



City of Loudon, Tennessee

Loudon Regional Planning Commission

AGENDA
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, September 4, 2024
12:30 P.M.

1. Call to Order
2. Pledge of Allegiance and Roll Call

Debbie Hines, Chairman
Kevin Bookout
Dennis Brennan, Vice-Chairman
Ham Carey
Tim Dixon

Tim Henley, Secretary
Kelly Brewster
David Meers
Clayton Pangle
Scott Wilson

3. Approval of Minutes – August 7, 2024 Meeting
4. New Business;

- A. Application #120: Site Plan Review, RaceTrac, Commercial Park Drive, Applicant Brendan Sexton, Property Owner Krupa Properties, LLC, Tax Map 040 Parcels 99.00-102.00, C-4 – Interchange Commercial;
- B. Amending Master Plan, Tennessee National, Applicant, Matt Brazille, Property Owner's Representative, TN National, LLC, Tax Map 023 Parcel 001.00, PDD, Planned Development District;
- C. Application #129, Final Plat Review, Tennessee National, Pod 15-A, Applicant, Matt Brazille, Property Owner's Representative, TN National, LLC, Tax Map 023 Parcel 001.00, PDD, Planned Development District;
- D. Application #130, Final Plat Review, Tennessee National, Pod 17, Applicant, Matt Brazille, Property Owner's Representative, TN National, LLC, Tax Map 023 Parcel 001.00, PDD, Planned Development District;
- E. Application #123: Request for Rezoning of two Parcels, from R-1 Low-Density Residential District to Small Planned Development District (SPDD), 2492 River Road, Applicant, Clayton Pangle, Property Owner, Robert and Kerry Tripp, Tax Map 040 Parcel 036.00 and 040 Parcel 037.00, R-1 – Low-Density Residential;

F. Application #127: Site Plan Review for Automobile Wrecking, Junk, & Salvage Yard, 3827 Lee Highway, Applicant Jack Qualls, Property Owner, Dennis E. Jr and Chasidy Hachmann, Tax Map 048 Parcel 098.00, M-1 - Light Industrial;

5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

PROPERTY TABLE	LEGEND
040 099.00 LOT 1 KRUPA PROPERTIES LLC DEED BOOK 233, PAGE 595, R.O.L.C. TN PLAT CABINET D, SLIDE 85, R.O.L.C. TN	STW - STW = EXISTING STORM SAN - SAN = EXISTING SANITARY G - G = EXISTING GAS W - W = EXISTING WATER OHU - OHU = EXISTING OVERHEAD ELECTRIC --- --- = EXISTING CONTOURS --- --- = SETBACKS / LBA --- --- = PROPERTY LINE --- --- = PROPERTY LINE TO BE REMOVED --- --- = CONCEPTUAL DRAINAGE PATTERN (SURFACE) --- --- = TRAFFIC DIRECTION SAN - SAN - SAN = PROPOSED SANITARY --- --- = PROPOSED DOMESTIC WATER --- --- = PROPOSED RETAINING WALL
040 101.00 LOT 2 KRUPA PROPERTIES LLC DEED BOOK 233, PAGE 595, R.O.L.C. TN PLAT CABINET D, SLIDE 85, R.O.L.C. TN	
040 102.00 LOT 3 KRUPA PROPERTIES LLC DEED BOOK 233, PAGE 595, R.O.L.C. TN PLAT CABINET D, SLIDE 85, R.O.L.C. TN	
040 100.00 GLENN THOMPSON TRUSTEE & JERRY ISAACS DEED BOOK 420, PAGE 252, R.O.L.C. TN	
040 103.00 SOUTH ADJACENT LOT ZONING: M2 LISA SURRETT DEED BOOK 431, PAGE 365, R.O.L.C. TN	

PER SECTION 14-309.5-B OF THE LOUDON ZONING ORDINANCE UPDATED 12/17/2013 "EACH PARKING SPACE SHALL BE NO LESS THAN TWO HUNDRED (200) SQUARE FEET IN AREA"

PRELIMINARY DETENTION EXISTING SITE VOLUME QTY CALCULATIONS	PROPOSED DETENTION QTY VOLUME REQUIREMENTS CALCULATIONS
X = CRA/12 C = 0.40 A = 288,367 SF R = 6.72 INCHES X = (0.40)(6.72)(288,367) / 12 = 64,595 CF	X = CRA/12 C = 0.74 A = 288,367 SF R = 6.72 INCHES X = (0.74)(6.72)(288,367) / 12 = 119,612 CF

DETENTION SIZED BASED ON A 24-HOUR STORM OF A TEN-YEAR FREQUENCY UNDER THE PRE-DEVELOPMENT CONDITIONS OF THE SITE (4 INCHES) AND A 24-HOUR STORM OF 25-YEAR FREQUENCY UNDER THE POST DEVELOPED CONDITION (5.5 INCHES)

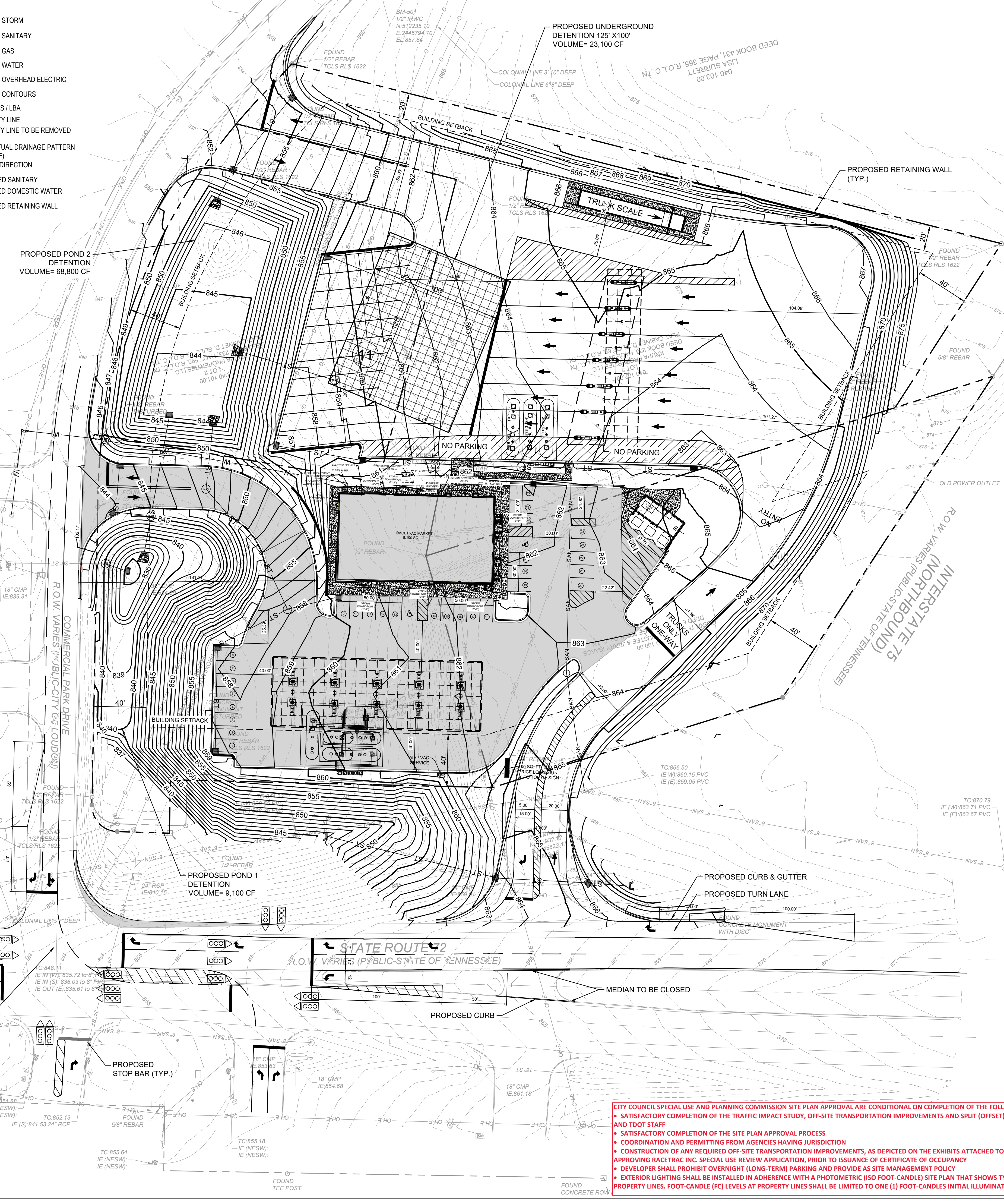
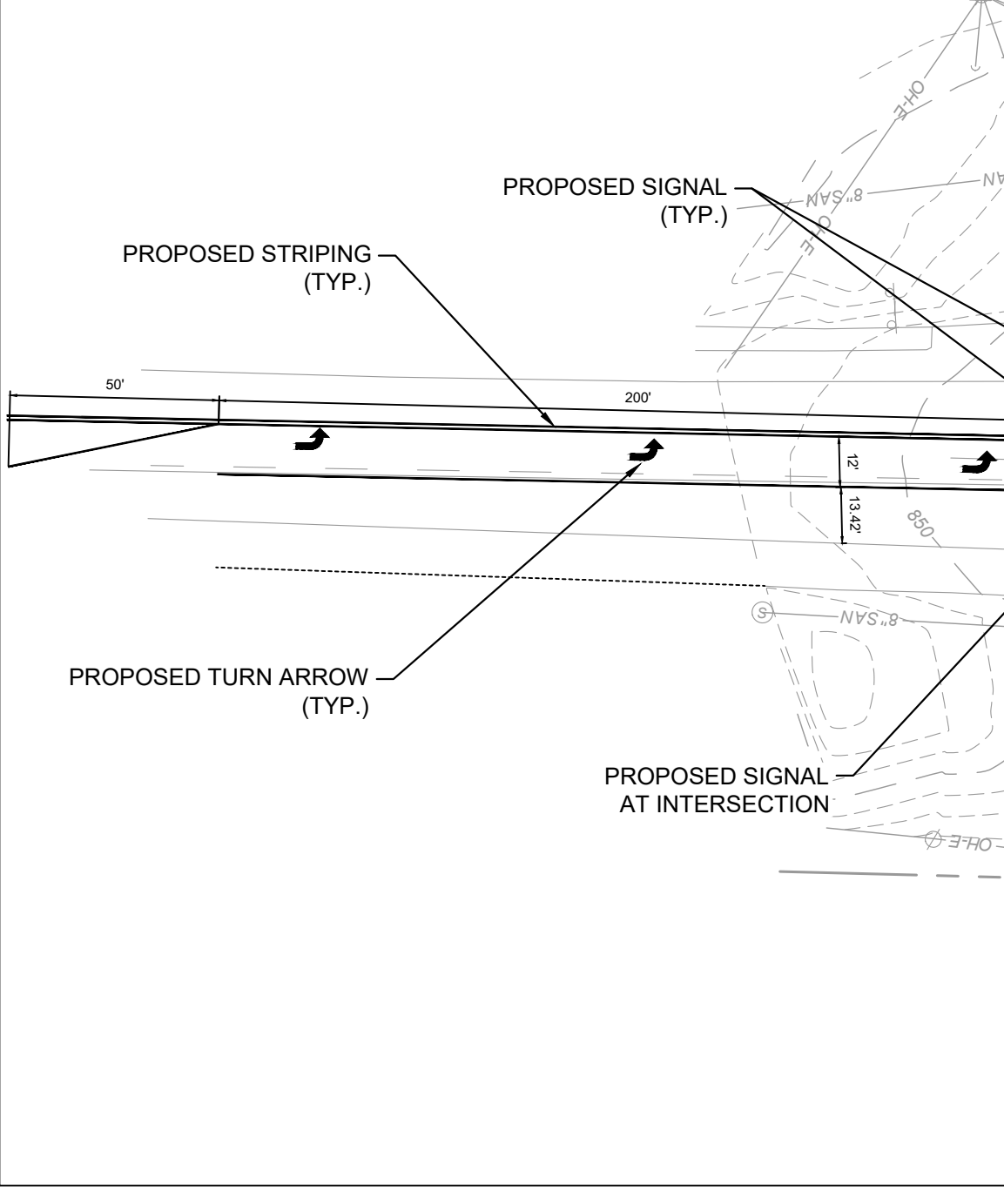
DESIGN FREQ.	2	5	10	25	50	100
PRE-DEVELOPED	3.57	6.8	9.7	14.01	17.67	21.56
POST-DEVELOPED	3.17	3.99	5.37	7.06	8.45	9.85

- LAND DEVELOPMENT CODE (LDC) GENERAL NOTES:**
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM MAP NO. 47105015TD MAY 16, 2007.
 - DOCUMENTATION WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL SHOWING THAT THE DEVELOPMENT COMPLIES WITH ALL LIGHTING REGULATIONS PER SECTION 14-618 OF THE CITY OF LOUDON ZONING ORDINANCE SUPPLEMENTARY REGULATIONS.
 - ALL SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF CITY OF LOUDON ORDINANCE SECTION 14-604. NO SIGNS WILL BE PERMITTED WITHIN THE RIGHT OF WAY.
 - OFF-STREET LOADING AND REFUSE COLLECTION AREAS SHALL BE LOCATED AND SCREENED PER SECTION 14-311 & 14-611 OF THE LOUDON ZONING ORDINANCE.
 - LOT PROPERTY LINES ARE LOCATED VIA ALTA SURVEY.
 - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES. REFERENCE SECTION 14-608 OF THE CITY OF LOUDON ZONING ORDINANCE.
 - THE DEVELOPMENT LIES WITHIN THE LOUDON CITY FIRE DEPARTMENT DISTRICT.
 - BOLLARDS TO BE USED AND SHOULD SATISFY THE REQUIREMENTS OF THE CITY OF LOUDON ZONING ORDINANCE UPON SITE LAYOUT REVIEW.

- HEALTH DEPARTMENT NOTES:**
- ALL PROJECT-RELATED CONSTRUCTION MUST SECURE HEALTH PERMITS FROM THE LOCAL HEALTH DEPARTMENT, IN COMPLIANCE WITH THE REGULATIONS SET BY LOUDON COUNTY BUILDING COMMISSIONER, STAFF PLANNER, THE BOARD OF ZONING APPEALS, AND THE LOUDON UTILITIES BOARD.

