



Loudon County Planning Department

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Loudon, Tennessee 37774
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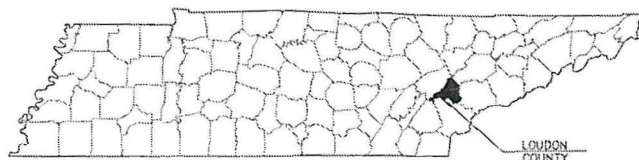
AGENDA
LOUDON REGIONAL PLANNING COMMISSION
2480 Hwy.72 N.
August 7, 2019
5:30 p.m.

1. Call to Order and Pledge of Allegiance;
2. Roll Call and Approval of Minutes from July 10, 2019 meeting;
3. Planned Agenda Items;
 - A. Site Plan request to build a Burger King restaurant, Applicant, Michael Knowles, Carrol's Restaurant Group Inc., 1200 Hwy. 72 N., Tax Map 040 Parcel 086.00, C-4, Interchange Commercial District, Approximately 1.41 acres;
 - B. Discussion and Review of Zoning Ordinance, Planned Development Districts, (handouts provided);
4. County Commission Action on Planning Commission Recommendations;
5. Additional Public Comments;
6. Update from Planning Department;
7. Adjournment;

Burger King

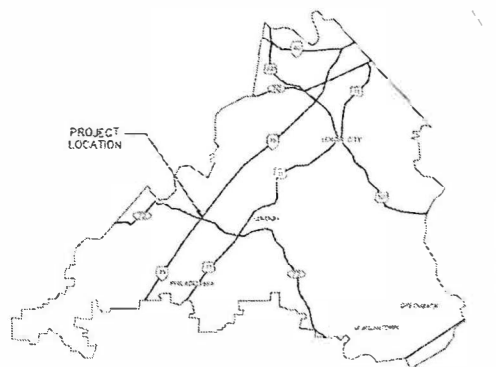
Site Development Plans

LOUDON, TENNESSEE



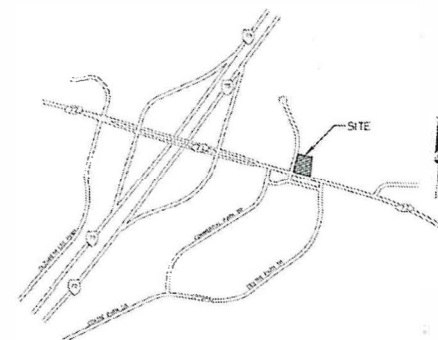
State of Tennessee

N.T.S.



Location Map

N.T.S.



Vicinity Map

N.T.S.

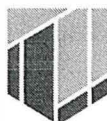
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- C-1 TITLE SHEET
- C-2 SITE LAYOUT PLAN
- C-3 PAVING PLAN
- C-4 GRADING, DRAINAGE, & EROSION CONTROL PLAN
- C-5 UTILITY PLAN
- C-6 LANDSCAPING PLAN
- C-7 SECTIONS & DETAILS
- C-8 SECTIONS & DETAILS
- C-9 SECTIONS & DETAILS
- C-10 SECTIONS & DETAILS
- T-1 TOPOGRAPHIC SURVEY
- L-1 PHOTOMETRIC PLAN

ENGINEER: BILL ST. JOHN
PROJECT MANAGER: DALE BRIGHT
ST. JOHN & ASSOCIATES, INC.
508 FIRST AVENUE S.E.
CULLMAN, AL 35055
(P) 256-734-2114
(F) 256-734-2142
dale@stjohninc.com

DEVELOPER:
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1029 CLAREMONT DRIVE
COLUMBIA, TN 38401
(P) 631-493-0900
jstewart@cin-llc.com

SURVEYOR: REGIS T. STORCH, JR.
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2880 COBB ROAD
LAKE LAND, IN 38002
(P) 901-867-8671
(F) 901-867-9669
milestonels@bellsouth.net



St. John & Associates, Inc.

