

**Loudon County Commission Workshop**

*Monday, January 26, 2009*  
Loudon County Office Building  
**6:00PM**

1. This is the time for audience members to speak on items on or not on the agenda
2. **Loudon County Planning – Russ Newman**
  - a. Request consideration of approval of rezoning approximately 4 acres of property located on Hwy 70 near Brandywine Drive from R-1, Suburban Residential District to R-1/PUD Suburban Residential District with Planned Unit Development Overlay of 7.6 units per acre, referenced by Tax Map 7, Parcel 82.00, 5<sup>th</sup>
  - b. Resolution for a Driveway Permit Policy
3. **Loudon County Mayor – Doyle Arp**
  - a. Consideration of Approval of Board Appointments (E-911)
  - b. Resolution to Increase Court Costs
4. **Loudon County Solid Waste Commissioner – Steve Field**
  - a. Landfill - Discussion
5. **Loudon County EDA – Pat Phillips**
  - a. Consideration of revising land values for Centre 75 commercial properties
6. **Loudon County Road Commissioner – Sean Giles**
  - a. 2009 Road and Subdivision List
7. **Loudon County Commissioner - Chairman Roy Bledsoe**
  - a. Resolution on local Director of Schools
8. **Loudon County Commissioner – Wayne Gardin**
  - a. Fire Protection - Discussion
9. **Loudon County Commissioner – Don Miller**
  - a. Development of long range plan for Fire Protection/EMS services
10. **Loudon County Budget Director - Tracy Blair**
  - a. Budget Committee Recommendations
11. Any Other Items

**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 4 ACRES OF PROPERTY LOCATED ON HIGHWAY 70 NEAR BRANDYWINE DRIVE, SITUATED IN THE 5th LEGISLATIVE DISTRICT, REFERENCED BY TAX MAP 7, PART OF PARCEL 82.00, FROM R-1 SUBURBAN RESIDENTIAL DISTRICT TO R-1/PUD SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT OVERLAY OF 7.6 UNITS PER ACRE**

**WHEREAS**, the Loudon County Commission, in accordance with Chapter Seven, §13-7-105 of the Tennessee Code Annotated, may from time to time, amend the number, shape, boundary, area or any regulation of or within any district or districts, or any other provision of any zoning resolution, and

**WHEREAS**, the Regional Planning Commission has forwarded a recommendation regarding the amendment to the Zoning Map of Loudon County, Tennessee,

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on December 31, 2008, consistent with the provisions of Tennessee Code Annotated, §13-7-105,

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

That property located on Highway 70 near Brandywine Drive, containing approximately 4 acres, situated in the 5th Legislative District, referenced by Tax Map 7, part of Parcel 82.00 be rezoned from R-1 Suburban Residential District to R-1/PUD Suburban Residential District with Planned Unit Development Overlay District of 7.6 units per acre, for use as an assisted living or nursing care facility, as shown on the attached map; said map 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 is as follows:

APPROVED: \_\_\_ 9 \_\_\_

APPROVED: \_\_\_\_\_

DISAPPROVED: \_\_\_ 0 \_\_\_

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

\_\_\_\_\_  
**ATTEST: SECRETARY LOUDON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
Dated: December 16, 2008

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

**A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 7:  
ADMINISTRATION AND ENFORCEMENT, SECTION 7.035: DRIVEWAY PERMITS**

**WHEREAS**, the legislature of the State of Tennessee has enabled Loudon County to adopt and amend zoning regulations in Tennessee Code Annotated Sections 13-7-101, et seq., and

**WHEREAS**, the Board of Commissioners of Loudon County desires to improve the safety of traffic on county roads and improve the operation and maintenance of the roadway drainage system; and

**WHEREAS**, a driveway permit policy will improve the safety of driver's on county roads and reduce the cost of maintaining county right of way and roads; and

**WHEREAS**, the Loudon County Planning Commission has reviewed this zoning resolution amendment to add a driveway permit requirement to the Loudon County Zoning Resolution and recommends approval of the amendment;

**NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS OF LOUDON COUNTY, TENNESSEE**, to adopt the following:

That **Section 7.035: Driveway Permits** be added to the Loudon County Zoning Resolution as follows:

Prior to constructing a driveway that will connect to a Loudon County road, property owners must contact the Loudon County Highway Department for a driveway permit. The purpose of the permit is to assure the proper placement of new driveway connections to improve traffic safety and to reduce the costs of maintaining the roadway drainage system.

