

# Loudon County Planning Department

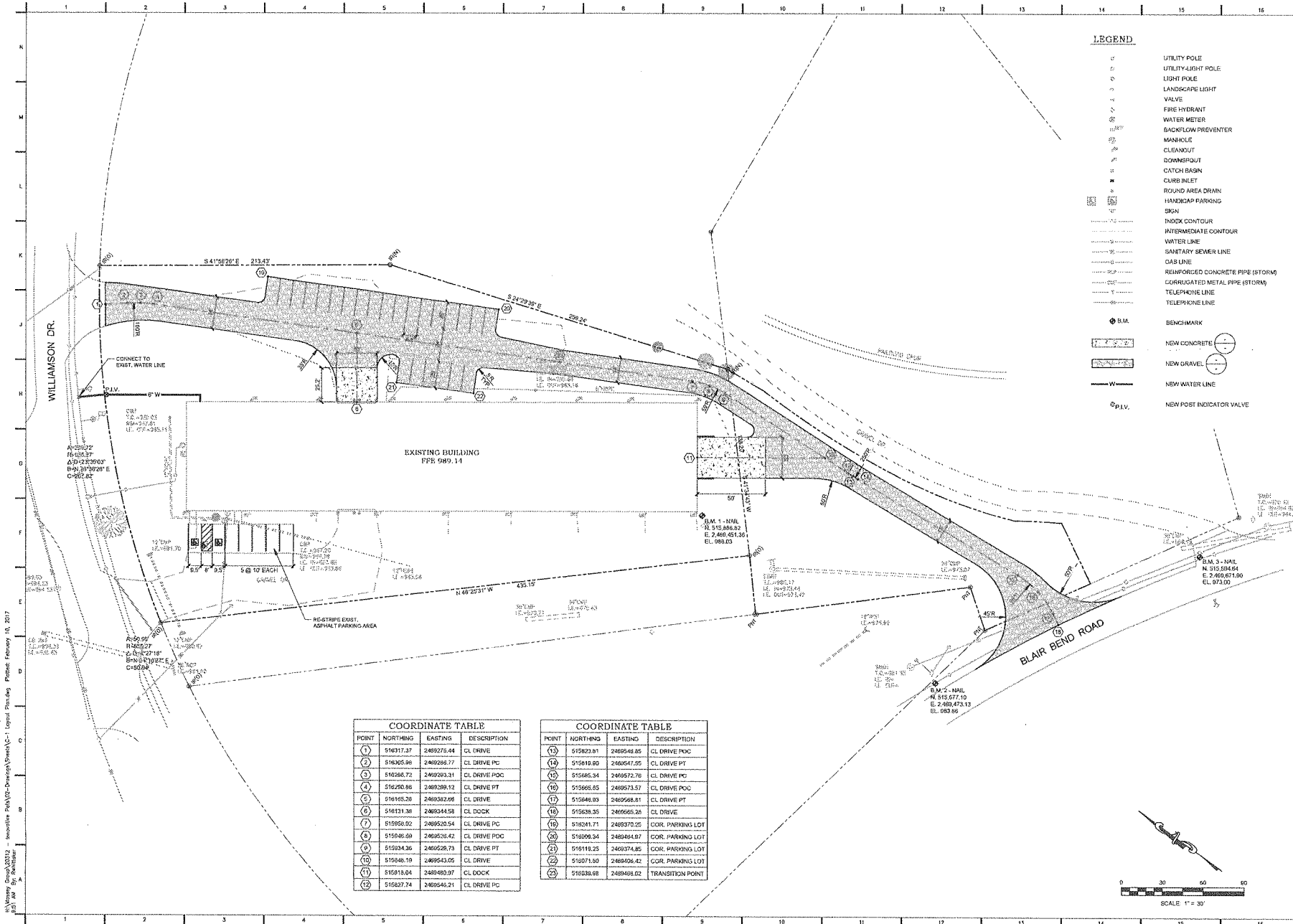
101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

AGENDA  
LOUDON REGIONAL PLANNING COMMISSION  
LOUDON CITY HALL  
WEDNESDAY, MARCH 1, 2017  
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for February 1, 2016 meeting
5. New Business
  - A. Site Plan, Innovative Pets, Ron Whitaker, C2RL LLC, Engineers, addition of loading docks and parking to existing building, Blair Bend Road, Tax Map 041, Parcel 23.0, M-2, Heavy Industrial District;
  - B. Site Plan, James Smith, Fulghum, MacIndoe & Associates Inc., additional parking to Loudon County High School additions and renovations, Tax Map 40, Parcel 177, 1039 Mulberry Street, R-2, High Density Residential District;
  - C. Preliminary Subdivision Plat, Phase II, Sweetwater Creek, David Campbell, Ideal Engineering Solutions, Inc., Tax Map 053, Parcel 001.00, R-2, High Density Residential District, approximately 12.6 acres;
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment

