

Loudon County Commission

Loudon, Tennessee

Friday, December 20, 2024

Courthouse Annex

6:00 pm

AGENDA

SPECIAL CALLED MEETING

To provide public comment, prior to the start of the meeting please write your name on the sign-up sheet located on the podium for General Public Comments

- 1) Opening of Meeting
- 2) Roll Call
- 3) General Public Comments
- 4) Vote on ARPA Funding
- 5) Vote on Cemetery Regulation Changes
- 6) Discuss and Vote on Road Standards in Subdivision Regulations

RESOLUTION _____

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4 SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS, SECTION 4.120. DEVELOPMENT STANDARDS FOR CEMETERIES, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105

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

WHEREAS, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Resolution of Loudon County, Tennessee, and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, the Daily Edition on _____ consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Resolution of Loudon County, Tennessee be amended as follows:

That in Section 4.120. Development Standards For Cemeteries shall be amended by deleting it in its entirety and replacing it with the following:

4.120. Development Standards for Cemeteries.

A. The following standards shall be imposed upon the development and construction of cemeteries in Loudon County.

1. The site proposed for a cemetery shall not interfere with the development of a system of collector and larger streets in the vicinity of such site. In addition, such site shall have direct access to a thoroughfare.
2. Any new cemetery shall be located on a site containing not less than twenty (20) acres, except the minimum site for federally recognized non-profits shall be (5) acres.
3. All structures, including but not limited to churches, chapels, mausoleums, or maintenance buildings, shall comply with the minimum setback requirements of the district in which they are located.

4. All graves or burial lots shall be set back not less than twenty-five (25) feet from any property line or street right-of-way line.
5. All required yards shall be landscaped and maintained in good order in accordance with state and local regulations.

B. Application for Cemetery Permit. No person shall develop, construct, or maintain a cemetery in Loudon County until they have received approval from the Loudon County Planning Commission and obtained all necessary permits. An application for a cemetery shall be accompanied by a detailed site plan, a schedule for construction and other information herein required. The Planning Commission may require such additional information from the applicant as it feels it is necessary to properly review the proposed development.

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

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission on December 10, 2024 are as follows:

APPROVED: 6

DISAPPROVED: 0

ABSTAINED: _____

Pamela D. McNew
**ATTEST: SECRETARY LOUDON COUNTY
 REGIONAL PLANNING COMMISSION**

12-13-24

RESOLUTION _____

A RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK, AND THE PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE III, GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, A. STREETS, SECTION 2. RELATION TO ADJOINING STREET SYSTEM.

WHEREAS, the Regional Planning Commissions, in accordance with Tennessee Code Annotated §13-3-401 through §13-3-411 and §13-4-301 through §13-4-309, may adopt and amend regulations governing the subdivision of land; and

WHEREAS, subdivisions must be conceived, designed, and developed in accordance with the sound rules and proper minimum standards as established in the Regional and Municipal Subdivision Regulations to protect the interests of the entire community; and

WHEREAS, subdivisions of land become a public responsibility in that public services customary to urban areas must be provided and the welfare of the entire community is thereby affected in many important respects; and

WHEREAS, the Regional Planning Commissions strive to cooperate with local authorities by conforming to consistent guidelines of community development; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, the Daily Edition on _____, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Regional Planning Commissions that the Subdivision Regulations be amended as follows:

That in Article III, General requirements and Minimum Standards of Design, A. Streets, Section 2. Relation to Adjoining Street System, be amended by adding the following text after the second paragraph:

Any subdivision with more than Nine (9) lots or developments with more than Nine (9) dwelling units shall only be approved to connect to streets or roads that measure a minimum of twenty feet or more in width measured from inside white line to inside white line. The width must be an average of twenty feet measured at 1:10 mile increments, with no less than four equal spaced measurements, from the entrance of the subdivision or development to the nearest road that measures 20 feet or more inside white line to inside white line. Plans for connection to a road that is unstriped must detail that the road will be striped and meet the regulations on the preliminary and final plats.

Any subdivision with more than Fifty (50) lots or developments with more than Fifty (50) dwelling units shall provide a traffic study conducted by a qualified engineer to address the road conditions and any additional improvements that may be required for traffic safety. (i.e. turn lanes, deceleration lanes, additional shoulders, intersection improvements, or width.)

The traffic study shall use the ADTC based on the most recent study conducted by the Tennessee Department of Transportation. If a TDOT ADTC is not available, a traffic count must be conducted at the expense of the developer. A 3 peak-day average is required and shall not include days recognized as holidays by Loudon County. This study shall take into consideration property uses in the area that could increase traffic volume during certain periods of time. (i.e. churches, permitted commercial activities, recreational areas.)

Any required offsite improvements to roads, drainage, utilities, or ROW acquisition are the responsibility of the developer to negotiate with the Road Superintendent and any additional parties involved. Any agreement must be in writing and supplied to the Planning staff prior to preliminary plat approval. Due to the various road conditions and drainage infrastructure, all proposed improvement plans must be submitted and approved by the Road Superintendent, planning staff, and all other parties involved. Road improvements shall comply with Article IVB, Appendix II, and Appendix III of the Loudon County Subdivision Regulations. Additional requirements may be requested by the Loudon County Road Superintendent.

A letter of credit shall be in place prior to any onsite work for the development or any required offsite improvements to the county road or drainage infrastructure in the county ROW. The letter of credit shall remain in place for a period of one year after the final plat has been approved and recorded for any required maintenance or repairs needed. Once the waiting period has passed, the letter of credit will be released upon request by the developer and approval from the Road Superintendent.

This section shall also apply to any future division of the same property within one year of consideration of any plat involving that property, and to overall platting of any land in phases.

These regulations shall apply to all land in Loudon County proper, including county land inside the Urban Growth Boundaries of Greenback, Philadelphia, Loudon, Lenoir City, and any municipal land or land located in an adjacent jurisdiction connecting to a county road.

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

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission on December 10, 2024 are as follows:

APPROVED: 6

DISAPPROVED: 0

ABSTAINED: _____

Pamela S. Milner

ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION

12-13-24