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 COUNTY
REGIONAL PLANNING COMMISSION
MAY 19, 2020
5:30 p.m.

1. Call to Order and Pledge of Allegiance

2. Roll Call and Approval of Minutes from March 17, 2020 meeting

3. Planned Agenda Items

   A. Rezoning Request from A-2 Rural Residential District to T-1 Telecommunications Overlay District, Applicant, Shamaury Myrick, (TEP), 5378 Steekee Creek. Rd., Tax Map 056 Parcel 181.00, A-2 Rural Residential District, Approximately 38.1 acres;

   B. Rezoning Request from R-1 Suburban Residential District to R-1/PUD overlay, Suburban Residential District with Planned Unit Development (PUD) overlay, Applicant, Brook Horne, Property Owner, Horne Properties Inc.,19666 Hwy. 11 at Old Stage Rd., Tax Map 007 Parcel 062.00, R-1, Suburban Residential District, Approximately 8.7 acres;

   C. Subdivision Final Plat for Stamford Bridge Subdivision (19 lots), Applicant, Stephan Claar for Turner Homes, Owner, Turner Homes LLC, Hwy 11, Tax Map 011, Parcel 037.00, R-1, Suburban Residential District with PUD overlay, Approximately 7.6 acres;

   D. Subdivision Preliminary Plat, Applicant, John Cook, Property Owner, Heritage Land Development, Chatuga Dr., Tax Map 068, Parcels 24.02, 24.04, 24.05, R-1 with PUD overlay, Suburban Residential District, 2.5 units per acre, Approximately 13.74 acres;

   E. Site Plan Amendment, Applicant, Arlin Gurley, Property Owner, PAC Management, LLC., Sugar Limb Mini Storage, 16300 & 16350 Hotchkiss Valley Rd., Tax Map 024 Parcels 037.00 & 038.00, C-2, General Commercial District, Approximately 9.2 acres;

F. Subdivision Regulation minimum road frontage variance, Applicant, Bobby Culvahouse, Property Owner, Jimmy and Karen Furrow, 2024 Little Valley Rd., Tax Map 050 Parcel 016.00, A-2 Rural Residential District, Approximately 1.0 acres;

G. Rezoning Request from R-1 Suburban Residential District to R-1/PUD overlay, Suburban Residential District with Planned Unit Development overlay, Applicant, Russell N. Rackley, Property Owner, David B. Fiser, Hickory Creek Rd., Tax Map 007 Parcels 002.04 and 002.05, Approximately 14.4 acres;

H. Subdivision Preliminary Plat, Applicant and Property Owner, Mark White, 8950 Davis Ferry Rd., Tax Map 042 Parcel 073.00, A-2 Rural Residential District, Approximately 55.7 acres;

4. County Commission Action on Planning Commission Recommendations

5. Codes Department Building Activity Summary for March, 2020 (attached)

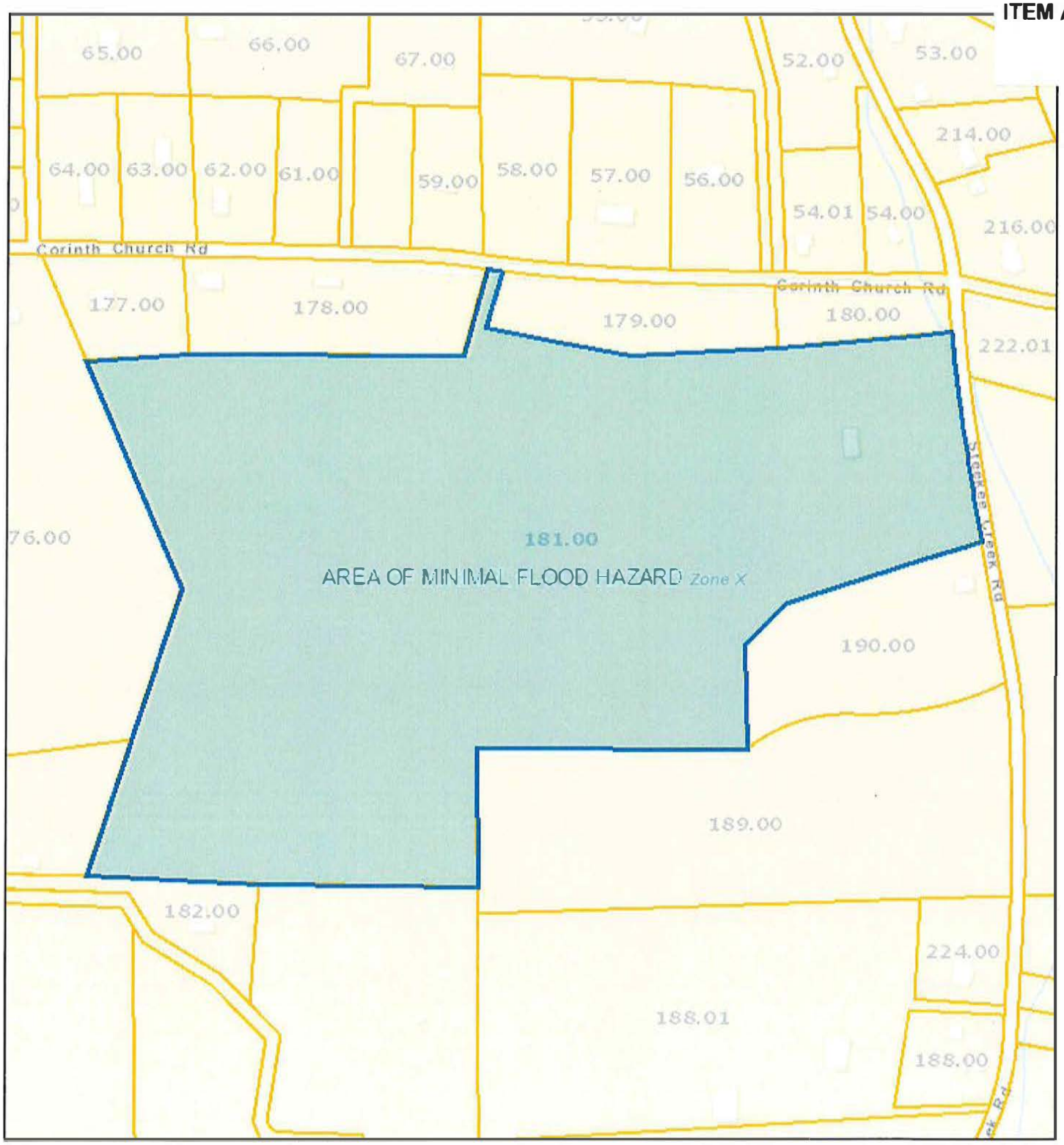
6. Additional Public Comments

7. Update from Planning Department

8. Adjournment.

Loudon County - Parcel: 056 181.00

ITEM A



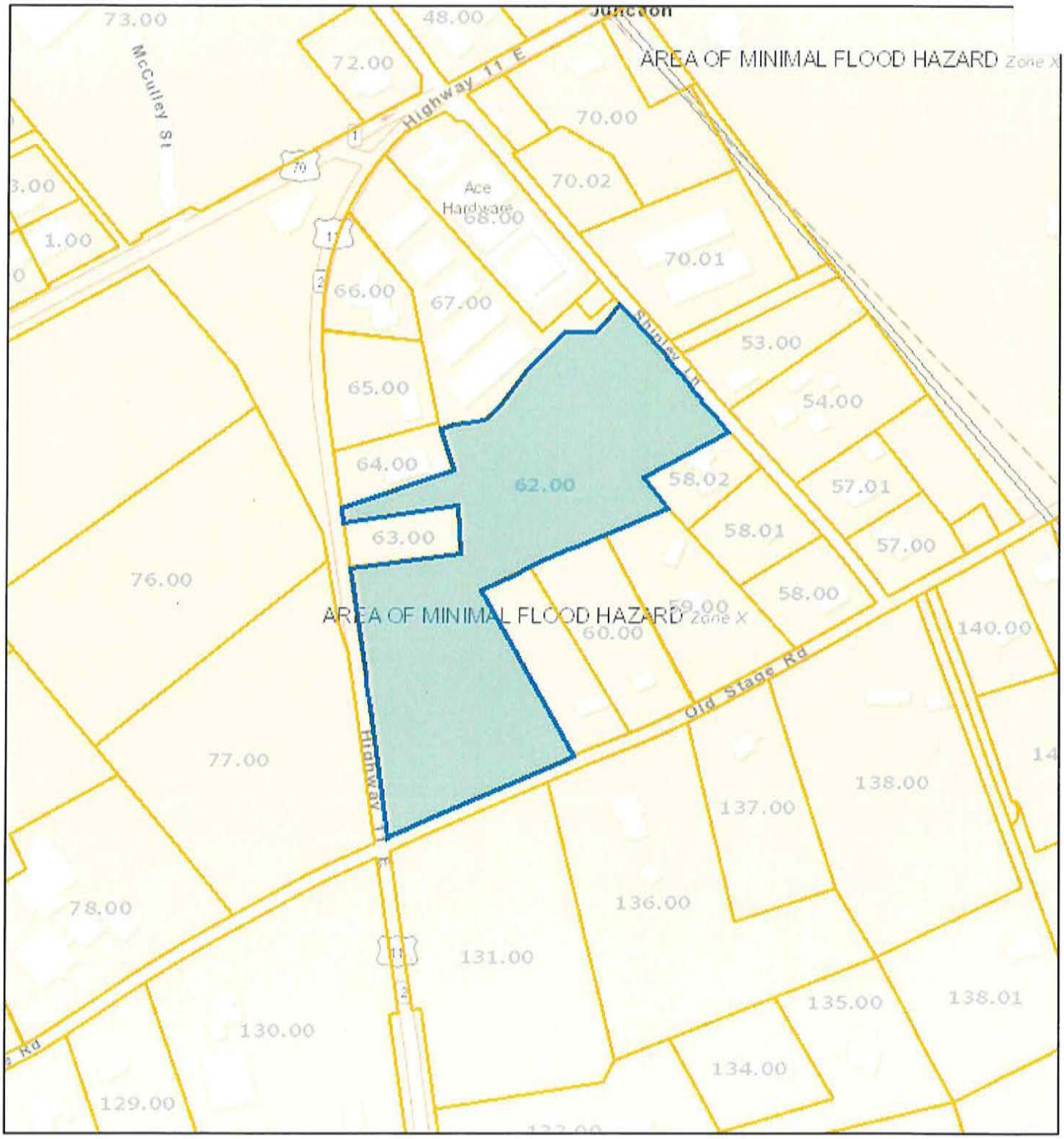
Date: April 2, 2020
County: Loudon
Owner: HINDS ROBERT WAYNE
Address: STEEKEE CREEK RD 5378
Parcel Number: 056 181.00
Deeded Acreage: 38.11
Calculated Acreage: 0
Date of Imagery: 2015

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 your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Loudon County - Parcel: 007 062.00

ITEM B



Date: March 5, 2020
County: Loudon
Owner: HORNE PROPERTIES INC
Address: HWY 11 E 19666
Parcel Number: 007 062.00
Deeded Acreage: 8.74
Calculated Acreage: 8.74
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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TOTAL LOTS = 19

TOTAL AREA

7.65 ACRES

INCLUDING R.O.W. AND OPEN SPACE LOTS

CURVE TABLE				
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N52°04'07"W	85.71	200.00	86.38
C2	N34°45'50"W	34.38	200.00	34.43
C3	N27°59'20"W	12.87	200.00	12.87
C4	N10°52'20"W	74.06	239.57	74.35
C5	N53°26'01"W	66.83	175.00	67.25
C6	N41°03'36"W	8.34	175.00	8.34
C7	N35°05'18"W	28.11	175.00	28.14
C8	N30°09'25"W	1.98	175.00	1.98
C9	N27°59'20"W	11.26	175.00	11.26
C10	N00°00'51"W	66.06	75.00	68.41
C11	S09°22'45"E	58.06	50.00	61.95
C12	N84°37'29"E	76.79	50.00	87.56
C13	N02°42'38"E	53.11	50.00	55.99
C14	N32°12'41"W	4.96	50.00	4.96
C15	S30°35'57"E	11.65	75.00	11.66
C16	N33°23'01"W	27.87	225.00	27.89
C17	N38°18'53"W	10.84	225.00	10.84
C18	N43°11'37"W	27.46	225.00	27.48
C19	N55°34'01"W	69.43	225.00	69.70
C20	S20°54'12"E	34.44	25.00	37.99
C21	N27°59'20"W	14.48	225.00	14.48

CERTIFICATE OF APPROVAL OF STREET NAMES AND NUMBERS

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and such names are approved, and (3) any property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date E-911 Authority

CERTIFICATION OF STREETS

I certify that streets and related improvements installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

20

Date Road Engineer/Highway Commission

FLOOD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP No. 47105C0250 LAST REVISED MAY 16, 2007.

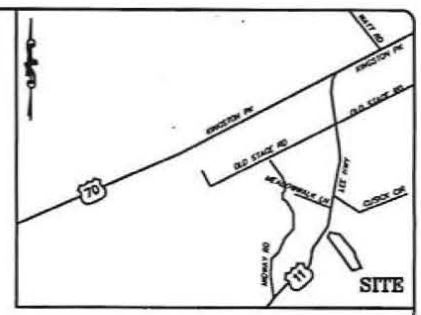
NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. 15' UTILITY EASEMENT, 7.5' EACH SIDE OF CENTERLINE OF WATER AND SANITARY SEWER, AND STORM DRAINAGE LINES AS INSTALLED.
3. 10' UTILITY AND DRAINAGE EASEMENT ON ALL EXTERIOR LOT LINES AND ROAD R.O.W.'S. 5' UTILITY AND DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES.
4. GRID NORTH IS REFERENCED TO GPS OBSERVATION DATED 2006/10/16 13:18:00 NAD83.
5. MAP REFERENCE IN HARRY FRASIER DATED 08/24/2004.
6. DEED REFERENCE: DEED BOOK 408, PAGE 174
7. TAX MAP REFERENCE: MAP 11, PARCEL 37.03.
8. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STAMFORD BRIDGE ARE A PART OF THE APPROVAL FOR THIS DEVELOPMENT AND ARE RECORDED AT THE LOUDON COUNTY REGISTER OF DEEDS OFFICE.

