISTRICT STANDARDS.
7. WATER WILL BE PUBLIC AND CONSTRUCTED TO LOCAL WATER DISTRICT STANDARDS.
8. IMPROVEMENTS WILL BE CONSTRUCTED TO CONFORM TO LOCAL MUNICIPALITY STANDARDS.
9. DEED REFERENCE - D.B. 430, PAGE 659
10. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 12' ALONG ALL ROAD RIGHT-OF-WAYS AND 5' ALONG ALL SIDE AND REAR LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
11. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE CENTERED ON DRAINAGE & SEWER STRUCTURES AS INSTALLED.
12. CONTOURS ARE FROM STATE LIDAR, THE INTERVAL IS 2-FOOT.
13. PROPOSED ROAD GRADES EXCEED THE 10% MAXIMUM AS DESCRIBED IN THE CITY OF LOUDON SUBDIVISION REGULATIONS FROM STATION 0+58.1+75 AND 5+50.7+35 ON SUMMIT VIEW DRIVE; HOWEVER, THE PROPOSED ROAD GRADES COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF LOUDON DEVELOPMENT MANUAL SECTION 3-102.



LINE TABLE		
Line #	Direction	Length
L1	S14°21'16"E	76.72'
L2	S43°01'46"W	64.60'
L3	S25°41'47"W	50.00'
L4	N64°18'13"W	53.23'
L5	S28°28'33"E	81.86'
L6	S87°14'42"E	50.00'
L7	S77°00'01"E	20.17'
L8	N64°18'13"W	53.23'
L9	S83°55'05"W	10.88'
L10	S83°55'05"E	10.88'
L17	S56°41'57"W	101.59'
L18	N32°26'38"E	21.02'

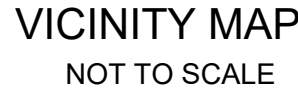
LOT AREAS		
LOT	SQ. FT.	ACRES
1	12,954	0.30
2	17,132	0.39
3	22,178	0.51
4	27,350	0.63
5	32,523	0.75
6	37,695	0.87
7	42,868	0.98
8	47,551	1.09
9	356,803	8.19
10	173,379	3.98
11	150,910	3.46
12	50,172	1.15
13	50,431	1.16
14	50,431	1.16
15	50,431	1.16
16	50,403	1.16

LOT AREAS		
LOT	SQ.FT.	ACRES
17	48,469	1.11
18	45,206	1.04
19	41,060	0.94
20	36,756	0.84
21	49,536	1.14
22	84,702	1.94
23	77,675	1.78
24	90,433	2.08
25	67,549	1.55
26	60,680	1.39
27	72,559	1.67
28	73,496	1.69
29	68,138	1.56
30	35,987	0.83

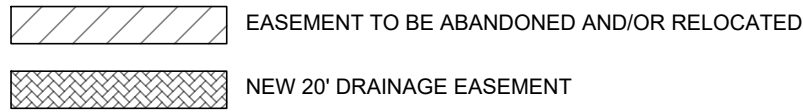
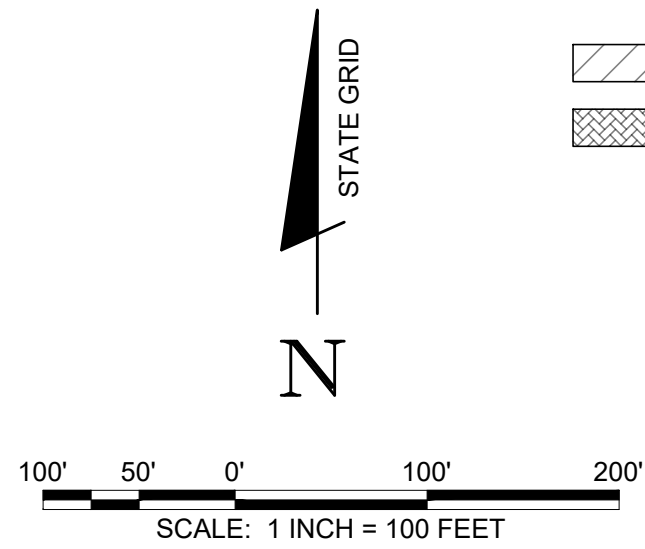
Line #	Direction	Length
L11	N43°20'30"W	183.62'
L12	N76°52'18"W	131.73'
L13	N54°10'24"W	152.81'
L14	S16°41'49"E	216.31'
L15	S51°14'06"W	25.51'
L16	S35°22'44"W	107.20'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C1	14.33'	11.00'	74°39'02"	13.34'	N78°22'16"E
C2	124.95'	175.00'	40°54'37"	122.32'	N84°45'32"E
C3	176.43'	125.00'	80°52'05"	162.14'	S34°21'07"W
C4	161.65'	475.00'	19°29'56"	160.87'	N12°30'16"E
C5	101.57'	525.00'	11°05'04"	101.41'	S08°17'50"W
C6	170.47'	525.00'	18°36'16"	169.72'	S23°03'30"W
C7	61.56'	525.00'	6°43'06"	61.52'	S35°48'11"W
C8	10.82'	11.00'	56°22'07"	10.39'	S10°58'40"W
C9	275.90'	54.00'	292°44'15"	59.82'	N50°50'16"W
C10	10.82'	11.00'	56°22'07"	10.39'	N67°20'48"E
C11	55.70'	475.00'	6°43'06"	55.66'	N35°48'11"E
C12	84.48'	475.00'	10°11'24"	84.37'	N27°20'56"E
C13	160.65'	225.00'	40°54'37"	157.26'	N84°45'32"W
C14	247.00'	175.00'	80°52'05"	227.00'	S34°21'07"W
C15	171.51'	75.00'	90°00'00"	106.07'	S38°55'05"W
C16	10.82'	11.00'	56°22'07"	10.39'	N67°53'51"W
C17	275.90'	54.00'	292°44'15"	59.82'	S06°04'55"E
C18	10.82'	11.00'	56°22'07"	10.39'	N55°44'01"E
C19	196.35'	125.00'	90°00'00"	176.78'	N38°55'05"E
C20	4.33'	125.00'	1°59'01"	4.33'	S42°02'16"W

