

IN THE CHANCERY COURT FOR LOUDON COUNTY, TENNESSEE

THE STATE OF TENNESSEE,
ON THE RELATION OF
HERITAGE LAND DEVELOPMENT
PARTNERS, LLC

Plaintiff,

v.

No. 13450

LOUDON COUNTY, TENNESSEE,

Defendant.

**VERIFIED COMPLAINT FOR DECLARATORY RELIEF
AND WRIT OF MANDAMUS**

COMES NOW the State of Tennessee, suing on the relation of Heritage Land Development Partners, LLC ("Plaintiff" or "Heritage"), by and through counsel, pursuant to Tennessee Code Annotated § 29-25-101 *et seq.*, and § 29-14-101, *et seq.*, and files this Complaint against Defendant Loudon County, Tennessee ("Defendant" or "the County"). In support thereof, Plaintiff states as follows:

INTRODUCTION

1. Heritage brings this action to vindicate its vested property rights and to challenge the County's unlawful adoption and enforcement of a subdivision-road-width moratorium (the "Moratorium"). The Moratorium is procedurally void, substantively unconstitutional, and imposes an exaction that fails the "rough proportionality" standard announced in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and confirmed most recently in *Sheetz v. County of El Dorado*, 601 U.S. 267 (Apr. 12, 2024).

FILED 8th DAY OF JULY 2025
AT 11:15 AM.

Lisa Scott JB
LOUDON COUNTY CLERK & MASTER

2. Although styled as a temporary “pause,” the Moratorium contains no sunset clause or objectively ascertainable termination date. Since its adoption on September 3, 2024, the County has relied upon the Moratorium to refuse docketing, review, or approval of subdivision proposals that would otherwise conform to the County’s codified regulations. In practical effect, the Moratorium operates as a permanent ban on developments of ten (10) or more lots served by county roads averaging less than twenty (20) feet in width.

3. The Moratorium is not supported by any individualized traffic studies, engineering findings, or other evidence establishing that the burden of required road-widening improvements is roughly proportional to the traffic impact of Plaintiff’s proposed developments. Its blanket application to projects with ten lots, while exempting projects with nine lots, is arbitrary, capricious, and an unconstitutional condition on the exercise of Heritage’s right to develop its property.

4. The County’s adoption of the Moratorium also violated the mandatory procedural safeguards in Tenn. Code Ann. §§ 13-7-201 *et seq.*, including referral to and recommendation by the Regional Planning Commission, advance public notice, and a public hearing. Tennessee courts have invalidated analogous “moratorium” regulations for identical procedural defects. *Elevation Outdoor Advertising, LLC v. City of Pigeon Forge*, No. E2024-01258-COA-R3-CV (Tenn. Ct. App. May 30, 2025).

5. The Moratorium’s blanket requirement that any development containing ten (10) or more lots widen connecting county roads to twenty (20) feet—without individualized findings—constitutes a regulatory taking for public use without just compensation in violation of the Takings Clauses of the 5th Amendment to the United States Constitution and article I, § 21 of the Tennessee Constitution. Alternatively, the purported amendments to Loudon County’s

subdivision regulation adopting the same standards, i.e., requiring that any development containing ten (10) or more lots widen connecting county roads to twenty (20) feet—without individualized findings—constitutes a regulatory taking for public use without just compensation in violation of the Takings Clauses of the 5th Amendment to the United States Constitution and article I, § 21 of the Tennessee Constitution.

I. PARTIES AND JURISDICTION

6. Plaintiff Heritage is a Tennessee limited liability company with its principal business in Louisville, Tennessee.

7. Defendant is a political subdivision of the State of Tennessee located in Loudon County and may be served with process through the County Mayor, Buddy Bradshaw, at 100 River Road, Suite 106, Loudon, Tennessee 37774.

8. Jurisdiction is proper pursuant to Tenn. Code Ann. § 16-11-101 et seq., Tenn. Code Ann. § 29-14-102, and Tenn. Code Ann. § 29-25-101.

9. Venue lies in this Court pursuant to Tenn. Code Ann. § 20-4-101 as the cause of action arose in Loudon County and Defendant is located in Loudon County.

II. FACTUAL BACKGROUND

10. Heritage is the owner and developer of parcels identified as Parcel ID 053007-14402 (“Cusick Circle Property”) located in Loudon County, Tennessee (the “Property”).

11. Heritage purchased the Property with the objective of developing the lots into single family residential subdivisions.

12. Heritage made substantial investments in the Property and undertook development planning in accordance with Loudon County's existing subdivision regulations, zoning

regulations, and procedures set forth in the Tennessee Code Annotated §§ 13-3-401 et seq. and 13-4-301 et seq.

13. Heritage development plans for the Property comports with all enacted Loudon County zoning and subdivision regulations at the time of plan development.

