



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
2480 Hwy. 72 N.
WEDNESDAY, NOVEMBER 6, 2019
12:30 P.M.

1. Call to Order
2. Pledge of Allegiance and Roll Call.
3. Approval of Minutes from the October 2, 2019 meeting.
4. New Business
 - A. Site plan for amended parking lot expansion, Applicant, David Poe for Morgan Olson, 9600 Corporate Park Dr., Tax Map 040, Parcel 002.00, M-1, Light Industrial District, approximately 108 acres;
 - B. Site Plan for Self-storage, Applicant, American Self Storage LLC, Property Owner, Sweetwater Creek Partnership, 2622 Gamble St., Tax Map 048, Parcel 041.09, C-2, Highway Business District, Approximately .60 acres, (*also on BZA agenda for Special Exception 11/6/19*);
 - C. Site Plan for proposed medical walk-in clinic, Applicant, Will Robinson, Engineer, for JMB Investment Co., LLC, Knoxville, Property Owner, 2799 Hwy. 72 North LLC, Tax Map 048 Parcel 041.13, Approximately 1.66 acres;
 - D. Review and recommendation, and report from City Administrator, Ty Ross for conveyance of Williamson House, 274 Blair Bend Rd., City of Loudon to private property owner, Tax Map 041, Parcel 032.00, M-2, Heavy Industrial District, approximately 1.45 acres;
 - E. Zoning Ordinance Amendment, Section 14-604, Standards of Signs, Billboards, and Other Advertising Structures;
3. Additional Public Comments
4. Announcements and/or Comments from the Board/Commission
5. Adjournment

Serving Loudon County
Loudon • Greenback • Philadelphia

Loudon County - Parcel: 040 002.00

ITEM A



Date: October 28, 2019
County: Loudon
Owner: INDUSTRIAL DEV BOARD
Address: CORPORATE PARK DR 9600
Parcel Number: 040 002.00
Deeded Acreage: 108.62
Calculated Acreage: 0
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 office, but are not conclusive evidence of exact boundaries or ownership.