OWNER:	SURVEYOR:
TN NATIONAL, LLC	BARGE DESIGN SOLUTIONS
8301 TN NATIONAL DR.	520 WEST SUMMIT HILL DR.
LOUDON, TN 37774	KNOXVILLE, TN 37902
ATTN: NICK JAMES	TIM ROBINSON, RLS 2044
PHONE: 865-408-9992	PHONE: 865-934-4142



1. TOTAL POD AREA - 49.49 ACRES WITH 30 LOTS, OPEN SPACE AND ROAD RIGHT-OF-WAY.
2. ZONING - PLANNED DEVELOPMENT DISTRICT REFERENCE THE LOUDON ZONING ORDINANCE, SECTION 14-415-NEIGHBORHOOD EDGE-DEVELOPMENT STANDARDS FOR ALL SITE DEVELOPMENT REGULATIONS.
3. SETBACKS ARE 25-FOOT FRONTYARD, 5-FOOT SIDEYARD AND 15-FOOT REARYARD.
4. PROPOSED USE IS RESIDENTIAL, AVERAGE LOT SIZE IS 1.26 ACRES.
5. ROADS WILL BE PRIVATE WITHIN A 50-FOOT RIGHT-OF-WAY AND UTILITY EASEMENT.
6. SANITARY SEWER WILL BE A LOW PRESSURE SYSTEM AND WILL BE CONSTRUCTED TO LOCAL SEWER DISTRICT STANDARDS.
7. WATER WILL BE PUBLIC AND CONSTRUCTED TO LOCAL WATER DISTRICT STANDARDS.
8. IMPROVEMENTS WILL BE CONSTRUCTED TO CONFORM TO LOCAL MUNICIPALITY STANDARDS.
9. DEED REFERENCE - D.B. 430, PAGE 659
10. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 12' AROUND ALL ROAD RIGHT-OF-WAYS AND '5' ALONG ALL SIDE AND REAR LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
11. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE CENTERED ON DRAINAGE & SEWER STRUCTURES AS INSTALLED.
12. CONTOURS ARE FROM STATE LIDAR, THE INTERVAL IS 2-FOOT.
13. PROPOSED ROAD GRADES EXCEED THE 10% MAXIMUM AS DESCRIBED IN THE CITY OF LOUDON SUBDIVISION REGULATIONS FROM STATION 0+56.1+75 AND 5+50-7+35 ON SUMMIT VIEW DRIVE. HOWEVER, THE PROPOSED ROAD GRADES COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF LOUDON DEVELOPMENT MANUAL SECTION 3-102.



