



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, SEPTEMBER 5, 2018
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the August 1, 2018 meeting.
4. New Business
 - A. Site plan, Storage buildings, Applicant and Property owner, Clifton Teeters, 950 Steekee Road, Tax Map 041I, Group B, Parcel 033.00, C-2, Highway Commercial District, approximately 6.8 acres;
 - *(See also BZA agenda for variances)*
 - B. Site plan, building expansion of "Bill's Courtyard" for storage, Jay Alawadi, 700 Grove Street, Tax Map 041B, Group D, Parcel 003.00, C-1, Central Business District and HZD, Historic Zoning District;
 - C. Discussion, Loudon County Zoning Ordinance, Section 14-617. Temporary Use Regulations, Thomas Nicholson;
 - D. Zoning Ordinance amendment, Standards for Lighting;
 - E. Discussion, Zoning Ordinance amendment, signs;
 - F. Discussion, Subdivision Regulations amendment;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

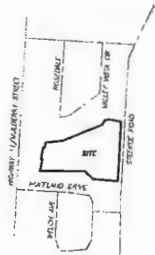
Serving Loudon County
Loudon • Greenback • Philadelphia

Loudon County - Parcel: 0411 B 033.00



County: Loudon
Owner: TEETERS CLIFTON J ETUX JANICE D
Address: STEEKEE RD 950
Parcel Number: 0411 B 033.00
Deeded Acreage: 6.86
Calculated Acreage: 6.86
Date of Imagery: 2015





LOCATION MAP

SURVEY NOTES:

1. All property lines were surveyed on a magnetic base using an electronic total station. A full chain survey was run. Easements shown herein are based on the survey.
2. The Surveyor has made an attempt to locate underground utilities, underground foundations, underground water mains, and other underground structures, except as shown herein. Actual location of all underground utilities should be verified through Tennessee 1 Code (1-800-351-1111) or the utility provider prior to any construction or excavation.
3. Information pertaining to underground utilities is based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Code (1-800-351-1111) or the utility provider.

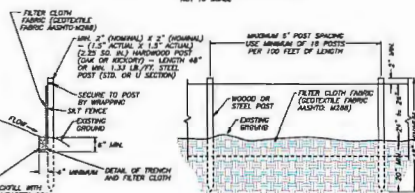
GENERAL SITE NOTES:

1. All storage buildings shown herein are 20 feet in width.
2. Site grading shall be limited to disturbance of less than 10% of the site or less than 10,000 sq. ft. of the site. If more than 10% of the site or more than 10,000 sq. ft. of the site is disturbed, a permit shall be required from the local authority.
3. Proposed site shall be formed with 8" high curb and gutter. Final location of fence to be determined based on final site grades.

GRADING AND COMPACTION NOTES:

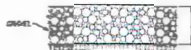
1. Contractor shall place 12 inches of base, not more than 8 inches in loose depth.
2. Contractor shall compact each layer within 42 percent of maximum moisture content as determined by the Standard Proctor Test. This procedure may require watering to wet of dry side as needed.
3. Contractor shall compact all fill to at least 98 percent maximum dry density as determined by the Standard Proctor Method (ASTM D698).
4. When subgrade or base of soil material must be disturbed, it shall be compacted before compaction, and shall be compacted to the required density before compaction. Contractor shall surface during or subsequent to compaction operations.
5. Contractor shall remove and replace, or regrade and air dry soil material that is too wet to permit compaction to specified density.
6. Soil material that has been removed because it is too wet to permit compaction may be reclaimed or stored and reused in the site. Contractor may regrade by hand, or by machine, or by machine with a roller. Contractor is required to replace soil as determined by moisture-density relation tests.
7. All cut slopes shall be greater than 3:1 and be finished with grass seeding in order to prevent erosion. The soil type may be determined by the Contractor; however, selected materials shall be suitable for intended use in the site.

