

LOUDON COUNTY COMMISSION WORKSHOP

Loudon, Tennessee
Monday April 15, 2019
County Office Building
6 P.M.

AGENDA

1. Comments by Members of the General Public

2. **Planning & Zoning – Laura Smith**
 - 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 32.4 acres from A-2 (Rural Residential District) to R-1 (Suburban Residential District) with Planned Unit Development (PUD) overlay, 2.5 units per acre, 7431 Highway 411, Tax Map 84, Parcel 044.00, situated in the 3rd 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 5.45 acres from A-1 (Agricultural-Forestry District) to C-2 (General Commercial District) Hotchkiss Valley Road, Tax Map 24, Parcels 037.00 and 038.00, situated in the 5th Legislative District

3. **Commissioner Adam Waller**
 - A. Discussion on County Non-Zoning Code – How it's Recorded & Enforced

4. **Director of Budgets & Accounts – Tracy Blair**
 - A. Budget Committee Recommendations

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday April 01, 2019
Courthouse Annex Building
6 P.M.

DRAFT
Not Approved

REGULAR COMMISSION MEETING

(1)
Public
Hearing

1. A Resolution closing Notch-In-Hill Road as a public Road pursuant to Tennessee Code Annotated §54-10-216.
2. A Resolution adopted by the Loudon County Commission closing a certain portion of Buster Blvd. located at or near Martel Road.
3. 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 3.18 acres from C-2 (General Commercial District) to R-1 (Suburban Residential District) Tax Map 016, Parcel 332.00 1350 Old Midway Road, Lenoir City, TN, situated in the 2nd Legislative District.
4. 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 28.0 acres from R-1 (Suburban Residential District) to A-2 (Rural Residential District) Tax Map 007, Parcel 114.00, 101 Wilkerson Lane, Lenoir City, TN, situated in the 5th Legislative District.

Chairman Cullen opened the floor for members of the General Public to come forward and speak on any of the four Resolutions. Pat Hunter came forward and spoke on Item #1- Notch-In-Hill Road Closure. No other members of 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 1st day of April, 2019.

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

Commission Chairman Henry Cullen opened the County Commission Meeting, led the Pledge of the Allegiance to the Flag of the United States of America, and gave the Invocation.

DRAFT

(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)

The following Commissioners were absent: (0)

Thereupon Chairman Cullen announced the presence of a quorum.

Also present was The Honorable Mayor Buddy Bradshaw and Director of Accounts and Budgets, Tracy Blair.

(4)
Adoption of
Agenda

Chairman Cullen requested that the April 01, 2019 Agenda be adopted. Commissioner Meers requested that Agenda Item 6.D.1. Allenbrook Street Paving, be moved to the beginning of Item 6. Reports of County Officials, Departments, and Committees, out of respect for the Honorable Lenoir City Mayor, Tony Aikens. Commissioner Meers made a motion to adopt the amended agenda and Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED unanimously.

(5)
04-01-19
Minutes
Approved

Chairman Cullen requested that the March 04, 2019 Commission Meeting Minutes be accepted and approved. Commissioner Shaver made a motion to accept and approve the March 04, 2019 minutes as they were written. The motion was seconded by Commissioner Whitfield.

Upon Voice Vote, the motion PASSED unanimously.

(6)
General
Public
Comments

Chairman Cullen opened the floor for comments by the General Public. The Honorable Mayor of Lenoir City, Tony Aikens spoke first. The second speaker was the President of Warrior's Chase HOA, Mr. Andy Armburst and last to speak was the President of Allenbrook HOA, Mr. Barrett Hobbs. Chairman Cullen asked for any remaining members of the General Public wanting to address the Commission to come forward. No others came forward. Chairman Cullen closed the floor for comments from the General Public.

(7)
Rescind
Original
Allenbrook
Motion from
02-04-19

Commissioner Shaver made a motion to rescind the original motion made on February 04, 2019 by Commissioner Tinker to approve the spending of \$55,000 contribution to the city of Lenoir City to complete the paving of the Allenbrook Subdivision. Commissioner Waller seconded Commissioner Shaver's motion to rescind.

Chairman Cullen called for a Roll Call Vote.