Loudon County - Parcel: 048 041.09

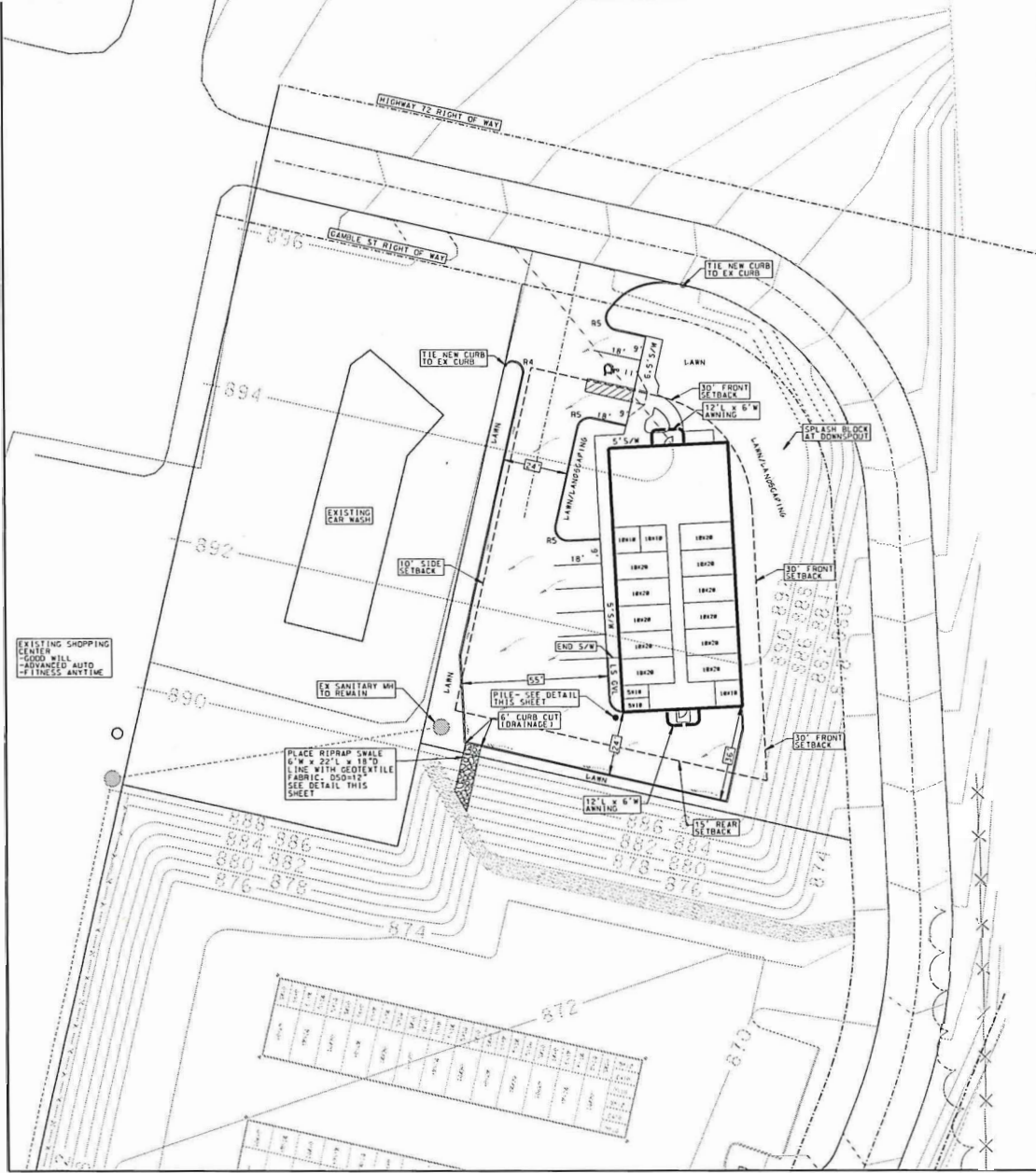
ITEM B



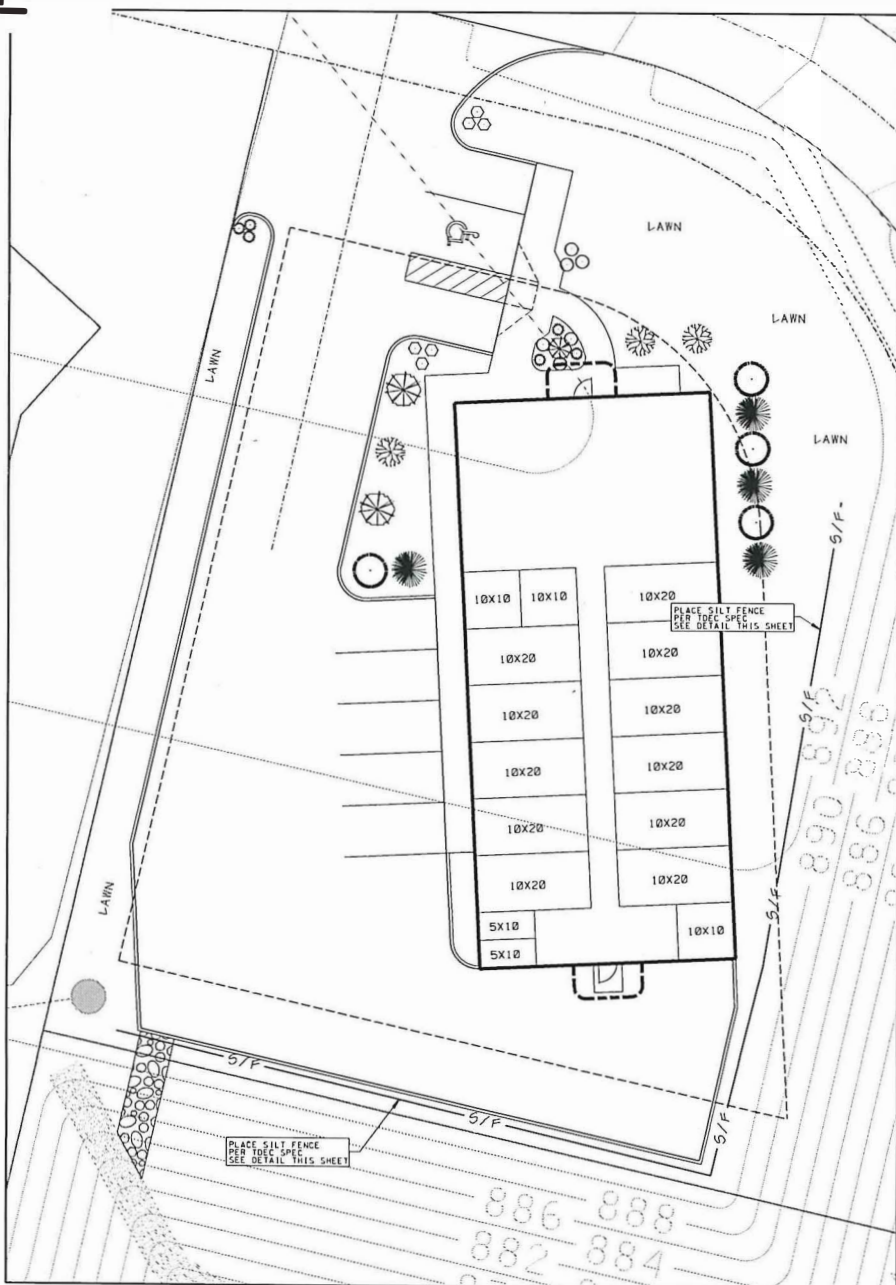
Date: October 10, 2019
County: Loudon
Owner: SWEETWATER CREEK
Address: GAMBLE ST 2622
Parcel Number: 048 041.09
Deeded Acreage: 0.6
Calculated Acreage: 0
Date of Imagery: 2015

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

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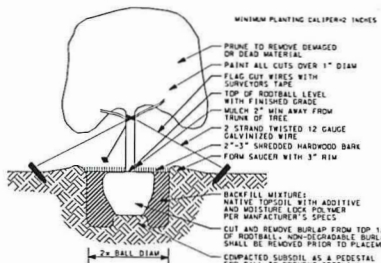
[illegible]

AMERICAN SELF STORAGE LLC 2070 GABLE STREET LOUDON, TN 37274 805.442.4106	AMERICAN SELF STORAGE PHASE 4 2070 GABLE STREET, LOUDON, TN 37274 PARCEL 1B: 044-01-03-001 2.60 ACRES	NO. _____ REVISIONS: _____ DATE _____



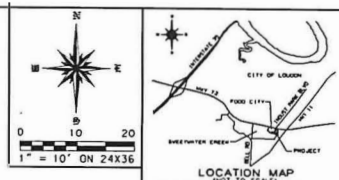
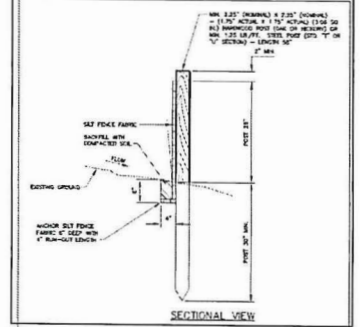
TREE PLANTING DETAIL

SHEET TREE LIST	SYMBOL	COMMON NAME	BOTANICAL NAME	SPECIFICATION	QTY
1	○	EASTERN WHITE PINE	Pinus strobus	6" TALL, STATE IF NEEDED REMOVE DEAD BRANCHES. PAINT CUTS OVER 1" DIAM	4
2	●	EASTERN RED BUD	Cercis canadensis	5" TALL, STATE IF NEEDED REMOVE DEAD BRANCHES. PAINT CUTS OVER 1" DIAM	3
3	○	EASTERN WHITEBERRY	Pinus coccinea	6" TALL, STATE IF NEEDED REMOVE DEAD BRANCHES. PAINT CUTS OVER 1" DIAM	3
4	○	BLUE SPRUCE	Picea pungens	6" TALL, STATE IF NEEDED REMOVE DEAD BRANCHES. PAINT CUTS OVER 1" DIAM	4

