

# ***Loudon County Commission Workshop***

*Loudon, Tennessee*

*Monday, July 18, 2022*

*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 FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD LOUDON COUNTY, TN, SITUATED IN THE 3<sup>RD</sup> LEGISLATIVE DISTRICT*

B) *A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4, SECTIONS 4.082 through 4.089.2, ARTICLE 5, SCETIONS 5.042.C.10, 5.043.C.5, 5.044.B.2, AND 5.050, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105*

C) *A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT POPLAR SPRINGS ROAD LOUDON COUNTY, TN, SITUATED IN THE 1<sup>ST</sup> LEGISLATIVE DISTRICT*

**3) *Loudon County Mayor – Buddy Bradshaw***

A) *Warranty Deed regarding the transfer of property to Loudon County from Tellico Reservoir Development Agency (TRDA) on behalf of the Greenback Fire and Rescue Department*

**4) *Commissioner – Van Shaver***

A) *Update Planning Commission Membership*

**5) *Commissioner – Adam Waller***

A) *Poplar Springs Update*

**6) *Director of Accounts and Budgets – Tracy Blair***

A) *Budget Recommendations*

# *Loudon County Commission Workshop*

*Monday, July 18, 2022*

## **Zoning 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 FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD LOUDON COUNTY, TN, 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 FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD LOUDON COUNTY, TN, 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 Daily Edition on July 20, 2022 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 3899 Vineyard Road, situated in the 1<sup>st</sup> Legislative District, referenced by Tax Map 036, Parcel 095.00 to be rezoned from A-1 (Agricultural-Forestry District) to C-2 (General Commercial District).

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  

  0  

DISAPPROVED: \_\_\_\_\_

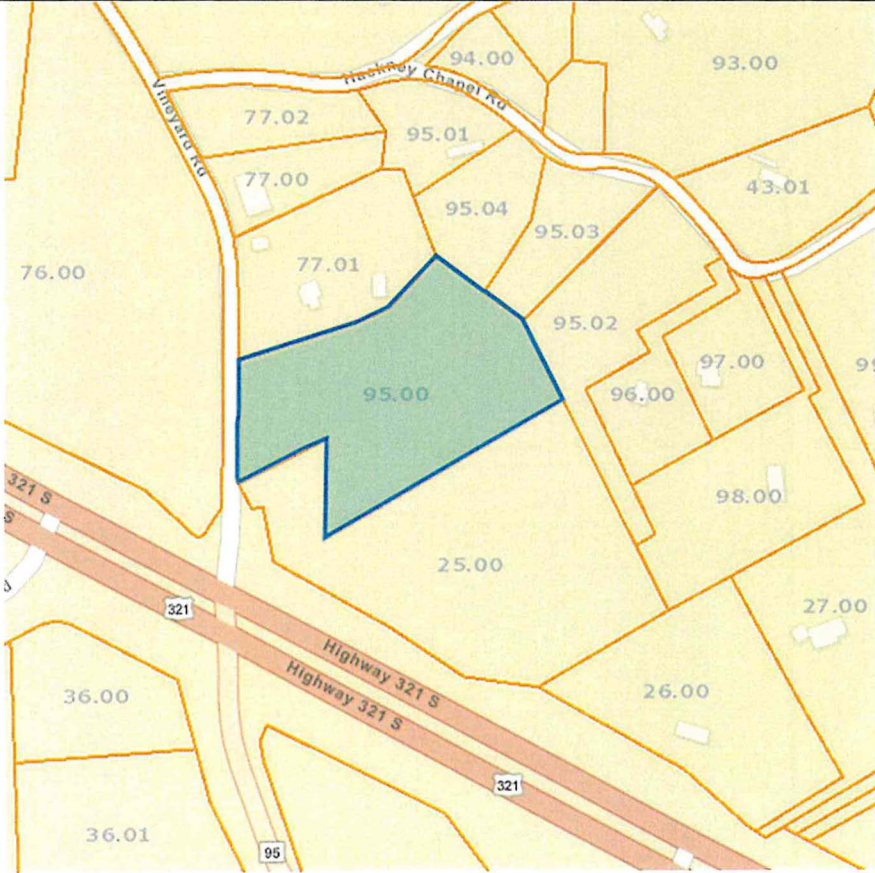
ABSTAINED: \_\_\_\_\_

  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
Dated: July 12, 2022

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURAL-FORESTRY DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT). REFERENCED BY LOUDON COUNTY TAX MAP 036, PARCEL 095.00 LOCATED AT 3899 VINEYARD ROAD., LOUDON COUNTY, TN, SITUATED IN THE 3<sup>RD</sup> LEGISLATIVE DISTRICT



*Loudon County Commission Workshop*

*Monday, July 18, 2022*

**Zoning Resolution**

*A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 4, SECTIONS 4.082 through 4.089.2, ARTICLE 5, SCETIONS 5.042.C.10, 5.043.C.5, 5.044.B.2, AND 5.050, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105*

**RESOLUTION \_\_\_\_\_**

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION,  
ARTICLE 4, SECTIONS 4.082 through 4.089.2, ARTICLE 5, SCETIONS 5.042.C.10,  
5.043.C.5, 5.044.B.2, AND 5.050, 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 News Herald 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 deleting Sections 4.082 Through 4.089.2, 5.042.C.10, 5.043. C.5, 5.044.B.2 and 5.050 in its entirety.