Loudon County - Parcel: 041 023.00





**LEGEND**

- UTILITY POLE
- UTILITY LIGHT POLE
- LIGHT POLE
- LANDSCAPE LIGHT
- VALVE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTER
- MANHOLE
- CLEANOUT
- DOWNSPOUT
- CATCH BASIN
- CURB INLET
- ROUND AREA DRAIN
- HANDICAP PARKING SIGN
- THICK CONTOUR
- INTERMEDIATE CONTOUR
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- REINFORCED CONCRETE PIPE (STORM)
- CORRUGATED METAL PIPE (STORM)
- TELEPHONE LINE
- TELEPHONE LINE
- B.M.
- BENCHMARK
- NEW CONCRETE
- NEW GRAVEL
- NEW WATER LINE
- NEW POST INDICATOR VALVE

POINT	NORTHING	EASTING	DESCRIPTION
(1)	516317.37	249275.44	CL DRIVE
(2)	516305.96	249289.77	CL DRIVE PC
(3)	516268.72	249293.31	CL DRIVE POC
(4)	516290.86	249299.12	CL DRIVE PT
(5)	516165.26	249332.08	CL DRIVE
(6)	516131.38	249344.58	CL DOCK
(7)	515950.02	249320.54	CL DRIVE PC
(8)	515946.99	249326.42	CL DRIVE POC
(9)	515934.36	249326.73	CL DRIVE PT
(10)	515946.19	249343.05	CL DRIVE
(11)	515919.04	249349.97	CL DOCK
(12)	515927.74	249346.21	CL DRIVE PC

POINT	NORTHING	EASTING	DESCRIPTION
(13)	515923.81	249348.85	CL DRIVE POC
(14)	515919.60	249347.55	CL DRIVE PT
(15)	515685.34	249372.76	CL DRIVE PC
(16)	515665.55	249373.57	CL DRIVE POC
(17)	515646.93	249368.81	CL DRIVE PT
(18)	515638.35	249366.26	CL DRIVE
(19)	515621.71	249370.25	COR. PARKING LOT
(20)	515609.34	249464.97	COR. PARKING LOT
(21)	516118.23	249374.85	COR. PARKING LOT
(22)	515071.90	249406.42	COR. PARKING LOT
(23)	515038.69	249406.02	TRANSITION POINT

**C2RL, INC**  
engineers

240 W. Belmont Street, Alcoa, TN, 37701  
PH. 865.980.3300 FAX. 865.580.5555

DATE:	
REVISIONS:	