DEED BOOK PAGE

9. SETBACKS:

FRONT: 30'
SIDE: 15'
REAR: 25'

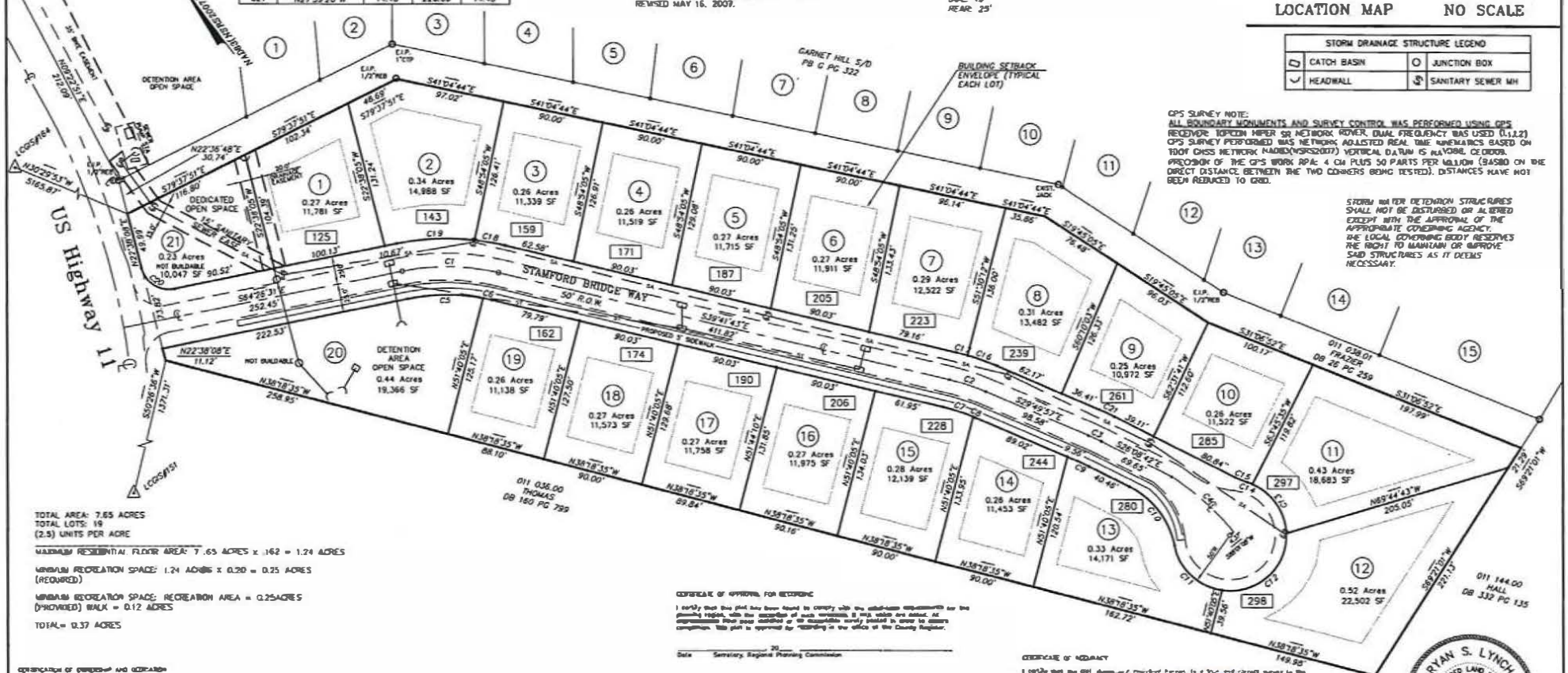


LOCATION MAP NO SCALE

STORM DRAINAGE STRUCTURE LEGEND			
	CATCH BASIN		JUNCTION BOX
	HEADWALL		SANITARY SEWER MH

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK RTKVR, DUAL FREQUENCY. RAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TRIMBLE CORS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID03. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

STORM WATER DETENTION STRUCTURES SHALL NOT BE DISTURBED OR ALTERED EXCEPT WITH THE APPROVAL OF THE APPROPRIATE GOVERNING AGENCY. THE LOCAL GOVERNING BODY RESERVES THE RIGHT TO MAINTAIN OR IMPROVE SAID STRUCTURES AS IT DEEMS NECESSARY.



TOTAL AREA: 7.65 ACRES
TOTAL LOTS: 19
(2.5) UNITS PER ACRE

MAXIMUM RESIDENTIAL FLOOR AREA: 7.65 ACRES x .162 = 1.24 ACRES

MINIMUM RECREATION SPACE: 1.24 ACRES x 0.20 = 0.25 ACRES (REQUIRED)

MINIMUM RECREATION SPACE: RECREATION AREA = 0.25ACRES (PROVIDED) WALK = 0.12 ACRES

TOTAL= 0.37 ACRES

CERTIFICATION OF OWNERSHIP AND DEDICATION

I/We hereby certify that I/we is/are the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, roads, parks or other public ways and open spaces to public or private use as noted.

Date Owner Owner

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision regulations for the planning region, with the exception of such variances, if any, which are noted. All improvements shown have been installed or the guarantees noted provided to assure its proper completion. This plat is approved by reference in the office of the County Register.

20

Date Secretary, Regional Planning Commission

CERTIFICATION OF APPROVAL OF WATER SYSTEMS

I certify that the water system installed, or proposed for installation, fully meets minimum standards of the Tennessee State Health Department, and is hereby approved thereon.

20

Date City or County Health Officer or his Authorized Representative

CERTIFICATION OF SEWERAGE SYSTEM

I certify that the sewerage disposal system installed, or proposed for installation, fully meets the requirements of the Tennessee State Health Department and is approved as shown and conditioned thereon, to replace

Date 20

State Health Department

FINAL PLAT FOR:

CERTIFICATE OF ACCURACY

I certify that the plat shown on it hereon forms, to a true and correct survey to the accuracy required by the Regional Planning Commission and that improvements have been placed as shown hereon, to the satisfaction of the Regional Planning Commission.

03/05/2020

Date Registered Engineer/Surveyor

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

LYNCH SURVEYS LLC

RYAN S. LYNCH
TENNESSEE CERTIFICATE NO. 2447

03/05/2020

DATE

FINAL PLAT OF:

RYAN S. LYNCH
REGISTERED LAND SURVEYOR
TENNESSEE No. 2447

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR ENCUMBRANCES MAY EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

LYNCH SURVEYS LLC
SUBDIVISIONS AS-BUILTS SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2601 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: M. STRANGE	1 LC PLANNING COMMENTS 03/05/2020
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 60'	4
DATE: 11/20/2019	5
	6

Turner Homes LLC
11543 Kingston Pike
Knoxville, Tennessee 37934
Phone: (865) 777-1700

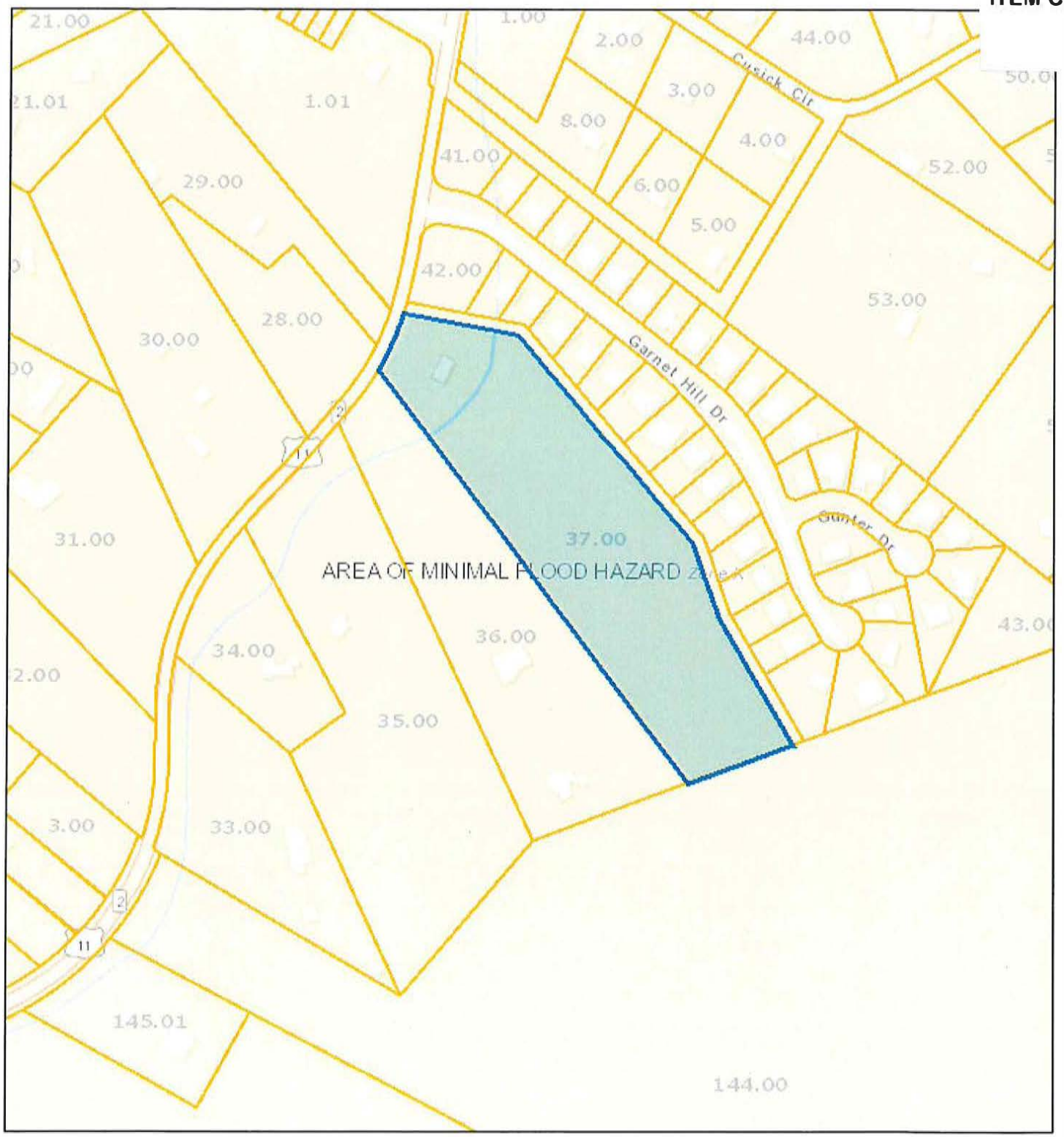
Stamford Bridge
US Highway 11
District 2, Loudon County, Tennessee

PROJECT NO.

ITEM C

Loudon County - Parcel: 011 037.00

ITEM C



Date: May 4, 2020
County: Loudon
Owner: TURNER HOMES LLC
Address: HWY 11 E 16746
Parcel Number: 011 037.00
Deeded Acreage: 7.65
Calculated Acreage: 7.65
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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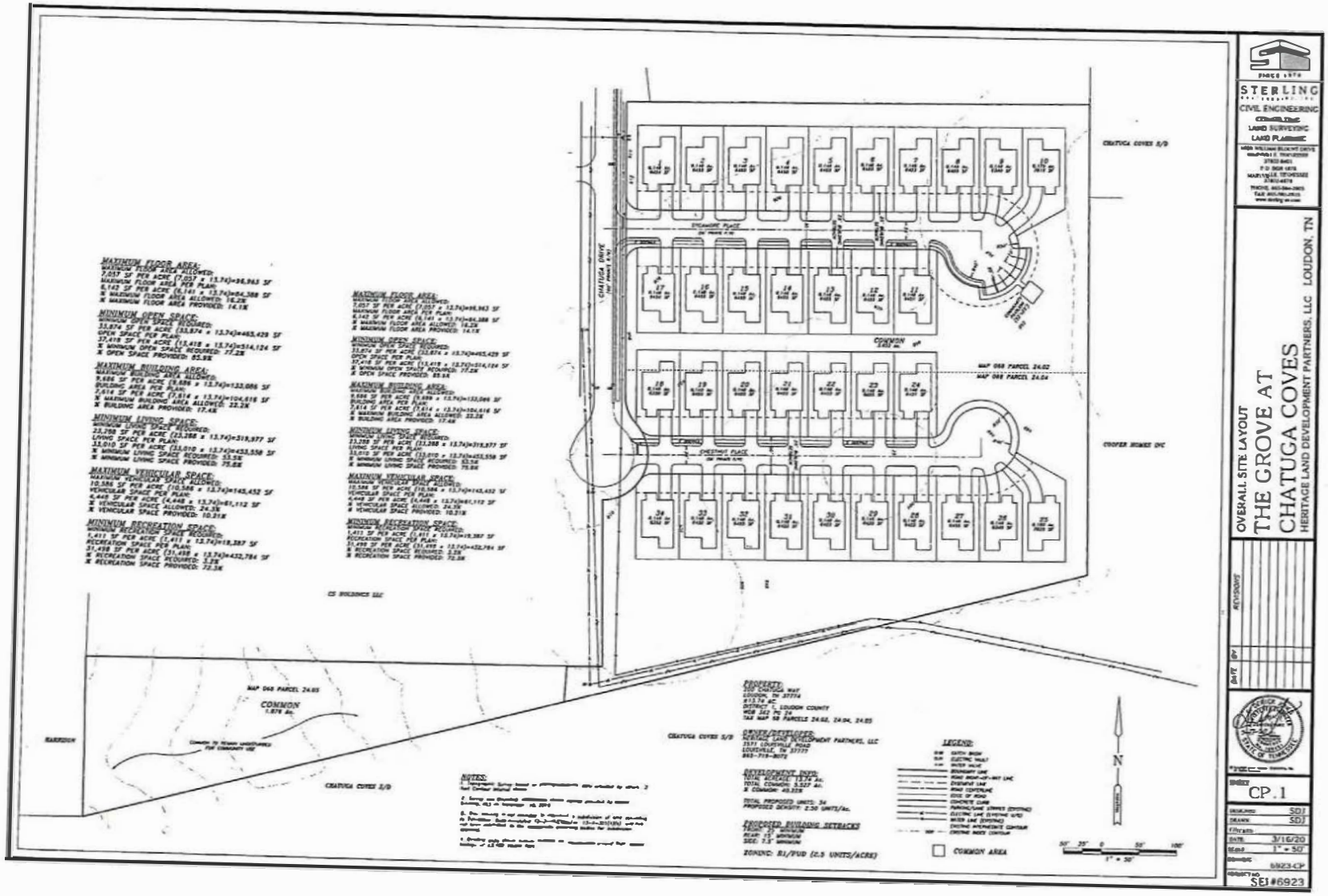
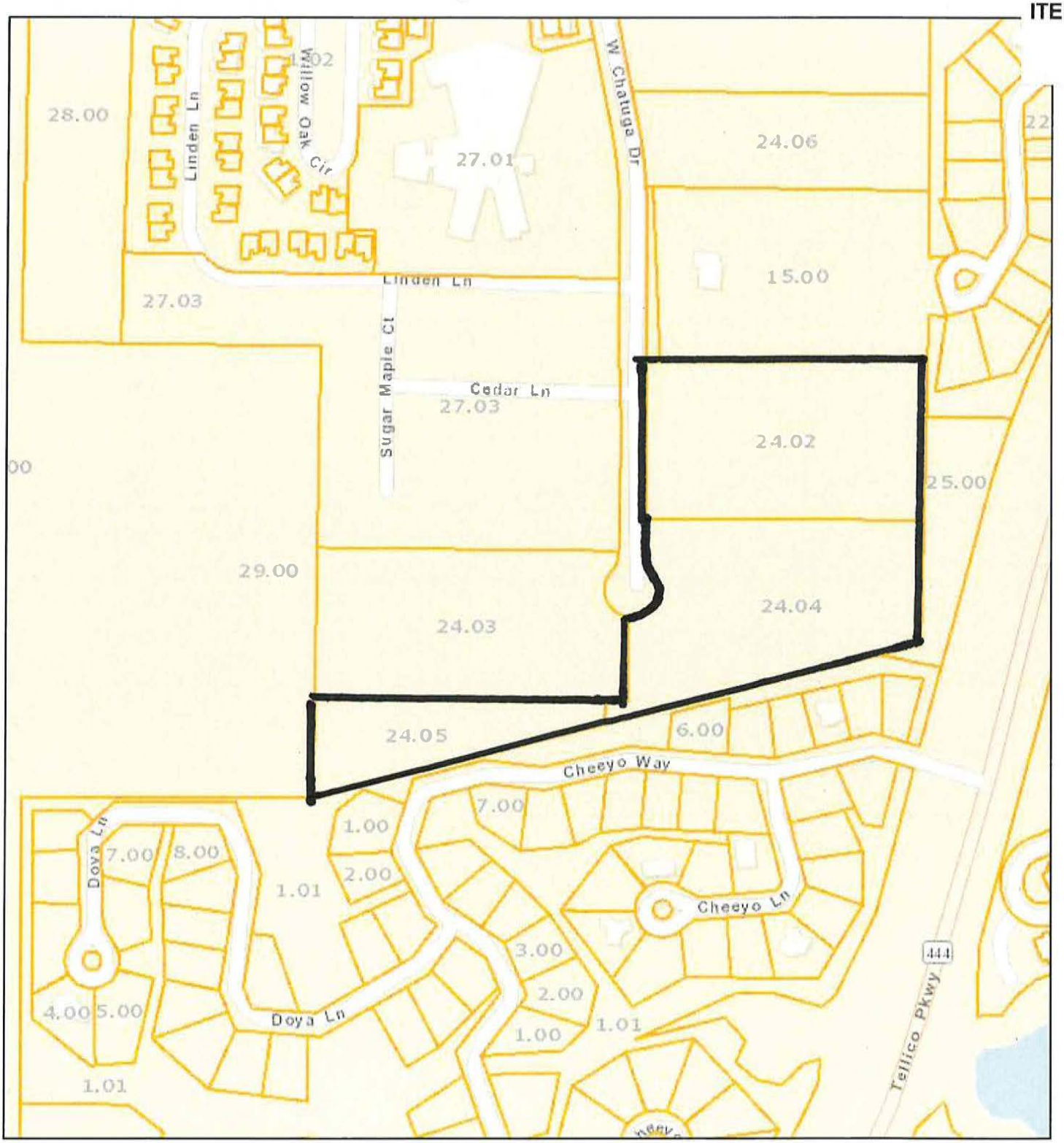
ITEM D


