

RESOLUTION NO. 010719-E

**A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, SECTION 4.240 SITE PLAN REVIEW, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105**

**WHEREAS**, the Loudon County Commission, in accordance with Chapter Seven, Section 13-7-105 of the Tennessee Code Annotated, may from time to time amend the number, shape, boundary, area or any regulation of or within any districts, or any other provision of the zoning resolution; and

**WHEREAS**, the Regional Planning Commission has forwarded its recommendation regarding this amendment to the Loudon County Zoning Resolution; and

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County *Daily Edition* on December 7, 2018, consistent with the provisions of Tennessee Code Annotated Section 13-7-105;

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission that Section 4.240. *Site Plan Review* of the Loudon County Zoning Resolution be amended by deleting it in its entirety and replacing it with the following:


**4.240. Site Plan Review.** All persons, businesses, or organizations applying for a building permit must first submit two (2) copies and a digital version, of a site plan, to the Loudon County Regional Planning Commission, at least thirty (30) days prior to the meeting date, for all commercial, multi-family residential, industrial, and institutional developments. A permit will not be issued unless a plan is submitted and approved by the Planning Commission. Approval of a site plan expires after twelve (12) months if construction is not underway. Construction is defined as completion of at least the building footer.

All site plans shall comply with the following:

1. Drawn at a scale of not less than 1" = 20'.
2. Prepared by a licensed engineer or surveyor unless the proposed development or building addition would require five or fewer parking spaces and be less than one thousand (1,000) square feet in area.
3. The site location of the proposed use/structure including a location map and the scale of such map.
4. Drainage system plan to include but not be limited to the location of enclosed storm sewers and appurtenances, open channels, and swales on property lines and/or back lot lines, and contour lines at five (5) foot intervals. The Planning Commission may choose to eliminate contours.
5. Size and dimensions of the proposed building and a drawing of all setbacks.
6. Location of loading zones, front, side, and rear doors, if any.
7. Parking area design, number of parking spaces, and design of those spaces.
8. Location and layout of proposed water and sewer lines and any attendant facilities such as pumping station and utility power lines, etc.
9. Location of any signage and the dimension of such sign(s), which will advertise the use of the building.
10. Location of any easements, alleys, or marginal access roads.

11. Location and design of all entrances and exits onto a public road (Developer should consult with the Planning Department).
12. In the case of a shopping center, a master plan may be submitted that gives all of the above information for the shopping center as a whole instead of individually for each use in the shopping center.
13. After a time period in which a master plan for a shopping center is approved, any additional structure that was proposed for development and was not included in the original master plan for the shopping center must submit a site plan for the proposed addition to the shopping center including additional parking areas.

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

  
ATTEST

  
LOUDON COUNTY CHAIRMAN

01-07-19  
DATE

  
APPROVED: LOUDON COUNTY MAYOR

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

APPROVED: 10

DISAPPROVED: 0

  
ATTEST: SECRETARY, LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
Dated: September 18, 2018