

LOUDON COUNTY COMMISSION WORKSHOP

Loudon, Tennessee

Monday December 17, 2018

County Office Building

6 P.M.

AGENDA

1. Comments by Members of the General Public

2. **Commission Chairman – Henry Cullen**
 - A. Jail Update (Jimmy Davis)

3. **Loudon County Mayor – Buddy Bradshaw**
 - A. Inter-local Agreement between Loudon Sheriff's Department & Monroe County

 - B. Construction Board of Adjustment & Appeals Term Update

 - C. Fenders Community Center

4. **Planning & Codes – Laura Smith**
 - A. Resolution amending the Zoning Map of Loudon County, Tennessee, pursuant to Chapter 7, § 13-7-105 of the Tennessee Code Annotated, to rezone approximately 1.0 acres from R-1 (Suburban Residential District) to C-2 (General Commercial District) referenced by Tax Map 016, Parcel 303.00 located at Hwy 11 E., and Old Midway Rd., Lenoir City, TN, situated in the 6th Legislative District

 - B. Resolution to amend the Loudon County Zoning Resolution, Article 4. Supplementary Provisions Applying to Specific Districts, pursuant to Tennessee Code Annotated, Section 13-7-105

 - C. Resolution to amend the Loudon County Zoning Resolution, Section 4.240 Site Plan Review, pursuant to Tennessee Code Annotated, Section 13-7-105

 - D. Resolution to amend the Loudon County Zoning Resolution, Article 7, Section 7.030. Building Permits, and Article 5. Section 5.041. A-1, Agriculture Forestry District and Section 5.042. A-2, Rural Residential District pursuant to Tennessee Code Annotated, Section 13-7-105

5. **Financial Director – Tracy Blair**
 - A. Budget Committee Recommendations

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday December 03, 2018
Courthouse Annex Building
6 P.M.

<p><u>DRAFT</u></p> <p>Not Approved</p>

REGULAR COMMISSION MEETING

(1)
Public Hearing

1. 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 9.9 acres, 4860 Beals Chapel Road, Lenoir City, TN, Loudon County Tax Map 021, Parcel 093.00 in the 6th Legislative District from R-1 (Suburban Residential District) to R-1 (Suburban Residential District) with PUD (Planned Unit Development Overlay)

No one from the General Public came forward to speak.

(2)
Opening of Meeting

BE IT REMEMBERED that the Board of Commissioners of Loudon County convened in regular session in Loudon, TN on the 3rd day of December, 2018.

Commission Chairman Henry Cullen called the meeting to order at 6:00 P.M.

Commissioner Julia Hurley opened the County Commission Meeting, leading the Pledge of the Allegiance to the Flag of the United States of America. The **Honorable Mayor Buddy Bradshaw** gave the Invocation.

(3)
Roll Call

Upon Roll Call, the following Commissioners were present: **Kelly Brewster, David Meers, Julia Hurley, Matthew Tinker, Bill Satterfield, Gary Whitfield, Henry Cullen, Harold Duff, Van Shaver, and Adam Waller.** (10)
All Commissioners were noted as being present.

Thereupon **Chairman Cullen** announced the presence of a quorum.

Present was the Honorable Mayor Buddy Bradshaw and Financial Director Tracy Blair.

(4)
Agenda Adoption

Chairman Cullen requested that the December 03, 2018 Agenda be adopted. **Mayor Bradshaw** requested to amend the agenda to add an Inter-local Law Enforcement Agreement with Monroe County. After being discussed, it was determined that there was not an emergency need to place the Resolution on the agenda. **Commissioner Satterfield** made a motion, that was seconded by **Commissioner Shaver** to place the Resolution on the County Commission Workshop Agenda for December 17, 2018.

Chairman Cullen called for a Roll Call Vote.

DRAFT

Upon Roll Call Vote, the following Commissioners voted **AYE**: Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, and Brewster (7)

The following Commissioners voted **NAY**: Meers, Hurley, and Tinker (3)

The motion **PASSED (7/3)**

Commissioner Shaver then made a motion to adopt the December 03, 2018 agenda as written and a second was made by **Commissioner Tinker**.