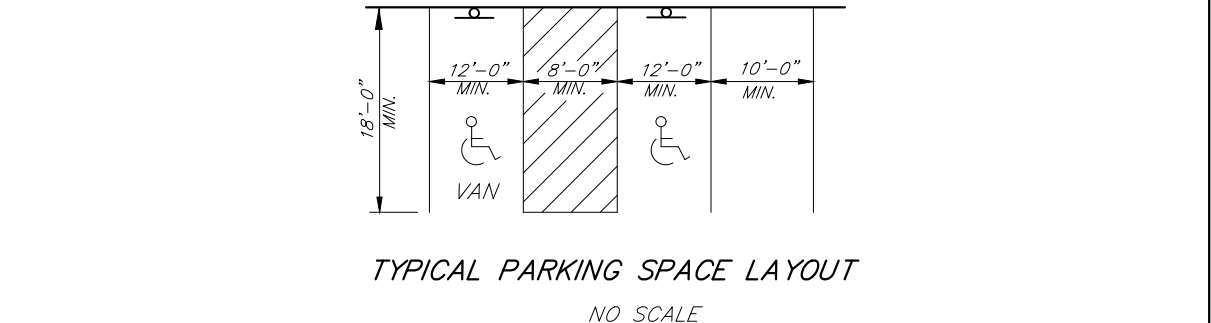
- SANITARY SEWER SERVICE:**
- CONTRACTOR MUST ESTABLISH A CONNECTION TO THE SANITARY SEWER SERVICE AVAILABLE ALONG THE FRONT RIGHT-OF-WAY OF U.S. 72. THIS INCLUDES COORDINATING THE INSTALLATION OF THE REQUIRED OFF-SITE SANITARY SEWER EXTENSION, ENSURING IT MEETS THE LOCAL REGULATIONS AND STANDARDS.
 - CONTRACTOR IS TASKED WITH ENSURING ALL UTILITY INSTALLATIONS COMPLY WITH THE LOCAL UTILITY SERVICE REGULATIONS. THIS INCLUDES THE DEDICATION OF PUBLIC MAINS WITHIN THE SPECIFIED EASEMENTS AND ADHERING TO THE LAYOUT AS DETAILED IN THE PROJECT'S UTILITY MAPS AND DOCUMENTATION.
 - CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION OF SEWER SERVICES, INCLUDING THE CONNECTION TO THE EXISTING SANITARY LINE AND MANHOLE AS PER THE PROJECT'S SPECIFICATIONS. THIS SHOULD BE DONE IN ACCORDANCE WITH THE GUIDELINES SET BY THE CITY OF LOUDON AND LOUDON UTILITIES BOARD, ENSURING A SEAMLESS AND COMPLIANT INTEGRATION WITH THE EXISTING INFRASTRUCTURE.

- WATER SERVICE:**
- CONTRACTOR MUST ESTABLISH A CONNECTION TO THE EXISTING WATER LINE THAT RUNS ALONG THE RIGHT-OF-WAY OF COMMERCIAL PARK DRIVE. THIS INCLUDES REFERENCING THE UTILITY MAPS PROVIDED IN ATTACHMENT NUMBER 19 OF THE SIR, TO ACCURATELY LOCATE AND CONNECT TO THE WATER SERVICE, AS THERE IS CURRENTLY NO WATER OR WATER METER ON THE PROPERTY.
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL INSTALLATIONS AND CONNECTIONS TO THE WATER SERVICE COMPLY WITH THE REGULATIONS AND STANDARDS SET BY THE LOUDON UTILITIES BOARD, WHICH OWNS THE WATER SERVICE FOR THE AREA. THIS INCLUDES ADHERING TO ANY SPECIFIC REQUIREMENTS FOR SERVICE LINES BOTH ON-SITE AND IN THE RIGHT-OF-WAY (R.W.).
 - IF BUILDING REQUIRES SPRINKLING, THE CONTRACTOR MUST ENSURE A FIRE FLOW TEST IS CONDUCTED FROM THE NEAREST HYDRANT AND PROVIDE THE FLOW TEST RESULTS IN THE PROJECT ATTACHMENTS. ADDITIONALLY, THEY SHOULD STAY UPDATED ON ANY WATER EASEMENT REQUIREMENTS THAT ARE CURRENTLY UNDER CONSULTANT REVIEW, AND INCORPORATE THESE INTO THE PROJECT PLANNING AND EXECUTION.



DEVELOPER: RACETRAC PETROLEUM, INC
200 GALLERIA PARKWAY SE, # 900
ATLANTA, GA 30339
OWNER: SEE PROPERTY INFO

CIVIL ENGINEER: LEVI SCIARA, PE
222 SECOND AVE SOUTH, SUITE 1400
NASHVILLE, TN 37201-2308
levi.sciara@greshamsmith.com



GENERAL SITE INFORMATION

FORM DISTRICT	INTERCHANGE COMMERCIAL DISTRICT
EXISTING ZONING	C4
PROPOSED ZONING	C4
SPECIAL ZONING	NONE

BUILDING SETBACKS

FRONT YARD	MIN. 40	FT
STREET-SIDE YARD	MIN. 40	FT
SIDE YARD	N/A	FT
REAR YARD	MIN. 20	FT
NON-RES TO RES SETBACK	15	FT
GASOLINE PUMP SET BACK (ROW)	MIN. 15	FT
MAXIMUM BUILDING HEIGHT	50	FT
PROPOSED BUILDING HEIGHT	27	FT
MAXIMUM CANOPY HEIGHT	NOT EXPLICITLY STATED IN CODE	
PROPOSED CANOPY HEIGHT	22	FT
CANOPY CLEARANCE FROM FINISH GRADE	18	FT

EXISTING USE COMMERCIAL AND RESIDENTIAL USES

PROPOSED USE COMMERCIAL

TOTAL DISTURBED AREA	6.83	ACRE	297,515 SF
IMPERVIOUS SITE AREA	4.19	ACRE	182,516 SF
GROSS FLOOR AREA OF BUILDINGS	8,100	SF	
GROSS BUILDING FOOTPRINT AREA	8,100	SF	

PARKING SUMMARY

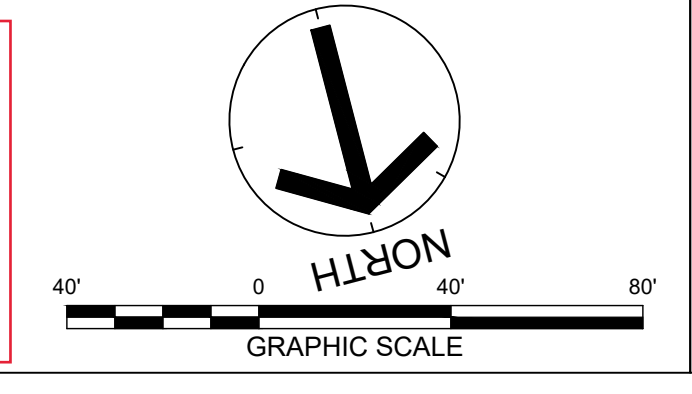
COMMERCIAL		
MINIMUM (1 PER 200 SF OF GROSS FLOOR AREA)	41	SPACES
	2 PROPOSED ACCESSIBLE SPACES	
TOTAL PARKING PROVIDED	55 (28 SPACES, 11 TRUCK SPACES, 6 TRUCK PUMPS, 10 PASSENGER PUMPS)	SPACES
	3 REQUIRED ACCESSIBLE SPACES	

GAS SERVICE:

- CONTRACTOR MUST ACKNOWLEDGE AND PLAN AROUND THE GAS EASEMENT THAT CUTS THROUGH THE SITE. THIS INCLUDES ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND SITE PLANNING ARE IN COMPLIANCE WITH THE CONDITIONS OF THE EASEMENT AND ANY ADDITIONAL REGULATIONS THAT MAY APPLY TO IT.
- IN CASES WHERE LOUDON UTILITIES BOARD MAINS DO NOT CURRENTLY EXTEND TO THE NEW SERVICE ADDRESS, THE CONTRACTOR IS REQUIRED TO COORDINATE WITH LOUDON UTILITIES BOARD ENGINEERING DEPARTMENT. THIS COORDINATION IS NECESSARY FOR EXTENDING THE SERVICE MAIN, AND THE CONTRACTOR SHOULD BE PREPARED TO ASSIST IN OR FACILITATE THESE DISCUSSIONS AND ANY RESULTING AID-TO-CONSTRUCTION ARRANGEMENTS.
- THE CONTRACTOR SHOULD STAY INFORMED ABOUT ANY RESTRICTIONS FOR PROPANE TANK LOCATION AND GAS EASEMENT REQUIREMENTS, WHICH ARE CURRENTLY UNDER FURTHER CONSULTANT REVIEW. THIS INFORMATION SHOULD GUIDE THE PLACEMENT AND INSTALLATION OF ANY GAS-RELATED INFRASTRUCTURE ON THE SITE.

CITY COUNCIL SPECIAL USE AND PLANNING COMMITTEE SITE PLAN APPROVAL ARE CONDITIONAL ON COMPLETION OF THE FOLLOWING:

- SATISFACTORY COMPLETION OF THE TRAFFIC IMPACT STUDY, OFF-SITE TRANSPORTATION IMPROVEMENTS AND SPLIT (OFFSET) SIGNALIZATION DESIGN, AS DECIDED BY CITY AND TODD STAFF.
- SATISFACTORY COMPLETION OF THE SITE PLAN APPROVAL PROCESS.
- COORDINATION AND PERMITTING FROM AGENCIES HAVING JURISDICTION.
- CONSTRUCTION OF ANY REQUIRED OFF-SITE TRANSPORTATION IMPROVEMENTS, AS DEPICTED ON THE EXHIBITS ATTACHED TO CITY OF LOUDON RESOLUTION NO. 2024-31, APPROVING RACETRAC INC. SPECIAL USE REVIEW APPLICATION, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- DEVELOPER SHALL PROHIBIT OVERNIGHT (LONG-TERM) PARKING AND PROVIDE AS SITE MANAGEMENT POLICY.
- EXTERIOR LIGHTING SHALL BE INSTALLED IN ADHERENCE WITH A PHOTOMETRIC (ISO FOOT-CANDLE) SITE PLAN THAT SHOWS TYPICAL FOOT-CANDLE CONTOURS WITHIN ALL PROPERTY LINES. FOOT-CANDLE (FC) LEVELS AT PROPERTY LINES SHALL BE LIMITED TO ONE (1) FOOT-CANDLES INITIAL ILLUMINATION.



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2024.04.12	REVIEW COMMENTS	NO.
Gresham Smith Project No. 47433.00		
 GreshamSmith.com 222 2nd Avenue South Suite 1400 Nashville, TN 37201 502.627.8900		
NOT FOR CONSTRUCTION REVIEW FOR RACETRAC		
 RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 451-1600		
TURNING LANE EXHIBIT RaceTrac - LOUDON STATE RT. 72 LOUDON HWY LOUDON, TN 37774 LOUDON COUNTY		
DRAWN-BY	JW	
DATE	04/12/2024	
SCALE		
SITE PLAN		
SHEET NO.	VERSION	

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REVIEW COMMENTS		NO.	DATE
1			

Gresham Smith Project No. 47433.00

Gresham Smith
GreshamSmith.com
222 2nd Avenue South
Suite 1400
Nashville, TN 37201
502.627.8900

NOT FOR CONSTRUCTION
FOR RACETRAC REVIEW

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 500
ATLANTA, GA 30339
(770) 451-1600

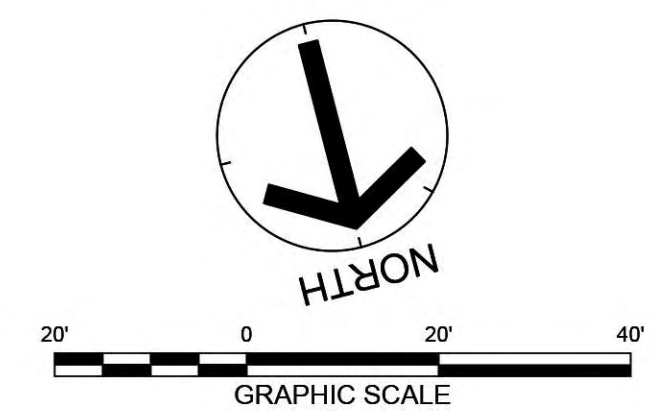
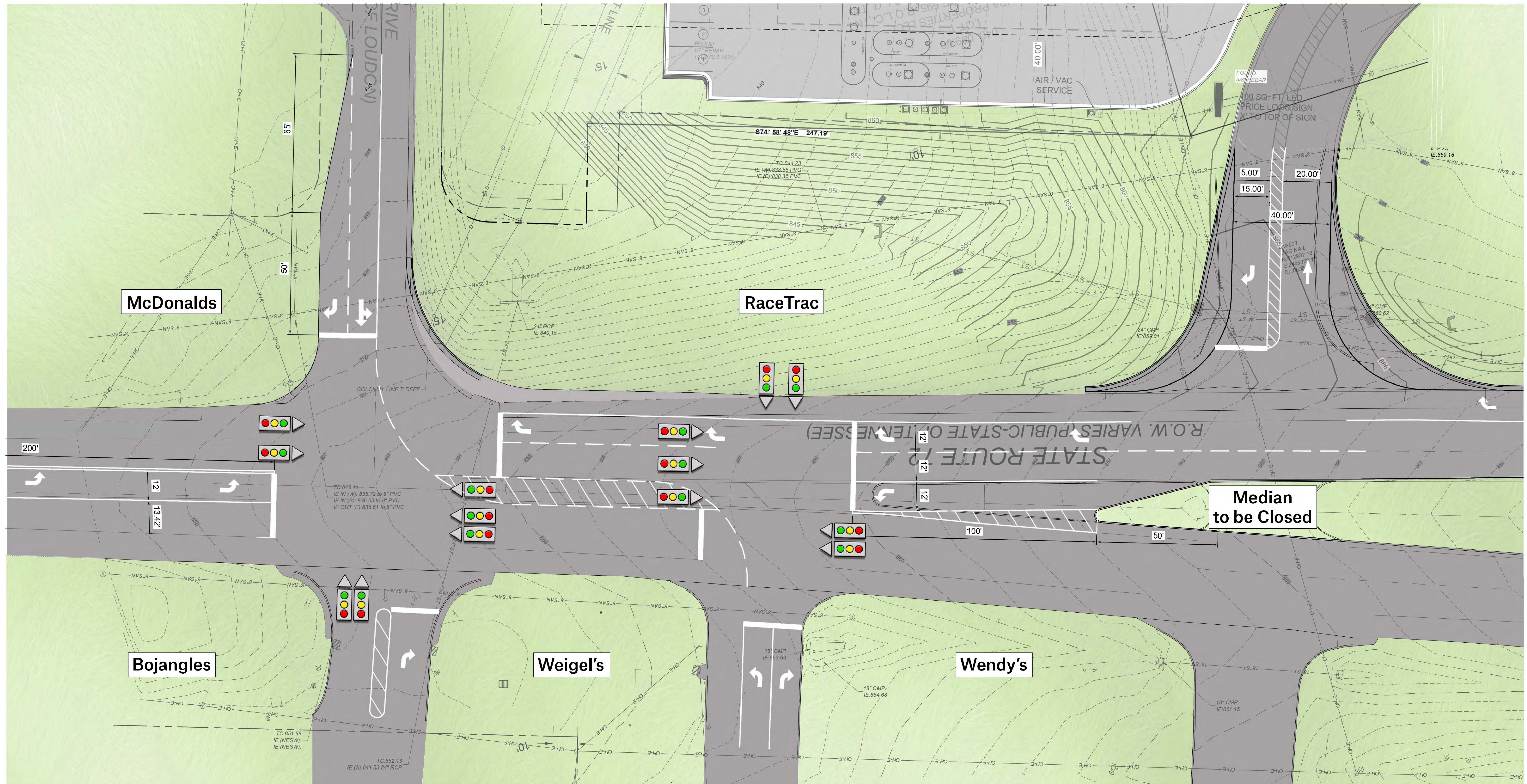
RaceTrac - LOUDON
STATE RT. 72 LOUDON HWY
LOUDON, TN 37774
LOUDON COUNTY

DRAWN-BY: JW
DATE: 08/23/2024
SCALE:

RENDERED SITE PLAN

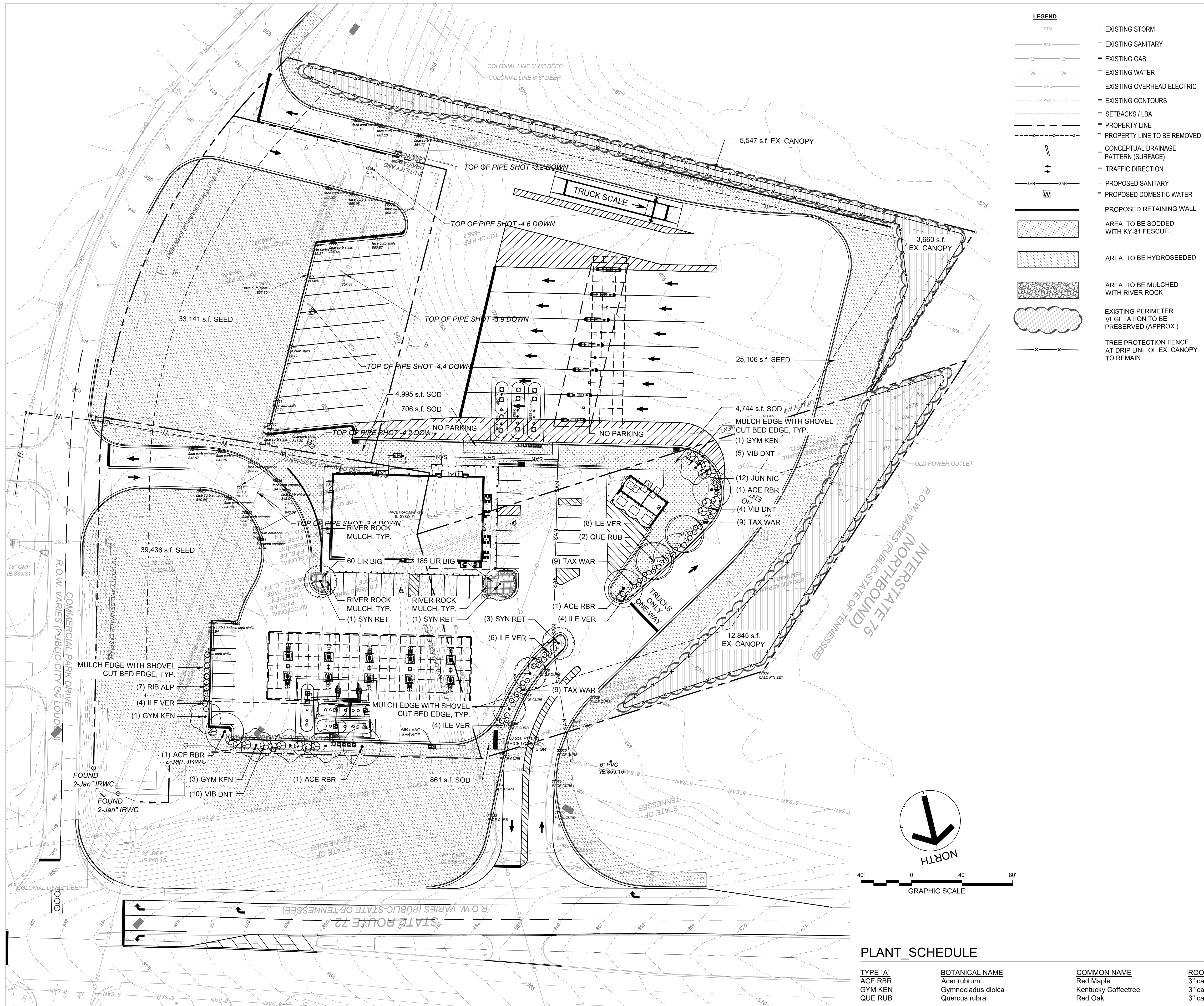
SHEET NO. VERSION

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2024.04.12		NO.	DATE
REVIEW COMMENTS			
1			
Gresham Smith Project No. 47433.00			
 Gresham Smith GreshamSmith.com 222 2nd Avenue South Suite 1400 Nashville, TN 37201 502.627.8900			
NOT FOR CONSTRUCTION FOR RACETRAC REVIEW			
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.			
 RaceTrac RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 451-1600		RaceTrac - LOUDON STATE RT. 72 LOUDON HWY LOUDON, TN 37774 LOUDON COUNTY	
DRAWN-BY	JW		
DATE	07/08/2024		
SCALE			
SIGNAL EXHIBIT			
SHEET NO.	VERSION		

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LEGEND

- STB — = EXISTING STORM
- SAN — = EXISTING SANITARY
- G — G — = EXISTING GAS
- W — W — = EXISTING WATER
- (HW) — = EXISTING OVERHEAD ELECTRIC
- 449 — = EXISTING CONTOURS
- - - - - = SETBACKS / LBA
- - - - - = PROPERTY LINE
- - - - - = PROPERTY LINE TO BE REMOVED
- (D) — = CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- (T) — = TRAFFIC DIRECTION
- SAN — SAN — = PROPOSED SANITARY
- W — W — = PROPOSED DOMESTIC WATER
- (R) — = PROPOSED RETAINING WALL
- [Pattern] = AREA TO BE SODDED WITH KY-31 FESCUE
- [Pattern] = AREA TO BE HYDROSEED
- [Pattern] = AREA TO BE MULCHED WITH RIVER ROCK
- [Pattern] = EXISTING PERIMETER VEGETATION TO BE PRESERVED (APPROX.)
- X — X — = TREE PROTECTION FENCE AT DRIP LINE OF EX. CANOPY TO REMAIN



DEVELOPER: RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE, # 900
ATLANTA, GA 30339

CIVIL ENGINEER: JACOB BELWOOD, PE
111 WEST MAIN STREET SUITE 201
LOUISVILLE, KY 40202

OWNER: SEE PROPERTY INFO
jacob.belwood@greshamsmith.com

2024.04.12

NO.	REVIEW COMMENTS	DATE
1		

Gresham Smith Project No. 47433.00

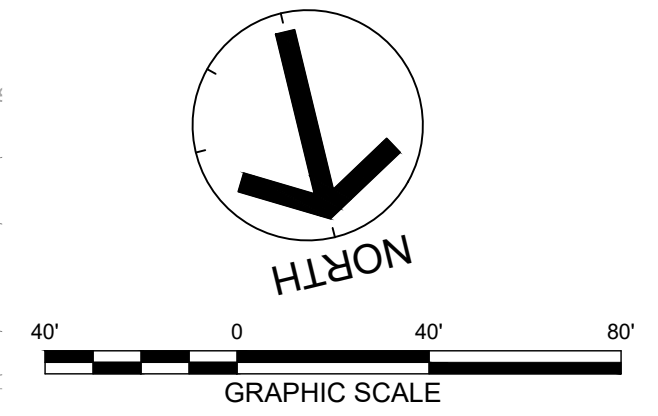
Gresham Smith
GreshamSmith.com
222 2nd Avenue South
Suite 1400
Nashville, TN 37201
502.627.8900

NOT FOR CONSTRUCTION REVIEW
FOR RACETRAC REVIEW

LOT LANDSCAPE REQUIREMENTS

Total Site Area	6.83 ACRES
Existing Tree Canopy Area	XXXX SF (approx)
Existing Tree Canopy To Be Preserved	22,052 SF (approx)
Required Landscaping per Acre	
Canopy Tree (min. 5" cal.)	20
Canopy Tree (min. 3" cal.)	41
Canopy Tree (min. 2" cal.)	55
35 Shrubs (min. 18" ht.)	239
10 s.f. per each parking space	550 s.f.
Provided Landscaping	
Canopy Tree (min. 3" cal.)	11*
Canopy Tree (min. 2" cal.)	5*
35 Shrubs (min. 18" ht.)	91*
Interior landscaping	607 s.f.

- *CONSIDERATIONS REQUESTED:**
- THE PERIMETER OF THE PROPERTY IS HEAVILY VEGETATED WITH MATURE TREES. EXISTING PERIMETER SCREENING SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.
 - SITE CONSTRAINTS (UTILITY LINES, POLES, EASEMENTS, STRUCTURES) LIMIT THE AVAILABILITY FOR PERIMETER SCREENING.
 - PROPOSED GRADES LIMIT THE AVAILABILITY FOR SCREENING/PROVIDE NATURAL ELEVATION BUFFER.



PLANT_SCHEDULE

TYPE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	ROOT	SPACING	QTY	REMARKS
TYPE 'A'								
ACE RBR	Acer rubrum	Red Maple	3" cal.		B & B	AS SHOWN	4	Pkg. lot tree - 6' clear trunk
GYM KEN	Gymnocladus dioica	Kentucky Coffeetree	3" cal.		B & B	AS SHOWN	5	Pkg. lot tree - 6' clear trunk
QUE RUB	Quercus rubra	Red Oak	3" cal.		B & B	AS SHOWN	2	Pkg. lot tree - 6' clear trunk
TYPE 'B'								
SYN RET	Syringa reticulata	Japanese Lilac	2" cal.		B & B	AS SHOWN	5	Pkg. lot tree - 6' clear trunk
SHRUBS								
ILE VER	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal	18"		AS SHOWN/APPROX. 48" O.C.	26	
JUN NIC	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	3 gal	18"		AS SHOWN/APPROX. 48" O.C.	12	
RIB ALP	Ribes alpinum	Alpine Currant	3 gal	18"		AS SHOWN/APPROX. 48" O.C.	7	
TAX WAR	Taxus x media 'Wardii'	Ward Anglo-Japanese Yew	3 gal	18"		AS SHOWN/APPROX. 48" O.C.	27	
VIB DNT	Viburnum dentatum	Arrowwood Viburnum	5 gal	30"		AS SHOWN/APPROX. 72" O.C.	19	
GROUND COVERS								
SOD	Festuca arundinacea 'Kentucky 31'	Kentucky Tall Fescue	SOD				QTY	
LIR BIG	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pots				245	
RR	River Rock Mulch	River Rock	N/A				275 sf	
SEED	Turf Hydroseed	Drought Tolerant Fescue Blend	cont.				97,683 sf	

RaceTrac - LOUDON

STATE RT. 72 LOUDON HWY
LOUDON, TN 37774
LOUDON COUNTY

DRAWN-BY: JW
DATE: 04/12/2024

SITE PLAN

SHEET NO. VERSION

RESOLUTION NO. 2024-31

APPROVING RACETRAC INC. SPECIAL USE REVIEW APPLICATION

WHEREAS, An application for Special Use Review in adherence with Section 14-314 of the City of Loudon Zoning Ordinance is required for development of a Truck Stop within the C-4, Interchange Commercial Zoning District; and

WHEREAS, RaceTrac Inc. applied for Special Use Review of a proposed Truck Stop within the C-4, Interchange Commercial Zoning District at the corner of Commercial Park Drive and Highway 72; and

WHEREAS, The Loudon Regional Planning Commission must provide a recommendation to Loudon City Council to Approve, Approve with Conditions, or Deny the Special Use application; and

WHEREAS, The Loudon Regional Planning Commission passed a motion on August 7, 2024 to provide City Council a recommendation to Approve the Special Use with Conditions; and

WHEREAS, A Public Hearing has been held for public comments; and

WHEREAS, The Loudon City Council must Approve or Deny the application.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Loudon, Tennessee as follows:

Section 1. The Loudon City Council hereby Approves the RaceTrac Inc. application for Special Use of a Truck Stop at the corner of Commercial Park Drive and Highway 72 with the following Conditions:

- Satisfactory completion of the Traffic Impact Study and off-site transportation improvements design plans for the Split (Offset) Signalization, as decided by City and TDOT staff; and
- Satisfactory completion of the Site Plan approval process; and
- Construction of any required off-site transportation improvements, as depicted on the exhibits attached to this resolution, prior to issuance of Certificate of Occupancy; and
- Developer provides assessment and provisions for overnight parking and light pollution.

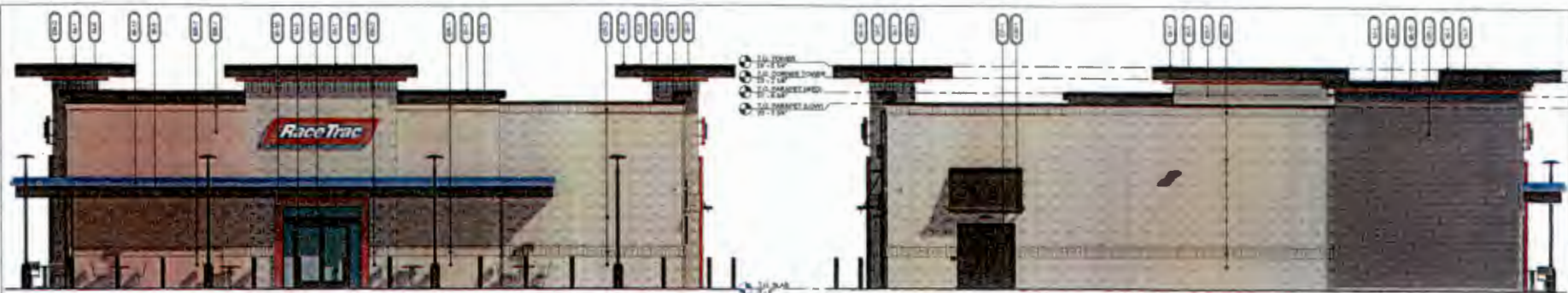


Recorder



Mayor

Passed: 08-26-24



4 RIGHT ELEVATION
36'0" x 14'

RIGHT ELEVATION (CONT'D)		1,679 TOTAL SF	
MATERIAL	SQ. FOOT % OF ELEVATION		
BRICK	1,150	68%	
GLASS	25	2%	
GLAZING	75	5%	
METAL	229	14%	
COMPOSITE BOARD	9	1%	

ELEVATION	DAMAGE	DIMENSIONS	AREA
RIGHT	RT PARALLEL LOGGERS	12'-0" X 2'-0"	24 SF
RIGHT	RT BANNER	12'-0" X 2'-0"	24 SF

3 LEFT ELEVATION
36'0" x 14'

LEFT ELEVATION (CONT'D)		1,679 TOTAL SF	
MATERIAL	SQ. FOOT % OF ELEVATION		
BRICK	804	48%	
GLASS	34	2%	
GLAZING	9	1%	
METAL	748	45%	
COMPOSITE BOARD	34	2%	



2 REAR ELEVATION
36'0" x 14'

REAR ELEVATION		2,486 TOTAL SF	
MATERIAL	SQ. FOOT % OF ELEVATION		
BRICK	1,150	46%	
GLASS	25	1%	
GLAZING	60	2%	
METAL	1,251	50%	
COMPOSITE BOARD	9	0%	

ELEVATION	DAMAGE	DIMENSIONS	AREA
REAR	RT PARALLEL LOGGERS	12'-0" X 2'-0"	24 SF
REAR	RT BANNER	12'-0" X 2'-0"	24 SF



1 FRONT ELEVATION
36'0" x 14'

FRONT ELEVATION		2,486 TOTAL SF	
MATERIAL	SQ. FOOT % OF ELEVATION		
BRICK	1,431	58%	
GLASS	25	1%	
GLAZING	60	2%	
METAL	970	39%	
COMPOSITE BOARD	30	1%	

