

**LOUDON COUNTY
PLANNING
& CODES
ENFORCEMENT OFFICE**

101 Mulberry Street, Suite 101
Loudon, Tennessee 37774
865-458-4470
Fax: 865-458-3598
www.loudoncountyplanning.com

AGENDA

LOUDON COUNTY BOARD OF ZONING APPEALS

SPECIAL CALLED

August 11, 2014

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Swearing In All Witnesses
5. Approval of Minutes for the June 17, 2014 meeting.
6. Planned Agenda Items:
 - A. **Consideration of request for special exception approval to permit construction of 150' monopole cell tower at 915 Miller Rd., Tax Map 22, Parcel 136.00, Zoned A-2 (Rural Residential), 6th Legislative District. Applicant: Faulk and Foster Real Estate. Owner: Dr. Leland Hughes**
 - B. **Consideration of request for special exception approval to permit construction of 180' monopole cell tower at 13500 Virtue Rd., Tax Map 11, Parcel 105.00, Zoned R-1 (Suburban Residential), 5th Legislative District. Applicant: Faulk and Foster Real Estate. Owner: Wayne Pratt**
 - C. **Consideration of request for special exception to operate a gun sales business as a home occupation (former permit holder at 7580 Hickory Creek Rd.) located at 300 Thornton Dr., referenced on Tax Map 7, Parcel 100.00, Zoned R-1 (Suburban Residential), 5th Legislative District. Owner: Ronald Thornton/Applicant: Phillip Clariday**
 - D. **Consideration of request for a 2' sideyard variance on Lot 52R in Jackson Crossing, located at 998 Jackson Way, referenced by Tax Map 10K, Group C, Parcel 52.00, Zoned R-1/PUD (3.0 units per acre), 5th Legislative District. Owner/Applicant: Reliance Development, LLC**

Serving Loudon County

Lenoir City • Loudon • Greenback • Philadelphia

- E. Consideration of request for a 10' rearyard variance on Lot 53R in Jackson Crossing, located at 950 Jackson Way, referenced by Tax Map 10K, Group C, Parcel 53.00, Zoned R-1/PUD (3.0 units per acre), 5th Legislative District. Owner/Applicant: Reliance Development, LLC**
 - F. Consideration of request for a special exception for a second ground sign for property located on 14805 Hickory Creek Rd. to be placed on adjacent vacant lot owned by same property owner, referenced by Tax Map 4, Parcel 8.01, Zoned C-2 (General Commercial District), 5th Legislative District. Owner: Robert Fields/Applicant: Pattison Sign Group, Inc.**
- 7. Additional Public Comments
 - 8. Adjournment

PARENT TRACT EXHIBIT (NOT TO SCALE)

KRISTI AYRES
DEED BOOK 303, PAGE 789
(MAP 011, PARCEL 077.01)

DOUGLAS B. SEXTON ETUX, JUDY ANN
DEED BOOK 241, PAGE 834
(MAP 011, PARCEL 107.00)

LESSEE'S
LAND SPACE AREA
WAYNE E. PRATT ETUX, PEGGY J.
DEED BOOK 229, PAGE 710
(MAP 011, PARCEL 105.00)

