



# Loudon County Planning Department

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AGENDA  
LOUDON REGIONAL PLANNING COMMISSION  
LOUDON CITY HALL  
WEDNESDAY, NOVEMBER 7, 2018  
12:30 P.M.

1. Call To Order
2. Pledge of Allegiance and Roll Call
3. Approval of Minutes of the October 3, 2018 meeting.
4. New Business
  - A. Subdivision Plat, Shops at Sweetwater Creek, Applicant, Ned Ferguson, Professional Land Systems, 600 Sweetwater Creek Blvd., Tax Map 048, Parcel 041.00, approximately 17.3 acres;
  - B. Zoning Ordinance amendment, Standards for Lighting;
  - C. Discussion, Zoning Ordinance, signs;
5. Additional Public Comments
6. Announcements and/or Comments from the Board/Commission
7. Adjournment

# Loudon County - Parcel: 048 041.00



County: Loudon  
 Owner: 2799 HWY 72 NORTH LLC  
 Address: SWEETWATER CREEK BLVD 600  
 Parcel Number: 048 041.00  
 Deeded Acreage: 17.33



LINE	BEARING	DISTANCE
1	N77°05'58"W	115.97'
2	N77°05'58"W	115.97'
3	N77°05'58"W	115.97'
4	N77°05'58"W	115.97'
5	N77°05'58"W	115.97'
6	N77°05'58"W	115.97'
7	N77°05'58"W	115.97'
8	N77°05'58"W	115.97'
9	N77°05'58"W	115.97'

— GAS LINE  
— OVERHEAD UTILITIES  
— SANITARY SEWER LINE  
— WATER LINE  
— STORM SEWER

## LEGEND

- ⊕ FIRE HYDRANT
- ⊕ FIRE DEPT. CONNECTION
- ⊕ FLAG POLE
- ⊕ TRANSFORMER
- ⊕ HEADWALL
- ⊕ MANHOLE
- ⊕ METAL LIGHT POLE
- ⊕ CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ CURB INLET
- 1/2" EX. IRON PIN
- 1/2" SET IRON PIN

ROY HICKS, et al  
DEED 393/393

BILLY JOE PRESSLEY  
DEED 263/921

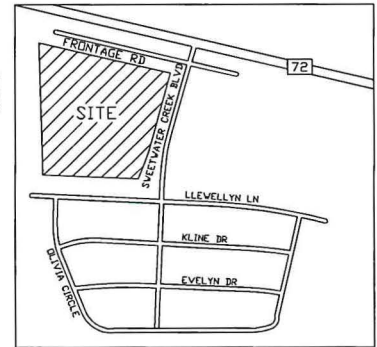
This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.  
MAP NO. 471050C1760 ZONE: X  
EFFECTIVE: 5/16/2007

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon. This survey meets the minimum standards for the State of Tennessee.