MAXIMUM FLOOR AREA:
MAXIMUM FLOOR AREA ALLOWED:
7,057 SF PER ACRE (7,057 x 13.74)=96,963 SF
MAXIMUM FLOOR AREA PER PLAN:
6,142 SF PER ACRE (6,142 x 13.74)=84,388 SF
% MAXIMUM FLOOR AREA ALLOWED: 16.2%
% MAXIMUM FLOOR AREA PROVIDED: 14.1%
MINIMUM OPEN SPACE:
MINIMUM OPEN SPACE REQUIRED:
33,674 SF PER ACRE (33,674 x 13.74)=463,429 SF
OPEN SPACE PER PLAN:
37,418 SF PER ACRE (37,418 x 13.74)=514,124 SF
% OPEN SPACE PROVIDED: 77.2%
MAXIMUM BUILDING AREA:
MAXIMUM BUILDING AREA ALLOWED:
9,686 SF PER ACRE (9,686 x 13.74)=133,086 SF
BUILDING AREA PER PLAN:
7,614 SF PER ACRE (7,614 x 13.74)=104,618 SF
% MAXIMUM BUILDING AREA ALLOWED: 22.3%
% BUILDING AREA PROVIDED: 17.4%
MINIMUM LIVING SPACE:
MINIMUM LIVING SPACE REQUIRED:
23,298 SF PER ACRE (23,298 x 13.74)=319,977 SF
LIVING SPACE PER PLAN:
33,010 SF PER ACRE (33,010 x 13.74)=453,550 SF
% MINIMUM LIVING SPACE REQUIRED: 53.5%
% MINIMUM LIVING SPACE PROVIDED: 75.8%
MAXIMUM VEHICULAR SPACE:
MAXIMUM VEHICULAR SPACE ALLOWED:
10,586 SF PER ACRE (10,586 x 13.74)=145,452 SF
VEHICULAR SPACE PER PLAN:
4,448 SF PER ACRE (4,448 x 13.74)=61,112 SF
% VEHICULAR SPACE ALLOWED: 24.3%
% VEHICULAR SPACE PROVIDED: 10.2%
MINIMUM RECREATION SPACE:
MINIMUM RECREATION SPACE REQUIRED:
1,411 SF PER ACRE (1,411 x 13.74)=19,387 SF
RECREATION SPACE PER PLAN:
31,498 SF PER ACRE (31,498 x 13.74)=432,784 SF
% RECREATION SPACE REQUIRED: 3.2%
% RECREATION SPACE PROVIDED: 72.3%
CS BUILDERS LLC
CHATUGA DRIVE
CHATUGA COVES R/W
COOPER HOMES INC
COMMON
MAP 048 PARCEL 24.02
MAP 048 PARCEL 24.04
MAP 048 PARCEL 24.05
COMMON
1.876 ac.
WARRIOR
CHATUGA COVES R/W
PROPERTY:
CHATUGA COVES
LOUDON, TN 37774
±13.74 AC
DISTRICT 1, LOUDON COUNTY
MAP 048 PARCEL 24.02
TAX MAP 48 PARCELS 24.02, 24.04, 24.05
OWNER/DEVELOPER:
HERITAGE LAND DEVELOPMENT PARTNERS, LLC
2511 LOUISVILLE ROAD
LOUISVILLE, TN 37777
865-719-8072
DEVELOPMENT DATA:
TOTAL ACREAGE: 13.74 ac.
TOTAL COMMON: 3.523 ac.
% COMMON: 25.63%
TOTAL PROPOSED UNITS: 34
PROPOSED DENSITY: 2.50 UNITS/ac.
PROPOSED BUILDING SETBACKS:
FRONT: 25' MINIMUM
REAR: 25' MINIMUM
SIDE: 5.5' MINIMUM
ZONING: R1/PUD (2.5 UNITS/ACRE)
NOTES:
LEGEND:
COMMON AREA
N
1" = 50'
STERLING
CIVIL ENGINEERING
CONSULTING
LAND SURVEYING
LAND PLANNING
OVERALL SITE LAYOUT
THE GROVE AT
CHATUGA COVES
HERITAGE LAND DEVELOPMENT PARTNERS, LLC LOUDON, TN
REVISIONS
DATE
BY
CP.1
DESIGNED SDJ
DRAWN SDJ
CHECKED
DATE 3/16/20
SCALE 1" = 50'
DRAWING 6923-CP
PROJECT NO. SEI #6923

Loudon County - Parcel: 068F I 008.00

ITEM D



Date: May 12, 2020
County: Loudon
Owner: AKJ LLC
Address: CHATUGA DR 127
Parcel Number: 068F I 008.00
Deeded Acreage: 0.26
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
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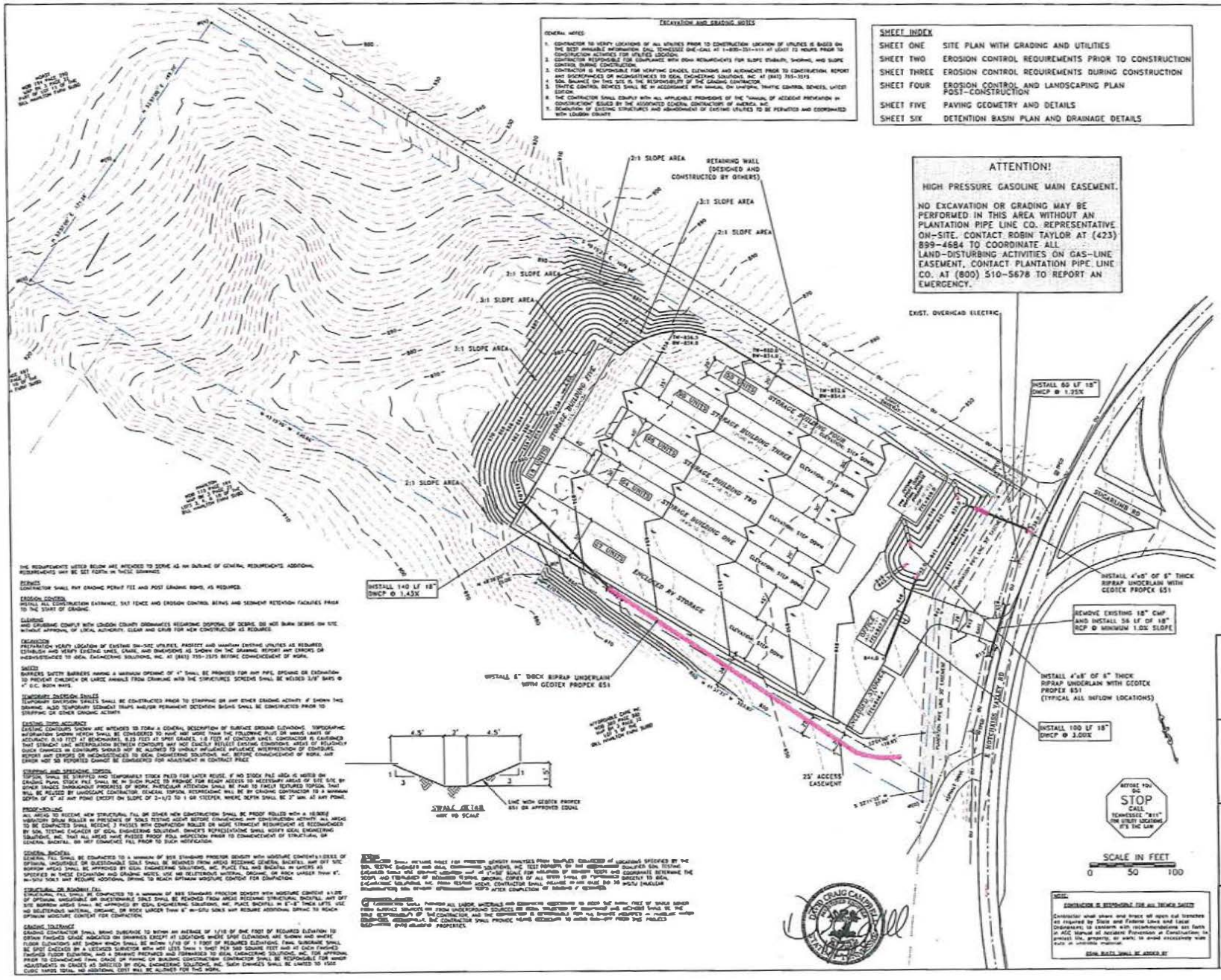


ATTENTION!

HIGH PRESSURE GASOLINE MAIN EASEMENT.

NO EXCAVATION OR GRADING MAY BE PERFORMED IN THIS AREA WITHOUT AN PLANTATION PIPE LINE CO. REPRESENTATIVE ON-SITE. CONTACT ROBIN TAYLOR AT (423) 899-4684 TO COORDINATE ALL LAND-DISTURBING ACTIVITIES ON GAS-LINE EASEMENT. CONTACT PLANTATION PIPE LINE CO. AT (800) 510-5678 TO REPORT AN EMERGENCY.

EXCAVATION AND GRADING NOTES

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT (865) 755-2575.
4. SOIL BALANCE ON THIS SITE IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH LOUDON COUNTY.

THE REQUIREMENTS LISTED BELOW ARE INTENDED TO SERVE AS AN OUTLINE OF GENERAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE SET FORTH IN THESE DRAWINGS.

PERMITS
CONTRACTOR SHALL PAY GRADING PERMIT FEE AND POST GRADING BONDS, AS REQUIRED.

EROSION CONTROL
INSTALL ALL CONSTRUCTION ENTRANCE, SILT FENCE AND EROSION CONTROL BERMS AND SEDIMENT RETENTION FACILITIES PRIOR TO THE START OF GRADING.

CLEARING
AND GRUBBING COMPLY WITH LOUDON COUNTY ORDINANCES REGARDING DISPOSAL OF DEBRIS. DO NOT BURN DEBRIS ON SITE WITHOUT APPROVAL OF LOCAL AUTHORITY. CLEAR AND GRUB FOR NEW CONSTRUCTION AS REQUIRED.

EXCAVATION
PREPARATION VERIFY LOCATION OF EXISTING ON-SITE UTILITIES. PROTECT AND MAINTAIN EXISTING UTILITIES AS REQUIRED. ESTABLISH AND VERIFY EXISTING GRADES, GRADE, AND DIMENSIONS AS SHOWN ON THE DRAWING. REPORT ANY ERRORS OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT (865) 755-2575 BEFORE COMMENCEMENT OF WORK.

SAFETY
BARRIERS SAFETY BARRIERS HAVING A MINIMUM OPENING OF 4" SHALL BE PROVIDED FOR ANY PIPE, OPENING OR EXCAVATION TO PREVENT CHILDREN OR LARGE ANIMALS FROM CRAWLING INTO THE STRUCTURES. SCREENS SHALL BE WELDED 1/8" BARS @ 4" O.C. BOTH WAYS.

TEMPORARY EROSION SWALES
TEMPORARY EROSION SWALES SHALL BE CONSTRUCTED PRIOR TO STARTING ON ANY OTHER GRADING ACTIVITY IF SHOWN THIS DRAWING. ALSO TEMPORARY SEDIMENT TRAPS AND/OR PERMANENT DETENTION BASINS SHALL BE CONSTRUCTED PRIOR TO STARTING ON OTHER GRADING ACTIVITY.