Upon Roll Call Vote, the following Commissioners voted AYE: Satterfield, Whitfield, Cullen, Shaver, Waller, and Brewster (6)

The following Commissioners voted NAY: Meers, Hurley, Tinker, and Duff (4)

The motion PASSED (6/4)

DRAFT

(8)
Surplus
Property
Authority
Boared
Update

Mayor Buddy Bradshaw presented Commission with his recommendation to update the Surplus Property Authority Term. Commissioner Shaver made a motion to approve the resolution and Commissioner Waller seconded the motion.

Upon Voice Vote, the motion PASSED unanimously.
RESOLUTION 040119-A

(9)
2 Sales Tax
Resolutions

Mayor Buddy Bradshaw presented Commission with his recommendation to approve two Resolutions on sales tax. The first resolution was a Resolution encouraging the State of Tennessee to remedy online sales tax collections with an equitable distribution of revenues collected based upon a pro-rated percentage of the population of the unincorporated versus the incorporated population of the county. The second resolution was a Resolution urging the General Assembly to adopt an equitable distribution of local sales tax revenue from out-of-state sellers. Commissioner Shaver made a motion to approve both resolutions together. The motion was seconded by Commissioner Brewster.

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, and Brewster (9)

The following Commissioners voted NAY: (0)

ABSENT: Commissioners Meers had to excuse himself from the meeting early and was not present for this vote.

The motion PASSED (9/0/1)
RESOLUTION 040119-B & 040119-C

(10)
Multi-Year
Mailing
Machine
Agreements

Purchasing Director Susan Huskey requested approval of two Multi-Year Mailing Machine Agreements; one for the Clerk & Masters Office and one for the Health Department. Commissioner Shaver made a motion to approve both agreements and Commissioner Waller seconded the motion.

Chairman Cullen called for a Roll Call Vote.

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

The following Commissioners voted NAY: (0)

ABSENT: Commissioners Meers had to excuse himself from the meeting early and was not present for this vote.

The motion PASSED (9/0/1)
EXHIBIT 040119-D & EXHIBIT 040119-E

(11)
Notch-In-Hill
Road
Closure

Planning Director Laura Smith presented Commission with a Resolution closing Notch-In-Hill Road as a public road pursuant to Tennessee Code Annotated §54-10-216. Commissioner Shaver made a motion to approve the Resolution and Commissioner Brewster seconded the motion.

DRAFT

Upon Voice Vote, the motion **PASSED** unanimously.
RESOLUTION 040119-F

(12)
Buster Blvd
Road
Closure

Planning Director Laura Smith presented Commission with a Resolution to be adopted by the Loudon County Commission closing a certain portion of Buster Blvd. located at or near Martel Road. Commissioner Tinker made a motion to approve the Resolution and Commissioner Waller seconded the motion.

Upon Voice Vote, the motion **PASSED** unanimously.
RESOLUTION 040119-G

(13)
Rezone
Old Midway
Road

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 3.18 acres from C-2 (General Commercial District) to R-1 (Suburban Residential District) Tax Map 016, Parcel 332.00, 1350 Old Midway Road, Lenoir City, TN, situated in the 2nd Legislative District. Commissioner Hurley made a motion to approve the Resolution and Commissioner Waller seconded the motion.

Upon Voice Vote, the motion **PASSED** unanimously.
RESOLUTION 040119-H

(14)
Rezone
Wilkerson
Lane

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 28.0 acres from R-1 (Suburban Residential District) to A-2 (Rural Residential District) Tax Map 007, Parcel 114.00, 101 Wilkerson Lane, Lenoir City, TN, situated in the 5th Legislative District. Commissioner Shaver made a motion to approve the Resolution and Commissioner Duff seconded the motion.

Upon Voice Vote, the motion **PASSED** unanimously.
RESOLUTION 040119-I

(15)
2 Letters to
Lenoir City

Commissioner Shaver requested consideration of sending two letters to the city of Lenoir City; the first in reference to flooding in Huntsville Hollow and the second in reference to promised paving of streets in Harrison Hills. Commissioner Shaver made a motion to approve sending the two letters and a second was made by Commissioner Tinker.