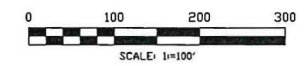
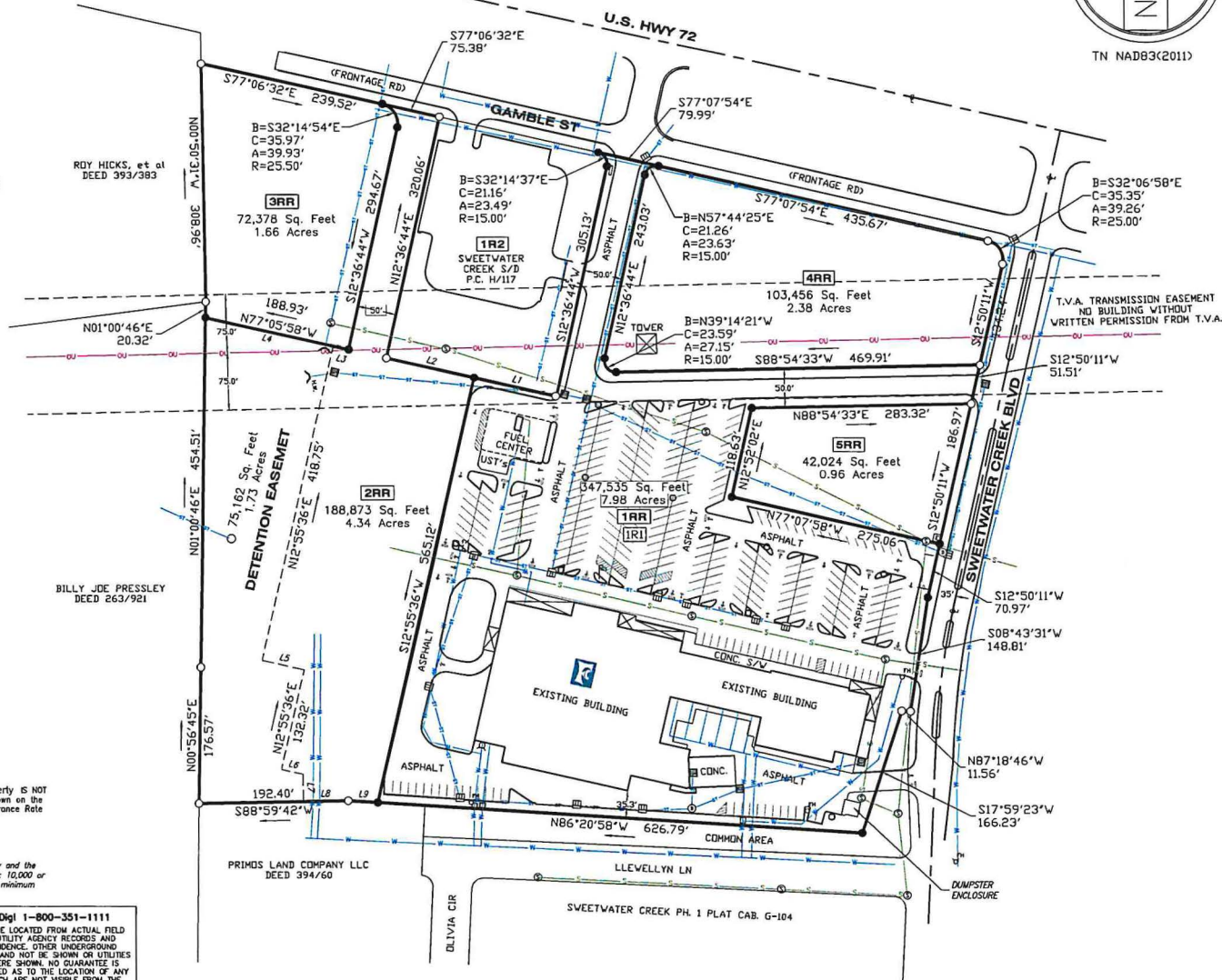
**Call Before You Dig! 1-800-351-1111**  
UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RULED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3-06.

Positional accuracy: CM  
Type of GPS field procedure: RTK  
Dates of survey: 9/13/2018  
Datum/EPOCH: NAD83(2011)/2010  
Published/Fixed-control use:  
TDOT CORS (TN16)  
Geoid Model: IGS  
Combined grid factor (m): 0.99991310  
GPS Scale Point:  
NAD83(2011) E24522814076  
Equipment: KOLIDA K5



LOCATION MAP - NTS

- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- SIGNIFICANT OBSERVABLE EVIDENCE OF UTILITIES IS SHOWN. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES WHICH ARE NOT VISIBLE FROM THE SURFACE.
- SUBJECT TO UTILITY, DRAINAGE & CONSTRUCTION EASEMENTS OF 5' INSIDE INTERIOR LOT LINES; 10' INSIDE EXTERIOR LOT LINES AND ROADS, PLUS OTHER EASEMENTS SHOWN. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS ARE TO BE CENTERED ABOUT UTILITIES AND STRUCTURES AS INSTALLED.
- DEED 358/742
- C-2 ZONING SETBACKS:  
FRONT - 30'  
SIDE - 10' (1-STORY); 15' (2-STORY); 20' (3-STORY)  
REAR - 15'
- DETENTION EASEMENT AND MAINTENANCE AGREEMENT RECORDED AT