**Guidelines for Obtaining a Driveway Permit**

1. Contact the Loudon County Highway Department at 458-6940 to request a field inspection prior to constructing a driveway connecting to a county road. The property owner should provide his/her name, a day time phone number, address, subdivision name and lot number, and directions to the property.
2. The property owner should locate the center of the proposed driveway connection by placing an orange flag or spray paint at the edge of pavement.
3. A Highway Department inspector will inspect the proposed driveway location and complete a field inspection report within 48 hours of contacting the Highway Department for an inspection. The inspection report will approve the requested location or designate a new driveway location and specify the size of the drain tile required for adequate drainage.
4. A copy of the Highway Department field inspection report will be sent to the property owner and the Loudon County Building Commissioners' Office.
5. The property owner may proceed with the driveway connection upon receipt of the Highway Department's field inspection report. When the work is completed, the property owner should contact the Highway Department for a final inspection.
6. A driveway permit approving the work will be signed by the Highway Superintendent and sent to the Loudon County Building Commissioner's Office. The Building Commissioner will not issue a certificate of occupancy without a driveway permit from the Highway Superintendent.

**Minimum Requirements for Driveway Construction**

1. All driveways shall have a sufficient rock or stone base to keep mud and dirt off the county road.
2. Driveway drainage tiles must be galvanized metal, plastic or concrete. If plastic is used it must meet state specifications and have headwalls installed. All pipe must be covered with a minimum of 6" of crusher run stone. Driveway drain tile must have a minimum diameter of 15".
3. If the driveway has a 10% or greater slope from the county road, the first 20' of the driveway from the edge of pavement must be paved with concrete or asphalt. Concrete should have a minimum thickness of 4" or asphalt should have a minimum thickness of 2".

4. Property owners are responsible for maintaining driveways and cleaning up any material that washes off the driveway into the county right of way or road.

**NOW THEREFORE BE IT 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 is as follows:

APPROVED: \_\_\_\_\_

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

\_\_\_\_\_  
**ATTEST: SECRETARY LOUDON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
Dated: January 20, 2009

FILE #09-01-03-TR-CO

**LOUDON COUNTY COMMISSION**

**RESOLUTION 020209-**

**RESOLUTION APPROVING OR ACKNOWLEDGING BOARD OR  
COMMITTEE APPOINTMENT BY COUNTY MAYOR**

*WHEREAS*, by statute, and/or intergovernmental agreement and/or County Procedural Regulations, the County Mayor has authority to make certain committee and board appointments; and

*WHEREAS*, appointments are necessary at this time; and

*WHEREAS*, the County Mayor appoints the following as members of the

**LOUDON COUNTY E - 9 1 1 BOARD**

<b><u>Appointee</u></b>	<b><u>Term Expiration*</u></b>
<b><u>Panel C</u></b>	
Mike Brubaker (Loudon City Fire Chief)	February 05, 2010*
Bill Hart (Chief of Rescue Squad)	February 05, 2010*
Dennis Rowe (Rural Metro)	February 05, 2010*
<b><u>Panel A</u></b>	
Tim Guider (Sheriff)	February 07, 2011*
Herbert Phillips	February 05, 2011*
James Webb (Loudon Police Chief)	February 05, 2011*
<b><u>Panel B</u></b>	
Gordon Harless (EMA)	February 05, 2012*
Richard Martin (L.C. Fire Chief)	February 05, 2012*
Don White (L.C. Police Chief)	February 05, 2012*

**\*Terms expire on shown date and are by position. If person leaves stated position, term immediately expires.**

*NOW, THEREFORE, BE IT RESOLVED* that the Loudon County Commission, meeting in regular session assembled this 2nd day of February, 2009, hereby approves and acknowledges (as appropriate), the said appointments.

