

Be it remembered that the County Legislative Body of Loudon County met in regular session on Monday, August 9, 1982 at 7:00 P.M. with the Honorable William H. Russell, County Judge, presiding and Riley D. Wampler, County Clerk was present; whereupon Sheriff Joe Sims, opened Court, and introduced Roy Bledsoe who gave the invocation.

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The following Commissioners were present:

J.J. Blair	Bart Eldridge
Roy Bledsoe	J. Will Jones
John Newman	Glenn Luttrell
J. G. Hudson	Mildred Hartsook
Richard Hawk	

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MINUTES  
APPROVED

It was moved by Commissioner Hudson and seconded by Commissioner Blair that the minutes be approved as presented. The Vote was unanimous.

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TEMPORARY  
COUNTY RD.  
TO STALEY  
WILL BE  
CLOSED

After much discussion concerning a temporary road leading into Staleys. It was moved by Commissioner Jones and seconded by Commissioner Eldridge the County's part of Road and put up a gate so it could be used for Emergency Purpose Only. Also the County will pay \$1,000.00 for Post and Gate. The Vote was unanimous and the Purchasing Committee will handle the matter.

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Mr. Pat Phillips gave the Planning Commission Report.

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MAP 52  
PARCEL 18.2  
NOT REZONED

It was moved by Commissioner Blair and seconded by Commissioner Bledsoe that the Rezoning of Property on Pond Creek Road from A-1 Agriculture-Forestry to C-2, General Commercial, Map 52, Parcel 18.2, Miller Lyles (1-4 Legislative District) not be rezoned. The Vote was unanimous.

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It was moved by Commissioner Jones and seconded by Commissioner Eldridge that the Property on Hwy. 11, Map 29-J, Parcel

MAP 29-J  
PARCEL 27  
REZONED

37-Clifford Cook (5th Legislative District)  
be rezoned from R-1 Suburban Residential to  
C-2, General Commercial. The Vote was un-  
animous and is attached hereto as Resolution  
No 24-82 Exhibit B.

REZONING OF  
MAP 12  
PARCEL 12  
APPROVED

Upon motion by Commissioner Eldridge  
and seconded by Commissioner Jones the Prop-  
erty on Hwy. 70, Map 12, Parcel 12, was re-  
zoned from R-1 Suburban Residential to C-2,  
General Commercial (5th Legislative District.  
The Vote was 9 to 1 with Commissioner Hawk  
voting Nay. It is attached hereto as Res-  
olution No 25-82 Exhibit C.

AMENDMENTS  
TO LOUDON  
COUNTY  
ZONING  
RESOLUTION

It was moved by Commissioner Jones  
and seconded by Commissioner Blair that the  
following amendments to Loudon County Zoning  
Resolution be approved.

A- Amending Article 5, Sections  
5.041 (C) and c.042 (C) uses permitted as a  
special exception be so amended as to Delete  
Mobile Home Parks.

B- Amending Article 4, Section  
4.100 Development Standards for Mobile Home  
Parks.

C- Amending Article 2, Section 2.020  
Definition of General Terms eliminating the  
term Community from definitions of Public  
Waste Water System and Public Water. The Vote  
was unanimous and it is attached hereto as  
Resolution No 26-82 Exhibit D.

\$40,000.00  
FOR LOUDON  
ELEMENTARY  
FAILED

Superintendent Headlee spoke to the  
Commissioners concerning funding of the Loudon  
Elementary and Greenback Building Projects.  
He said in order to complete Loudon Elementary  
they would need to appropriate \$40,000.00 which  
could come out of the funding of \$74,000.00  
in Income Tax from the State. Commissioner  
Newman moved that they appropriate the \$40,000.00  
for Loudon Elementary and then amended his  
motion to include \$30,000.00 to hook Eatons  
and North Middle Schools on the sewer line  
Extension from Lenoir City. It was seconded  
by Commissioner Blair and on Roll Call Vote  
it failed 5 to 4.

PROPERTY  
FOR BLDG.  
TRADE CLASS  
PASSED TIL  
NEXT COURT

The utilization of a portion of the  
Property at the Vocational Center for the  
Construction of a building trade Class House  
was passed until next court meeting.