VIRTUE ROAD

E. M. O'BRIEN, TRUSTEES
K 303, PAGE 789
PARCEL 124.00)

PARENT TRACT AREA DESCRIPTION

SITUATED in the Second (2nd) Civil District of Loudon County, Tennessee and being identified in Tax Map 13 as Parcel 48.00 in the Office of the Property Assessor for Loudon County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an old iron rod in the Northwestern right of way of Virtue Road at corner to Parcel 36.4; thence leaving the right of way of Virtue Road and with Parcel 36.4 North 06 deg. 22 min. 07 sec. W. 616.74 feet to an existing stone at a fence post at corner to Parcel 35.01; thence North 79 deg. 54 min. 00 sec. E. 524.64 feet to a new iron rod; thence South 38 deg. 25 min. 08 sec. E. 18.39 feet to a point at corner to right of way to Virtue Road; thence with the right of way of Virtue Road a chord bearing of South 32 deg. 14 min. 18 sec. W., a delta angle of 38 deg. 41 min. 03 sec., a radius of 151.58 feet, and arc of 102.34 feet, a tangent of 53.21 feet with a chord distance of 100.41 feet to a point; thence continuing with right of way of Virtue Road the following four(4) calls and distances; (1) South 12 deg. 53 min. 47 sec. W. 202.59 feet to a point; thence (2) South 13 deg. 52 min. 09sec. N. 74.85 feet to a point; thence (3) South 16 deg. 32 min. 24 sec. W. 88.39 feet to a point; thence (4) South 17 deg. 31 min. 16. Sec. W. 83.98 feet to a point; thence with the curve of the right of way of Virtue Road a chord bearing of South 49 deg. 00 min. 24 sec. W., a delta angle of 62 deg. 58min. 17 sec., a radius of 212.44 feet, an arc of 233.49 feet, a tangent of 130.11 feet with a chord distance of 221.91 feet to a point; thence continuing with the right of way of Virtue Road the following two (2) calls and distances; (1) South 80 deg. 29 min. 33 sec. W. 68.51 feet to a point; thence(2) South 76 deg. 30 min. 321 sec. W. 58.92 feet to the point of BEGINNING and containing 5.43 acres more or less, according to the survey of J. Paul Harvey, Tennessee RLS No. 009, dated October 23.1996, whose address is 1400 Ford Road, Lenoir City, Tennessee 37774, to which survey express reference is heremade.

AND BEING the same property conveyed to Wayne E. Pratt and wife, Peggy J. Pratt from Eula Mae Reed, widow by Warranty Deed dated November 08, 1996 and recorded November 08, 1996 in Deed Book 229, Page 710.

verizon wireless

**SHARONDALE
SURVEYING
INC.**

4205 HILLSBORO PIKE
HOBBS BUILDING SUITE 300
NASHVILLE, TN 37215
PHONE: 615-292-7870
EMAIL: sharondale@bellsouth.net

VERIZON WIRELESS TENNESSEE PARTNERSHIP SITE SURVEY
D/B/A VERIZON WIRELESS

"MARTEL ROAD" TOWER SITE

LOCATED IN: LENOIR CITY, LOUDON COUNTY, TENNESSEE
PREPARED FOR: VERIZON WIRELESS TENNESSEE PARTNERSHIP

VERIZON WIRELESS TENNESSEE PARTNERSHIP SITE NO.: 264749

SHEET NUMBER:

2 OF 2

PROJECT NUMBER:

213.085.20

PARENT TRACT EXHIBIT (NOT TO SCALE)

BONNIE C. MILLER
DEED BOOK 109, PAGE 97
(MAP 22, PARCEL 142.00)

BEALS CHAPEL ROAD
FELTZ MILLER ROAD

NINE HUNDRED AND FIFTEEN
MILLER ROAD REVOCABLE LIVING TRUST
DEED BOOK 244, PAGE 510
(MAP 22, PARCEL 136.00)

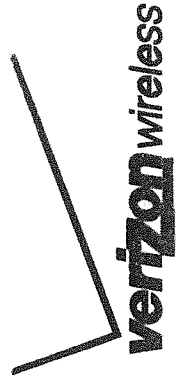
LESSEE'S
LAND SPACE AREA

PARENT TRACT AREA DESCRIPTION

Situated in the Second (2nd) Civil District of Loudon County, Tennessee, and being more particularly described as follows:

BEGINNING at the intersection of Beals Chapel Road and Miller Road; thence with the center of Beals Chapel Road as follows: in a curve to the left having a radius of 1,000 feet, an arc of 412.43 feet, a chord of 409.51 feet and a chord bearing North 01 deg. 53 min. West to an iron pin, thence North 13 deg. 42 min. West 294.33 feet, thence in a curve to the right having a radius of 569 feet, an arc of 409.49 feet, a chord of 400.71 and a chord bearing North 06 deg. 55 min. East, thence North 27 deg. 32 min. East 184.98 feet, thence in a curve to the left having a radius of 300 feet, an arc of 479.79 feet, a chord of 430.27 feet and a chord bearing North 18 deg. 17 min. West, thence North 64 deg. 06 min. West 153.57 feet to an iron pin corner with Bonnie Miller; thence with the line of Bonnie Miller as follows: North 50 deg. 00 min. East 68.90 feet, South 82 deg. 30 min. East 778.28 feet to an existing angle iron, and South 82 deg. 00 min. East 30.20 feet to the center of Miller Road; thence with the center of Miller Road as follows: South 40 deg. 12 min. West 150 feet, South 35 deg. 52 min. West 132.30 feet, thence in a curve to the left having a radius of 241.85 feet, an arc of 151.47 feet, a chord of 149 feet and a chord bearing South 17 deg. 56 min. West, thence South 00 deg. 01 min. East 652.27 feet, thence in a curve to the right having a radius of 600 feet, an arc of 478.05 feet, a chord of 465.50 and a chord bearing South 22 deg. 49 min. West, thence South 45 deg. 38 min. West 323.57 feet to the point of BEGINNING, containing 15.933 acres, more or less according to the survey of Trotter-McClellan, Inc., Bruce McClellan RLS #696.

