

Loudon County Commission Workshop

Loudon, Tennessee

Monday, October 17, 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, §13-7105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 5 ACRES FROM A-2, RURAL RESIDENTIAL DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT, LOUDON COUNTY TAX MAP 084, PARCEL 044.00 LOCATED AT 7431 HWY 411 SOUTH., LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT
 - B. A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 7, SECTION 7.035 DRIVEWAY PERMITS, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105
 - C. A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING GAIL LANE., MANDY LANE., CATE LANE., EMILY LANE., AND LILLY LANE. LOCATED IN EMILYS LANDING SUBDIVISION INTO THE PUBLIC ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 3RD LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE
 - D. A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING NORTH WILKERSON ROAD., LOCATED AT LAKE POINT DRIVE, INTO THE PUBLIC ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 6TH LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE

- E. RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING THE COUNTYS PORTION OF RIGHT-OF-WAY AT WILKERSON ROAD THE PORTION RUNNING THROUGH AND ADJOINING TAX MAP 017 AND PARCELS 085.01 & 086.00., LOCATED ON LOUDON COUNTY TAX MAP 017, PARCELS 085.01 & 086.00.
- F. 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 5.34 ACRES FROM C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT AND REMOVE THE AGRICULTURAL STIPULATION ON THE OTHER 3.40 ACRES. LOUDON COUNTY TAX MAP 007, PARCEL 062.00. LOCATED 19666 HWY 11 EAST LOUDON COUNTY, TN SITUATED IN THE 5TH LEGISLATIVE DISTRICT
- G. 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 C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 042, PARCEL 063.00. LOCATED 6995 DAVIS FERRY ROAD LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

3) Loudon County Economic Development Director - Jack Qualls

- A. Centre 75 Property Sale

4) Mayor - Bradshaw

- A. Board of Zoning Appeals - replace Carlie McEachern with Mike Waller (term to be completed thru June 2023)

5) Commissioner - Chase Randolph

- A. Discussion of Boards and Committee stipends
- B. Discussion of the old football field on the hill

6) Commissioner - Rosemary Quillen

A. 2nd District needing an update on the funds owed to Lenoir City and the process of moving forward

7) Commissioner - Gary Whitfield

A. 3rd grade legislative resolution

8) Commission Chairman - Henry Cullen

A. Loudon County Procedural Rules for Loudon County Commission

9) Commissioner - Van Shaver

A. Discussion of PILOTS (Payment in Lieu of Taxes)

10) Commissioner - Adam Waller

A. Storm Water Detention Requirements

11) Director of Accounts & Budgets - Tracy Blair

A. Budget Recommendations

Loudon County Commission

Monday, October 17, 2022

Re-Zoning Resolution - 7431 Hwy 411 South

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 5 ACRES FROM A-2, RURAL RESIDENTIAL DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT, LOUDON COUNTY TAX MAP 084, PARCEL 044.00 LOCATED AT 7431 HWY 411 SOUTH., LOUDON COUNTY, TN, SITUATED IN THE 3RD 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 5 ACRES FROM A-2, RURAL RESIDENTIAL DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT, LOUDON COUNTY TAX MAP 084, PARCEL 044.00 LOCATED AT 7431 HWY 411 SOUTH., LOUDON COUNTY, TN, 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 Daily Edition 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 Map of Loudon County, Tennessee be amended as follows:

Located at 7431 HWY 411 South., situated in the 3rd Legislative District, referenced by Tax Map 084, Parcel 044.00. Approximately 5 acres be rezoned from A-2, RURAL RESIDENTIAL District, to M-1, General Industrial 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: _____ 7 _____

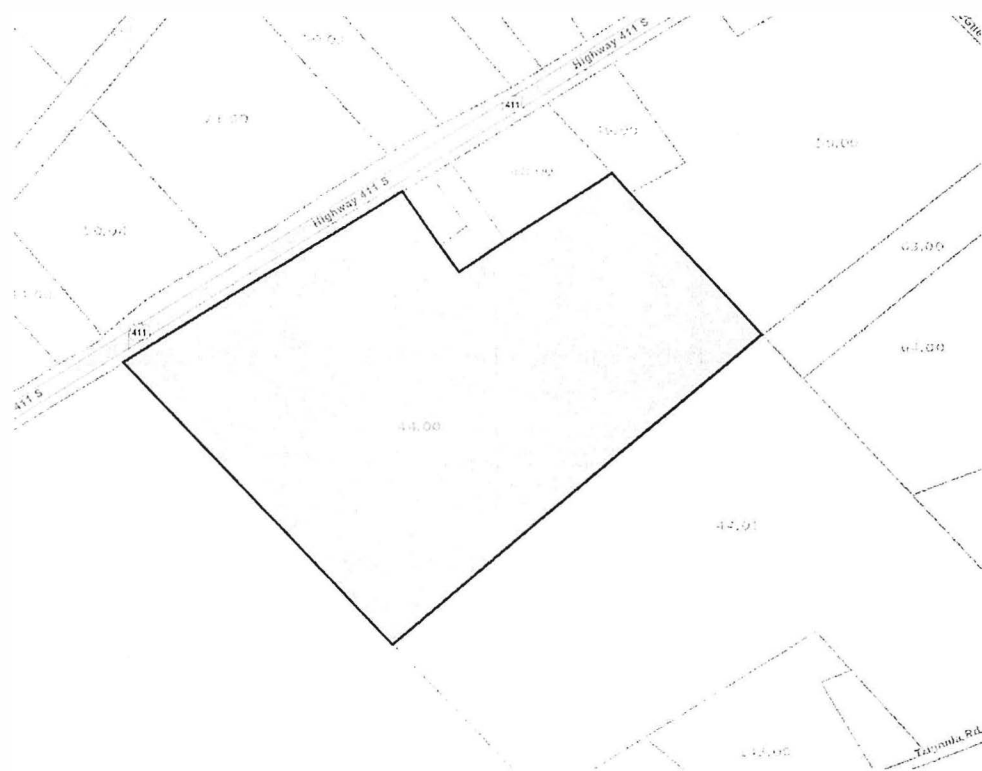
DISAPPROVED: _____ 1 _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated: October 11, 2022

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE APPROXIMATELY 5 ACRES FROM A-2 RURAL RESIDENTIAL DISTRICT TO
M-1, GENERAL INDUSTRIAL DISTRICT REFERENCED BY LOUDON COUNTY TAX MAP 084,
PARCEL 044.00., LOCATED AT 7431 HWY 411 SOUTH.,
LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT



Loudon County Commission

Monday, October 17, 2022

Re-Zoning Resolution - Driveway Permits Removal

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION,
ARTICLE 7, SECTION 7.035 DRIVEWAY PERMITS, PURSUANT TO TENNESSEE
CODE ANNOTATED, SECTION 13-7-105

RESOLUTION _____

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION,
ARTICLE 7, SECTION 7.035 DRIVEWAY PERMITS, 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 Article 7, Section 7.035 Driveway Permits 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 October 11, 2022 are as follows:

APPROVED: 0 DISAPPROVED: 8

Loudon County Commission

Monday, October 17, 2022

Re-Zoning Resolution - Road Acceptance

Emily's Landing

A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING GAIL LANE., MANDY LANE., CATE LANE., EMILY LANE., AND LILLY LANE. LOCATED IN EMILYS LANDING SUBDIVISION INTO THE PUBLIC ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 3RD LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE

RESOLUTION _____

A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING GAIL LANE., MANDY LANE., CATE LANE., EMILY LANE., AND LILLY LANE. LOCATED IN EMILYS LANDING SUBDIVISION INTO THE PUBLIC ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 3RD LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE

WHEREAS, the Loudon County Commission has the authority under Tennessee Code Annotated to accept the dedication of roads, to adopt policies and standards for the acceptance of new roads and to reopen previously closed county roads; and

WHEREAS, the Loudon County Regional Planning Commission has received a request from the property owners of Emilys Landing Subdivision to accept the following roads into the County Road system:

- 1) Mandy Lane and
- 2) Cate Lane and
- 3) Emily Lane and
- 4) Lilly Lane and
- 5) Gail Lane

WHEREAS, the Loudon County Regional Planning Commission approved the preliminary and final plat for the construction of the road and right of way dedication consistent with the minimum requirements of the subdivision regulations for Loudon County; and

WHEREAS, the Loudon County Road Superintendent has inspected the road and recommends acceptance of the road as a Loudon County Public Road;

NOW, THEREFORE, BE IT RESOLVED, that the Loudon County Commission approves the acceptance of this road, as shown on the attached map and described in this resolution, into the County's public roadway system.

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

This Resolution adopted _____

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: 8

DISAPPROVED: 0

ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
DATE: October 11, 2022

Loudon County Commission

Monday, October 17, 2022

Re-Zoning Resolution - Road Acceptance

Wilkerson Road

A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING NORTH WILKERSON ROAD., LOCATED AT LAKE POINT DRIVE, INTO THE PUBLIC ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 6TH LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE

RESOLUTION _____

**A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING NORTH
WILKERSON ROAD., LOCATED AT LAKE POINT DRIVE, INTO THE PUBLIC
ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 6TH LEGISLATIVE DISTRICT
OF LOUDON COUNTY, TENNESSEE**

WHEREAS, the Loudon County Commission has the authority under Tennessee Code Annotated to accept the dedication of roads, to adopt policies and standards for the acceptance of new roads and to reopen previously closed county roads; and

WHEREAS, the Loudon County Regional Planning Commission has received a request from the property owners of Lake Point Drive to accept the following roads into the County Road system:

1) N. Wilkerson Road

WHEREAS, the Loudon County Regional Planning Commission approved the preliminary and final plat for the construction of the road and right of way dedication consistent with the minimum requirements of the subdivision regulations for Loudon County; and

WHEREAS, the Loudon County Road Superintendent has inspected the road and recommends acceptance of the road as a Loudon County Public Road;

NOW, THEREFORE, BE IT RESOLVED, that the Loudon County Commission approves the acceptance of this road, as shown on the attached map and described in this resolution, into the County's public roadway system.

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

This Resolution adopted _____

Attest, County Court Clerk

Loudon County Chairman

Approved: Loudon County Mayor

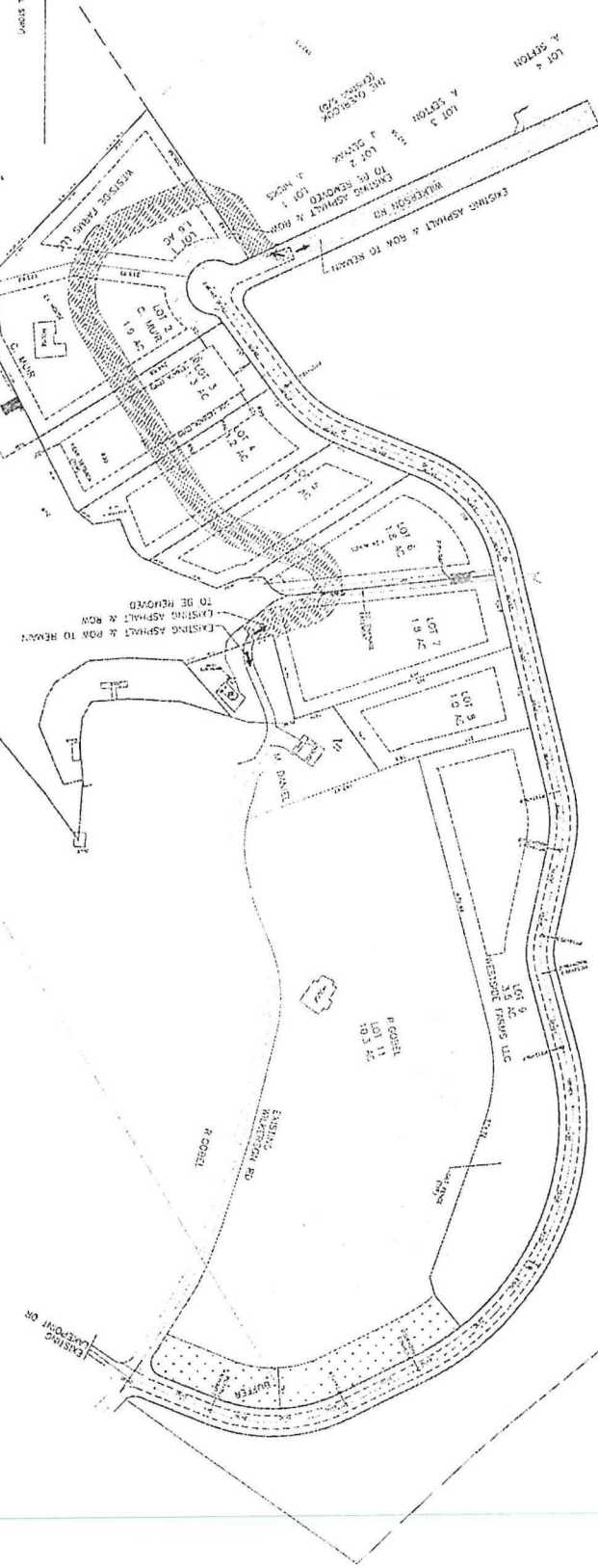
The vote on the question of approval of this Resolution by the Planning Commission is as follows:

APPROVED: 8

DISAPPROVED: 0

ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
DATE: October 11, 2022

**A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING NORTH
WILKERSON ROAD., LOCATED AT LAKE POINT DRIVE INTO SAID ROAD SYSTEM
LOCATED IN THE 6TH LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE**

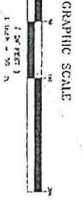


BUILDING SETBACKS

FROM: LOT
TO: LOT 22 (1' 12\"

SITE NOTES

1. EXISTING WILKERSON ROAD IS 24' WIDE.
2. WILKERSON ROAD IS TO BE RELOCATED TO THE SOUTH SIDE OF THE EXISTING ROAD.
3. THE NEW ROAD IS TO BE 24' WIDE AND 12' DEEP.
4. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
5. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
6. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
7. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
8. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
9. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
10. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
11. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
12. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
13. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.
14. THE NEW ROAD IS TO BE 12' DEEP AND 12' WIDE.



LEMMAY AND ASSOCIATES
CONSULTING ENGINEERS
16516 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
TEL: 605-671-1013 FAX: 605-671-1011

WILKERSON ROAD RELOCATION	
PROJECT NO.	WILKERSON ROAD RELOCATION
DATE	10/10/00
BY	WILKERSON ROAD RELOCATION
CHECKED BY	WILKERSON ROAD RELOCATION
APPROVED BY	WILKERSON ROAD RELOCATION
SCALE	1" = 20'
DATE	10/10/00
BY	WILKERSON ROAD RELOCATION
CHECKED BY	WILKERSON ROAD RELOCATION
APPROVED BY	WILKERSON ROAD RELOCATION

Loudon County Commission

Monday, October 17, 2022

Re-Zoning Resolution - Road Closure

Wilkerson Road

RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING THE COUNTYS PORTION OF RIGHT-OF-WAY AT WILKERSON ROAD THE PORTION RUNNING THROUGH AND ADJOINING TAX MAP 017 AND PARCELS 085.01 & 086.00., LOCATED ON LOUDON COUNTY TAX MAP 017, PARCELS 085.01 & 086.00.

RESOLUTION _____

**RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING
THE COUNTYS PORTION OF RIGHT-OF-WAY AT WILKERSON ROAD THE
PORTION RUNNING THROUGH AND ADJOINING TAX MAP 017 AND PARCELS
085.01 & 086.00., LOCATED ON LOUDON COUNTY TAX MAP 017, PARCELS 085.01
& 086.00.**

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 Wilkerson Road, requesting the closure of a portion of that right-of-way, Map 017, Parcels 085.01 & 086.00; 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 Daily Edition on September 19, 2022 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:

The county's portion., located at Parcels 085.01 & 086.00, Tax Map 017, situated in the 6th 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 October 3, 2022 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: 6

DISAPPROVED: 1

ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION

Dated: _____

**THE COUNTYS PORTION OF RIGHT-OF-WAY CLOSURE
BY LOUDON COUNTY TAX MAP 017, PARCELS 085.01 & 086.00 LOCATED AT WILKERSON
ROAD, LOUDON COUNTY, TN, SITUATED IN THE 6th
LEGISLATIVE DISTRICT**

Loudon County Commission

Monday, October 17, 2022

Re-Zoning Resolution - 19666 Hwy 11 East

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 5.34 ACRES FROM C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT AND REMOVE THE AGRICULTURAL STIPULATION ON THE OTHER 3.40 ACRES. LOUDON COUNTY TAX MAP 007, PARCEL 062.00. LOCATED 19666 HWY 11 EAST LOUDON COUNTY, TN SITUATED IN THE 5TH 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 5.34 ACRES FROM C-2, GENERAL COMMERCIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT AND REMOVE THE AGRICULTURAL STIPULATION ON THE OTHER 3.40 ACRES. LOUDON COUNTY TAX MAP 007, PARCEL 062.00. LOCATED 19666 HWY 11 EAST LOUDON COUNTY, TN 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 Daily Times 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 Map of Loudon County, Tennessee be amended as follows:

Located 19666 HWY 11 East, situated in the 5TH Legislative District, referenced by Tax Map 007, Parcel 062.00 to rezone approximately 5.34 acres from C-2 (General Commercial District) to R-1 (Suburban Residential District) and remove the agricultural stipulation on the other 3.40 acres.

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: _____0_____

DISAPPROVED: _____8_____

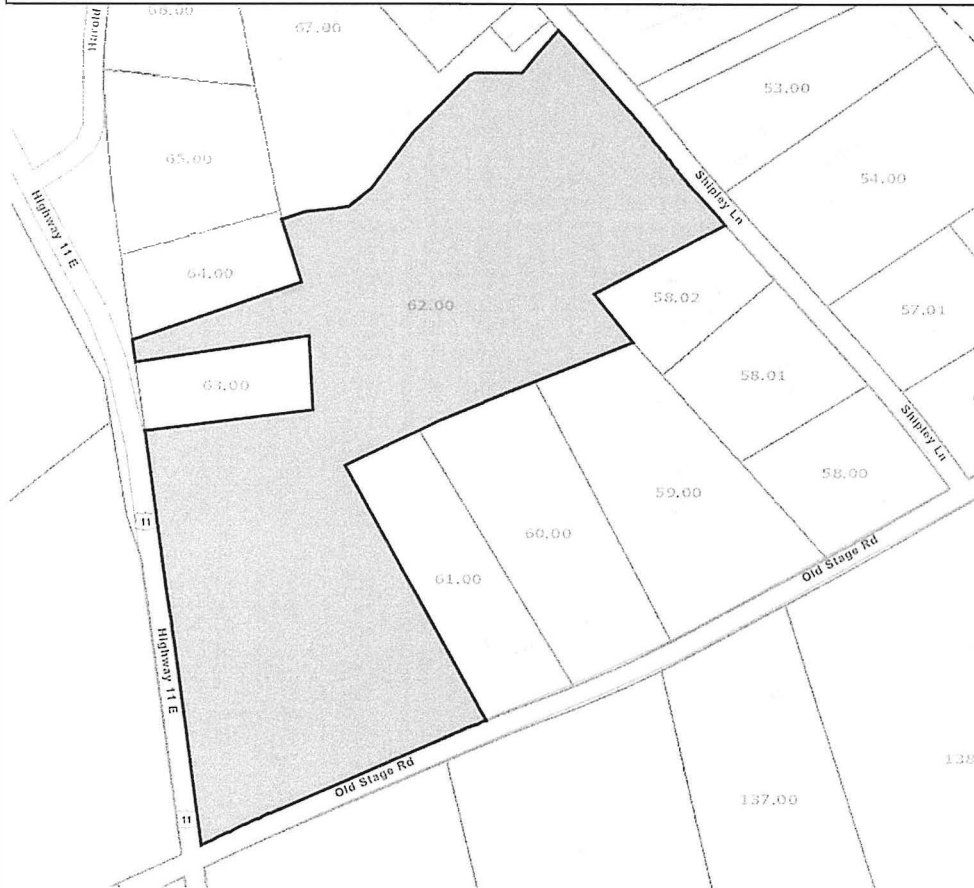
ABSTAINED: _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated: October 11, 2022