Innovative Pets  
Lodges, Enclosures

Massey Group  
Alcoa, Tennessee

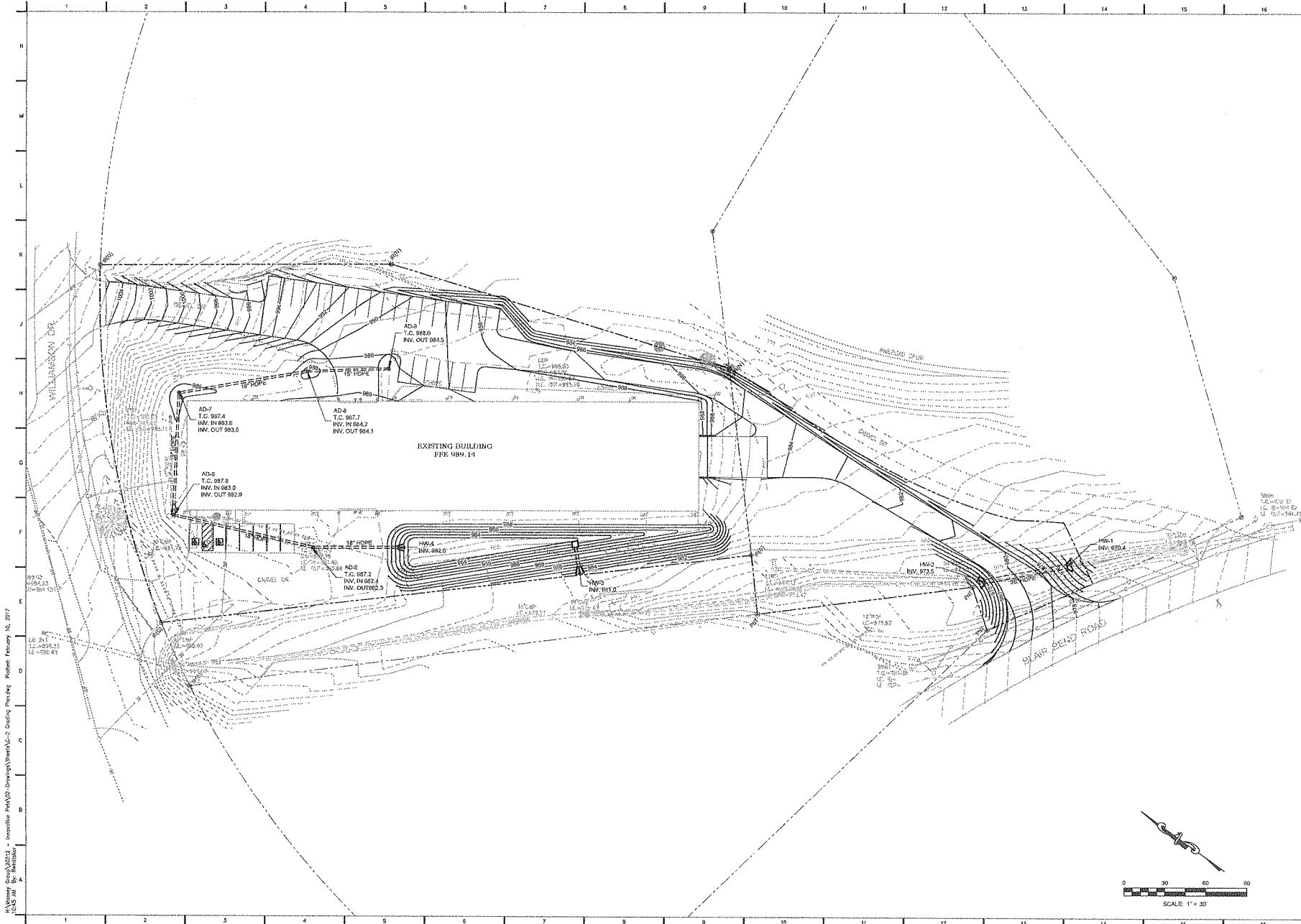
Layout Plan

**FOR REVIEW ONLY**

20312 NO: 20312  
DATE: 2.10.17  
DRAWN: TCC  
CHECKED: JKW

C-1  
SHEET NO.

H:\Massey Group\20312 - Innovative Pets\02-Denon\02\Sheet C-1 Layout Plan.dwg Plot Date: February 10, 2017  
 10:25 AM By: JKW



H:\Murray Group\2012 - Innovative Plan\20-Drawing\Sheet\C-2\_Crafting\_Plan.dwg Plot Date: February 10, 2017  
 10:53 AM By: R.H.H.

**C2RL, INC**  
**engineers**

240 W. Basswood Street, Akron, TN, 37701  
 PH: 865 540 3500 Fax: 865 540 3555

DATE:

REVISIONS:

Innovative Pets  
 Jackson, Tennessee

Massey Group  
 Akron, Tennessee

Site Grading and Drainage Plan

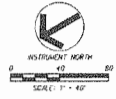
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JOB No: 20312  
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 DRAWN: TCC  
 CHECKED: JHW

**C1.2**

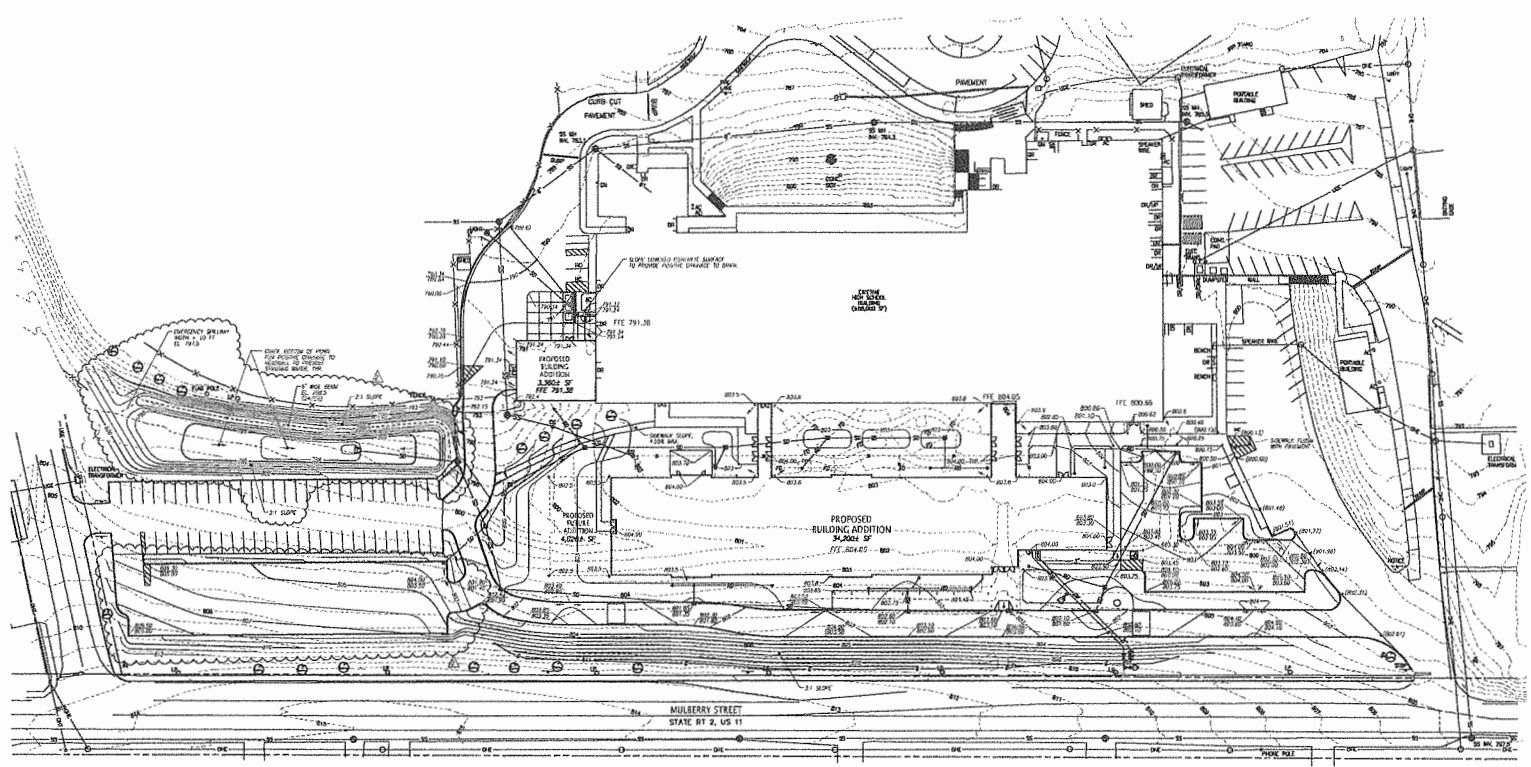
SHEET NO.