AND BEING the same property conveyed to Jarvis Leland Hughes and wife, Frances B. Hughes from Bonnie Cook Miller and Goldie Cook Miller by Warranty Deed dated November 21, 1994 and recorded November 28, 1994 in Deed Book 216, Page 583; AND FURTHER CONVEYED to Frances B. Hughes from Jarvis Leland Hughes, Jr. and Frances B. Hughes by Quit Claim Deed dated August 12, 1998 and recorded January 29, 1999 in Deed Book 243, Page 623; AND FURTHER CONVEYED to Nine Hundred and Fifteen Miller Road Revocable Living Trust dated the 19th day of August, 1998 from Frances B. Hughes by Quit Claim Deed dated August 19, 1998 and recorded March 22, 1999 in Deed Book 244, Page 510.



SHARONDALE
SURVEYING
INC.

1205 HILLSBORO PL, SUITE 300
NASHVILLE, TN 37215
(615) 292-0435
FAX (615) 292-7870
EMAIL: sharondale@bellsouth.net

VERIZON WIRELESS TENNESSEE PARTNERSHIP SITE SURVEY
D/B/A VERIZON WIRELESS

"LENOIR EAST" TOWER SITE

LOCATED IN: LENOIR CITY, LOUDON COUNTY, TENNESSEE
PREPARED FOR VERIZON WIRELESS TENNESSEE PARTNERSHIP

VERIZON WIRELESS TENNESSEE PARTNERSHIP SITE NO.: 264748

SHEET NUMBER:

2 OF 2

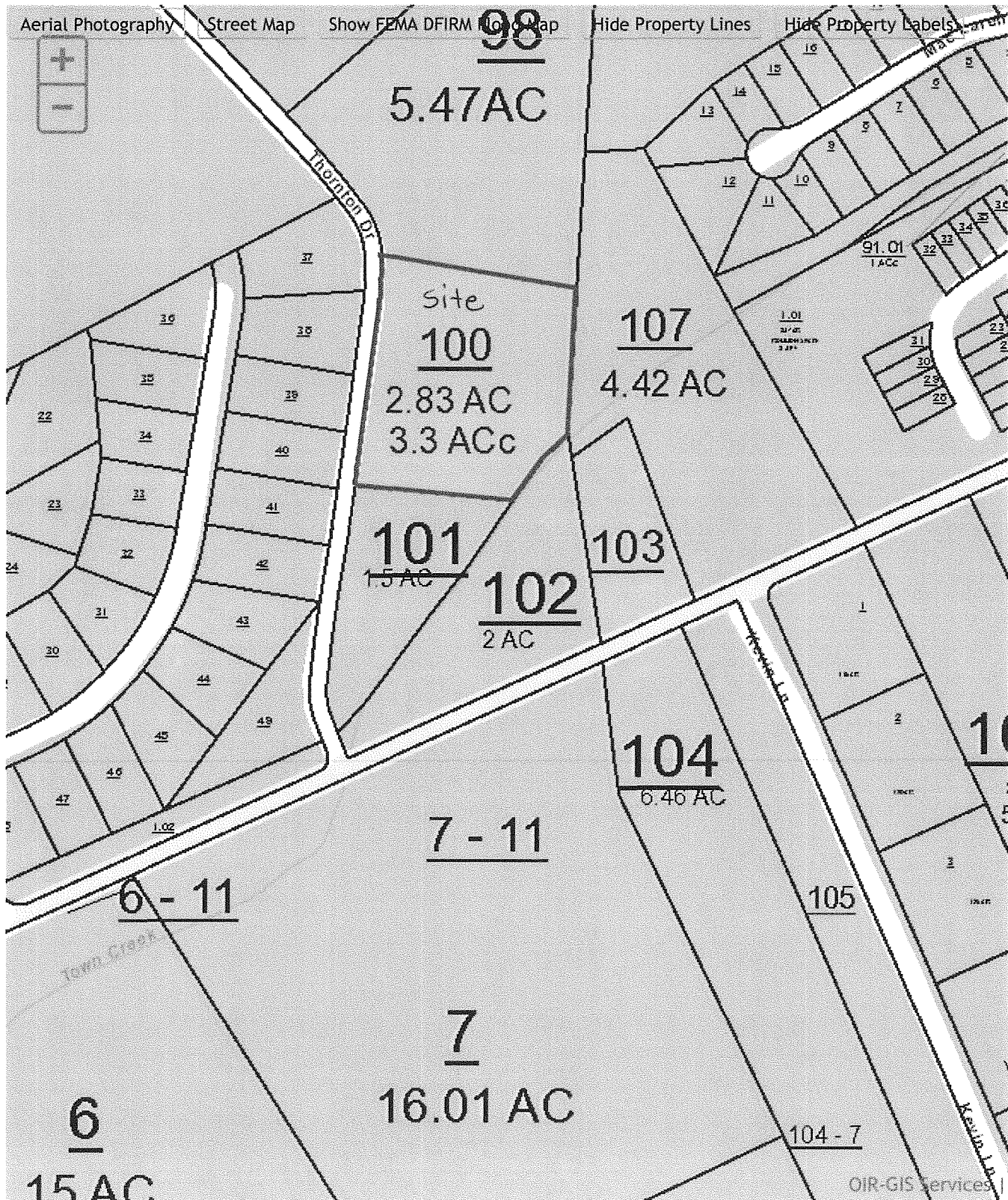
PROJECT NUMBER:

213.086.20

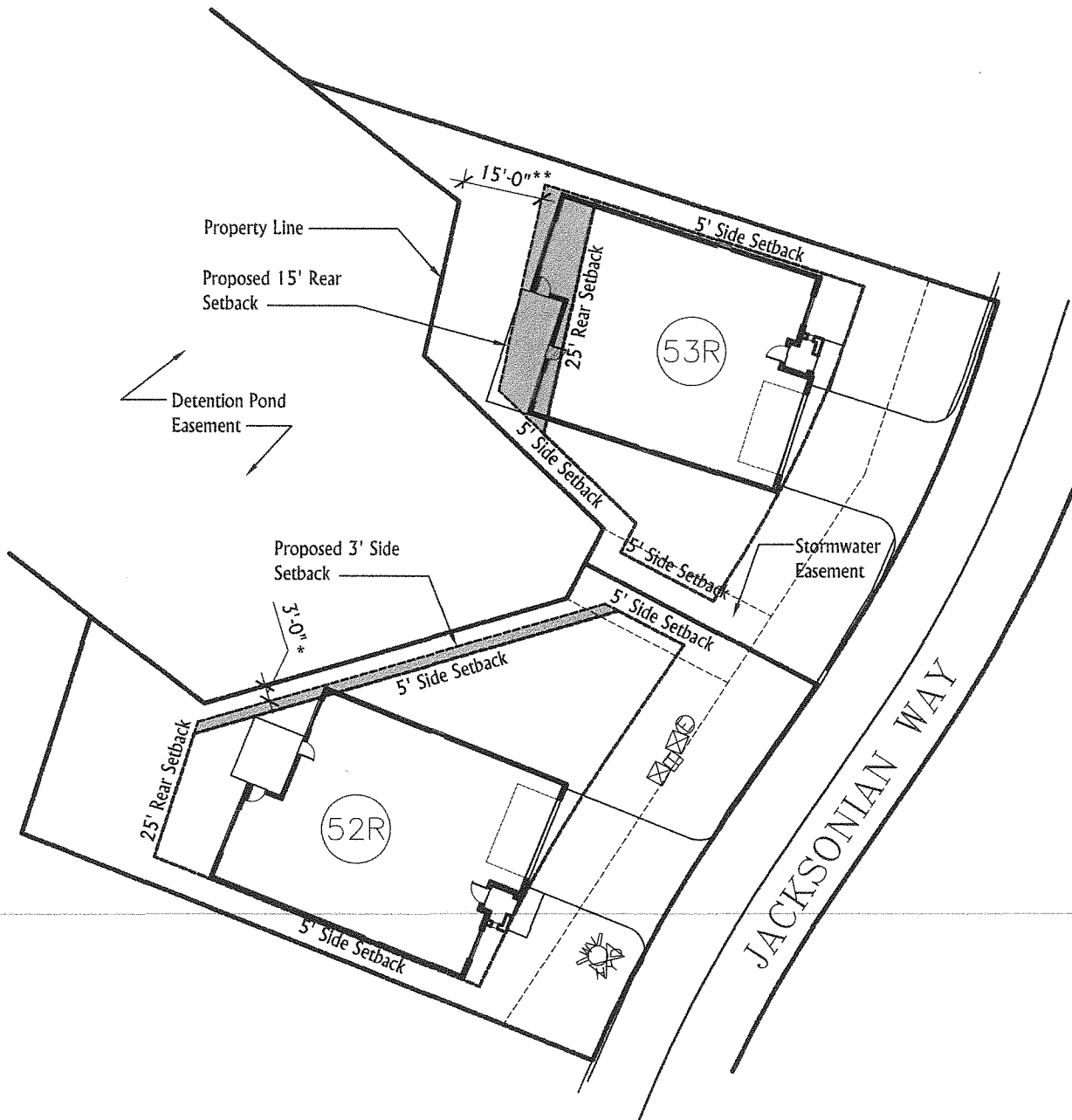


Tennessee Turnpike Authority
10000 Highway 100
Nashville, TN 37203

AGENDA ITEM C



AGENDA ITEMS D & E



* Reduction of the Site Setback Line from 5 Feet to 3 Feet for Lot 52R.

