

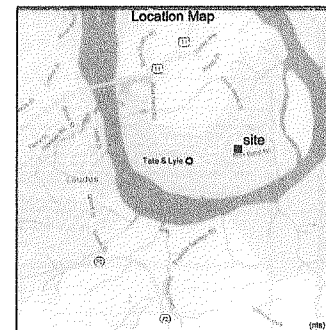
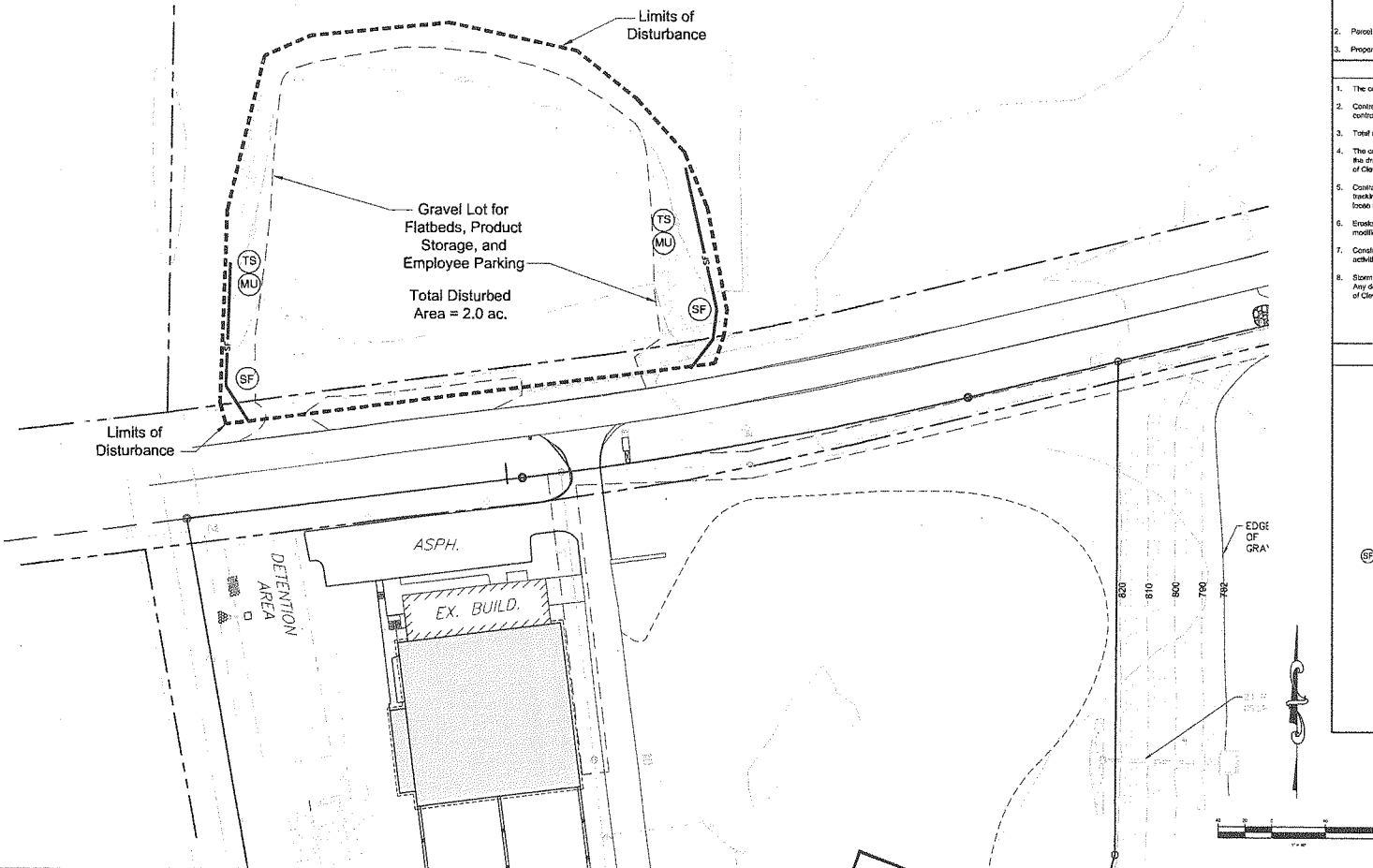
Loudon County Planning Department

