

AN ORDINANCE OF THE BOARD
OF MAYOR AND ALDERMEN OF THE
TOWN OF LOUISVILLE, TENNESSEE,
AMENDING THE LOUISVILLE ZONING
ORDINANCE BY REZONING THE
PROPERTY LOCATED ALONG
TOPSIDE ROAD

ORDINANCE NO.

FIRST READING
DATE PASSED:

SECOND READING
DATE PASSED:

PLANNING COMMISSION
RECOMMENDED ON: 11/20/2018

PUBLIC HEARING:

BE IT HEREBY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE
TOWN OF LOUISVILLE, TENNESSEE, AS FOLLOWS:

WHEREAS, the Louisville Board of Mayor and Aldermen, in accordance with TCA 13-7-203, TCA 13-7-204 and Section 11-110 of the Louisville Zoning Ordinance may amend the Zoning Ordinance of the Town of Louisville;

WHEREAS, the Mayor has requested a change in zoning of the parcels set forth herein pursuant to Section 11-110 of the Louisville Zoning Ordinance to eliminate split zoning on each of these parcels;

WHEREAS, a portion of each parcel of property at issue currently has a portion of the parcel zoned as R-1 and a portion zoned C-1 as a result of the multiple subdivisions of a larger parcel;

WHEREAS, the parcels to be zoned C-1 in their entirety front Topside Road and are in an area projected for future C-1 use under the current Louisville Land Use Plan; and

WHEREAS, this proposal for rezoning requested has been recommended for passage by the Louisville Planning Commission before second and final reading of this ordinance;

THEREFORE, IT IS ORDAINED:

1. That the Zoning of the parcels identified as Tax Map 016, Parcels 14, 15, 16, and 17 in their entirety, shall be zoned C-1 General Commercial. These are the same parcels identified on Plat 1972A, Brooke's Place Subdivision, as Lots 16, 18, 19 and 20.
2. This Ordinance shall take effect immediately, the public welfare requiring it.

Mayor

Town Recorder

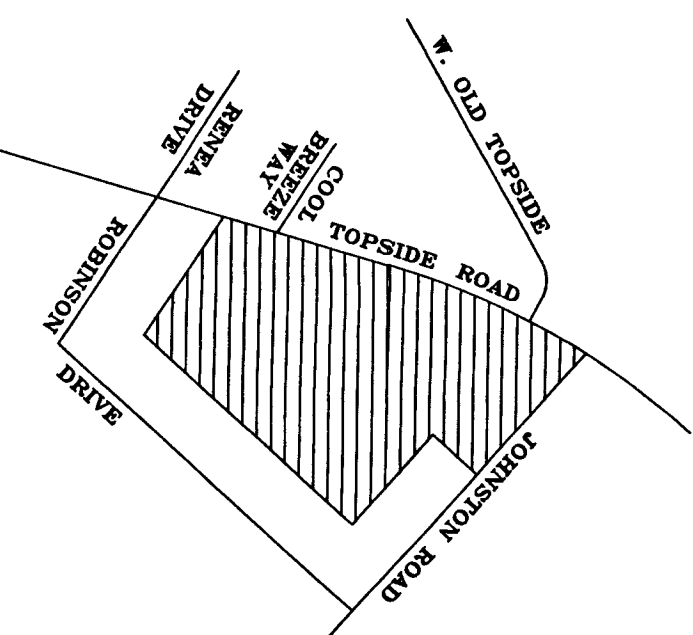
24 X 18

INDEXED
1972A

Approved by the Board of Health for the
BROOKE'S PLACE
Blount County, Tennessee
as being suitable for subsurface sewage disposal (SSD) with the listed attached restrictions.
Prior to any construction of a structure, mobile or permanent, the plans for the exact house structure location must be approved and a SSD system permit issued by the Division of Environmental Health. Water traps, water lines, underground utilities and driveways should be located at the site property lines unless otherwise noted. Any cutting, filling or alteration of the soil conditions may void this approval.
Alex M. Flynn
Director, Environmental Health
Blount Co Health Department

