

*Below is the responses from the Owner/Applicant for requesting a zoning exception for the property located at 3284 Ott Wilson Rd. In addition to the below responses, applicant has also attached a copy of his companies Robertson Co business licence as well as his Town of Coopertown business licence. Applicants desire is to open a range for his private firearms safety school to instruct TN Handgun permit classes in a safe and controlled manner. The range's intended use will be for the "range" portion of the TN State Handgun permit class.*

Special Conditions for Indoor and Outdoor Ranges and Firearms Training Facilities, Excluding Skeet Shooting

In addition to the bulk zoning standards provided in Article V, the following conditions are for facilities designed to safely train individuals in the proper handling and use of firearms, target practice, or competitions in a rural setting with minimal impact to adjacent properties, and to ensure the general requirements as specified in letter E. above are met.

(a) Outdoor Range activities:

(i) The parcel must be ten (10) acres or greater area in size.

- **The parcel in question is 40 acres**

(ii) A berm shall be present at least twenty (20) feet high in height at the rear of the berm, at least eight (8) feet in height at the sides of the berm, four (4) feet wide at the top of the berm. Any berm must be designed and certified by an engineer licensed by the State of Tennessee, as adequate.

- **Applicant has contacted and is coordinating the design of safety berms with Kevin Walker with CSR Engineers and he has agreed to review plans and confirm the construction is in compliance with NRA Range Source Book, State of Tennessee, and the Town of Coopertown's requirements. Construction of berms will be performed under the guidance and direct supervision of JL Shelton, former owner of Mac Felts Construction.**

(iii) The rear of the firing range must be set back at least one-thousand feet (1,000) from any occupied structures or roads.

- **From the rear berm it is between approximately 2200 feet and 2500 feet to the nearest structure/road as viewed from <http://tnmap.tn.gov/assessment/> see attachment A-1, pages 1 and 2.**

(iv) The sides of the firing range must be set back at least one-hundred (100) feet from the property line to the exterior base of the berm.

- **It is approximately 950 feet from the North side berm to the road (Ott Wilson Rd) and approximately 950 feet from the South side berm to the rear property line. From the East (rear) berm it is approximately 275 feet to the property line. see attachment A-2**

(v) There shall be an evergreen buffer of a minimum of fifty (50) feet wide on three sides of the firing range provided by the owner/developer if a natural buffer does not exist.

**The location of this area is below the common grade of the surrounding area by approximately 30 feet on average in a naturally occurring draw that is in itself a natural buffer as explained below and the firing line and the parking area is not visible from the closest road (Ott Wilson Rd):**

- **North of the North Berm is a rise in elevation on the owners property of 37 feet creating a natural buffer and multiple trees between the property line and the 8 foot tall (minimum) side berm (over 900 feet in distance)**
- **South of the South Berm is a rise of 46 feet in elevation on the owners property creating a natural buffer as well as approximately 90 feet of wooded area next to the south berm in between the south berm and the southern property line approximately 950 feet away.**
- **West of the proposed range location (the front of the range) is a rise in elevation of 21 feet to the property line approximately 670 feet from the front of the range and a wooded area approximately 5 acres beyond that for approximately 500 feet before a driveway. *The discharge of firearms in this direction is prohibited.***
- **East of the rear berm the elevation increases up to 34 feet in height from the proposed shooting line and the lower section is lined with trees for over 1100 feet.**

(vi) The development, operation, and maintenance of outdoor ranges and firearms training facilities shall be in conformance with the most current Range Manual as published by the National Rifle Association (NRA).

- **Owner/Applicant has purchased the NRA Range Source manual 2012 and has received a quote for additional insurance if approved. The additional insurance coverage through Lloyd's of London (\$1,000,000/\$2,000,000) is contingent on the owner following the guidelines set forth in that manual.**

(vii) Warning signs shall be posted along the perimeter of the property every one hundred (100) feet.

- **See attached A-4 for location of warning signs around range lease property**

(viii) The hours of operation shall be limited to daylight hours only.

- **The discharge of unsuppressed firearms during scheduled classes will be between 9a.m and 7p.m. except on Sundays which will be 1p.m. and 6p.m. and only up to 3 ½ days a week at a maximum (Sunday being the ½ day). The primary business use will be on Saturday's but available for other entities such as a Law Enforcement agencies use if scheduled in advance during the week for a total of two days included in the 3 ½ day a week plan. A calendar of range dates will be available on the company website. Qualified firearm instructor(s) must be on site supervising all activities with a minimum of one (1) instructor per five (5) students on a firing line as outlined in TN State Safety School requirements. Additionally all classes must be scheduled 7 days in advance at a minimum and posted on the company's website.**
- **If granted an exception, the owner/applicant is willing to stipulate all rights for business use of the pistol range are not transferable if the current property owner sells the land.**

**Additionally the current owner/applicant agrees to dissolve the safety school at this location and return the location to it's natural state in the event of the property in question being sold.**

(ix) Decibel levels measured at the property lines shall not exceed seventy (70) dB.