\$40,000.00  
For Loudon  
ELEMENTARY  
SCHOOL FAILED  
\$30,000.00  
FOR EATONS  
AND MIDDLE  
SCHOOLS SEWER  
HOOK UP  
APPROVED

It was moved by Commissioner Eldridge and seconded by Commissioner Hartsook that the funding of \$30,000.00 to hook Eastons and North Middle Schools on to the Sewer Line Extension from Lenoir City come out of the \$74,000.00 Income Tax. It was moved by Commissioner Blair and seconded by Commissioner Newman to amend the motion of include the \$40,000.00 for Loudon Elementary. Upon Roll Call Vote for the Amendment it failed 5 to 4. Upon Roll Call Vote for the \$30,000.00 for the Sewer Hoop up for Eatons and North Middle Schools the Vote was unanimous.

PHILADELPHIA  
SCHOOL PAVING  
APPROVED

After some discussion it was moved by Commisssioner Bledsoe and seconded by Commissioner Blair that the Paving at Philadelphia School be approved. Upon Roll Call Vote the vote was unanimous. It's not to exceed \$6,000.00 Dollars.

25 FOOT OF  
LEONA RD.  
CLOSED

It was moved by Commissioner Hawk and seconded by Commissioner Hudson that a 25 Foot section of Leona Road which had been abandoned at Ross Lee's be closed. The Vote was unanimous

\$400.00  
APPROVED FOR  
COMMUNITY CLUB  
AT GLENDALE

It was moved by Commissioner Hudson and seconded by Commissioner Hawk that \$400.00 be approved for the Community Club at Glendale The Vote was unanimous.

PERSONAL  
PROPERTY MOVED  
FROM CLERK'S  
OFFICE BACK TO  
TRUSTEE'S  
OFFICE

After much discussion concerning the Personal Property Tax. It was moved by Commissioner Blair and seconded by Commissioner Newman that they rescind the motion made in the September 11, 1978 minutes in Minute Book 18 Page 335 moving the Personal Property Tax from the Trustee's Office to the County Clerk's Office, transferring it back to the Trustee's Office. The Vote was unanimous.

REPORT OF  
CONDITION OF  
COUNTY GARAGE

Commissioner Hawk gave the Committees on the condition of the County Garage which is attached hereto as Exhibit 2.

NOTARY PUBLICS  
ELECTED

It was moved by Commissioner Luttrell and seconded by Commissioner Blair that the following Notary Publics be elected.  
Ed F. Bell, William Broady Harrison, Carole Sims, Sandra Faye McCollum and Charles R. Allen. The Vote was unanimous.

There being no further business  
Court adjourned.

WILLIAM H. RUSSELL  
COUNTY JUDGE

RILEY D. WAMPLER  
COUNTY CLERK



## Local Planning Division

## Tennessee State Planning Office

East Tennessee Region  
P.O. Box 1059  
1114 West Clinch Ave.  
Knox, Tennessee 37901

515-22-2185

### MEMORANDUM

TO: The Honorable William H. Russell and Members of the Loudon County Commission  
FROM: Patrick Phillips, Staff Planner *PP*  
DATE: August 9, 1982  
SUBJECT: GENERAL REPORT LOUDON COUNTY REGIONAL PLANNING COMMISSION

The Loudon County Regional Planning Commission met on July 15, 1982, to discuss and consider the following:

- 1) Elected the following officers:  
Ben Galyon, Chairman  
Bill Wolfe, Vice Chairman  
Betty Pope, Secretary
- 2) Recommended that property on Martel Road, Map 23-F, Group A, Parcel 30 not be rezoned from R-1, Suburban Residential to C-2, General Commercial.
- 3) Recommended that property on Harrison Road, Map 9, Parcel 1 not be rezoned from R-1, Suburban Residential to C-2, General Commercial.
- 4) Recommended the rezoning of property on Roberson Springs Road, Map 52, Parcel 10.1 from A-2, Rural Residential to R-1, Suburban Residential.
- 5) Recommended the rezoning of property off Watt Road, Map 5, Parcel 14.2 from R-1, Suburban Residential to C-2, General Commercial.
- 6) Heard reports from the Building Commissioner and Staff Planner.
- 7) Adopted the Annual Report and Program Design for 1982-1983.

PP:arb

*Exhibit A*

251



RESOLUTION NO. 24-82

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER FOUR, SECTION 13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE A SECTION OF PARCEL 37, MAP 29-J, FROM R-1, SUBURBAN RESIDENTIAL, TO C-2, GENERAL COMMERCIAL.