- NOTES:
- 1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY'S NOTIFICATION OF THE FACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 2) DRAINAGE AND UTILITIES EASEMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES EXCEPT TO THE SUBDIVISION OF ALL LOT LINES ALONG THE STREET RIGHT-OF-WAY EXCEPT AS OTHERWISE SHOWN HEREON, OR FIVE FEET ON EACH SIDE OF ALL ABSOLUTE UTILITIES.
 - 3) LOTS 1,3-11,13-16,21 & 22 ARE ZONED: R-1 (RESIDENTIAL & AGRICULTURAL).
 - 4) LOTS 16 & 18-20 ARE ZONED: C (COMMERCIAL).
 - 5) SETBACK REQUIREMENTS: FRONT = 30 FEET (UNLESS OTHERWISE SHOWN HEREON) SIDE = 12 FEET REAR = 30 FEET
 - 6) IRON ROD SET AT EACH CORNER UNLESS OTHERWISE SHOWN HEREON.
 - 7) A DEFINED DRAINAGE EASEMENT MUST BE CONSIDERED PRIOR TO THE ISSUANCE OF PERMITS FOR LOT THAT ADJOIN THE EASEMENT.

House design, size, location, and driveway design will determine the actual number of bedrooms for which a permit may be issued. Lots: 1,3-11,13-16,18-22 are approved for standard individual subsurface sewage disposal system serving a maximum of THREE bedrooms.



ELECTRICAL UTILITY SERVICE

The property owner for the subdivision shall be within the service area of the electric utility company.

The following conditions apply:

- Lots 1,3-11,13-16,18-22 shall be served by existing powerlines.
- Lots 1,3-11,13-16,18-22 shall be served by existing powerlines.
- The responsibility for future electric service can be met by the provision of a service area for the extension of electric lines.
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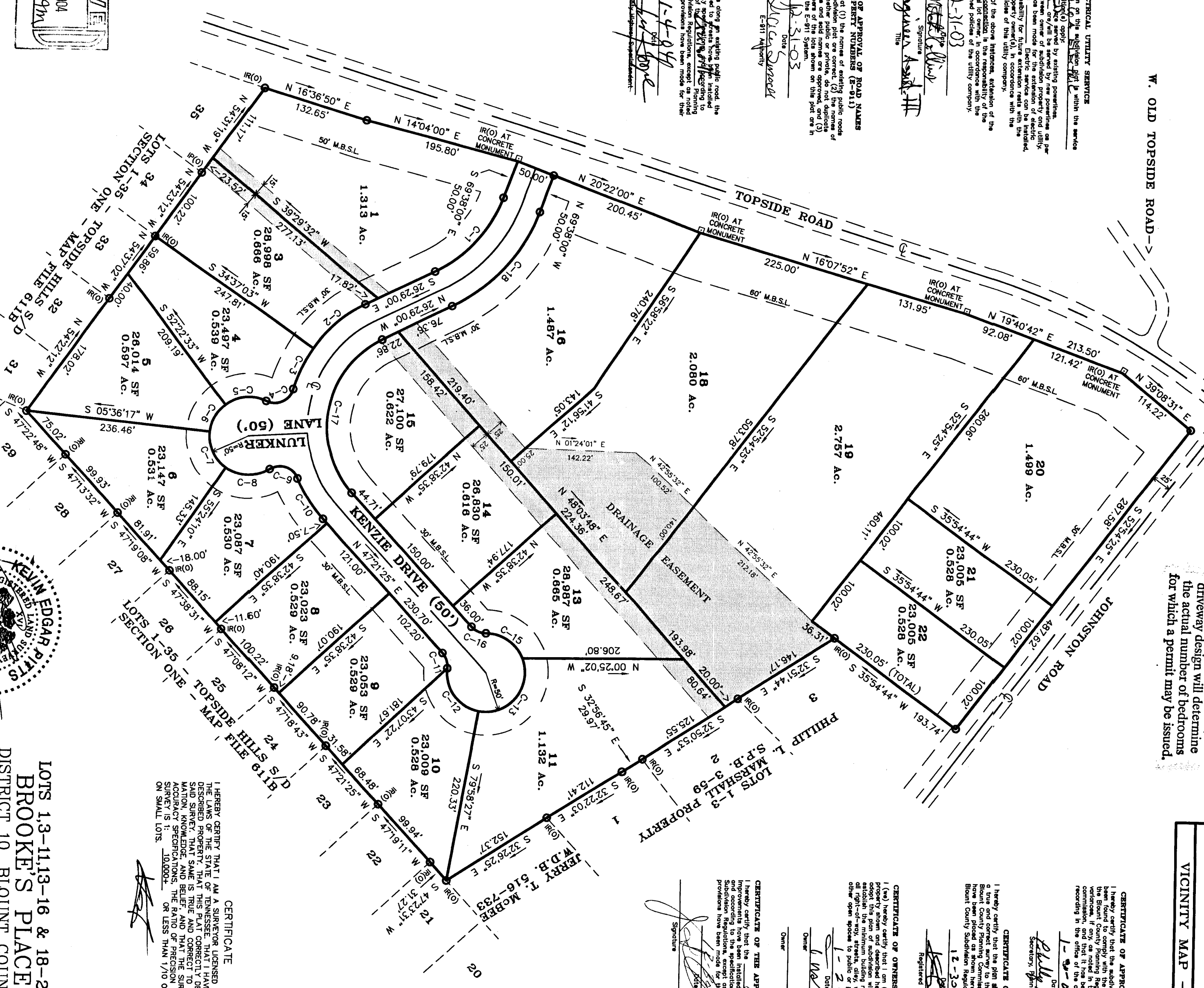
NOTE: In any of the above instances, extension of the individual lot owner's responsibility for the extension of electric lines shall be the responsibility of the utility company.

