

LOUDON COUNTY COMMISSION WORKSHOP

Monday, December 16, 2013

County Office Building

6:00 pm

- 1. This is the time for audience members to speak on items on or not on the Agenda.**

- 2. Loudon County Planning and Codes Director, Russ Newman**
 - A. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursuant to Chapter Seven, §13-7-105 of the Tennessee Code Annotated, to Rezone Approximately 1.0 Acres from A-2 (Rural Residential District) to C-1 (Rural Center District). Referenced By: Tax Map 49, Part of Parcel 72.00, Located at 9279 Old Vonore Road, Situated in the 1st Legislative District.

 - B. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursuant to Chapter Seven, § 13-7-105 of the Tennessee Code Annotated, to Rezone Approximately 1.0 Acre from C-1 (Rural Center District) to C-2 (General Commercial District), Referenced by: Tax Map 84, Parcel 50.06, Located on Highway 411 S at 7400 Highway 411 S, Situated in the 3rd Legislative District.

 - C. A Resolution Adopted by the Loudon County Commission Pursuant to Tennessee Code Annotated (TCA) § 13-3-406 to Close and Abandon the Road and Right-of-Way of Bingham Hill Lane and Red Hill Lane Located in Yellowwood Subdivision, Phase 1, Said Roads Being Located in the 3rd Legislative District of Loudon County.

- 3. Loudon County Mayor, Estelle Herron**
 - A. Resolutions for Appointments to the Following Boards/Committees:
 1. Construction Board of Adjustments and Appeals
 2. Loudon County Solid Waste Commission

- 4. Loudon County Budget Director, Tracy Blair**
 - A. Budget Committee Recommendations

- 5. Any other items**

- 6. Adjournment**

RESOLUTION

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 1.0 ACRE FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO C-1 (RURAL CENTER DISTRICT). REFERENCED BY: TAX MAP 49, PART OF PARCEL 72.00, LOCATED AT 9279 OLD VONORE RD., SITUATED IN THE 1ST LEGISLATIVE DISTRICT

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 Map of Loudon County, Tennessee,

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on December 4, 2013 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 Map of Loudon County, Tennessee be amended as follows:

Located at 9279 Old Vonore Rd., situated in the 1st Legislative District, referenced by Tax Map 49, Part of Parcel 72, be rezoned from A-2 (Rural Residential District) to C-1 (Rural Center District) as shown on the attached map; said map being part of this Resolution.

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 are as follows:

APPROVED: 10

DISAPPROVED: 0

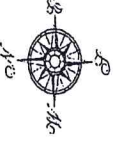
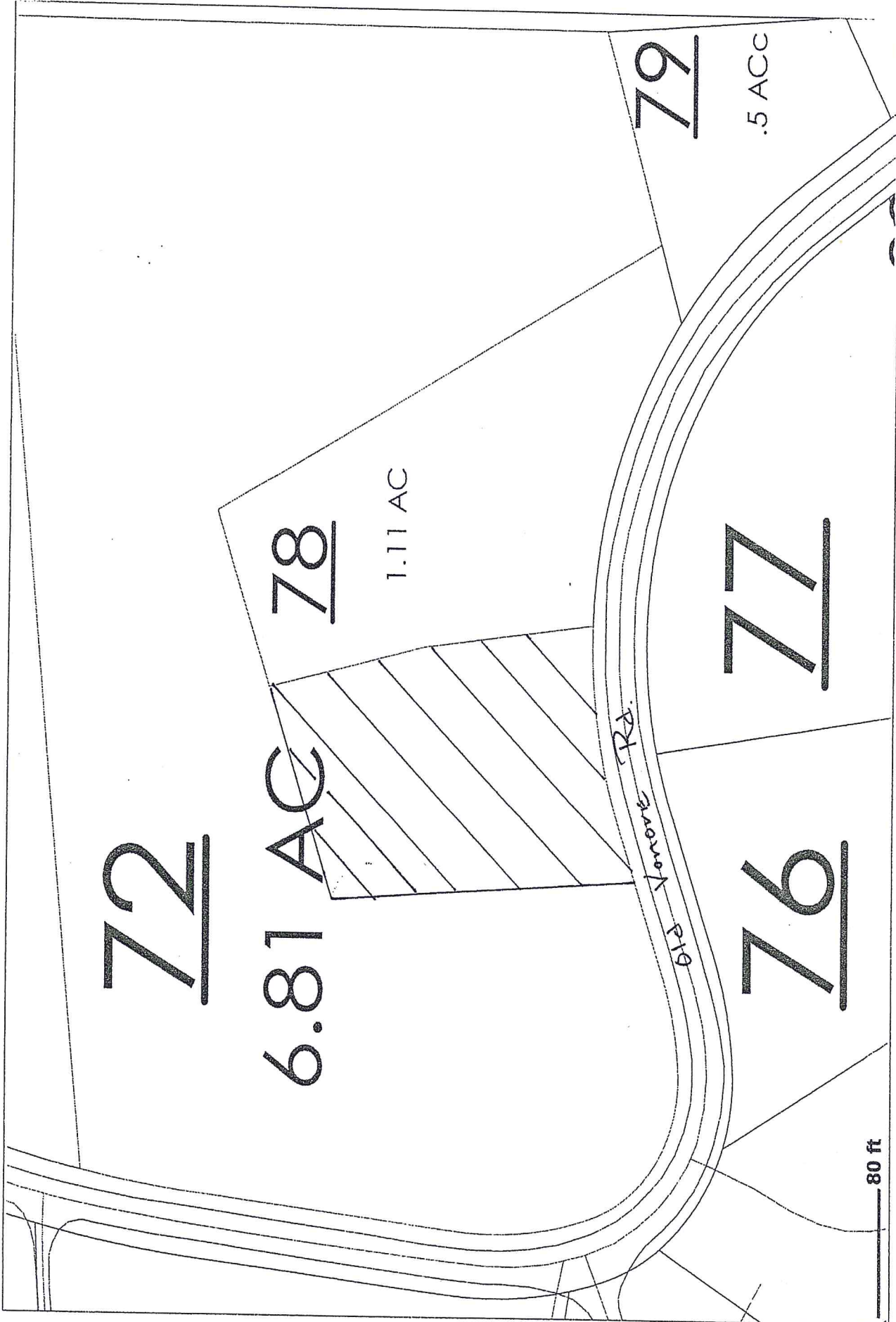


ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: November 19, 2013

FILE # [13-11-74-RZ-CO]

RESOLUTION No. _____

REZONE APPROXIMATELY 1.0 ACRE FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO C-1 (RURAL CENTER DISTRICT). REFERENCED ON TAX MAP 49, PART OF PARCEL 72.00, LOCATED AT 9279 OLD VONORE RD. File #13-11-74-RZ-CO



LOUDON COUNTY, TENNESSEE - 9279 Old Vonore Rd

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

RESOLUTION

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 1.0 ACRE FROM C-1(RURAL CENTER DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT). REFERENCED BY: TAX MAP 84, PARCEL 50.06, LOCATED ON HIGHWAY 411 S AT 7400 HIGHWAY 411 S, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

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 Map of Loudon County, Tennessee,

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on December 4, 2013 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 Map of Loudon County, Tennessee be amended as follows:

Located on Highway 411 S at 7400 Highway 411 S, situated in the 3rd Legislative District, referenced by Tax Map 84, Parcel 50.06 be rezoned from C-1 (Rural Center District) to C-2 (General Commercial District) as shown on the attached map; said map being part of this Resolution.

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 are as follows:

APPROVED: 10

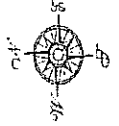
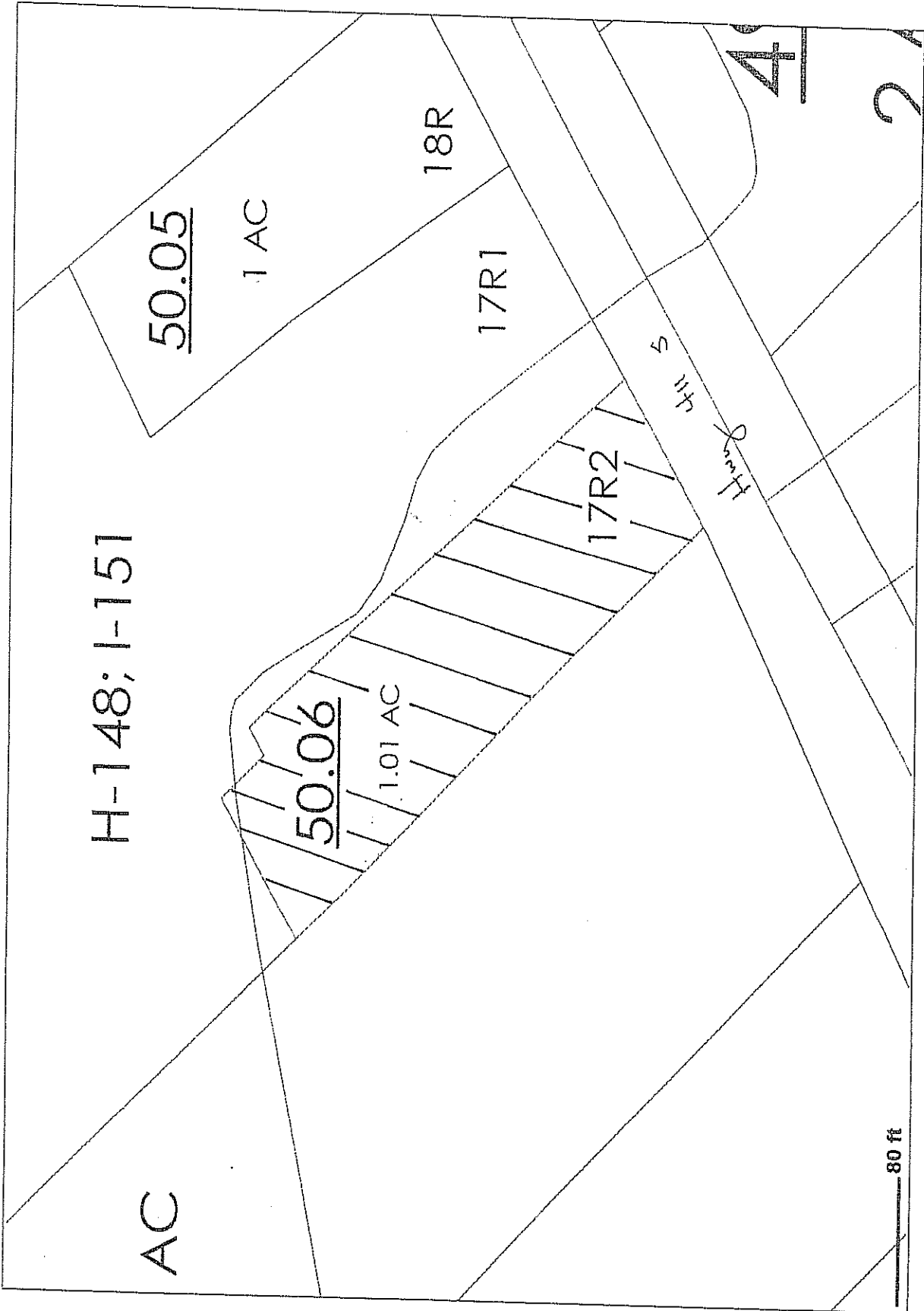
DISAPPROVED: 0


ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: November 19, 2013

FILE # [13-10-68-RZ-CO]

RESOLUTION No. _____

REZONE APPROXIMATELY 1.0 ACRE FROM C-1 (RURAL CENTER DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT). REFERENCED BY: TAX MAP 84, PARCEL 50.06, LOCATED AT 7400 HWY. 411 S. File #13-10-68-RZ-CO



LOUDON COUNTY, TENNESSEE - 7374 HWY. 411S

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

RESOLUTION

**A RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION
PURSUANT TO TENNESSEE CODE ANNOTATED (TCA) §13-3-406 TO CLOSE
AND ABANDON THE ROAD AND RIGHT OF WAY OF BINGHAM HILL
LANE AND RED HILL LANE LOCATED IN YELLOWWOOD SUBDIVISION,
PHASE I, SAID ROADS BEING LOCATED IN THE 3RD LEGISLATIVE
DISTRICT OF LOUDON COUNTY**

WHEREAS, the chief legislative body of the county has the authority, under Tennessee Code Annotated, TCA § 13-3-406 to accept the dedication of roads, close existing roads, adopt standards for the acceptance of new roads and reopen previously closed or abandoned roads; and

WHEREAS, the Loudon County Commission accepted Bingham Hill Lane and Red Hill Lane along with other roads located in YellowWood Subdivision by Resolution No. 020612-G on February 6, 2012; and

WHEREAS, the Loudon County Regional Planning Commission reviewed this request for road closure and right of way abandonment on November 19, 2013 and forwarded its recommendation to the County Commission; and

WHEREAS, a public notice of this request to close and abandon Bingham Hill Lane and Red Hill Lane was published in the Loudon County News Herald on December 4, 2013; and

WHEREAS, the Loudon County Road Superintendent reviewed this request and made a recommendation to the County Commission;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission, in regular session assembled on this 6th day of January, 2014 that the aforescribed roads and right of ways be closed and abandoned as Loudon County Roads.