** Reduction of the Rear Setback Line from 25 Feet to 15 Feet for Lot 53R.

DWG. TITLE: site plan 1" = 30'

DATE: June 18, 2014

FILE NAME:

PROJECT NO: 2014-01

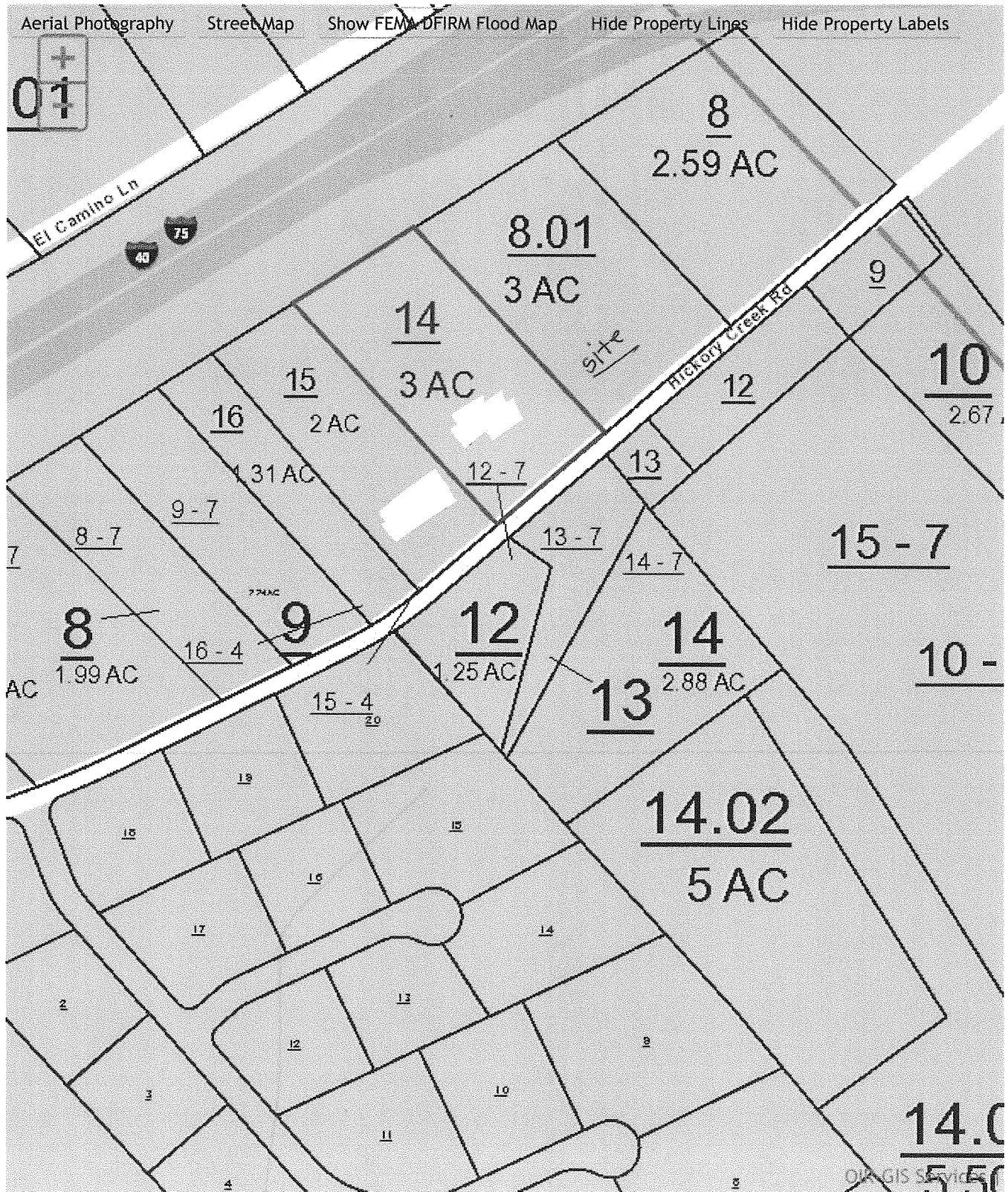
Jackson Crossing Subdivision
 Jacksonian Way, Lot 53R & 52R
 Loudon County, Tennessee