Upon Voice Vote the motion **PASSED** unanimously.

(5)
11-05-18
Minutes
Approved

Chairman Cullen requested that the November 05, 2018 Commission Meeting Minutes be accepted and approved. **Commissioner Shaver** made a motion to accept and approve the minutes as they were written. **Commissioner Whitfield** seconded the motion.

Upon Voice Vote, the motion **PASSED** unanimously.

(6)
General Public
Comments

Chairman Cullen opened the floor for comments by the General Public. **Chairman Cullen** stated that due to the Clerk of Circuit Court appointment, he would call each individual speaker up to the podium in the order in which they signed up to speak. The following members of the General Public spoke:

1. Richard Anklin: Requested Jail Update
2. Lisa Bridges: Withdrew her name from nomination consideration for Circuit Court Clerk
3. Laura Standridge: Nomination Consideration
4. Steve Harrelson: Nomination Consideration
5. Judy Hines: Nomination Consideration
6. Penny Glasgow: Nomination Consideration
7. Megan Bright: Nomination Consideration
8. Pat Hunter: Notch-In-Hill Road Closure

Chairman Cullen closed the floor for public comments.

(7)
Niles
Resignation
Accepted

Chairman Cullen announced that before appointing a replacement for **Lisa Niles'** position, that the Commission must first vote to accept **Lisa Niles'** resignation from the position of Circuit Court Clerk, effective November 30, 2018. **Commissioner Shaver** made a motion to accept Ms. Niles' resignation and a second was made by **Commissioner Hurley**.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted **AYE**: Hurley, Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, Brewster, and Meers (10)

DRAFT

The following Commissioners voted **NAY**: (0)

The motion **PASSED** (10/0)

(8)
Circuit Court
Clerk
Appointment

Chairman Cullen opened the floor for General Public Nominations for Circuit Court Clerk appointment. **Chairman Cullen** reminded the public that it took 1 of the 10 Commissioners nominating a person for them to be voted on. **Pat Hunter** came forward and nominated **Lisa Standridge**.

Chairman Cullen opened the floor for Commissioners to nominate individuals for the position of Circuit Court Clerk. **Commissioner Satterfield** nominated **Penny Glasgow**. **Commissioner Whitfield** nominated **Laura Standridge**. **Commissioner Hurley** nominated **Megan Bright**. **Commissioner Tinker** nominated **Steve Harrelson**. **Commissioner Shaver** then made a motion to cease nominations. **Commissioner Brewster** seconded the motion.

Upon Voice Vote, the motion **PASSED** unanimously.

Chairman Cullen then explained to the Commissioners that a Roll Call Vote would be taken. When a Commissioner's name was called, they were to give the name of the person that they were voting for to succeed **Lisa Niles**. **Chairman Cullen** further explained that after the first round of voting, they would look at vote totals. The lowest vote-getter would be dropped off, and the voting would continue until one of the candidates received the majority votes (6 votes).

Commissioner Brewster requested to ask nominees questions. After all nominees were interviewed by the Commission, the voting procedures were discussed further, in the event of a tie vote. The process would be that if the two lowest vote receivers tied with one vote each, both candidates would be dropped from the next vote. If the two lowest vote-getters tied with two votes each or three votes each, then there would be a run-off vote between those two candidates; The one receiving the lowest votes being dropped from the next round of voting.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, each Commissioner voted as follows:

Commissioner Tinker voted **Steve Harrelson**
Commissioner Satterfield voted **Penny Glasgow**
Commissioner Whitfield voted **Laura Standridge**
Chairman Cullen voted **Steve Harrelson**
Commissioner Duff voted **Steve Harrelson**
Commissioner Shaver voted **Steve Harrelson**
Commissioner Waller voted **Steve Harrelson**
Commissioner Brewster voted **Laura Standridge**
Commissioner Meers voted **Laura Standridge**
Commissioner Hurley voted **Steve Harrelson**

The outcome of the Roll Call Vote was as follows:

Steve Harrelson received six (6) votes
Laura Standridge received three (3) votes
Penny Glasgow received one (1) vote
Megan Bright received zero (0) votes

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Steve Harrelson won the majority vote and was appointed as the new Circuit Court Clerk.