- GRADING NOTES:**
1. UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS AND FINISHED GRADE, EXISTING AND PROPOSED CURBS ARE SHOWN AT 1'-11" INTERVALS.
  2. THE ACCURACY OF THE GRADINGS IS DEPENDANT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
  3. THE SITE SHALL BE CLEARED AND EXPOSED WITHIN THE LIMITS OF EXISTING EXPOSED EXPOSURE OF ALL EXISTING BUILDINGS SHALL BE BY FINISHED EXISTING PROOF GRADES. EXISTING GRADES TO BE TOP OF FOUNDATION. THE EXISTING MUST BE WITHIN A RANGE AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE ENGINEER.
  4. ALL EXISTING STRAINS, ROCKS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2' BELOW THE FINISHED GRADE SHALL BE GRADED TO A MINIMUM OF 1' FT BELOW SURFACE.
  5. EXISTING EXPOSURE SHALL BE REMOVED AND EXPOSED EXISTING EXPOSURE SHALL BE FINISHED TO FINISH OF OTHER STRUCTURE FROM EXISTING EXPOSURE ON THE EXPOSURE SIDE OF THE EXISTING EXPOSURE SHALL BE BY TOP OF EXISTING EXPOSURE TO TOP OF EXPOSURE FROM EXISTING APPROVAL FROM THE OWNER, ARCHITECT, OR ENGINEER.
  6. A 6 IN (1.5) LAYER OF REINFORCING SHALL BE PLACED UNDER THE AREA TO BE GRADED AND IN THE FINISH CONCRETE ELEMENTS AS SHOWN ON THE DRAWINGS.
  7. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR OTHER OPENINGS. PROVIDE NECESSARY MEASURES TO KEEP THE SITE DRAINAGE.
  8. NO EXISTING SHALL EXIST BY UNLESS PROPOSED SLOPE STABILIZATION MEASURES ARE NECESSARY.
  9. PROTECT AND MAINTAIN EXISTING UTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
  10. CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES SHOWN ARE BY EXISTING EXPOSURE AND MEET TO FINISH GRADES. SLOPE SHALL BE AS SHOWN FOR THE EXISTING EXPOSURE. SLOPE SHALL BE AS SHOWN FOR THE EXISTING EXPOSURE.
  11. SLOPE BOTTOM OF ROAD FOR POSITIVE DRAINAGE.
  12. EXISTING GRADES WHERE NECESSARY TO BEING THE PROPOSED FINISH GRADES. SLOPE AND CROSS-SECTIONS OF THE EXISTING ROAD TO BEING THE FOLLOWING: EXISTING GRADES SHALL BE AS SHOWN FOR THE EXISTING EXPOSURE. SLOPE SHALL BE AS SHOWN FOR THE EXISTING EXPOSURE.
  13. EXISTING GRADES SHALL BE AS SHOWN AT EXISTING EXPOSURE. SLOPE SHALL BE AS SHOWN FOR THE EXISTING EXPOSURE. SLOPE SHALL BE AS SHOWN FOR THE EXISTING EXPOSURE.
  14. DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDITIOUS MANNER TO MAINTAIN TIME OF EXPOSURE TO WEATHER.
  15. FOR EXISTING EXPOSURE PROVISIONS, WITH EXISTING EXPOSURE SHALL BE AS SHOWN ON THE DRAWINGS.

- LEGEND:**
- PROPERTY LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EXISTING SPOT TOPS SHOT
  - PROPOSED SPOT TOPS SHOT
  - TOP CURB / TOP FINISH
  - SURFACE DRAINAGE DIRECTION
  - EXISTING MET. (SIGNAL NO./SIZE NO.)
  - TYPICAL

