



# 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, SEPTEMBER 6, 2017  
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes of August 2, 2017 meeting
5. New Business
  - A. Road acceptance request of approximately 330 linear feet and approximately 22' wide of right-of-way adjacent to Parcels 004.00, 005.00, 006.00, 007.00, and 008.00 of Loudon County Tax Map 040E, Group F;
  - B. Request approximately 206 linear feet and approximately 20' wide of right-of-way adjacent to Parcels 002.00 and 003.00 of Loudon County Tax Map 041H, Group F, Control Map 041A be abandoned and closed;
  - C. Site Plan, Applicant and property owner Christina Shurina, Butternut Property Management, for Bald Eagle Moving, 813 Mulberry Street, Tax Map 041H, Group F, Parcel 033.00, C-2, Highway Business District;
  - D. Discussion, solar energy systems;
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment

# Item A

Loudon County - Parcel: 040E F 006.00



County: Loudon  
Owner: CITY OF LOUDON  
Address: HIGHLAND AVE  
Parcel Number: 040E F 006.00  
Deeded Acreage: 5  
Calculated Acreage: 0  
Date of Imagery: 2015

# Item B

Loudon County - Parcel: 041A F 002.00



County: Loudon  
Owner: MCGILL TERRY C ETUX  
Address: MULBERRY ST  
Parcel Number: 041A F 002.00  
Deeded Acreage: 0  
Calculated Acreage: 0



# Item C

Loudon County - Parcel: 041H F 033.0



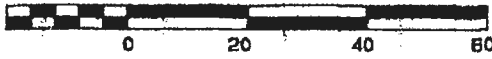
County: Loudon  
Owner: BUTTERNUT PROPERTY MGMT LLC  
Address: MULBERRY S T 813  
Parcel Number: 041H F 033.00  
Deeded Acreage : 0  
Calculated Acreage : 0  
Date of Imagery: 2015

This survey or plat is a professional preparation of the Surveyor and certified true and correct to be correct, valid, or beneficial electronically for use on any date after the surveyor's death to any person or company without the action or order of the Surveyor.

**U.S. HIGHWAY 11/ MULBERRY STREET**

ORIGINAL RIGHT OF WAY 50 FOOT  
REVISED RIGHT OF WAY 66 FOOT

GRAPHIC SCALE 1"=20'



CALL BEFORE YOU DIG  
**811**

**LEGEND**

IRC - IRON ROD OLD	---
IRN - IRON ROD NEW	---
Maple - Maple Tree	---
Holly - Holly Tree	---
Gravel Line	---
Electric Line	---
San. Sewer Line	---
Gas Line	---
Telephone Line	---
Existing Footcure	---
Existing Dwelling	---
Property Line	---
Setback Line	---

FIRST NATIONAL BANK  
T.M. 41-11 GROUP "F"  
PARCEL 32.00  
MOR 237 PG 303

**LAND SURVEYS**  
**JAH**  
JAMES A. HAIR, M.L.S. #1878  
**SITE DEVELOPMENT SURVEYS**  
(615) 889-8803

I HEREBY CERTIFY THAT I, JAH SURVEYOR LICENSED TO DO SURVEYING WORK IN THE STATE OF TENNESSEE, THAT I HAVE EXERCISED THE BEST OF MY PROFESSIONAL SKILL AND BELIEVE THE DATA TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE THE DATE OF PRECISION OF THE SURVEY TO BE 11/8/2012.