- **Current readings without construction of Berms or any additional sound abatement fall within this level. After construction, additional tests will be performed and if additional sound abatement is needed the applicant will install at his own cost to meet this requirement. To assist with this effort, the range will restrict (not allow) "magnum" loads and any caliber larger than .45 from handgun classes performed by the owner. Owner has purchased a decibel meter to be able to monitor levels and react if needed to changing status.**

(x) The owner/developer shall provide a minimum of two (2) parking spaces per firing point or firing lane, plus one (1) additional space for each employee. The Board may require additional spaces if it is determined more is needed to accommodate the expected groups of people.

- **A minimum of 33 parking spaces with a compacted gravel base will be provided each space being a minimum of 10 feet wide by 20 feet long. Maximum traffic flow anticipated per class conducted would be 15 student vehicles at a time on ingress or egress due to limit of lanes on the range. see attachment A-5 for proposed parking layout.**

(xi) One freestanding, on-premises sign shall be allowed for the facility, not to exceed twenty (20) square feet in area with a maximum height of eight (8) feet. A corner lot may be allowed a second freestanding sign. Please refer to ART IV, Section 4.080 for additional sign standards.

- **The current plan is to put the company name and contact information only on a small sign at the entrance off of Ott Wilson Rd on the East side of the easement below 5 feet in height as to not detract from the rural setting and environment. The total square footage will be below the 20 square foot maximum.**

(xii) A site plan shall be required pursuant to the requirements listed in Article VIII, Section 8.030(D). In addition to the site plan, the owner/developer shall submit a sound abatement plan and a safety plan. The BZA may require additional fencing, buffering, baffles, or may deny the request if the site plan does not or cannot meet the above-mentioned purposes, standards, and requirements, or if other significant health and safety issues are present.

- **See attached for a site plan for the proposed layout of the range location.**
- **Sound Abatement- Owner will continuously monitor sound levels through an independently purchased decibel meter and if the sound levels exceed maximum levels he will re-evaluate additional structures/evergreen barriers at his own cost to continue operation. Owner additionally agrees to limit hours and days of operation as well as caliber size allowed during classes. (See viii and ix)**
- **Safety Plan - owner agrees to follow the NRA Range Safety manual Section 1 Chapter 2 Safety Plan and have the Range Rules posted as well as part of each classroom instruction. Additionally students are required to acknowledge all range rules in writing before stepping on to the range. See attached waiver.**

(xiii) In addition to the required application to the BZA, said applicant shall provide notice to existing landowners within five hundred (500) feet of the property in question.

**Applicant has been advised by the Coopertown Building Commissioner, Vicky Bumgardner, that the below listed property owners (Highlighted) have contacted the city with questions and are aware. Additionally the zoning hearing sign has been posted on the applicants roadside for 3 weeks visible to all in the community. Applicant has personally spoken with Brent Burdge and Carroll Chambliss and has sent unanswered text messages in attempt to contact Robert Fletcher. Billie Kay James Henderson, whose property is behind the range and in the direction of firing, was contacted and she is in full support of the range and it's location.**

- Brent Burdge parcel 128 4.6 acres
- Jan Clapper parcel 31 4.1 acres
- Robert Fletcher parcel 32 9.64 acres
- Billie Kay James Henderson parcel 126 51.27 acres
- Arthur Williams parcel 136 243 acres
- Dennis Coakley parcel 135 11.6 acres
- Donna Dorris parcel 132 14 acres
- Donna Dorris parcel 129 6.6 acres
- Carroll Chambliss parcel 020

(xiv) Before initial business startup, the soil shall be tested for lead content. Further tests shall be done every two (2) years to keep lead concentration in the soil below 250 ppm, as recommended by the State's Division of Solid Waste Management. All testing shall be performed by the developer and at his/her own expense. This information shall be kept on file with the Building Commissioner.

- **Soil tests will be performed as soon as the berms are built in accordance with provisions set forth in this ordinance by the business as well as scheduled tests every two years to monitor the lead content to be below 250 ppm.**

(xv) The owner of the facility shall provide on-premises documentation that all Federal and State regulations have been met.

- **Owner will comply and keep all records available on site and on file with the State of Tennessee "CHAPTER 1340-2-3 DEPARTMENT OF SAFETY APPROVED HANDGUN SAFETY PROGRAM" see attachment A-6**