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

This Resolution adopted _____, 2014

Attest, County Court Clerk

Loudon County Chairman

Approved: Loudon County Mayor

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

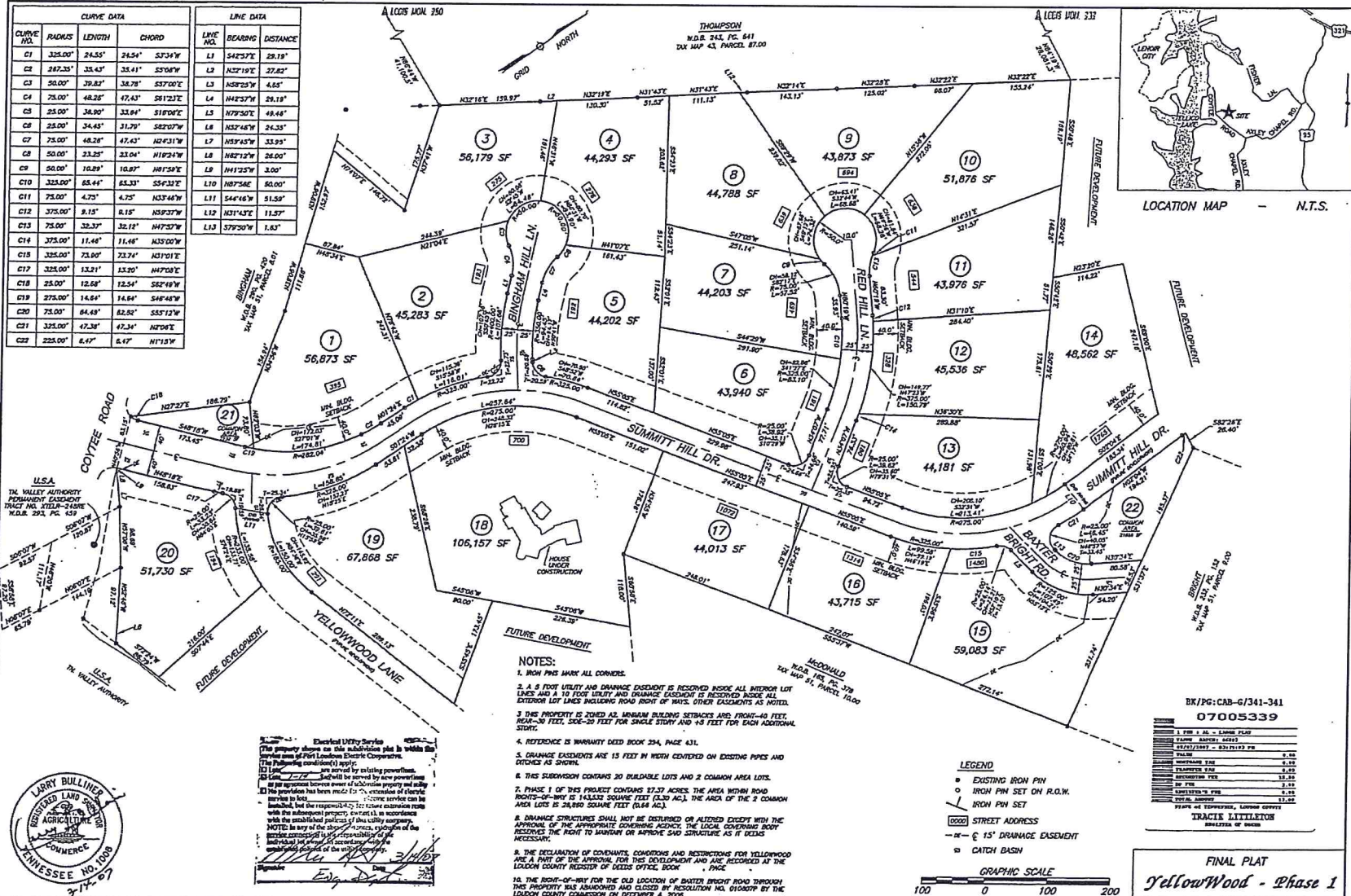
APPROVED: 0

DISAPPROVED: 10



**ATTEST: Secretary, Loudon County
Regional Planning Commission
Date: November 19, 2013**

CURVE DATA				LINE DATA		
CURVE NO.	RADIUS	LENGTH	CHORD	LINE NO.	BEARING	DISTANCE
C1	325.00'	24.55'	24.54'	S73°34'W	L1	S42°37'E 29.18'
C2	267.35'	33.43'	35.41'	S5°06'W	L2	N22°19'E 27.82'
C3	50.00'	39.82'	36.78'	S57°00'E	L3	N52°23'W 4.65'
C4	75.00'	48.28'	47.43'	S61°23'E	L4	N42°37'W 29.18'
C5	23.00'	34.90'	33.64'	S10°04'E	L5	N79°50'E 48.48'
C6	23.00'	34.43'	31.79'	S62°07'W	L6	N52°46'W 24.25'
C7	75.00'	48.28'	47.43'	N29°31'W	L7	N59°43'W 33.95'
C8	50.00'	33.25'	33.04'	N19°24'W	L8	N62°12'W 26.00'
C9	50.00'	10.89'	10.87'	N41°53'E	L9	N41°23'W 3.00'
C10	325.00'	68.44'	63.33'	S5°32'E	L10	N87°56'E 80.00'
C11	75.00'	4.70'	4.75'	N37°46'W	L11	S44°46'W 31.58'
C12	375.00'	9.15'	8.15'	N52°37'W	L12	N31°43'E 11.57'
C13	75.00'	32.33'	32.12'	N47°53'W	L13	S79°50'W 1.63'
C14	375.00'	11.44'	11.46'	N39°20'W		
C15	325.00'	73.00'	72.74'	N17°01'E		
C17	325.00'	13.21'	13.20'	N47°03'E		
C18	25.00'	12.68'	12.54'	S62°49'W		
C19	275.00'	14.64'	14.64'	S46°46'W		
C20	75.00'	64.69'	62.52'	S55°12'W		
C21	325.00'	47.38'	47.34'	N7°08'E		
C22	225.00'	6.47'	6.47'	N1°13'W		



CURVE NO.	RADIUS	LENGTH	CHORD
C1	325.00'	24.55'	24.54'
C2	267.35'	33.43'	35.41'
C3	50.00'	39.82'	36.78'
C4	75.00'	48.28'	47.43'
C5	23.00'	34.90'	33.64'
C6	23.00'	34.43'	31.79'
C7	75.00'	48.28'	47.43'
C8	50.00'	33.25'	33.04'
C9	50.00'	10.89'	10.87'
C10	325.00'	68.44'	63.33'