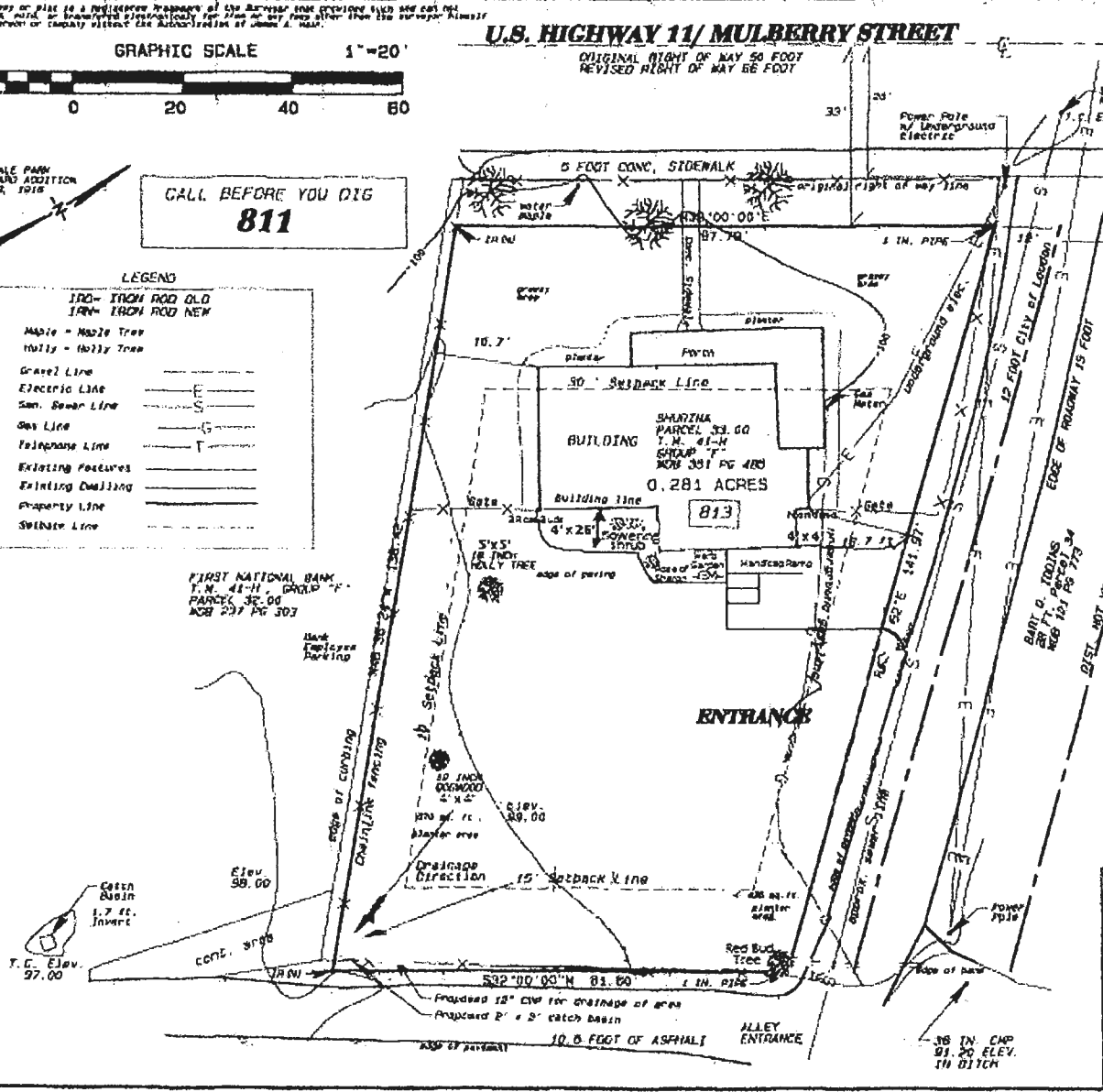
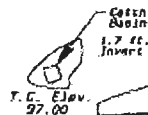
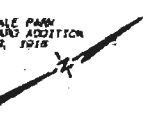
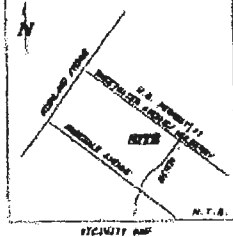
**GENERAL INFORMATION**