EXISTING TOPO ACCURACY
EXISTING CONTOURS SHOWN ARE INTENDED TO FORM A GENERAL DESCRIPTION OF SURFACE GROUND ELEVATIONS. TOPOGRAPHIC INFORMATION SHOWN HEREON SHALL BE CONSIDERED TO HAVE NOT MORE THAN THE FOLLOWING PLUS OR MINUS LIMITS OF ACCURACY: 0.10 FEET AT BENCHMARKS, 0.25 FEET AT SPOT GRADES, 1.0 FEET AT CONTOUR LINES. CONTRACTOR IS CAUTIONED THAT STRAIGHT LINE INTERPOLATION BETWEEN CONTOURS MAY NOT EXACTLY REFLECT EXISTING CONDITIONS. AREAS OF RELATIVELY QUICK CHANGES IN CONTOURS SHOULD NOT BE ALLOWED TO UNDULY INFLUENCE INFLUENCE INTERPRETATION OF CONTOURS. REPORT ANY ERRORS OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. BEFORE COMMENCEMENT OF WORK. ANY ERROR NOT SO REPORTED CANNOT BE CONSIDERED FOR ADJUSTMENT IN CONTRACT PRICE

STORING AND SPREADING TOPSOIL
TOPSOIL SHALL BE STOCKPILED AND TEMPORARILY STORED PILES FOR LATER REUSE. IF NO STOCK PILE AREA IS NOTED ON GRADING PLAN, STOCK PILE SHALL BE IN SUCH PLACE TO PROVIDE FOR READY ACCESS TO NECESSARY AREAS OF SITE SITE BY OTHER TRADES THROUGHOUT PROGRESS OF WORK. PARTICULAR ATTENTION SHALL BE PAID TO FINELY TEXTURED TOPSOIL THAT WILL BE REUSED BY LANDSCAPE CONTRACTOR. GENERAL TOPSOIL REDISTRIBUTE WILL BE BY GRADING CONTRACTOR TO A MINIMUM DEPTH OF 6" AT ANY POINT EXCEPT ON SLOPE OF 2-1/2 TO 1 OR STEEPER, WHERE DEPTH SHALL BE 2" MIN. AT ANY POINT.

PROOF-ROLLING
ALL AREAS TO RECEIVE NEW STRUCTURAL FILL OR OTHER NEW CONSTRUCTION SHALL BE PROOF ROLLED WITH A HEAVY VIBRATORY DRUM ROLLER IN PRESENCE OF SOILS TESTING AGENT BEFORE COMMENCING ANY CONSTRUCTION ACTIVITY. ALL AREAS TO BE COMPACTED SHALL RECEIVE 3 PASSES WITH COMPACTION ROLLER OR MORE STRENGTH REQUIREMENT AS RECOMMENDED BY SOIL TESTING ENGINEER OF IDEAL ENGINEERING SOLUTIONS. OWNER'S REPRESENTATIVE SHALL NOTIFY IDEAL ENGINEERING SOLUTIONS, INC. THAT ALL AREAS HAVE PASSED PROOF ROLL INSPECTION PRIOR TO COMMENCEMENT OF STRUCTURAL OR GENERAL BACKFILL ON THAT COMPANIES FILL PRIOR TO SUCH NOTIFICATION.

GENERAL BACKFILL
GENERAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITH MOISTURE CONTENT ±1.0% OF OPTIMUM. UNSUITABLE OR QUESTIONABLE SOILS SHALL BE REMOVED FROM AREAS RECEIVING GENERAL BACKFILL. ANY OFF SITE BORROW AREAS SHALL BE APPROVED BY IDEAL ENGINEERING SOLUTIONS, INC. PLACE FILL AND BACKFILL IN LAYERS AS SPECIFIED IN THESE EXCAVATION AND GRADING NOTES. USE NO DELETERIOUS MATERIAL, ORGANIC, OR ROCK LARGER THAN 6". IN-SITU SOILS MAY REQUIRE ADDITIONAL DRYING TO REACH OPTIMUM MOISTURE CONTENT FOR COMPACTION.

STRUCTURAL OR ROADWAY FILL
STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY WITH MOISTURE CONTENT ±1.0% OF OPTIMUM. UNSUITABLE OR QUESTIONABLE SOILS SHALL BE REMOVED FROM AREAS RECEIVING STRUCTURAL BACKFILL. ANY OFF SITE BORROW AREAS SHALL BE APPROVED BY IDEAL ENGINEERING SOLUTIONS, INC. PLACE BACKFILL IN 6"-8" THICK LIFTS. USE NO DELETERIOUS MATERIAL, ORGANIC, OR ROCK LARGER THAN 6" IN-SITU SOILS MAY REQUIRE ADDITIONAL DRYING TO REACH OPTIMUM MOISTURE CONTENT FOR COMPACTION.

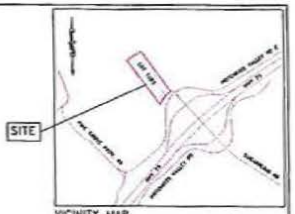
GRADING TOLERANCE
GRADING CONTRACTOR SHALL MAKE DILIGENCE TO REACH AN AVERAGE OF 1/10 OF ONE FOOT OF REQUIRED ELEVATION TO OBTAIN FINISHED GRADE INDICATED ON DRAWINGS EXCEPT AT LOCATIONS WHERE SPOT ELEVATIONS ARE SHOWN AND WHERE FLOOR ELEVATIONS ARE SHOWN WHICH SHALL BE WITHIN 1/10 OF 1 FOOT OF REQUIRED ELEVATIONS. FINAL SUBGRADE SHALL BE SPOT CHECKED BY A LICENSED SURVEYOR WITH NOT LESS THAN 1 SHOT PER 500 SQUARE FEET AND AT EACH FINISHED FINISHED FLOOR ELEVATION, AND A DRAWING PREPARED AND FORWARDED TO IDEAL ENGINEERING SOLUTIONS, INC. FOR APPROVAL PRIOR TO COMMENCING FINAL GRADE OF PAVING OR BUILDING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR ADJUSTMENTS IN GRADES AS DIRECTED BY IDEAL ENGINEERING SOLUTIONS, INC. SUCH CHANGES SHALL BE LIMITED TO 1500 CUBIC YARDS TOTAL. NO ADDITIONAL COST WILL BE ALLOWED FOR THIS WORK.

SWALE DETAIL
NOT TO SCALE

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances, in conform with recommendations set forth in ASC Manual of Accident Prevention in Construction, to protect life, property, or work; to avoid excessively wide cuts in undisturbed material.

SIGN DATE SHALL BE ADDED BY



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ALIGNMENTS AND ELEVATIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-2575.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH LOUDON COUNTY.

PROPERTY NOTES:

1. TOTAL AREA = 8.23 ACRES
2. TAX MAP 054 PARCEL 027.00 & 028.00
3. ZONING: C-3
4. SETBACKS FRONT: 30 FT.
   SIDE: 20 FT.
   REAR: 30 FT.
5. 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR LOT LINES ADJOINING PUBLIC AND PRIVATE ROW'S, 5' EACH SIDE OF ALL OTHER EXTERIOR AND INTERIOR LOT LINES.

LEGEND:

DWCP	DOUBLE WALL CORRUGATED POLYETHYLENE PIPE
FFE	FINISHED FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PEDESTAL

UTILITIES:

WATER:	WATTS BAR UTILITY DISTRICT
ELECTRIC:	LENOIR CITY UTILITIES BOARD
SOLID WASTE:	PRIVATE HAULER
TELEPHONE:	AT&T

1"=50'
15 JAN 2020

SHEET ONE

SITE PLAN WITH GRADING AND UTILITIES

SUGARLIMB MINI STORAGE

LOUDON COUNTY, TENNEESSEE

Prepared For:

PACK MANAGEMENT, LLC
2125 MIDDLEBROOK PIPE
KNOXVILLE, TENNESSEE 37921
(865) 556-9148

Municipality:

LOUDON COUNTY PLANNING COMMISSION
100 MULBERRY STREET
LOUDON, TN 37774
(865) 458-4470

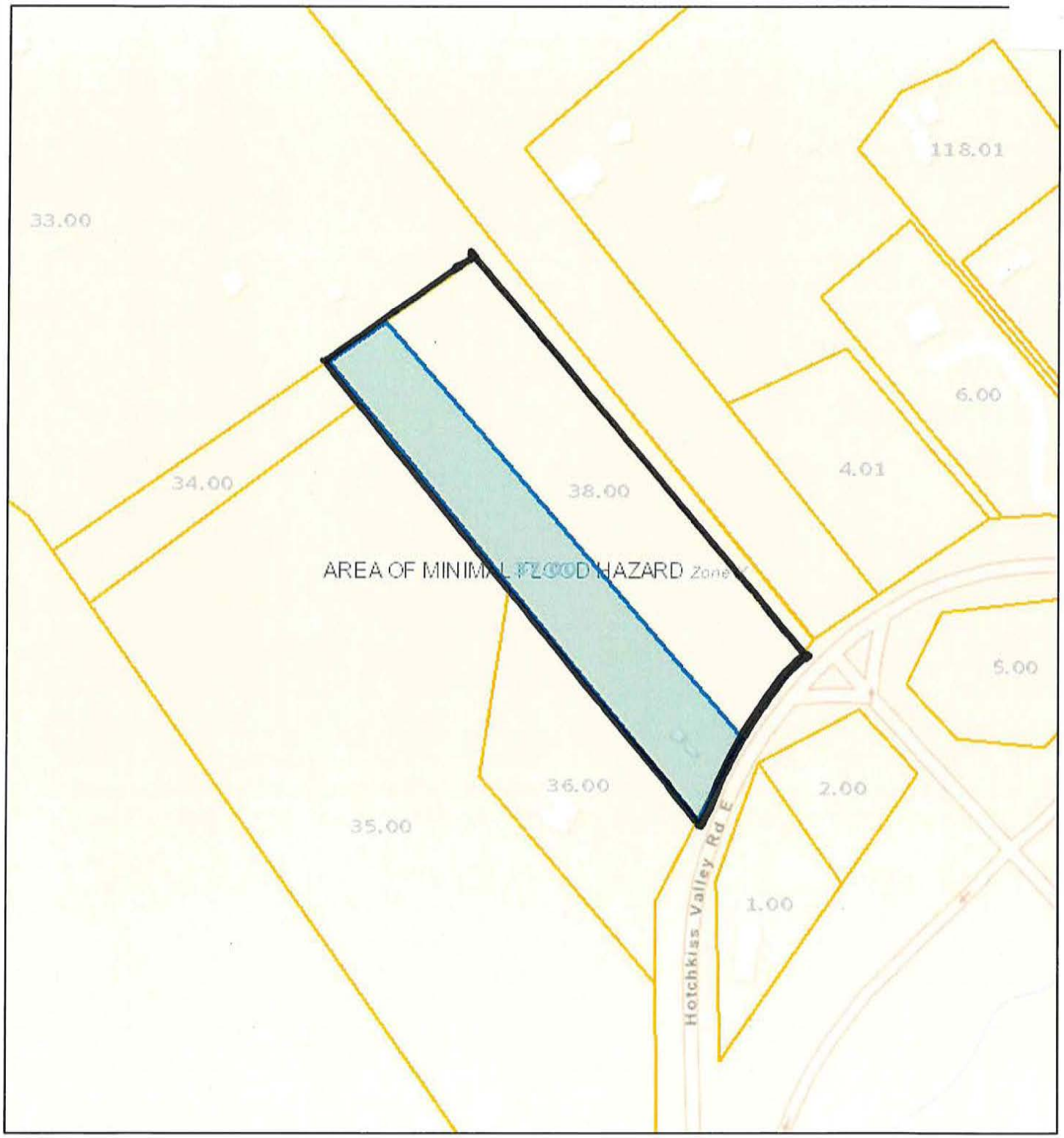
IDEAL ENGINEERING SOLUTIONS INCORPORATED

Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

ITEM E

Loudon County - Parcel: 024 037.00

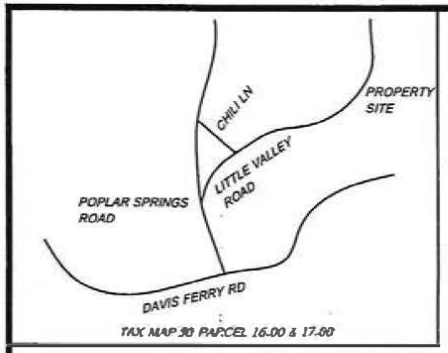
ITEM E



Date: May 4, 2020
County: Loudon
Owner: PAC MANAGEMENT LLC
Address: HOTCHKISS VALLEY RD E 16350
Parcel Number: 024 037.00
Deeded Acreage: 4.27
Calculated Acreage: 4.27
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 your local county Assessor's



LOCATION MAP (N.T.S.)

General Notes:

This tract is not in a Flood Hazard Area

Iron pins placed or found on all corners unless noted.
This plat subdivides property recorded in:
D.B. 169 PG. 39 D.B. 413 Pg. 347

ZONING: A-2

NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST WRITTEN OR UNWRITTEN.

PUBLIC WATER IS AVAILABLE

12' Utility & Drainage Easements on all side and rear lot lines

BUILDING SETBACKS
FRONT YARD - 40 FEET
REAR YARD - 30 FEET FRONT. STRUCT.
SIDE - 20 FEET

CERTIFICATION OF OWNERSHIP AND DEDICATION

3/5/20 Date — Owner
3-5-20 Date — Owner

CERTIFICATE OF ACCURACY

Date — Michael D. Lowe, RLS 2212

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

3/5/20 Date — City or County Health Officer

CERTIFICATE OF APPROVAL FOR RECORDING

Date — Secretary, Loudon County Planning Commission

CERTIFICATE OF SEWERAGE SYSTEMS

3-10-20 Date — City or County Health Authority

CERTIFICATE OF STREET NAMES AND ADDRESSES

3/5/20 Date — E-911 AUTHORITY

LEGEND

- FNS POINT NOT SET
- IPS IRON PIN SET (1/2" REBAR W/CAP)
- IPF IRON PIPE FOUND
- CM CONCRETE MONUMENT
- ES EXISTING STONE
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER
- PP POWER POLE
- WFP WOOD FENCE POST

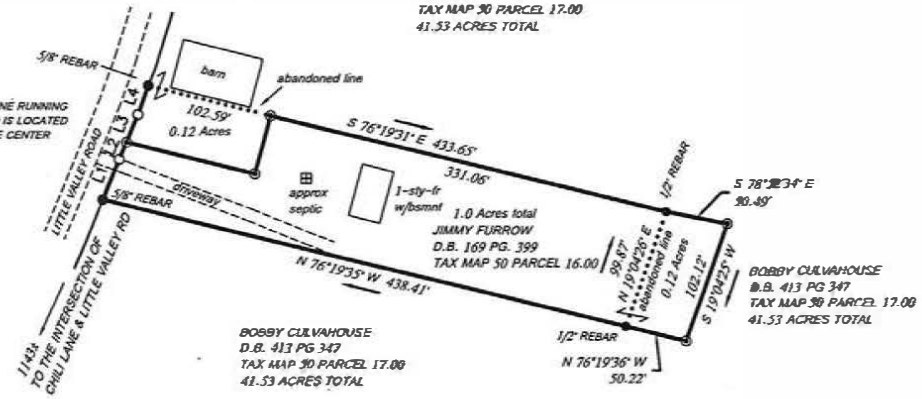
F.L.S. R.L.S. 2212

THIS IS A CATEGORY II SURVEY

I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1' PER 10000' AS SHOWN HEREON.