EXHIBITS 120318-A - 120318-F

(9)
Recess

Chairman Cullen called for a five minute recess at 6:56 P.M.

Chairman Cullen called the December 03, 2018 Commission meeting back to order at 7:04 P.M.

(10)
2019
Holidays &
Meetings

Loudon County Mayor Buddy Bradshaw presented Commission with a recommendation for the 2019 Loudon County Government Holidays and the 2019 County Commission Meeting Schedule. Commissioner Shaver made a motion to approve both items and a second was provided by Commissioner Waller.

Upon Voice Vote the motion PASSED unanimously.

EXHIBIT 120318-G & 120318-H

(11)
Committee &
Board Term
Updates

Mayor Buddy Bradshaw made a recommendation to Commission for the update of terms for the Chamber of Committee Board of Directors, The Visitor's Bureau, and the Loudon County Library Board. Commissioner Waller made a motion to approve all three Resolutions and Commissioner Whitfield provided a second to the motion.

Upon Voice Vote the motion PASSED unanimously.

RESOLUTIONS 1200318-I, 120318-J, & 120318-K

(12)
Rezone
Beals Chapel Rd

Planning Director, Laura Smith presented Commission with 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 9.9 acres, 4860 Beals Chapel Road, Lenoir City, TN, Loudon County Tax Map 021, Parcel 093.00 in the 6th Legislative District from R-1 (Suburban Residential District) to R-1 (Suburban Residential District) with PUD (Planned Unit Development Overlay). Commissioner Waller made a motion to approve the rezone and a second was provided by Commissioner Shaver.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted AYE: Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, Meers, Hurley, and Tinker (9)

The following Commissioners voted NAY: Brewster (1)

The motion PASSED (9/1)

RESOLUTION 120318-L

(13)
County Road
Closure
Resolution

County Attorney Bob Bowman presented Commission with a Resolution of procedure for closing a public road. After going through the process, Mr. Bowman noted that the Resolution would require a 2/3 vote of Commission to pass. Mr. Bowman also noted that once a county road was closed following this resolution, all matters beyond that would become a private civil matter.

DRAFT

Commissioner Shaver made a motion to approve the resolution as **Bob Bowman** had presented it and **Commissioner Tinker** seconded the motion.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted **AYE: Whitfield, Cullen, Duff, Shaver, Waller, Brewster, Meers, Hurley, Tinker, and Satterfield (10)**

The following Commissioners voted **NAY: (0)**

The motion **PASSED (10/0)**

EXHIBITS: 1200318-M, 120318-N, & 120318-DD RESOLUTION 120318-O

(14)
Resolutions to
Accept Two
Donations

Financial Director Tracy Blair requested consideration of a recommendation to approve Resolutions accepting 2 donations. The first donation was for \$100 to the Loudon County Sheriff's Chaplain Corp. The seconded donation was for \$4,000 to the Loudon County Dive Rescue Team. Both donations were given by the family of Michael Carnock. **Commissioner Shaver** made a motion to approve both resolutions and **Commissioner Waller** seconded the motion.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted **AYE: Cullen, Duff, Shaver, Waller, Brewster, Meers, Hurley, Tinker, Satterfield, and Whitfield (10)**

The following Commissioners voted **NAY: (0)**

The motion **PASSED (10/0)**

RESOLUTION 120318-P AND 120318-Q

Chairman Cullen recognized Dan Allen, Chad Walters, and Brian Smith; all three men are members of the Loudon County Dive Rescue Team.