C11	75.00'	4.70'	4.75'
C12	375.00'	9.15'	8.15'
C13	75.00'	32.33'	32.12'
C14	375.00'	11.44'	11.46'
C15	325.00'	73.00'	72.74'
C17	325.00'	13.21'	13.20'
C18	25.00'	12.68'	12.54'
C19	275.00'	14.64'	14.64'
C20	75.00'	64.69'	62.52'
C21	325.00'	47.38'	47.34'
C22	225.00'	6.47'	6.47'

NOTES:

1. BROW PINS MARK ALL CORNERS.
2. A 6 FOOT UTILITY AND DRAINAGE EASEMENT IS RESERVED INSIDE ALL INTERIOR LOT LINES AND A 10 FOOT UTILITY AND DRAINAGE EASEMENT IS RESERVED INSIDE ALL EXTERIOR LOT LINES INCLUDING ROAD RIGHT OF WAY. OTHER EASEMENTS AS NOTED.
3. THIS PROPERTY IS ZONED AS MEDIUM DENSITY RESIDENTIAL AND FRONT-40 FEET REAR-30 FEET SIDE-20 FEET FOR SINGLE STORY AND 40 FEET FOR EACH ADDITIONAL STORY.
4. REFERENCE IS MADE TO DEED BOOK 254, PAGE 431.
5. DRAINAGE EASEMENTS ARE 15 FEET IN WIDTH CENTERED ON EXISTING PIPES AND EXTEND AS SHOWN.
6. THIS SUBDIVISION CONTAINS 20 BUILDABLE LOTS AND 2 COMMON AREA LOTS.
7. PHASE 1 OF THIS PROJECT CONTAINS 27.37 ACRES THE AREA WITHIN ROAD RIGHTS-OF-WAY IS 14,632 SQUARE FEET (2.13 AC). THE AREA OF THE 2 COMMON AREA LOTS IS 26,890 SQUARE FEET (4.88 AC).
8. DRAINAGE STRUCTURES SHALL NOT BE OBTAINED OR ALTERED EXCEPT WITH THE APPROVAL OF THE APPROPRIATE GOVERNING AGENCY. THE LOCAL GOVERNING BODY RECEIVES THE RIGHT TO MAINTAIN OR APPROVE SAID STRUCTURE AS IT DEEMS NECESSARY.
9. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR YELLOWWOOD ARE A PART OF THE APPROVAL FOR THIS DEVELOPMENT AND ARE RECORDED AT THE LONDON COUNTY REGISTER OF DEEDS OFFICE BOOK 1, PAGE 1.
10. THE RIGHT-OF-WAY FOR THE OLD LOCATION OF BRIGHTWOOD ROAD THROUGH THIS PROPERTY HAS ABANDONED AND CLOSED BY RESOLUTION NO. 01/02/07 BY THE LONDON COUNTY COMMISSION ON DECEMBER 4, 2006.

