

# Loudon County Commission Workshop

Loudon, Tennessee

Monday, May 17, 2021

Courthouse Annex

6:00 pm

1. Comments by Members of the General Public
2. Loudon County Codes Enforcement Director - Jim Jenkins
  - 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 3.2 ACRES FROM C-1, RURAL CENTER DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 050, PARCELS 185.01 AND 185.02 LOCATED AT 1280 AND 1500 DAVIS FERRY RD., LOUDON COUNTY, TN, SITUATED IN THE 1<sup>ST</sup> 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 A 5.0 ACRE PORTION FROM A-2, RURAL RESIDENTIAL DISTRICT TO M-1 GENERAL INDUSTRIAL DISTRICT, HWY 411, TAX MAP 084, PARCELS 044.00, SITUATED IN THE 3<sup>RD</sup> LEGISLATIVE DISTRICT
  - C. RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING A PORTION OF RIGHT-OF-WAY, AT OLD MUDDY CREEK ROAD, LOCATED ON LOUDON COUNTY TAX MAP 016, PARCEL 152.00.
3. Director of Tourism / Visit Loudon County - Rachell Harrell
  - A. Quarterly Report from Visit Loudon County

4. Ford, Nichols & Frye - Kris Frye
  - A. Tellico Village lots that are delinquent on taxes
  
5. Commissioner Shaver
  - A. Discussion of changing the Planning Commission Meeting Date
  
6. Commissioner Brewster
  - A. 10 Year plan for Solid Waste - Feedback to see if the county is interested in running the Landfill
  - B. County Policy on Public Records
  
7. Director of Accounts and Budgets - Tracy Blair
  - A. Budget Recommendations

Loudon County Commission

Resolution # \_\_\_\_\_

## Re-Zone

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 3.2 ACRES FROM C-1, RURAL CENTER DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 050, PARCELS 185.01 AND 185.02 LOCATED AT 1280 AND 1500 DAVIS FERRY RD., LOUDON COUNTY, TN, SITUATED IN THE 1<sup>ST</sup> LEGISLATIVE DISTRICT

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 3.2 ACRES FROM C-1, RURAL CENTER DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 050, PARCELS 185.01 AND 185.02 LOCATED AT 1280 AND 1500 DAVIS FERRY RD., LOUDON COUNTY, TN, SITUATED IN THE 1<sup>ST</sup> 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 newspaper, the News Herald on May 12, 2021 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 1280 and 1500 Davis Ferry Rd., situated in the 1<sup>st</sup> Legislative District, referenced by Tax Map 050, Parcels 185.01 and 185.02 be rezoned from C-1, Rural Center District, to A-2, Rural Residential 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: 11

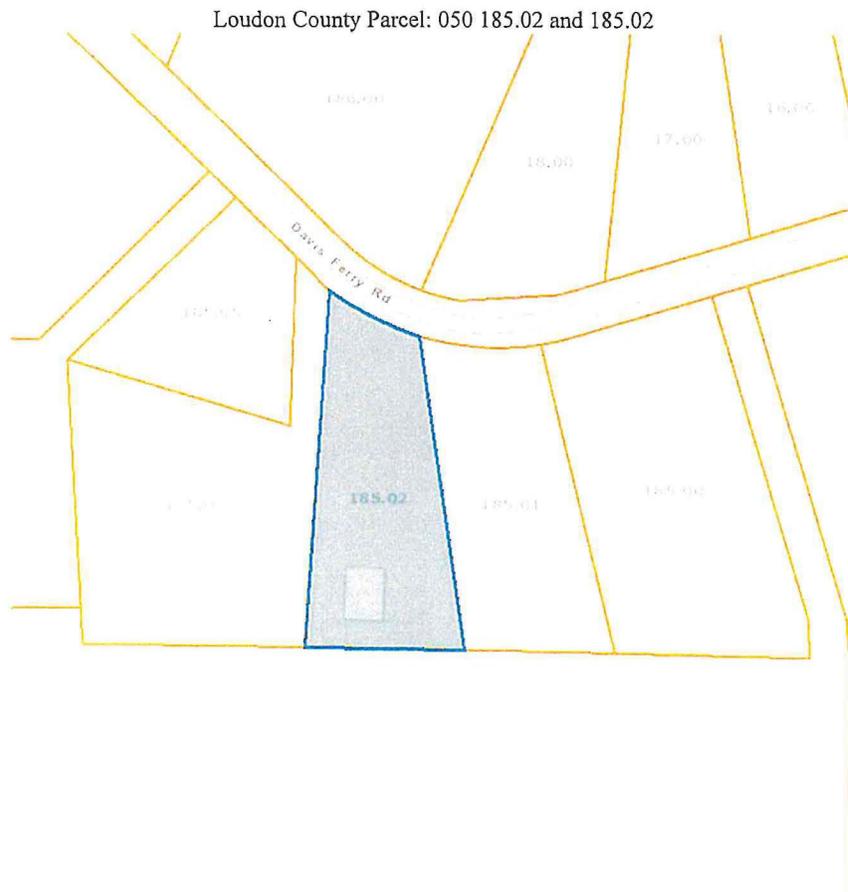
DISAPPROVED: 0

  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
Dated: 5-13-2021

RESOLUTION NO. \_\_\_\_\_

ILLUSTRATION ATTACHMENT

REZONE APPROXIMATELY 3.2 ACRES FROM C-1, RURAL CENTER DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT REFERENCED BY LOUDON COUNTY TAX MAP 050, PARCELS 185.01 AND 185.02, LOCATED AT 1280 AND 1500 DAVIS FERRY RD., LOUDON COUNTY, TN, SITUATED IN THE 1<sup>ST</sup> LEGISLATIVE DISTRICT