(15)
\$39,500
EMPG Grant

Financial Director Tracy Blair requested Consideration of recommendation to approve application/acceptance of a \$39,500 EMPG Grant; offsets expenses of the EMA operating budget with no matching funds required. **Commissioner Duff** made a motion to approve the grant application/acceptance and **Commissioner Waller** seconded the motion.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted **AYE: Duff, Shaver, Waller, Brewster, Meers, Hurley, Tinker, Satterfield, Whitfield, and Cullen (10)**

The following Commissioners voted **NAY: (0)**

The motion **PASSED (10/0)**

(16)
\$13,000
Homeland
Security Grant

Financial Director Tracy Blair requested consideration of recommendation to approve application/acceptance of a \$13,000 Homeland Security Grant with no matching funds required. **Commissioner Tinker** made a motion to approve the grant application/acceptance and **Commissioner Brewster** seconded the motion.

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Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted AYE: Shaver, Waller, Brewster, Meers, Hurley, Tinker, Satterfield, Whitfield, Cullen, and Duff (10)

The following Commissioners voted NAY: (0)

The motion PASSED (10/0)
EXHIBIT 120318-R

(17)
Wage Adj.
Senior Center
Employee

Financial Director Tracy Blair requested consideration of recommendation to approve the wage adjustment of a Senior Center employee. Commissioner Brewster made a motion, seconded by Commissioner Meers to approve the wage adjustment.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted AYE: Waller, Brewster, Meers, Hurley, Tinker, Satterfield, Whitfield, Cullen, and Duff (9)

The following Commissioners voted NAY: Shaver (1)

The motion PASSED (9/1)

(18)
Hire Person
to Replace
Retiring
Employee

Financial Director Tracy Blair requested consideration of recommendation to hire a replacement for a retiring employee at the Loudon Senior Center. Commissioner Meers made a motion to approve hiring a replacement and a second was provided by Commissioner Brewster.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted AYE: Brewster, Meers, Hurley, Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, and Waller (10)

The following Commissioners voted NAY: (0)

The motion PASSED (10/0)

(19)
Sessions Court
Renovations

Financial Director Tracy Blair requested consideration of recommendation to approve appropriation of Restricted Funds (reserves) and line adjustment to renovate office space at Sessions Court. Commissioner Meers made a motion, seconded by Commissioner Shaver to approve the appropriation of Restricted Funds (reserves) and line adjustment to renovate office space at Sessions Court *contingent upon the newly appointed clerk, Steve Harrelson's, approval.*

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted AYE: Meers, Hurley, Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, Waller, and Brewster (10)

The following Commissioners voted NAY: (0)

The motion PASSED (10/0)

DRAFT

(20)
Budget
Amendments
Funds 101, 115,
116, 141, 142,
151, 171, & 177

Financial Director Tracy Blair requested consideration of recommendation to approve amendments in the following funds:

- a. County General Fund 101
- b. Public Library Fund 115
- c. Recycling Centers Fund 116
- d. General Purpose School Fund 141
- e. School Federal Projects Fund 142
- f. General Debt Service Fund 151
- g. General Capital Projects Fund 171
- h. Education Capital Projects Fund 177

Commissioner Shaver made a motion to approve all eight budget amendments and Commissioner Waller seconded the motion.

Chairman Cullen called for a Roll Call Vote.

Both Commissioner Brewster and Commissioner Tinker issued Conflict of Interest Statements before giving their vote.

Upon Roll Call Vote, the following Commissioners voted AYE: **Brewster, Meers, Hurley, Tinker, Satterfield, Whitfield, Cullen, Duff, Shaver, and Waller (10)**

The following Commissioners voted NAY: **(0)**

The motion **PASSED (10/0)**
EXHIBITS 120318-S - 120318-Z

(21)
Distribution
of Monthly
Reports

Financial Director Tracy Blair requested that the record reflect the distribution of the following reports:

- A. Budget Committee Meeting Minutes for October 15, 2018
EXHIBIT 120318-AA
- B. Summary Financial Statement ending November 30, 2018
EXHIBIT 120318-BB
- C. Monthly Cash Flow Analysis: General Purpose School Fund 141
EXHIBIT 120318-CC

(22)
Bonds &
Notaries

Commissioner Meers made a motion that was seconded by Commissioner Waller to approve the following bonds and notaries:

Leanna Amburn, Laura Graham, Glenn A. McNish, Sr., Joyce Ann Phillips, and Cynthia L. Wade

Upon Voice Vote, the motion **PASSED** unanimously.
EXHIBIT 120318-EE

(23)
Adjournment

There being no further business, a motion being duly made by Commissioner Shaver and seconded by Chairman Cullen, the December 03, 2018 Loudon County Commission Meeting stood adjourned at 7:56 P.M.