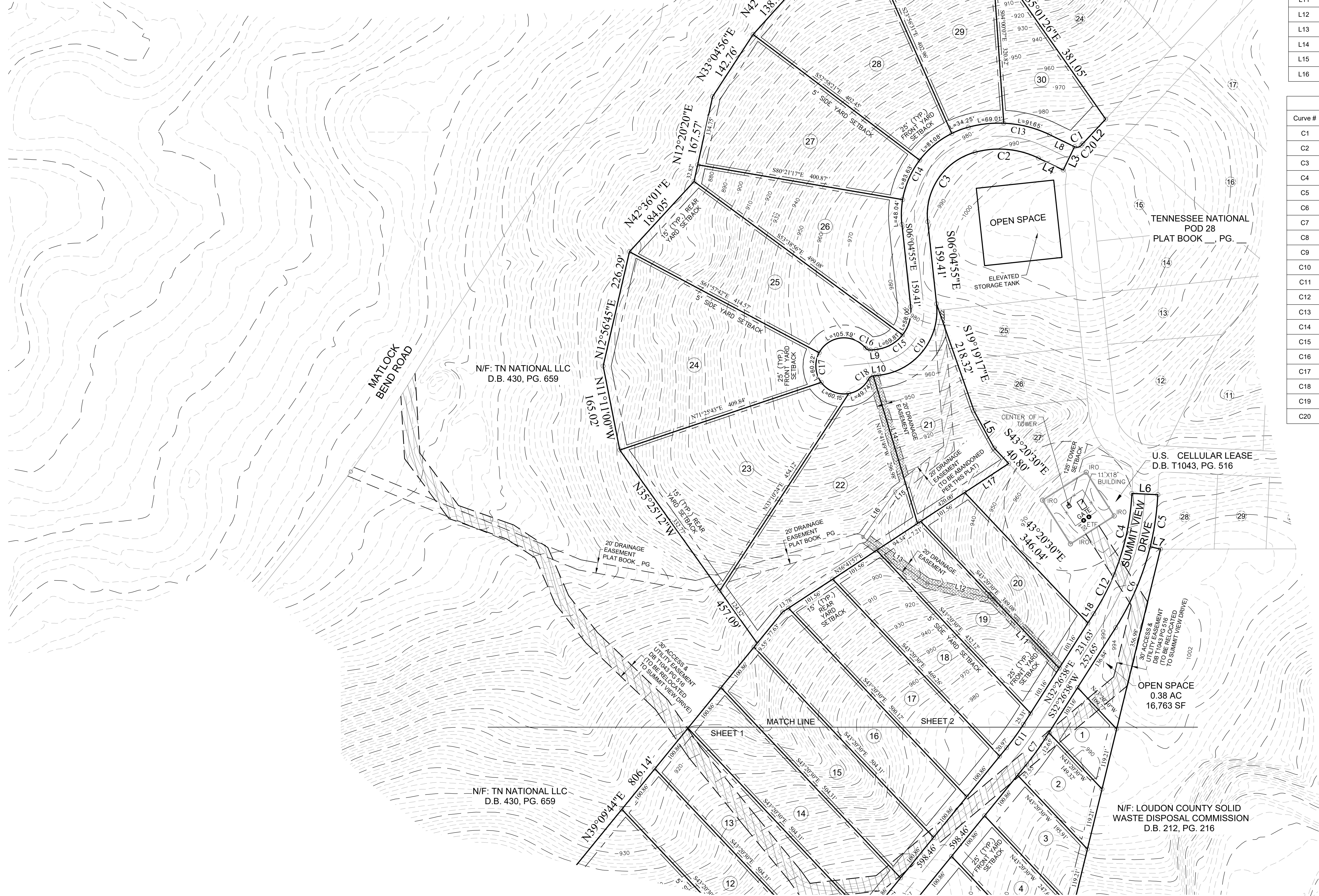
LINE TABLE		
Line #	Direction	Length
L1	S14°21'16"E	76.72'
L2	S43°01'46"W	64.60'
L3	S25°41'47"W	50.00'
L4	N64°18'13"W	53.23'
L5	S28°28'33"E	81.86'
L6	S87°14'42"E	50.00'
L7	S77°00'01"E	20.17'
L8	N64°18'13"W	53.23'
L9	S83°55'05"W	10.88'
L10	N83°55'05"E	10.88'
L17	S56°41'57"W	101.59'
L18	N32°26'38"E	21.02'

LOT AREAS		
LOT	SQ. FT.	ACRES
1	12,954	0.30
2	17,132	0.39
3	22,178	0.51
4	27,350	0.63
5	32,523	0.75
6	37,695	0.87
7	42,868	0.98
8	47,551	1.09
9	358,803	8.19
10	173,379	3.98
11	150,910	3.46
12	50,172	1.15
13	50,431	1.16
14	50,431	1.16
15	50,431	1.16
16	50,403	1.16

