



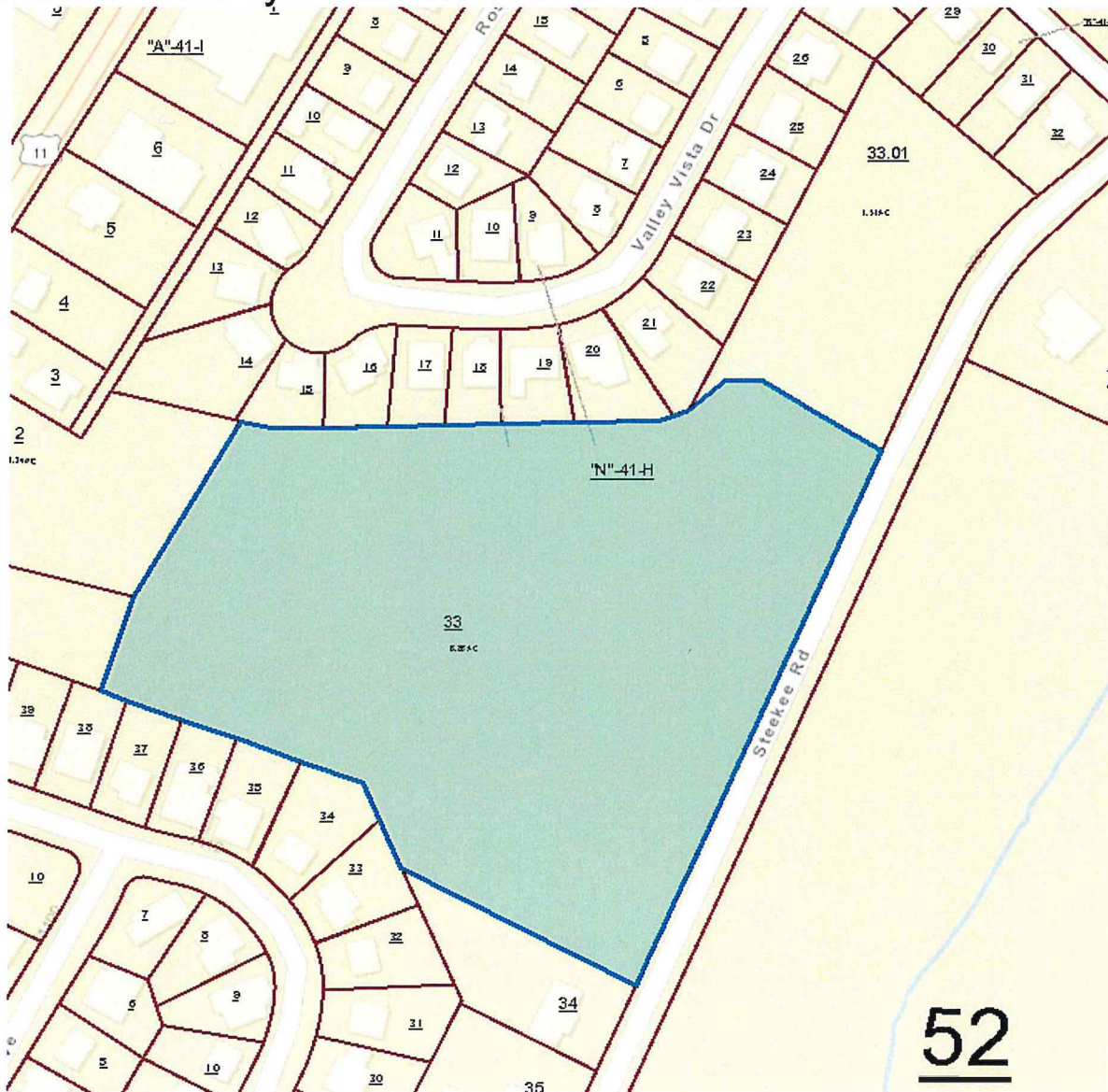
Loudon County Planning Department

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, OCTOBER 3, 2018
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the September 5, 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;
 - B. Zoning Ordinance amendment, Standards for Lighting;
 - C. Zoning Ordinance amendment, signs;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. 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:

1. Temporary Survey lines on a revision basis using an electronic total station. Final Survey Station shown. Original Station names are based on the National Geodetic Survey Datum of 1922.
2. The Surveyor has shown an attempt to locate underground utilities, underground foundations, underground structures, or underground improvements, except as shown herein. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-251-1111) or the utility provider prior to any excavation or construction.
3. Information pertaining to the existing utility is based on field surveys and measurements supplemented with existing utility maps provided by others. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-251-1111) or the utility provider.

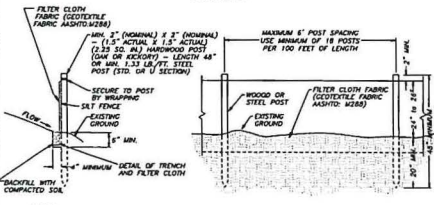
GENERAL SITE NOTES:

1. All drainage structures shown herein are 20 feet in width.
2. Site grading shall be limited to disturbance of less than 10% of the site area. All site grading shall be limited to disturbance of less than 10% of the site area. All site grading shall be limited to disturbance of less than 10% of the site area.
3. Proposed site shall be prepared with 6" high chain link fence. Final location of fence to be determined based on final site plan.

GRADING AND COMPACTION NOTES:

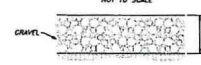
1. Contractor shall show all materials in place and more than 6 inches in base depth.
2. Contractor shall compact each layer to a minimum of 95 percent of maximum dry density as determined by the Standard Proctor Test. This procedure may require compaction to be done in two lifts.
3. Contractor shall compact all fill to a minimum of 95 percent maximum dry density as determined by the Standard Proctor Test (ASTM D698).
4. Where subjected to heavy or load material must be moisture-conditioned before compaction. Contractor shall uniformly apply water to surface to prevent free water from appearing on surface during or subsequent to compaction operations.
5. Contractor shall remove and replace, or repair and air any 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 stabilized or spread and allowed to dry. Contractor may assist drying by drying, harrowing, or subsoiling until moisture content is reduced to optimum value as determined by maximum-density compaction tests.
7. All soil shown shown herein greater than 3.1% MSH to be treated with grass seeding in order to quickly re-stabilize vegetation. The seed type may be selected by the Contractor however, selected materials shall be suitable for intended use on the site.

DETAIL "A"
TYPICAL SILT FENCE DETAIL
NOT TO SCALE

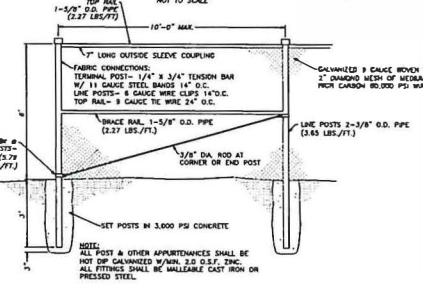


- NOTES:
1. The drainage area for the silt fence shall be 2 acres or less, or the maximum drainage area size for a continuous silt fence shall be 1/4 acre per 100 feet of fence length.
 2. Silt fences are used to intercept small amounts of sediment, reduce velocity, and have a longer life than the temporary filter barrier.
 3. When steel posts are used they shall have a projection for fastening wire to them. The wire fasteners shall be made of steel and shall be at least 1/2 inch in diameter.
 4. Filter units shall meet the requirements of the standard specification for geotextiles AASHTO designation: M288, sediment control, and approved.
 5. The filter material shall be placed in the wooden stakes. A maximum 10 inches of the fabric shall be retained into the trench. Heavy duty wire staples with 1/2 inch by 1 inch shall be used and evenly spaced with at least four per post for silt fences and three per post for filter barriers.
 6. Filter material shall not be placed in the trench.
 7. Silt fences and filter barriers shall be placed along or near the ground contour. The bottom of trench or barrier of ground line should be on a true point (DIP) grade, plus or minus five tenths of one percent (+0.5%).
 8. A preconstructed 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: 0.778 Acres