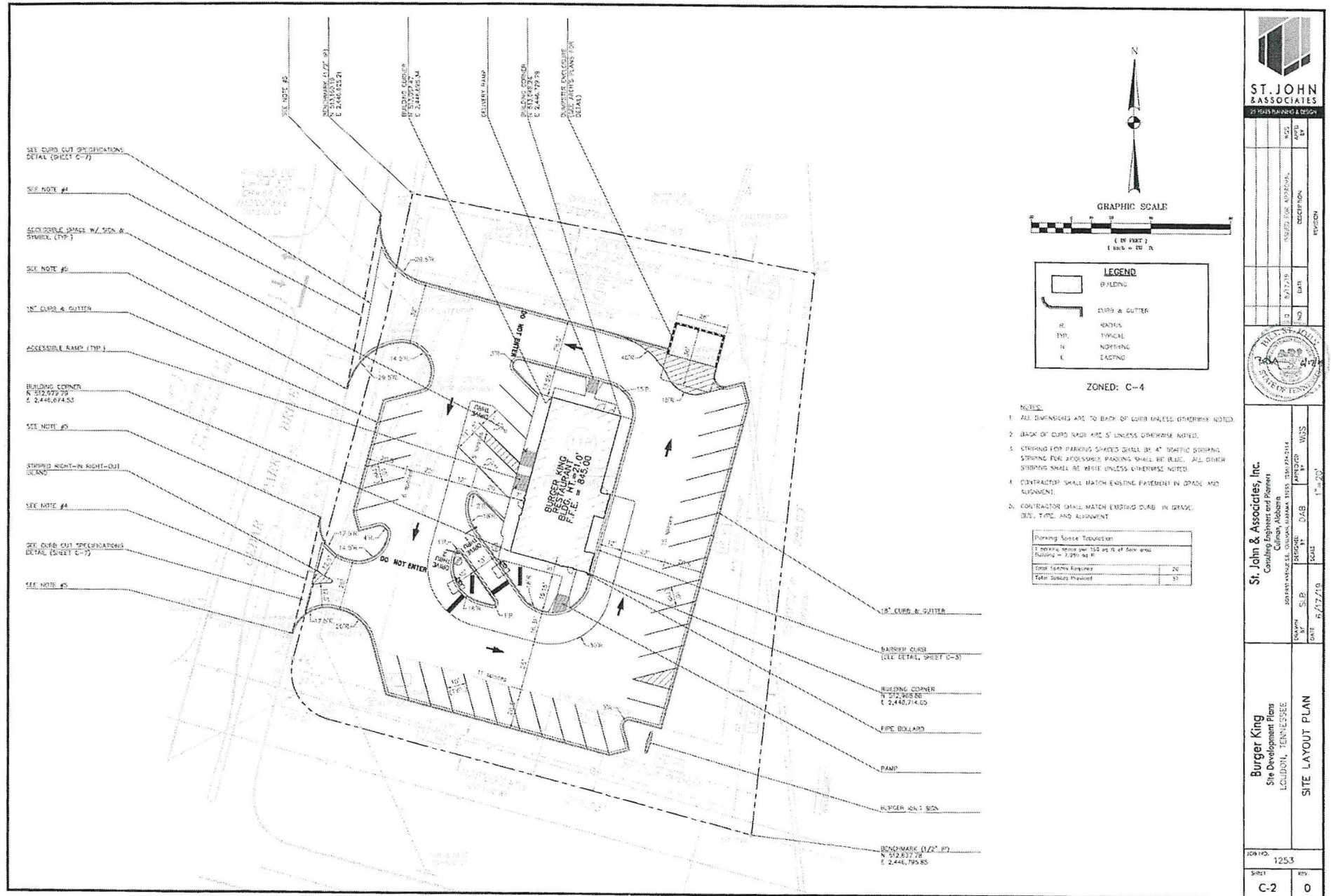
Consulting Engineers and Planners

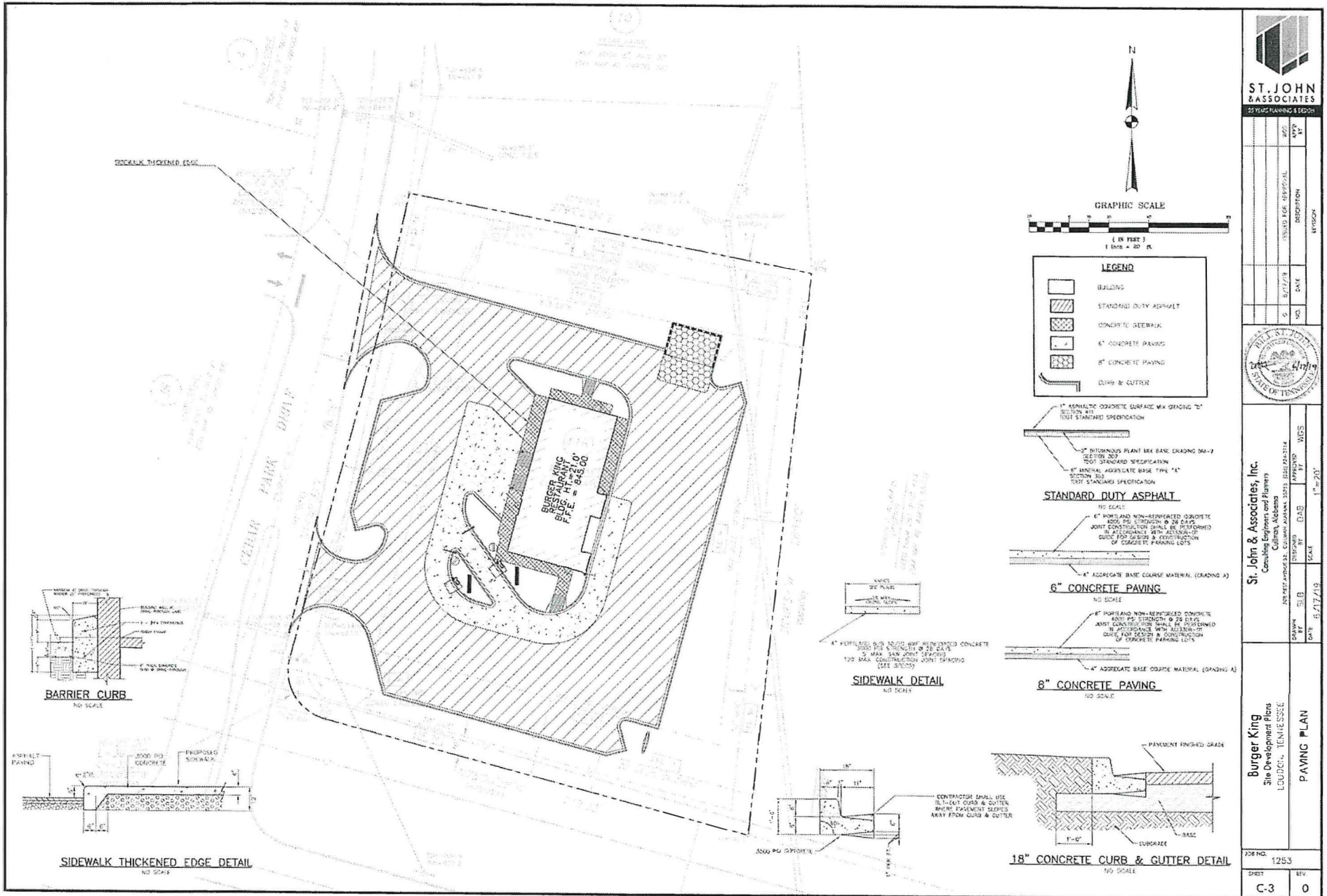
Cullman, Alabama

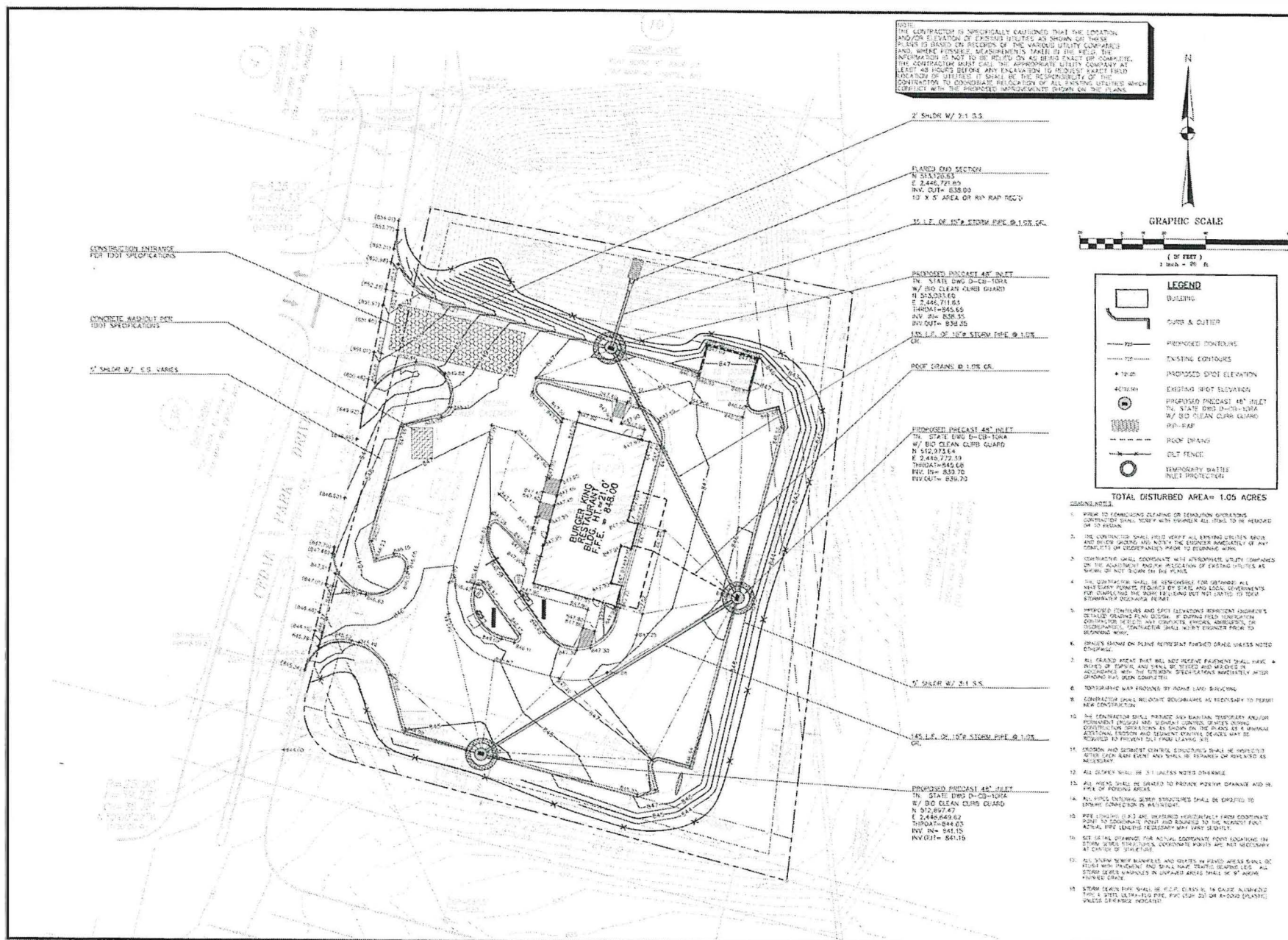
508 FIRST AVENUE S.E., CULLMAN, ALABAMA 35055 (256) 734-2114

Bill St. John
Engineer

Dale Bright
Designer





[illegible]

NOTE: THIS CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REVEAL EXISTING FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE INSTALLATION OF ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

2" CONDUIT W/ WIRE TO BURGERS/KING
SIGNS (CONTRACTOR SHALL
COORDINATE W/ ELECTRICAL & SIGN
PLANS)

1.000 GAL. CRACKING TRAP
INV. IN = 842.21
INV. OUT = 842.21

22.5 L.P. 4" SAN. SEW. @ 1.16% DP

PROPOSED CANTARY POWER SERVICE
75'-0" INV. = 841.60
(CONTRACTOR SHALL COORDINATE W/
LOUISON UTILITIES FOR EXACT
LOCATION, ELEVATION, & TIE TO
EXISTING SERVICE.)