LOT AREAS		
LOT	SQ. FT.	ACRES
17	48,469	1.11
18	45,206	1.04
19	41,060	0.94
20	36,756	0.84
21	49,536	1.14
22	84,702	1.94
23	77,675	1.78
24	90,433	2.08
25	67,549	1.55
26	60,680	1.39
27	72,559	1.67
28	73,496	1.69
29	68,138	1.56
30	35,987	0.83

C/L 20' DRAINAGE EASEMENT LINE TABLE		
Line #	Direction	Length
L11	N43°20'30"W	183.62'
L12	N76°52'18"W	131.73'
L13	N54°10'24"W	152.81'
L14	S16°41'49"E	216.31'
L15	S51°14'06"W	25.51'
L16	S35°22'44"W	107.20'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C1	14.33'	11.00'	74°39'02"	13.34'	N78°22'16"E
C2	124.95'	175.00'	40°54'37"	122.32'	S84°45'32"E
C3	176.43'	125.00'	80°52'05"	162.14'	S34°21'07"W
C4	161.65'	475.00'	19°28'56"	160.87'	N12°30'16"E
C5	101.57'	525.00'	11°05'04"	101.41'	S08°17'50"W
C6	170.47'	525.00'	18°36'13"	169.72'	S33°08'30"W
C7	61.56'	525.00'	6°43'06"	61.52'	S35°48'11"W
C8	10.82'	11.00'	56°22'07"	10.39'	S10°58'40"W
C9	275.90'	54.00'	292°44'15"	59.82'	N50°50'16"W
C10	10.82'	11.00'	56°22'07"	10.39'	N67°20'48"E
C11	55.70'	475.00'	6°43'06"	55.66'	N35°48'11"E
C12	84.48'	475.00'	10°11'24"	84.37'	N27°20'56"E
C13	160.65'	225.00'	40°54'37"	157.26'	N84°45'32"W
C14	247.00'	175.00'	80°52'05"	227.00'	S34°21'07"W
C15	117.81'	75.00'	90°00'00"	106.07'	N38°55'05"W
C16	10.82'	11.00'	56°22'07"	10.39'	N67°53'51"W
C17	275.90'	54.00'	292°44'15"	59.82'	S06°04'55"E
C18	10.82'	11.00'	56°22'07"	10.39'	N55°44'01"E
C19	196.35'	125.00'	90°00'00"	176.78'	N38°55'05"E
C20	4.33'	125.00'	1°59'01"	4.33'	S42°02'16"W



OWNER:	SURVEYOR:
TN NATIONAL, LLC	BARGE DESIGN SOLUTIONS
8301 TN NATIONAL DR.	520 WEST SUMMIT HILL DR.
LOUDON, TN 37774	KNOXVILLE, TN 37902
ATTN: NICK JAMES	TIM ROBINSON, RLS 2044
PHONE: 865-408-9992	PHONE: 865-934-4142