DETAIL "A"
TYPICAL SILT FENCE DETAIL
NOT TO SCALE

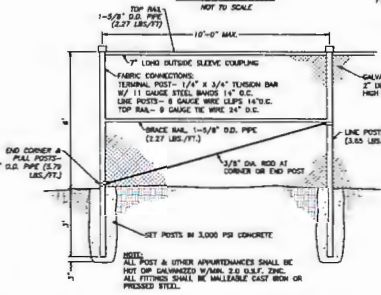


- NOTES:**
1. The drainage area for the silt fence shall be 2 acres or less, or the maximum drainage area for a 100-foot long silt fence shall be 1.5 acres.
 2. Silt fences are used to intercept and collect sediment, reduce velocity, and store a larger life than the temporary filter barrier.
 3. When silt fences are used they shall have a protection for the fence wire to them. The wire fences should be evenly spaced with at least one per 100 feet.
 4. The filter material shall be placed in the wooden stakes. A minimum 10 inches of the fabric will be extended into the trench. Heavy duty wire staples with 1/2 inch leg and 1 inch width shall be used and spaced with at least four per foot for all fences and two per foot for filter barriers.
 5. Filter material shall not be placed in the trench.
 6. Silt fences and filter barriers shall be placed along or near the ground contour. The bottom of the trench or bottom of the filter barrier shall be in a very porous (DSD) grade, plus or minus five feet of one percent (0.5%).
 7. A permanent silt fence or filter barrier meeting the requirements of the drawing is acceptable in lieu of a field constructed silt fence or filter barrier.

DETAIL "B"
TYPICAL GRAVEL
PAVEMENT/PARKING
NOT TO SCALE



DETAIL "C"
FENCE DETAIL
NOT TO SCALE



ESTIMATED GRADING QUANTITY:
210,150 CY

PHASE AREA CALCULATIONS:
PHASE 1: 0.738 Acres
PHASE 2: 1.562 Acres
PHASE 3: 0.884 Acres

LEGEND:

- CR EXISTING IRON ROD
- MR NEW IRON ROD
- AR ARC LENGTH
- BR RADIUS
- CR CORNER ANGLE (DEG)
- DR CHORD BEARING
- ER CHORD LENGTH
- FR ACRES
- GR SQUARE FEET
- HR BARRIERY DETAIL BODY
- IR FENCE
- OR CATCH BASIN
- PR CENTERLINE
- QR POLE CLIP ANCHOR
- SR JUNCTION BOX (EXISTING)
- TR MANHOLE (EXISTING)
- UR LIGHT POLE (D)
- VR POWER POLE (D)
- WR SUPPORT POLE (D)
- XR SPOT HEIGHT
- YR TEMPORARY BARRIERY
- ZR BOUNDARY LINE
- AA ROAD RIGHT-OF-WAY LINE
- BB FENCE LINE
- CC BUILDING SETBACK LINE
- DD ROAD CENTERLINE
- EE EDGE OF ROAD
- FF EDGE OF DRIVE/PARKING
- GG CONCRETE CURB
- HH ROAD STRIP WHITE SOLID
- II SANITARY-WALL PLASTIC PIPE (DIP)
- JJ CORRUGATED METAL PIPE (CMP)
- KK FENCE LINE
- LL ELECTRIC LINE (OVERHEAD)
- MM SANITARY-WALL PLASTIC PIPE (DIP)
- NN FENCE LINE (EXISTING)
- OO SANITARY-WALL PLASTIC PIPE (DIP)
- PP EXISTING INFORMATION CONTAIN
- QQ EXISTING IRON CONTAIN

VARIANCE REQUEST:

A variance is requested for the landscape buffer requirement for the project. The grading measures to complete the project will create deeper along the property lines. The landscape buffer will be natural buffers along the topography and any plantings would be in place.