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

ATTEST:

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COUNTY CLERK

\_\_\_\_\_  
COUNTY MAYOR

**RESOLUTION 020209**

**A RESOLUTION TO INCREASE COURT COSTS, TO DEFRAY COST OF  
LEGAL REPRESENTATION AND SUPPORT SERVICES PROVIDED  
INDIGENT DEFENDANTS IN CRIMINAL PROCEDURES**

**WHEREAS**, T.C.A. 40-14-201 provides for a public defender to represent indigent persons accused of crime and,

**WHEREAS**, T.C.A. 40-14-201 provides that any county with approval by two-thirds (2/3) vote of the County legislature body may require the collection of a Twelve Dollar fifty (12.50) cent cost for the purpose of defraying the cost of legal representation and support services provided indigent defendants in criminal proceedings, and

**WHEREAS**, T.C.A. 40-14-201 also provides all costs collected pursuant to this section shall be used for providing representation and support services to indigent defendants in criminal proceedings and it will not result in any additional taxes being added to the property owners of Loudon County, Tennessee.

**NOW, THEREFORE, BE IT RESOLVED**, by the Loudon County Commission meeting in regular session on this 2nd day of February, 2009 in Loudon County, Tennessee.

*A twelve dollar and fifty (12.50) cent cost shall be collected in all criminal proceedings by the Clerk of the Court for the purpose of defraying the costs of legal representation and support service provided indigent defendants in criminal proceedings. The clerk shall retain a 5% processing fee and the balance shall be transmitted to the Tennessee Public Defenders Conference, 211 Seventh Avenue North, Suite 320, Nashville, TN 37219-1821.*

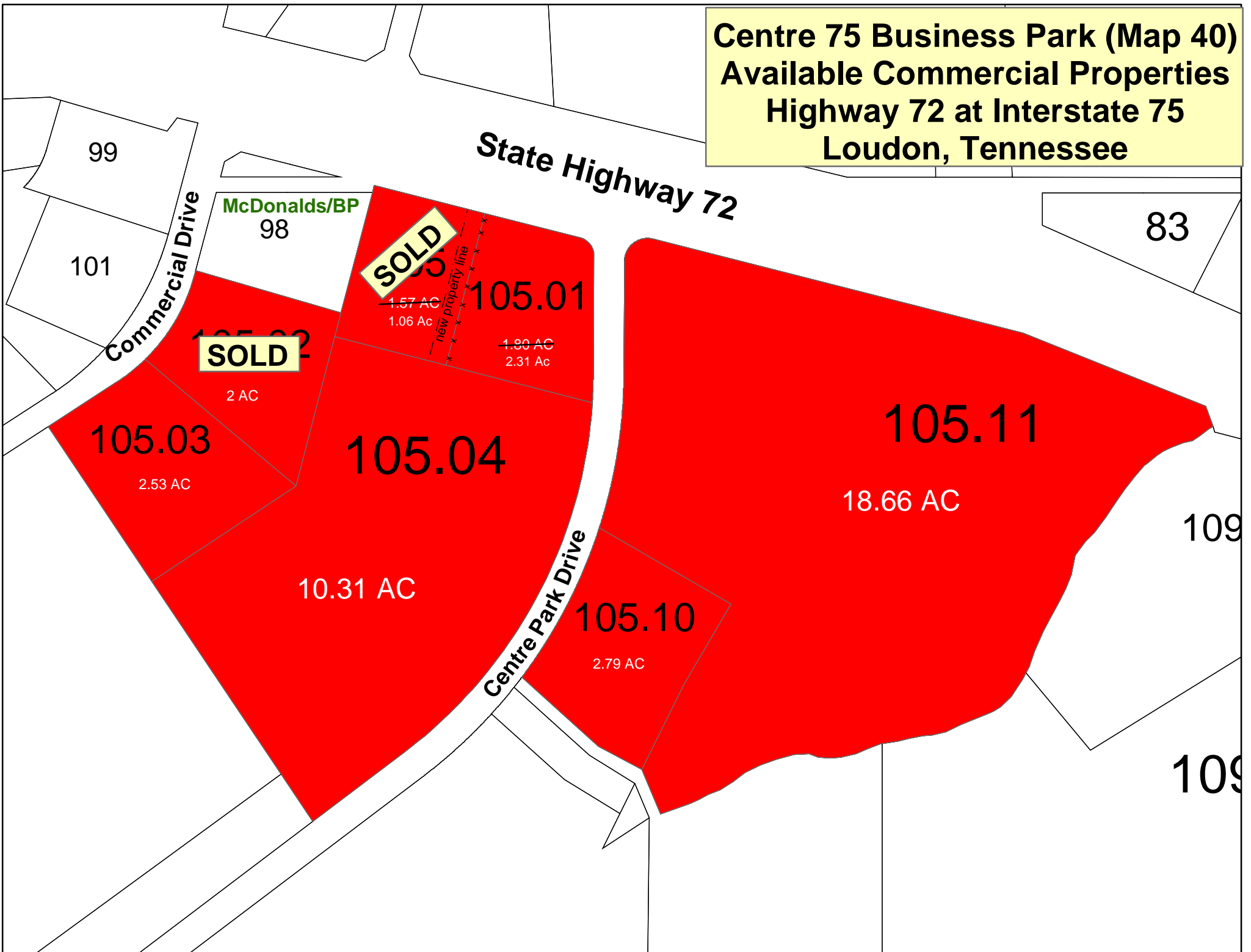
**NOW, THEREFORE, BE IT FINALLY RESOLVED**, that the costs collected by the clerk of every court having jurisdiction of state misdemeanors and felonies and shall be used for the Public Defender Office of the Ninth Judicial Court.