45 L.P. 4" SAN. SEW. @ 1.00% DP

8" E.P. 4" SAN. SEW. @ 1.00% DP

37 L.P. 4" SAN. SEW. @ 1.00% DP

9 L.P. 4" SAN. SEW. @ 1.16% DP

2" CONDUIT W/ WIRE TO BURGERS/KING
SIGNS (CONTRACTOR SHALL
COORDINATE W/ ELECTRICAL & SIGN
PLANS)

CONTRACTOR SHALL COORDINATE W/
LOUISON UTILITIES FOR EXACT
LOCATION & TIE TO EXISTING GAS
LINE

CONTRACTOR SHALL COORDINATE W/
LOUISON UTILITIES FOR EXACT
LOCATION & TIE TO EXISTING POWER

PROPOSED TRANSFORMER PAD
(CONTRACTOR SHALL COORDINATE W/
LOUISON UTILITIES FOR EXACT SIZE &
LOCATION)

1" WATER LINE TO DUMPSTER
ENCLOSURE (CONTRACTOR SHALL
COORDINATE W/ ARCH. S PLANS FOR
CONNECTION AT BUILDING &
DUMPSTER ENCLOSURE)

STIM-GUT W/ CLEANOUT
INV. = 842.31

3" IRRIGATION SLEEVE

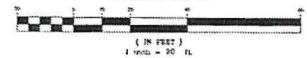
2" CONDUIT W/ WIRE TO ROAD SIGN
(CONTRACTOR SHALL COORDINATE W/
ELECTRICAL & SIGN PLANS)

1" DOMESTIC METER
(CONTRACTOR SHALL COORDINATE W/
LOUISON UTILITIES FOR EXACT
LOCATION, INSTALLATION, & TIE TO
EXISTING WATER LINE)

1" IRRIGATION METER



GRAPHIC SCALE



LEGEND

- PROPOSED 1" WATER METER BOX
- PROPOSED GAS METER BOX
- PROPOSED THRUST BLOCK
- PROPOSED 1 1/2" WATER LINE
- PROPOSED 1" WATER LINE
- PROPOSED 4" SAN. SEW. LINE
- PROPOSED UNDERGROUND POWER
- PROPOSED GAS LINE
- ROOF DRAIN
- 2" CONDUIT WITH WIRE
- 3" IRRIGATION SLEEVE
- PROPOSED SIGHT LIGHTING

UTILITY NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES ABOVE AND BELOW GRADE AND NOTIFY THE OWNER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS OF DAMAGE TO EXISTING UTILITIES, SYSTEMS OR NOT, BEFORE COMMENCING CONSTRUCTION AT NO COST TO THE OWNER.
3. UNBURNED BRASS AND TO CENTER LINE OF FRONT OR REAR CURB OR DRIVEWAY.
4. CONTRACTOR SHALL COORDINATE UTILITY DEFECTION WITH APPROPRIATE AUTHORITIES PRIOR TO EXCAVATING, TRENCHING, OR INSTALLATION.
5. CONTRACTOR SHALL COMPLY WITH THE LATEST STANDARDS OF CODE OF ANY POWER, GAS, WATER, SEWER, OR SANITATION FOR LOCATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE EXISTING RECORDS, AND ANY OTHER AVAILABLE MEANS OF INFORMATION FOR AN ACCURATE AND TRENCHING OPERATIONS.
6. GAS, SEWERING, AND WATER IN EXISTING TO BE REINSTALLED ARE REQUIRED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COST OF THESE REINSTALLATIONS AND/OR RELOCATION.

UTILITY COMPANIES

LOUISON UTILITIES
2255 LIND. ST. NORTH
LOUISON, TN 37774
865-458-2091

CONTRACTOR SHALL INSTALL FREEZE
PROOF HYDRANT AT DUMPSTER

CONTRACTOR SHALL PROVIDE 2 2" CONDUITS FROM BUILDING TO OCC'S

CONTRACTOR SHALL PROVIDE 3" SLEEVES UNDER PAVEMENT FOR IRRIGATION LINES

ALL UTILITY ENTRANCE LOCATIONS SHOWN ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR EXACT ENTRANCE LOCATIONS.



ST. JOHN & ASSOCIATES
SITE PLANNING & DESIGN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	5/17/13	ISSUED FOR APPROVAL	WJS	BT

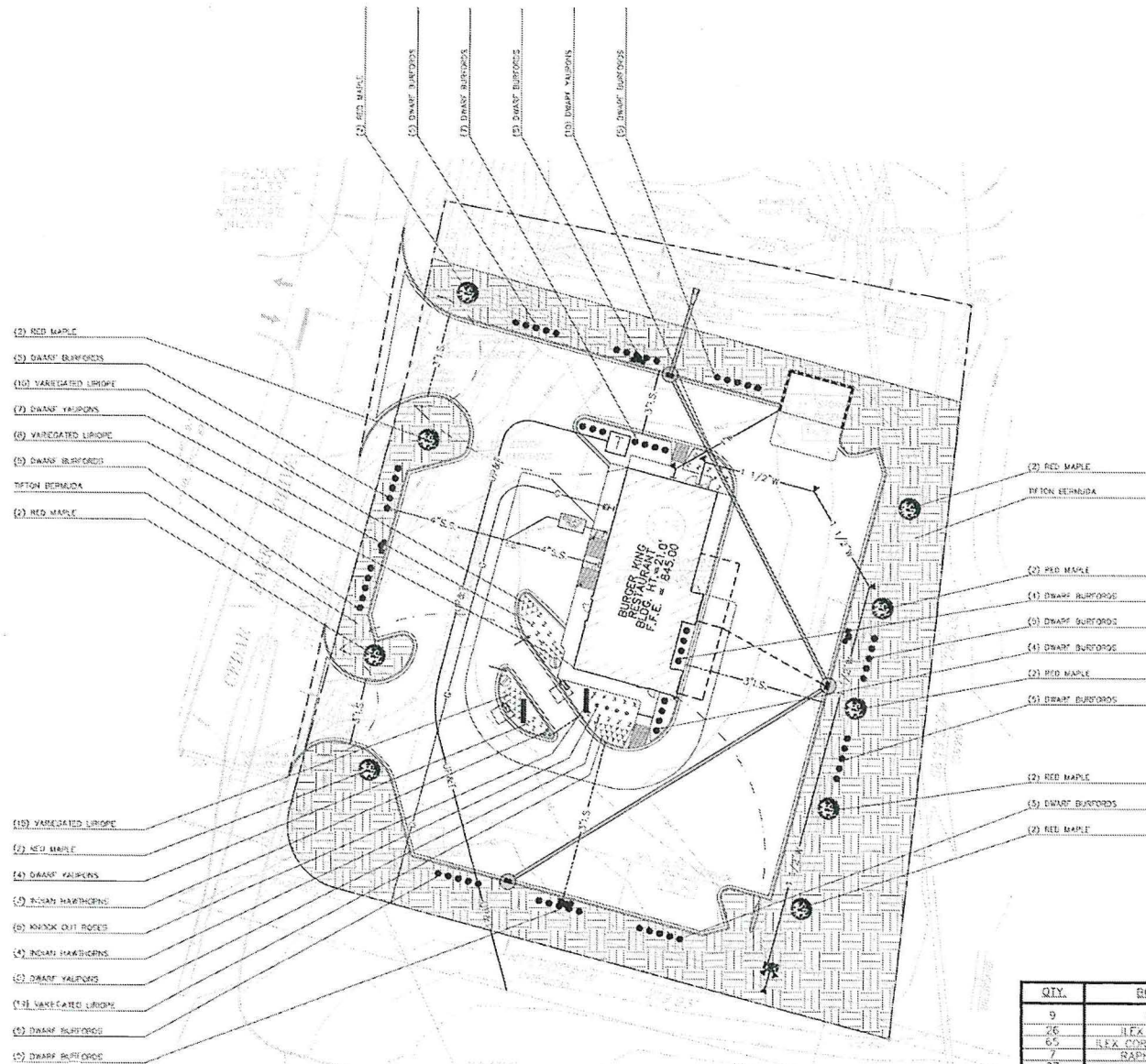


PROJECT NO.	2013-0114
PROJECT NAME	BURGER KING, COLUMBIANA, ALABAMA
CLIENT	ST. JOHN & ASSOCIATES, INC.
DESIGNER	WJS
CHECKED	BT
DATE	5/17/13
SCALE	1" = 20'