ELEVATION	DAMAGE	DIMENSIONS	AREA
FRONT	RT PARALLEL LOGGERS	12'-0" X 2'-0"	24 SF
FRONT	BANNER	12'-0" X 2'-0"	24 SF

EXTERIOR MATERIAL SCHEDULE			
001	ALUMINUM FINISH	EXPOSED BY REALITY	
002	BRICK	EXPOSED BY REALITY	
003	GLASS	EXPOSED BY REALITY	
004	GLAZING	EXPOSED BY REALITY	
005	METAL	EXPOSED BY REALITY	
006	COMPOSITE BOARD	EXPOSED BY REALITY	
007	BRICK	EXPOSED BY REALITY	
008	GLASS	EXPOSED BY REALITY	
009	GLAZING	EXPOSED BY REALITY	
010	METAL	EXPOSED BY REALITY	
011	COMPOSITE BOARD	EXPOSED BY REALITY	
012	BRICK	EXPOSED BY REALITY	
013	GLASS	EXPOSED BY REALITY	
014	GLAZING	EXPOSED BY REALITY	
015	METAL	EXPOSED BY REALITY	
016	COMPOSITE BOARD	EXPOSED BY REALITY	
017	BRICK	EXPOSED BY REALITY	
018	GLASS	EXPOSED BY REALITY	
019	GLAZING	EXPOSED BY REALITY	
020	METAL	EXPOSED BY REALITY	
021	COMPOSITE BOARD	EXPOSED BY REALITY	
022	BRICK	EXPOSED BY REALITY	
023	GLASS	EXPOSED BY REALITY	
024	GLAZING	EXPOSED BY REALITY	
025	METAL	EXPOSED BY REALITY	
026	COMPOSITE BOARD	EXPOSED BY REALITY	
027	BRICK	EXPOSED BY REALITY	
028	GLASS	EXPOSED BY REALITY	
029	GLAZING	EXPOSED BY REALITY	
030	METAL	EXPOSED BY REALITY	
031	COMPOSITE BOARD	EXPOSED BY REALITY	
032	BRICK	EXPOSED BY REALITY	
033	GLASS	EXPOSED BY REALITY	
034	GLAZING	EXPOSED BY REALITY	
035	METAL	EXPOSED BY REALITY	
036	COMPOSITE BOARD	EXPOSED BY REALITY	
037	BRICK	EXPOSED BY REALITY	
038	GLASS	EXPOSED BY REALITY	
039	GLAZING	EXPOSED BY REALITY	
040	METAL	EXPOSED BY REALITY	
041	COMPOSITE BOARD	EXPOSED BY REALITY	
042	BRICK	EXPOSED BY REALITY	
043	GLASS	EXPOSED BY REALITY	
044	GLAZING	EXPOSED BY REALITY	
045	METAL	EXPOSED BY REALITY	
046	COMPOSITE BOARD	EXPOSED BY REALITY	

RaceTrac
 10000 REVISED 03/03/03
 DATE: 03/03/03
 DRAWN BY: JJC

RaceTrac
 10000 REVISED 03/03/03
 DATE: 03/03/03
 DRAWN BY: JJC

PROJECT NAME
 ANYTOWN, CITY

CITY
 STATE 00000
 ADDRESS

RACE TRAC STORE NUMBER
 #0000

PROTOTYPE SERIES 2003
 2023 RH MO 0305

PLAN MODIFICATION NUMBER
 SPS NO. 0305 DATE: 12/15/03

PROFESSIONAL SEAL
 PRELIMINARY DRAFT NOT FOR CONSTRUCTION. BID, PERMITS, RECORDS PURPOSES OR REPLENISHMENT.

PROJECT NUMBER
 J000000000

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
 300



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REVISION	DATE

Greenbelt State Project No. 47433.02

Gresham Smith
 QUALITY DESIGN
 200 The Landing South
 Nashville, TN 37217
 615.833.8000

NOT FOR CONSTRUCTION
 FOR RACETRAC REVIEW

THIS PLAN AND ANY INSTRUMENTS OF SERVICE PREPARED THEREON, INCLUDING ANY REVISIONS, ARE THE SOLE PROPERTY OF GRESHAM SMITH AND PARTS THEREOF ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

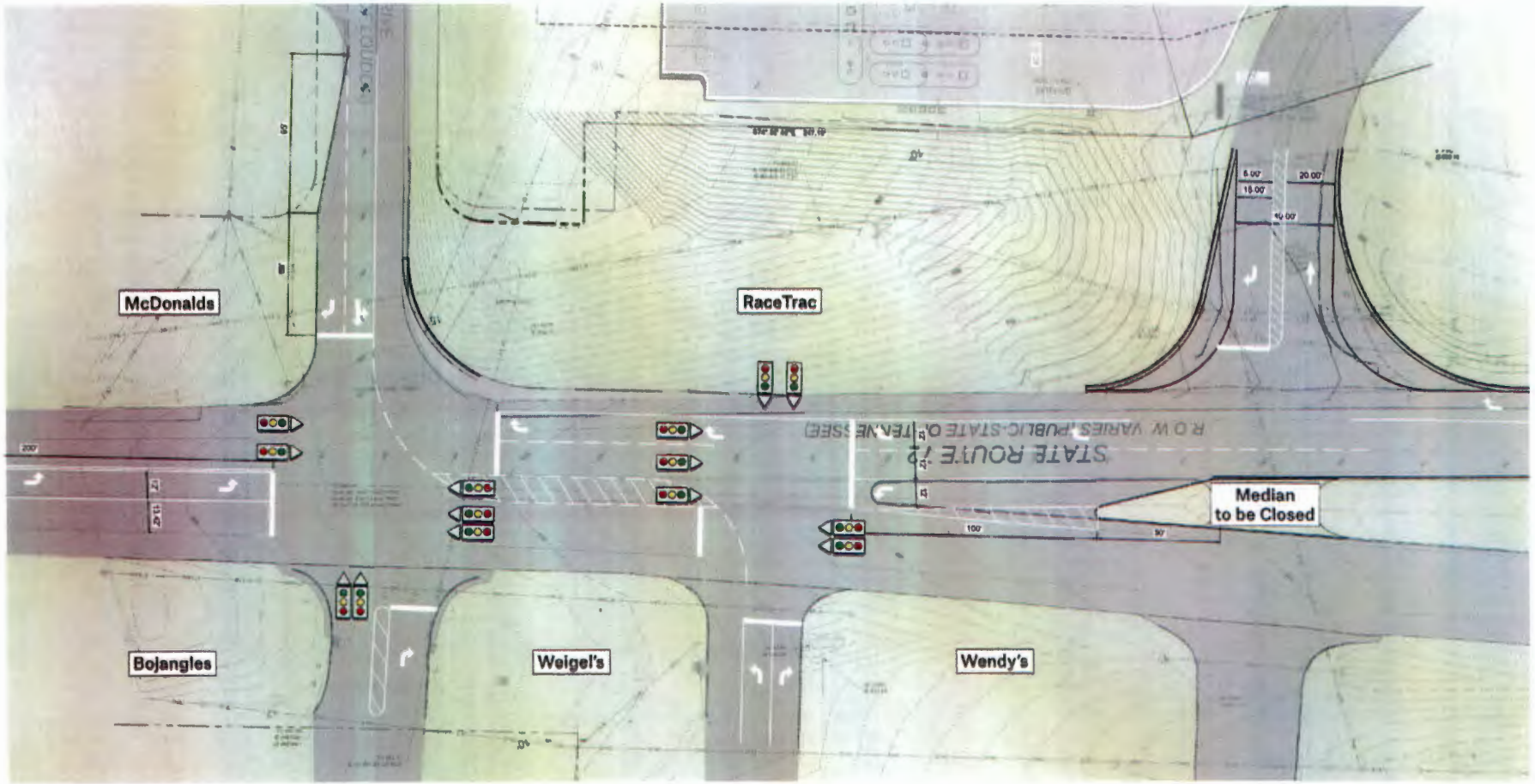
RaceTrac
 2000 RaceTrac Blvd.
 Nashville, TN 37217
 615.833.8000

RaceTrac - Loudon
 STATE RT. 72 LOUDON HWY
 LOUDON, TN 37774
 LOUDON COUNTY

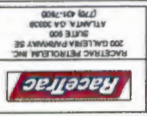
DATE: 04/23/2014
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RENDERED SITE PLAN
 SHEET NO. 1/2

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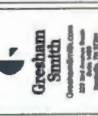


DATE		
DESIGNED BY		
CHECKED BY		
DATE		
PROJECT NO.		
DESCRIPTION		
 Gresham Smith CONSULTANTS 100 EAST GREENWOOD AVENUE MEMPHIS, TN 38103 (901) 523-3300		
NOT FOR CONSTRUCTION FOR RACETRAC REVIEW		
THESE PLANS ARE SUBJECT TO FEDERAL, STATE AND LOCAL LEGISLATION AND REGULATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. RACETRAC IS A REGISTERED TRADEMARK OF RACETRAC, INC. © 2018		
RaceTrac - LOUDON 2111 LONDON HWY LOUDON, TN 37083		
DRAWN BY: JZF DATE: 11/11/18 SCALE: AS SHOWN SIGNAL EXHIBIT SHEET NO. 1 VERSION		



RACE TRAC RETAIL INC.
200 GALENA AVENUE, SUITE 100
ATLANTA, GA 30328
(770) 434-7928

NOT FOR CONSTRUCTION
FOR RFP ONLY



Gresham Smith Project No. 4733.00

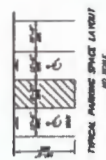
NO.	REVISION COMMENTS	DATE
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GENERAL NOTES:

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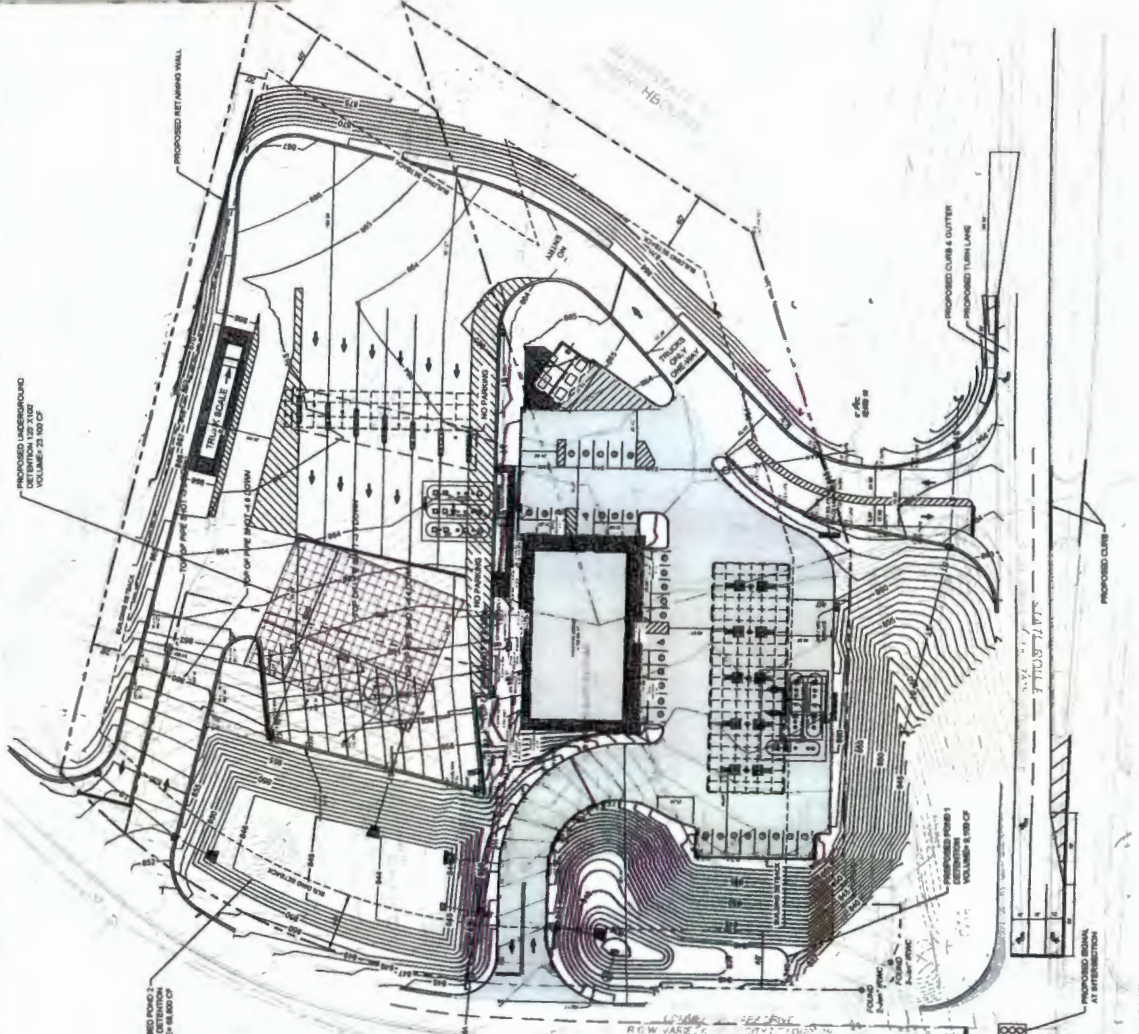
GENERAL SITE INFORMATION

ITEM	DESCRIPTION	QUANTITY	UNIT
1	PROPOSED BUILDING FOOTPRINT	1	SQ FT
2	PROPOSED DRIVEWAY	1	SQ FT
3	PROPOSED SIDEWALK	1	SQ FT
4	PROPOSED PAVEMENT	1	SQ FT
5	PROPOSED GRASS	1	SQ FT
6	PROPOSED TREES	1	EA
7	PROPOSED LIGHT FIXTURES	1	EA
8	PROPOSED SIGNAGE	1	EA
9	PROPOSED UTILITY TRENCHES	1	LN
10	PROPOSED CONCRETE	1	CY
11	PROPOSED ASPHALT	1	SQ YD
12	PROPOSED GRAVEL	1	SQ YD
13	PROPOSED SAND	1	SQ YD
14	PROPOSED SOIL	1	SQ YD
15	PROPOSED FERTILIZER	1	TONS
16	PROPOSED MULCH	1	SQ YD
17	PROPOSED SEED	1	SQ YD
18	PROPOSED PESTICIDES	1	GALLONS
19	PROPOSED WATER	1	MG
20	PROPOSED ELECTRICITY	1	KWH
21	PROPOSED GAS	1	CCF
22	PROPOSED TELEPHONE	1	MIN
23	PROPOSED CABLE	1	MIN
24	PROPOSED INTERNET	1	MIN
25	PROPOSED SECURITY	1	MIN
26	PROPOSED MAINTENANCE	1	MIN
27	PROPOSED TRAINING	1	MIN
28	PROPOSED SUPPORT	1	MIN
29	PROPOSED SUPPLIES	1	MIN
30	PROPOSED TOOLS	1	MIN
31	PROPOSED EQUIPMENT	1	MIN
32	PROPOSED LABOR	1	MIN
33	PROPOSED OVERHEAD	1	MIN
34	PROPOSED PROFIT	1	MIN
35	PROPOSED TOTAL	1	MIN