CERTIFICATION OF OWNERSHIP AND DEDICATION	CERTIFICATION OF ACCURACY	CERTIFICATION OF APPROVAL FOR RECORDING	CERTIFICATION OF STREETS	CERTIFICATION OF WATER SYSTEM	CERTIFICATION OF SEWERAGE SYSTEM	APPROVAL OF STREET NAMES AND ADDRESSES	SWEETWATER CREEK SUBDIVISION RESUBDIVISION OF LOT 1R1 TAX MAP 048 PARCEL 041.00
THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADAPT THIS SUBDIVISION PLAN AND LOCATE ALL STREETS, ALLEYS, WALKS, DRIVES OR OTHER PUBLIC ROADS AND OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.	I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, IS A TRUE AND CORRECT TRUTH TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT NO IMPROVEMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.	I CERTIFY THAT THIS PLAN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REQUIREMENTS FOR THE PLANNING REGION, INCLUDING OF PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.	I CERTIFY THAT ALL STREETS AND RELATED APPURTEANCES INCLUDING OF PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS ESTABLISHED BY THE REGIONAL PLANNING COMMISSION.	I CERTIFY THAT WATER SUPPLY SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY SHOWN.	I CERTIFY THAT THE SEWER DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE STATE HEALTH DEPARTMENT, AND IS HEREBY SHOWN.	I HEREBY CERTIFY THAT (1) THE NAMES OF EXISTING PUBLIC ROADS SHOWN ON THIS SUBDIVISION PLAN ARE CORRECT; (2) THE NAMES OF ANY NEW ROADS, WHETHER PUBLIC OR PRIVATE, DO NOT DUPLICATE ANY EXISTING NAMES AND SAID NAMES ARE APPROVED AND (3) THE PROPERTY ADDRESSES OF THE LOTS SHOWN ON THIS PLAN ARE IN CONFORMANCE WITH THE C-111 SYSTEM.	TOTAL ACRES: 17.32 ACRES/MILES NEW ROAD: N/A TOTAL LOTS: 5 OWNER: 2799 HWY 72 NORTH LLC UNIT 39 CHARLESTON SC 29412 C/O BRANDON GRAHAM DRAWING NO. 4C918
DATE _____ OWNER _____	DATE 10/3/18 REGISTERED SURVEYOR	DATE _____ SECRETARY, REGIONAL PLANNING COMMISSION _____	DATE _____ ROAD ENGINEER/DRY COMMISSIONER _____	DATE _____ UTILITY SYSTEM MANAGER/ENGINEER _____	DATE _____ LOCAL HEALTH AUTHORITY _____	DATE _____ E-111 AUTHORITY _____	PROFESSIONAL LAND SYSTEMS NED D. FERGUSON, RLS 1643 205 LAMAR AVENUE CLINTON, TN 37716 865.689.6169 PLSurvey.com

**DRAFT**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF  
LOUDON, TENNESSEE AMENDING CHAPTER 6, SUPPLEMENTARY  
REGULATIONS APPLYING TO A SPECIFIC, TO SEVERAL, OR TO ALL DISTRICTS**

**WHEREAS**, the Loudon City Council, in accordance with §13-7-203 AND §13-7-204 of the Tennessee Code Annotated, may from time to time, amend the zoning ordinance and related maps,

**WHEREAS**, the City of Loudon Regional Planning Commission has considered the zoning requirements of the city, and has forwarded its recommendation to the Loudon City Council to amend the zoning ordinance of the City of Loudon, Tennessee; and,

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF  
LOUDON, TENNESSEE THAT;**

**SECTION 1.** Chapter 6, Supplementary Regulations Applying to a Specific, to Several, or to All Districts shall be amended by adding the following:

Section 14-618. Lighting.