- THE PURPOSE OF THIS SITE PLAN IS TO SHOW PROPOSED DRAINAGE STRUCTURE AND ASPHALT PARKING AREA WITH ADDITIONAL LANDSCAPING AREAS AS SHOWN.
- TRIM ROGS AT ALL CORNERS UNLESS OTHERWISE DESCRIBED ON THIS PLAN.
- PROPERTY SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, EASEMENTS, COVENANTS, AND PLANNING COMMISSION ORDINANCES THAT MAY AFFECT THIS TRACT.
- UTILITY AND DRAINAGE EASEMENTS ARE 5 FEET ON INTERIOR LOT LINES AND 10 FEET ON ALL EXTERIOR LINES AND ALONG ROADWAYS.
- PROPERTY IS ZONED C-2 HIGHWAY COMMERCIAL, SETBACKS ARE TO BE:  
FRONT - 20 FOOT  
REAR - 15 FOOT  
SIDE - 10 FOOT FOR A ONE STORY DWELLING, 15 FT. FOR 2 STORY, 20 FT. FOR 3.
- CONTOURS ARE TO BE 1/2 FOOT INTERVALS WITH ASSAULT ELEVATIONS TIED TO THE EXISTING CATCH BASIN AS SHOWN IN THE ALLEY BEHIND PARCEL 32.00.
- UTILITY DATA SHOULD NOT BE RELIED UPON UNLESS THE PROPER UTILITY COMPANY HAVING JURISDICTION HAS BEEN NOTIFIED.
- THIS PLAN IS FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSES.
- SEE NOTE ON MUNICIPAL PARKING AREA OF THIS PROPERTY BEING SHOWN.
- PROPOSED CATCH BASIN IS TO BE 4' WY. BY 8' FT. WITH A SLOPED 10 INCH CMP TO DRAIN TO THE EXISTING DITCH ON THE EASTERN SIDE OF THE ROADWAY AS SHOWN.

**MARY CHRISTINA SHURINA, ET VIR GARY J SHURINA**

813 MULBERRY STREET  
LOUGHN, TENNESSEE 37774

SCALE: 1"=20'	APPROVED BY:	DRAWN BY JAH
DATE: 11/8/2012		REVISED
FIRST CIVIL DISTRICT		LOUGHN
LOUGHN COUNTY		TENNESSEE
TAX MAP 41-11 GROUP "F" PARCEL 33.00	0.2817 ACRES MOR 351 PG 485	DRAWING NUMBER CS0912





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AGENDA  
LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
WEDNESDAY, SEPTEMBER 6, 2017  
*Immediately following the Planning Commission meeting*

1. Call to Order
2. Roll Call and Approval of Minutes from the June 7, 2017 meeting (*no BZA meetings in July or August.*)
3. Planned Agenda Items
  - A. Special Exception for employee of renter of Butternut Property Management to live in structure of commercial establishment, Applicant, Christina Shurina, 813 Mulberry Street, Tax Map 041H, Parcel 033.00, C-2, Highway Business District;
  - B. Special Exception for overnight staging of trailers including hazardous and explosive materials, Applicant, Donnie Lester, Bed Rock Inc., 1429 Monterey Drive, Tax Map 035, Parcel 009.00, M-1, Light Industrial District;
  - C. Special Exception, existing structure with no principal in order to subdivide property, Barbara Christian, property owners, Howard Christian and John Christian, 725 Church Street, Tax Map 041H, Group H, Parcel 006.00, R-2, High Density Residential District;
  - D. Variance request from rear yard setback for sunroom addition to be approximately 21' from property line on corner lot, Property owner, Lora Hammond, 830 Rosedale Avenue, Tax Map 041H, Group F, Parcel 022.00, R-2, High Density Residential District;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment



Loudon County - Parcel: 041H F 033.0



County: Loudon  
Owner: BUTTERNUT PROPERTY MGMT LLC  
Address: MULBERRY S T 813  
Parcel Number: 041H F 033.00  
Deeded Acreage : 0  
Calculated Acreage : 0  
Date of Imagery: 2015