BARGE
DESIGN SOLUTIONS

PRELIMINARY PLAT

TAX MAP 23, PART OF PARCEL 1.00

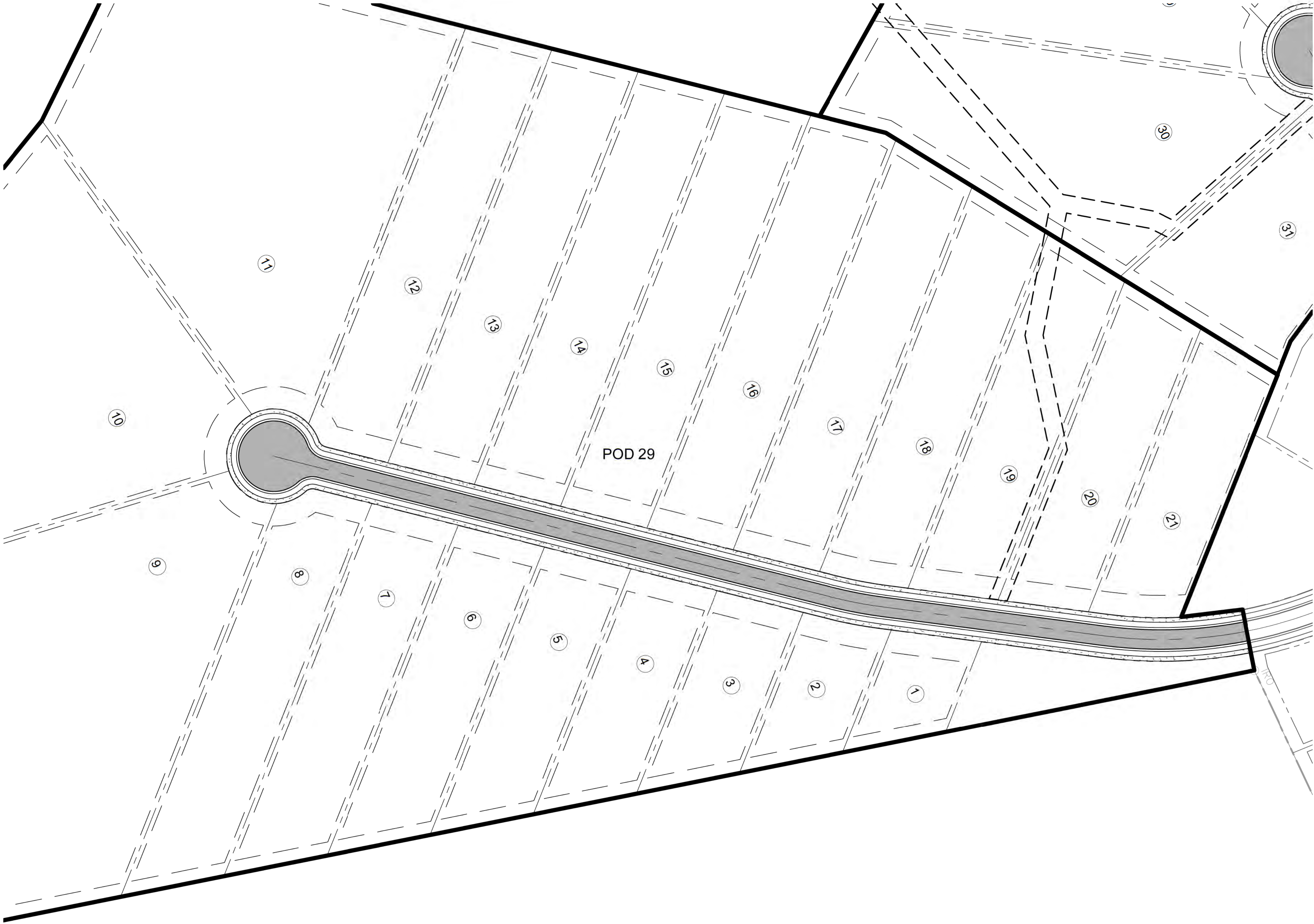
TENNESSEE NATIONAL POD 29 & 30
LOUDON COUNTY, TENNESSEE

[illegible]

SHEET 2 OF 2

FILE NO. 35824-23

USER:JUNOLAN
FILE F:\35\35824\3582423\04_CAD\CIVIL\Pod 29_30\PKA\3582423C1 01.dwg
SAVED 4/28/2025
PLOTTED 4/28/2025



NOTES

1. SEE SHEET C0.01 FOR GENERAL NOTES

LEGEND

- PROPERTY LINE
- LOT LINES
- ROADWAY CENTERLINE
- DRAINAGE EASEMENT
- ASPHALT ROADWAY
- CONCRETE SIDEWALK

BARGE
DESIGN SOLUTIONS

6525 The Corner Pkwy / Suite 450 / Peachtree Corners, Georgia 30092
PHONE: (678) 575-5411

Digitally signed by
Benjamin C Nemeec
Date: 2025.04.28
16:43:37-04'00'

POD 29 SITE PLAN

TENNESSEE NATIONAL
PODS 29 & 30 DESIGN
LOUDON, LOUDON COUNTY, TN 37774

REVISION INFORMATION			
REV.	DR.	CHK.	DATE
0	DUN	BCN	04/28/2025
DESCRIPTION			
TDEC SUBMISSION			



Know what's
Call before you dig.
811
www.call811.com

PARCEL ID:
G-301;H-88

FEMA PANEL:
ZONE "X", PANEL NO.
47105C0075D, 5/15/07.