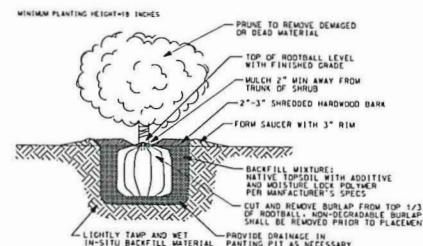


- EROSION CONTROL NOTES**
1. INSTALL ALL EROSION CONTROL DEVICES PRIOR TO CONSTRUCTION.
 2. CONSTRUCTION SHALL BE RESPONSIBLE FOR EROSION CONTROL REQUIREMENTS AND SHALL COMPLY WITH CITY/COUNTY AND STATE OF TENNESSEE EROSION CONTROL REQUIREMENTS. CHANGES OR REQUIREMENTS FOR BOTH OFFICIALS IF USED) AND OBTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION. INTERFERED AS INDICATED ON THE DRAWING OR EROSION CONTROL MEASURES SHALL BE REMOVED PRIOR TO PLACEMENT.
 3. PRIOR TO ANY GRADING OR DRAINAGE, SILT FENCE IS TO BE PLACED TO PREVENT EROSION. SILT FENCE SHALL BE INSTALLED BY "CELLULOSE EROSION CONTROL" (ECC) FOLLOWING MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 4. ALL AREAS TO RECEIVE ASPHALT OR BUILDINGS SHALL BE GRAVELED IMMEDIATELY UPON COMPLETION OF GRADING. AREAS TO BE GRADED OR PLANT BEDS ARE TO BE STABILIZED WITH SOD OR SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
 5. EROSION CONTROL MEASURES SHALL BE SUBJECT TO CITY/COUNTY REGULATIONS AND INSPECTIONS.
 6. AREAS THAT CONTINUALLY ERODE SHALL BE STABILIZED WITH SOD OR SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
 7. STABILIZED AREAS SHALL BE 2" OR STEEPER WITH BOLTED STRAW MAT OR APPROVED EQUIV. INSTALL ACCORDING TO MANUFACTURER'S SPECS.

SILT FENCE DETAIL



SHRUB PLANTING DETAIL



SHEET SHRUB LIST	SYMBOL	COMMON NAME	BOTANICAL NAME	SPECIFICATION	QTY
1	○	AMERICAN ELDERBERRY SHRUB	Sambucus canadensis	3 GALLON CONTAINER REMOVE DEAD MATERIAL. MULCH BED AFTER PLANTING	6
2	○	LYNWOOD GOLD FORSYTHIA	Forsythia x intermedia	3 GALLON CONTAINER REMOVE DEAD MATERIAL. MULCH BED AFTER PLANTING	6
3	○	SPINARIA LITTLE PRINCESS	Spirea japonica	3 GALLON CONTAINER REMOVE DEAD MATERIAL. MULCH BED AFTER PLANTING	6

DATE

BY

REVISIONS

NO.

PROJECT

AMERICAN SELF STORAGE PHASE 4
 2810 GUNNLE STREET
 LOUDON, TN 37114
 615.643.4106

DRAFT
 NOT FOR CONSTRUCTION

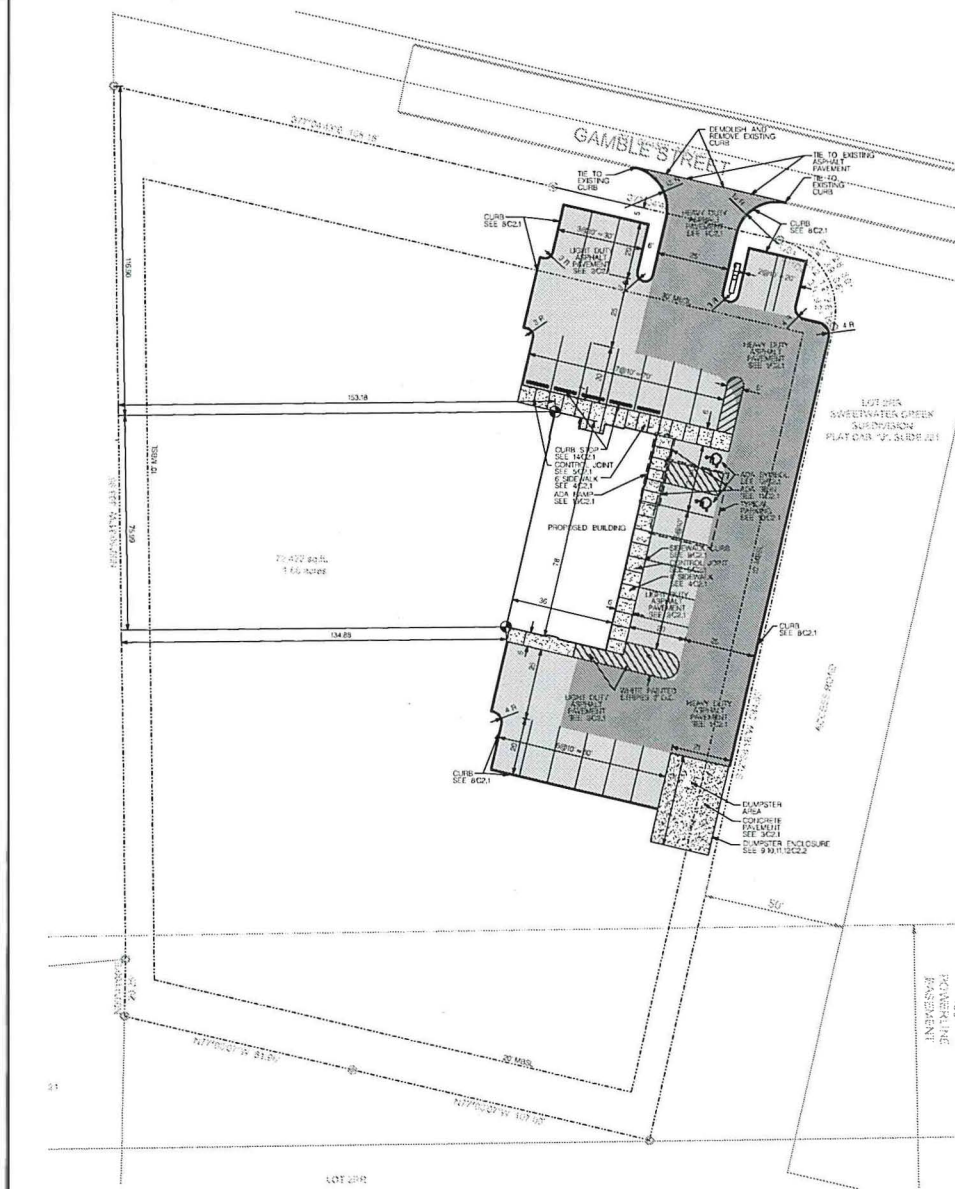
10-09-2019
C1.2
 LANDSCAPING AND EROSION CONTROL



Date: September 23, 2019
County: Loudon
Owner: 2799 HWY 72 NORTH LLC
Address: SWEETWATER CREEK BLVD
Parcel Number: 048 041.13
Deeded Acreage: 1.66
Calculated Acreage: 1.66
Date of Imagery: 2015

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

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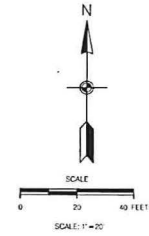


SITE LAYOUT NOTES

1. USE MEDICAL OFFICE ZONING (O-2) LOT 200 PARCEL (6413)
2. TOTAL BUILDING AREA PROPOSED: 2,791 SF (1 STORY) 2.4/8 USABLE
3. TOTAL SITE 1.66 AC. TOTAL DIST AREA 257 AC. TOTAL NEW WAREHOUSE 0.42
4. DEED REFERENCE: DE 359 PAGE 792
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA
6. SITE BENCHMARK CONTACT SURVEY FOR SITE BENCHMARK DATUM HAVD 88
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY GAMBEL HARRIS DATED 08/2019. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDER. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
TOTAL REQUIRED: 25 SPACES
TOTAL PROVIDED: 25 SPACES
BASE: 1 SPACE PER 100 SF (USABLE)
10. SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 15'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK, ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL MANUAL.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON URBAN TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. OWNERS ARE TO FACE OF CURB/EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW DESIGN MARK ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES.

LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		BELT MAP



**WILL ROBINSON
& ASSOCIATES**

1248 N. Shallowford Ln.
Clarksville, TN 37044
(865) 386-4200
wrobinson@bellouth.net



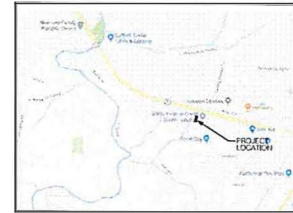
A Site Plan for:
Fast Pace Urgent Care
Gamble Road
London, Tennessee

REVISIONS:

DRAWN: WNR
CHECKED: WNR
DATE: 09-23-2019
FILE NAME:
PROJECT NO:

C1.1

SITE LAYOUT PLAN
DRAWING



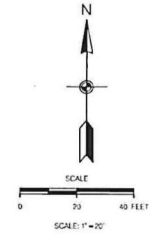
PERMANENT SEEDING RECOMMENDATIONS FOR HIGH MAINTENANCE AREAS (REGION II):
 TEST MANUAL TABLE 7-2-1 PREFERRED SEED MIXTURES USING NATIVES ON NATURALIZED
 PLANTS AND PLANTING DATES

ZONE	BEST	MARGINAL	RATION (LBS/AC)
REGION II	<2500 FT ELEV: HIGH MAINTENANCE	AUG 15 - SEPT 1 MAR 1 - APR 1	SEPT 1 - SEPT 15 APR 1 - JUNE 15 15 BROWN TOP MILLET (PULSE CRO) 45 HARD FESCUE 25 CHEVENS FESCUE

ZONE	BEST	MARGINAL	RATION (LBS/AC)
REGION II	<2500 FT ELEV: HIGH MAINTENANCE	AUG 15 - SEPT 1 MAR 1 - APR 1	JULY 25 - AUG 15 SEPT 1 - SEPT 15 APR 1 - MAY 15 200 KY 31 FESCUE

LEGEND

EXISTING	PROPOSED	
5.5/7.5	5.5/7.5	GROUND CONTOUR ELEVATION
5.5/7.5	5.5/7.5	SPOT ELEVATION
5.5/7.5	5.5/7.5	STRUCTURE
5.5/7.5	5.5/7.5	PROPERTY LINE
5.5/7.5	5.5/7.5	EASEMENT
5.5/7.5	5.5/7.5	EDGE OF PAVEMENT
5.5/7.5	5.5/7.5	STORM DRAIN
5.5/7.5	5.5/7.5	SANITARY SEWER
5.5/7.5	5.5/7.5	POTABLE WATER
5.5/7.5	5.5/7.5	NATURAL GAS
5.5/7.5	5.5/7.5	OVERHEAD ELECTRICAL
5.5/7.5	5.5/7.5	WATER METER
5.5/7.5	5.5/7.5	FIRE HYDRANT
5.5/7.5	5.5/7.5	SURFACE FLOW
5.5/7.5	5.5/7.5	SILT FENCINGS
5.5/7.5	5.5/7.5	CURB
5.5/7.5	5.5/7.5	CATCH BASIN
5.5/7.5	5.5/7.5	CONCRETE PAVEMENT
5.5/7.5	5.5/7.5	ASPHALT PAVEMENT
5.5/7.5	5.5/7.5	TOP FMP



**WILL ROBINSON
& ASSOCIATES**

1248 N. Shallowford Ln
 Louisville, KY 40214
 (502) 386-4200
 wrassociates@bellsouth.net



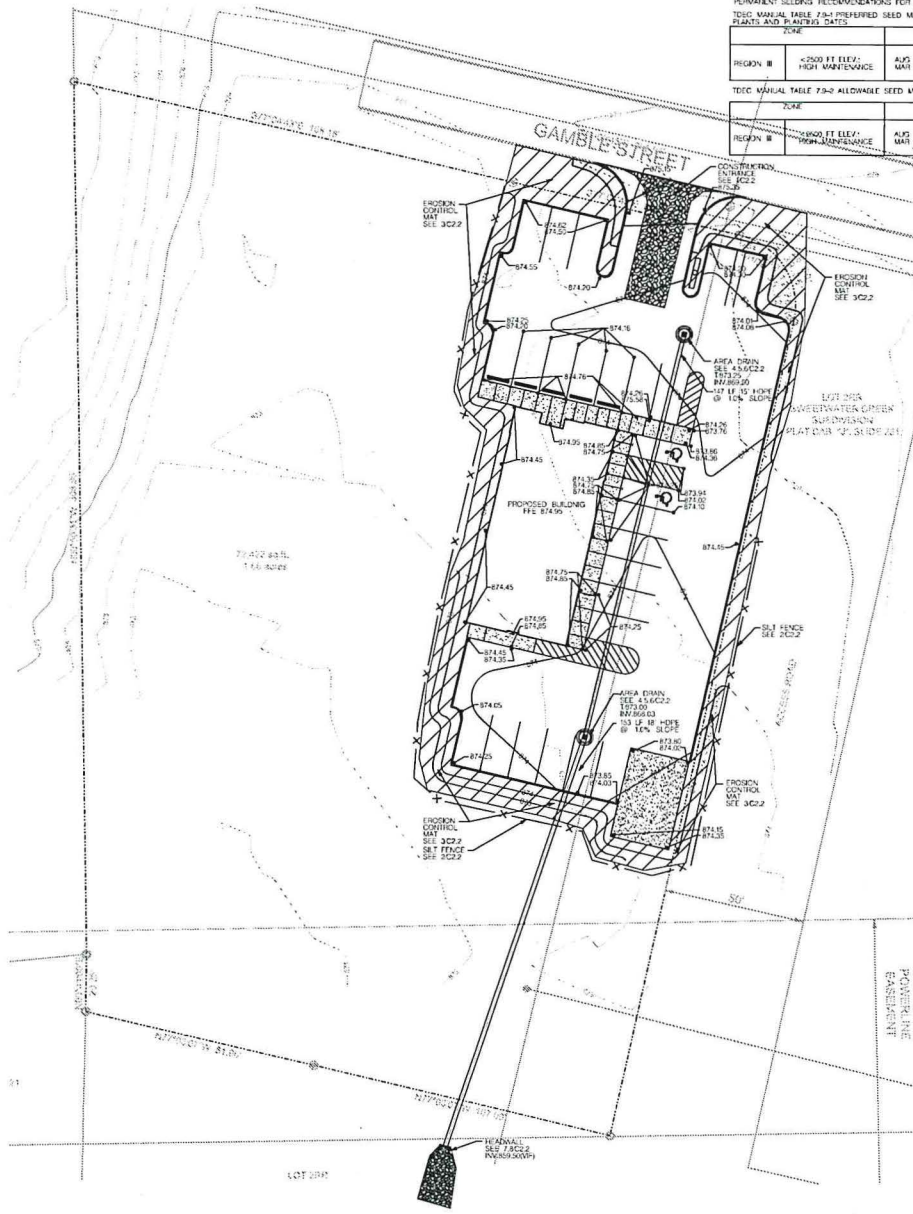
A Site Plan for:
Fast Pace Urgent Care
 Gamble Road
 Loudon, Tennessee