# Loudon County - Parcel: 031 074.00



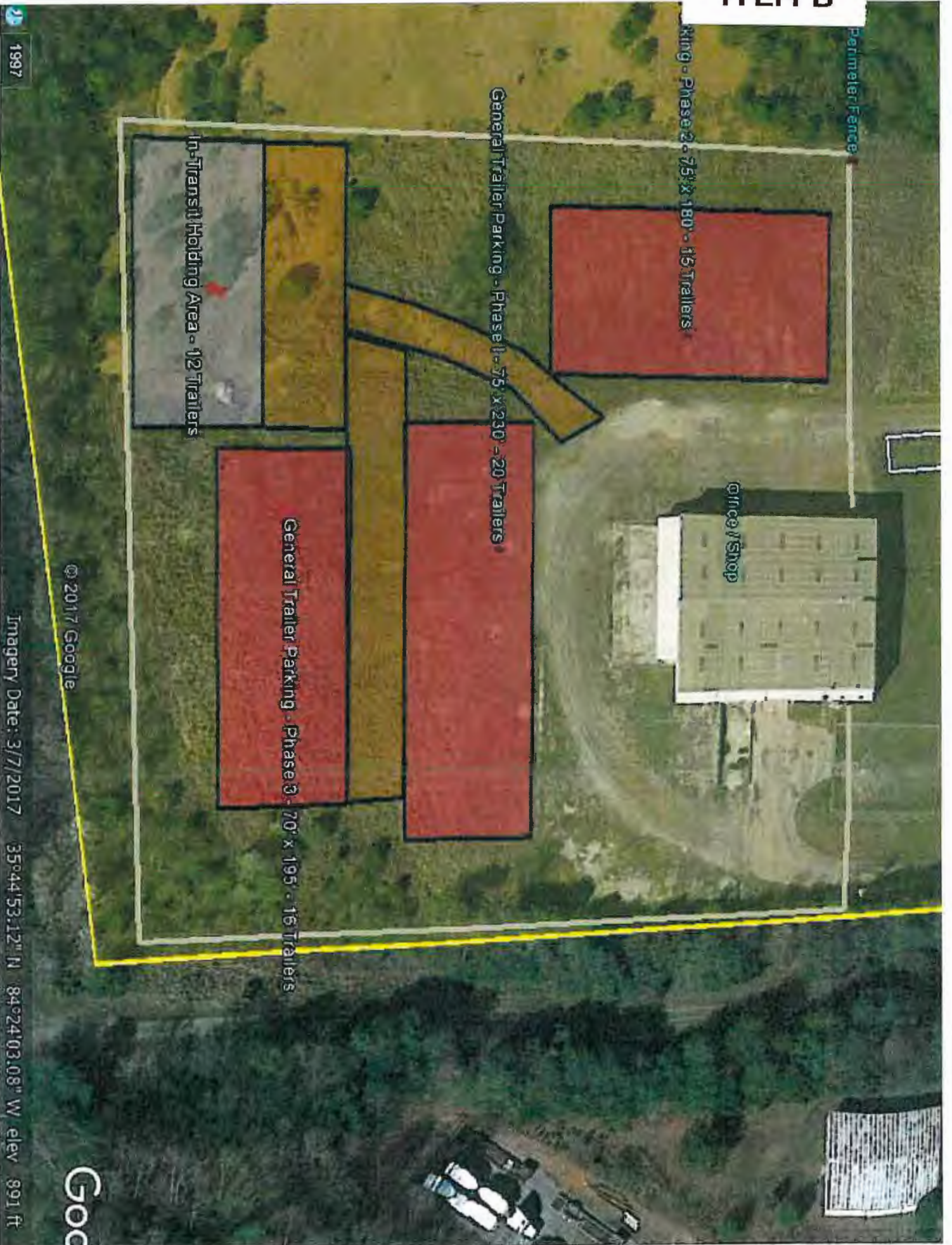
County : Loud on  
Owner: ROBERTS DAVID W FAMILY  
Address: MONTEREY DR 1429  
Parcel Number: 031 074.00  
Deeded Acreage : 4.56  
Calculated Acreage : 0  
Date of Imagery : 2015