DRAFT

Loudon County Commission Chairman

Attest:

Loudon County Clerk

Loudon County Mayor

LOUDON COUNTY COMMISSION
RESOLUTION 010719- *

A RESOLUTION TO GRANT APPROVAL FOR THE LOUDON COUTY SHERIFF'S
DEPARTMENT TO ENTER INTO AN INTER-LOCAL AGREEMENT FOR LAW
ENFORCEMENT WITH MONROE COUNTY

WHEREAS, the Loudon County Sheriff's Department through Loudon County Government request permission to sign an Interlocal Agreement for Law Enforcement with Monroe County, and

WHEREAS, in order to provide Law Enforcement assistance as requested on an as needed basis, and

WHEREAS, the Loudon County Sheriff will follow proper staffing and billing procedures for this agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF LOUDON COUNTY, TENNESSEE, MEETING IN REGULAR SESSION THIS THE 7th DAY OF JANUARY, 2019, that this Commission does hereby approve this Interlocal Agreement between Loudon County Sheriff's Department and the Monroe County Sheriff's Department.

Loudon County Commission Chairman

ATTEST:

Loudon County Clerk

Loudon County Mayor

LOUDON COUNTY COMMISSION
Resolution 010719- *

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 the authority to make certain committee and board appointments; and

WHEREAS, appointments are necessary and/or desirable at this time with a 5 year rotation term; and

WHEREAS, the County Mayor appoints the following members of the

CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS

<u>Appointee</u>	<u>Term Expiration</u>
Andy Ewing	January 2024
Bob Maroney	January 2024

NOW, THEREFORE, BE IT RESOLVED that the Loudon County Commission, meeting in regular session assembled this 7th day of January, 2019 hereby approves or acknowledges (as appropriate) the said appointments.

ATTEST:

Loudon County Commission Chairman

Loudon County Clerk

Loudon 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>
Bill Cox (Alternate)	January 2022
Eric Good	January 2022
Bill Hart	January 2021
Mike Waller (Alternate)	January 2021
Mike White	January 2020

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 ACRES FROM R-1 (SUBURBAN RESIDENTIAL DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT) REFERENCED BY TAX MAP 016, PARCEL 303.00 LOCATED AT HWY. 11 E. AND OLD MIDWAY RD., LENOIR CITY, TN, SITUATED IN THE 6TH 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 *Daily Edition* newspaper on December 7, 2018 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 Hwy. 11E and Old Midway Rd., Lenoir City, TN situated in the 6th Legislative District, referenced by Tax Map 016, Parcel 303.00 be rezoned from R-1 (Suburban Residential District) to C-2 (General Commercial District) as shown on the attached illustration; said illustration 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:

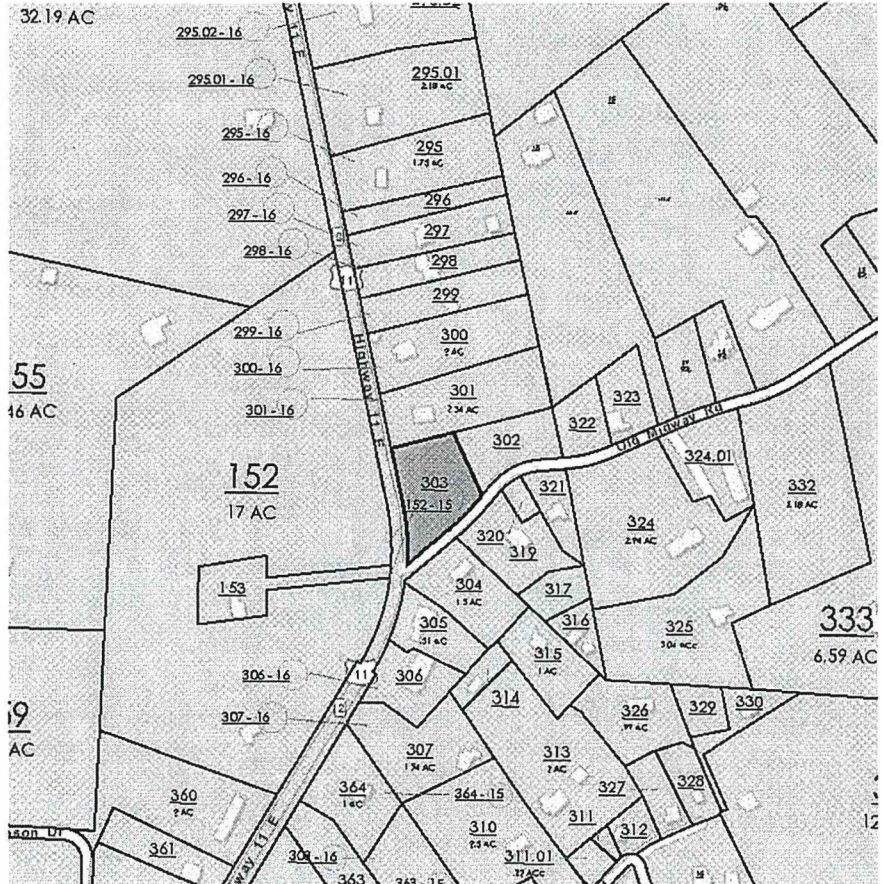
APPROVED: 9

DISAPPROVED: 0

ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: November 13, 2018

ILLUSTRATION ATTACHMENT
FOR RESOLUTION _____

REZONE APPROXIMATELY 1.0 ACRES FROM R-1 (SUBURBAN RESIDENTIAL DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT) REFERENCED BY: TAX MAP 016 PARCEL 303.00 LOCATED AT HWY. 11 E. AND OLD MIDWAY RD., LENOIR CITY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT



**LOUDON COUNTY COMMISSION
RESOLUTION _____**

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

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, Section 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 districts, or any other provision of the zoning resolution; and

WHEREAS, the Regional Planning Commission has forwarded its recommendation regarding this amendment to the Loudon County Zoning Resolution; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County *Daily Edition* newspaper, on December 7, 2018, consistent with the provisions of Tennessee Code Annotated Section 13-7-105;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that Article 4. Supplementary Provisions Applying to Specific Districts of the Loudon County Zoning Resolution be amended by adding the following section:

Section 1. Article 4 is hereby amended by adding the following:

SECTION 4.250. Development Standards for Recreational Vehicle Parks. The following standards shall apply to all proposed RV Parks:

Section 1. Article 4 is hereby amended by adding the following subsections:

4.250. Development Standards for Recreational Vehicle Parks. The following standards shall apply to all proposed RV Parks:

- A. Property used for primitive camping is exempt from these regulations.
- B. Minimum Size. The minimum size tract for any RV Park is five acres.
- C. Site Plan Requirement. A site plan is required in accordance with Article 4, Section 4.240.
- D. On-Site Office/Clubhouse Facilities. A building housing an office, restrooms, showers, and laundry facilities is required to serve the RV Park occupants.
- E. Camper sites are for rent only and are not to be sold or leased for a period longer than twenty-nine (29) days.
- F. RV Park Management. An on-site 24-hour manager is required.
- G. Utilities. The clubhouse and all RV sites shall be provided with water, sewer, and electric services. Utilities shall be provided by the RV Park and shall be underground. As built plans shall be provided to the zoning office when all utilities are completed.
- H. Fire Protection. Where available, a minimum six (6) inch water line and fire hydrants shall be installed along drives so that all buildings and RVs are within five hundred (500) feet of a hydrant.
- I. Garbage Collection. A garbage collection container to serve all RV Park occupants is required and must be emptied once each week.