REVISIONS:

DRAWN: WHR
 CHECKED: WHR
 DATE: 09-23-2019
 FILE NAME:
 PROJECT NO:

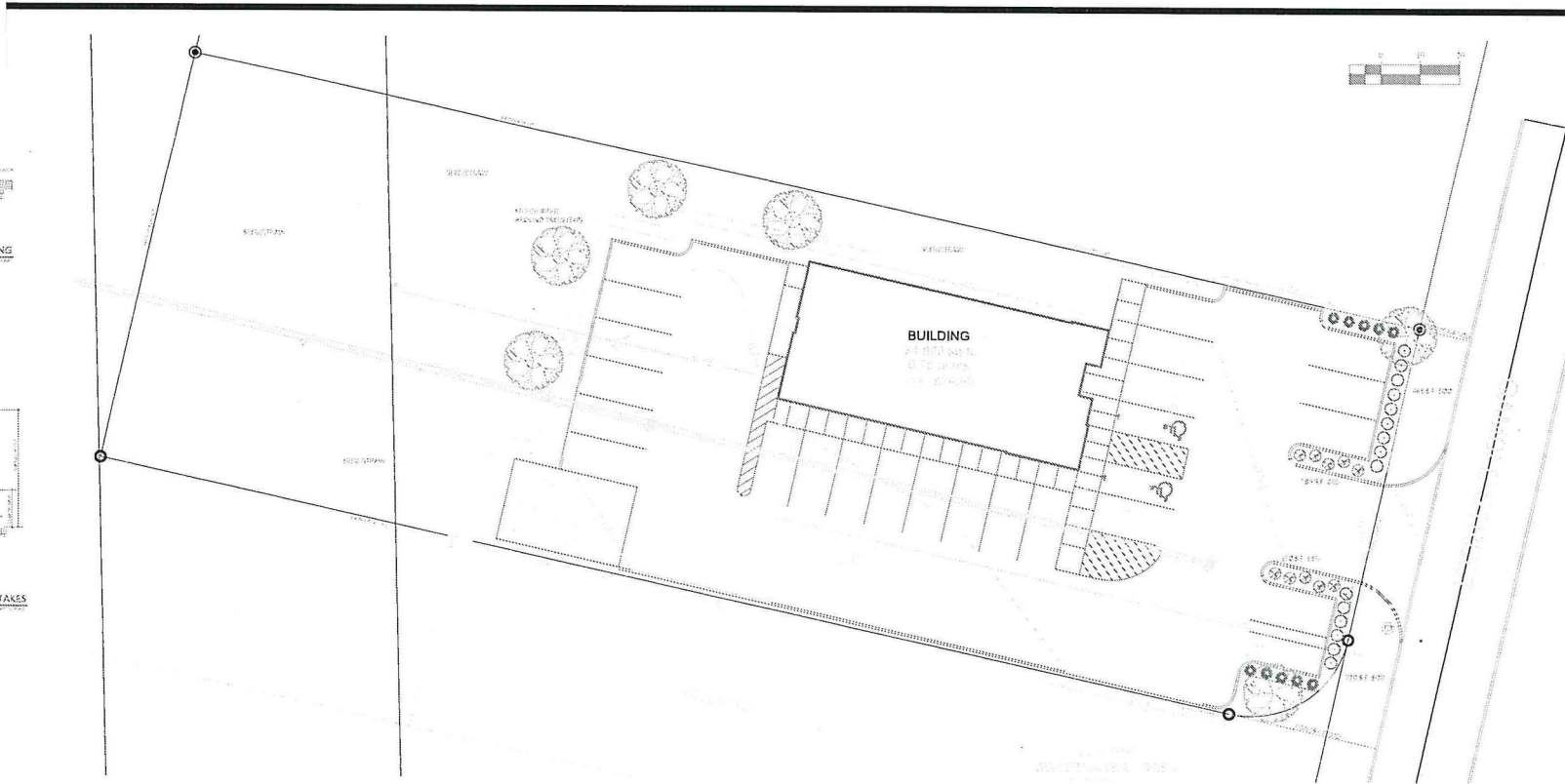
C1.2





SITE GRADING PLAN
 DRAWING



SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASE NAD83.
2. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON A SURVEY BY DANIEL HANFORD DATED 03/20/19. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, HP RAIL AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOIL CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 90% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN $\pm 0.2\%$ OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE FIRST. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE FEASIBILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-1 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURER'S RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2:1 HORIZONTAL TO 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING ON EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE GROWTH OF EROSION MAT.
13. ADEQUATE DRAINAGE EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES AND/OR OTHER SEDIMENTATION MANAGEMENT PRACTICES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT. STORAGE OF SOLUBLE MATERIALS SHALL BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
16. CONSTRUCTION MATERIALS WILL BE STAGED IN SIDE PARKING AREA. FOR TRUCKS ON THE PROJECT PROVIDE A TRUCK RECEIPTS WITH A LOG. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
17. CONTRACTOR SHALL INSTALL A THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF LOUDON IN SITE INSPECTION.