DATUM:
NSRS11

60' 30' 0' 60' 120'
SCALE: 1 INCH = 60 FEET

C1.01

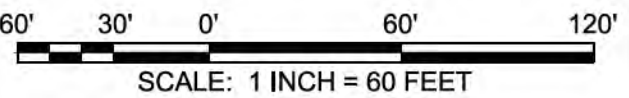
FILE NO. 35824-23

PODS 29 & 30 DESIGN
LOUDON, LOUDON COUNTY, TN 37774

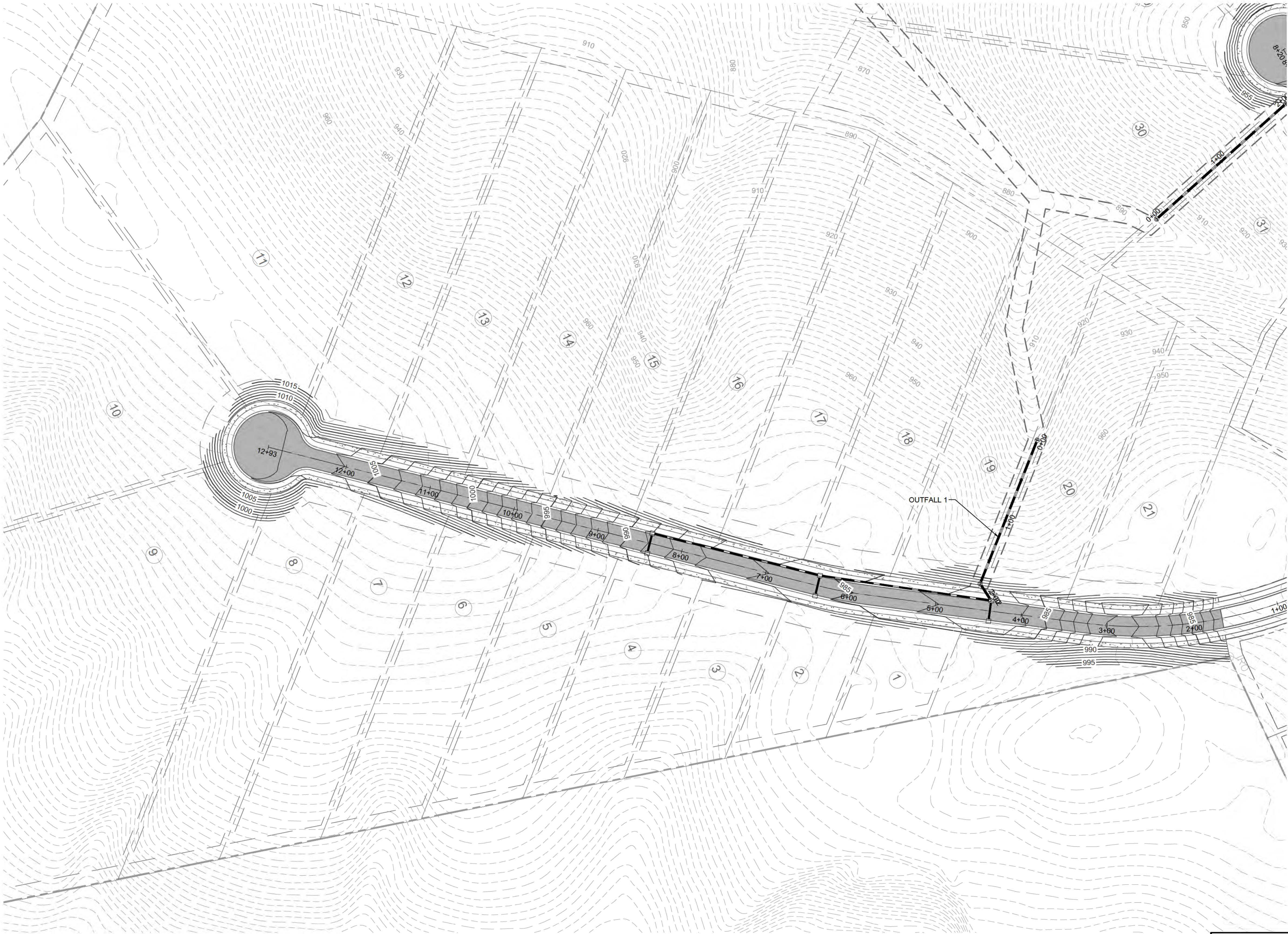
PODS 29 & 30 DESIGN

[illegible]