Upon Voice Vote, the motion **PASSED** unanimously.
EXHIBIT 040119-J & EXHIBIT 040119-K

(16)
DGA Grant
Amended

Director of Accounts and Budgets, Tracy Blair requested consideration of a recommendation to approve an amendment to the DGA Grant for Health Department employees; \$58,000 increase; no matching funds. Commissioner Shaver made a motion to approve the amendment and Commissioner Satterfield seconded the motion.

DRAFT

Chairman Cullen called for a Roll Call Vote.

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

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

ABSENT: Commissioners Meers had to excuse himself from the meeting early and was not present for this vote.

The motion **PASSED (9/0/1)**

(17)
\$20,000
Access to
Health
Grant

Director of Accounts and Budgets, Tracy Blair requested consideration of a recommendation to approve the application / acceptance of a \$20,000 Access to Health through Healthy Active Built Environments Grant from the Tennessee Department of Health; no matching funds. Commissioner Shaver made a motion to approve the amendment and Commissioner Satterfield 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, Hurley, Tinker, and Satterfield (9)

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

ABSENT: Commissioners Meers had to excuse himself from the meeting early and was not present for this vote.

The motion **PASSED (9/0/1)**

(18)
Career
Center
Inter-
Local
Agreement
Amendment

Director of Accounts and Budgets, Tracy Blair requested consideration of a recommendation to accept the unanimous decision of the Roane State Maintenance and Advisory Committee (Center Executive Board), and approve a Resolution to amend the inter-local agreement to development of Loudon County Career Center. Commissioner Shaver made a motion to take the Budget Committee's recommendation to not approve the amendment. Commissioner Waller seconded the motion.

Chairman Cullen called for a Roll Call Vote.

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

The following Commissioners voted **NAY**: Duff and Tinker (2)

ABSENT: Commissioners Meers had to excuse himself from the meeting early and was not present for this vote.

The motion **PASSED (7/2/1)**

Director of Accounts and Budgets, Tracy Blair requested consideration of a recommendation to approve amendments to the following funds:

DRAFT

(19)
Budget
Amendments
Funds 101, 131,
141, 142

- A. County General Fund 101
- B. Highway Department Fund 131
- C. General Purpose School Fund 141
- D. School Federal Projects Fund 142

Commissioner Satterfield made a motion to approve amendments in all four funds and Commissioner Shaver seconded the motion.

Chairman Cullen called for a Roll Call Vote.

NOTE: Commissioner Brewster and Commissioner Tinker both made Conflict of Interests Statements before casting their vote.

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

The following Commissioners voted NAY: (0)

ABSENT: Commissioners Meers had to excuse himself from the meeting early and was not present for this vote.

The motion PASSED (9/0/1)

(20)
Distribution
of Monthly
Financial
Reports

Director of Accounts and Budgets, Tracy Blair requested that the record reflect the distribution of the following reports:

- A. Budget Committee Meeting Minutes for February 19, 2019
EXHIBIT 040119-Q
- B. Summary Financial Statement March 2019
EXHIBIT 040119-R
- C. Monthly Cash Flow Analysis: General Purpose School Fund 141
EXHIBIT 040119-S
- D. General Capital Projects Financial Report for Period Ending December 31, 2018
EXHIBIT 040119-T

(21)
Notaries

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

Yvette K. Arnold, Allison Cooper, Teresa J. Everett, Kathy E. Finger, Malia D. Hodge, Margie W. Kirkland, Deborah Lynn Miller, Loree Sledge, Betty Lou Steele, Joanna R. Tuck, and Angela F. Wildermuth

Upon Voice Vote, the motion PASSED unanimously.
EXHIBIT 040119-U

DRAFT

(22)
Statutory
Bond

Commissioner Shaver made a motion to approve the Statutory Bond for the Director of Accounts and Budgets, Tracy Blair. The motion was seconded by Commissioner Brewster.

Chairman Cullen called for a Roll Call Vote.

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

The following Commissioners voted NAY: (0)

ABSENT: Commissioners Meers had to excuse himself from the meeting early and was not present for this vote.

The motion PASSED (9/0/1)
EXHIBIT 040119-V

(23)
Adjournment

There being no further business, a motion being duly made by Commissioner Satterfield and seconded by Commissioner Waller, the April 01, 2019 Loudon County Commission Meeting stood adjourned at 7:09 P.M.