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
Office: 865-458-2055
Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA
LOUDON REGIONAL PLANNING COMMISSION
LOUDON CITY HALL
WEDNESDAY, APRIL 5, 2017
Immediately following BZA

1. Call To Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes for March 1, 2016 meeting
5. New Business
 - A. Site Plan, parking and storage lot, VanHooseCo, LLC, 244 Blair Bend Drive, Tax Map 041, Parcel 30, M-2, Heavy Industrial District;
 - B. Site Plan, James Smith, Fulghum, MacIndoe & Associates Inc., additional parking (10' x 8' each) to Loudon County High School additions and renovations, Tax Map 40, Parcel 177, 1039 Mulberry Street, R-2, High Density Residential District;
6. Additional Public Comments
7. Announcements and/or Comments from the Board/Commission
8. Adjournment

X:\Sd\VanHoose 2017 Improvements\dwg C301-VanHoose - EC Plan.dwg Mar 06, 2017 - 12:23pm redlinx - LDS Copyright 2017



General Notes

- Owner: VanHooseCo, LLC
244 Blair Bend Drive
Loudon, TN 37774
Phone: 965-456-3908
- Parcel ID: 041 030.00 000
- Property is located in Loudon County, TN is zoned M-2, General Industrial District.

Erosion Control Notes

- The contractor shall follow the SWPPP at all times.
- Contractor shall be responsible for removal and disposal of all temporary erosion control measures.
- Total disturbed area = 2.0 ± acres.
- The contractor shall maintain all temporary erosion control devices indicated on this drawing and as required during construction operations to comply with City of Cleveland and State of Tennessee Erosion Control Ordinances.
- Contractor shall maintain construction entrances to prevent dirt and mud from tracking onto street. Pavement shall be inspected daily and any dirt, mud, or loose stone shall be cleaned off immediately.
- Erosion control devices shall be monitored during and after rainfall with any modifications and/or repair made as soon as conditions permit.
- Construct sediment trap at start of earthwork and direct runoff from construction activities to the trap.
- Storm Water Pollution Prevention Plan (SWPPP) shall be followed at all times. Any deviations from the SWPPP or the drawings shall be coordinated with City of Cleveland, TDEC and the owner.

Erosion Control Legend

	Existing Contours
	Property Line
	Existing Gas Line
	Existing Water Line
	Existing Sanitary Line
	Existing Overhead Electric
	Proposed Contours
	Sediment Trap
	Silt Fence
	Check Dam
	Temporary Silt Fence
	Mulching
	Temporary Seeding
	Permanent Seeding
	Dust Control
	Construction Entrance
	Inlet Protection
	Outlet Protection

Project: VanHooseCo Gravel Parking and Storage Lot
Blair Bend Drive
VanHooseCo, LLC

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922

Drawing Description:

No.	Date	Revision

FOR LOUDON REVIEW

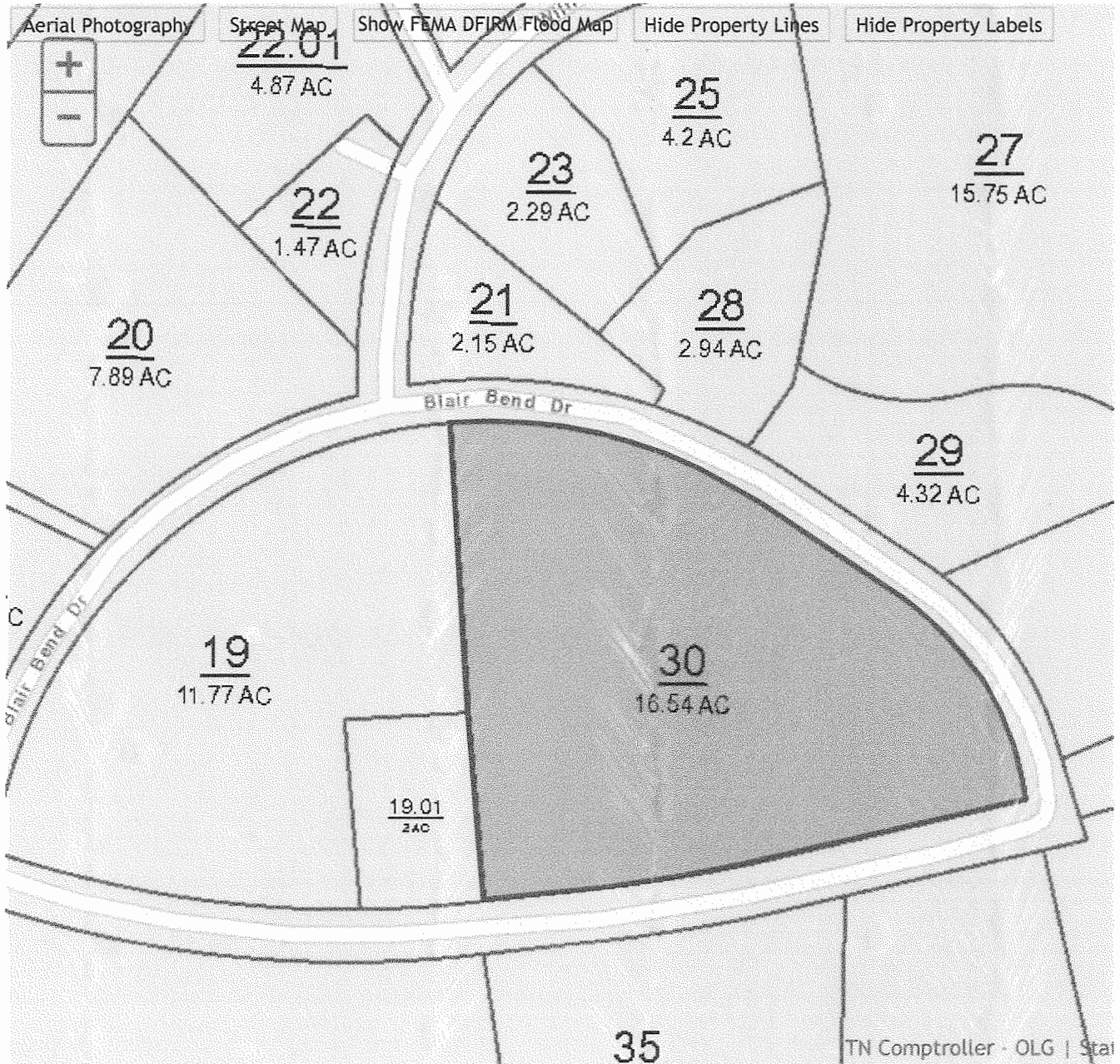
Drawn By	RAD
Checked	EJB
Approved	EJB
Job No.	20-
Scale	1"=40'
Date	3-5-2017

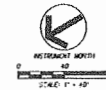
C301
Sheet No.





Tennessee

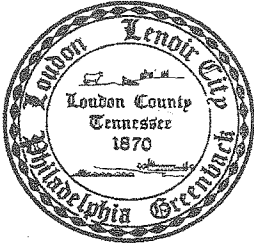




- | | |
|---|------------------------------------|
|  | ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | PROPERTY LINE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | DETAIL REF. (DETAIL NO./SHEET NO.) |
|  | TYPICAL |
|  | SINGLE SOLID WASTE LINE |
|  | SINGLE SOLID WASTEW. LINE |

C2

10116 TUDOR CITY BLVD. S.W.
SUITE 201
EMERYVILLE, OH 44048
OFFICE: 216.226.0000
FAX: 216.226.2448
www.fishguardinc.com
FMA PROJECT: 216.216



Loudon County Planning Department

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AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
WEDNESDAY, APRIL 5, 2017
12:30 p.m.