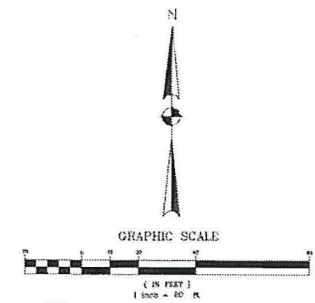
PROJECT NO.	1253
SHEET	C-5
REV.	0

0





QTY.	BOTANICAL NAME	COMMON NAME	SIZE
6	ACER RUBRUM	RED MAPLE	3" MIN. CALIPER
29	ILEX VOMITORIA 'NANA'	DWARF YALEPINS	3 GAL. @ 4" G.G.
65	ILEX CAENUTUS BURFORDI 'NANA'	DWARF BURFORDS	1 GAL. @ 4" O.C.
97	SAEPIA LUTEA 'J. J. CONICA'	INDIAN HAWTHORN	3 GAL. @ 4" O.C.
6	IRIS PULCHRA 'VAREGATA'	VARIATED IRIS	3 GAL. @ 2" O.C.
5	ROSA RADRAZZ	KNOCK OUT ROSE	3 GAL. @ 4" O.C.
VARIABLES		PEPPER CORN	

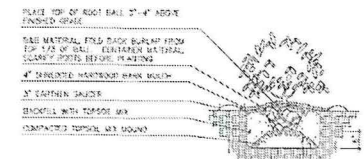


3) CONTRASTION IS TO GO TO EDGE OF PAVEMENT
BETWEEN ROWS

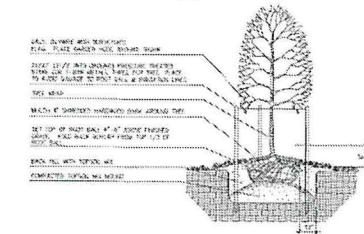
2) ALL UNPAVED AREAS WITHIN PROPERTY LINE TO BE
SOED SOED, EXCEPT PLANTING BEDS
AS SHOWN.

2) ALL BEDS TO BE 8" OVER BODIES WITH WOOD FANING. ALL EXPOSED
FRAMINGS SHALL BE COVERED WITH RUBER BODIES.

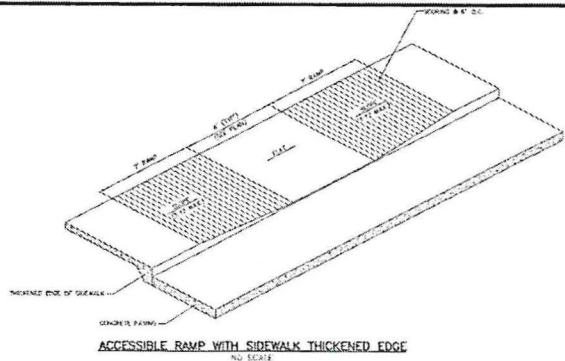
4) ALL CARPENTRY IS SUBJECT TO ADJUSTMENT FOR WETNESS.



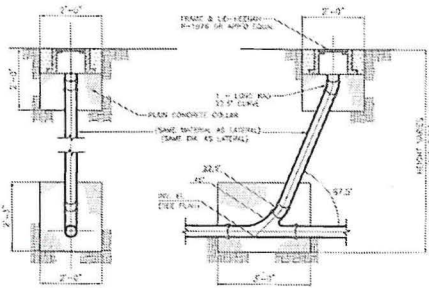
SHRUB PLANTING DETAIL
FIG. 5041A



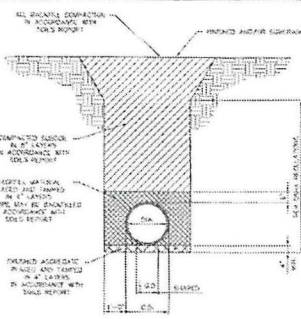
TREE PLANTING DETAIL
NO SCALE



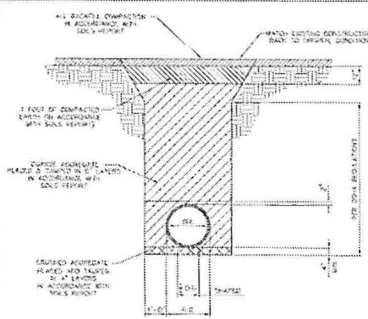
ACCESSIBLE RAMP WITH SIDEWALK THICKENED EDGE
NO SCALE



SANITARY CLEANOUT
NO SCALE

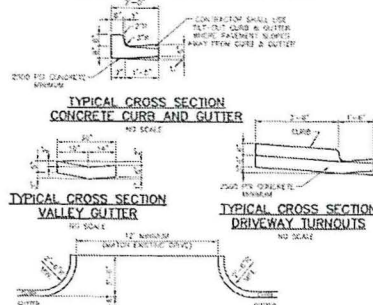


PIPE BEDDING DETAILS
NO SCALE



UTILITY PIPE BEDDING
FOR ROADWAY CROSSING
NO SCALE

CURB CUT SPECIFICATIONS



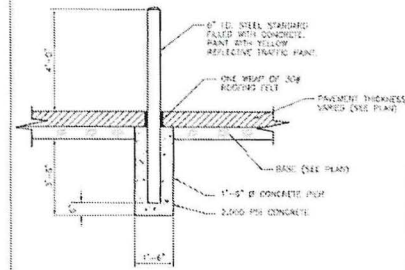
TYPICAL CROSS SECTION
CONCRETE CURB AND GUTTER
NO SCALE

TYPICAL CROSS SECTION
VALLEY GUTTER
NO SCALE

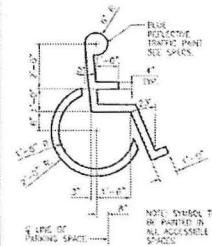
TYPICAL CROSS SECTION
DRIVEWAY TURNOUTS
NO SCALE

TYPICAL PLAN VIEW DRIVEWAY TURNOUTS

- NOTES:
1. CURB CUTS SHALL BE APPROVED BY THE STREET DEPARTMENT.
 2. CURB CUTS SHALL BE A 200 PSI CONCRETE CURB CUT WITH A 2" MIN. CURB CUT WITH 1" MIN. CURB CUT.
 3. THE STREET DEPARTMENT WILL MAINTAIN THE CURB CUTS.
 4. PATCHING CURB CUTS SHALL BE DONE BY THE STREET DEPARTMENT.



BOLLARD DETAIL
NO SCALE



ACCESSIBLE PARKING
SPACE SYMBOL
NO SCALE

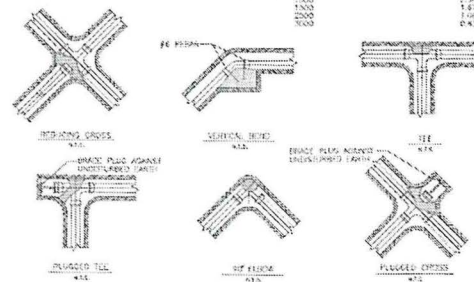
NOTES:

1. ALL SIGNS MUST BE IN ACCORDANCE WITH THE STREET DEPARTMENT.
2. ALL SIGNS MUST BE IN ACCORDANCE WITH THE STREET DEPARTMENT.
3. ALL SIGNS MUST BE IN ACCORDANCE WITH THE STREET DEPARTMENT.
4. ALL SIGNS MUST BE IN ACCORDANCE WITH THE STREET DEPARTMENT.

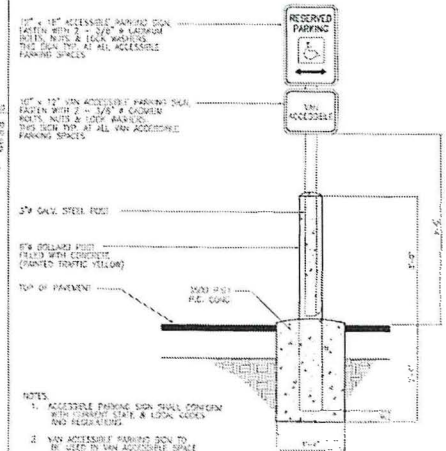
MINIMUM BEARING AREA IN SQ. FT.