MICHAEL D. LOWE R.L.S. No. 2212

MICHAEL D. LOWE — REGISTERED LAND SURVEYOR — XVI AGRICULTURE — COMMERCE — TENNESSEE No. 2212



LINE	BEARING	DISTANCE
L1	N 22°04'39" E	35.45'
L2	N 22°40'56" E	15.33'
L3	N 22°40'56" E	24.62'
L4	N 19°55'13" E	25.05'

BASIS OF BEARINGS: TENNESSEE STATE PLANE

0 100 200 300

TELLICO LAND SURVEYING L.L.C.
195 H and H Road
Tellico Plains, Tennessee 37385
Telephone (423) 253-3495

FINAL PLAT
LOT LINE ADJUSTMENT
CULVAHOUSE & FURROW PROPERTIES

LOCATED IN THE FIRST CIVIL DISTRICT
LOUDON COUNTY, TENNESSEE

NOVEMBER 29, 2019 — JOB No. 19-30

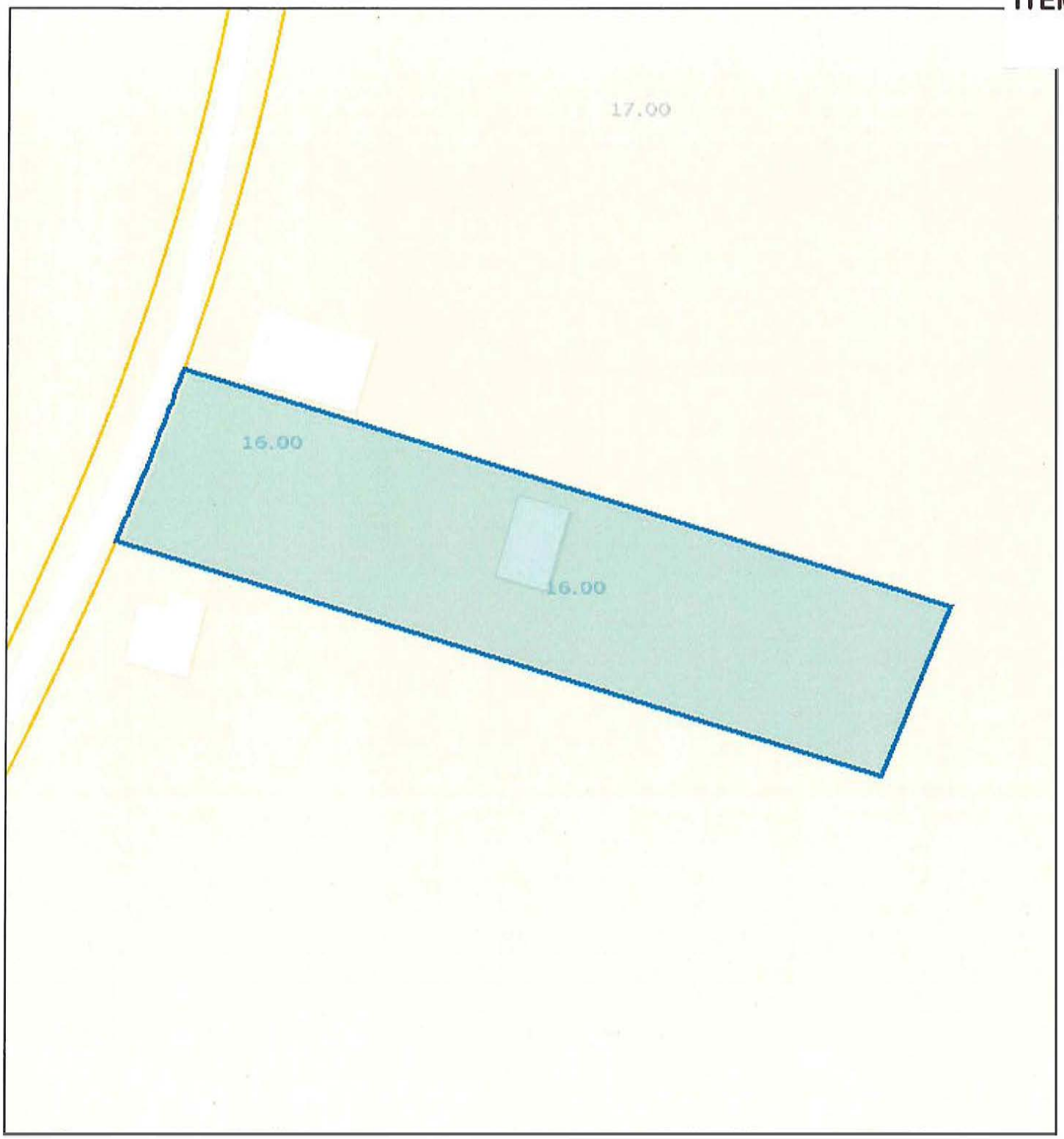
FOR: BOBBY CULVAHOUSE & JIMMY FURROW
2020 LITTLE VALLEY ROAD
LOUDON TN 37774

MAP No. D-

ITEM F

Loudon County - Parcel: 050 016.00

ITEM F



Date: April 20, 2020
County: Loudon
Owner: FURROW JIMMY H ETUX
Address: LITTLE VALLEY RD 2024
Parcel Number: 050 016.00
Deeded Acreage: 1
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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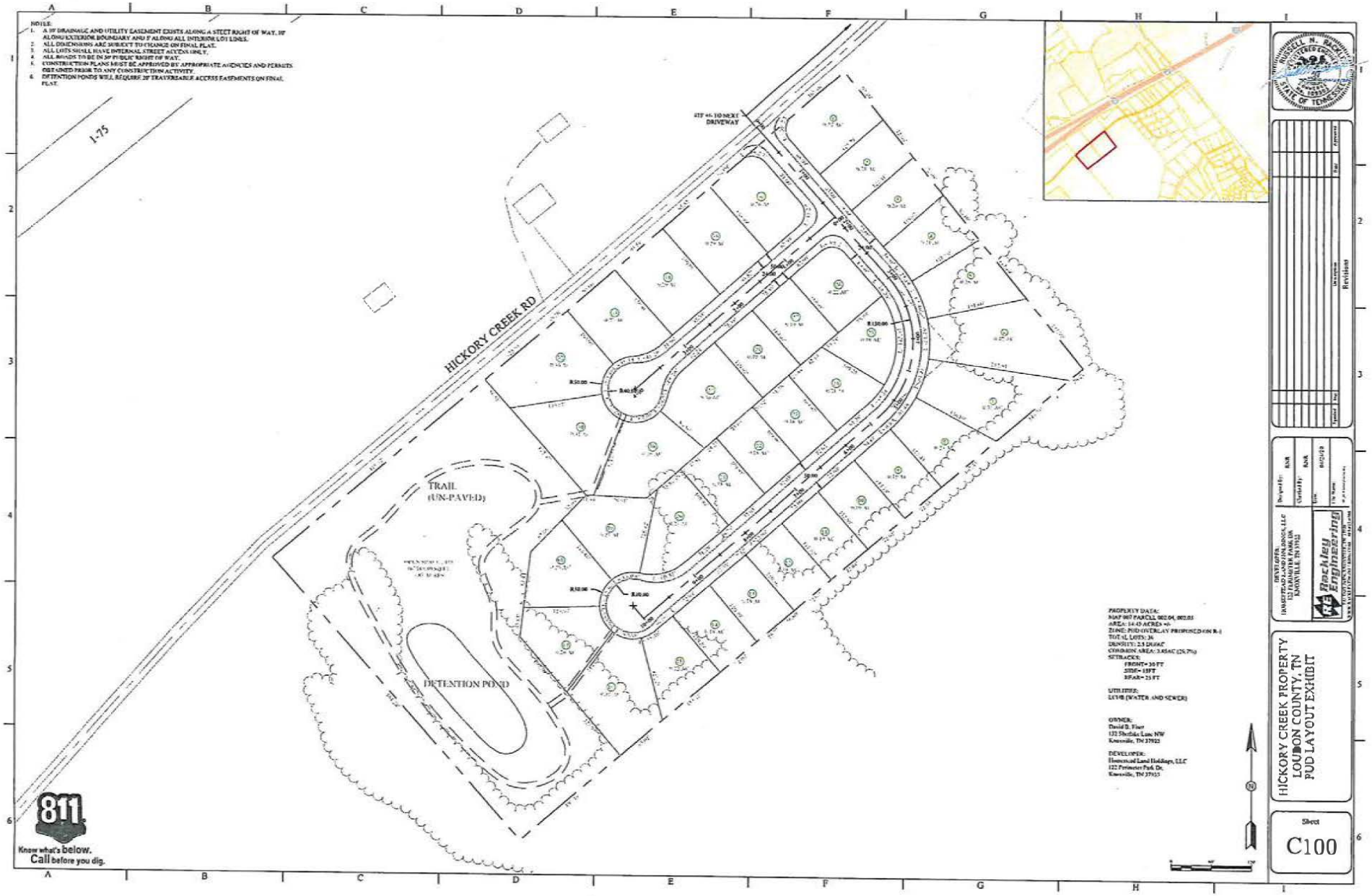
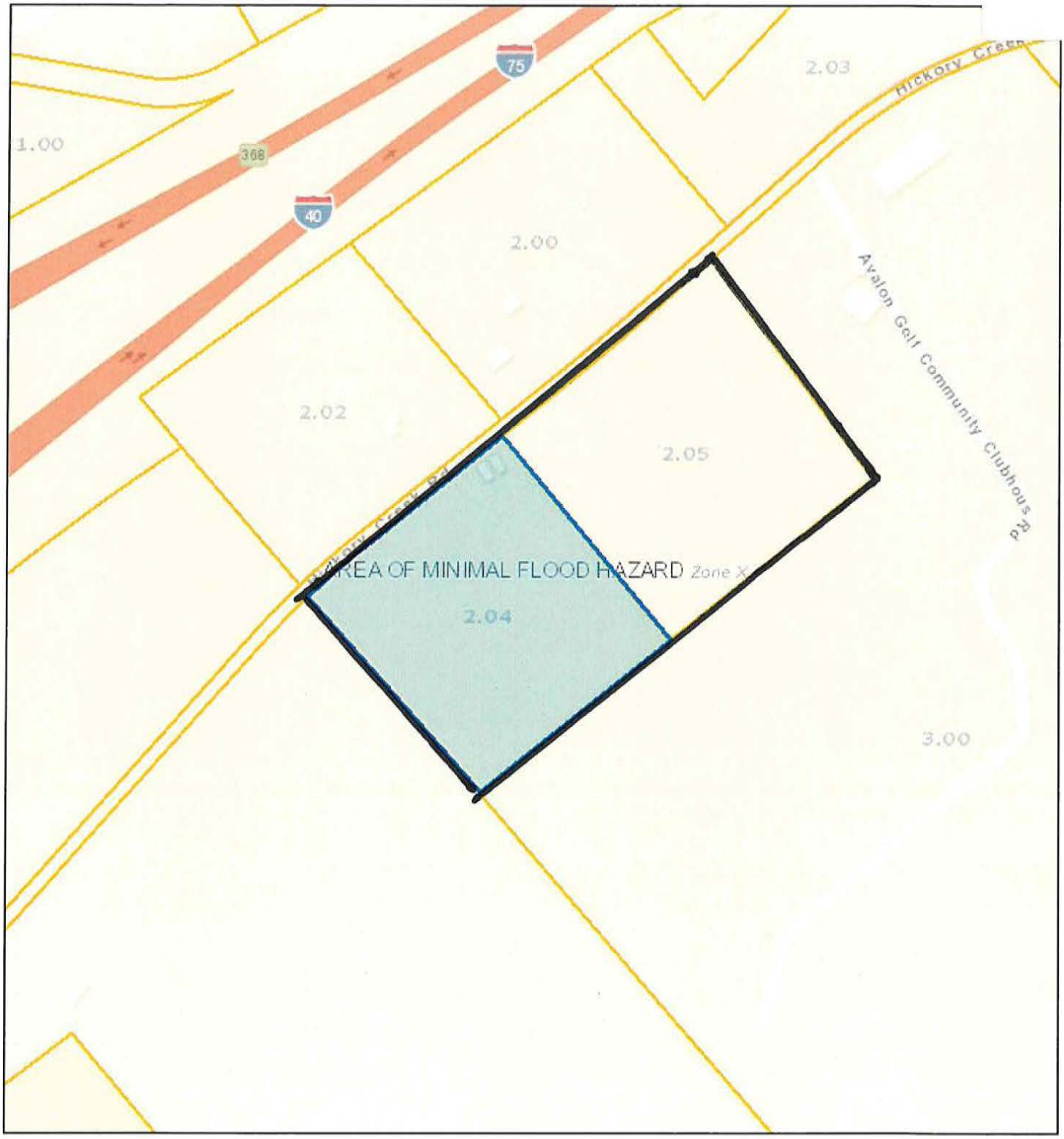
ITEM F

ITEM G


NOTES:
1. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
2. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
3. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
4. ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
5. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
I-75
HICKORY CREEK RD
TRAIL (UN-PAVED)
DETENTION POND
PROPERTY DATA:
MAP 060 PARCEL 002.04, 002.05
AREA: 14.43 ACRES +/-
ZONE: PUD OVERLAY PROPOSED ON R-1
TOTAL LOTS: 36
DENSITY: 2.5 DU/AC
COMMON AREA: 3.85AC (26.7%)
SETBACKS:
FRONT= 30 FT
SIDE= 15FT
REAR= 25 FT
UTILITIES:
LUTB (WATER AND SEWER)
OWNER:
David B. Fiser
123 Sheffield Lane NW
Knoxville, TN 37923
DEVELOPER:
Homestead Land Holdings, LLC
122 Perimeter Park Dr.
Knoxville, TN 37922
811
Know what's below.
Call before you dig.
Revisions
Rackley Engineering
HICKORY CREEK PROPERTY
LOUDON COUNTY, TN
PUD LAYOUT EXHIBIT
Sheet
C100