A. Cusick Circle Property Development

14. On or about May 14, 2025, Heritage submitted development plans for Phase 2 of the Cusick Circle Property. The plans outlined development of the 10.09 acre property into thirteen individual residential units with an average lot size of 28,896. **Exhibit A, Cusick Site Design.**

15. The Cusick Circle Property Phase 2 development plan with its existing 19.5 ft. road is consistent with Loudon County zoning requirements.

16. On May 21, 2025, Heritage received notice from Loudon County Planning that the Phase 2 development plan would not be reviewed or placed on the planning commission agenda, unless the development were reduced to 9 residential units, citing a County Commission moratorium purportedly enacted September 3, 2025.

17. The moratorium effectively bars Heritage from moving forward with the planned Phase 2 development of the Cusick Circle Property.

B. Art. III. Sec. 2 – Road Standards Subdivision Regulation and Moratorium

18. Municipal and Regional Subdivision Regulations for Loudon, Lenoir City, Philadelphia & Loudoun County's General Requirements and Minimum Standards of Design Art. III, Sec. A(2) as adopted February 1, 2006, outlines subdivision requirements in relation to adjoining street systems. The regulation states in pertinent part:

Subdivisions of more than five lots shall only be approved on streets or roads that have a minimum pavement width of eighteen feet. *(Added by Loudon County Regional Planning Commission 11.22.05; Lenoir City Regional Planning Commission 4/3/06; Loudon County Regional Planning Commission 2/1/06).*

See **Exhibit B**, Loudon County Subdivision Regulations.

19. On September 3, 2024, at the Loudon County Commission meeting, Commissioner Waller made a motion to modify Art. III, Sec. 2 of the Loudon County Subdivision Regulations to include the following regulation:

Any proposed residential development with ten lots or more connecting to a county road must connect to a road at least twenty feet in width to the closest intersection where the connecting road is twenty feet in width. Additionally, if there is an average daily traffic count of 1,500 cars or greater, a turn lane, acceleration lane, and deceleration lane must be installed. The Average Daily Traffic Count ("ADTC") is based on the most recent Tennessee Department of Transportation ("TDOT") count confirmed on the road. If a TDOT ADTC is not available, a traffic count must be conducted at the developer's expense. A 10-day average is required. This must not include county recognized holidays. *This is the recommendation to send to planning for review.*" ("Road Standards Motion")¹

See **Exhibit C**, Loudon County Commission Meeting Minutes, September 3, 2024.

20. Commissioner Waller added a 30-day moratorium (the "Moratorium") on review and approval of any proposed residential development plan meeting the motion criterion, "until planning can bring back the recommendation." See **Exhibit C**.

21. Upon vote of the Commission, the motion passed. See **Exhibit C**.

22. Without notice, proper publication, or referral to the Loudon County Regional Planning Commission, the County imposed the Moratorium halting review of residential subdivision development plans and/or zoning approvals. The Moratorium affects the Heritage Property.

¹ When a municipality imposes a condition on an individual development application through an adjudicative decision the burden rests on the city to justify the condition as constitutionally permissible. This includes demonstrating that the condition serves a legitimate governmental interest and that there is an *essential nexus* and *rough proportionality* between the condition imposed and the projected impact of the proposed development. See *Nollan v. California Coastal Comm'n*, 483 U.S. 825, 836 (1987); *Dolan v. City of Tigard*, 512 U.S. 374, 391 (1994).

23. On October 7, 2024, the County Commission again met. The October 7, 2024 Meeting Agenda listed “road standards” as a topic for discussion. See **Exhibit D**, Agenda, dated October 7, 2024.

24. On October 7, 2024, Commissioner Waller again presented to the commission for recommendation the Road Standards Motion adding the following additional clarifying criteria:

A motion was made that any development of ten lots or more must connect to a county road with a minimum width of twenty feet. The width is measured from inside white line to inside white line. The widths must be twenty-foot average, measured every one hundred feet to the nearest road that measures twenty feet or more. This applies to all land in the county proper, including county land inside the urban growth boundary. Additionally, it applies to any municipality land, connecting to the a county road.

See **Exhibit E**, County Commission Meeting Minutes, October 7, 2024.

25. Upon vote, the motion on the Road Regulation passed (“Road Regulation”).

26. On December 10, 2024, the Regional Planning Commission approved a resolution extending the Road Regulation amendment to Art. III Sec. 2 of the Loudon County Subdivision Regulations to Philadelphia, Greenback, and the planning regions of Lenoir City and Loudon. (“Final Resolution”) See, **Exhibit F**, Final Resolution.