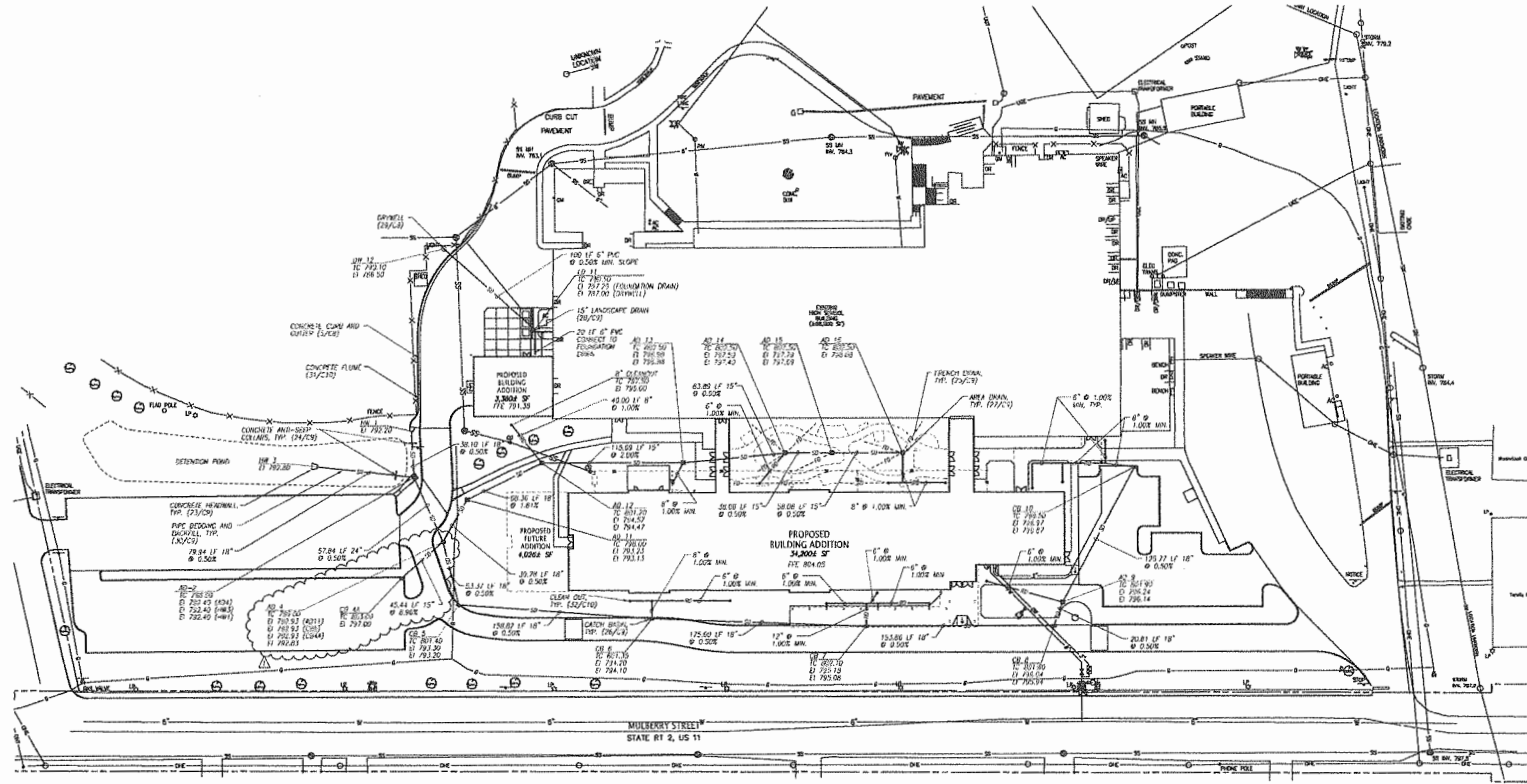


LOUDON HIGH SCHOOL  
ADDITIONS AND RENOVATIONS  
1039 MULBERRY STREET (HWY 11)  
LOUDON, TN 37774

COOP architecture  
2007 Kingston Pike, Suite 5  
Nashville, Tennessee 37219

SITE GRADING PLAN

DATE	12/11/16
BY	12/11/16
CHECKED BY	12/11/16
SCALE	AS SHOWN
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SCALE	



- STORM PIPE NOTES:**
- INSTALL STORM WATER DRAINAGE AND APPURTENANCES TO MEET THE MANUFACTURER'S AND CONSTRUCTION REQUIREMENTS OF EXISTING EXHAUST DRAINAGE SYSTEMS.
  - REINFORCEMENT SHALL BE PROVIDED TO MEET THE MANUFACTURER'S REQUIREMENTS FOR THE EXHAUST AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
  - EXISTING AND PROPOSED STORM WATER PIPES SHALL BE BURIED UNDER A MINIMUM COVER OF 3 FEET OF SOIL UNLESS OTHERWISE SPECIFIED. PIPES SHALL BE INSTALLED WITH QUALITY MANHOLE AND RINGS CONFORMING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
  - 12" PIPES SHALL BE INSTALLED WITH RAISED JOINT JOINTS BEING ALL WELDED AND NON-REMOVABLE. JOINTS SHALL BE MADE OF POLYURETHANE AND INSTALLED AND COATED WITH A POLYURETHANE INSULATING MORTAR BY THE MANUFACTURER.
  - PIPE SLOPE AND ALIGNMENT SHALL BE CHECKED WITH INSTRUMENTS TO COMPLETE A RECORD TO BE USED FOR RECORD. TEST DIRECTION WITH A MINIMUM OF ONE APPROVED METHOD.
  - PIPE WITH SLOPE SHALL BE ON GRADE OR NEW GRADE. EXISTING PIPE SHALL BE REPLACED AT THE CONNECTION'S ENTRY.
  - PROTECTIVE AND MEASURES IN TERMS OF PROTECTION SHALL BE PROVIDED IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD TO PROTECT THE EXHAUST AND DRAINAGE SYSTEMS FROM DAMAGE TO EITHER OF STRUCTURE AND EXHAUST SYSTEMS. ALL EXHAUST AND DRAINAGE SYSTEMS SHALL BE INSTALLED TO CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. SLOPE, ALIGNMENT, AND INSTALLATION OF PIPES, JOINT MATERIALS, COUPLERS, AND FITTINGS SHALL BE AS SPECIFIED BY THE MANUFACTURER.
  - 12" PIPES SHALL BE INSTALLED WITH RAISED JOINT JOINTS BEING ALL WELDED AND NON-REMOVABLE. JOINTS SHALL BE MADE OF POLYURETHANE AND INSTALLED AND COATED WITH A POLYURETHANE INSULATING MORTAR BY THE MANUFACTURER.