County: Loudon  
Owner: CORNELL RICHARD S ETUX  
Address: DAVIS FERRY RD 1280  
Parcel Number: 050 185.02  
Deed ed Acreage: 1.73  
Calculated Acreage: 1.7

Loudon County Commission

Resolution # \_\_\_\_\_

## Re-Zone

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE A 5.0 ACRE PORTION FROM A-2, RURAL RESIDENTIAL DISTRICT TO M-1 GENERAL INDUSTRIAL DISTRICT, HWY 411, TAX MAP 084, PARCELS 044.00, SITUATED IN THE 3<sup>rd</sup> LEGISLATIVE DISTRICT

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 A 5.0 ACRE PORTION FROM A-2, RURAL RESIDENTIAL DISTRICT TO M-1 GENERAL INDUSTRIAL DISTRICT, HWY 411, TAX MAP 084, PARCELS 044.00, SITUATED IN THE 3<sup>rd</sup> 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 newspaper, News Herald on May 5, 2021 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 Hwy. 411S situated in the 3<sup>rd</sup> Legislative District, referenced by Tax Map 084, Parcel 044.00, be rezoned a 5.0 acre portion from A-2, Rural Residential District to M-1, General Industrial 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:

June 7, 2021

\_\_\_\_\_  
APPROVED: LOUDON COUNTY MAYOR

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

APPROVED: 0

DISAPPROVED: 11

Patricia G. McNew  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

Dated: 5-13 2021



Loudon County Commission

Resolution # \_\_\_\_\_

## Abandonment

RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION  
CLOSING A PORTION OF RIGHT-OF-WAY, AT OLD MUDDY CREEK  
ROAD, LOCATED ON LOUDON COUNTY TAX MAP 016, PARCEL 152.00.

RESOLUTION \_\_\_\_\_

**RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION  
CLOSING A PORTION OF RIGHT-OF-WAY, AT OLD MUDDY CREEK ROAD,  
LOCATED ON LOUDON COUNTY TAX MAP 016, PARCEL 152.00.**

**WHEREAS**, the chief legislative body of the county has the authority, under Tennessee Code Annotated, 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 Regional Planning Commission has received for review a request from owner of property located at Old Muddy Creek Road, requesting the closure of a portion of that right-of-way, Map 016, Parcel 152.00; and

**WHEREAS**, applicant feels the described roadway has no present nor future public use, and desires that any county encumbrance caused by the presence of the right-of-way be removed; and

**WHEREAS**, identified affected property owners were notified and a public notice and description of the request appeared in the Loudon County News Herald on May 8, 2021 consistent with the provisions of Loudon County's procedure for closing a public road; and

**WHEREAS**, the Loudon County Regional Planning Commission has reviewed this matter, including the recommendation of the County Road Superintendent, and based on its investigation has determined that the closure of said road will not adversely affect any property owners or the present or future function of the County's roadway system, and recommends the closure a portion of said road, described as follows:

A portion of Old Muddy Creek Road., located at Parcel 152.00, Tax Map 016, situated in the 6<sup>th</sup> Legislative District, being more specifically shown on the attached illustration, incorporated herein.

**WHEREAS**, the County Commission feels the closure of the roadway is not detrimental to the community or to the present or future function of the County roadway system;

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission, in regular session assembled on this 7th day of June 2021 that the afore described section of the roadway is hereby closed, with any interest the County has in the roadway being hereby relinquished as provided by law.

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

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
LOUDON COUNTY CHAIRMAN

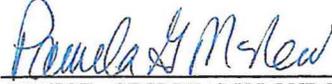
DATE: \_\_\_\_\_

\_\_\_\_\_  
APPROVED: LOUDON COUNTY MAYOR

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

APPROVED: 11

DISAPPROVED: 0

  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

Dated: 5-13-2021

LOUDON COUNTY COMMISSION  
ILLUSTRATION ATTACHMENT

A PORTION OF RIGHT-OF-WAY CLOSURE  
BY LOUDON COUNTY TAX MAP 016, PARCELS 152.00 LOCATED AT OLD MUDDY CREEK  
ROAD, LOUDON COUNTY, TN, SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT

Loudon County – Parcel: 016 152.00



County: Loudon  
Owner: JORDAN MICKEY HUGH ETUX  
Address: MUDDY CREEK RD  
Parcel Number: 016 152.00  
Deeded Acreage: 3.53  
Calculated Acreage: 3.53