

A PUBLIC HEARING WAS HELD AT 7:00 P.M., MONDAY, NOVEMBER 2, 1987,  
on:

- (1) Rezoning of property on Highway 11, Map 29, Parcel 44.0,  
from C-2, General Commercial to R-1, Suburban Residential.
- (2) Amendment to the Zoning Resolution of Loudon County  
Article 5, Zoning Districts 5.043, R-1, Suburban Residential
- (3) Rezoning of property on Hickory Creek Road, Map 8, Parcel  
33.0, from R-1, Suburban Residential to A-1, Agriculture  
Forestry.
- (4) Rezoning of property on Lakeland Drive, Map 24, Parcel 94.0  
from A-2, Rural Residential to R-1, Suburban Residential.

There being no comment, the hearing was closed.

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Be it remembered that the Loudon County Legislative Body met  
in regular session on Monday, November 2, 1987 at 7:15 P.M.,  
with the Chairman, J.J. Blair, presiding and Riley D. Wampler,  
County Clerk, was present, whereupon Lucien Kent Opened Court,  
led the Pledge of Allegiance to the Flag, and presented Roy  
Bledsoe, who gave the Invocation.

The following commissioners were present:

Blair	Price	Bledsoe
Maples	Milsaps	Park
Masingo	Petty	Bryant

MINUTES  
APPROVED

It was moved by Commissioner Price and seconded by Commissioner  
Park that the minutes be approved as presented. The vote was  
unanimous.

EATONWOOD  
SUB-DIVISION  
SEWER LINES  
MAINTENANCE  
SUPERVISOR  
NEEDED FOR  
COUNTY

Commissioner Park spoke to the Commission concerning the  
sewer lines for Eatonwood Sub-division. He said they were  
coming along very well. He also said he thought the county  
should have a maintenance supervisor that the county was very  
much in need of one.

CONCERN OF  
DOGS CHASING  
CATTLE

Mr. Bart Eldridge spoke to the Commission concerning dogs  
chasing cattle and the problems dogs were causing. He gave the  
commission a copy of the State of Tennessee Dog Law. It was  
moved by Commissioner Park that the present law be enforced.  
The motion died for lack of a second.

LIGHTS FOR  
HIGHWAY 72  
STEEKEE  
INTERSECTION

Commissioner Bledsoe spoke to the Commission concerning the  
safety of Highway 72-Steekee Intersection in Loudon. After  
much discussion of this intersection, it was moved by Comm-  
issioner Bledsoe and seconded by Commissioner Milsaps that the  
County Executive and the Mayor of Loudon be given the authority  
to have a Joint Resolution drawn concerning the way of placing  
lights to make the intersection safe. That the Resolution be  
hand carried to Nashville. The vote was unanimous and it is  
attached hereto as Resolution No. 44-87, Exhibit H.

TWO CARS &  
VAN TO BE  
SOLD BY  
SHERIFF

County Executive George Miller reported that Sheriff Joe Sims  
wants to sell two cars and a van through the car auction on  
Tuesday. It was moved by Commissioner Price and seconded by  
Commissioner Park that the cars be sold and the money go  
back into the County General Fund. The vote was unanimous.

LANDFILL FUND	County Executive, George Miller, reported that the City of Loudon knew they owed the Landfill Fund \$30,000.00.								
BLEDSON APPOINTED TO MAINTANCE COMMITTEE	County Executive, George Miller, appointed Commissioner Bledsoe to the County Maintenance Committee replacing Commissioner Park, who resigned.								
PURCHASE OF TWO VEHICLES APPROVED	Nancy Richesin, Director of Accounts, presented the Budget Amendments. It was moved by Commissioner Petty and seconded by Commissioner Bledsoe that the General Fund Budget Amendments to purchase two used vehicles be approved. The money is to come from the County General Fund. The vote was unanimous and it is attached hereto as Exhibit <u>B</u> .								
HIGHWAY BUDGET AMENDMENTS APPROVED	It was moved by Commissioner Price and seconded by Commissioner Park that the Highway Department Budget Amendments be approved. The vote was unanimous and they are attached hereto as Exhibit <u>C</u> .								
PLANNING COMMISSIONER REPORT	County Planning Commissioner, Pat Phillips, presented the General Report which is attached hereto as Exhibit <u>D</u> .								
MAP 29, PARCEL 44.0 APPROVED	It was moved by Commissioner Park and seconded by Commissioner Petty that the rezoning of property on Highway 11, Map 29, Parcel 44.0 from C-2 General Commercial to R-1 Suburban Residential (5th Legislative District) be approved. The vote was unanimous and it is attached hereto as Resolution No. <u>45-87</u> Exhibit <u>E</u> .								
MULTIFAMILY STRUCTURES AS SPECIAL EXCEPTION APPROVED	It was moved by Commissioner Bryant and seconded by Commissioner Petty that the Amendment to the Zoning Resolution of Loudon County, Article 5, Zoning Districts 5.043, R-1, Suburban Residential District to Permit Multifamily structures as a special exception be approved. The vote was unanimous and it is attached hereto as Resolution No. <u>46-87</u> Exhibit <u>F</u> .								
MAP 8, PARCEL 33.0 APPROVED	It was moved by Commissioner Park and seconded by Commissioner Petty that the Rezoning of Property on Hickory Creek Road, Map 8, Parcel 33.00 from R-1, Suburban Residential to A-1, Agriculture Forestry (5th District) be approved. The vote was unanimous and it is attached hereto as Resolution No. <u>47-87</u> Exhibit <u>G</u> .								
MAP 24, PARCEL 94.0 APPROVED	It was moved by Commissioner Bryant and seconded by Commissioner Petty that the rezoning of property on Lakeland Drive, Map 24, Parcel 94.0 from A-2 Rural Residential to R-1 Suburban Residential (6th District) be approved. The vote was unanimous and is attached hereto as Resolution No. <u>48-87</u> Exhibit <u>H</u> .								
BUILDING INSPECTOR REPORT	Mr. Doug Lawrence presented the Building Inspectors' report of October: <table border="0"><tr><td>Permits-----</td><td>38</td><td>Value-----</td><td>\$1,110,500.00</td></tr><tr><td>Fees-----</td><td>\$1,973.00</td><td>Taxes-----</td><td>7,000.00</td></tr></table>	Permits-----	38	Value-----	\$1,110,500.00	Fees-----	\$1,973.00	Taxes-----	7,000.00
Permits-----	38	Value-----	\$1,110,500.00						
Fees-----	\$1,973.00	Taxes-----	7,000.00						