PROPOSED UNDERGROUND VOLUME: 73,500 CF

PROPOSED ABOVEGROUND VOLUME: 73,500 CF



PROPERTY TABLE

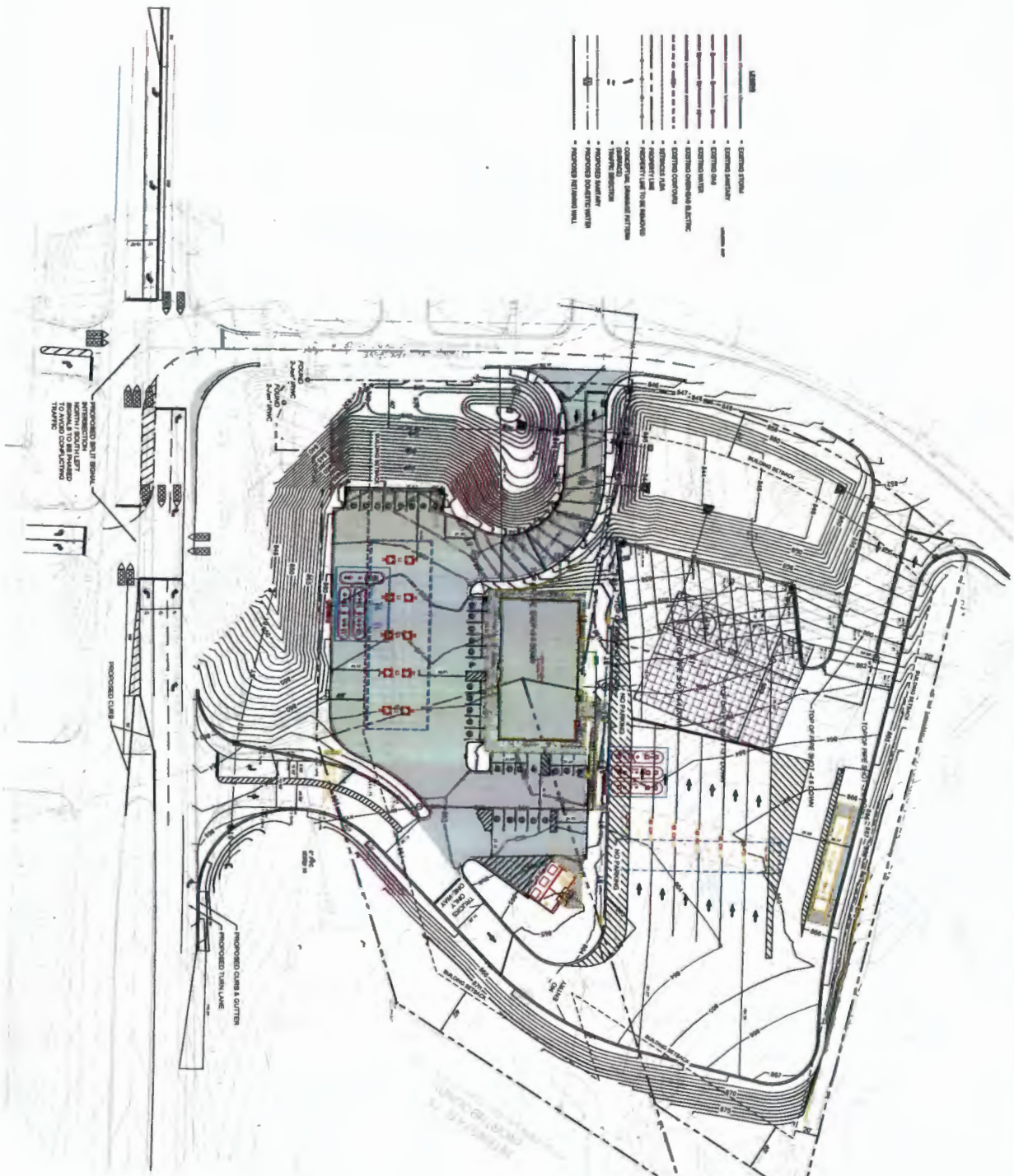
NO.	DESCRIPTION	QUANTITY	UNIT
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2	PROPOSED DRIVEWAY	1	SQ FT
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32	PROPOSED LABOR	1	MIN
33	PROPOSED OVERHEAD	1	MIN
34	PROPOSED PROFIT	1	MIN
35	PROPOSED TOTAL	1	MIN

PER SECTION TABLES OF THE LOUDON ZONING ORDINANCE UPDATED

SECTION	DESCRIPTION	QUANTITY	UNIT
1	PROPOSED BUILDING FOOTPRINT	1	SQ FT
2	PROPOSED DRIVEWAY	1	SQ FT
3	PROPOSED SIDEWALK	1	SQ FT
4	PROPOSED PAVEMENT	1	SQ FT
5	PROPOSED GRASS	1	SQ FT
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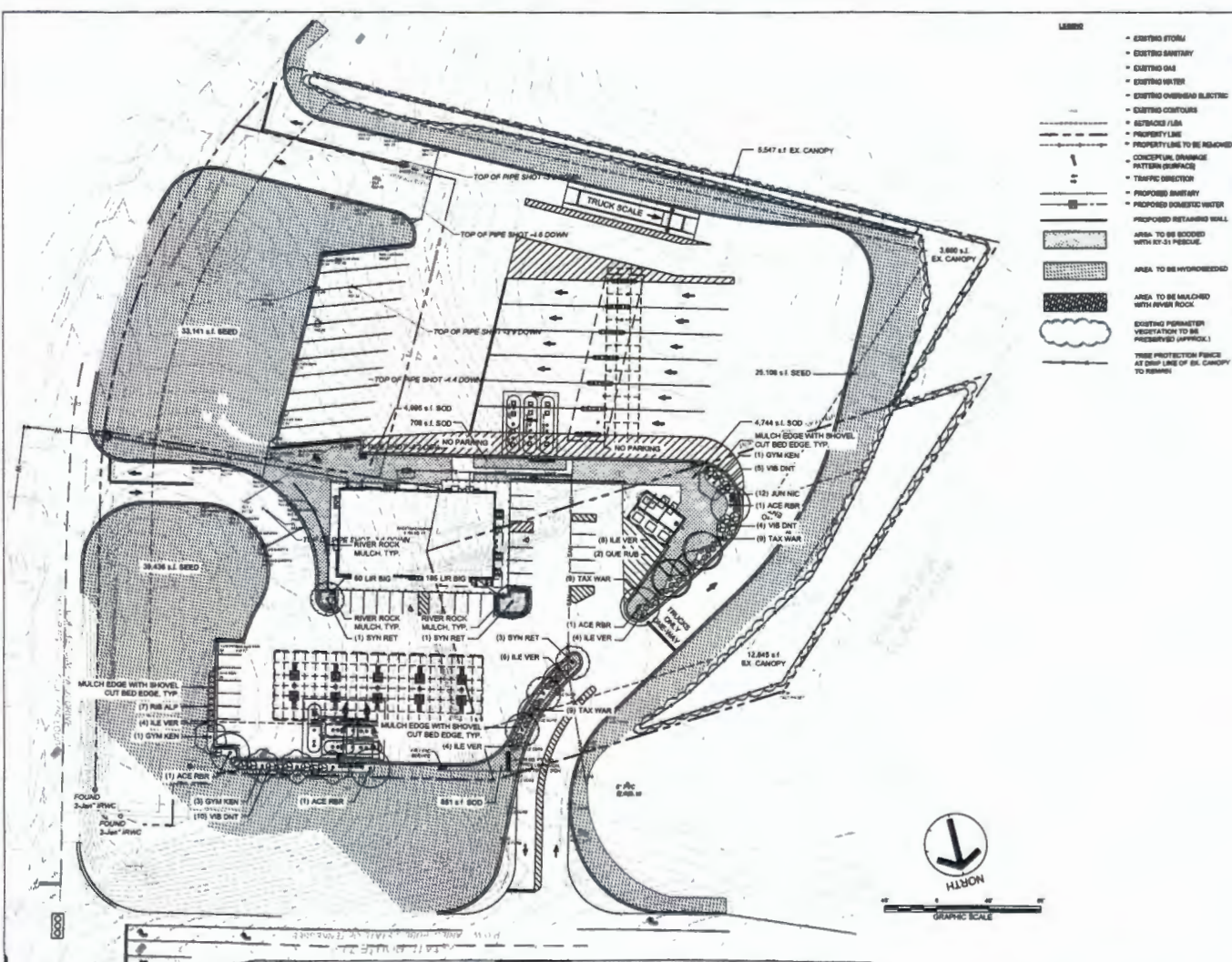
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(Symbol)	EXISTING IMPROVEMENTS
(Symbol)	EXISTING SIDEWALK
(Symbol)	EXISTING DRIVEWAY
(Symbol)	EXISTING DRIVEWAY SURFACE
(Symbol)	EXISTING DRIVEWAY CURB
(Symbol)	EXISTING DRIVEWAY MEDIAN
(Symbol)	EXISTING DRIVEWAY SHOULDER
(Symbol)	EXISTING DRIVEWAY DITCH
(Symbol)	EXISTING DRIVEWAY BUFFER
(Symbol)	EXISTING DRIVEWAY STRIP
(Symbol)	EXISTING DRIVEWAY FILL
(Symbol)	EXISTING DRIVEWAY GRASS
(Symbol)	EXISTING DRIVEWAY ASPHALT
(Symbol)	EXISTING DRIVEWAY CONCRETE
(Symbol)	EXISTING DRIVEWAY BRICK
(Symbol)	EXISTING DRIVEWAY TILE
(Symbol)	EXISTING DRIVEWAY GRANITE
(Symbol)	EXISTING DRIVEWAY MARBLE
(Symbol)	EXISTING DRIVEWAY SLATE
(Symbol)	EXISTING DRIVEWAY STONE
(Symbol)	EXISTING DRIVEWAY SAND
(Symbol)	EXISTING DRIVEWAY GRAVEL
(Symbol)	EXISTING DRIVEWAY DIRT
(Symbol)	EXISTING DRIVEWAY MUD
(Symbol)	EXISTING DRIVEWAY CEMENT
(Symbol)	EXISTING DRIVEWAY GROUT
(Symbol)	EXISTING DRIVEWAY PLASTER
(Symbol)	EXISTING DRIVEWAY STUCCO
(Symbol)	EXISTING DRIVEWAY BRICK MASONRY
(Symbol)	EXISTING DRIVEWAY CONCRETE MASONRY
(Symbol)	EXISTING DRIVEWAY GRANITE MASONRY
(Symbol)	EXISTING DRIVEWAY MARBLE MASONRY
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(Symbol)	EXISTING DRIVEWAY GROUT MASONRY
(Symbol)	EXISTING DRIVEWAY PLASTER MASONRY
(Symbol)	EXISTING DRIVEWAY STUCCO MASONRY



<p>RaceTrac - LOUDON STATE RT. 72 LOUDON HWY LOUDON, TN 37774 LOUDON COUNTY</p>	<p>RaceTrac RACETRAC PETROLEUM INC. 300 GALLERIA PARKWAY SE SUITE 800 ATLANTA, GA 30339 (770) 491-7600</p>	<p>THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS AND USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.</p>	<p>Greenium Smith Civil Engineer License No. 47513 State of Tennessee 1821 2nd Ave Nashville, TN 37203 615.466.9888</p>	<p>NOT FOR CONSTRUCTION FOR RACETRAC REVIEW</p> <table border="1"> <tr> <th>NO.</th> <th>REVISION COMMENTS</th> <th>DATE</th> </tr> <tr> <td>1</td> <td></td> <td>2024.06.13</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	NO.	REVISION COMMENTS	DATE	1		2024.06.13									
NO.	REVISION COMMENTS	DATE																	
1		2024.06.13																	

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LEGEND

- EXISTING FORM
- EXISTING SANITARY
- EXISTING GAS
- EXISTING WATER
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONTOURS
- ASPHALT / I/A
- PROPERTY LINE
- PROPERTY LINES TO BE REMOVED
- CONCEPTUAL DRAINAGE PATTERN (SURFACE)
- TRAFFIC DIRECTION
- PROPOSED SANITARY
- PROPOSED DOMESTIC WATER
- PROPOSED RETAINING WALL
- AREA TO BE BODED WITH EX-GA PEBBLE
- AREA TO BE HYDRATED
- AREA TO BE MULCHED WITH RIVER ROCK
- EXISTING PERMANENT VEGETATION TO BE PRESERVED (APPROX.)
- TREE PROTECTION FENCE AT DHP LINE OF EX. CANOPY TO REMAIN



DEVELOPER: RACTRAC RETAIL/BA, INC.
200 GALLERIE PARKWAY SE,
ATLANTA, GA 30339
OWNER: SEE PROPERTY INFO

Civil Engineer: JACOB BELOWOOD, PE
111 WEST 19TH STREET SUITE 201
LOUISVILLE, KY 40202
jacob.belowood@greshamsmith.com

LOT LANDSCAPE REQUIREMENTS	
Total Site Area	6.63 ACRE(S)
Existing Tree Canopy Area	4,000 SF (approx)
Existing Tree Canopy To Be Preserved	22,062 SF (approx)
Required Landscaping per Site	
Canopy Area (min. 5' cal.)	20
Canopy Area (min. 3' cal.)	43
Canopy Area (min. 2' cal.)	35
30 Shrubs (min. 18" tall)	239
10' LI per each planting station	252 sq. ft.
Proposed Landscaping	
Canopy Area (min. 5' cal.)	111
Canopy Area (min. 3' cal.)	17
30 Shrubs (min. 18" tall)	21
Interior Landscaping	962 sq. ft.

- #### CONSIDERATIONS REQUESTED:
- THE PERMITS OF THE PROPERTY IS HEAVY VEGETATED WITH MATURE TREES. EXISTING PERMITS SCREENING SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.
 - SEE CONTIGUOUS SUELVY LINES, POLES, EASEMENTS, STRUCTURES LIMIT THE AVAILABILITY FOR PERMITS SCREENING.
 - PROPOSED GRADING LIMIT THE AVAILABILITY FOR SCREENING PROVIDE NATURAL ELEVATION BUFFER.

PLANT SCHEDULE

TYPE / CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	ROOT	SPACING	QTY	REMARKS
TYPE I	ACE RBR	Acer rubrum	5" cal.		B & B	AS SHOWN	4	Plg. lat tree - 6' other trunk
	GYM KEN	Gymnocladia dioica	3" cal.		B & B	AS SHOWN	8	Plg. lat tree - 6' other trunk
	QUE RUB	Quercus rubra	3" cal.		B & B	AS SHOWN	2	Plg. lat tree - 6' other trunk
								Plg. lat tree - 6' other trunk
TYPE II	SYN RET	Syringa reticulata	3" cal.		B & B	AS SHOWN	2	
	BR VER	Baccharis verticillata	3" cal.		B & B	AS SHOWN	2	
	LE VER	Lonicera viticarpa	3" cal.		B & B	AS SHOWN	2	
	JUN NIC	Juniperus chinensis	3" cal.	18"	B & B	AS SHOWN APPROX. 48" O.C.	13	
	RIB ALP	Ribes alpinum	3" cal.	18"	B & B	AS SHOWN APPROX. 48" O.C.	7	
	TAX WAR	Taxus media	3" cal.	18"	B & B	AS SHOWN APPROX. 48" O.C.	27	
	VER DMT	Viburnum dentatum	3" cal.	20"	B & B	AS SHOWN APPROX. 72" O.C.	19	
GROUND COVER	SOI	Setcreasea grandiflora 'Century 21'		CONTAINER			11	210 sq. ft.
	LIR BIG	Liriodendron tulipifera		4" pot			245	
	BR	Blueberry		4" pot			278	
	SEED	Turf Hydroseed			cont.			87,205 sq. ft.