ITEM B



Perimeter Fence

King - Phase 2 - 75' x 180' - 15 Trailers

Office / Shop

General Trailer Parking - Phase 1 - 75' x 230' - 20 Trailers

General Trailer Parking - Phase 3 - 70' x 195' - 15 Trailers

In-Transit Holding Area - 12 Trailers

© 2017 Google

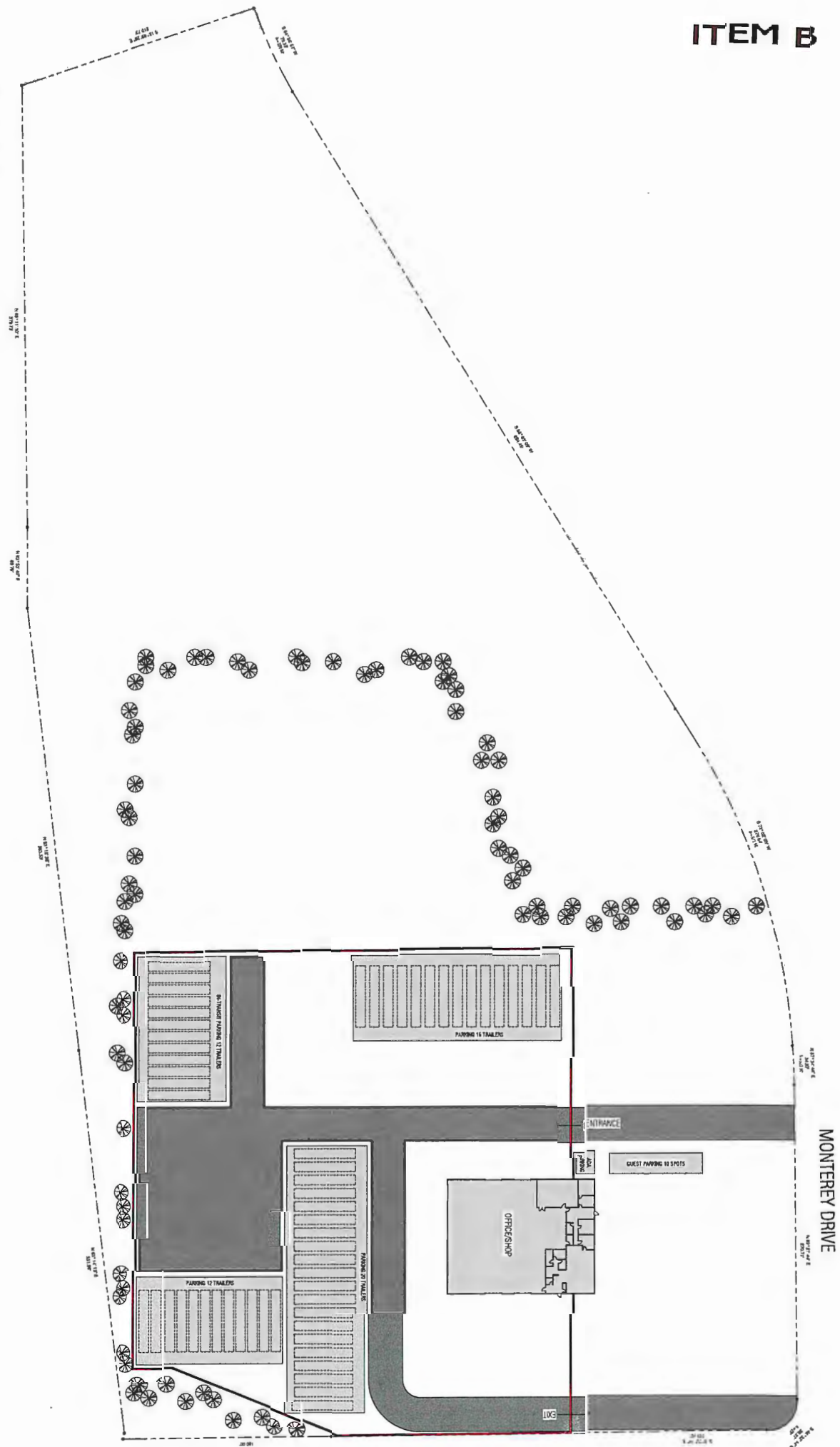
Imagery Date: 3/7/2017 35°44'53.12" N 84°24'03.08" W elev 891 ft