EROSION AND SEDIMENT CONTROL MAINTENANCE

1. Control measures shall be maintained in minimum of weekly and immediately after each rainfall and at least daily during prolonged rainfall events.
2. Close attention shall be paid to locate damaged areas, and remove and replace.
3. Necessary repairs shall be accomplished immediately.
4. Should any fence or silt fence become damaged or become ineffective, the defective section shall be immediately repaired.
5. Sediment deposits should be removed after each rainfall. The reports must be removed when the level of deposition reaches approximately one half the height of the barrier.
6. Any sediment deposits remaining in place after the barrier is no longer required shall be removed to maintain the existing grade, prevent and avoid or otherwise regrade and stabilize.

OWNER:
CLIFF TEETERS
LOUDON, TN 37774
865-438-8563
1 LOT 48.58 AC.
DISTRICT 1, LOUDON COUNTY
TAX MAP 0411 "B" PARCEL 033.00
PLAT REC. 1/2/74

30' 25' 0 30' 100'
1" = 50'

STERLING
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING

1819 WILLIAM BLOUNT DRIVE
NASHVILLE, TENNESSEE 37015-4400
P.O. BOX 4878
NASHVILLE, TENNESSEE 37015-4878
PHONE: 615-255-1111
FAX: 615-255-1111
www.sterling-cv.com