- LEGEND:**
- PROPERTY LINE
  - PROPOSED STORM PIPE
  - PROPOSED ROOF LEAD
  - PROPOSED FRENCH DRAIN
  - PROPOSED AREA DRAIN
  - PROPOSED CATCH BASIN
  - PROPOSED CLEAN-OUT
  - PROPOSED 10" OF CASING
  - PROPOSED INVERT ELEVATION
  - (L/CZ) DETAIL REF. (DETAIL NO./SHT. NO.)
  - TYPICAL

LOUDON HIGH SCHOOL  
ADDITIONS AND RENOVATIONS  
1089 NUBBERY STREET (HAWY 11)  
LOUDON, TN 37774

**cypod** architecture  
2027 Kingston Pike, Suite 5  
Knoxville, Tennessee 37919

SITE DRAINAGE PLAN

DATE:	11/20/2014
PROJECT:	LOUDON HIGH SCHOOL
CLIENT:	LOUDON COUNTY SCHOOLS
SCALE:	AS SHOWN
BY:	J. SMITH
CHECKED BY:	J. SMITH
APPROVED BY:	J. SMITH
DATE:	11/20/2014

CIVIL ENGINEER:  
**FULCRUM**  
**MACINDOE**  
ASSOCIATES, INC.  
10770 HAZARD VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37931  
OFFICE: 423.592.6415  
FAX: 423.592.6446  
www.fmacindoe.com  
PBA PROJECT: 156.016