SHEET NO.	DATE

Gresham Smith Project No. 47433.00

Gresham Smith
GreshamSmith.com
222 West Avenue, Suite 300
Nashville, TN 37201
615.257.2900

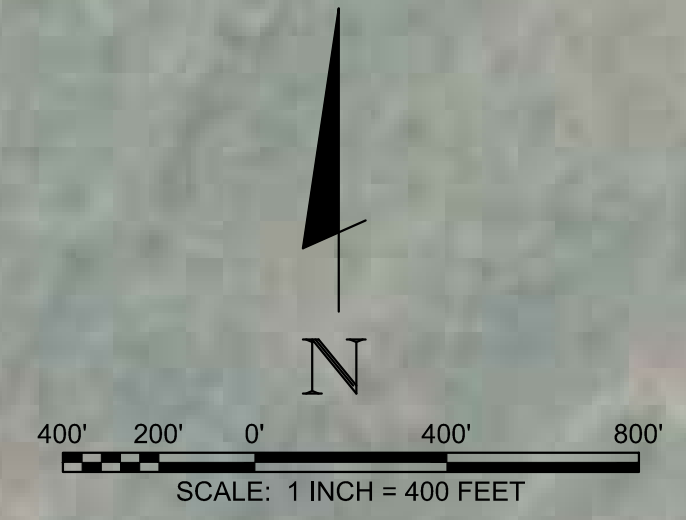
NOT FOR CONSTRUCTION
FOR RACTRAC REVIEW

THESE PLANS ARE SUBJECT TO FEDERAL, STATE, AND LOCAL USE OF SAME WITH THE EXCEPTED USES OF RACTRAC. RACTRAC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



DRAWN BY: JAV	DATE: 04/12/2024
SCALE:	SCALE:
SITE PLAN	
SHEET NO. VERSION	

USER: DUNLAN
 FILE: S:\35824\35824\704_CAD\CIVIL\Master Site Plan.dwg
 SAVER: 8/22/2024
 PLOTTED: 8/22/2024

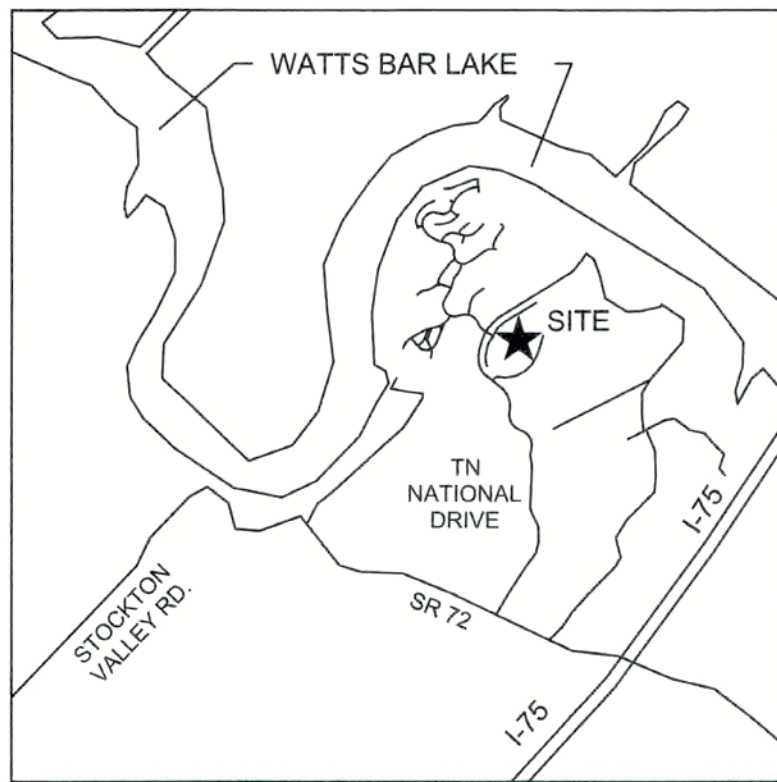


LEGEND
 ——— HIKING TRAILS

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 DATE _____

**TENNESSEE NATIONAL
 MASTER PLAN**
 LOUDON, LOUDON COUNTY, TN 37774

REV.	DR.	CHK.	DATE	REVISION/DESCRIPTION



VICINITY MAP
NOT TO SCALE

Certificate of Approval for Recording
I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date: _____ Secretary, Regional Planning Commission

Certificate of Approval of Water Systems
I certify that the water system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date: _____ City or County Health Officer

Certificate of Ownership and Dedication
This is to certify that the owner (s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks or other public ways and open spaces to public or private uses as noted.

Date: _____ Owner: _____

Certificate of Accuracy
I hereby certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Regional Planning Commission and the monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date: 8-22-24 Surveyor: Timothy D. Robinson
Tennessee Certification No. 2044

Certificate of Survey
I hereby certify that this is category 1006 survey and the ratio of precision as shown hereon. This survey has been prepared in accordance with The Standards of Practice for Land Survey in the state of Tennessee.

Date: 8-22-24 Tenn. Reg. No. 2044

Certificate of Sewerage Systems
I certify that the sewage disposal system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is approved as shown with all restrictions/conditions as noted.

Date: _____ Local Health Authority

Certificate of Approval of Street Names and Addresses
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 said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date: _____ E-911 Authority

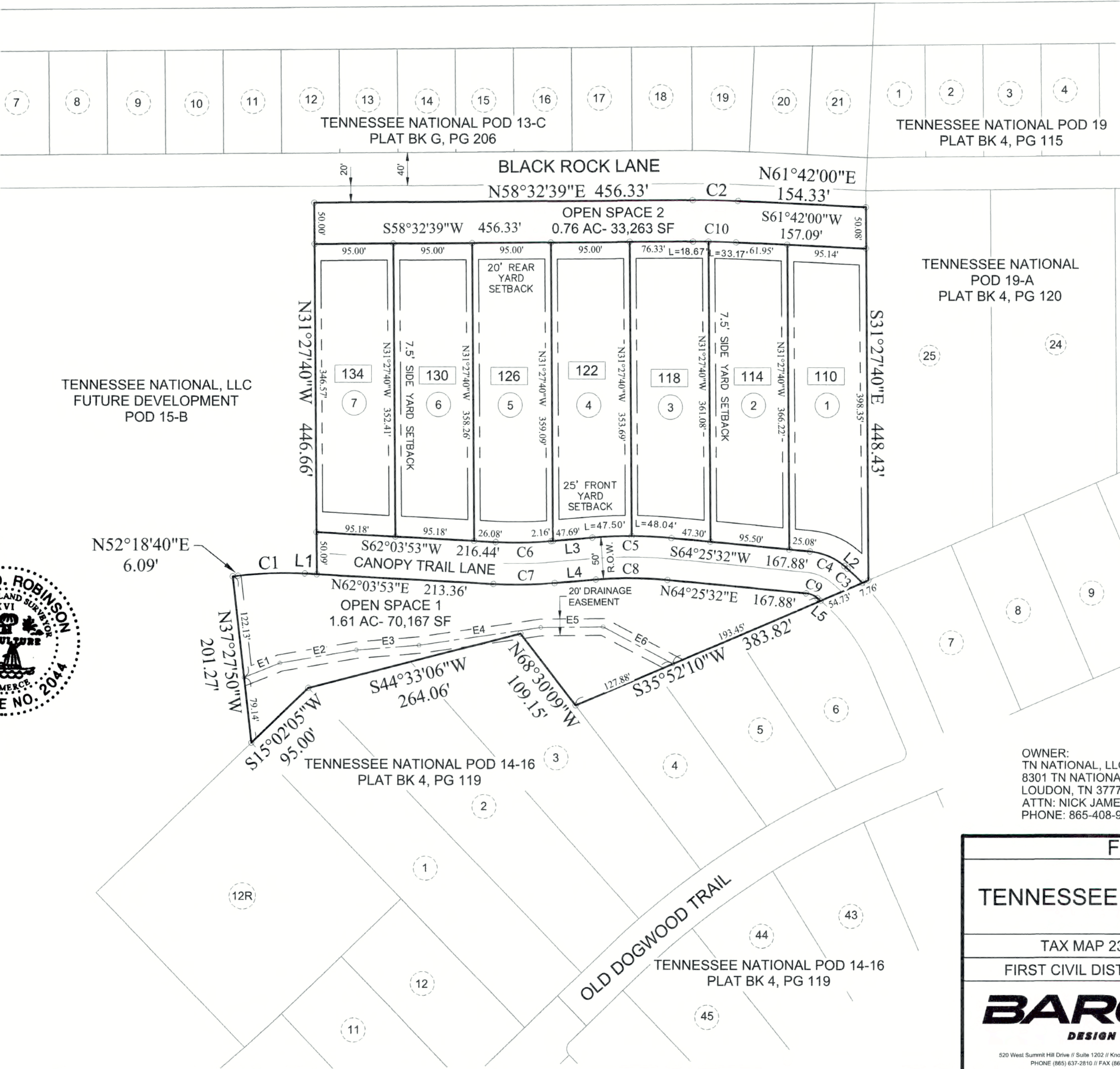
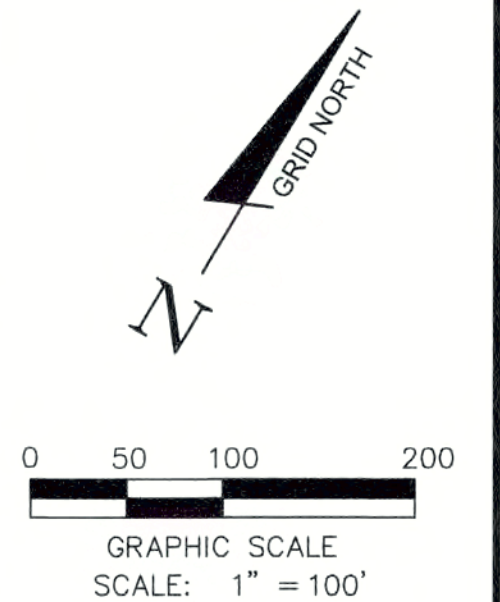
Certificate of Streets
I certify that the streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Regional Planning Commission.

Date: _____ Road Engineer/Highway Commission

NOTES:

- TOTAL POD AREA - 8.60 ACRES WITH 7 LOTS, OPEN SPACE AND ROAD RIGHT-OF-WAY.
- ZONING - PLANNED DEVELOPMENT DISTRICT REFERENCE THE LOUDON ZONING ORDINANCE, SECTION 14-415-NEIGHBORHOOD EDGE-DEVELOPMENT STANDARDS FOR ALL SITE DEVELOPMENT REGULATIONS.
- SETBACKS ARE 25-FOOT FRONTYARD, 7.5-FOOT SIDEYARD AND 20-FOOT REARYARD.
- PROPOSED USE IS RESIDENTIAL, AVERAGE LOT SIZE IS 0.78 ACRES.
- ROADS WILL BE PRIVATE WITHIN A 50-FOOT RIGHT-OF-WAY AND UTILITY EASEMENT.
- SANITARY SEWER WILL BE A LOW PRESSURE SYSTEM AND WILL BE CONSTRUCTED TO LOCAL SEWER DISTRICT STANDARDS.
- WATER WILL BE PUBLIC AND CONSTRUCTED TO LOCAL WATER DISTRICT STANDARDS.
- IMPROVEMENTS WILL BE CONSTRUCTED TO CONFORM TO LOCAL MUNICIPALITY STANDARDS.
- DEED REFERENCE - D.B. 430, PAGE 659
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 12' ALONG ALL ROAD RIGHT-OF-WAYS AND 5' ALONG ALL SIDE AND REAR LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE CENTERED ON DRAINAGE & SEWER STRUCTURES AS INSTALLED.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C1	80.86'	475.00'	9°45'13"	80.76'	N57°11'17"E
C2	54.60'	991.21'	3°09'21"	54.59'	N60°07'19"E
C3	24.62'	275.00'	5°07'48"	24.61'	N78°15'43"W
C4	45.48'	75.00'	34°44'51"	44.79'	S81°47'57"W
C5	95.54'	525.00'	10°25'38"	95.41'	S59°12'43"W
C6	66.87'	475.00'	8°04'00"	66.82'	S58°01'53"W
C7	73.91'	525.00'	8°04'00"	73.85'	N58°01'53"E
C8	86.45'	475.00'	10°25'38"	86.33'	N59°12'43"E
C9	15.16'	25.00'	34°44'51"	14.93'	N81°47'57"E
C10	51.84'	941.21'	3°09'21"	51.84'	S60°07'19"W



CENTERLINE 20' DRAINAGE EASEMENT LINE TABLE		
Line #	Direction	Length
E1	N37°16'12"E	46.44'
E2	N49°12'44"E	93.58'
E3	N54°29'11"E	75.66'
E4	N50°40'50"E	148.29'
E5	N58°23'55"E	75.12'
E6	N86°46'51"E	95.39'

LINE TABLE		
Line #	Direction	Length
L1	N62°03'53"E	14.34'
L2	N80°49'37"W	5.01'
L3	S53°59'54"W	49.85'
L4	N53°59'54"E	49.85'
L5	S80°49'37"E	5.01'

LOT AREAS		
LOT	SQ.FT.	ACRES
1	35,871	0.82
2	34,568	0.79
3	33,890	0.78
4	33,789	0.78
5	34,197	0.79
6	33,757	0.77
7	33,202	0.76

LEGEND

165 ADDRESS

OWNER:
TN NATIONAL, LLC
8301 TN NATIONAL DR.
LOUDON, TN 37774
ATTN: NICK JAMES
PHONE: 865-408-9992

SURVEYOR:
BARGE DESIGN SOLUTIONS
520 WEST SUMMIT HILL DR.
KNOXVILLE, TN 37902
TIM ROBINSON, RLS 2044
PHONE: 865-934-4142

FINAL PLAT

TENNESSEE NATIONAL POD 15-A

TAX MAP 23, PART OF PARCEL 1.00

FIRST CIVIL DISTRICT - LOUDON COUNTY, TN

520 West Summit Hill Drive // Suite 1202 // Knoxville, Tennessee 37902
PHONE: (865) 637-2810 // FAX: (865) 673-8554

DRAWN BY: JNB

DATE: 08-22-2024

REVISED:

FILE NO. 35824-23

MERCHANTS
BONDING COMPANY

MERCHANTS NATIONAL BONDING, INC. P.O. BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

SUBDIVISION BOND

Bond No. 101196726

KNOW ALL PERSONS BY THESE PRESENTS:

THAT we, TN National, LLC

as Principal, and Merchants National Bonding, Inc. (hereinafter called the Surety) are held and firmly bound unto the City of Loudon, Tennessee
201 Alma Place Loudon, TN 37774

as Obligee, in the penal sum of Two Million Three Hundred Fifty-Two Thousand Five Hundred Twenty-Eight and 75/100 Dollars

dollars (\$2,352,528.75**), lawful money of the United States to the payment of which sum well and truly to be made, the Principal herein firmly binds himself (themselves), their heirs, executors, and administrators, and the said Surety binds itself, its successors, assigns, executors and administrators, jointly and severally, firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, THAT, whereas the above bounden Principal is platting certain lots entitled Tennessee National Pod 15 as prepared by

Barge Design Solutions

being an official plat lying within the City of Loudon

County of Loudon, State of TN.

WHEREAS, the above bounden Principal has agreed with the Obligee to install the following improvements:

Tennessee National Pod 15: Earthwork, Storm Drainage, Roads, Parking Lots, Water, Sewer and Electrical; Loudon, TN

ALL such improvements to be completed in accordance with an agreement between the Principal and the Obligee.

NOW, if the Principal shall in all respects fulfill this said obligation according to the terms thereof, and shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the Obligee from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Obligee all outlays and expenses which it may incur in making good any such default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th
day of July, 2024.

TN National, LLC

By _____

Merchants National Bonding, Inc.

By _____

R. Graham Nash, Attorney-in-Fact

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Chayse Feeback; Gregory E Nash; Kelly L Berry; Phillip H Condra; R Graham Nash

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February, 2024.