1'-4"	1'-8"	2'-0"	2'-4"	2'-8"	3'-0"
100	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100

ALL-MATERIALS	ALL-MATERIALS	ALL-MATERIALS	ALL-MATERIALS	ALL-MATERIALS	ALL-MATERIALS
100	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100
100	100	100	100	100	100



THRUST BLOCK DETAILS
NO SCALE



ACCESSIBLE PARKING SIGN
& VAN ACCESSIBLE PARKING SIGN IN SIDEWALK
NO SCALE



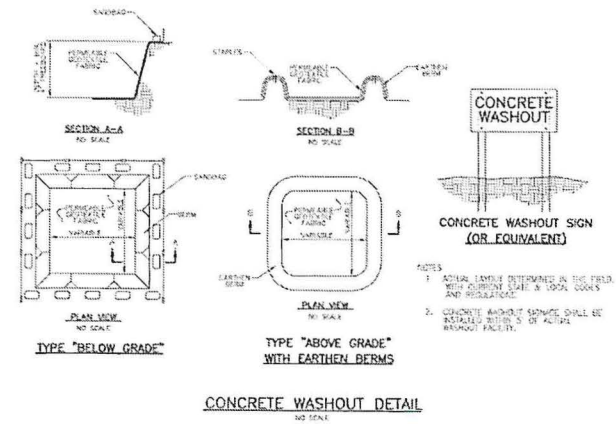
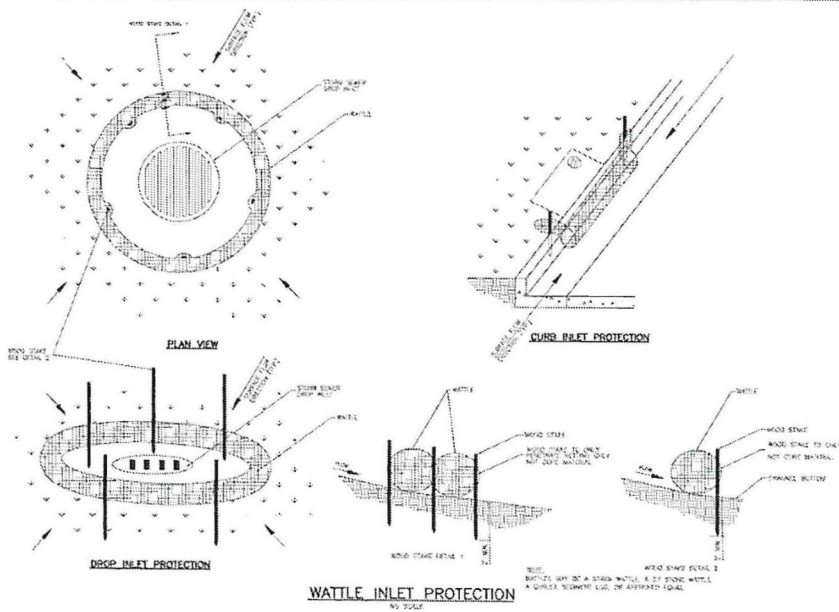
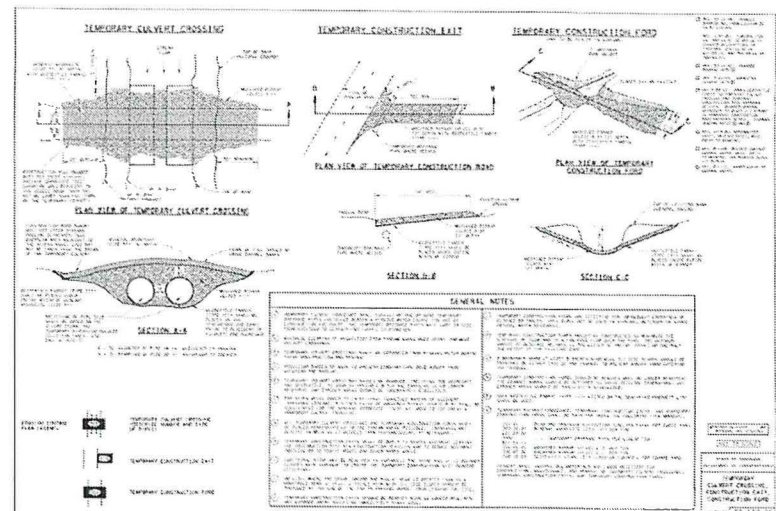
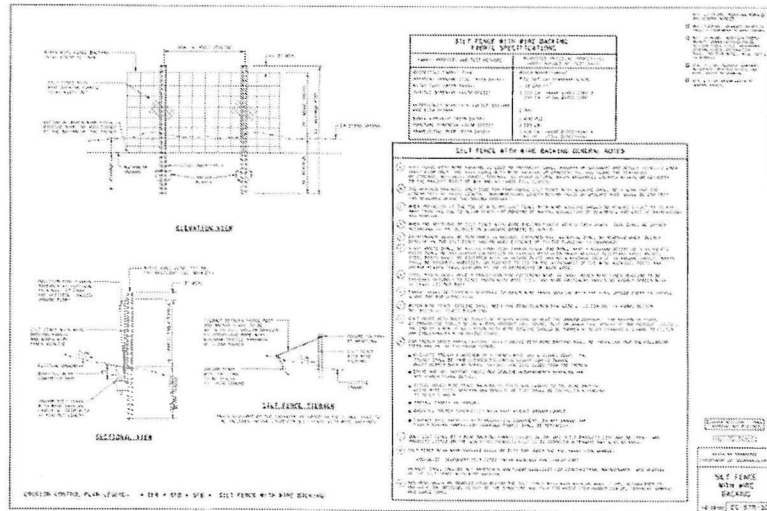
NO.	DATE	DESCRIPTION	BY	CHKD.
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2	05/17/19	REVISED	WCS	WCS

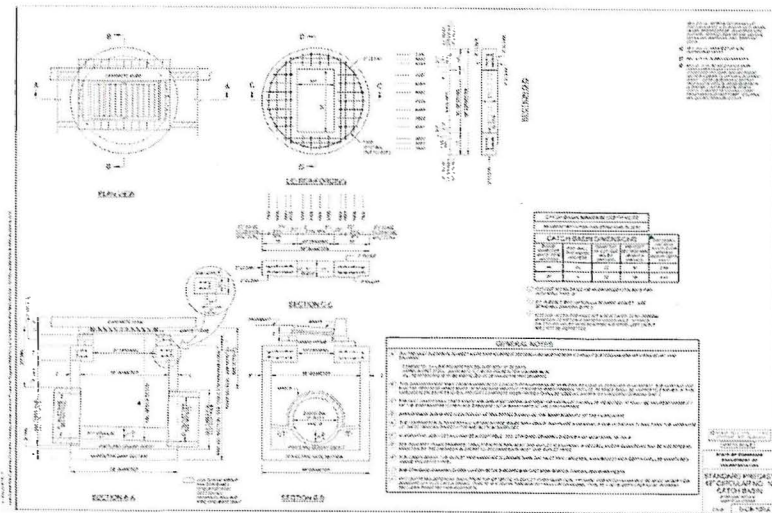


NO.	DATE	DESCRIPTION	BY	CHKD.
1	05/17/19	ISSUED FOR PERMIT	WCS	WCS
2	05/17/19	REVISED	WCS	WCS

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1	05/17/19	ISSUED FOR PERMIT	WCS	WCS
2	05/17/19	REVISED	WCS	WCS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	05/17/19	ISSUED FOR PERMIT	WCS	WCS
2	05/17/19	REVISED	WCS	WCS





108 NO. 1253

SHEET
C-9

Burger King
Site Development Plans
LOUDON, TENNESSEE

St. John & Associates, Inc.
Consulting Engineers and Planners

DATE	6/17/19	SCALE		DESIGNED	BY	DAS	BY	WGS	
DRAWN	BY	SLS							

508 WEST AVENUE S.E., CULLMAN, ALABAMA 36555 (206) 734-8214

Cullman, Alabama



**ST. JOHN
& ASSOCIATES**
25 YEARS PLANNING & DESIGN

STATUS					
NO.	DATE	DESCRIPTION	APOG BY		
0	9/7/78	ISSUED FOR APPROVAL	GCS		

SPECIFICATIONS

A. LAMP

- NEW CONDUCTOR LIGHTING SHALL BE LED
- RECESSED LIGHTING MAY BE USED ON STEEL METAL MAILED LIGHTING MUST BE CONSIDERED AS AFFECTING THE SITE AND MAINTENANCE, ANY NEW FEATURED MUST MATCH EXISTING

B. LUMINAIRE

- ONE (1) NEW NON-CORROSIVE METAL WITH BAKED-ON POWDER COATING
- COLORED PLATE, BRASS OR SILVER CHROME FINISH
- LUMINAIRE SHALL HAVE PROVISIONS FOR REMOVAL AND REINSTALLATION PROVIDED TO MONITOR LIGHT EXPOSURE BEFORE PROCEEDING LENS.