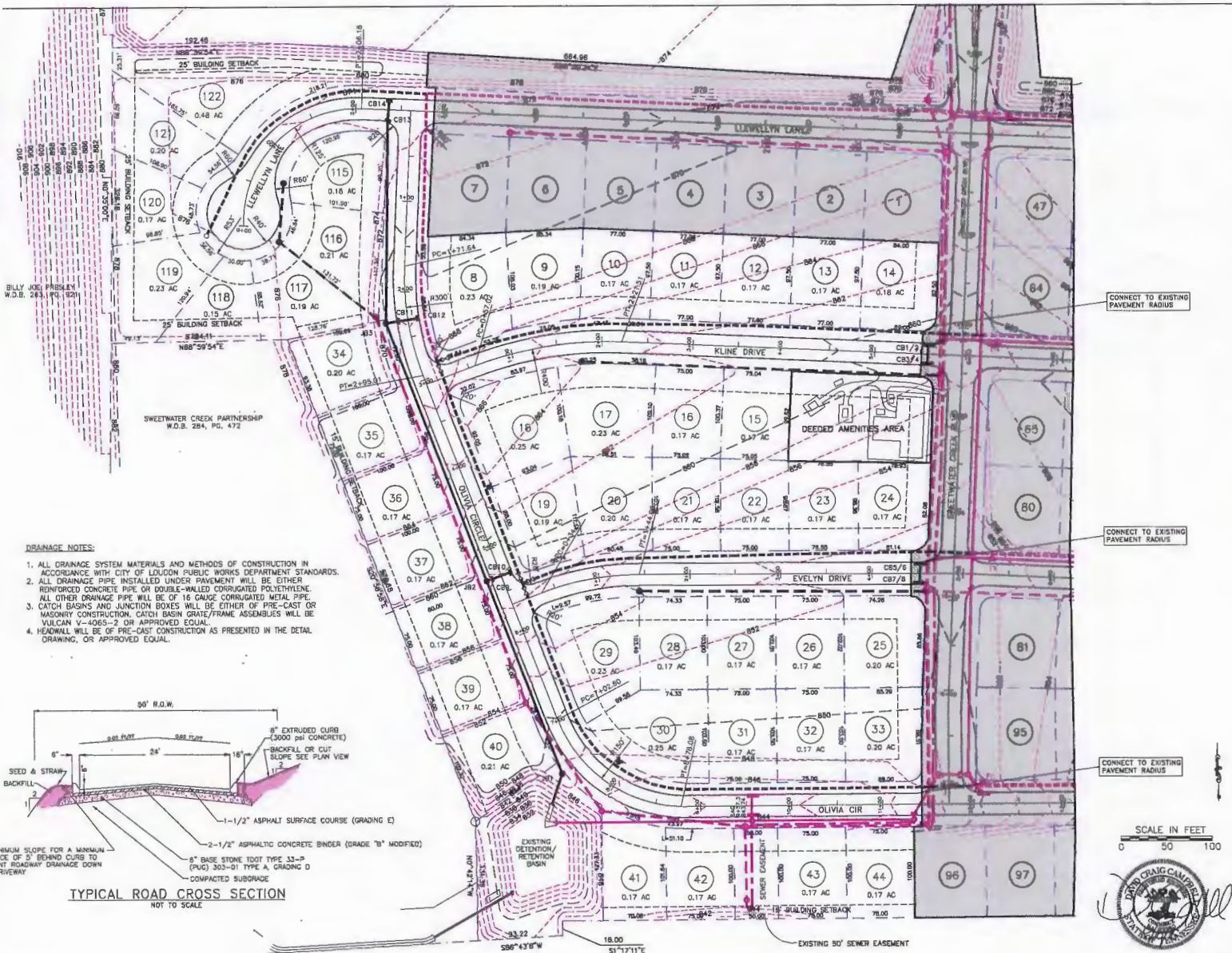


C6

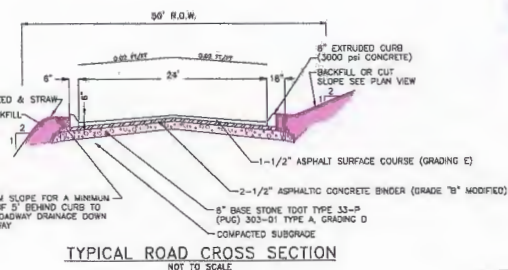
Loudon County - Parcel: 048 041.02



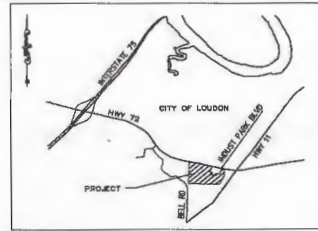




- DRAINAGE NOTES:**
1. ALL DRAINAGE SYSTEM MATERIALS AND METHODS OF CONSTRUCTION IN ACCORDANCE WITH CITY OF LOUDON PUBLIC WORKS DEPARTMENT STANDARDS.
  2. ALL DRAINAGE PIPE INSTALLED UNDER PAVEMENT WILL BE EITHER REINFORCED CONCRETE PIPE OR DOUBLE-WALLED CORRUGATED POLYETHYLENE. ALL OTHER DRAINAGE PIPE WILL BE OF 18 GAUGE CORRUGATED METAL PIPE.
  3. CATCH BASINS AND JUNCTION BOXES WILL BE EITHER OF PRE-CAST OR MASONRY CONSTRUCTION. CATCH BASIN GRATE/FRASE ASSEMBLIES WILL BE VULCAN V-CRBS-2 OR APPROVED EQUAL.
  4. HEADWALL WILL BE OF PRE-CAST CONSTRUCTION AS PRESENTED IN THE DETAIL DRAWING, OR APPROVED EQUAL.



JAMES J. CRIFISS  
W.O.B. 36, PG. 270



**GENERAL NOTES:**

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON RECORD PLANS. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES BY AT LEAST 10 FEET FROM CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND LOCAL GOVERNMENT.
3. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING EXISTING AND PROPOSED PROPERTY LINES TO CITY UTILITIES DEPARTMENT.
4. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING EXISTING AND PROPOSED PROPERTY LINES TO CITY UTILITIES DEPARTMENT.
5. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING EXISTING AND PROPOSED PROPERTY LINES TO CITY UTILITIES DEPARTMENT.
6. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING EXISTING AND PROPOSED PROPERTY LINES TO CITY UTILITIES DEPARTMENT.
7. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING EXISTING AND PROPOSED PROPERTY LINES TO CITY UTILITIES DEPARTMENT.

**PROPERTY NOTES:**

1. TOTAL AREA = 12.8 ACRES
2. MAP 024 PARCEL 1.00
3. ZONING R-1
4. PROPOSED NUMBER OF LOTS: 45
5. 10' DRAINAGE AND UTILITY EASEMENT WIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED 20' LOT LINE.
6. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.

**LEGEND:**

- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- EXISTING DRAINAGE LINE
- EXISTING CATCH BASIN
- EXISTING JUNCTION BOX
- PROPOSED SANITARY SEWER GRADUITY LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY

**SETBACKS:**

- FRONT: 25 FT.
- SIDE: 12 FT.
- REAR: 15 & 25 FT.

**UTILITIES:**

- LOUDON UTILITIES BOARD
- SEWER: LOUDON UTILITIES BOARD
- ELECTRIC: LOUDON UTILITIES BOARD
- SOLID WASTE: PRIVATE HAULER
- TELEPHONE: AT&T



**SHEET ONE**

**CONCEPT PLAN**

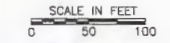
**SWEETWATER CREEK - PHASE 2**

LOUDON, TENNESSEE

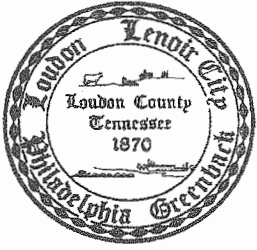
Prepared For:  
Savannah Properties, LLC  
811 Sevierville Road  
Maryville, Tennessee 37804  
(865) 567-0194

Municipality:  
Loudon Office of Planning and Development  
100 Mulberry Street  
Loudon, Tennessee 37774  
(865) 458-3880

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575



**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TECHNICAL SHEET.  
Contractor shall show and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with requirements and shall furnish all necessary Accident Prevention in Construction to protect life, property, or work to which necessary safety cuts in unstable material are required by.