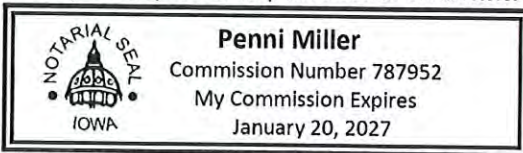
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

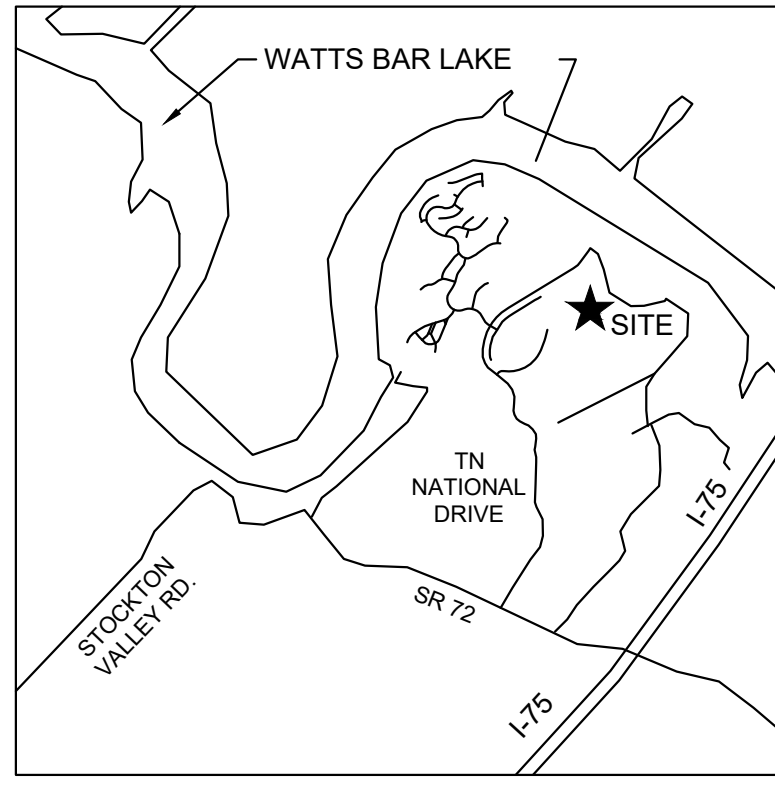
Penni Miller
Notary Public

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 18th day of July, 2024.



William Warner Jr.
Secretary



VICINITY MAP
NOT TO SCALE

LEGEND

1341 ADDRESS

NOTES:

- TOTAL POD AREA - 31.36 ACRES WITH 35 LOTS AND ROAD RIGHT-OF-WAY.
- ZONING - PLANNED DEVELOPMENT DISTRICT REFERENCE THE LOUDON ZONING ORDINANCE, SECTION 14-415-NEIGHBORHOOD EDGE-DEVELOPMENT STANDARDS FOR ALL SITE DEVELOPMENT REGULATIONS.
- SETBACKS ARE 25-FOOT FRONTYARD, 7.5-FOOT SIDEYARD AND 20-FOOT REARYARD.
- PROPOSED USE IS RESIDENTIAL, AVERAGE LOT SIZE IS 0.83 ACRES.
- ROADS WILL BE PRIVATE WITHIN A 50-FOOT RIGHT-OF-WAY AND UTILITY EASEMENT.
- SANITARY SEWER WILL BE A LOW PRESSURE SYSTEM AND WILL BE CONSTRUCTED TO LOCAL SEWER DISTRICT STANDARDS.
- WATER WILL BE PUBLIC AND CONSTRUCTED TO LOCAL WATER DISTRICT STANDARDS.
- IMPROVEMENTS WILL BE CONSTRUCTED TO CONFORM TO LOCAL MUNICIPALITY STANDARDS.
- DEED REFERENCE - D.B. 430, PAGE 659
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 12' ALONG ALL ROAD RIGHT-OF-WAYS AND 5' ALONG ALL SIDE AND REAR LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
- UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS SHALL BE CENTERED ON DRAINAGE & SEWER STRUCTURES AS INSTALLED.

Certification of Sewerage Systems

I certify that the sewage disposal system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is approved as shown with all restrictions/conditions as noted.

Date: _____ Local Health Authority

Certificate of Approval of Street Names and Addresses

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 said names are approved, and (3) the property addresses of the lots shown on this plat are in conformance with the E-911 System.

Date: _____ E-911 Authority

Certificate of Streets

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

Date: _____ Road Engineer/Highway Commission

Certification of Survey

I hereby certify that this is category _____ survey and the ratio of precision of the unadjusted survey is 1:_____ as shown hereon. This survey has been prepared in accordance with The Standards of Practice for Land Survey in the state of Tennessee.

Date: _____ Tenn. Reg. No. _____

Certification of Accuracy

I hereby certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Regional Planning Commission and the monuments have been placed as shown hereon, to the specifications of the Regional Planning Commission.

Date: _____ Surveyor: _____

Tennessee Certification No. _____

Parcel #	SQ.FT.	ACRES
1	24,610	0.56
2	17,924	0.41
3	16,369	0.38
4	14,955	0.34
5	38,525	0.88
6	63,281	1.45
7	22,463	0.52
8	26,265	0.60
9	27,801	0.64
10	29,358	0.67
11	32,019	0.74
12	41,115	0.94
13	66,333	1.52
14	56,025	1.29
15	50,878	1.17
16	38,452	0.88
17	43,228	0.99
18	55,787	1.28

Parcel #	SQ.FT.	ACRES
19	46,350	1.06
20	35,486	0.81
21	38,529	0.88
22	37,691	0.87
23	65,430	1.50
24	63,450	1.46
25	25,643	0.59
26	16,419	0.38
27	20,378	0.47
28	22,573	0.52
29	23,416	0.54
30	28,275	0.65
31	33,164	0.76
32	35,137	0.81
33	28,543	0.66
34	35,609	0.82
35	40,952	0.94

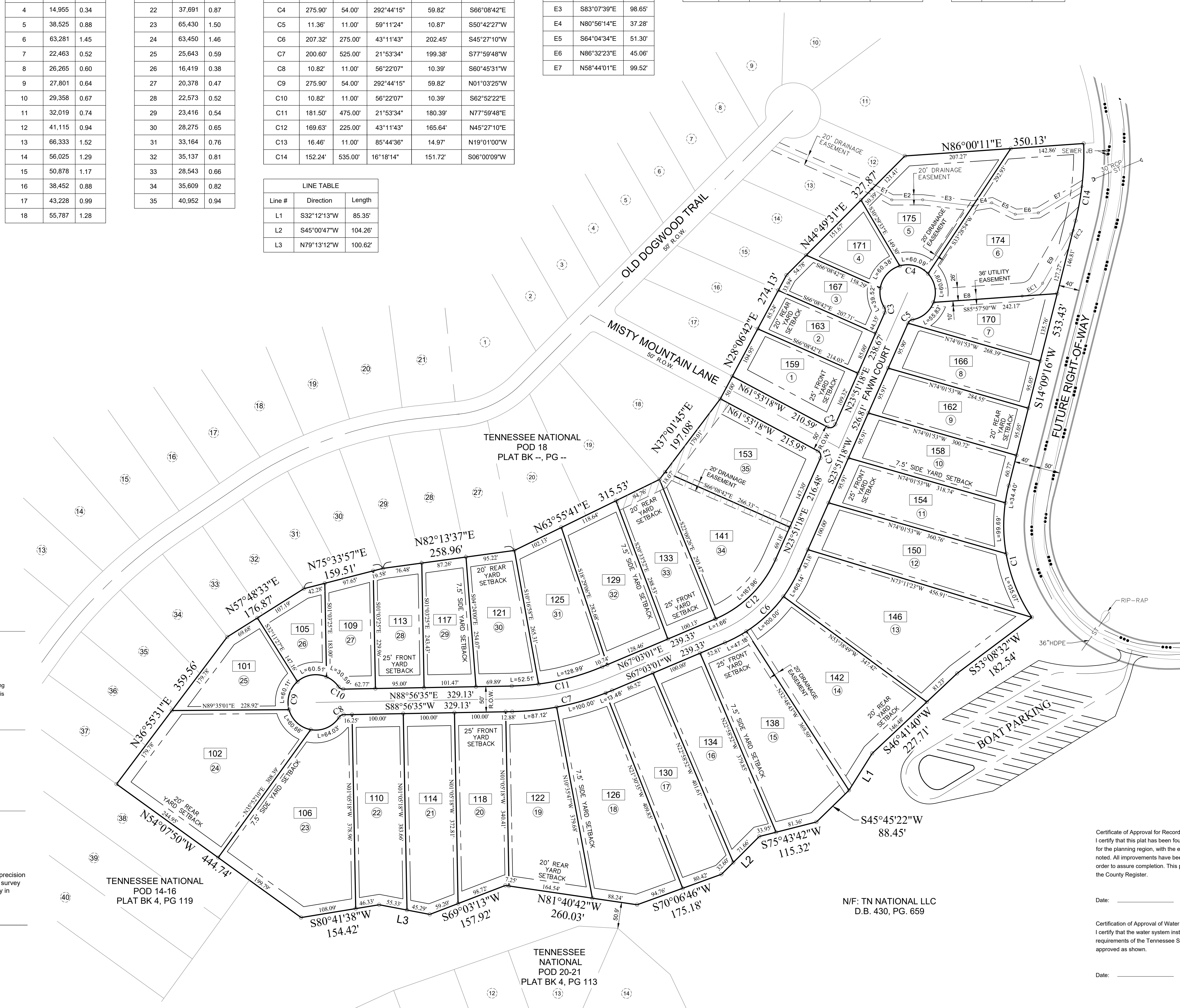
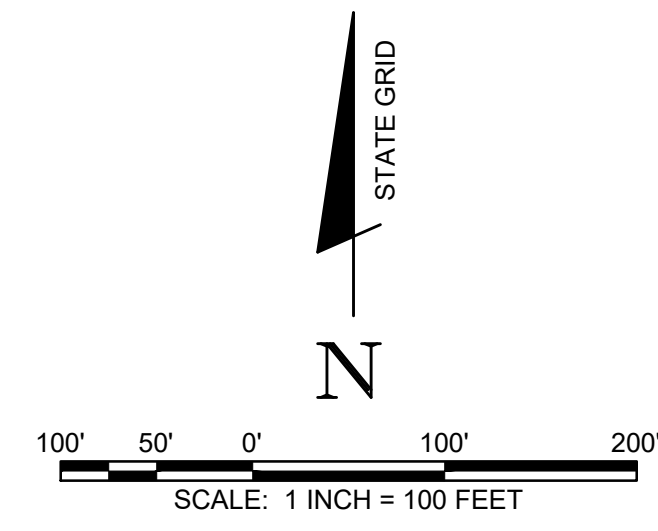
Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
C1	269.16'	320.00'	48°11'33"	261.29'	S09°56'30"E
C2	18.10'	11.00'	94°15'24"	16.12'	N70°59'00"E
C3	10.82'	11.00'	56°22'07"	10.39'	N04°19'46"W
C4	275.90'	54.00'	292°44'15"	59.82'	S66°08'42"E
C5	11.36'	11.00'	59°11'24"	10.87'	S50°42'27"W
C6	207.32'	275.00'	43°11'43"	202.45'	S45°27'10"W
C7	200.60'	525.00'	21°53'34"	199.38'	S77°59'48"W
C8	10.82'	11.00'	56°22'07"	10.39'	S60°45'31"W
C9	275.90'	54.00'	292°44'15"	59.82'	N01°03'25"W
C10	10.82'	11.00'	56°22'07"	10.39'	S62°52'22"E
C11	181.50'	475.00'	21°53'34"	180.39'	N77°59'48"E
C12	169.63'	225.00'	43°11'43"	165.64'	N45°27'10"E
C13	16.46'	11.00'	85°44'36"	14.97'	N19°01'00"W
C14	152.24'	535.00'	16°18'14"	151.72'	S06°00'09"W

Line #	Direction	Length
L1	S32°12'13"W	85.35'
L2	S45°00'47"W	104.26'
L3	N79°13'12"W	100.62'

Line #	Direction	Length
E1	S61°17'45"E	44.26'
E2	N89°43'17"E	60.24'
E3	S83°07'39"E	98.65'
E4	N80°56'14"E	37.28'
E5	S64°04'34"E	51.30'
E6	N86°32'23"E	45.06'
E7	N58°44'01"E	99.52'

Curve #	Length	Radius	Delta	Chd. Length	Chd. Bearing
EC1	49.12'	50.00'	56°17'20"	47.17'	N57°49'10"E
EC2	8.22'	50.00'	9°25'02"	8.21'	N34°23'01"E

Line #	Direction	Length
E8	N85°57'50"E	173.68'
E9	N29°40'30"E	110.87'



OWNER:
TN NATIONAL, LLC
8301 TN NATIONAL DR.
LOUDON, TN 37774
ATTN: NICK JAMES
PHONE: 865-408-9992

SURVEYOR:
BARGE DESIGN SOLUTIONS
520 WEST SUMMIT HILL DR.
KNOXVILLE, TN 37902
TIM ROBINSON, RLS 2044
PHONE: 865-934-4142

Certificate of Approval for Recording
I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the County Register.

Date: _____ Secretary, Regional Planning Commission

Certification of Approval of Water Systems
I certify that the water system installed, or proposed for installation fully meet requirements of the Tennessee State Health Department, and is hereby approved as shown.

Date: _____ City or County Health Officer

Certificate of Ownership and Dedication
This is to certify that the owner (s) of the property shown and described hereon hereby adopt this subdivision plan and dedicate all streets, alleys, walks, parks or other public ways and open spaces to public or private uses as noted.

Date: _____ Owner: _____



FINAL PLAT
TAX MAP 23, PART OF PARCEL 1.00
TENNESSEE NATIONAL POD 17
LOUDON COUNTY, TENNESSEE

REV.	OR.	CHK.	DATE	DESCRIPTION
0		JNB	07/23/2024	ISSUED FOR REVIEW

C1.00
FILE NO. 35824-23



MERCHANTS NATIONAL BONDING, INC. P.O. BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

SUBDIVISION BOND

Bond No. 101196705

KNOW ALL PERSONS BY THESE PRESENTS:

THAT we, TN National, LLC

as Principal, and Merchants National Bonding, Inc. (hereinafter called the Surety) are held and firmly bound unto the City of Loudon, Tennessee
201 Alma Place Loudon, TN 37774

as Obligee, in the penal sum of One Million Seven Hundred Seventy-Nine Thousand One Hundred Thirty-Three and 00/100 Dollars *****

dollars (\$1,779,133.00**), lawful money of the United States to the payment of which sum well and truly to be made, the Principal herein firmly binds himself (themselves), their heirs, executors, and administrators, and the said Surety binds itself, its successors, assigns, executors and administrators, jointly and severally, firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, THAT, whereas the above bounden Principal is platting certain lots entitled Tennessee National Pod 17 as prepared by

Barge Design Solutions

being an official plat lying within the City of Loudon

County of Loudon, State of TN.

WHEREAS, the above bounden Principal has agreed with the Obligee to install the following improvements:

Tennessee National Pod 17: Earthwork, Storm Drainage, Roads, Parking Lots, Water, Sewer and Electrical Loudon, TN

ALL such improvements to be completed in accordance with an agreement between the Principal and the Obligee.

NOW, if the Principal shall in all respects fulfill this said obligation according to the terms thereof, and shall satisfy all claims and demands incurred for same, and shall fully indemnify and save harmless the Obligee from all costs and damages which it may suffer by reason of failure to do so and shall fully reimburse and repay the Obligee all outlays and expenses which it may incur in making good any such default, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26th
day of June, 2024.

TN National, LLC
[Signature]
Principal

By _____
Merchants National Bonding, Inc.

By R. Graham Nash
R. Graham Nash, Attorney-in-Fact

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Chayse Feedback; Gregory E Nash; Kelly L Berry; Phillip H Condra; R Graham Nash

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 3rd day of February, 2024.

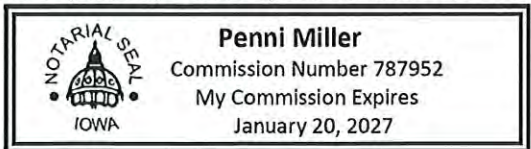


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By *Larry Taylor*
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 3rd day of February, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

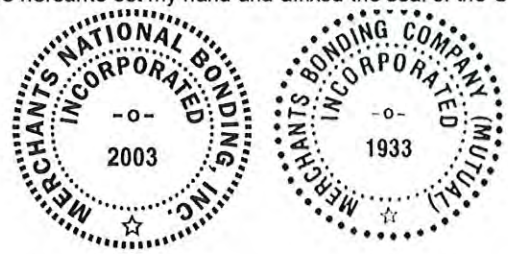


Penni Miller
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 26th day of June, 2024.