FILE NO. 35824-23



USER:JUNLAN
FILE F:\35\35824\35824232\304_CAD\CIVIL\Pod 29 3D\PA35824232C2.01.dwg
SAVED: 4/28/2025
PLOTTED: 4/28/2025



NOTES

- SEE SHEET C0.02 FOR GENERAL NOTES

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- STORM LINE



PARCEL ID: G-301;H-88
FEMA PANEL: ZONE "X", PANEL NO. 47105C0075D, 5/15/07.
DATUM: NSRS11

60' 30' 0' 60' 120'
SCALE: 1 INCH = 60 FEET

POD 29 GRADING AND DRAINAGE PLAN

TENNESSEE NATIONAL PODS 29 & 30 DESIGN

LOUDON, LOUDON COUNTY, TN 37774

REVISION INFORMATION			
REV.	DR.	CHK.	DATE
0	DUN	BCN	04/28/2025
TREC SUBMISSION			

C2.01

FILE NO. 35824-23

BARGE

DESIGN SOLUTIONS

Digitally signed by
Benjamin C Nemeec
Date: 2025.04.28
16:43:59-04'00'

USER:JUNLAN
FILE:F:\35\35824\3582423104_CAD\CIVIL\Pod 29 3D\PM\358242322.01.dwg
SAVED: 4/28/2025
PLOTTED: 4/28/2025



NOTES

- SEE SHEET C0.02 FOR GENERAL NOTES

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- STORM LINE

POD 30 GRADING AND DRAINAGE PLAN

TENNESSEE NATIONAL
PODS 29 & 30 DESIGN
LOUDON, LOUDON COUNTY, TN 37774

REVISION INFORMATION			
REV.	CHK.	DATE	DESCRIPTION
0	DR	04/28/2025	TDEC SUBMISSION



Know what's
Call before you dig.
811
www.call811.com

PARCEL ID:
G-301;H-88

FEMA PANEL:
ZONE "X", PANEL NO.
47105C0075D, 5/15/07.

DATUM:
NSRS11



C2.02

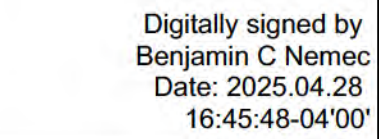
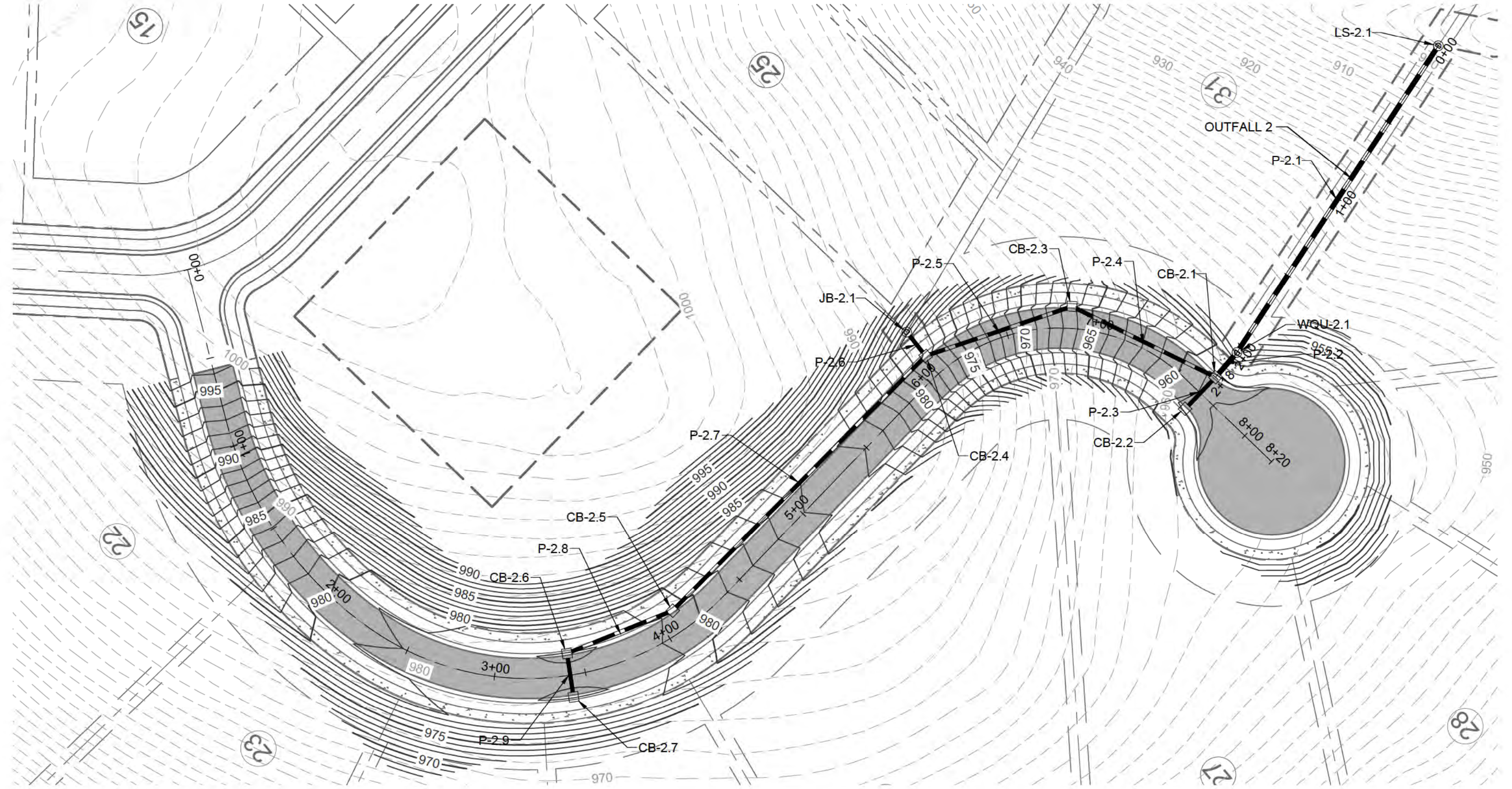
FILE NO. 35824-23