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE APPROXIMATELY 5.34 ACRES FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO R-1 (SUBURBAN-RESIDENTIAL DISTRICT) AND REMOVE THE AGRICULTURAL STIPULATION ON THE OTHER 3.40 ACRES. REFERENCED BY LOUDON COUNTY TAX MAP 007, PARCEL 062.00 LOCATED 19666 HWY 11 EAST., LOUDON COUNTY TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT



Loudon County Commission

Monday, October 17, 2022

Re-Zoning Resolution - 6995 Davis Ferry Road

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 C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 042, PARCEL 063.00. LOCATED 6995 DAVIS FERRY ROAD LOUDON COUNTY, TN, SITUATED IN THE 1ST 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 C-1, RURAL CENTER DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT. LOUDON COUNTY TAX MAP 042, PARCEL 063.00. LOCATED 6995 DAVIS FERRY ROAD LOUDON COUNTY, TN, 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 The Daily Edition 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 Map of Loudon County, Tennessee be amended as follows:

Located 6995 Davis Ferry Road, situated in the 1st Legislative District, referenced by Tax Map 042, Parcel 063.00 to be rezoned from C-1 (Rural Center 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: 0

DISAPPROVED: 8

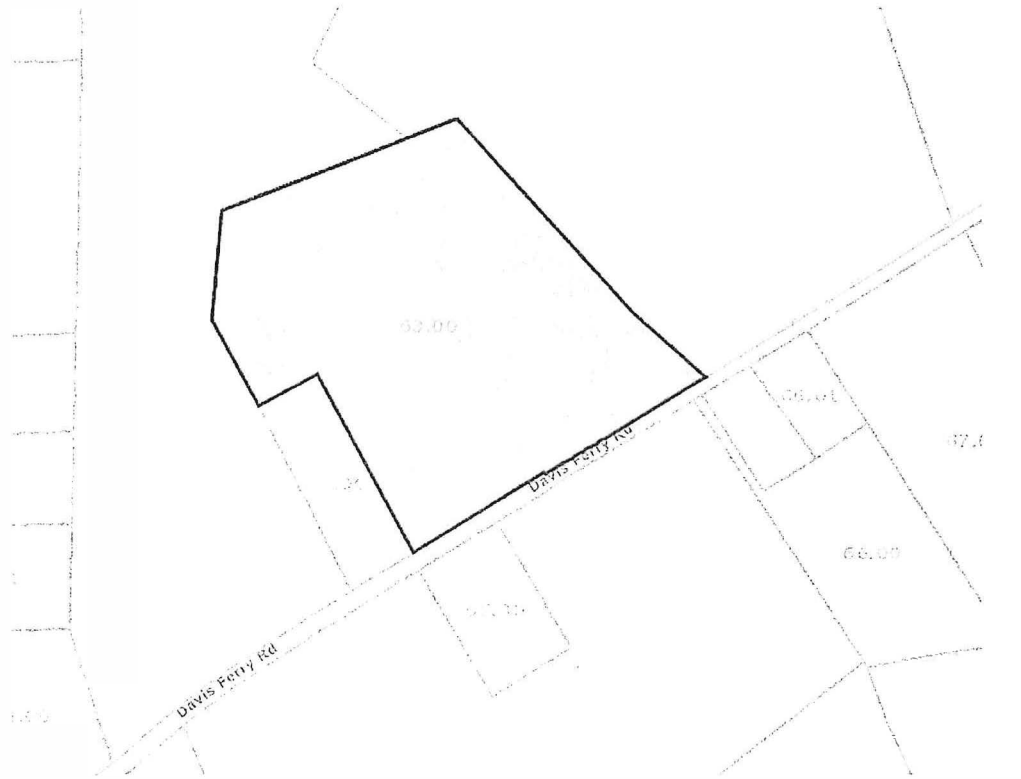
ABSTAINED: _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated: October 11, 2022

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM C-1 (RURAL CENTER DISTRICT) TO C-2 (GENERAL DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 042, PARCEL 063.00 LOCATED 6995 DAVIS
FERRY ROAD.,
LOUDON COUNTY, TN, SITUATED IN THE 1ST
LEGISLATIVE DISTRICT



Loudon County Commission

Monday, October 17, 2022

Centre 75 Property Sale

RESOLUTION#

**AUTHORIZING THE SALE OF CERTAIN PROPERTY
AT CENTRE 75 BUSINESS PARK**

WHEREAS, Loudon County and the City of Loudon jointly own certain real properties at Centre 75 Business Park at Highway 72, and

WHEREAS, The Loudon County Economic Development Agency recommends the sale of approximately 111. 36± acres of real property within Centre 75 Business Park, being identified as portions of Tax Map 040, Parcel 105.06 and Parcel 105.07

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Commission of Loudon, Tennessee as follows:

Section 1. The Loudon County Commission hereby concurs with the recommendation and agrees to sell approximately 111. 36± acres of real property within Centre 75 Business Park, being identified as Tax Map 040, Parcel 105.06 and 105.7 of Loudon County, Tennessee, for a total purchase price of \$2,200,000.00.