Loudon County - Parcel: 007 002.04

ITEM G



Date: May 4, 2020
County: Loudon
Owner: FISER DAVID B
Address: HICKORY CREEK RD
Parcel Number: 007 002.04
Deeded Acreage: 6.82
Calculated Acreage: 6.82
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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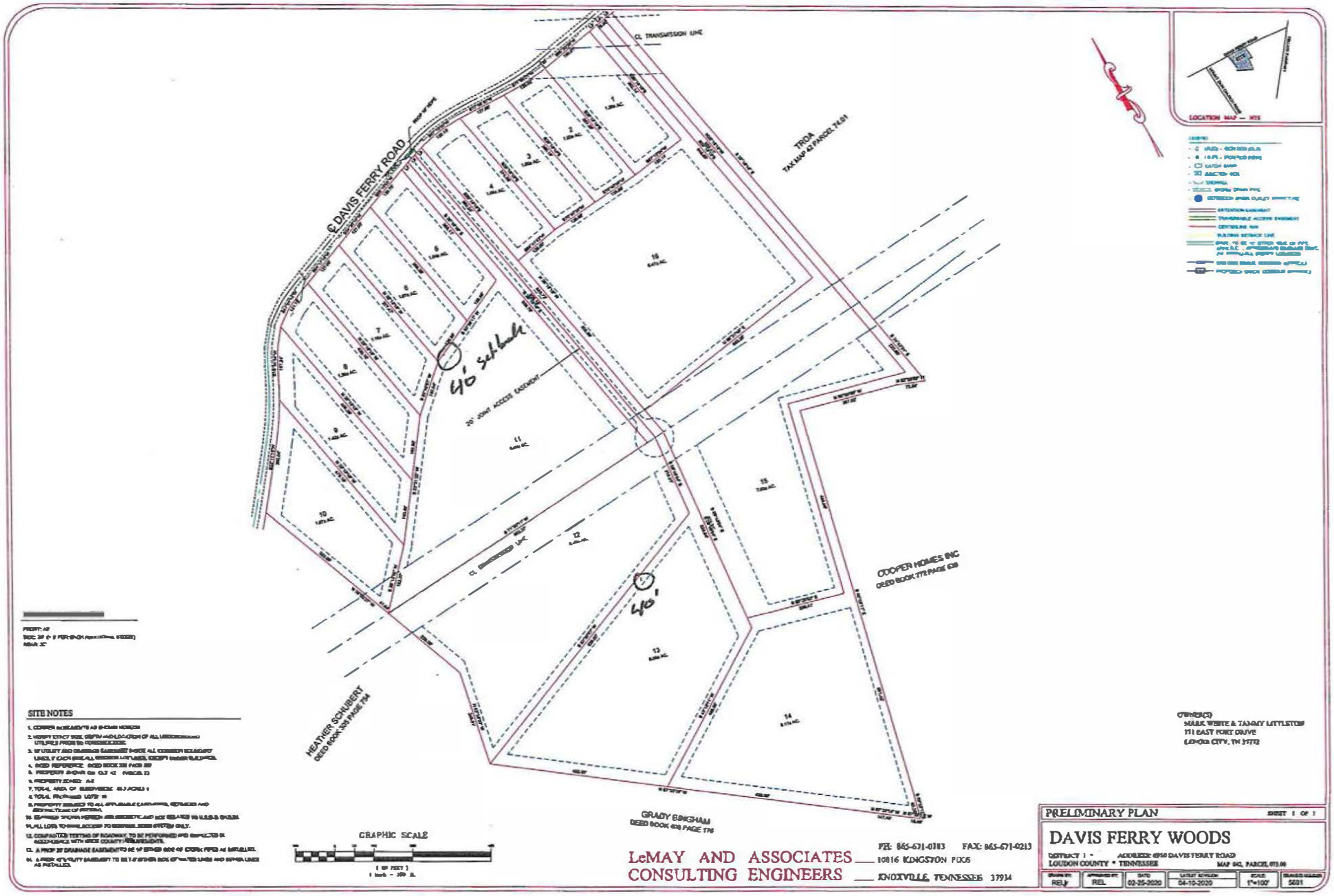
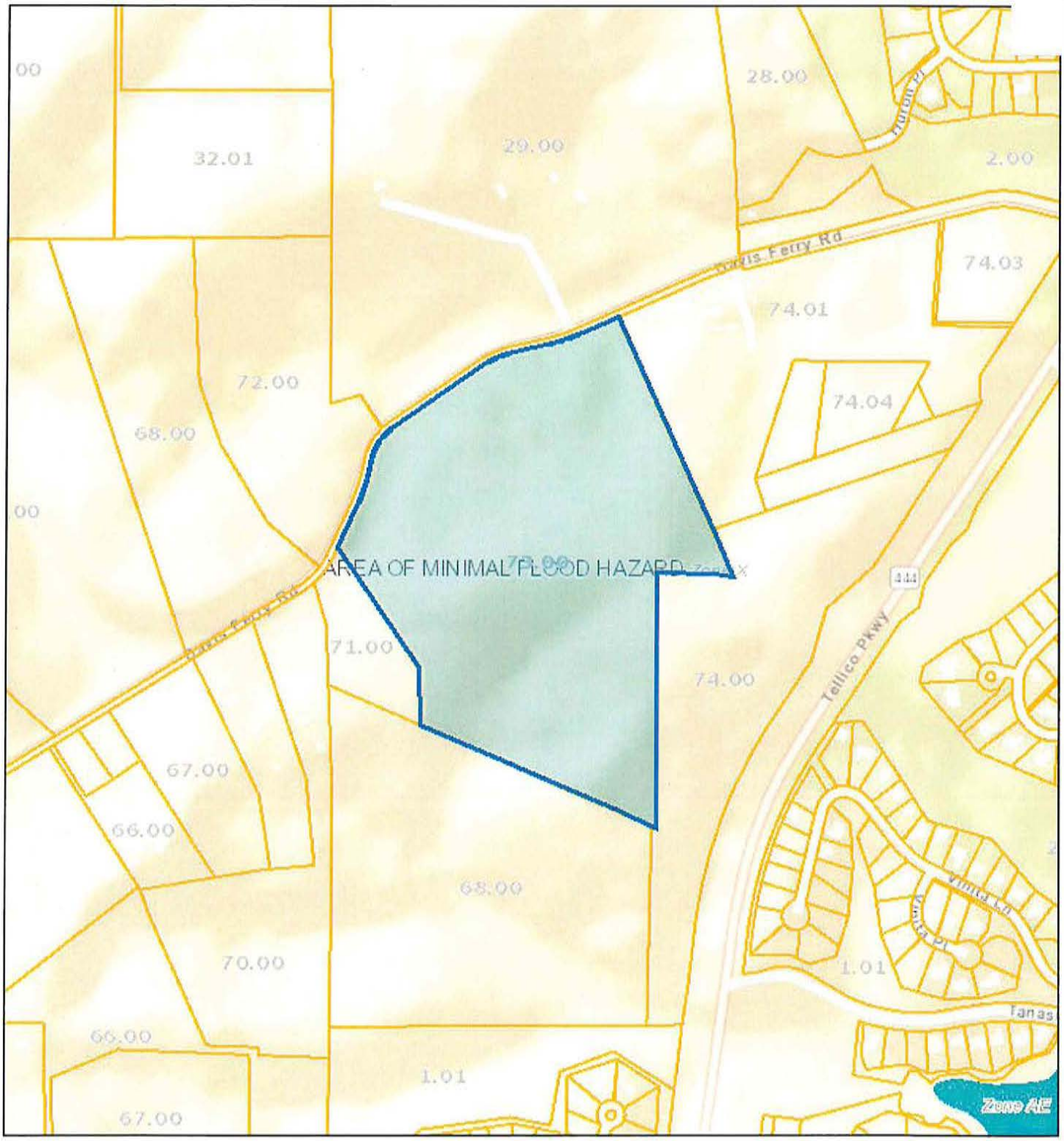
Submitted 3-22-20



ITEM H

Loudon County - Parcel: 042 073.00

ITEM H



Date: May 4, 2020
County: Loudon
Owner: WHITE MARK THOMAS &
Address: DAVIS FERRY RD 8950
Parcel Number: 042 073.00
Deeded Acreage: 0
Calculated Acreage: 55.8
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
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CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

Month	2020	Fees	Value	2019	Fees	Value	2018	Fees	Value	2017
January	43	$32,476	$8,990,150	43	$36,267	$10,581,553	50	$ 33,482	$9,276,834	33
February	44	$26,183	$7,110,593	45	$28,439	$7,544,271	38	$ 26,937	$7,623,628	37
March	47	$34,518	$9,568,416	51	$33,030	$9,998,800	61	$ 40,087	$11,450,722	50
April	47	$25,651	$7,096,643	53	$31,815	$8,522,190	52	$ 29,859	$8,415,166	32
May				55	$30,108	$7,978,973	56	$ 31,182	$8,264,540	47
June				41	$21,204	$5,587,036	56	$ 32,578	$9,493,426	57
July				56	$40,622	$11,175,837	49	$ 27,677	$23,143,415	45
August				59	$39,884	$10,835,249	56	$ 31,007	$8,575,728	45
September				46	$25,191	$6,655,941	55	$ 32,185	$8,561,038	41
October				59	$42,078	$12,562,632	65	$ 46,425	$12,830,429	54
November				35	$22,175	$5,986,943	50	$ 32,098	$8,887,651	55
December				43	$33,550	$9,227,464	34	$ 26,207	$7,271,454	40
TOTALS	181	$118,828	$32,765,802	586	$384,363	$106,656,889	622	$389,724	$123,794,031	536

19 single-family building permits issued for April, 2020

CODES DEPARTMENT BUILDING ACTIVITY SUMMARY

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December				43	$33,550	$9,227,464	34	$ 26,207	$7,271,454	40
TOTALS	134	$93,177	$25,669,159	586	$384,363	$106,656,889	622	$389,724	$123,794,031	536

29 single-family building permits issued for March, 2020

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 COUNTY BOARD OF ZONING APPEALS
MAY 19, 2020
5:30 PM

1. Call to Order;

2. Roll Call and Swearing In All Witnesses;

3. Approval of Minutes from March 17, 2020 meeting;

4. Planned Agenda Items;

   A. Variance Request to operate plant nursey and landscape business, Noah Myers, Applicant and Property Owner, 6372 Waller Ferry Rd., Tax Map 005 Parcel 105.00, A-2 Rural Residential District, Approximately 17.4 acres;

   B. Variance Request to build accessory building in front yard, and a 4' front yard setback, Applicant and Property Owner, Edmund & Dawn Spillis, 1274 Outer Dr., Tax Map 15B Group A Parcel 007.00, R-1 Suburban Residential District;

   C. Variance Request for a 21' reduction of the front setback, Applicant, Steve Tipton (Tip Signs), Property Owner, Terry and Belynda Brown, 7003 Hwy. 411, Tax Map 079 Parcel 117.00, C-1 Rural Center District;

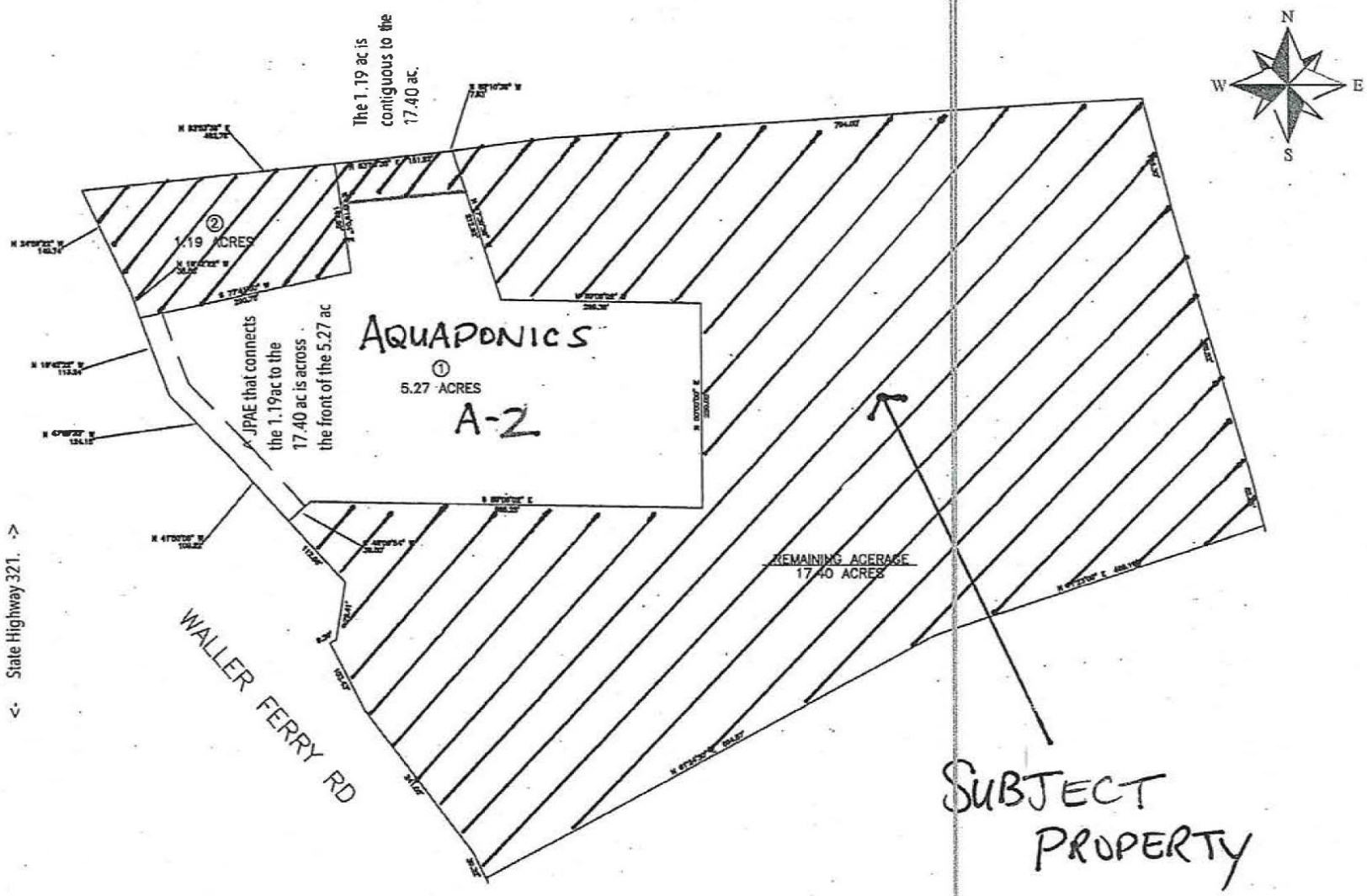
   D. Variance Request to operate a real estate office out of home, Applicant, Robert Harrison, Property Owner, Donald Leo, 3501 Antioch Church Rd., Tax Map 035 Parcel 065.00, A-1 Agriculture-Forestry District, Approximately 2.8 acres;