WHEREAS, the Loudon County Commission, in accordance with Chapter Four, 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 zoning resolution; and

WHEREAS, the Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Map of Loudon County, Tennessee, and the necessary public hearing called for and held;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee, be amended as follows:

- I. That a section of Parcel 37, Map 29-J, said property being located in the 5th Legislative District on Highway 11, be rezoned from R-1, Suburban Residential, to C-2, General Commercial, and more fully described as follows:

Beginning at a point on Browder Hollow Road and northeastern point of Parcel 37.0; thence in a southerly direction 100' along the eastern property line to a point; thence perpendicular to said line in a westerly direction 205' + to the western property line; thence in a northwesterly direction along said property line to a point of intersection with the right-of-way of Browder Hollow Road; thence along said right-of-way back to the point of beginning.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Loudon County Judge

\_\_\_\_\_  
Attest

*44 Sub B*

RESOLUTION NO. 35-82

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER FOUR, SECTION 13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE PARCEL 12, MAP 12, FROM R-1, SUBURBAN RESIDENTIAL, TO C-2, GENERAL COMMERCIAL.

WHEREAS, the Loudon County Commission, in accordance with Chapter Four, 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 zoning resolution; and,

WHEREAS, the Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Map of Loudon County, Tennessee, and the necessary public hearing called for and held;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Map of Loudon County, Tennessee, be amended as follows:

- I. That Parcel 12, Map 12, said property being located in the 5th Legislative District on Highway 70 be rezoned from R-1, Suburban Residential, to C-2, General Commercial.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Loudon County Judge

\_\_\_\_\_  
Attest

*Epulish C*

RESOLUTION

26-82

A RESOLUTION AMENDING THE ZONING  
RESOLUTION OF LOUDON COUNTY, TEN-  
NESSEE, ARTICLE 5, SECTIONS 5.041  
(c), 5.042 (c) USES PERMITTED AS  
A SPECIAL EXCEPTION.

WHEREAS, the Loudon County Regional Planning Commission in accordance with Tennessee Code Annotated, has forwarded its recommendation regarding the amendment to the Loudon County Zoning Resolution, and the necessary public hearing called for and held;

WHEREAS, the Loudon County Commission, in accordance with Chapter Four, Section 13-7-105 of the Tennessee Code Annotated may, from time to time, amend the shape, boundary, area, or any regulation of or within the zoning resolution;

WHEREAS, the location of mobile home parks within Loudon County is an important factor in controlling growth and development to areas with adequate supply of public services and facilities.

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Resolution of Loudon County, Tennessee, be amended as follows:

- I. That Sections 5.041 (c) 9; 5.042 (c) 13  
Uses Permitted As A Special Exception  
in the A-1, Agriculture-Forestry District  
and A-2, Rural Residential District be  
amended so as to delete Mobile Home Parks.
- II. The placement of mobile home parks in the  
A-1 and A-2 districts as a use permitted  
or as a special exception is prohibited.

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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LOUDON COUNTY JUDGE

\_\_\_\_\_  
ATTEST

*Exhibit D*



RESOLUTION

27-82

A RESOLUTION AMENDING THE ZONING  
RESOLUTION OF LOUDON COUNTY, TEN-  
NESSEE, ARTICLE 2, SECTION 2.020  
DEFINITION OF GENERAL TERMS.

WHEREAS, the Loudon County Commission, in accordance with Chapter Four, 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 zoning resolution; and

WHEREAS, the Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Resolution of Loudon County, Tennessee, and the necessary public hearing called for and held;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that the Zoning Resolution of Loudon County, Tennessee, be amended as follows:

- I. That Article 2, Section 2.020 Definition of General Terms be amended to read:

PUBLIC WASTEWATER SYSTEM: A municipal, or utility district sewage treatment and disposal system approved by the State Department of Public Health and the Public Service Commission.

PUBLIC WATER: A municipal, or utility district water treatment and distribution system approved by the State Department of Public Health and the Public Service Commission.

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

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LOUDON COUNTY JUDGE

\_\_\_\_\_  
ATTEST

Exp. Limit. D

255

RESOLUTION

27-82

A RESOLUTION AMENDING THE ZONING  
RESOLUTION OF LOUDON COUNTY, TEN-  
NESSEE, ARTICLE FOUR, SECTION  
4.100 DEVELOPMENT STANDARDS FOR  
MOBILE HOME PARKS.