Loudon County Commission Chairman

Attest:

Loudon County Clerk

Loudon County Mayor

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 32.4 ACRES FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO R-1 (SUBURBAN RESIDENTIAL DISTRICT) WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY, 2.5 UNITS PER ACRE, 7431 HIGHWAY 411, TAX MAP 84, PARCEL 044.00, 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 April 3, 2019 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 7431 Highway 411 situated in the 3rd Legislative District, referenced by Tax Map 084, Parcel 044.00, be rezoned from A-2 (Rural Residential District) to R-1 (Suburban Residential District), Planned Unit Development (PUD) Overlay, 2.5 units per acre, being specifically shown on the attached illustration.

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

ATTEST:

LOUDON COUNTY CHAIRMAN

DATE:

May 6, 2019

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

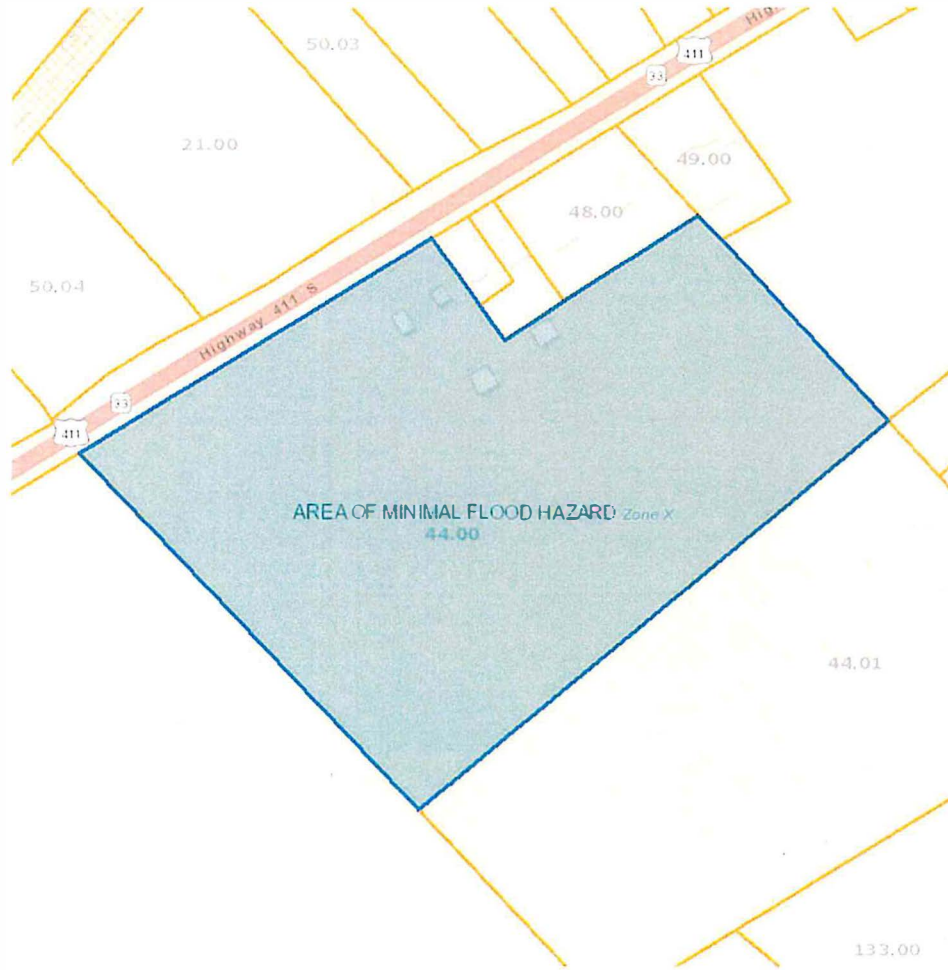


ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION

Dated: 4-1 2019

Attachment

Loudon County – Tax Map: 084 Parcel: 044.00



County: Loudon
Owner: JENKINS HERBERT
Address: HWY 411 7431
Parcel Number: 084 044.00
Deeded Acreage: 32.45
Calculated Acreage: 32.45
Date of Imagery: 2015

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 5.45 ACRES FROM A-1 (AGRICULTURAL-FORESTRY DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT) HOTCHKISS VALLEY ROAD, TAX MAP 24, PARCELS 037.00 AND 038.00, SITUATED IN THE 5TH 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 April 3, 2019 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 16300 and 16350 Hotchkiss Valley Road situated in the 5th Legislative District, referenced by Tax Map 024, Parcels 037.00 and 038.00, be rezoned from A-1 (Agricultural-Forestry District) to C-2 (General Commercial District), being specifically shown on the attached illustrations.