PHASE 2: 1.502 Acres

PHASE 3: 0.254 Acres

LEGEND:

- EXISTING BROW ROAD
- NEW BROW ROAD
- LINE LENGTH
- RADIUS
- CENTRAL ANGLE (DEG)
- CHORD BEARING
- CHORD LENGTH
- ADJUST
- STAKE
- STAKE FEET
- WARRANTY DEED BOOK
- PAGE
- CATCH BASIN
- COVERLINE
- POLE BAY ANCHOR
- ANCHOR BAY (EXISTING)
- MANHOLE (EXISTING)
- LEACH POLE (12")
- POWER POLE (12")
- SUPPORT POLE (12")
- SPOT HEIGHT
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- EXISTING LINE
- BOUNDARY SETBACK LINE
- ROAD CENTERLINE
- EDGE OF BRUSH/ROAD
- CONCRETE CURB
- ROAD STRIKE WHITE SOLID
- SMOOTH-HALL PLASTIC PIPE (SPP)
- CORRUGATED METAL PIPE (CMP)
- LOT LINE
- ELECTRIC LINE (UNDERHEAD)
- WATER LINE (EXISTING)
- SEWER LINE (EXISTING)
- DITCH LINE
- LAKE/RESERVOIR LINE
- EXISTING INTERMEDIATE CONTROL
- EXISTING ADJAC CONTROL

VARIANCE REQUEST:

A variance is requested for the landscape buffer requirement for the project. The grading necessary to complete the project is shown along the property lines. The landscape buffer will be reduced based on the topography and any planning, would likely not be made.

EROSION AND SEDIMENT CONTROL MAINTENANCE

1. Control measures shall be inspected a minimum of weekly and immediately after each rainfall and at least once during prolonged rainfall periods.
2. Close attention shall be paid to locate damaged areas, and repair and reworking.
3. Necessary repairs shall be accomplished immediately.
4. Should any barrier or all fencing become damaged or become ineffective, the ineffective section shall be immediately repaired.
5. Silt fences should be removed after each rainfall. The silt fences must be replaced when the level of sediment reaches approximately one inch above the top of the barrier.
6. Any sediment deposits remaining in place after the barrier is no longer required shall be removed to conform to the existing grade, prepared and leveled to otherwise uninterrupted and stabilized.

OWNER:

CLIFF TEETERS

LOUDON, TN 37774

865-458-6561

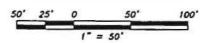
1 LOT - 0.55 AC

DISTRICT 1, LOUDON COUNTY

WIDE 337' IN 45

TAX MAP 0411-00 PARCEL 033.00

PLAT REF. 14/274



STERLING
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-0401
P.O. BOX 1878
MARYVILLE, TENNESSEE
37801-1878
PHONE: 703-944-3905
FAX: 703-944-2815
www.sterling-inc.com

LOUDON, TN

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

DATE	BY	REVISIONS
8/27/18	SDJ	Revised per Loudon Planning Review



SHEET
CP

DESIGNED: SDJ
DRAWN: SDJ
CHECKED: SDJ
DATE: 7/17/18
SCALE: 1" = 50'
DRAWN: 6412-CP
PROJECT NO: SEI6412



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AGENDA
LOUDON BOARD OF ZONING APPEALS
LOUDON CITY HALL
WEDNESDAY, OCTOBER 3, 2018
Immediately following the Planning Commission meeting

1. Call to Order
2. Roll Call and Approval of Minutes of the September 5, 2018 meeting.
3. Planned Agenda Items
 - A. Variance Request, amended landscaping plan 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
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