SITE LAYOUT PLAN FOR
**PROPOSED STORAGE
BUILDINGS**
CLIFF TEETERS

REVISIONS

DATE	BY	DESCRIPTION

SEAL

CP

SHEET

6412-CP

SEI6412

ITEM A



ITEM A



ITEM A



ITEM A



ITEM A

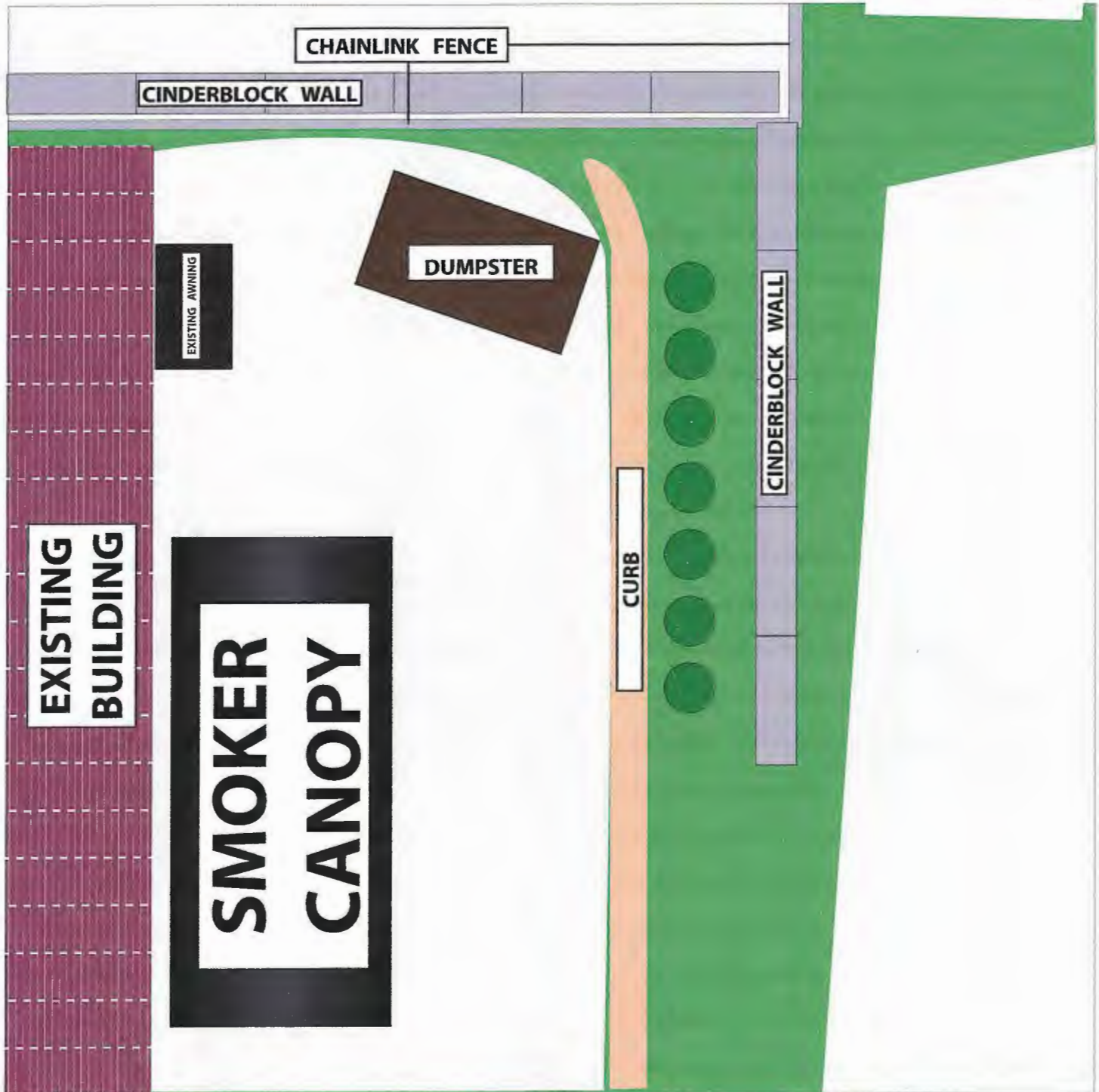


Loudon County - Parcel: 041B D 003.00



County: Loudon
Address: GROVE ST 700
Parcel Number: 041B D 003.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015

ITEM B



LETTER COMPONENTS: ☐ Standard ☐ Halo / Reverse ☐ Day / Night ☐ Non - Illuminated ☐ Raceway ☐ Remote **COLORS:** Faces: ☐ Trimcap: ☐ Returns: ☐ Raceway: ☐

CABINET COMPONENTS: ☐ Single Face ☐ Double Face ☐ Acrylic ☐ Flex ☐ Pan ☐ Embossed ☐ Digital Print ☐ Vinyl ☐ Painted ☐ Saddle Mount ☐ Plate Mount ☐ Cabinet Color: ☐

ZONING ALLOTMENT:
MAXIMUM ALLOWED:
SQUARE FOOTAGE PRESENTED:
NOTES:

PYLONS ■ LED CHANNEL LETTERS
WALL CABINETS ■ READERBOARDS
LED DIGITAL DISPLAYS

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HB
DESIGNS

ILLUMINATED SIGN FACILITATORS

HARRY BORDEN 865-368-9686
HBDESIGNS01@GMAIL.COM

11

ITEM B



ITEM B



EFFECTIVE — AESTHETIC — AFFORDABLE



GROVE STREET

LETTER COMPONENTS: ☐ Standard ☐ Halo / Reverse ☐ Day / Night ☐ Non - Illuminated ☐ Raceway ☐ Remote ☐ COLORS: Faces: ☐ Truncap: ☐ Returns: ☐ Raceway: ☐

CABINET COMPONENTS: ☐ Single Face ☐ Double Face ☐ Acrylic ☐ Flex ☐ Pan ☐ Embossed ☐ Digital Print ☐ Vinyl ☐ Painted ☐ Saddle Mount ☐ Plate Mount ☐ Cabinet Color: ☐

ZONING ALLOTMENT:
MAXIMUM ALLOWED:
SQUARE FOOTAGE PRESENTED:
NOTES:

PYLONS ■ LED CHANNEL LETTERS
WALL CABINETS ■ READERBOARDS
LED DIGITAL DISPLAYS

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HB
DESIGNS

ILLUMINATED SIGN FACILITATORS

HARRY BORDEN

865-368-9686

HBDESIGNS01@GMAIL.COM

(2)

ITEM B



3) front

LETTER COMPONENTS: ☐ Standard ☐ Halo / Reverse ☐ Day / Night ☐ Non - Illuminated ☐ Raceway ☐ Remote COLORS: Faces: Trimcap: Returns: Raceway:

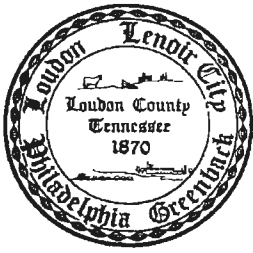
ZONING ALLOTMENT:
MAXIMUM ALLOWED:
SQUARE FOOTAGE PRESENTED:
NOTES:

PYLONS LED CHANNEL LETTERS
WALL CABINETS READERBOARDS
LED DIGITAL DISPLAYS

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HB
DESIGNS

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HARRY BORDEN 865-368-9686
HBDESIGNS01@GMAIL.COM



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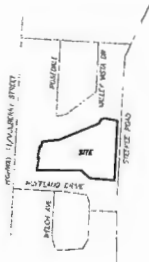
AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
WEDNESDAY, SEPTEMBER 5, 2018
Immediately following the Planning Commission meeting

1. Call to Order
2. Roll Call and Approval of Minutes of the August 1, 2018 meeting.
3. Planned Agenda Items
 - A. Variance Request from landscaping requirements and use of existing driveway adjacent property for proposed storage buildings, Applicant and Property owner, Clifton Teeters, 950 Steekee Road, Tax Map 041I, Group B, Parcel 033.00, C-2, Highway Commercial District, approximately 6.8 acres;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment

Loudon County - Parcel: 0411 B 033.00



County: Loudon
Owner: TEETERS CLIFTON J ETUX JANICE D
Address: STEEKEE RD 950
Parcel Number: 0411 B 033.00
Deeded Acreage: 6.86
Calculated Acreage: 6.86
Date of Imagery: 2015



LOCATION MAP

SURVEY NOTES:

- Topographic Survey taken on a random basis using an electronic total station. 2 inch contour interval shown. Elevation datum based on the National Geodetic Vertical Datum of 1929.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground structures, or underground information, except to show known, actual location of all underground utilities should be verified through Tennessee 1 Code (1-800-351-1111) or the utility provider prior to any excavation or construction.
- Information pertaining to be based on field locations and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Code (1-800-351-1111) or the utility provider.

GENERAL SITE NOTES:

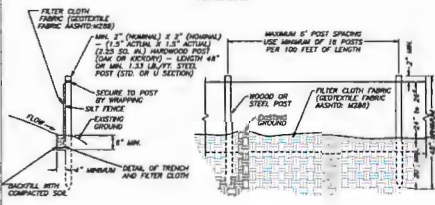
- All storage buildings shown herein are 30 feet in width.
- Site grading shall be finished to disturbance of one (1) acre or less of any given class. If more than one (1) acre is not disturbed at any one time, then a 30% or additional limit to soil required for the site.
- Proposed site shall be located with 2' high chain link fence. Final location of fence to be determined based on final site plan.

GRADING AND COMPACTION NOTES:

- Concrete shall place 10 inches in depth and more than 2 inches in base depth.
- Contractor shall compact each layer within 2.5 percent of optimum moisture content as determined by the Standard Proctor Test. This procedure may require contractor to wet or dry soils as needed.
- Contractor shall compact all fill to at least 95 percent maximum dry density as determined by the Standard Proctor method (ASTM D698).
- Where subgrade or layer of soil material must be moisture-conditioned before compaction, contractor shall uniformly apply water to surface to provide five percent free water from existing surface during or subsequent to compaction operation.
- Contractor shall remove and replace, or severely and dry soil material that is too wet for proper compaction to specified density.
- Soil material that has been removed because it is too wet to permit compaction may be stabilized or spread and allowed to dry. Contractor may assist drying by drying, burning, or pulverizing and moisture content is reduced to optimum value as determined by moisture-density relation tests.
- All end slopes shown herein greater than 3:1 shall be graded with grass seeding in order to quickly re-establish vegetation. The seed type may be selected by the Contractor. However, selected material shall be suitable for broadcast use on the site.