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

ATTEST:

LOUDON COUNTY CHAIRMAN

DATE:

May 6, 2019

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: _____ 2019

Attachment

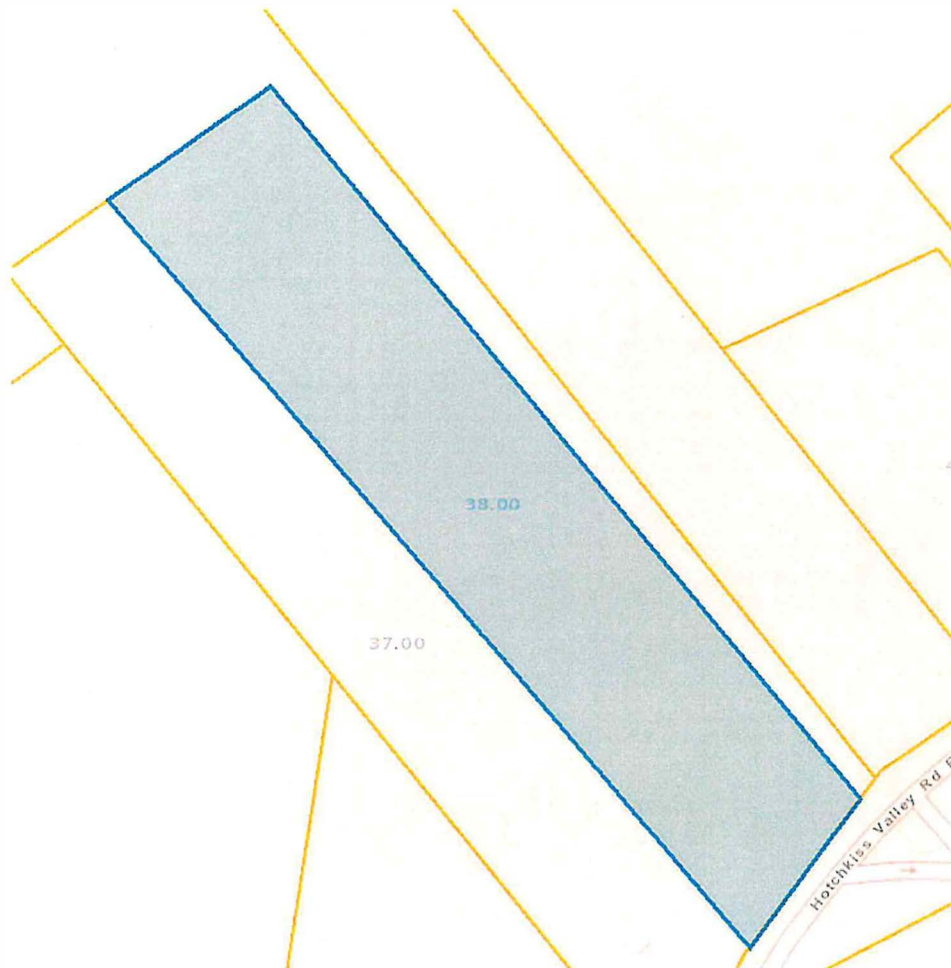
Loudon County - Tax Map: 024 Parcel: 037.00



County: Loudon
Owner: CLEVELAND JAMES FETUX
Address: HOTCHKISS VALLEY RD E 16350
Parcel Number: 024 037.00
Deeded Acreage: 4.27
Calculated Acreage: 0
Date of Imagery: 2015

Attachment

Loudon County – Tax Map: 024 Parcel: 038.0



County: Loudon
Owner: C & A PROPERTIES
Address: HOTCHKISS VALLEY RD E 16300
Parcel Number: 024 038.00
Deeded Acreage: 5
Calculated Acreage: 0
Date of Imagery: 2015