Section 2. The County Mayor, Rollen "Buddy" Bradshaw, is authorized to sign any documents required to complete this transaction and convey the property to the buyer.

Section 3. This Resolution shall take effect immediately, the public welfare requiring it.

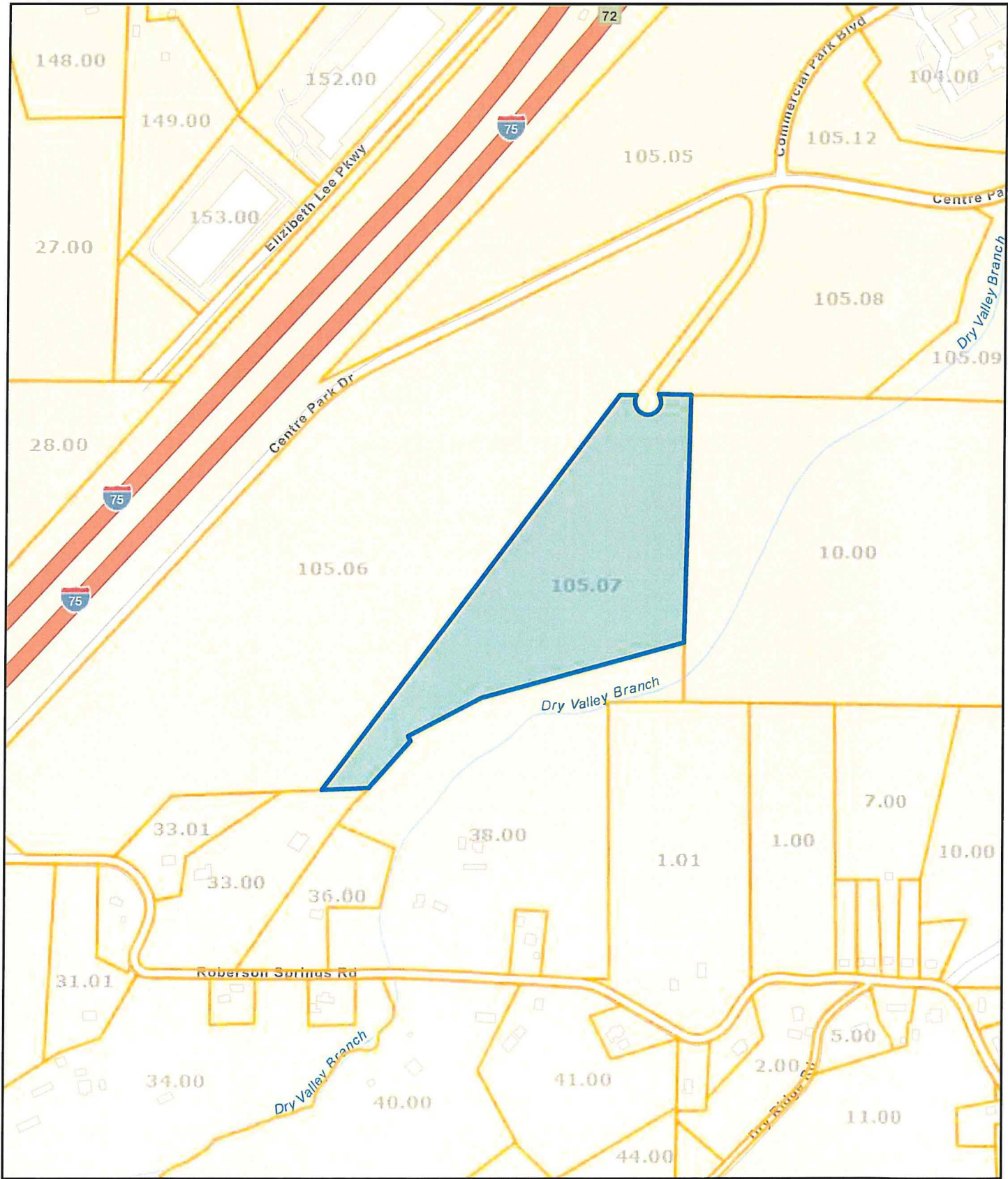
Attest:

County Chairman

County Mayor

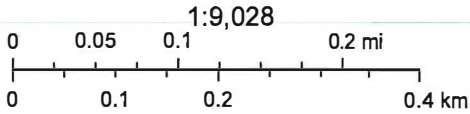
County Clerk

Loudon County - Parcel: 040 105.07



Date: October 7, 2022

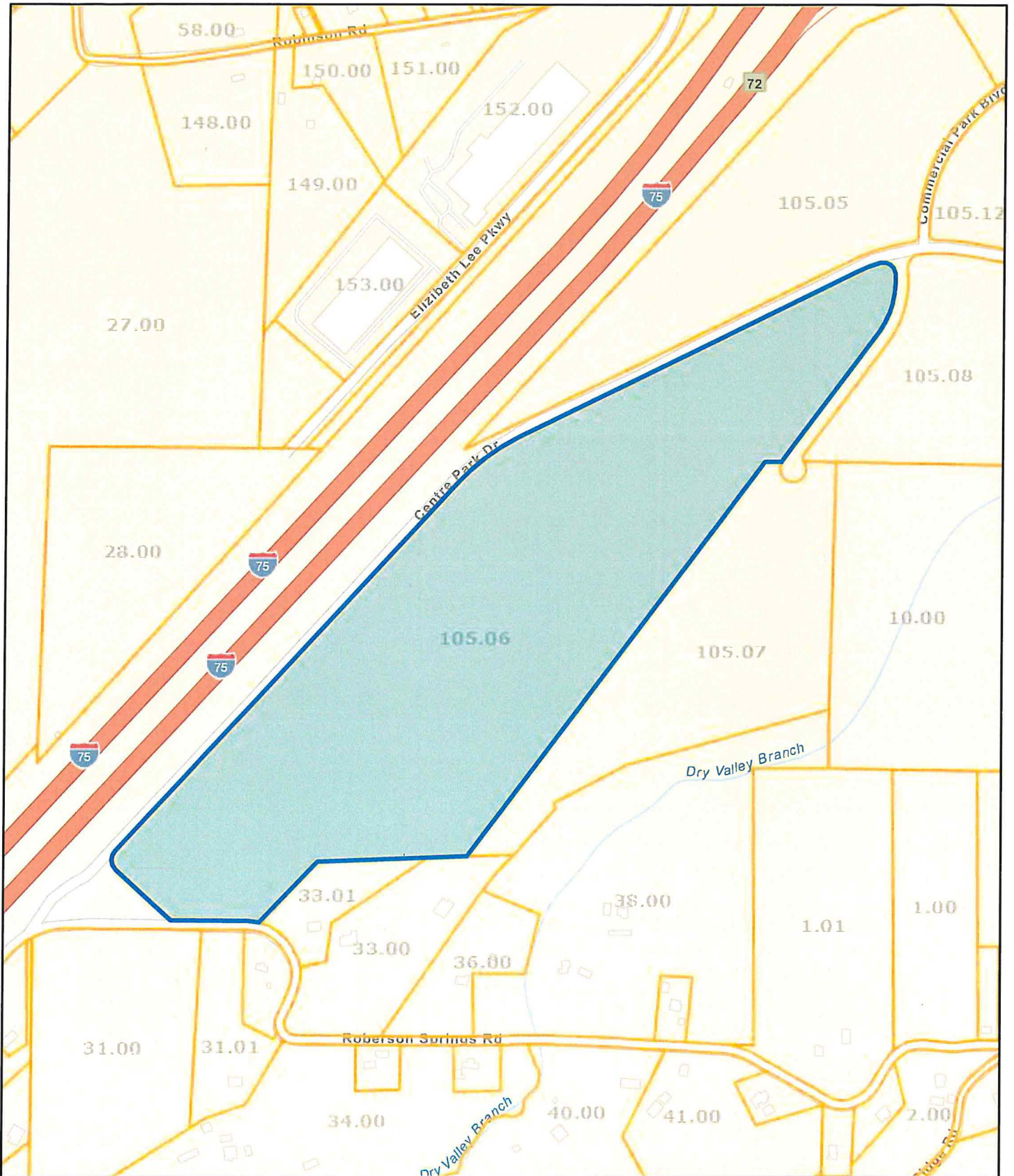
County: Loudon
Owner: LOUDON COUNTY
Address: COMMERCIAL PARK DR
Parcel Number: 040 105.07
Deeded Acreage: 22.2
Calculated Acreage: 0



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

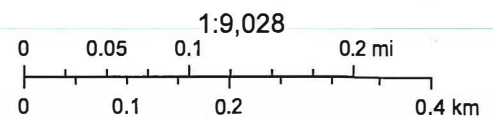
The property lines are compiled from information maintained by your local

Loudon County - Parcel: 040 105.06



Date: October 7, 2022

County: Loudon
Owner: LOUDON COUNTY
Address: CENTRE PARK DR 1600
Parcel Number: 040 105.06
Deeded Acreage: 89.16
Calculated Acreage: 0



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local

Loudon County Commission

Monday, October 17, 2022

Board of Zoning Appeals

Board of Zoning Appeals - replace Carlie McEachern with Mike Waller
(term to be completed thru June 2023)

Blair Bend Industrial Committee	1 YR		
Chase Randolph		Commissioner	August 2023
Henry Cullen		Commissioner	August 2023
Gary Whitfield		Commissioner	August 2023
Board of Zoning Appeals	4 YR		
Carlie McEachern		1 st District	June 2023
Leon Shields		2 nd District Slot A	June 2023
Ryan Bright		4 th District	June 2026
Jim Brooks		3 rd District Slot B	June 2026
John Napier		1st District	June 2026
Budget Committee	1 YR		
Henry Cullen		Commissioner	August 2023
Bill Satterfield		Commissioner	August 2023
Gary Whitfield		Commissioner	August 2023
Van Shaver		Commissioner	August 2023
Appointee Buddy Bradshaw		County Mayor	-----
Appointee Tracy Blair		Budget Director	-----
Capital Projects Committee	1 YR		
Will Jenkins		Commissioner	August 2023
Harold Duff		Commissioner	August 2023
Chase Randolph		Commissioner	August 2023
Adam Waller		Commissioner	August 2023
Rosemary Quillen		Commissioner	August 2023
Susan Huskey		Purchasing Director	

Loudon County Commission

Monday, October 17, 2022

Loudon County Procedural Rules for Loudon County Commission

LOUDON COUNTY PROCEDURAL RULES

GOVERNING THE CONDUCT OF MEETINGS OF THE LOUDON COUNTY COMMISSION

Initially Adopted August 7, 1989

Revised and Adopted, November 7, 2022

Rollen “Buddy” Bradshaw, County Mayor

Riley Wampler, County Clerk

County Commissioners

William Jenkins

Bill Geames

Chase Randolph

Rosemary Quillen

Bill D. Satterfield, Vice Chair

Gary Whitfield

Harold Duff

Van Shaver

Adam Waller

Henry J. Cullen, Chair

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**RULES REGULATING THE PROCEDURES OF THE
BOARD OF COUNTY COMMISSIONERS OF
LOUDON COUNTY, TENNESSEE**

PREAMBLE: This manual is intended to be only a guide for the orderly transaction of business by the Board of County Commissioners. The Tennessee Code Annotated and other controlling legal authority supersede the guidelines herein.

**RULE 1
CONVENING THE BOARD**

The Board shall meet at the County Courthouse Annex at 6:00 p.m. on the first Monday of each month. Should any prescribed meeting date fall on a legal holiday or if an emergency should arise, the Board shall meet on the following Monday unless another date has been set by the Board. Notification of the members for regular meetings shall be made by the Clerk at the request of the Chairperson.

The Board shall meet for Workshop sessions at the County Office Building at 6:00 pm on the third Monday of each month. Should any prescribed meeting date fall on a legal holiday or if an emergency should arise, the Board shall meet on the following Monday unless another date has been set by the Board. Notification of the members for regular meetings shall be made by the Clerk at the request of the Chairperson.

- Non-commission members shall be allotted time at the beginning of the Workshop for public comment. Non-commission members wishing to speak at the Workshop shall be limited to five (5) minutes per person per item. The Workshop Chairperson shall have the authority to extend this time limit when appropriate.. The Workshop Chairperson shall also have the authority to set a total limit when, in his/her judgment, it is appropriate to do so to preserve efficiency and order of the meeting.
- After hearing public comment, a Commission member may add issues raised by the public to the Workshop Agenda for further discussion and debate.
- Only Commissioners and other County Officials may place items on the Workshop Agenda. Non-commission members must obtain a sponsorship of a Commissioner to place an item on the Agenda.
- Agenda items must be submitted to the Commission Clerk no later than noon of the Thursday before the Workshop. The Clerk shall email the Agenda to Commission members by the end of that same day.