Legend:

- EXISTING IRON PIN
- IRON PIN SET ON R.O.W.
- IRON PIN SET
- STREET ADDRESS
- 15' DRAINAGE EASEMENT
- CATCH BASIN

GRAPHIC SCALE: 1" = 100'

BR/PG: CAB-6/341-341
07005339

ITEM	QUANTITY	UNIT PRICE	TOTAL
1. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
2. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
3. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
4. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
5. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
6. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
7. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
8. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
9. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
10. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
11. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
12. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
13. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
14. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
15. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
16. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
17. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
18. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
19. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
20. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
21. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00
22. 15' x 15' - 15' DRAINAGE EASEMENT	1	0.00	0.00

Electrical Utility Service
This property is shown on the subdivision plan in which the service area of First Loudon Electric Cooperative. The following conditions apply:
1. All lots are served by existing powerlines.
2. All lots are served by new powerlines.
3. All lots are served by existing powerlines and utility easements have been recorded.
4. All lots are served by existing powerlines and utility easements have been recorded.
5. All lots are served by existing powerlines and utility easements have been recorded.
6. All lots are served by existing powerlines and utility easements have been recorded.
7. All lots are served by existing powerlines and utility easements have been recorded.
8. All lots are served by existing powerlines and utility easements have been recorded.
9. All lots are served by existing powerlines and utility easements have been recorded.
10. All lots are served by existing powerlines and utility easements have been recorded.
11. All lots are served by existing powerlines and utility easements have been recorded.
12. All lots are served by existing powerlines and utility easements have been recorded.
13. All lots are served by existing powerlines and utility easements have been recorded.
14. All lots are served by existing powerlines and utility easements have been recorded.
15. All lots are served by existing powerlines and utility easements have been recorded.
16. All lots are served by existing powerlines and utility easements have been recorded.
17. All lots are served by existing powerlines and utility easements have been recorded.
18. All lots are served by existing powerlines and utility easements have been recorded.
19. All lots are served by existing powerlines and utility easements have been recorded.
20. All lots are served by existing powerlines and utility easements have been recorded.
21. All lots are served by existing powerlines and utility easements have been recorded.
22. All lots are served by existing powerlines and utility easements have been recorded.

FINAL PLAT
YellowWood - Phase 1

DEED NO. 3
LOT MAP 51
SCALE 1"=100'
AUGUST 25, 2006

OWNER:
STEWART & DEBORAH ROSSI
518 E FOX DEN DRIVE
KNOXVILLE, TENNESSEE 37922
(603) 712-6007

PREPARED BY:
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
PH:(603)966-1824/FAX:(603)671-1933

DRAWN BY: JAH
CHECKED BY: CHRC LMB
DATE: 8/25/06

CERTIFICATE OF ACCURACY
I certify that the plat shows and describes the land shown and divided thereon, in a true and correct survey to the accuracy required by the relevant Planning Commission and that construction has been placed as shown hereon, to the specifications of the relevant Planning Commission.

CERTIFICATION OF OWNERSHIP AND DEDICATION
This is to certify that the owner(s) of the property shown and divided herein have hereby approved this subdivision plat and divide all streets, alleys, roads, paths, and other public ways and open spaces to public use as shown hereon.