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Doyle Arp, Mayor

\_\_\_\_\_  
Riley D. Wampler, Court Clerk

\_\_\_\_\_  
Roy Bledsoe, Chairman

**Centre 75 Business Park (Map 40)  
Available Commercial Properties  
Highway 72 at Interstate 75  
Loudon, Tennessee**



## Centre 75 Business Park Commercial Properties

Parcel #	Existing Price/acre	Proposed Price/acre	Size (acres)	Current Price	Proposed Price
105.01	\$ 290,000	\$ 325,000	2.31	\$ 669,900	\$ 750,750
105.03	\$ 155,000	\$ 155,000	2.53	\$ 392,150	\$ 392,150
105.04	\$ 125,000	\$ 150,000	10.31	\$ 1,288,750	\$ 1,546,500
105.1	\$ 90,000	\$ 100,000	2.79	\$ 251,100	\$ 279,000
105.11	\$ 100,000	\$ 125,000	18.66	\$ 1,866,000	\$ 2,332,500
Total				<b>\$ 4,467,900</b>	<b>\$ 5,300,900</b>



**RESOLUTION 020209**

**A RESOLUTION ASKING THE STATE OF TENNESSEE TO  
PASS A LAW PERTAINING TO THE APPOINTMENTS OF  
THE DIRECTOR OF SCHOOLS**

*WHEREAS*, the individual counties within the State of Tennessee be allowed to have a local option to either elect or to appoint the Director of Schools.

*WHEREAS*, the counties to be allowed to make this decision by a resolution passed by the County Commission.

*NOW, THEREFORE, BE IT RESOLVED*, that the Loudon County Commission hereby asks that a state law be drawn that allows Tennessee counties to either appoint or to elect the director of schools based on their individual discretion.

*NOW, THEREFORE, BE IT FINALLY RESOLVED*, that a copy of this resolution be sent to all our State and Federal representatives.

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Doyle Arp, Mayor

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Riley D. Wampler, Court Clerk

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Roy Bledsoe, Chairman