WHEREAS, the Loudon County Regional Planning Com-  
mission in accordance with Tennessee Code Annotated,  
has forwarded its recommendation regarding the amend-  
ment to the Loudon County Zoning Resolution, and the  
necessary public hearing called for and held;

WHEREAS, the Loudon County Commission, in accor-  
dance with Chapter Four, Section 13-7-105 of the Tennes-  
see Code Annotated may, from time to time, amend the  
shape, boundary, area, or any regulation of or within  
the zoning resolution;

WHEREAS, the development of efficient, safe and  
aesthetically pleasing mobile home parks is in the best  
interests and welfare of persons residing in such  
developments and residents of Loudon County.

NOW, THEREFORE, BE IT RESOLVED by the Loudon  
County Commission that the Zoning Resolution of Loudon  
County, Tennessee, be amended as follows:

- I. That Section 4.100 Development  
Standards For Mobile Home Parks  
shall read as follows:

Exhibit A

4.100. Development Standards for Mobile Home Parks. The following land development standards shall apply for all mobile home parks.

- A. No parcel of land containing less than 2 acres and less than ten (10) mobile home spaces available at the time of first occupancy shall be utilized for a mobile home park.
- B. Mobile home parks shall be restricted to a maximum of fifty (50) sites per park.
- C. The mobile home park shall be located on a well-drained site, properly graded to insure rapid drainage and to avoid the possibility of stagnant pools of water.
- D. Dimensional Requirements for Parks:
  - 1. Each mobile home park shall have a front yard of fifty (50) feet exclusive of any required yards for each mobile home space, extending for the full width of the parcel devoted to said use.
  - 2. Each mobile home park shall provide rear and side yards of not less than twenty-five (25) feet, exclusive of any required yards for each mobile home space, from the parcel boundary.
  - 3. In instances where a side or rear yard abuts a public street, said yard shall not be less than fifty (50) feet.
  - 4. No building or structure erected or stationed in a mobile home park shall have a height greater than two (2) stories or thirty (30) feet.
  - 5. Each mobile home park shall be permitted to display, on each street frontage, one (1) identifying sign of a maximum size of twenty (20) square feet. Said sign(s) shall contain thereon only the name and address of the park and may be lighted by indirect lighting only.
- E. Dimensional Requirements for Mobile Home Spaces: Each mobile home space shall be of sufficient size that, in addition to the mobile home, the following space shall be provided.

1. Each mobile home space shall be at least fifty (50) feet wide and such space shall be clearly defined by permanent markers.
2. There shall be a front yard setback of twenty (20) feet from all access roads within the mobile home park.
3. Each mobile home shall have a minimum side yard setback of not less than fifteen (15) feet and a rear yard setback of not less than fifteen (15) feet. No mobile home shall be located closer than twenty (20) feet from any building within the mobile home park.
4. There shall be at least two (2) paved off-street parking spaces for each mobile home space, which shall be on the same site as the trailer served, and may be located in the rear or side yard of said trailer space.
5. Each mobile home space shall be provided with a paved patio of at least two hundred (200) square feet.
6. Each mobile home space shall be provided with a pad which shall be a minimum of twelve (12) feet by fifty (50) feet, which shall be constructed of four (4) inches of compacted gravel.
7. The mobile home park shall be developed to a density compatible with the district in which it is located; however, the minimum lot area per mobile home space with public water and sewer shall be five thousand (5,000) square feet. For double-wide mobile homes, the minimum lot size shall be seventy-five hundred (7,500) square feet. In areas without public wastewater service the minimum lot area shall be seven thousand five-hundred (7,500) square feet for single-wide mobile homes and ten thousand (10,000) square feet for a double wide mobile home unless a higher density is approved by the Loudon County Sanitarian and the Board of Zoning Appeals after appropriate soils tests have been completed and analyzed as to the capability of the soil to accommodate a septic tank and drain field.



No mobile home park shall be permitted unless such park is served by a public water supply.

8. The location of mobile home parks is restricted to the R-1, Residential District. The distance between mobile home parks shall not be less than 1 mile measured in a straight line.

F. General Requirements:

1. Roads within the mobile home park shall be paved to a width of not less than twenty-four (24) feet in accordance with the procedures and standards for minor residential streets as specified in the Loudon County Subdivision Regulations and the Loudon County Road Acceptance Standards Manual; however, requirements for concrete curbs may be waived at the discretion of the Board, and the right-of-way shall only be of sufficient width to include the road surface itself and necessary drainage facilities. All roads within the mobile home park shall be private roads and shall not be accepted as public roads.
2. All mobile home spaces within the park shall abut the access road as described in subsection F.1. of this article.
3. Each mobile home space shall be provided with a connection to the sanitary sewer line or to a sewer system approved by the Loudon County Sanitarian and Board of Zoning Appeals.
4. Trailers, with or without toilet facilities, that cannot be connected to an approved sewer system shall not be permitted in a mobile home park.
5. Cabanas, travel trailers, and other similar enclosed structures are prohibited.
6. Mobile homes shall not be used for commercial, industrial, or other nonresidential uses within the mobile home park, except that one (1) mobile home in the park may be used to house a rental office.