CABLE TV  
DISCUSSED

After much discussion concerning the Cable System in Loudon County, County Executive George Miller said he would write the Cable Co. requesting that someone come and speak to the Commission concerning many questions that need to be answered.

EASTMAN  
DISCUSSION  
BY GARY  
KUPFER &  
DOUG BERRY

Mr. Gary Kupfer who came from Iowa to live here asking why all the secrecy of Eastman (Company A) ? Why did they let them get away? and many more questions. Industrial Committee Chairman, Doug Berry, answered Mr. Kupfer's questions by saying there were many more factors beyond the county and state's control which led Eastman to choose Iowa over Loudon County, Tennessee. One of the most important factors was the price of raw materials, also the utility rates in Iowa were much lower than TVA could give, also readily available steam, which Eastman needs, was offered by Iowa - that which we did not have. Mr. Kupfer thanked Mr. Berry for the information.

HOSPITAL  
MONEY PUT  
ON HOLD FOR  
30 DAYS

It was moved by Commissioner Park and seconded by Commissioner Maples to put spending any hospital money on hold for thirty days until some of the people realize where the money comes from to support the hospital. On roll call, the vote was 8 to 1 in favor with Commissioner J.J. Blair voting nay.

NOTARIES  
APPROVED

It was moved by Commissioner Price and seconded by Commissioner Masingo that the following Notaries be approved:

Sandra J. Deaton, Fayda M. Williams, F.E. Hildreth, Cynthia D. Rausin, & Frances S. Whitaker.

There being no further business, Court adjourned at 8:10 P.M.

  
County Executive

\_\_\_\_\_  
County Clerk

General Fund Budget Amendments

approved by budget committee 9/27/87

	Dr.	Cr.
39000 Fund Balance	5,000.00	
54110-718 Vehicle Equipment		5,000.00

This amendment requested by Sheriff Sims for the purchase of a used van

39000 Fund Balance	7,450.00	
51800 718 Vehicle Equipment		7,450.00

This amendment requested by County Executive Miller for the purchase of two used vehicles

LOUDON COUNTY HIGHWAY DEPARTMENT

BUDGET AMENDMENTS

October 22, 1987

<u>ACCT NO. 131</u>	<u>DR.</u>	<u>CR.</u>
68000 713 Highway Construction	48,000.00	
62000 405 Liquid Asphalt		48,000.00
39000 Fund Balance	20,000.00	
62000 409 Crushed Stone		20,000.00
39000 Fund Balance	75,000.00	
62000 404 Hot Mix Asphalt		75,000.00
39000 Fund Balance	10,000.00	
68000 714 Highway Equipment		10,000.00
44170 Refunds	5,000.00	
68000 714 Highway Equipment		5,000.00

Don Palmer  
Don Palmer  
Road Superintendent

Exhibit B+C



STATE OF TENNESSEE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
DIVISION OF COMMUNITY DEVELOPMENT  
Local Planning Office

East Tennessee Region  
Twelve Oaks Executive Park  
5401 Kingston Pike  
P.O. Box 51365  
Knoxville, TN 37950

Phone  
615-673-6666

MEMORANDUM

TO: County Executive George Miller and Loudon County Commission

FROM: Patrick Phillips, Staff Planner

DATE: November 2, 1987

SUBJECT: General Report - Loudon County Regional Planning Commission

The Loudon County Regional Planning Commission met on October 8, 1987, and recommended and/or considered the following:

1. Recommended rezoning of property on Highway 70, Map 10, Parcel 9.0, from A-2, Rural Residential to M-1, General Industrial
2. Recommended rezoning of property on Lakeland Drive, Map 24, Parcel 94.0, from A-2, Rural Residential to R-1, Suburban Residential
3. Recommended rezoning of property on Highway 11, Map 29, Parcel 44.0, from C-2, General Commercial to R-1, Suburban Residential
4. Recommended amendment to the zoning resolution; Signs, billboards and other advertising structures
5. Heard Building Commissioner's Report for September