**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 July 12, 2022 are as follows:

APPROVED:   9   DISAPPROVED:   0

# *Loudon County Commission Workshop*

*Monday, July 18, 2022*

## **Zoning 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 FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT POPLAR SPRINGS ROAD 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 FROM A-1, AGRICULTURAL-FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT POPLAR SPRINGS ROAD 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 Daily Edition on July 20, 2022 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 Poplar Springs Road, situated in the 1<sup>st</sup> Legislative District, referenced by Tax Map 041, Parcel 034.00 to be rezoned from A-1 (Agricultural-Forestry District) to A-2 (Rural Residential District).

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  

ABSTAINED: \_\_\_\_\_

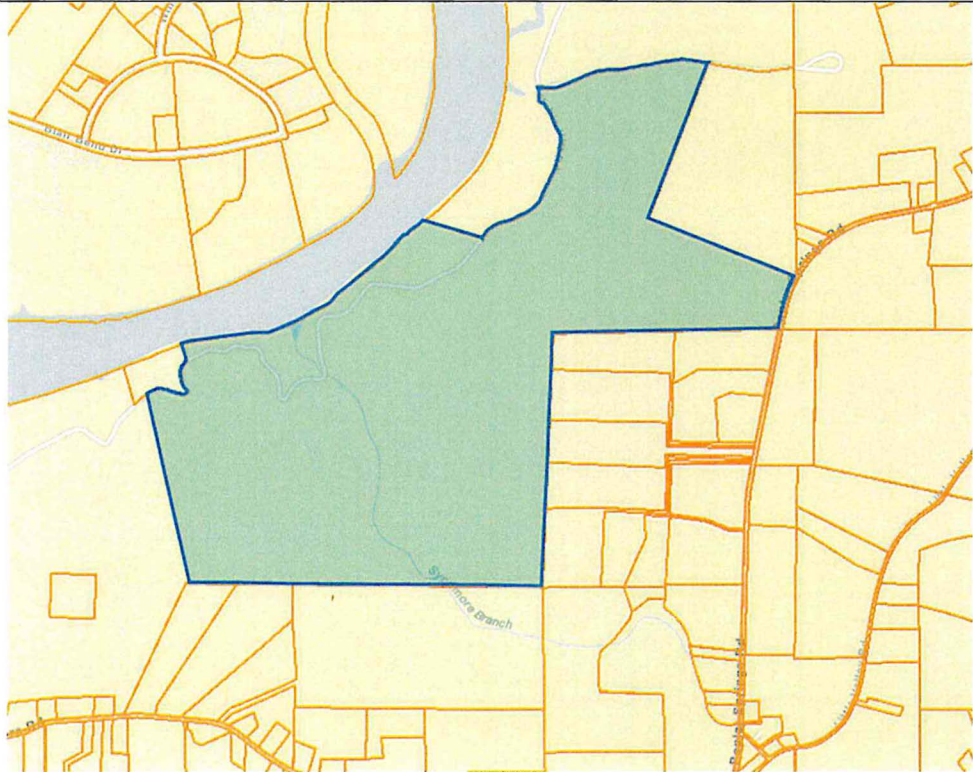
  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
Dated: July 12, 2022

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



ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURAL-FORESTRY DISTRICT) TO A-2 (RURAL RESIDENTIAL DISTRICT). REFERENCED BY LOUDON COUNTY TAX MAP 041, PARCEL 034.00 LOCATED AT POPLAR SPRINGS ROAD,, LOUDON COUNTY, TN, SITUATED IN THE 1<sup>ST</sup> LEGISLATIVE DISTRICT



*Loudon County Commission Workshop*

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***Warranty Deed Transfer***

*Warranty Deed regarding the transfer of property to Loudon County from Tellico Reservoir Development Agency (TRDA) on behalf of the Greenback Fire and Rescue Department*

DRAFT

\_\_\_\_\_(Space above this line for Recording Data)\_\_\_\_\_

## WARRANTY DEED

OWNER & TAX PAYER:  
Loudon County

TAX EXEMPT

THIS INDENTURE, made and entered into on this the 6<sup>th</sup> day of July, 2022, by and between THE TELlico RESERVOIR DEVELOPMENT AGENCY, an agency created under the laws of the State of Tennessee pursuant to the Acts of 1982 (ADJ. S), Chapter 679, codified as Section 64-1-701, et seq., Tennessee Code Annotated, hereinafter designated Grantor, and LOUDON COUNTY, hereinafter designated Grantee.