DETAIL "A" TYPICAL SILT FENCE DETAIL

NOT TO SCALE

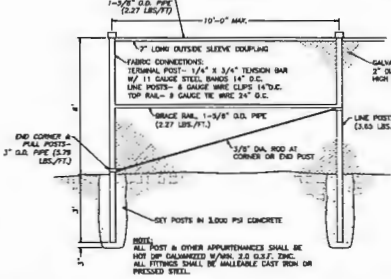


DETAIL "B" TYPICAL GRAVEL PAVEMENT/PARKING



DETAIL "C" FENCE DETAIL

NOT TO SCALE



ESTIMATED GRADING QUANTITY:

518,150 CY

PHASE AREA CALCULATIONS

PHASE 1: 0.938 Acres

PHASE 2: 1.502 Acres

PHASE 3: 0.894 Acres

LEGEND:

- EXISTING BROW ROAD
- NEW HIGH ROAD
- ARC LENGTH
- RADIUS
- CORNER ANGLE (DEG)
- CHORD BEARING
- CHORD LENGTH
- ACRES
- SOURCE FILE
- BOUNDARY SCD BOOK
- POLE
- SWITCH BANK
- CENTERLINE
- POLE CUT ANCHOR
- JUNCTION BOX (EXISTING)
- MANHOLE (EXISTING)
- LIGHT POLE (DP)
- POWER POLE (DP)
- SUPPLY POLE (DP)
- SPOT HEIGHT
- SUPREMACY BOUNDARY
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- LOT LINE
- PARCEL LINE
- EASEMENT LINE
- BOUNDARY SETBACK LINE
- ROAD CENTERLINE
- EDGE OF DRIVEWAY
- EDGE OF ROAD
- EDGE OF DRIVEWAY/PAVEMENT
- CONCRETE SLAB
- ROAD STRIKE WHITE PAINT
- BOUNDARY SCD PLASTIC PIPE (SCP)
- CORROGATED METAL PIPE (CMP)
- FENCE LINE
- ELECTRIC LINE (OVERHEAD)
- EXISTING INTERIOR CONTOUR
- EXISTING INTERIOR CONTOUR
- EXISTING INTERIOR CONTOUR

VARIANCE REQUEST:

A variance is requested for the landscape buffer requirement for the project. The grading necessary to complete the project will create slopes along the property line. The disturbed slopes will be restored buffers based on the topography and any plantings would likely not be made.

EROSION AND SEDIMENT CONTROL MAINTENANCE

- Control measures shall be maintained a minimum of weekly and immediately after each rainfall event of least daily during prolonged rainfall events.
- Once erosion control is in place to be made damaged areas, and runs and underdrains.
- Any necessary repairs shall be accomplished immediately.
- Should the slope or fill become damaged or become ineffective, the ineffective section shall be immediately repaired.
- Soil erosion control shall be maintained after each rainfall. The quantity must be maintained until the level of deposition reaches approximately one half the height of the barrier.
- Any sediment deposited remaining in place after the barrier is no longer required shall be removed in conformance with the existing grade, prepared and seeded or otherwise revegetated and stabilized.

OWNER:
CLIFF TEETERS
LOUDON, TN 37774
663-458-4583
1 LOT 100 AC.
DISTRICT 1, LOUDON COUNTY
NEW 177 AC 45
TAX MAP 0411 "B" PARCEL 033.00
PLAT REF. 1/2/74

50' 25' 0' 50' 100'
1" = 50'



STERLING
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING

1000 WILSON BLVD. STE. 200
NASHVILLE, TENNESSEE
37015-0001
P.O. BOX 4875
NASHVILLE, TENNESSEE
37204-0818
PHONE 615-259-2005
FAX 615-259-2015
WWW.STERLING-INC.COM

LOUDON, TN

SITE LAYOUT PLAN FOR
PROPOSED STORAGE
BUILDINGS
CLIFF TEETERS

REVISIONS	DATE	BY	DESCRIPTION



SHEET

CP

DESIGN: SDJ
DRAWN: SDJ
CHECKED: SDJ
DATE: 7/17/18
SCALE: 1" = 50'
PROJECT: 0412-CP
SEI#6412



ITEM A



ITEM A





ITEM A