1-2-03
1-2-03
Signature
Date
1-2-03
1-2-03

CERTIFICATE OF APPROVAL OF ROAD NAMES AND PROPERTY LINES
I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct; (2) the names of any existing public or private roads, do not suggest any similarity to any existing public or private roads; and (3) the property numbers of the lots shown on this plat are in accordance with the E-911 System.

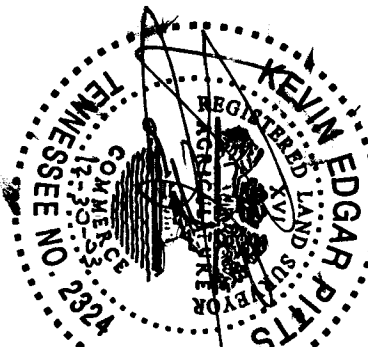
1-4-04
Signature
Date
1-4-04
1-4-04

The subdivision line along an existing public road, the improvements related to a public road, including the right-of-way, shall be as shown on the plat. The subdivision line along a private road, the improvements related to a private road, including the right-of-way, shall be as shown on the plat. The subdivision line along a private road, the improvements related to a private road, including the right-of-way, shall be as shown on the plat.



CURVE TABLE

| CURVE | RADIUS | LENGTH | CHORD |
|-------|---------|---------|-------------|
| C-1 | 175.00' | 131.79' | 5.4803300' |
| C-2 | 175.00' | 88.22' | 3.4039309' |
| C-3 | 175.00' | 57.87' | 2.4039309' |
| C-4 | 25.00' | 43.39' | 0.7151472' |
| C-5 | 50.00' | 54.75' | 2.6418274' |
| C-6 | 50.00' | 40.82' | 1.6170032' |
| C-7 | 50.00' | 53.24' | 2.6418274' |
| C-8 | 50.00' | 48.29' | 1.6170032' |
| C-9 | 25.00' | 43.39' | 0.7151472' |
| C-10 | 25.00' | 60.74' | 1.7312878' |
| C-11 | 25.00' | 21.03' | 0.5247107' |
| C-12 | 50.00' | 74.63' | 2.6418274' |
| C-13 | 50.00' | 106.34' | 3.3340027' |
| C-15 | 50.00' | 60.21' | 1.6170032' |
| C-16 | 25.00' | 21.03' | 0.5247107' |
| C-17 | 125.00' | 231.60' | 11.9334878' |
| C-18 | 225.00' | 169.45' | 8.0033000' |



LOTS 1,3-11,13-16 & 18-22
BROOKE'S PLACE
DISTRICT 10, BLOUNT COUNTY
TENNESSEE
REF.: W.D.B. 661-133
TOTAL AREA = 19.0 ACRES
OWNER: TRAVIS LOOPE
311 LOUISVILLE ROAD
LOUISVILLE, TN 37777
GRAPHIC SCALE



BLOUNT SURVEYS, INC.
KEVIN EDGAR PITTS, P.L.S. NO. 2324
P.O. BOX 4800, PERRY (680) 888-4444
P.O. BOX 1000, NEW HORN ROAD (931) 444-4888
MAST. # 1 (M&S) 944-9128

| | | | |
|------------|------------|------------------|--------------|
| GROUP | TAX MAP 17 | DATE | 12-29-03 |
| PARCEL | 122 | DRAWN BY | SHEET 1 OF 1 |
| CENSUS NO. | | FIELD WORK SCALE | 1" = 100' |
| | | BY: TH | 1-4-04 |
| | | MAP CHECK | 8/7/4 |
| | | JOB NO. | |

INST: 0025843201
RECEIVED: 01/05/2004 11:20 AM
PENNY H. WHALEY
REGISTER OF DEEDS BLOUNT CO. TN

1972A