BARGE
DESIGN SOLUTIONS

Digitally signed by
Benjamin C Nemeec
Date: 2025.04.28
16:44:11-04'00'

6625 The Corner Pkwy // Suite 450 // Peachtree Corners, Georgia 30092
PHONE (678) 575-3411

1. SEE C5.04 FOR PIPE AND STRUCTURE TABLES
2. SEE C5.03 FOR PROFILE OF OUTFALLS



POD 29 ROAD PLAN AND PROFILE

TENNESSEE NATIONAL
PODS 29 & 30 DESIGN

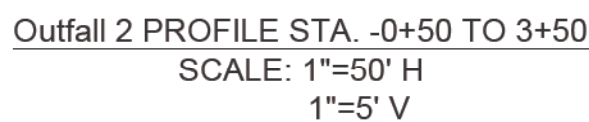
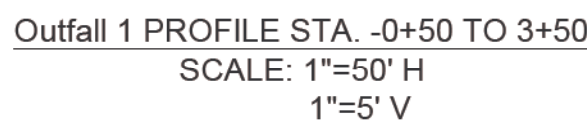
LOUDON, LOUDON COUNTY, TN 37774

[illegible]

C5.02

FILE NO. 35824-23

1. SEE C5.04 FOR PIPE AND STRUCTURE TABLES



BARGE
DESIGN SOLUTIONS

6525 The Corners Pkwy // Suite 450 // Peachtree Corners, Georgia 30092
PHONE (678) 515-9411

Digitally signed by
Benjamin C Nemec
Date: 2025.04.28
16:46:01-04'00'

OUTFALL PROFILES

TENNESSEE NATIONAL
PODS 29 & 30 DESIGN

LOUDON, LOUDON COUNTY, TN 37774

[illegible]

C5.03

FILE NO. 35824-23

© Copyright 2021, Barge Design Solutions, Inc. ALL RIGHTS RESERVED

USER:DJNOLAN
FILE:F:\3535824\3582423\04_CAD\CIVL\Pod 29 30\Plot3582423C5.01.dwg
SAVED:4/28/2025
PLOTTED:4/28/2025

1. CONTRACTOR TO VERIFY ALL PIPE AND STRUCTURE LOCATIONS AND INVERTS BEFORE ORDERING

[illegible]

6525 The Corners Pkwy // Suite 450 // Peachtree Corners, Georgia 30092
PHONE (678) 515-9411

Digitally signed by
Benjamin C Nemeo
Date: 2025.04.28
16:46:14-04'00"

PIPE AND STRUCTURE TABLES

TENNESSEE NATIONAL
PODS 29 & 30 DESIGN
 LOUDON, LOUDON COUNTY, TN 37774

[illegible]

C5.04

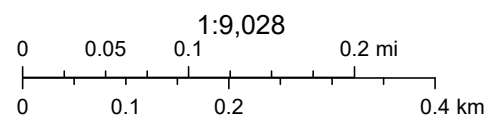
FILE NO. 35824-23

Loudon County - Parcel: 032 001.00



Date: May 30, 2025

County: LOUDON
Owner: TN NATIONAL LLC
Address: MATLOCK BEND RD
Parcel ID: 032 001.00
Deeded Acreage: 26.4
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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 county Assessor's office but are not conclusive evidence of property ownership in any court of law.