J. Buffering. A minimum ten (10) feet wide natural or planted buffer is required along all side and rear property lines. The buffer shall consist of existing trees and other vegetation or planted cedar or other evergreen trees

K. State License Compliance. All RV Parks shall comply with licensing requirements of the State of Tennessee.

L. RV Site Requirements.

1. RV sites shall be set back fifty (50) feet from outer property lines.
2. RV sites shall be a minimum thirty-five (35) feet wide and sixty (60) feet deep.
3. Each RV site shall have connections to water, sewer, and electricity. Water and sewer utilities shall be approved by the county health department or appropriate utility district.
4. Each RV site shall contain one (1) 10' X 20' automobile parking space.
5. Permanent site improvements or structural additions to RVs such as decks and roofs are not allowed.

M. Drives.

1. Drives accessing an RV Park shall come off of a county road and in no case come off of a road in a residential subdivision.
2. Drives shall be designed in accordance with Article 3, Section 3.060. except that:
 - a. Two-way drives within the RV Park shall be twenty (20) feet wide.
 - b. One-way drives shall be twelve (12) feet in width.
 - c. The first three-hundred (300) feet of any drive from a county road and where the slope exceeds 5.0 percent shall be constructed to county road standards, including paving. Interior roads and those with slopes 5.0 percent or less shall meet county road standards except they may have a gravel surface.

N. Parking.

1. One (1) 10' X 20' automobile visitor parking space is required for every two RV sites.
2. Visitor parking spaces are to be separate from RV sites and may be provided at or near clubhouse and/or in interior of the park.
3. Parking and drives shall be designed in accordance with Article 4 Section 4.010.

O. Tent camping.

1. Tent camping is allowed in open space areas designated for that purpose.
2. The number of tent camping sites is limited to the number of parking spaces designated for that purpose.
3. Tent camp sites shall be within two hundred (200) feet of the clubhouse/restroom facilities.

P. Storage. On site storage is allowed for park occupants only.

1. Total storage building(s) serving the occupants is not to exceed fifty (50) square feet per RV site.

2. Outdoor storage of boats and vehicles is allowed for occupants only provided it is at least one hundred feet from outer property lines and does not exceed five (5) percent of the gross land area.

Q. General Requirements.

1. No home occupations or commercial activities are to be conducted in the RV park by tenants.

Section 2. This resolution shall become effective from and after its passage, the public welfare requiring it.

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 vote on the question of approval of this Resolution by the Loudon County Regional Planning Commission is as follows:

APPROVED: 10

DISAPPROVED: 0

**ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: October 23, 2018**

**LOUDON COUNTY COMMISSION
RESOLUTION _____**

**A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING
RESOLUTION, SECTION 4.240 SITE PLAN REVIEW, PURSUANT TO
TENNESSEE CODE ANNOTATED, SECTION 13-7-105**

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, Section 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 districts, or any other provision of the zoning resolution; and

WHEREAS, the Regional Planning Commission has forwarded its recommendation regarding this amendment to the Loudon County Zoning Resolution; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County *Daily Edition* on December 7, 2018, consistent with the provisions of Tennessee Code Annotated Section 13-7-105;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that Section 4.240. Site Plan Review of the Loudon County Zoning Resolution be amended by deleting it in its entirety and replacing it with the following:

4.240. Site Plan Review. All persons, businesses, or organizations applying for a building permit must first submit two (2) copies and a digital version, of a site plan, to the Loudon County Regional Planning Commission, at least thirty (30) days prior to the meeting date, for all commercial, multi-family residential, industrial, and institutional developments. A permit will not be issued unless a plan is submitted and approved by the Planning Commission. Approval of a site plan expires after twelve (12) months if construction is not underway. Construction is defined as completion of at least the building footer.