[illegible]

SYM	PLANT NAME	QTY	SIZE
	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	10	18"/3 GAL
	OTTO LUNDEN LAUREL PRUNUS LAURDCERASUS	15	18"/2 GAL
	RED KNOCK OUT ROSE ROSA 'RADTIG'	10	18"/3 GAL
	AUTUMN FLAME MAPLE ACER RUBRUM 'AUTUMN FLAME'	6	3" CAL BIN

LOT SIZE: 1.05 AC
MINIMUM TREES REQUIRED: (6) @ 3" CALIPER
QUANTITY TREES SHOWN: (6) @ 3" CALIPER

MINIMUM SHRUBS REQUIRED: (35) @ 18"
QUANTITY OF SHRUBS SHOWN: (35) @ 18"

MINIMUM LANDSCAPING REQUIRED PER P
QUANTITY OF LANDSCAPING SHOWN: 645

TOTAL SOO AREAS. 1,265 | REMAINING PROPERTY TO RECEIVE SEED/WHEAT STRAW
TOTAL MULCH AREAS. 700 S.F. | MULCH TO BE 1-2" RIVER ROCK



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 BOARD OF ZONING APPEALS
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, NOVEMBER 6, 2019
Immediately following the Planning Commission meeting

1. Call to Order
2. Roll Call and Approval of Minutes of the August 7, 2019 meeting
3. Planned Agenda Items
 - A. Variance Request for 10' from the 25' front setback, Applicant and Property Owners, James Larry and Wasana P. O'Barr, 641 Cape Cod Light, Tax Map 032A, parcel 075.00, R-1 Suburban Residential District, F-1 Floodway District, Approximately .55 acres;
 - B. Special Exception for storage, Applicant, George Hodges, Property Owner, Sweetwater Creek Partnership, 2622 Gamble St., Tax Map 048, Parcel 041.09, C-2, Highway Business District, Approximately .60 acres;
4. Additional public comments
5. Announcements and/or comments from Board/Commission
6. Adjournment

Request for Building Lot Line Set Back Variance

City of Loudon, Tennessee

Lot # 75

641 Cape Cod Light, Loudon, TN 37774

Lighthouse Pointe Subdivision

Owners: James L. and Wasana P. O'Barr

865-386-7094

Email: OBARRL1@aol.com

Lot # 75 is located at the dead end of Cape Cod Light and consists of exceptionally irregular lot lines and a shallow buildable envelope due to an unusually shaped roadway turn around, steep up and down slopes, and multiple natural and man-made drainage ways on the lot. There are additional drainage issues caused by a 72-inch metal culvert that comes underneath Corporate Park Drive. This culvert causes increased water volume during rainy periods along the southwestern lot line.

A front set back variance of ten (10) feet is hereby requested as depicted on the attached plat map. This variance is needed in order to preclude digging into a steep embankment and installing a tall retaining wall toward the rear of the lot. Such retaining wall would adversely affect the natural drainage on that portion of the lot. Instead of the normal twenty-five (25) feet setback, we propose to set the front of the house at fifteen (15) from the front lot lines. Even with the ten (10) feet variance, it will be necessary to design a house plan that does not exceed 38 feet in depth. (See attachment for the buildable envelope.) Without the variance, any house built on the lot could not exceed 28 feet in depth. A house of this depth would not be aesthetically pleasing and would not fit into the predominant house styles within Lighthouse Pointe Subdivision.

Thank you for your consideration of our request.

Kind Regards,


James L. O'Barr

10/2/2019
Date


Wasana P. O'Barr

10/2/2019
Date

Attachments: Plat Plan Lot # 75 with Buildable Envelope
Letter of Support – Lighthouse Pointe Architectural Control Committee (ACC)



**Lighthouse Pointe Community Association
and Dock Owners Association
203 Lighthouse Boulevard
Loudon, TN 37774**

October 1, 2019

**To: Larry O Barr
146 Lighthouse Blvd
Loudon, TN 37774**

Dear Larry,

The LHPCA ACC committee of the Lighthouse Point HOA has reviewed your proposed request to the City of Loudon Zoning Board for a Setback variance on lot 75 at LHP.

We support your request to modify the Setback required on your lot for a variance of up to 10 feet at the deepest encroachment. The variance requested is to change the setback from 25' to approximately 15'. The proposed building layout (attached) shows that the future building will be within the "envelope" shown on the diagram.

We look forward to having you as a neighbor in the near future.

If you have any questions, please call.

**John Ginn
ACC – Chairman
865 368-5127**

CORPORATE PARK DRIVE

75.45'

69.52'

UP SLOPE
APROX. 30° AVG.

UP SLOPE
APROX. 30° AVG.

DRAINAGE

68'-0"

38'-0"

5'-0"

42'-0"

45'-9"

5'-0"

34'-0"

15'-0"

BUILDABLE
ENVELOPE

63'-6"

24'-0"

60'-3"

DOWN SLOPE
APROX. 30° AVG.

30'-0"

CAPE COD LIGHT

88.12'

192.03'

30

0

30



LIGHTHOUSE POINTE SUBDIVISION - LOT #75, PHASE III
641 CAPE COD LIGHT, LOUDON TN 37774
OWNER: JAMES L. & WASANA P. O'BARR
FOR: VARIANCE REQUEST WITHIN THE CITY OF LOUDON, TN

SCALE OF FEET
1" = 30'