1. Call to Order
2. Roll Call and Approval of Minutes from the March 1, 2017 meeting
3. Planned Agenda Items
 - A. Variance Request side-yard setback from 10' to 5' (one side), Applicant, Michael Green, 303 Upper Street, R-2, High Density Residential District;
 - B. Parking stall size variance from 200 square feet each to 180 square feet, James Smith, Fulghum, MacIndoe & Associates Inc., parking to Loudon County High School, Tax Map 40, Parcel 177, 1039 Mulberry Street, R-2, High Density Residential District;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment

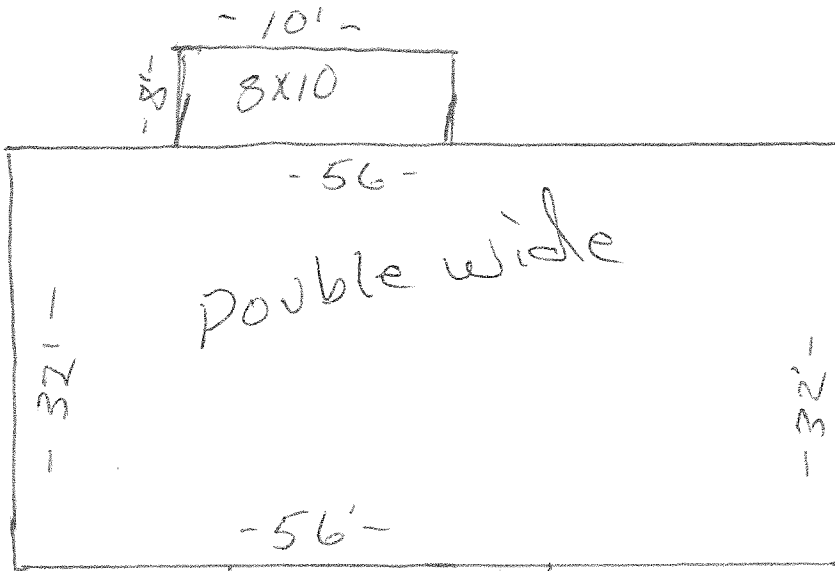
ITEM A

Green

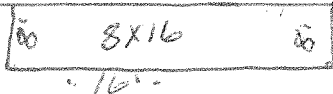
away estimate

120'

5'



32' from road



Driveway

Bank

Bank

Bank

120'

6'

Next Door House

12'

29'

90'

UPPER Street 303



Tennessee



ITEM A





- PARKING ANALYSIS:**
- | | |
|-----------------------------------|------------|
| NUMBER OF PARKING SPACES REQUIRED | 34 SPACES |
| NUMBER OF PROPOSED PARKING SPACES | 114 SPACES |
| NET CHANGE IN PARKING | 400 SPACES |
- LOT COVERAGE:**
- | | |
|--------------------------|----------------------|
| EXISTING COVERAGE | 9.8% (211,800 SF) |
| ADDITIONAL BUILDING AREA | 3.4% (841,360 SF) |
| PROPOSED TOTAL COVERAGE | 13.2% (1,053,160 SF) |
| MINIMUM COVERAGE ALLOWED | 50.0% (1,250,000 SF) |

- | | |
|---|---|
| LEGEND: | |
|  | ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | PROPERTY LINE |
|  | EXISTING OVERHEAD ELECTRIC
DETAIL. DET. (DETAIL NO./SHEET NO.) |
|  | TYPICAL |
|  | SINGLE SOLID YELLOW LINE |
|  | SINGLE SOLID WHITE LINE |

copa
architecture

SITE LAYOUT
AND PAVING PLAN

CIVIL ENGINEER:



10130 HARBOR WALKWAY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 615.599.5499
FAX: 615.599.5498
www.tdghymn.com/twice.com
TMA PROJECT: 256.015

Contract No.		45
Worked for		AAC
Date		7/1/19
M529400		
Qty.	Description	
1	2119110	
2	1212110	
3	3111110	
C2		

C2

14

TRANSITION TO CONCRETE
CURB AND GUTTER

CFR 101.11

FLAC FILE

W. D.

DETENTION POND

CONCRETE SWALE WITH --
6" CURB AROUND INLET
(33/C10)

ELECTRICAL
TRANSFORMER

SIGNS, "DO NOT ENTER".