   E. Special Exception Request to build open and enclosed storage, Applicant and Property Owner, Lynn Holmes, Waller Ferry Rd., Tax Map 009 Parcels 081.00, 082.00, and 088.00, C-2 General Commercial District; Approximately 3.48 acres;

5. Additional Public Comments

6. Announcements and/or comments from Board/Commission

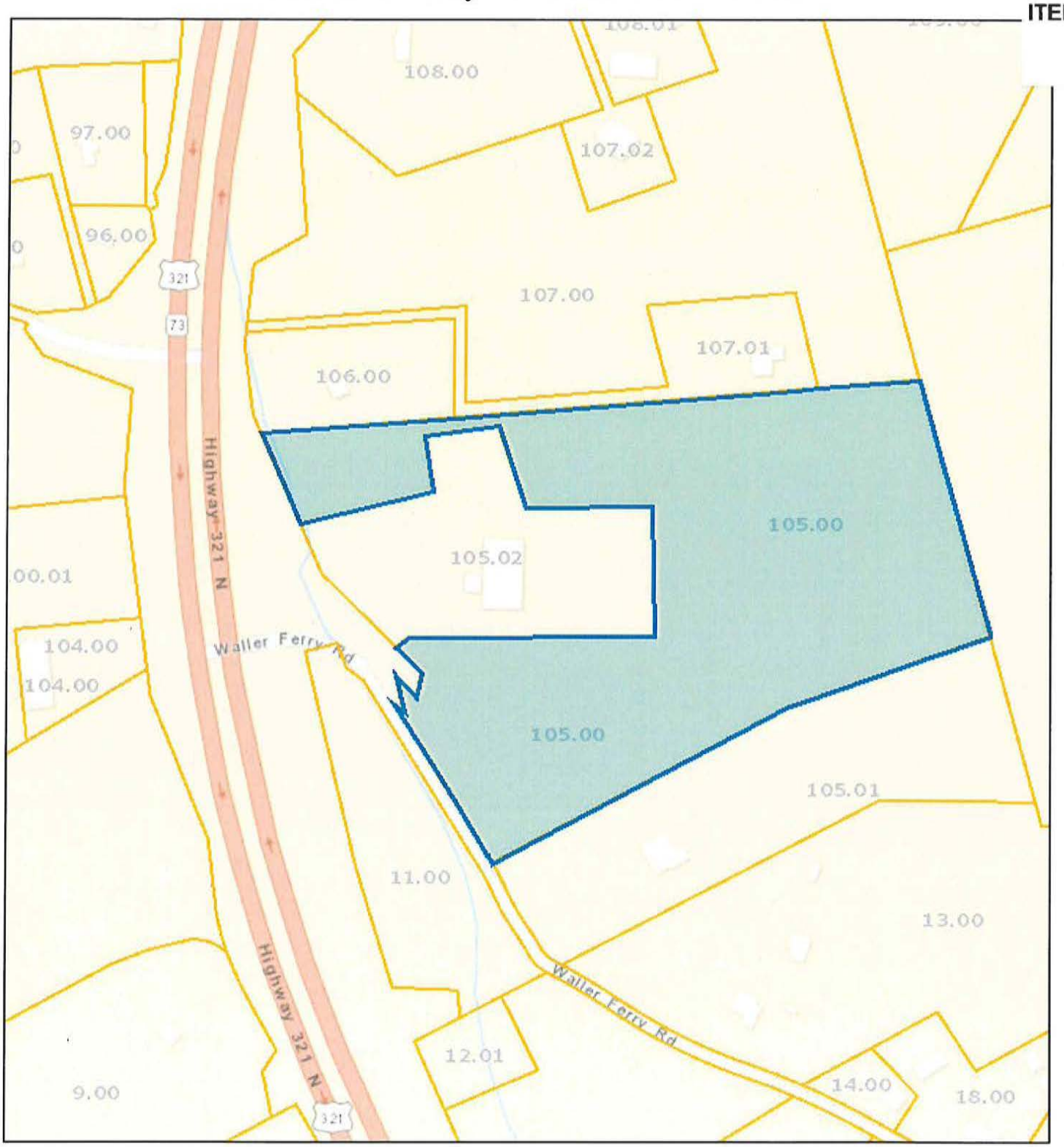
7. Adjournment


HWY 321
State Highway 321.
WALLER FERRY RD
The 1.19 ac is contiguous to the 17.40 ac.
1.19 ACRES
JPAE that connects the 1.19ac to the 17.40 ac is across the front of the 5.27 ac
AQUAPONICS
5.27 ACRES
A-2
REMAINING ACERAGE
17.40 ACRES
SUBJECT PROPERTY
N
S
E
W

ITEM A

Loudon County - Parcel: 005 105.00

ITEM A



Date: April 16, 2020
County: Loudon
Owner: MYERS R KNICK &
Address: WALLER FERRY RD 6372
Parcel Number: 005 105.00
Deeded Acreage: 17.06
Calculated Acreage: 17.06
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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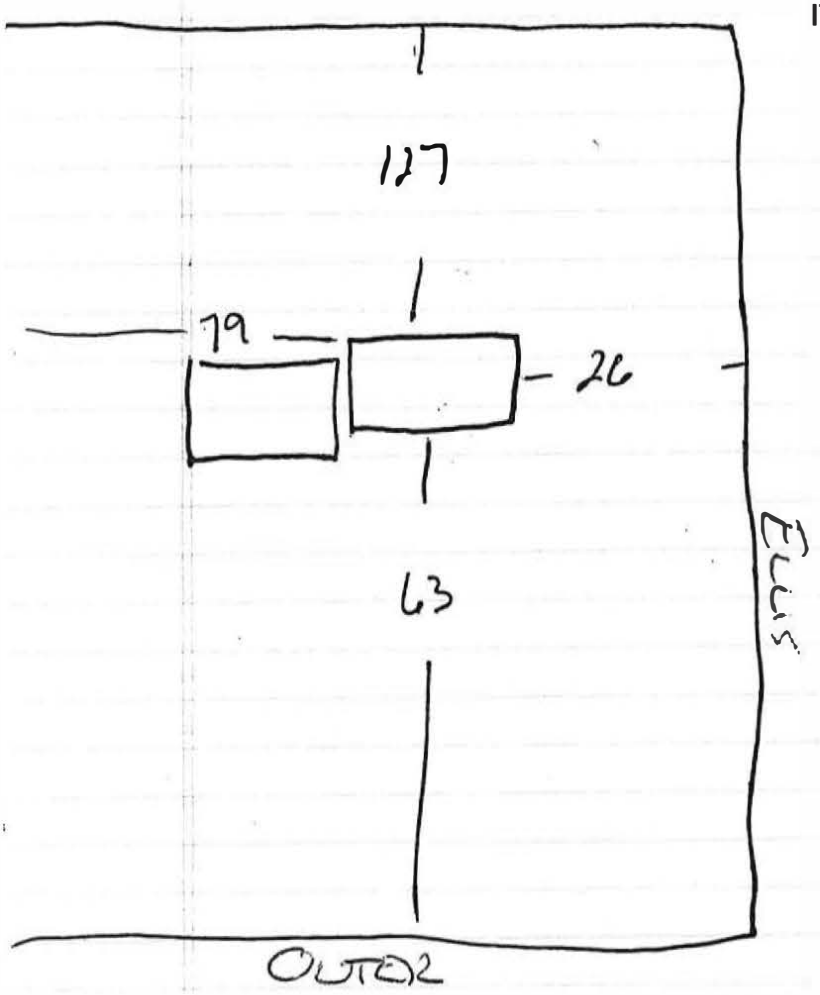
ITEM B



map 153 "4" 7.00

Loudon County - Parcel: 015B A 007.00

ITEM B

Date: April 23, 2020
County: Loudon
Owner: SPILLIS EDMUND J ETUX DAWN R
Address: OUTER DR 1274
Parcel Number: 015B A 007.00
Deeded Acreage: 0
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
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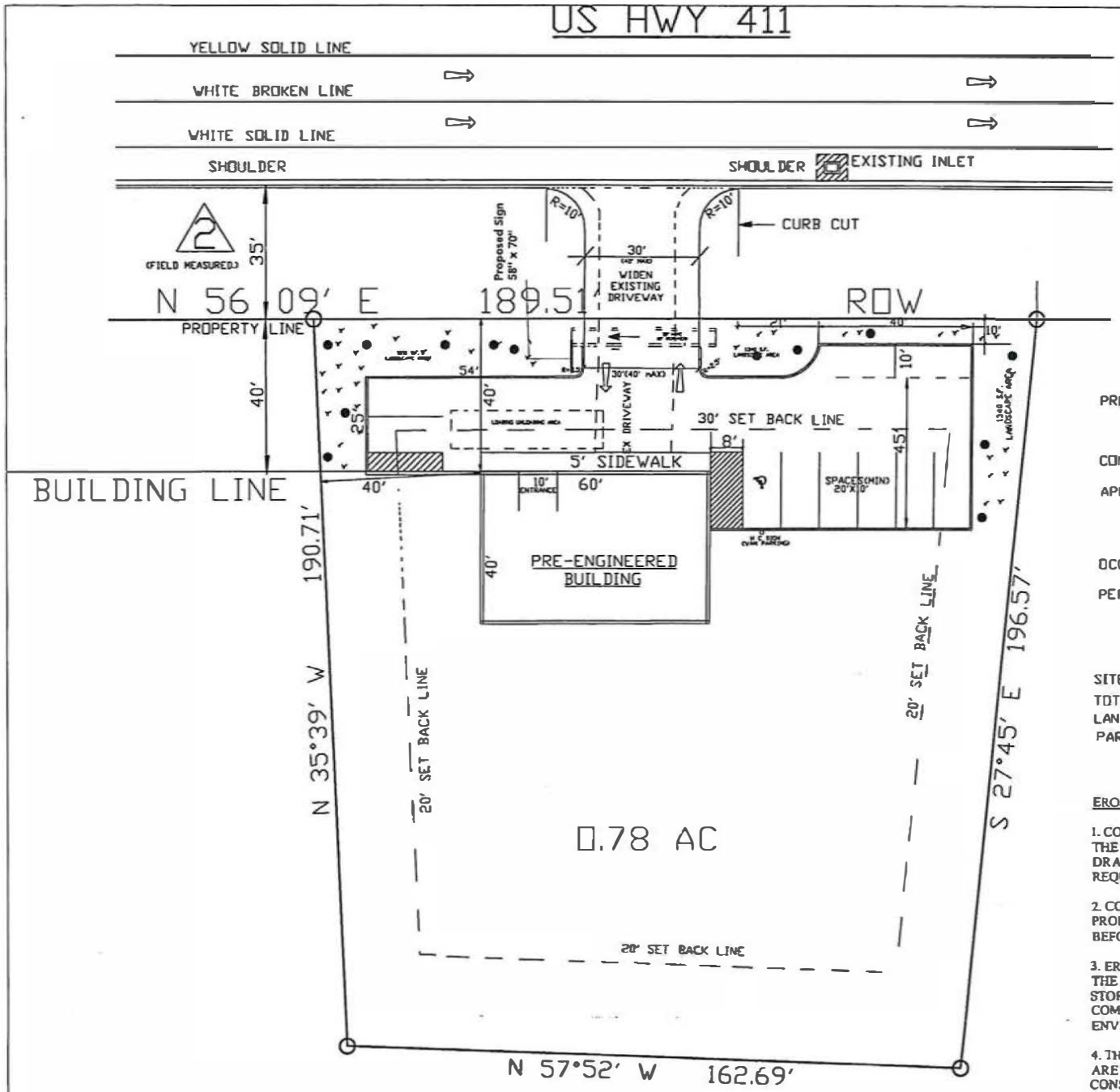
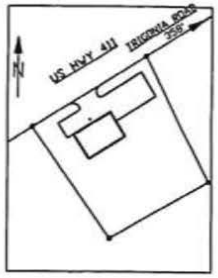
ITEM B



SITE PLAN

SCALE 1"=20'



KEY PLAN

PROJECT NAME: PET FOOD SUPPLY
7003 GREENBACK, GRE

CONTACT: EDDY BITTLE 389-86

APPLICABLE CODES: 2018 IBC BUILDING
STANDARD FIRE PRE

OCCUPANCY TYPE: GROUP B BUSINESS

PERMITTED USES: PET FOOD SUPPLY

ZONING		C-1
SETBACK	FRONT	30'
	REAR	20'
	SIDE	20'

SITE AREA: 34,000 S.F. APPROX
TOTAL DISTURBED AREA 8500 S.F.
LANDSCAPE AREA 2550 S.F.
PARKING SPACES: 2400/250=10 SPACES PRO

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL GET HIMSELF FAMILIAR WI THE SITE, EXISTING UTILITIES, EXISTING FEATURES DRAINAGE, SOIL PROPERTIES AND OTHER REQUIREMENTS BEFORE PRECEDING THE WORK.

2. CONTRACTOR SHALL VERIFY ALL MEASUREMEN PROPERTY INFORMATION, BEARING AND DISTANCE BEFORE COMITTING OR PROCEEDING TO WORK.

3. EROSION CONTROL PRACTICES MUST COMPLY WI THE MINIMUN BEST MANAGEMENT PRACTICES FOR STORM WATER MGMT AND EROSION CONTROL IN COMPLIANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND LOUDON COUNTY.

4. THE INSTALLATION OF EROSION CONTROL MEAS ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ONTHE SITE AND MAINTAINED UNT PERMANENT GROUND COVER IS ESTABLISHED.

5. DISTURBED AREA SHALL BE STABILIZED WITH SO PERMANENT SEEDING, AS SOON AS PER EROSION A SEDIMENTATION CONTROL REQUIREMENTS PER TENNESSEE DEPARTMENT OF ENVIRONMENT

EARTHWORK SHALL BE SI FROM THE BUILDING.