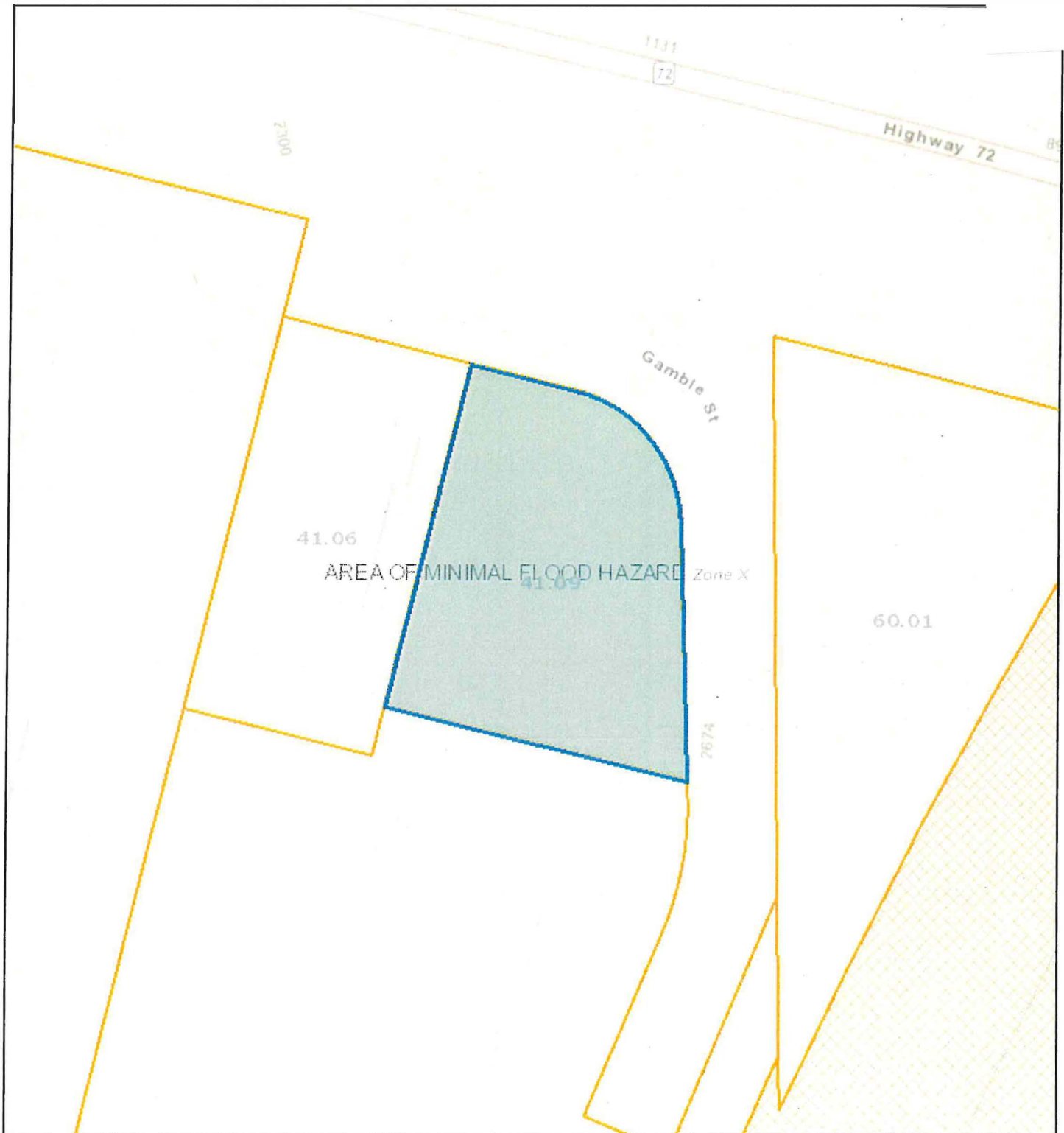
ITEM A



ITEM A







Date: October 10, 2019
County: Loudon
Owner: SWEETWATER CREEK
Address: GAMBLE ST 2622
Parcel Number: 048 041.09
Deeded Acreage: 0.6
Calculated Acreage: 0
Date of Imagery: 2015

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
TN Comptroller - OLG
State of Tennessee, Comptroller of the Treasury, Office of Local Government

The property lines are compiled from information maintained by the Loudon County GIS Department.

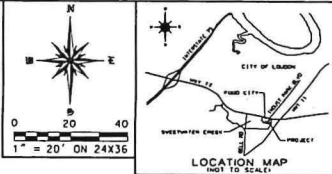
PILE DETAIL

4" HEIGHT

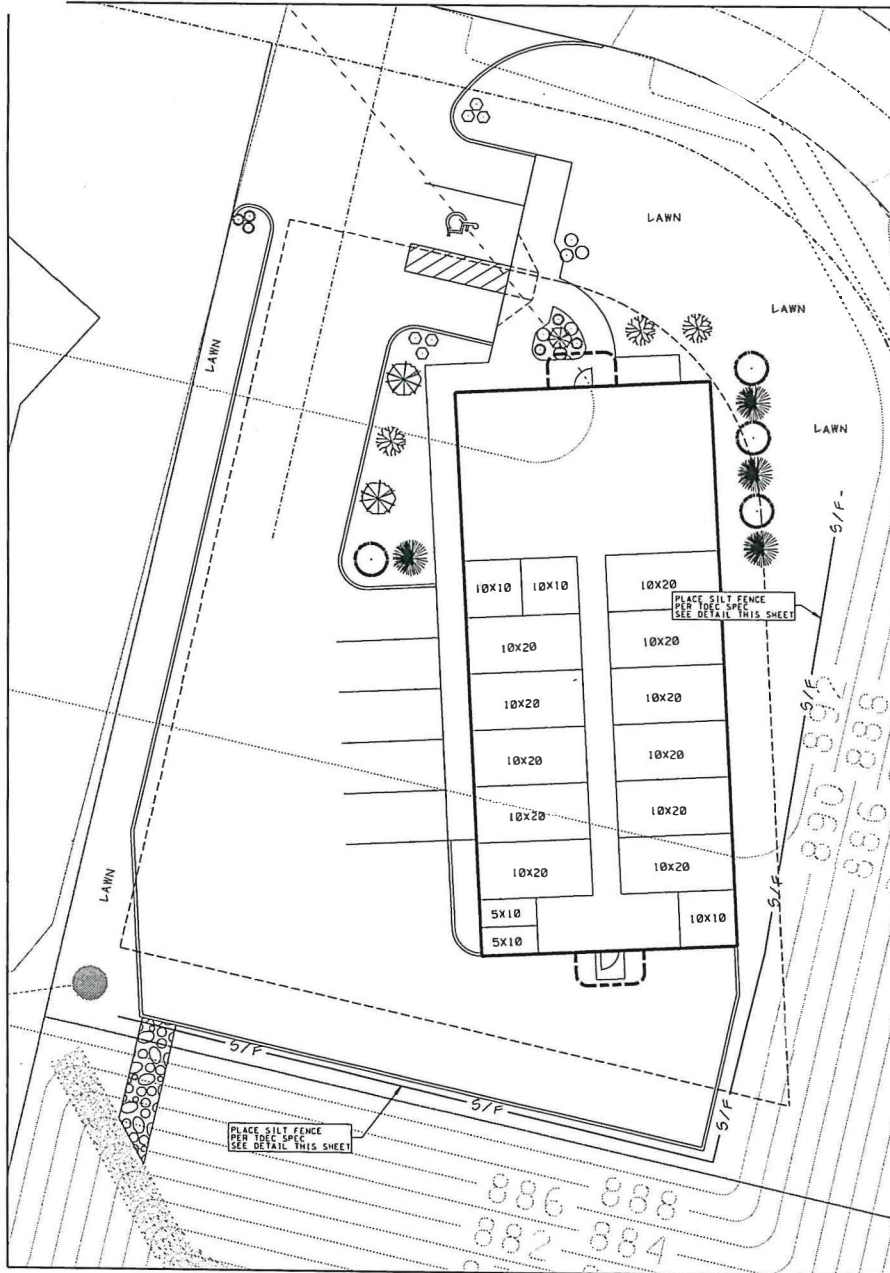
PILES ARE CONSTRUCTED WITH 8" CAP
 BUILT TO SETTING ABOVE THE
 GROUND SURFACE. CAP TO BE FILLED
 WITH CONCRETE.