All site plans shall comply with the following:

1. Drawn at a scale of not less than 1" = 20'.
2. Prepared by a licensed engineer or surveyor unless the proposed development or building addition would require five or fewer parking spaces and be less than one thousand (1,000) square feet in area.
3. The site location of the proposed use/structure including a location map and the scale of such map.
4. Drainage system plan to include but not be limited to the location of enclosed storm sewers and appurtenances, open channels, and swales on property lines and/or back lot lines, and contour lines at five (5) foot intervals. The Planning Commission may choose to eliminate contours.
5. Size and dimensions of the proposed building and a drawing of all setbacks.
6. Location of loading zones, front, side, and rear doors, if any.
7. Parking area design, number of parking spaces, and design of those spaces.
8. Location and layout of proposed water and sewer lines and any attendant facilities such as pumping station and utility power lines, etc.
9. Location of any signage and the dimension of such sign(s), which will advertise the use of the building.

10. Location of any easements, alleys, or marginal access roads.
11. Location and design of all entrances and exits onto a public road (Developer should consult with the Planning Department).
12. In the case of a shopping center, a master plan may be submitted that gives all of the above information for the shopping center as a whole instead of individually for each use in the shopping center.
13. After a time period in which a master plan for a shopping center is approved, any additional structure that was proposed for development and was not included in the original master plan for the shopping center must submit a site plan for the proposed addition to the shopping center including additional parking areas.

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

APPROVED: 10

DISAPPROVED: 0

**ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated: September 18, 2018

LOUDON COUNTY COMMISSION
RESOLUTION _____

**A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION,
ARTICLE 7. SECTION 7.030. BUILDING PERMITS, AND ARTICLE 5. SECTION
5.041. A-1, AGRICULTURE FORESTRY DISTRICT AND SECTION 5.042. A-2, RURAL
RESIDENTIAL DISTRICT PURSUANT TO TENNESSEE CODE ANNOTATED,
SECTION 13-7-105**

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, Section 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 districts, or any other provision of the zoning resolution; and

WHEREAS, the Regional Planning Commission has forwarded its recommendation regarding these amendments to the Loudon County Zoning Resolution; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the publication, _____ on _____, consistent with the provisions of Tennessee Code Annotated Section 13-7-105;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that Article 7. Section 7.030. Building Permits, and Article 5. Section 5.041, A-1, Agriculture Forestry District and Article 5. Section 5.042, A-2, Rural Residential District of the Loudon County Zoning Resolution be amended by the following:

Section 1. Article 7. Section 7.030. Building Permits is hereby amended by adding the following to the first paragraph:

7.030. Building Permits. In accordance with Section 13.410 of the Tennessee Code Annotated, it shall be unlawful to commence the excavation for or the construction of any building or other structure, including accessory structures, to commence the moving, alteration, or repair of any structure, including accessory structures, to use a building or structure or to change the use of a building or structure, or to commence the filling of land until the Building Commissioner has issued for work a building permit containing a statement that the plans, specifications and intended use of such structure in all respects conform with the provisions of this resolution. Application for a building permit shall be made in writing to the Building Commissioner on forms provided for that purpose. No building permit shall be issued for any commercial, office, industrial or multi-family developments until site plans have been submitted to and approved by the Office of Planning and Community Development. ***A building permit is not required for residential accessory storage buildings that are no more than 500 square feet in size, are not built on a permanent foundation and meet all other zoning requirements of this Resolution.***

Section 2. Article 5. Section 5.041. A-1 Agriculture-Forestry District. E. Dimensional Regulations, 1. Front Yard, is hereby amended by deleting it in its entirety and replacing it with the following:

5.041. A1 AgricultureForestry District

- **Front Yard:** The minimum depth of the front yard shall be fifty (50) feet. All accessory buildings shall be located in the rear or side of the lot unless it is over three (3) acres in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure.

Section 3. Article 5. Section 5.042. A-2, Rural Residential District. E. Dimensional Regulations, 1. Front Yard, is hereby amended by deleting it in its entirety and replacing it with the following:

Existing

5.042. A2 Rural Residential District

- **Front Yard:** The minimum depth of the front yard shall be forty (40) feet. All accessory buildings shall be located in the rear or side of the lot unless it is over three (3) acres in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure.

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

ATTEST

LOUDON COUNTY CHAIRMAN

DATE

APPROVED: LOUDON COUNTY MAYOR

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

APPROVED: 9

DISAPPROVED: 0

**ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: November 13, 2018**