R2K
 studio, llc
 v. 865.769.8075
 f. 865.769.8076

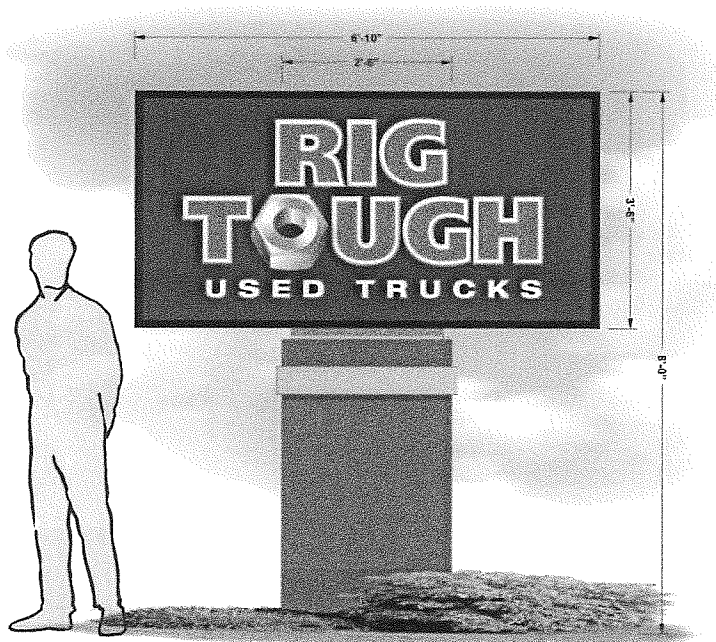


Tennessee Turnpike Authority
1000 North Nashville
Nashville, TN 37203

AGENDA ITEM F



AGENDA ITEM F



FACE VIEW
SCALE: 3/4" = 1'-0"

RG-24446H	
MONUMENT DISPLAY	
Installation:	<input type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior
Description:	
1	MONUMENT DISPLAY LIT BY WHITE LEDS - FACES TO BE WHITE LEXAN WITH GRAPHICS DIGITALLY PRINTED ON FIRST SURFACE - ALUMINUM EXTRUSIONS TO BE PAINTED BLACK - BASE TO BE FABRICATED IN ALUMINUM PAINTED, COLORS TBD

Notes:	
- GRAPHIC FILE WILL BE SUPPLIED FOR PRODUCTION.	