30 R

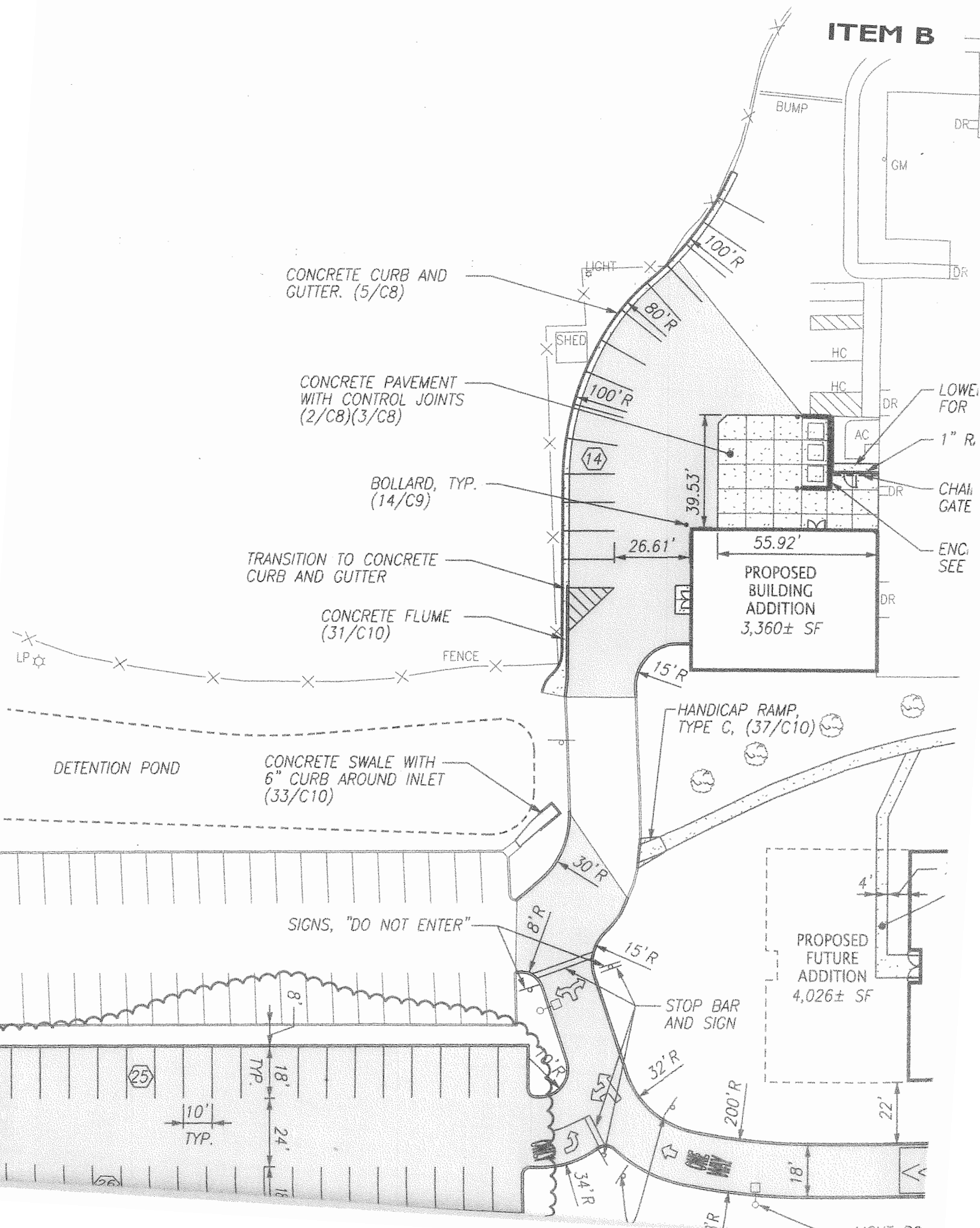
29

SIGNS, "WRONG WAY" —

34' R

$$= \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$

ITEM B



ITEM B