C. POLES

- 24" PILES FOR 1000 WATT LUMINAIRE ON 10'5"
- 20" Ø CIRCULAR HEIGHT WITH 10'4" DIA. RADIUS OR SQUARE BASE
- POLE, PLATING AND BASE AS AN ASSEMBLY SHALL MEET WEDDING REQUIREMENT OF ALL LOCAL DESIGN AND STANDARDS
- ALL MOUNTED LUMINAIRE AND BASE PLATE COVER TO BE SHIPPED BY MANUFACTURER
- POLES TO BE BLACK, FINISH OF SILVER (OPTIONAL)
- (UNPAINTED CONCRETE OR FIBERGLASS POLES ARE ACCEPTABLE, ALTERNATED)

D. ILLUMINATION LEVELS

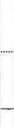
- TO BE MAINTAIN A MINIMUM OF 4 FOOTCANDLES AVERAGE ACROSS THE SITE WITH EXISTING TEMPERATURE AND 1 FOOTCANDLE CONTRAST
- MEAN, HAZARD POINTS FOR USE IN RECORD DITCH
- SCALE OF 1/8"
- INTERCUTTING AND MAINTENANCE
- 2 FOOTCANDLES APTS
- INTERCUTTING AND MAINTENANCE
- 2 FOOTCANDLES APTS
- TASK ILLUMINATION
- 2 FOOTCANDLES APTS
- DETERMINER OF SITE
- 2 FOOTCANDLES APTS
- DESIGNATED SITUATION
- 2 FOOTCANDLES APTS
- 10'4" DIA. RADIUS OF 10'5"

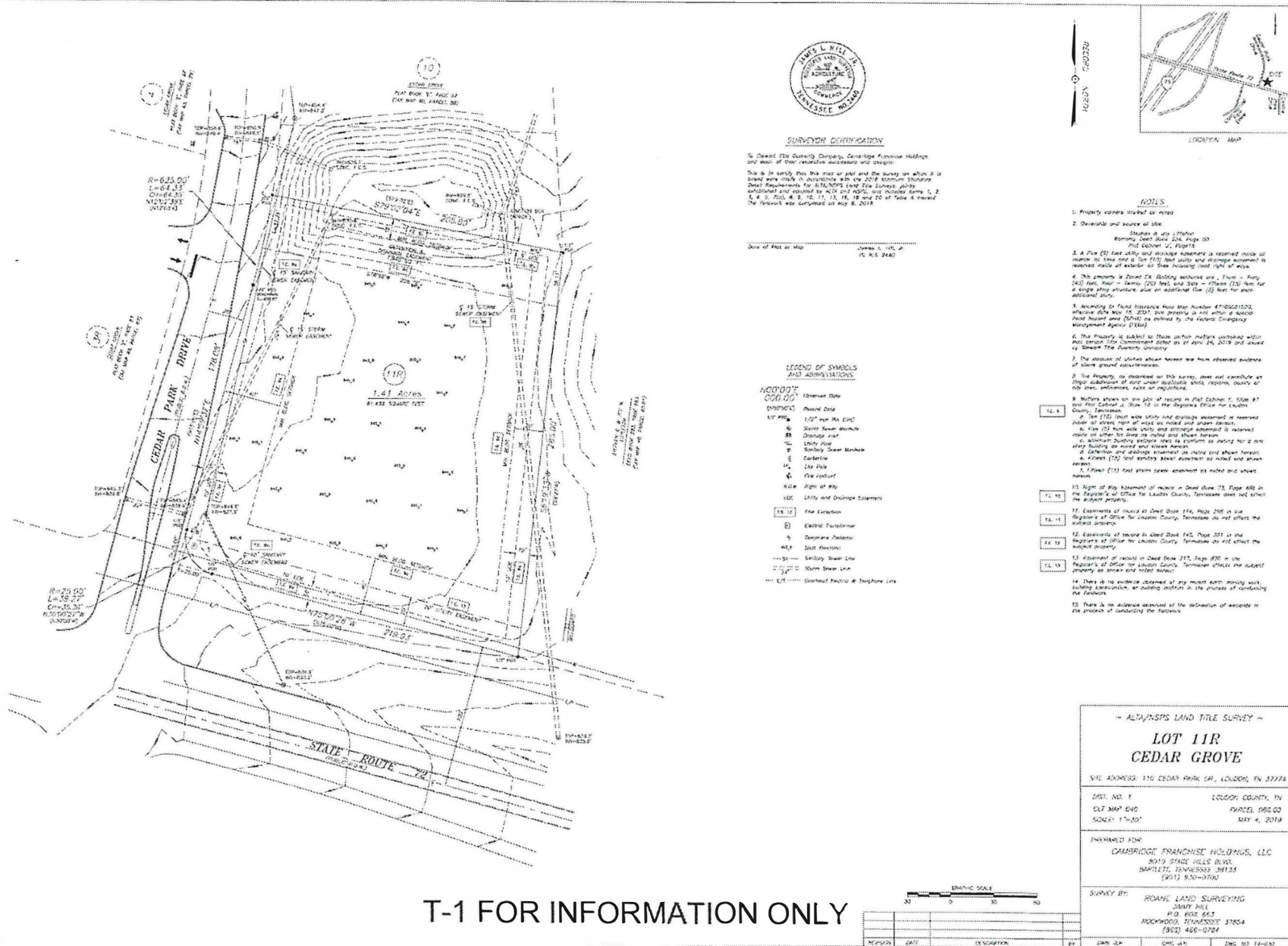
- LIGHTING FIXTURE MANUFACTURER/DESIGNER OR ARCHITECT/ENGINEER TO PROVIDE COMPLETE DETAILED LAYOUTS

E. ELECTRICAL REQUIREMENTS (FOR NEWLY SPECIES)

- MULTI-TAP (120V-200V) LOW TEMPERATURE GATE MALLS
- GATE SPECIES
- 1. PROVIDE A 5/8" x 1/8" LONG COPPER CABLE DRAWN
- DRAWING END WITH NEW COPPER CABLE ON TENSILE SIDE OF CABLE POLE SIDE
- 2. GAST A SINGLE OR 2000W COPPER CONDUCTOR IN
- CONCRETE BASE, INSTALLED 5' OF SLACK AT EACH END
- THE LUMINAIRE SHALL BE INSTALLED ON THE COPPER CABLES TO
- POLE CABLES AND POLE CONDUCTOR TO DRAWN
- SECOND END