#	Revision(s)	By	Date
1	MONUMENT SIGN PLACEMENT	LP	03.07.2014
2	DISPLAY SET BACKS ADDED	LP	03.10.2014
3	MONUMENT PLACEMENT	LP	07.25.2014
4	LOT NUMBERS	LP	07.31.2014

Date: ____/____/____
Customer Approval:

<p>For more information on the ISA, visit our website at www.signageonline.com. We are the industry's leading authority on all things signage.</p>	<p>For more information on the IASM, visit our website at www.signageonline.com. We are the industry's leading authority on all things signage.</p>
---	--

Certified Enterprise

**ENSEIGNES
PATTISON
SIGN GROUP**

*Tel (613) 247-7762 • Fax (613) 247-7763 • Toll Free 1-800-561-2403

Client:	RUSH TRUCK CENTER
Site:	14805 HICKORY CREEK RD., LENOIR CITY TN
Consultant:	ROGER GHANTOUS
Draftsman:	LLOYD PLUNKETT
Date:	01.30.2014
Page:	1 / 3
Scale:	N.T.S.

www.pattisongroup.com

AGENDA ITEM F

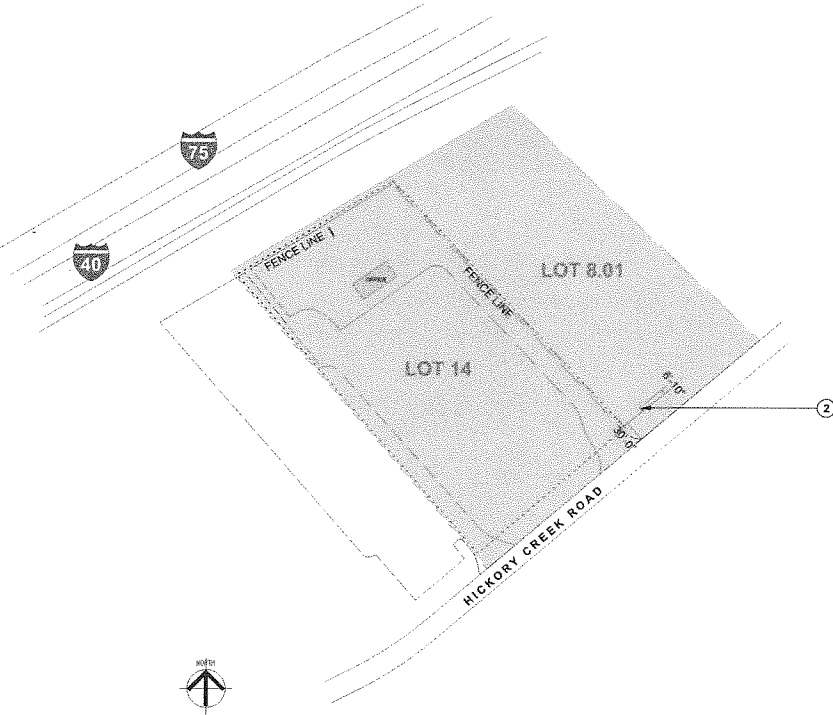
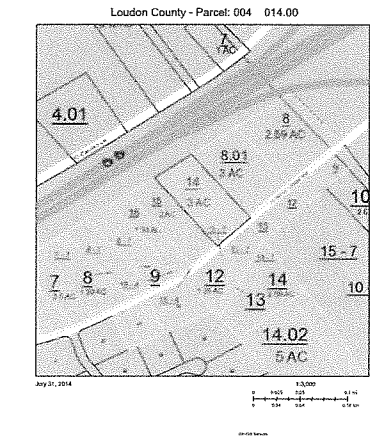
RG-24446H

SITE PLAN

Installation: ☐ Interior ☒ Exterior

Descriptions

1 ILLUMINATED MONUMENT SIGN 8'-0" HIGH



#	Revision/By	Date
1	MONUMENT SIGN PLACEMENT	LP 03.07.2014
2	DISPLAY SET BACKS ADDED	LP 03.10.2014
3	MONUMENT PLACEMENT	LP 07.25.2014
4	LOT NUMBERS	LP 07.31.2014

Date: / /

Customer Approval:

SITE PLAN - 14805 HICKORY CREEK ROAD, LENOIR CITY, TENNESSEE
SCALE: 1/128" = 1'-0"

ENSEIGNES
PATTISON
SIGN GROUP

• Tel (615) 247-7762 • Fax (615) 247-7763 • Toll Free 1-800-661-2493

Client: RUSH TRUCK CENTER

Site: 14805 HICKORY CREEK RD, LENOIR CITY TN

Consultant: ROGER GHANTOUS

Draftsman: LLOYD PLUNKETT Date: 01.30.2014

Page: 2 / 3 Scale: N.T.S.

© 2014 Ensignes Pattison Sign Group, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Ensignes Pattison Sign Group, Inc.