Outdoor site lighting. It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting, but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings and street lighting. In no case, however, shall any light shine or glare so as to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

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A. Performance standards and criteria.

1. No lights shall shine or glare directly on adjacent properties, rights-of way, access easements, or driveways. For the purposes of this ordinance, glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
2. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be three footcandles.
3. Light poles, including any supporting base, shall not exceed 28 feet in height.

If an existing development is expanding, existing light poles are taller than 28 feet, and new light poles are to be added as part of the expansion to the project, the planning commission may approve a light pole taller than 28 feet so as to match the existing light poles if it can be shown that the taller light pole will not create any negative effects on any adjacent properties, rights-of-way, access easements, or



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driveways. In no case shall new light poles exceed the height of the existing light poles or 40 feet in height, whichever is less.

4. All pole lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The shoebox style fixture shall be used unless it can be shown that a different style would be equivalent or better than these requirements.

If the pole lights are located adjacent to property zoned residential or agriculture and such land is below the pole base elevation, exterior glare shields shall be added to the pole lights.

5. Unless specified elsewhere in this ordinance, all wall lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The wedge style fixture shall be used unless it can be shown that a different style would be equivalent to or better than these requirements. The maximum mounting height on the wall for all wall lights shall be 15 feet.

Decorative wall-mounted lights may be used in lieu of a wedge style or comparable fixture provided they are located at public entrance ways into the building, the globe/glass/plastic are frosted/milky/white acrylic, the bulbs are frosted or yellow, the bulbs do not protrude from the globe/glass/plastic, and the maximum total wattage shall be 50 watts (standard bulb)/12 watts (compact fluorescent).

6. All ground-mounted lights, whether used to illuminate a building or a sign, shall be designed to minimize light that does not illuminate the target area. Blinders, or some other type of protectors, may be required to be placed on the lights so as to direct the beam away from adjacent properties, rights-of-way, access easements, or driveways.
7. Lights located under gasoline service station canopies, canopies for bank automated teller machines, and other such similar canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than these requirements.
8. All electrical lines servicing all lights shall be underground.

**B. Plan submittal and post installation requirements.**

1. All site plans as required in Chapter 3 of the Zoning Ordinance shall include a lighting plan. The lighting plan shall include a scaled layout plan of the site showing the locations of the lights, the height and type of proposed fixtures, and an iso footcandle diagram extending to and including all adjacent driveway, rights-of-way, easements, etc. Such plan shall be prepared and certified by a licensed electrical engineer.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the City of Loudon which shall verify that the lights have been installed per the approved lighting plan.

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2. Existing facilities that are adding new lights or changing existing lights shall submit a lighting plan to the city staff for review and approval. All new lighting shall meet the criteria established in this ordinance.

The lighting plan shall include a scaled layout plan of the site showing the locations of lights, the height and type of proposed fixtures, and an iso footcandle diagram extending to and including all adjacent driveway, rights-of-way, easements, etc. Such plans shall be prepared and certified by a licensed electrical engineer.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the City of Loudon which shall verify that the lights have been installed per the approved lighting plan.

**BE IT FINALLY ORDAINED**, that this Ordinance shall take effect immediately, the public welfare requiring it.

Introduced, read and passed on:

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
RECORDER

The vote on the question of approval of this Ordinance by the Planning Commission is as follows:

APPROVED: \_\_\_\_\_

DISAPPROVED: \_\_\_\_\_

\_\_\_\_\_  
ATTEST: SECRETARY, CITY OF LOUDON  
REGIONAL PLANNING COMMISSION

DATE: October 3, 2018

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AGENDA  
LOUDON BOARD OF ZONING APPEALS  
LOUDON CITY HALL  
WEDNESDAY, NOVEMBER 7, 2018

The November 7, 2018, Loudon Board of Zoning Appeals meeting is cancelled.