GROUND SURFACE

3' DEPTH

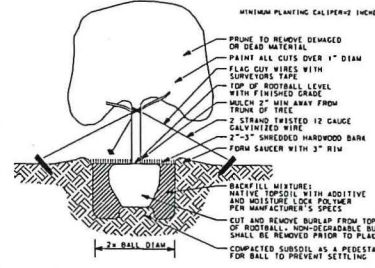


PROJECT:		NO.		REVISED:		DATE	
AMERICAN SELF STORAGE LLC							
2730 CHARLE STREET LOOCH, TN 37174 815.442.4706							
NATHAN SILVER, P.E. 100 HANFASSET ROAD KNOXVILLE, TN 37920 NLS-11-0001							
<div style="display: flex; justify-content: space-between;"> <div> <p>DRAFT</p> <p>DATE: 10-09-2019</p> <p>SHEET: C1.1</p> <p>CONCEPT PLAN</p> </div> <div> <p>NOT FOR CONSTRUCTION</p> </div> </div>							
<p>AMERICAN SELF STORAGE PHASE 4</p> <p>2730 CHARLE STREET, LOOCH, TN 37174 815.442.4706 ACCESS: 100 HANFASSET RD, KNOXVILLE, TN 37920</p>							
<p>THIS DRAWING IS PART OF A CONSTRUCTION SET AND SHALL BE USED IN CONFORMANCE WITH THE ALLIUM FILE CDDP-0001-2019-11-0001 (SEE EXHIBIT FOR LISTING)</p>							



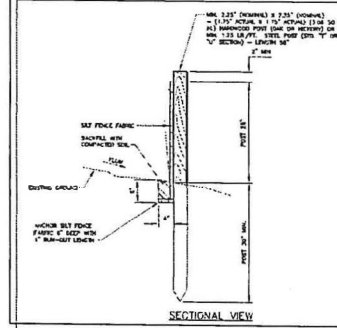
TREE PLANTING DETAIL

SHEET TREE LIST	SYMBOL	COMMON NAME	BOTANICAL NAME	SPECIFICATION	QTY
1	●	EASTERN WHITE PINE	PINUS STROBUS	8' TALL, STATE IF NEEDED HEIGHT, MIN. 1" DBH	1
2	●	EASTERN RED BUD	CELRIS CANADENSIS	5' TALL, STATE IF NEEDED HEIGHT, MIN. 1" DBH	3
3	●	EASTERN WHITEBARK	PINUS ALBIBARK	8' TALL, STATE IF NEEDED HEIGHT, MIN. 1" DBH	2
4	○	BLUE SPRUCE	PICEA MARCMILLER	5' TALL, STATE IF NEEDED HEIGHT, MIN. 1" DBH	4

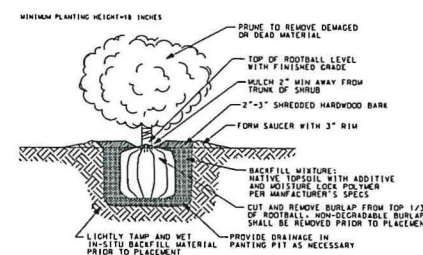


- EROSION CONTROL NOTES**
1. INSTALL ALL EROSION CONTROL DEVICES PRIOR TO CONSTRUCTION.
 2. EROSION CONTROL DEVICES SHALL BE RECONSTRUCTED FOR EROSION CONTROL REQUIREMENTS AND SHALL COMPLY WITH CITY/COUNTY AND STATE OF TENNESSEE EROSION CONTROL AND SEDIMENTATION CHANGES OR REQUIREMENTS FOR SOIL OFFSITE (IF USED) AND ON-SITE EROSION CONTROL MEASURES DURING CONSTRUCTION.
 3. PRIOR TO ANY DEMOLITION AND GRADING OR EROSION CONTROL PLANTING, STORMWATER FENCING SHALL BE "WEAR" TOP. EMPLOYERS' BY "TENSILE TOP" (OR APPROVED EQUAL). FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 4. ALL AREAS TO RECEIVE VEGETATION ON BUILDINGS SHALL BE GRAVELLED TO PREVENT EROSION. AREAS TO BE GRAVELLED SHALL BE GRAVELLED IMMEDIATELY UPON COMPLETION OF BUILDING. GRAVEL TO BE USED SHALL BE MONITOR AND WATER AS NEEDED FOR GRAVELATION.
 5. EROSION CONTROL IS SUBJECT TO CHANGES BY CITY/COUNTY REGULATIONS AND INSPECTION.
 6. EROSION CONTROL TO BE USED IN LIEU OF SEEDING IN ANY AREAS THAT CONTINUALLY ERODE.
 7. STABILIZE ALL SLOPES OF 1:1 OR STEEPER WITH ROLLED STRAW MAT OR APPROVED EQUAL. INSTALL ACCORDING TO MANUFACTURER'S SPECS.

SILT FENCE DETAIL



SHRUB PLANTING DETAIL



SHEET SHRUB LIST	SYMBOL	COMMON NAME	BOTANICAL NAME	SPECIFICATION	QTY
1	○	AMERICAN ELDERBERRY SHRUB	SAMBUCUS CANADENSIS	3 GALLON CONTAINER REMOVE DEAD MATERIAL MULCH BED AFTER PLANTING	6
2	○	LYNWOOD GOLD FORSYTHIA	FORSYTHIA x INTERMEDIA	3 GALLON CONTAINER REMOVE DEAD MATERIAL MULCH BED AFTER PLANTING	6
3	○	SPINEXA LITTLE PRINCESS	SPINEXA JAPONICA	3 GALLON CONTAINER REMOVE DEAD MATERIAL MULCH BED AFTER PLANTING	6

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT: **AMERICAN SELF STORAGE LLC**
2810 CAMEL STREET
LOUDBORO, TN 37088
L: 865.643.4105
F: 865.643.4106

DESIGNED BY: **SEC**
NATHAN SELVIZ, P.E.
181 HARTSHORN ROAD
EVANSVILLE, TN 37040
ML/ELM/MS

DRAFT
NOT FOR CONSTRUCTION

DATE: 10-08-2019

C1.2
LANDSCAPING AND EROSION CONTROL