Go

1997

# ITEM B

SITE PLAN

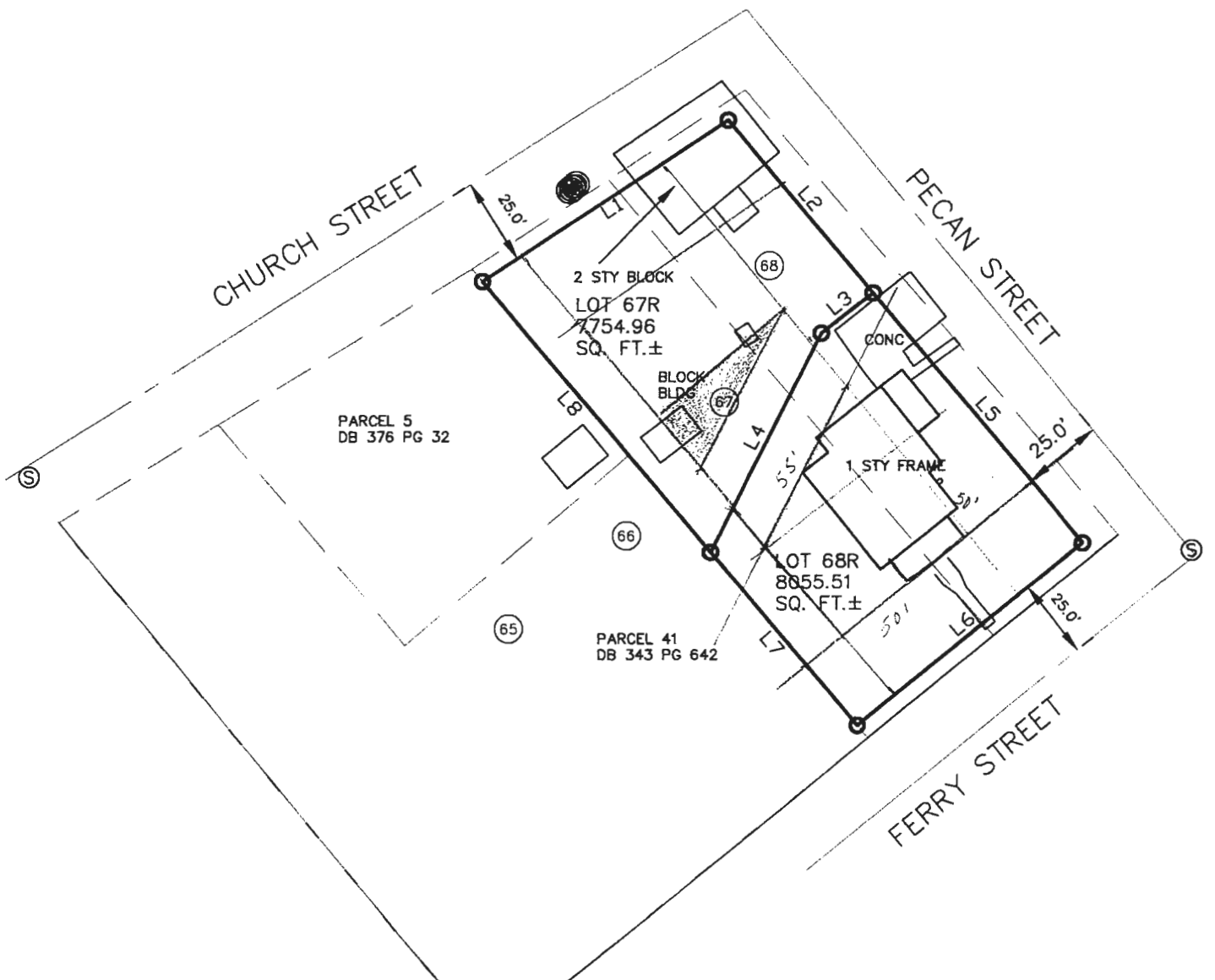




Loudon County - Parcel: 041H H 006.00



County : Loudon  
Owner: CHRISTIAN HOWARD DOUGLAS &  
Address: FERRY S T 720  
Parcel Number: 041H H 006.00  
Deeded Acreage : 0  
Calculated Acreage : 0  
Date of Imagery : 2015



Loudon County - Parcel: 041H F 022.00



County: Loudon  
Owner: HAMMOND LORA LEE  
Address: ROSEDALE AVE 830  
Parcel Number: 041H F 022.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2015