WITNESSETH:

THAT the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said Grantee, the following described premises subject to the right of reversion as hereinafter set out, to-wit:

SITUATED in the Third (3<sup>rd</sup>) Civil District of Loudon County, Tennessee, and containing two acres, as more particularly described in Map Cabinet K/368 in the Register's Office for Loudon County, Tennessee.

THIS CONVEYANCE is made subject to the following:

(a) the restrictions, conditions, limitations and easements and development standards contained in Contract No. TV-60000A, as supplemented, between the Tennessee Valley Authority acting on behalf of the United States of America and TRDA of record in the Register's Office for Loudon County, Tennessee, in Trust Book 187, page 819; as the same has been amended.

(b) the restrictions, conditions, limitations and easements as contained in that Special Warranty Deed from the Tennessee Valley Authority to TRDA dated December 22, 1982, of record in the Register's Office for Loudon County, Tennessee, in Book of Warranty Deeds, Vol. 148, page 870;

(c) the conditions and requirements of TRDA's Sewer Use Resolution dated June 15, 1988, as the same may be amended; and the conditions of TRDA's Storm Water Detention Resolution dated September 20, 1989, as the same may be amended.

(d) the restrictions, conditions, limitations and easements as contained in Map Cabinet K/368, in the Register's Office for Loudon County, Tennessee.

FOR SOURCE OF TITLE see deed of record in the Register's Office for Loudon County, Tennessee, in Book of Warranty Deeds, Vol. 148, page 870;

THIS CONVEYANCE is made upon the condition that Grantee erect and maintain a fire, ambulance, rescue and recovery, and law enforcement facility on the above-described property in conformance with the requirements of Contract No. TV60000A. Grantee agrees to complete construction of said fire, ambulance, rescue and recovery, and law enforcement facility within two years of the date of the conveyance herein. Grantee further agrees that, if said fire, ambulance, rescue and recovery, and law enforcement facility is destroyed or demolished, Grantee shall have the option to replace said structure with another building. If the Grantee elects to rebuild, it will submit plans for the construction to the Grantor for its approval within one hundred eighty (180) days after the destruction or demolition of the building. In the event the Grantee fails to erect or maintain a fire, ambulance, rescue and recovery, and law enforcement facility on the Premises, or elects not to rebuild, or the plans to rebuild the building are not approved by the Grantor, then and in that event, title to the Premises shall revert back to Grantor without any payment from Grantor to Grantee. In the event that either Grantor or its successor or assign ceases to exist, then this reversionary interest of Grantor shall be null and void and of no further force and effect.

THIS CONVEYANCE IS FURTHER made subject to the following conditions, restrictions, limitations and easements which are hereby imposed upon the Premises as a servitude to run with the land:

1. The Premises shall be used solely as a fire, ambulance, rescue and recovery, and law enforcement facility and no activities may be conducted upon the Premises that would not be directly related to the operation of said fire, ambulance, rescue and recovery, and law enforcement facility.
2. Any changes or alterations made to the facilities constructed on the Premises by the Grantee shall be made in accordance with the Industrial Development Standards for the Tellico Project as contained in "Contract No. TV-60000A.
3. Grantee agrees to connect to the sewer system within a reasonable time after notification by Grantor to do so.
4. Grantee shall not lease the Premises for profit without the prior written consent of Grantor.

This deed is executed pursuant to authority given by the Board of Directors of said agency.

IN WITNESS WHEREOF, the said Grantor has hereunto caused its seal to be affixed and these presents to be signed by its Chairman of the Board and attested the day and date first above written.

TELLICO RESERVOIR  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Mich Ingram, Chairman of the Board

ATTEST:

\_\_\_\_\_  
Secretary

STATE OF TENNESSEE     )  
  SS  
COUNTY OF LOUDON     )

Before me, the undersigned authority, a Notary Public of said state and county, personally appeared Mitch Ingram, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chairman of the Board of the TELLICO RESERVOIR DEVELOPMENT AGENCY, the within named bargainer, an agency created under the laws of the State of Tennessee pursuant to the Acts of 1982 (ADJ. S), Chapter 679, codified as Section 64-1-701. et seq., Tennessee Code Annotated, and that he, as such Chairman of the Board, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Agency by himself as Chairman of the Board.

Witness my hand and seal at office this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_