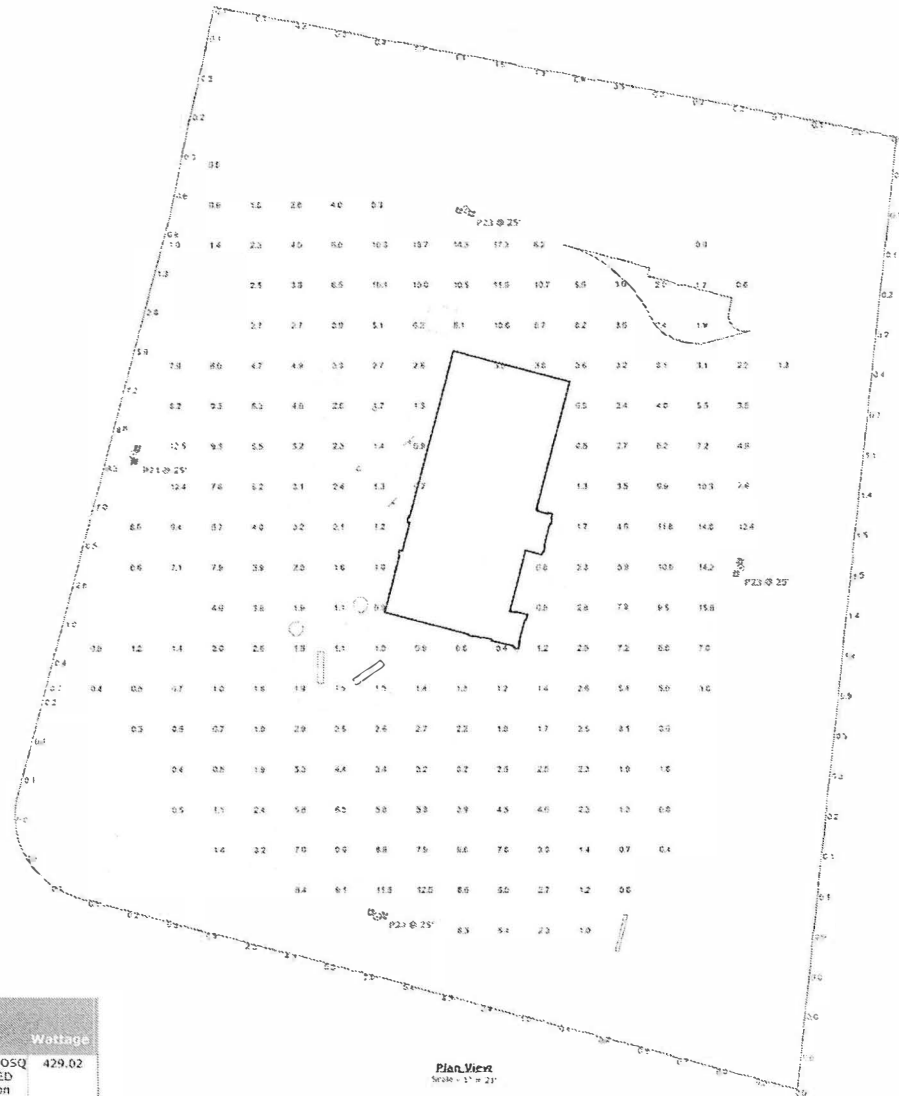
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FOR NO. 1253 SHEET C-10	Burger King Site Development Plans LOUDON, TENNESSEE	St. John & Associates, Inc. Consulting Engineers and Planners Clifton, Alabama 36117-1401 TEL: 205/724-1114		NO. DATE DESCRIPTION 1 8/17/78 25.0 LB TOP 40%#4-4 2 8/17/78 25.0 LB TOP 40%#4-4 3 8/17/78 25.0 LB TOP 40%#4-4 4 8/17/78 25.0 LB TOP 40%#4-4 5 8/17/78 25.0 LB TOP 40%#4-4 6 8/17/78 25.0 LB TOP 40%#4-4 7 8/17/78 25.0 LB TOP 40%#4-4 8 8/17/78 25.0 LB TOP 40%#4-4 9 8/17/78 25.0 LB TOP 40%#4-4 10 8/17/78 25.0 LB TOP 40%#4-4 11 8/17/78 25.0 LB TOP 40%#4-4 12 8/17/78 25.0 LB TOP 40%#4-4 13 8/17/78 25.0 LB TOP 40%#4-4 14 8/17/78 25.0 LB TOP 40%#4-4 15 8/17/78 25.0 LB TOP 40%#4-4 16 8/17/78 25.0 LB TOP 40%#4-4 17 8/17/78 25.0 LB TOP 40%#4-4 18 8/17/78 25.0 LB TOP 40%#4-4 19 8/17/78 25.0 LB TOP 40%#4-4 20 8/17/78 25.0 LB TOP 40%#4-4 21 8/17/78 25.0 LB TOP 40%#4-4 22 8/17/78 25.0 LB TOP 40%#4-4 23 8/17/78 25.0 LB TOP 40%#4-4 24 8/17/78 25.0 LB TOP 40%#4-4 25 8/17/78 25.0 LB TOP 40%#4-4 26 8/17/78 25.0 LB TOP 40%#4-4 27 8/17/78 25.0 LB TOP 40%#4-4 28 8/17/78 25.0 LB TOP 40%#4-4 29 8/17/78 25.0 LB TOP 40%#4-4 30 8/17/78 25.0 LB TOP 40%#4-4 31 8/17/78 25.0 LB TOP 40%#4-4 32 8/17/78 25.0 LB TOP 40%#4-4 33 8/17/78 25.0 LB TOP 40%#4-4 34 8/17/78 25.0 LB TOP 40%#4-4 35 8/17/78 25.0 LB TOP 40%#4-4 36 8/17/78 25.0 LB TOP 40%#4-4 37 8/17/78 25.0 LB TOP 40%#4-4 38 8/17/78 25.0 LB TOP 40%#4-4 39 8/17/78 25.0 LB TOP 40%#4-4 40 8/17/78 25.0 LB TOP 40%#4-4 41 8/17/78 25.0 LB TOP 40%#4-4 42 8/17/78 25.0 LB TOP 40%#4-4 43 8/17/78 25.0 LB TOP 40%#4-4 44 8/17/78 25.0 LB TOP 40%#4-4 45 8/17/78 25.0 LB TOP 40%#4-4 46 8/17/78 25.0 LB TOP 40%#4-4 47 8/17/78 25.0 LB TOP 40%#4-4 48 8/17/78 25.0 LB TOP 40%#4-4 49 8/17/78 25.0 LB TOP 40%#4-4 50 8/17/78 25.0 LB TOP 40%#4-4 51 8/17/78 25.0 LB TOP 40%#4-4 52 8/17/78 25.0 LB TOP 40%#4-4 53 8/17/78 25.0 LB TOP 40%#4-4 54 8/17/78 25.0 LB TOP 40%#4-4 55 8/17/78 25.0 LB TOP 40%#4-4 56 8/17/78 25.0 LB TOP 40%#4-4 57 8/17/78 25.0 LB TOP 40%#4-4 58 8/17/78 25.0 LB TOP 40%#4-4 59 8/17/78 25.0 LB TOP 40%#4-4 60 8/17/78 25.0 LB TOP 40%#4-4 61 8/17/78 25.0 LB TOP 40%#4-4 62 8/17/78 25.0 LB TOP 40%#4-4 63 8/17/78 25.0 LB TOP 40%#4-4 64 8/17/78 25.0 LB TOP 40%#4-4 65 8/17/78 25.0 LB TOP 40%#4-4 66 8/17/78 25.0 LB TOP 40%#4-4 67 8/17/78 25.0 LB TOP 40%#4-4 68 8/17/78 25.0 LB TOP 40%#4-4 69 8/17/78 25.0 LB TOP 40%#4-4 70 8/17/78 25.0 LB TOP 40%#4-4 71 8/17/78 25.0 LB TOP 40%#4-4 72 8/17/78 25.0 LB TOP 40%#4-4 73 8/17/78 25.0 LB TOP 40%#4-4 74 8/17/78 25.0 LB TOP 40%#4-4 75 8/17/78 25.0 LB TOP 40%#4-4 76 8/17/78 25.0 LB TOP 40%#4-4 77 8/17/78 25.0 LB TOP 40%#4-4 78 8/17/78 25.0 LB TOP 40%#4-4 79 8/17/78 25.0 LB TOP 40%#4-4 80 8/17/78 25.0 LB TOP 40%#4-4 81 8/17/78 25.0 LB TOP 40%#4-4 82 8/17/78 25.0 LB TOP 40%#4-4 83 8/17/78 25.0 LB TOP 40%#4-4 84 8/17/78 25.0 LB TOP 40%#4-4 85 8/17/78 25.0 LB TOP 40%#4-4 86 8/17/78 25.0 LB TOP 40%#4-4 87 8/17/78 25.0 LB TOP 40%#4-4 88 8/17/78 25.0 LB TOP 40%#4-4 89 8/17/78 25.0 LB TOP 40%#4-4 90 8/17/78 25.0 LB TOP 40%#4-4 91 8/17/78 25.0 LB TOP 40%#4-4 92 8/17/78 25.0 LB TOP 40%#4-4 93 8/17/78 25.0 LB TOP 40%#4-4 94 8/17/78 25.0 LB TOP 40%#4-4 95 8/17/78 25.0 LB TOP 40%#4-4 96 8/17/78 25.0 LB TOP 40%#4-4 97 8/17/78 25.0 LB TOP 40%#4-4 98 8/17/78 25.0 LB TOP 40%#4-4 99 8/17/78 25.0 LB TOP 40%#4-4 100 8/17/78 25.0 LB TOP 40%#4-4 101 8/17/78 25.0 LB TOP 40%#4-4 102 8/17/78 25.0 LB TOP 40%#4-4 103 8/17/78 25.0 LB TOP 40%#4-4 104 8/17/78 25.0 LB TOP 40%#4-4 105 8/17/78 25.0 LB TOP 40%#4-4 106 8/17/78 25.0 LB TOP 40%#4-4 107 8/17/78 25.0 LB TOP 40%#4-4 108 8/17/78 25.0 LB TOP 40%#4-4 109 8/17/78 25.0 LB TOP 40%#4-4 110 8/17/78 25.0 LB TOP 40%#4-4 111 8/17/78 25.0 LB TOP 40%#4-4 112 8/17/78 25.0 LB TOP 40%#4-4 113 8/17/78 25.0 LB TOP 40%#4-4 114 8/17/78 25.0 LB TOP 40%#4-4 115 8/17/78 25.0 LB TOP 40%#4-4 116 8/17/78 25.0 LB TOP 40%#4-4 117 8/17/78 25.0 LB TOP 40%#4-4 118 8/17/78 25.0 LB TOP 40%#4-4 119 8/17/78 25.0 LB TOP 40%#4-4 120 8/17/78 25.0 LB TOP 40%#4-4 121 8/17/78 25.0 LB TOP 40%#4-4 122 8/17/78 25.0 LB TOP 40%#4-4 123 8/17/78 25.0 LB TOP 40%#4-4 124 8/17/78 25.0 LB TOP 40%#4-4 125 8/17/78 25.0 LB TOP 40%#4-4 126 8/17/78 25.0 LB TOP 40%#4-4 127 8/17/78 25.0 LB TOP 40%#4-4 128 8/17/78 25.0 LB TOP 40%#4-4 129 8/17/78 25.0 LB TOP
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	4.4 fc	17.2 fc	0.2 fc	66.0:1	22.0:1
Property Line Light Levels	+	1.3 fc	9.3 fc	0.6 fc	N/A	N/A