RULE 2 **QUORUM**

A quorum for the transaction of business shall be a majority of the duly qualified and acting members of the Board of County Commissioners. Vacancies shall not be included in determining the membership of the Board. However, passage of any matter presented for voting must carry by a majority of the membership of the Board, including vacancies. **A majority vote is the vote of a majority of County Commissioners in office when the vote is taken unless a different manner of approval is provided by the Tennessee Code Annotated.**

RULE 3 **ORDER OF BUSINESS**

The following is a suggested order of business for Commission Meetings.

1. **Call to order by Chairperson. (In his/her absence the Chairperson Pro Tempore shall preside).**
2. **Pledge of Allegiance and invocation.**
3. **Roll Call.**
4. **Reading and approval of the minutes of the previous meeting.**
5. **Adoption of Agenda.**
6. **Comments by Members of the General Public**
7. **Reading of Conflict of Interest Statements**
8. **Reports and new business — county officials, standing and special committees.**
9. **Elections, appointments, and confirmations.**
10. **Election of Notary Publics.**
11. **Adjournment.**

RULE 4 **GENERAL**

- 4A WHO MAY ADDRESS THE BOARD: It is a Commissioner's right to address the Chairperson and the Board at any appropriate time after proper recognition by the Chairperson. It may be allowable for non-commission members to address the Board if there is no objection by the Board or if a majority of the Board membership votes to allow such participation.

Non-commission members wishing to speak shall be limited to five (5) minutes per person up to a maximum of thirty (30) minutes total for all public comment. The Commission Chairperson may extend this time limit when appropriate. The Commission Chairperson may enforce all time limitations outlined herein.

4B GAINING THE FLOOR: In all cases, the member who first addresses the Chairperson shall be entitled to speak first, but when two or more members address the Chairperson at the same time, the Chairperson shall name the member who shall speak first.

4C SPEAKING: A member desiring to speak in debate, discussion or deliver any address on any matter whatsoever to the Board, the member shall respectfully address the Chairperson and shall, after being recognized by the Chairperson proceed with the intended remarks, confining such remarks strictly to the question under debate and avoiding all personalities. Commission members shall try to limit their remarks to a maximum of 15 (fifteen) minutes on any one subject. All other members shall give attention to the member who has the floor.

It is provided, however, that when one person has the floor, and a general discussion among members ensues, the Chairperson may allow various members to speak and ask questions without the necessity of rising so long as the process remains orderly and the members are attentive.

4D CONSENT TO YIELD: While a member is speaking he/she is not to be interrupted, except for a question by another member. If the speaker declines to yield the floor for questions, then he/she shall not be interrupted, but shall yield to questions at the end of the presentation.

4E POINTS OF ORDER: If any member, speaking or otherwise, transgresses the Rules of the Board, the Chairperson shall, or any member may call to order, in which case the member so called to order shall stop speaking. When the point of order has been decided by the Chairperson, the member having the floor can proceed, subject to the decision made.

4F APPEAL ON RULING: Any member of the Board may appeal to the Board from the ruling of the Chairperson and a majority vote of the members present shall decide the appeal.

4G EXECUTIVE SESSION: The County Mayor may ask the County Attorney to prepare a brief, written summary of the points he/she intends to cover at the Executive Session. This summary will be passed out to all attendees in advance of the Executive Session. If the material is very sensitive, it will be passed out at the beginning of the Executive Session and returned to the County Attorney at the end of the Executive Session.

RULE 5 **MOTIONS**

5A INTRODUCTION AND DEBATE: Motions may only be made by members. No motions shall be debated until seconded and stated by the Chairperson. However, an initial presentation and limited discussion of a matter by a member

may be allowed at the discretion of the Chairperson without the introduction of a motion.

- 5B MOTIONS: When a motion is made and seconded, it shall be read by the Chairperson prior to any debate or vote. Without objections from any member, the motion may be restated by the Chairperson prior to debate or vote.
- 5C REQUIRING ROLL CALL: Motions shall be put to the Board by the Chairperson for a voice vote except where these rules or applicable statutes require a roll call vote, provided, however, that any one member of the Board may require a roll call by so requesting.

RULE 6

ELECTIONS AND APPOINTMENTS

- 6A ELECTIONS AND NOMINATION FROM THE FLOOR: When the Chairperson is to receive nominations from the floor, a member may nominate only one person. The floor will be kept open until every member has had an opportunity to make nominations, or until a motion has been made and seconded that nominations cease and a majority of those present so vote.
- 6B NOMINATIONS BY THE PUBLIC: Before the County Commission votes or considers any motion or resolution regarding the office to be filled, the Chairperson shall allow registered voters of the county an opportunity to submit names to the Commission for consideration. The names may be submitted in writing to the Chairperson prior to the meeting or may be submitted at the meeting. In order for a name to be considered, a member of the Commission must subsequently nominate the person. If the person nominated is not present at the meeting, the person making the nomination shall submit a signed statement from the nominee that the nominee is willing to serve in the office if appointed.
- 6C APPOINTMENTS AND CONFIRMATIONS: When the Board is called upon to appoint someone from a list of nominees (such as a County Medical Examiner) or to confirm an appointee of the County Mayor (such as a department head) then the name or names of those being considered for the position shall be read to the membership and discussion of each such appointee shall follow.
- 6D ELECTION OR CONFIRMATION: All ballots for each election or confirmation shall be cast by voice vote as each member's name is called by the Clerk. If the vote is on confirmation of an appointee, each member will vote either "yes" or "no" on the confirmation. A majority of the membership of the Board is required for election or confirmation.

- 6E SECOND BALLOT: If no one is elected on a given ballot, the nominee receiving the smallest number of votes will be dropped and the ballot will be cast again until a nominee is elected by the required majority of the membership.

RULE 7 **APPROPRIATIONS REQUESTS**

REQUESTS FOR APPROPRIATION: Requests for appropriations in addition to those within the annual budget shall first be submitted to the County Budget Committee for consideration and recommendation to the Commission.

RULE 8 **SUSPENDING THE RULES**

Any rule or rules may be suspended by a two-thirds majority vote of the members present.