PP:ddd

*Ex L. Miller*

RESOLUTION NO. 445-87

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 44.0, MAP 29, FROM C-2, GENERAL COMMERCIAL TO R-1, SUBURBAN RESIDENTIAL

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 district or districts, or any other provision of any zoning resolution, and

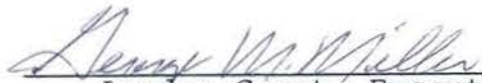
WHEREAS, the Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Map of Loudon County, Tennessee, and the necessary public hearing called for and held;

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 44.0, Map 29, said property located on Highway 11 in the 5th Legislative District be rezoned from C-2, General Commercial to R-1, Suburban Residential.

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

DATE: November 2, 1987

  
Loudon County Executive

ATTEST: \_\_\_\_\_

RESOLUTION NO. 46-87

A RESOLUTION AMENDING THE ZONING RESOLUTION OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER FOUR, SECTION 13-7-105 OF THE TENNESSEE CODE ANNOTATED AMENDING ARTICLE 5, ZONING DISTRICTS, SECTION 5.043, R-1, SUBURBAN RESIDENTIAL DISTRICT B. USES PERMITTED AND C. USES PERMITTED AS SPECIAL EXCEPTION

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 Zoning Resolution and related maps.

WHEREAS, the Loudon County Regional Planning Commission has forwarded its recommendation regarding the amendment to the Zoning Resolution of Loudon County, Tennessee.

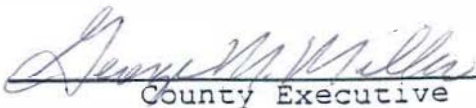
WHEREAS, such a Resolution is necessary to preserve the health, safety, welfare of the citizens of Loudon County;

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

Section 1. That Article 5, Section 5.043, R-1, Suburban Residential District subsections B. Uses Permitted and C. Uses Permitted As Special Exception be amended as to the attachment, said attachment being a part of the resolution.

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

\_\_\_\_\_  
Court Clerk

  
County Executive

November 2, 1987  
Date

*Exhibit 7*

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ATTACHMENT TO RESOLUTION  
AMENDMENT TO THE  
LOUDON COUNTY ZONING RESOLUTION

Article 5 Zoning Districts  
5.043 R-1, Suburban Residential District

B. Uses Permitted

Deleting the following subsections: (2) Duplex dwelling, (3) Apartment dwelling, (5) Townhouses and condominiums.

C. Uses Permitted as Special Exception

(adding subsection 9. Multi-family dwellings

9. Multi-family dwellings. In order to provide for the orderly development of multi-family housing in areas conducive to such development the following specifications and guidelines shall be followed in granting a special exception:

Multi-family dwellings shall be:

- located adjacent to arterials and/or collector roads;
- served by public utility water and an approved wastewater treatment facility (i.e., septic system or public wastewater system);
- located near areas of intense urban activity and necessary community facilities;
- designed to provide permanent open and recreational space for residents;
- designed to meet the area requirements as stated in subsection 4. Land Area;
- located in areas where the use will not conflict with the character of the surrounding area.

In review of the special exception for multi-family dwellings, the board shall consider the recommendation of the Loudon County Regional Planning Commission. Approval of an apartment complex consists of a two stage process, a preliminary approval for a site selection and a final approval consisting of a site design. A site plan shall be submitted with the following information.

- The site location of the proposed use/structure including a location map and the scale of such a map.
- Drainage system plan to include but not limited to the location of enclosed storm sewers and appurtenances, open channels, and swales on property lines and/or back lot lines, and contour lines at five (5) foot intervals.
- Size and dimensions of the proposed building(s) and a drawing of all setbacks.
- Parking area design, number of parking spaces, and design of those spaces.
- Location of any signage and the dimensions of such sign(s) which will advertise the use of the building.
- Location and design of all entrances and exits onto a public road.



RESOLUTION NO. 47-87

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 33.0, MAP 8, FROM R-1, SUBURBAN RESIDENTIAL to A-1, AGRICULTURE FORESTRY

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 district or districts, or any other provision of 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 33.0, Map 8, said property, located on Hickory Creek Road in the 5th Legislative District be rezoned from R-1, Suburban Residential to A-1, Agriculture Forestry.

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

DATE: November 2, 1987

  
Loudon County Executive

ATTEST: \_\_\_\_\_

*Exhibit A*

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RESOLUTION NO. 48-87

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 94.0, MAP 24, FROM A-2, RURAL RESIDENTIAL TO R-1, SUBURBAN RESIDENTIAL

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 district or districts, or any other provision of 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 94.0, Map 24, said property located on Lakeland Drive in the 6th Legislative District be rezoned from A-2, Rural Residential to R-1, Suburban Residential.

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

DATE: November 2, 1987

  
Loudon County Executive

ATTEST: \_\_\_\_\_

*Exhibit A*