Schedule					
Symbol	Label	Qty	Catalog Number	Description	Wattage
	P24	2	OSQ-A-4M-U-40K-UL-BK / OSQ-B-AA-BK	Dual Head Bullhorn Cree Lighting OSQ Series Tenon Top Pole Mounted LED Area Units w/Type 4ME Distribution (ESTIMATED 25ft. Pole Height)	429.02
	P23	2	OSQ-A-3M-U-40K-UL-BK / OSQ-B-AA-BK	Dual Head Bullhorn Cree Lighting OSQ Series Tenon Top Pole Mounted LED Area Units w/Type 3ME Distribution (ESTIMATED 25ft. Pole Height)	428.7



Plan View
Scale: 1" = 21'



Burger King - Loudon, TN Parking Lot Lighting Design

Designer
Adam Carter
Date
6/12/2019
Scale
Not to Scale
Drawing No.
Summary

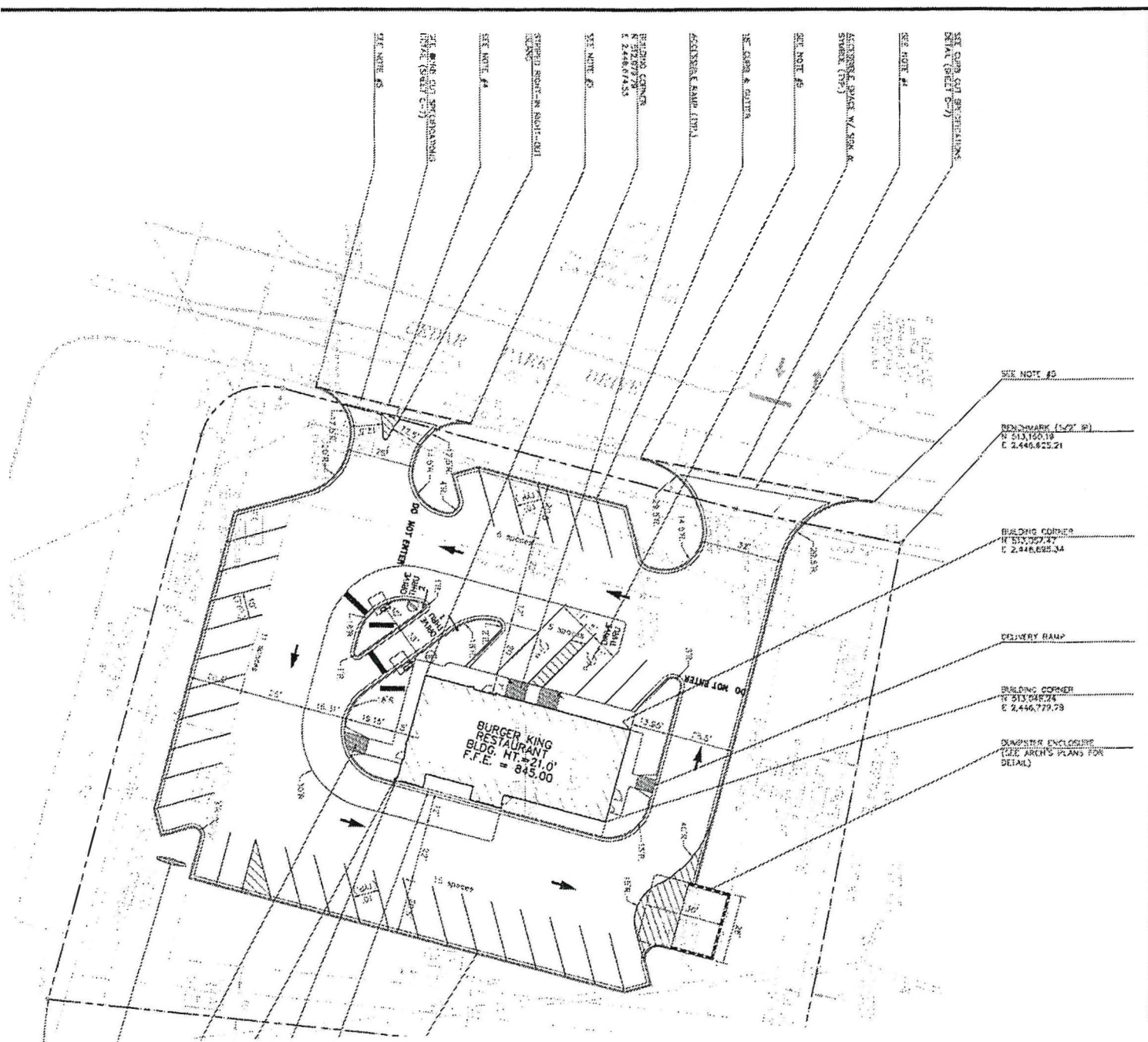


Loudon County Planning Department

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Loudon, Tennessee 37774
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Fax: 865-458-3598
www.loudoncounty-tn.gov

AGENDA
LOUDON BOARD OF ZONING APPEALS
2480 Hwy.72 N.
Wednesday, August 7, 2019
5:30 p.m.

1. Call to Order;
2. Roll Call, June 12, 2019 meeting minutes;
3. Planned Agenda Items;
 - A. Variance request for access width and distance from intersection, Applicant, Michael Knowles, Property Owners, Stephen and Joy Littleton, Hwy. 72 N., 12000, Tax Map 040 Parcel 086.00, C-4, Interchange Commercial District, Approximately 1.41 acres;
4. Additional public comments;
5. Announcements and/or comments from Board/Commission;
6. Adjournment;



Loudon County - Parcel: 040 086.00



Date: July 29, 2019
County: Loudon
Owner: LITTLETON STEPHEN G ETUX
Address: HWY 72 N 12000
Parcel Number: 040 086.00
Deeded Acreage: 1.41
Calculated Acreage: 1.41
Date of Imagery: 2015

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

The property lines are compiled from information maintained by your local county Assessor's