RULE 9 **ROBERT'S RULES OF ORDER**

All matters not covered herein or in statutory law shall be governed by Robert's Rules of Order Revised, as contained in the latest copyrighted edition. The County Technical Assistance Service publications may also be used as guidelines in the proceedings of the Loudon County Board of Commissioners.

RULE 10 **THE CHAIRPERSON**

- 10A ELECTION: Annually, at its September regular meeting the Board shall elect a Chairperson and a Chairperson Pro Tempore. The Chairperson may be one of the members of the Board or the County Mayor. If the Board elects as its Chairperson the County Mayor, and he/she accepts the position, then the County Mayor shall relinquish his/her veto power.
- 10B VOTING BY THE CHAIRPERSON: If the County Mayor is Chairperson, he/she may vote only in the case of a tie. If a member of the Board is the Chairperson, he/she may vote on all issues, just as any other member would vote.
- 10C CALL TO ORDER: The Board shall be called to order by the Chairperson. In the absence of the Chairperson, the Chairperson Pro Tempore shall preside. In the absence of the Chairperson Pro Tempore, the Board shall be called to order by the County Clerk, and shall elect one of its members to preside over the deliberations.

- 10D **SPEAKING:** Should the Chairperson makes a motion relating to a Resolution or other business, he/she may do so, provided he/she vacates the chair. Whereupon the Chairperson Pro Tempore shall preside until the matter under consideration is disposed of by the Board. However, the Chairperson may answer questions, provide information, and give explanations from the Chair, the Board not objecting.
- 10E **PRESERVE ORDER:** The Chairperson shall preserve order and decorum. He/she may speak to points of order in preference to other members, rising from his/her seat for that purpose. He/she shall decide questions of order, subject to an appeal to the Board of any member.
- 10F **ORDER OF RECOGNITION:** Before a member is allowed to speak twice on the same subject, the Chairperson shall inquire if there is another member who has not spoken on that subject who wishes to speak.
- 10G **MOTIONS:** Once a motion has been duly made and seconded, the Chairperson shall state the motion so that debate on the motion may begin.
- 10H **CLARIFICATION:** The Chairperson shall clearly state the question before the Board before the vote on the question is taken. A member may ask for clarification of the question until the result of the vote is announced.
- 10I **AGENDA:** The Chairperson has the authority and responsibility for the content and form of the Agenda. All items to be placed on the Commission Meeting Agenda must go through the Commission Workshop first. The only exceptions to this are urgent items (emergencies or items that cannot be delayed for one (1) month). The majority of the Commission must specifically approve the placement of an urgent item on the Agenda.
- Time on the Agenda will not be routinely allotted for other County Officials (such as the Sheriff, Road Superintendent, Building Commissioner, Etc.) unless they specifically ask for it.
 - Informational presentations by outside advocacy groups will not be permitted. They should be referred to the Commission Workshop. Exceptions may be made by a majority vote of the Commission.
 - Agenda items must be submitted to the Commission Clerk no later than Thursday before the Workshop. The Clerk will distribute the Agenda and information packet to Commission members shortly thereafter.

The Workshop is the best venue for discussing and debating issues. The Commission should not rehash these issues at the Commission Meeting unless there is new information that was not discussed at the Workshop.

RULE 11

THE CLERK

- 11A **NOTICE**: The Clerk, or his or her designee, (hereinafter the "Clerk") shall notify each member of the Board of any regular, special, or called meetings not less than five (5) days in advance thereof. Notification of regular meetings shall be the responsibility of the Clerk at the request of the Chairperson.
- 11B **AGENDA**: The Clerk shall make his/her best effort to forward to each, member of the Board the tentative Agenda of the next Board meeting so as to be received not less than five (5) days prior to the scheduled meeting date. Any amendment shall be prepared and forwarded to the members at least 48 hours prior to the meeting.
- 11C **MINUTES**: The Clerk shall reduce the minutes of each Board meeting to writing and attach a copy of each resolution considered and the vote thereon. The minutes should be prepared within seven (7) days after said meeting and placed in a well bound book for public inspection. A copy of the minutes of the last meeting shall be forwarded to each board member within seven (7) days after they are prepared.
- 11D **RESOLUTIONS**: A copy of all resolutions approved by the Board should be submitted to the County Mayor, within five (5) days after such adoption, for his/her approval and signature.
- 11E **ROLL CALL**: *In all instances involving authorization to expend public funds, the Clerk shall call the roll for "Yes" and "No" votes. In all instances where the roll is called for any vote, regardless of whether or not the vote relates to expenditure of public funds, the Clerk shall make such roll call and the vote of each member shall become a part of the record of the meeting and included in the official minutes.*

RULE 12

SHERIFF

The Sheriff, or a deputy designated by him/her, shall, upon the request of the Chairperson or County Mayor, attend sessions of the Board. That officer shall preserve order and carry out orders of the presiding officer of the Board.

RULE 13

COUNTY ATTORNEY

The County Attorney shall, upon the request of the Chairperson or County Mayor, attend meetings of the Board. It shall be the duty of that official to voice his/her negative opinion when, in his/her opinion, the Board is in the process of taking action outside of its jurisdiction or in any manner proceeding illegally, and to give his/her legal opinion on any subject where such guidance is required or requested by the Chairperson, County Mayor, or Commission member.

RULE 14
COMMITTEES

14A The County Mayor shall appoint members of County Boards, Commissions, and department heads, except as otherwise provided by general law or special acts, and shall appoint standing committees, all subject to confirmation by the County legislative body. In so doing, the legislative body may express its views fully and freely and shall vote for or against confirmation.

14B Other committees may be appointed by the Chairperson, by the County Mayor, or by the County Commission, all as directed and approved by the County Commission. The person who will "chair" the committee shall be appointed by the same person who appoints the committee.

14C All committee chairmen shall contact the County Attorney on matters appearing to warrant legal evaluation prior to presentation to the Board.

14D The following procedure shall be followed pertinent to committee reports and related action:

1. The committee Chairperson or a member designated by him/her shall make the presentation in an open meeting of the Board.
2. Upon completion of a report the speaker shall yield to questions.
3. If action is necessary, there shall be a vote on the proposition when discussion is complete and when there is a call for the question by the Board.

14E If for any reason the Chairperson of a committee fails or refuses to call a meeting, the Chairperson of the Board, the County Mayor or a majority of the committee membership may do so.

RULE 15
CONFLICT WITH LAW:

In the event any of the foregoing rules are determined to conflict with the Tennessee Code Annotated or other controlling legal authority that part in conflict shall be null and void.