7. Ground anchors shall be installed at each mobile home space to permit tiedowns of mobile homes.

G. Plans and Schedules Required. The following information shall be shown on the required site plan:

1. The location and legal description of the proposed mobile home park.
2. The location and size of all buildings, improvements, and facilities constructed or to be constructed within the mobile home park.
3. The proposed use of buildings shown on the site plan.
4. The location and size of all mobile home spaces.
5. The location of all points of entry and exit for motor vehicles and the internal circulation pattern.
6. The location of all off-street parking facilities.
7. The location of park and recreation areas.
8. The name and address of the applicant.
9. Such other architectural, engineering, and topographic data as may be required to permit the local health department, the Loudon County Building Commissioner, staff planner, and the Board of Zoning Appeals to determine if the provisions of these regulations are being complied with shall be submitted with the site plan.
10. The location and name of the nearest mobile home park(s).
11. A time schedule for development shall be prepared, which shall demonstrate the applicant's readiness and ability to provide the proposed services. Said time shall be for a period of not more than one (1) year.
12. All mobile home parks which do not conform to the provisions of the zoning resolution shall be discontinued in accordance with the provisions of Section 6.020 of this resolution.

H. Application for Mobile Home Park Building Permit:  
An application for a permit to develop and construct a mobile home park shall be filed in accordance with Article 7, Section 7.060, of this resolution and shall be accompanied by all site plans, schedules, and other information herein required. Said application shall be processed in the following manner:

1. The written application, plans, and schedules, herein required, and a statement of approval of the proposed sewage disposal system from the Loudon County Sanitarian will be submitted to the Loudon County Building Commissioner and staff planner shall duly review these materials and shall coordinate the review with other affected agencies and departments.
2. The Loudon County Building Commissioner and staff shall, after review, recommend approval or disapproval of the proposed mobile home park to the Board of Zoning Appeals which then may authorize the issuance of a permit for construction of the park as approved, or state the conditions under which approval for construction may be granted.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Loudon County Judge

\_\_\_\_\_  
Attest

COUNTY GARAGE

The Garage and Office area needs extensive repairs. The roof leaks over the shop area. Inside the ceiling is falling down. The Insulation is inadequate. The structure is presently heated with an oil furnace-steam system that is very inefficient and expensive to operate. The Office area and storeroom is small and a congregation area for everyone associated with the garage, therefore making it inefficient for the secretary to perform her duties such as inventory control etc. There is easy access to stock room by unauthorized personal.

The various county agencies who use the garage suggest that adequate supervision is lacking. There is very little planning ahead to get the work out on a timely basis. The employees furnish a lot of their own tools which the committee can't fault with but a lot of equipment and tools could be furnished by the County to allow the garage to perform more efficiently.

This Committee suggests that the built up roof over the garage area 20X 80 needs to be repaired or replaced. A new plywood ceiling should be installed and adequate blown insulation installed at the same time. The lighting system over the garage area uses several 300 watt bulbs that should be replaced. adequate flurocent fixtures.

The garage area needs and extension approximately 20 X 40 to accomadate repair on graders and Hi lifts. a new hot air heating system with flexible duct work to each bay could improve the efficiency of the heating system tremously.

There is a whole wall of windows on the north side of shop area. These shouldbe blocked up 2/3 of the way and plexiglass panels unstalled on the outside of remaining window. They need a monoril hoist system 2 manual chain hoists.

Equipment needed:

1. New value grinding machine
2. New steam cleaner
3. Overhaul air compressor.

We also suggest that a committee be established consistey of the County Sheriff Highway Supervision, Director of Ambulance service, County Executive. This Committee would be responsivle for hiring an adequate full time supervisor who has a mechanical background and ability to handle office procedures, work planning, and inventory control.

This supervisor should have the power to hire and fire the staff that works for him and he in turn should be accountable directly to this committee. We also suggest that this committee provide a quartely report to the County Court.

*Exhibit E.*