ITEM C

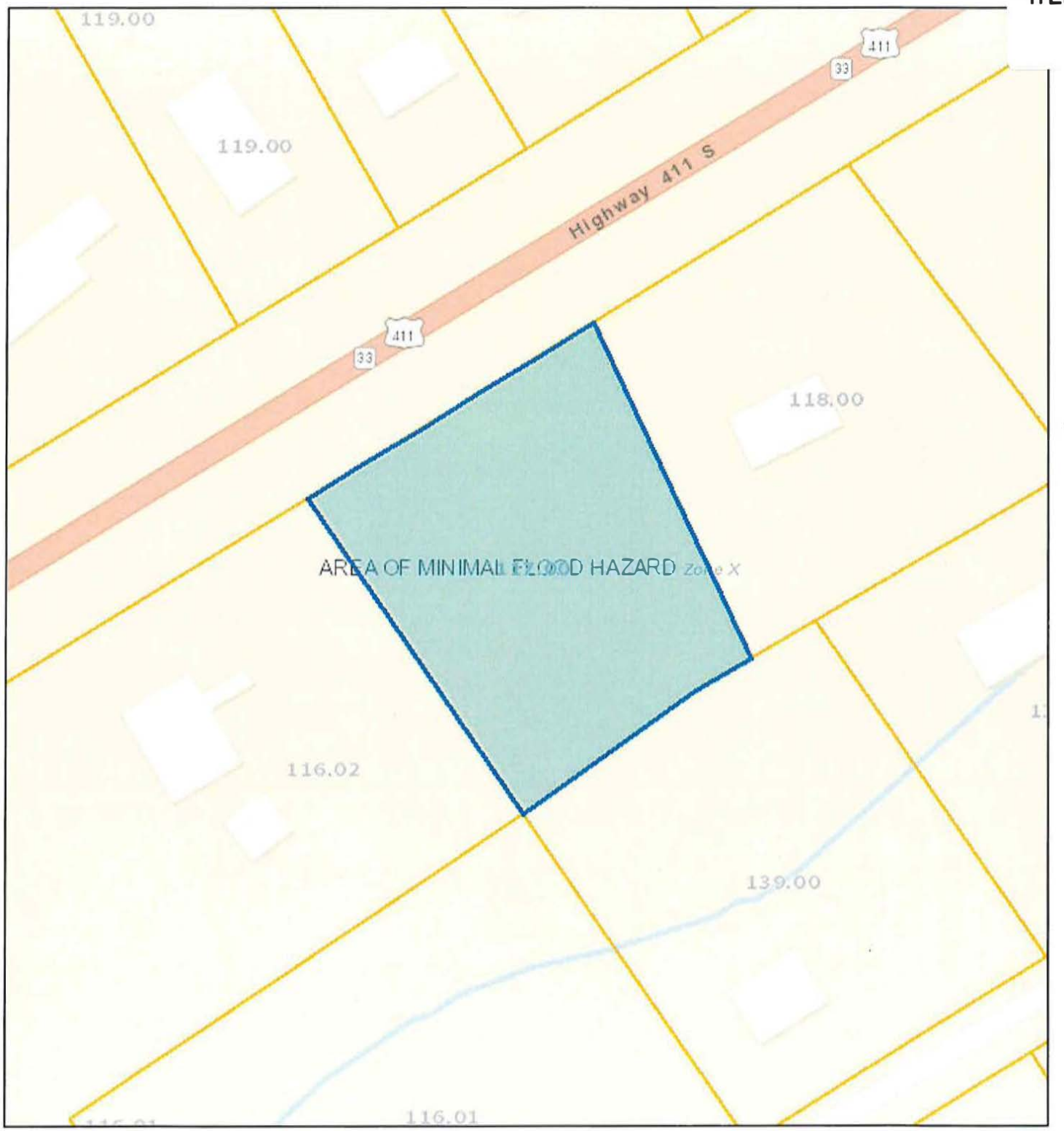
ITEM C

Non Illuminated CNC Routed HDU
Mounted on 4" x 6" Pressure Treated Poles
2 Sides 3' In Ground
70"
LOWE VALLEY
FEED STORE
58"
48"
Pole Cover
60"
44' to Edge of road

ITEM C

Loudon County - Parcel: 079 117.00

ITEM C



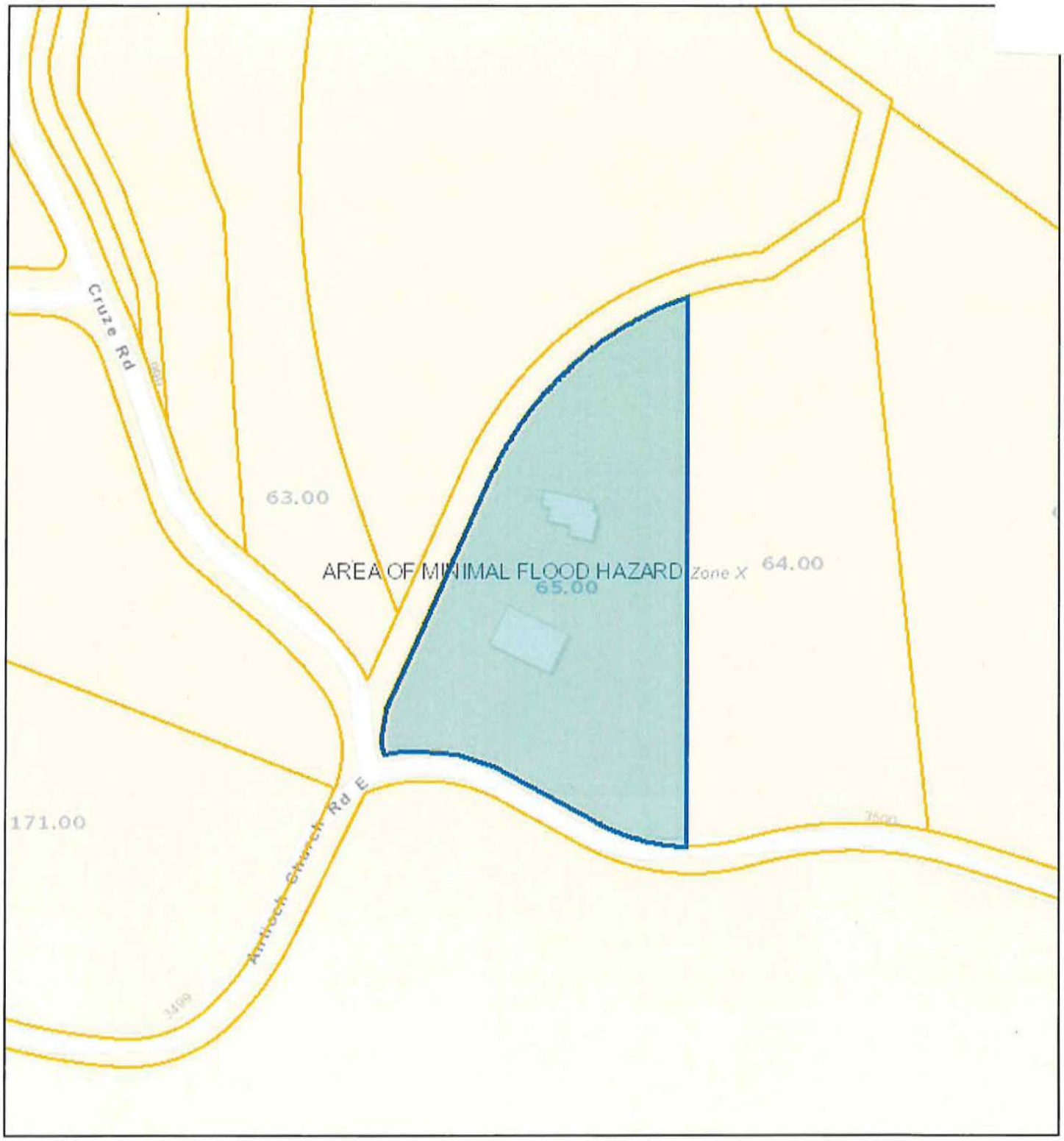
Date: May 1, 2020
County: Loudon
Owner: BROWN TERRY ETUX BELYNDA
Address: HWY 411 S 7003
Parcel Number: 079 117.00
Deeded Acreage: 0
Calculated Acreage: 0.78
Date of Imagery: 2015

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 your local county Assessor's

Loudon County - Parcel: 035 065.00

ITEM D



Date: May 1, 2020
County: Loudon
Owner: LEO DONALD WILLIAM ETUX
Address: ANTIOCH CHURCH RD E 3501
Parcel Number: 035 065.00
Deeded Acreage: 2.83
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
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ITEM D

Wharf Street Realty **P.O. Box 767** **Loudon, TN 37774** **865.740.5711**

May 8, 2020

Loudon County Board of Zoning Appeals
C/o Jim Jenkins
Codes Enforcement Director
101 Mulberry Street
Suite 101
Loudon, TN 37774

Dear BZA Members,

I am a real estate broker focused primarily on commercial properties. I operate a one-person office under Wharf Street Realty, LLC. My primary license is in Tennessee, but I am also licensed in North Carolina, South Carolina, and Virginia. In the past I have held licenses in Florida and Kentucky. I currently have two industrial properties listed in Knoxville. I also have a fifty-acre tract in western North Carolina co-listed with a Knoxville broker. I primarily work for a small number of developers and end users assisting them to acquire properties to meet their specific needs. I helped to site Walgreens Drugstores across East Tennessee and southeastern Kentucky. I have identified and brokered land for investment scale multi-family projects as well as several Zaxby's. A major part of my work the past few years has been assisting utility scale solar developers identify and secure large acreage tracts from Memphis, TN to Charleston, SC to Charlottesville, VA.

My real estate practice is based on long term relationships serving a handful of clients. I spend my work time on a phone, on a laptop, searching GIS databases, writing letters, sending emails, and driving significant distances to inspect potential sites and meet with property owners, buyers, and my clients. Closings occur in the offices of title companies. I do not need, nor benefit from a commercial storefront or office, like a typical brokerage. Nor, do I generate any traffic like a typical real estate office might. However, the Tennessee Real Estate Commission requires a physical address, verified by the local zoning authority to be commercial or with a variance permitting use for the brokerage firm. I am requesting that you grant a variance for me to operate my one-man real estate practice out of my home at 3555 Antioch Church Road E, Lenoir City, TN 37772.

Respectfully,

Robert E Harrison

Robert E. Harrison, CCIM

ITEM D

Joyce and Donald Leo
3501 Antioch Church Road East
Lenoir City, TN 37772
May 8, 2020

Loudon County Board of Zoning Appeals
C/o Jim Jenkins
Codes Enforcement Director
101 Mulberry Street
Suite 101
Loudon, TN 37774

Dear BZA Members,

I am writing in support of your granting a variance for commercial use of rented property by Robert Harrison who lives at 3555 Antioch Church Road East, Lenoir City, TN 37772. The property is next door to our residence at the above address.

Robert and his wife Lois Snow are exemplary tenants and community members. This variance would relieve Mr. Harrison from the needless expense of renting an office which he never uses in any form with usual commercial traffic. He conducts his business via computers and drives to distant properties in this and other states. There would be no commercial traffic, no signings, no disturbances of any kind to us or to any of the distant neighbors, since there would be no business of any kind conducted on this property other than what he already does via his computer in the privacy of his home.

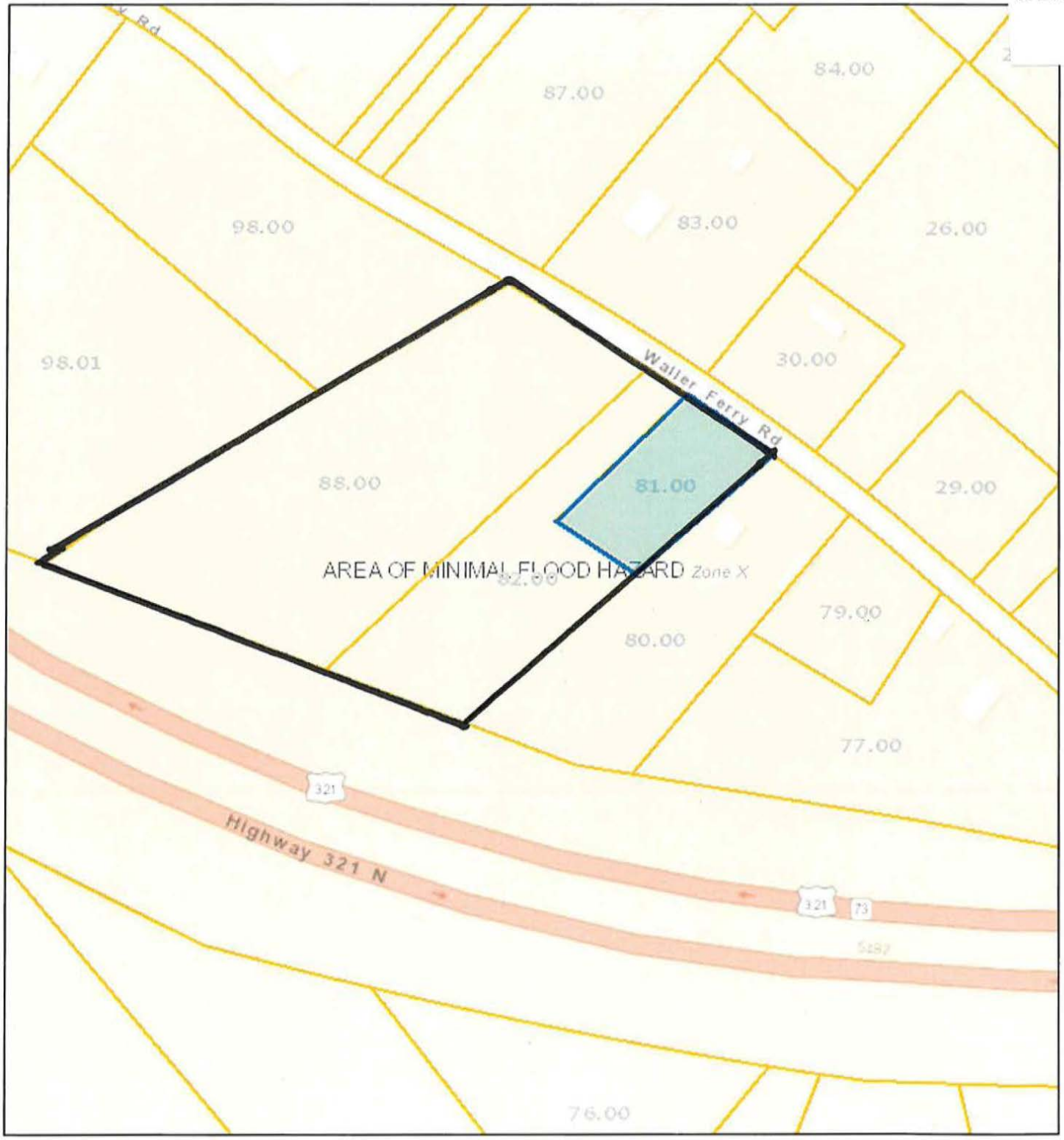
We therefore endorse your approval of this variance and urge you to grant the variance.

Sincerely,

Joyce and Donald Leo
865-988-4347

Loudon County - Parcel: 009 081.00

ITEM E



Date: May 4, 2020
County: Loudon
Owner: HOLMES LYNNE
Address: WALLER FERRY RD 901
Parcel Number: 009 081.00
Deeded Acreage: 0.46
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
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