# Loudon County Planning Department

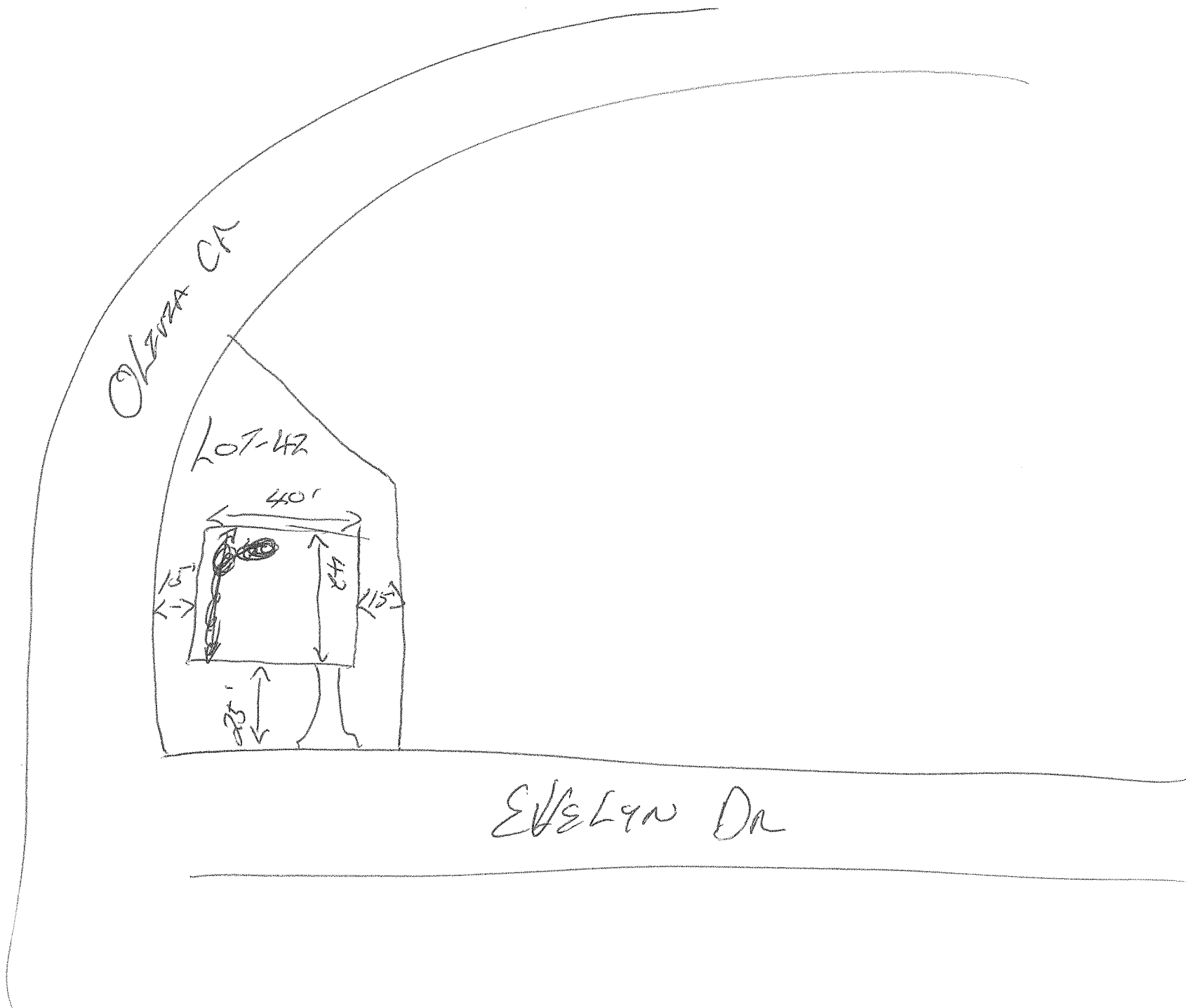
101 Mulberry Street, Suite 101  
Loudon, Tennessee 37774  
Office: 865-458-2055  
Fax: 865-458-3598  
[www.loudoncounty-tn.gov](http://www.loudoncounty-tn.gov)

AGENDA  
LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
WEDNESDAY, MARCH 1, 2017  
*Immediately following Planning Commission*

1. Call to Order
2. Roll Call and Approval of Minutes from the February 1, 2017 meeting
3. Planned Agenda Items
  - A. Variance Request for side yard setback from 25' to 15', corner lot, Applicant, Gary Roberts, Concord Properties, 1156 Evelyn Drive, Tax Map 048F, Parcel 042.00, Sweetwater Creek Phase II Subdivision, R-2, High Density Residential District;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment

EVELYN™





OLIVERA CA

LOT-42

40'

15'

27'

15'

23'

EVELYN DR