William Warner Jr.
Secretary

City of Loudon Planning Application Details

Planning Application # 123

Description

Rezoning of two parcels, 036.00 and 037.00, from R-1 Low Density Residential District to Small Planned Development District. The residence on Parcel 036.00 was constructed in 1857 and is on the Historic Register. Continued preservation of the residence and property is planned, while allowing for a proposed commercial use, including, but not limited to, small events and overnight stays. Parcel 037.00 comprises three (3) existing structures.

Two of the structures have historic value, but current information does not state inclusion of the third in the Historic Registry. Two buildings were built in the same timeframe as the house, and utilized as slave quarters. One building was refurbished and rented residentially. The request is to use this building in terms of the overall plan as a multi-use building. However, the other slave quarters in earlier years was partially burned and not restored. The request is to use this building by preserving as much of the original brick sides as possible, adding construction for use as commercial kitchen to support catering events.

The third building has been used as 14,000 square feet horse barn / event center, and has a small extension that been rented as a separate apartment. The request is to continue to use this facility with appropriate improvements to better accommodate use as an event center.

A conceptual plan is attached.

Tentative Meeting Date	09/04/2024
Development Name	Project NDA
Parcel ID	040 036.00 & 040 037.00
LinkGoogleMaps	https://maps.app.goo.gl/2WZXYajev56JsP54A
Meeting Board Authority	3.) Planning Commission
Application Type	Rezoning

Proposed Use	Other
---------------------	-------

Gross Square Footage of new building or addition	0
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Location	2492 River Road Loudon, TN 37774
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Person making request (Title)	Applicant (general)
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Person Making Request	Victor Clayton Pangle
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Person making request Email	vcp@att.net
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Person Making Request Address	600 Grove Street Loudon, TN 37774
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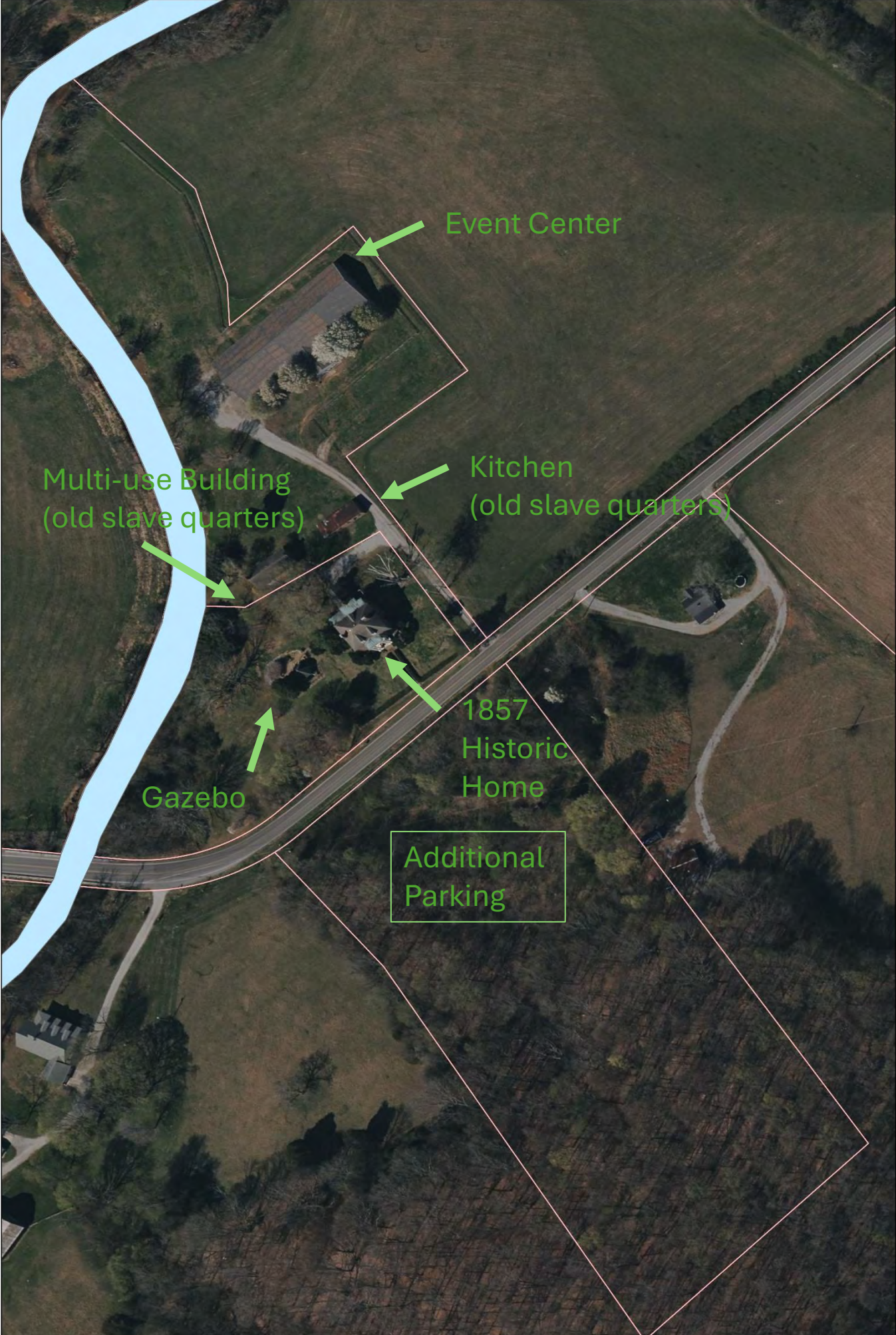
Date Received	08/09/2024
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Misc. Files V1	tripppropertysiteplan.pdf
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Property Owner	Robert A. & Kerry F. Tripp
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Owner Email	vcp@att.net
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Owners Address	2492 River Road Loudon, TN 37774
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Event Center



Kitchen
(old slave quarters)



Multi-use Building
(old slave quarters)



1857
Historic
Home



Gazebo


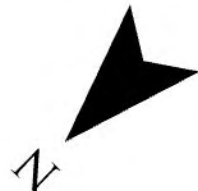


Additional
Parking



Legend

- Fence 100ft x 100ft
- 300ft buffer
- 300ft buffer
- Parcel Boundary
- buildings
- <all other values>



ACCESSORY BUILDING: A subordinate building, the use of which is incidental to that of a main building and located on the same lot therewith.

ACCESSORY USE: A use customarily incidental, appropriate, and sub-ordinate to the principal use of land or buildings and located upon the same lot therewith.

ADULT BOOKSTORE: An establishment with 1% or more of its sales attributable to books, magazines, motion pictures, videos, periodicals and other materials which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined herein) for the sale to or for the observation by patrons therein.

ADULT MOTION PICTURE THEATER: A public place, whether open or enclosed, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined therein) for the observation by patrons therein.

ALLEY: A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility and public service purposes.

ALTERNATIVE TOWER STRUCTURE: Man-made trees, clock towers, bell steeples, light poles, power poles or structures and similar alternative-design mounting structures that camouflage or conceal the presence of towers or antennas.

ANTENNA: Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

AREA, BUILDING: The total areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces, and steps.

AUTOMOBILE WRECKING: The dismantling, storage, sale, or dumping of used motor vehicles, trailers, or parts thereof.

BOARD: The Loudon Board of Zoning Appeals.

DWELLING UNIT: One or more rooms and a single kitchen designated as a unit for occupancy by only one family for cooking, living, and sleeping purposes.

ELECTRIC SERVICE: The furnishing of electric power and energy for lighting, heating, power or any other purpose for which electric power and energy can be used.

ELECTRIC UTILITY: Any public or private entity engaged in generating and/or transmission and/or distribution of electric power and energy for lighting, heating, power or any other purpose for which electric power and energy can be used.

FAA: Federal Aviation Administration.

FCC: Federal Communications Commission.

FILL AREA: means the area containing waste placed in final disposal and not including earthen berms or other facility appurtenances.

HEIGHT: When referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.

HEIGHT OF BUILDING: The vertical distance from the established average sidewalk grade, street grade, or finished grade at the building line, whichever is the highest, to the highest point of the building.

JUNK YARD OR SALVAGE YARD: A lot, land or structure, or part thereof, used primarily for the collection, storage and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition or for the sale of parts thereof.

LOADING AND UNLOADING SPACE: An area ten (10) feet by forty (40) feet with a fourteen (14) foot height clearance providing for the standing, loading, or unloading of a truck or other vehicle.

LOT: A piece, parcel, or plot of land in one ownership, which may include one or more lots of record, occupied or to be occupied by one principal building and its accessory buildings including the open spaces required under this ordinance.

LOT LINES: The boundary dividing a given lot from the street, an alley or adjacent lots.

would be in keeping with the intent and provisions of this ordinance.

4. No building permit shall be issued for construction of any building or location of any manufactured home on the land until the Board has approved the development plan and a statement of approval has been affixed.
5. The building permit shall be revoked if construction of any part, or phase, of the development is not in compliance with the approved plans.

(Revisions to Section 14-606 regarding Manufactured Home Communities was recommended by Loudon Regional Planning Commission 3/5/97; adopted by Loudon City Council 6/16/97.)

14-607. DEVELOPMENT STANDARDS FOR CERTAIN USES. In order to accomplish the purposes of the zoning code, special consideration is hereby given to certain uses. These uses shall comply with the following requirements regardless of the district in which they may be located.

1. Gasoline service stations. The following regulations shall apply to all gasoline service stations:
 - a. There shall be a building setback from all street right-of-way lines of a distance of not less than forty (40) feet.
 - b. Gasoline pumps shall not be located closer than fifteen (15) feet to any street right-of-way line.
 - c. Sign requirements as established in this ordinance shall be met.
2. Cemeteries. The following regulations shall apply to all cemeteries:
 - a. The site proposed for a cemetery shall not interfere with the development of a system of streets and in addition shall have direct access to a thoroughfare.
 - b. Any new cemetery shall be located on a site containing not less than ten (10) acres.
 - c. All structures and facilities including but not limited to mausoleums, shall be set back at least thirty (30) feet from any property line or street right-of-way.

- d. All required yards shall be landscaped and maintained.
- e. Proposals for cemeteries must be approved by the Board of Zoning Appeals prior to the issuance of a building permit.

3. Automobile wrecking, junk, and salvage yards. The following regulations shall apply to all automobile wrecking, junk, and salvage yards:

- a. No automobile wrecking, junk, and salvage yard shall be permitted closer than three hundred (300) feet from any residential district.
- b. All outdoor storage of salvage and wrecking operations shall be conducted entirely within an enclosed opaque fence or wall, except driveway areas, from eight (8) to twelve (12) feet in height. Storage between the street and such fence or wall is expressly prohibited. Any fence or wall erected for screening purposes shall be property painted or otherwise maintained in good condition.

14-608. EROSION AND SEDIMENTATION CONTROL STANDARDS. The purpose of these regulations is to empower the appropriate officials of Loudon, to control any land-disturbing activity that is determined by such officials to cause contamination of water supplies and water resources, the clogging of water-courses, and ditches, sinkholes or natural drainage ways; or erosion of land which may jeopardize existing structures, roadway, or adjacent property. This section shall apply to all districts within Loudon, Tennessee.

- 1. Permits. Any site of three (3) acres or more which may be exposed or disturbed of earth shall have a valid grading permit issued by the Building Inspector for that particular site before commencement of any grading/excavation works. Any site with less than three (3) acres shall not be required to obtain a permit, however, such tracts are not excluded from the general requirements of this ordinance.
 - a. Permit requirements. The developer shall submit the following information for the entire tract of land to be graded/excavated before a permit is to be released.
 - i. A boundary line survey of the site on which the work is to be performed.
 - ii. Plans and specifications of soil erosion and sedimentation control measures conforming to the requirements as outlined in this ordinance.

into the site plan when requesting a building permit, or as part of a subdivision plat.

H. Erosion Control

Effective erosion control measures shall be required during construction to eliminate sedimentation on public rights-of-way or watercourses. The use of straw bales or silt fencing is typically the most prevalent, however other suitable methods will be permitted.

I. Exemptions

The requirement for detention, hydrologic or hydraulic computations, plans and preparation by an engineer are not applicable for single family residences or duplexes on individual lots.

14-614. VEHICLE PARKING AND JUNK VEHICLES.

A. Purpose: This ordinance is intended to regulate the storage of vehicles and place restrictions on the placement of junk vehicles on private property in order to prevent diminution of property values, eliminate hazardous situations caused by deteriorating vehicle parts, overgrown vegetation around, in, or through vehicles, and collection of pools of stagnate water in vehicles.

B. Definition: As used in this ordinance, the following terms and phrases shall have the following meanings:

1. "Person" shall mean any person, firm, partnership, association, corporation or any organization of a similar kind.
2. "Private Property" shall include all property that is not public property, regardless of how the property is zoned or used.
3. "Vehicle" shall mean any machine propelled by power other than human power, designed to travel along the ground by the use of wheels, treads, self-laying tracks, runners, slides or skids, including but not limited to automobiles, trucks, motorcycles, motor scooters, go-carts, campers, tractors, tractor-trailers, buggies, wagons, and earth moving equipment and any part of the same.
4. "Junk Vehicle" shall mean a vehicle of any age that is damaged or defective in any one or combination of any of the following ways that either makes the vehicle immediately inoperable, or would prohibit the vehicle from being operated in a reasonably safe manner:
 - Flat tires, missing tires, missing wheels, or missing or partially or totally disassembled tires and wheels.

- Missing or partially or totally disassembled essential part or parts of the vehicles drive train, including but not limited to engine, transmission, transaxle, drive shaft, differential, or axle.
- Extensive exterior body damage or missing or partially or totally disassembled essential body parts, including but not limited to, fenders, doors, engine hood, bumper or bumpers, windshields, or windows.
- Missing or partially or totally disassembled essential interior parts, including but not limited to drivers seat, steering wheel, instrument panel, clutch, brake, gear, shift lever.
- Missing or partially or totally disassembled parts essential to the starting or running of the vehicle under its own power, including, but not limited to, starter, generator, or alternator, battery, distributor, gas tank, carburetor, or fuel injection system, spark plugs, or radiator.
- Placed on the ground in either an upside down or side position, sitting on blocks, or suspended in the air by any other method in combination with any of the preceding conditions.

C. General Restrictions:

Vehicles and junk vehicles on private property shall comply with the following provisions:

1. Any vehicle designed or intended to be used on public roads shall maintain a current license plate.
2. Any junk vehicle located on private property shall be completely enclosed within a building which shall prevent the vehicle from being visible from any adjoining property or any public way.
3. No vehicle shall be used for storage or as a container for metal, glass, paper, rags, or other cloth, wood, auto parts, machinery, waste, or discarded materials in such quantity or arrangement that a driver cannot operate the vehicle in a safe and normal manner.
4. No junk vehicle shall be allowed to be located on private property, except within an enclosed building, for a period of time not to exceed forty-eight (48) hours.

D. Exceptions

This ordinance shall not be construed to prohibit the placement of parked or stored vehicles or junk vehicles on private property lawfully zoned for business engaged in towing and storing vehicles, wrecking, salvaging, repairing of vehicles or any similar operation.

E. Severability

Each section, subsection, paragraph, sentence, and clause of this ordinance is declared to be separable and severable. The invalidity of any section, subsection,