CERTIFICATION OF APPROVAL FOR RECORDING
I certify that this plat has been found to comply with the subdivision requirements for the planning commission, with the exception of such variations, if any, which are noted, all requirements have been satisfied or an acceptable survey has been recorded in the office of the County Register.

CERTIFICATION OF STREETS
I certify that streets and related easements shown on this plat are in accordance with the applicable provisions of the relevant Planning Commission.

CERTIFICATION OF APPROVAL OF WATER SYSTEMS
I certify that the water systems installed, or proposed to be installed, comply with the requirements of the Tennessee State Health Department and is hereby approved as shown.

CERTIFICATION 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 roads, 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 accordance with the E-311 System.

CERTIFICATION OF SUBSURFACE DISPOSAL (SEPTIC SYSTEM)
Approved is hereby granted for this lot, defined as YELLOWWOOD, Loudon County, Tennessee, as being suitable for subsurface sewage disposal (SSD) under the following conditions:
1. Prior to any construction of a structure, outside or permanent, the plans for the same must be approved by the Planning Commission.
2. An SSD system permit issued by the Division of Ground Water Protection, Water Table, and Surface Water, shall be obtained and approved prior to any construction of a structure.
3. Any other conditions or restrictions shall be as set forth in the approved SSD system permit issued by the Division of Ground Water Protection, Water Table, and Surface Water, and any other conditions or restrictions shall be as set forth in the approved SSD system permit issued by the Division of Ground Water Protection, Water Table, and Surface Water, and any other conditions or restrictions shall be as set forth in the approved SSD system permit issued by the Division of Ground Water Protection, Water Table, and Surface Water.

LARRY BULLINX
REGISTERED LAND SURVEYOR
COMMERCIAL
KENTUCKY NO. 1008
2-17-07

APPROVED ON BEHALF OF
Environmental Specialist
Division of Ground Water Protection

REV. 3-8-07 JH
REV. 3-13-07 JH

LOUDON COUNTY COMMISSION

Resolution 010614-A

RESOLUTION APPROVING OR ACKNOWLEDGING BOARD OR COMMITTEE APPOINTMENT BY COUNTY MAYOR

WHEREAS, by statute, and/or intergovernmental agreement and/or County Procedural Regulations, the County Mayor has authority to make certain committee and board appointments; and

WHEREAS, an appointment is necessary and desirable at this time; and

WHEREAS, the County Mayor appoints the following as a member of

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS

<u>Appointee</u>	<u>Term Expiration</u>
Andy Ewing	January 2019
Bob Maroney	January 2019
Eric Good	January 2017
Bill Hart	January 2016
Mark White	January 2015
<u>Alternates</u>	
Mike Waller	January 2016
Bill Cox	January 2017

NOW, THEREFORE, BE IT RESOLVED, that the County Commission meeting in regular session assembled this 6th day of January 2014, hereby approved and acknowledges (as appropriate), the said appointments.

County Chairman

ATTEST:

County Clerk

County Mayor

LOUDON COUNTY COMMISSION

Resolution 010614-B

RESOLUTION APPROVING OR ACKNOWLEDGING BOARD OR COMMITTEE APPOINTMENT BY COUNTY MAYOR

WHEREAS, by statute, and/or intergovernmental agreement and/or County Procedural Regulations, the County Mayor has authority to make certain committee and board appointments for a 6 year rotating term, whereas 5 members are appointed by Loudon County Mayor with 1 member each from Cities; and

WHEREAS, an appointment is necessary and/or desirable at this time; and

WHEREAS, the County Mayor appoints the following as a member of the

LOUDON COUNTY SOLID WASTE COMMISSION

<u>Appointee</u>		<u>Term Expiration</u>
John D. Watkins	Panel B	April 2015
Tom Paul	Panel B	April 2015

NOW, THEREFORE, BE IT RESOLVED that the Loudon County Commission meeting in regular session assembled this 6th day of January, 2014 hereby approves and acknowledges (as appropriate), the said appointment.

COUNTY CHAIRMAN

ATTEST:

COUNTY CLERK

COUNTY MAYOR

The remaining members and their continuing expiration terms for said board or committee are as follows:

<u>Appointee</u>		<u>Term Expiration</u>
Robert Harrison (Loudon)	Panel A	March 2017
Jim James Aikens (Lenoir City)	Panel A	March 2017
Brian Jenkins	Panel A	March 2017
Ted Wampler, Jr.	Panel C	March 2019
Steve Field	Panel C	March 2019