27. The Final Resolution as approved by the Planning Commission states in pertinent part:

Any subdivision with more than Nine (9) lots or developments with more than Nine (9) dwelling units shall only be approved to connect to streets or roads that measure a minimum of twenty feet or more in width measured from inside white line to inside white line. The width must be an average of twenty feet measured at 1:10 mile increments, with no less than four equal spaced measurements, from the entrance of the subdivision or development to the nearest road that measures 20 feet or more inside white line to inside white line. Plans for connection to a road that is unstriped must detail that the road will be striped and meet the regulations on the preliminary and final plats.

The traffic study shall use the ADTC based on the most recent study conducted by the Tennessee Department of Transportation. If a TOOT ADTC is not available, a traffic count must be conducted at the expense of

the developer. A 3 peak-day average is required and shall not include days recognized as holidays by Loudon County. This study shall take into consideration property uses in the area that could increase traffic volume during certain periods of time. (i.e. churches, permitted commercial activities, recreational areas.)

Any required offsite improvements to roads, drainage, utilities, or ROW acquisition are the responsibility of the developer to negotiate with the Road Superintendent and any additional parties involved. Any agreement must be in writing and supplied to the Planning staff prior to preliminary plat approval. Due to the various road conditions and drainage infrastructure, all proposed improvement plans must be submitted and approved by the Road Superintendent, planning staff, and all other parties involved. Road improvements shall comply with Article IVB, Appendix II, and Appendix III of the Loudon County

Subdivision Regulations. Additional requirements may be requested by the Loudon County Road Superintendent.

A letter of credit shall be in place prior to any onsite work for the development or any required offsite improvements to the county road or drainage infrastructure in the county ROW. The letter of credit shall remain in place for a period of one year after the final plat has been approved and recorded for any required maintenance or repairs needed. Once the waiting period has passed, the letter of credit will be released upon request by the developer and approval from the Road Superintendent.

This section shall also apply to any future division of the same property within one year of consideration of any plat involving that property, and to overall plating of any land in phases.

These regulations shall apply to all land in Loudon County proper, including county land inside the Urban Growth Boundaries of Greenback, Philadelphia, Loudon, Lenoir City, and any municipal land or land located in an adjacent jurisdiction connecting to a county road.

28. On December 20, 2024, at a special-called meeting, the Loudon County Commission approved the resolution adding the road 20' width standard for developments of 10 or more dwelling units to Art. III, Sec. 2 of the Loudon County Subdivision Regulations by unanimous vote. See **Exhibit G**, Loudon County Commission Special Called Meeting Minutes dated December 20, 2024. As of the date of filing, Art. III, Sec. 2 of the published Loudon County

Subdivision Regulations has not been amended to reflect the Final Resolution. The County continues to assert the initial 30-day Moratorium remains in effect.

29. The adoption and continued use of the Moratorium constitutes a Zoning and/or Subdivision regulation and is thus subject to the procedural requirements of Tenn. Code. Ann. §§ 13-7-201 *et. seq.* and 13-4-101 *et. seq.*

30. The Moratorium was not adopted in accordance with the procedural requirements mandated by Tenn. Code Ann. § 13-7-105, § 13-7-203 and § 13-4-303, including but not limited to: (1) submission to the Regional Planning Commission, (2) public hearing, and/or (3) publication of twenty-one (21) days' notice of the same.

31. The Moratorium is void and unenforceable as a matter of law. *See Elevation Outdoor Advert., LLC v. City of Pigeon Forge*, No. E2024-01258-COA-R3-CV (May 30, 2025); *Cherokee Country Club, Inc. v. City of Knoxville*, 152 S.W.3d 466, 471 (Tenn. 2004).

32. The Moratorium further impairs vested rights and imposes an arbitrary and capricious bar on Plaintiff's lawful development activity in violation of their due process rights. *See* Tenn. Code Ann. §§ 13-4-310(g)(4) and 13-3-413(g)(4).

33. Based upon the foregoing, the Moratorium is invalid in its entirety.

34. The County is not legally authorized to rely upon the adopted Road Regulation nor the Moratorium to delay or to deny Plaintiff's development plans.

35. Because the Moratorium is a nullity and an invalid basis to delay or to deny Plaintiff's development plans, the County should be compelled to lift the restrictions on Plaintiff's previously approved developments.

36. Heritage properly submitted plans and engaged in consultations in anticipation of obtaining subdivision and development approvals in compliance with the Loudon County Regulations.

37. The County should have applied the regulations in effect at the time Heritage submitted its plans. Instead, the County relied upon the Moratorium to justify its processing delays and/or denials.

38. The Moratorium violates Tennessee's enabling statutes for enacting zoning procedures and subdivision regulations. It is thus an unlawful basis for the County to delay processing and approval of Heritage's development plans.

39. Alternatively, if the Subdivision Regulations were properly amended to adopt the new Road Standards, such standards impose exactions that fail the "rough proportionality" standard of Nollan/Dolan/Sheetz. This includes Loudon County's failure to make an individualized determination that these conditions serve a legitimate governmental interest and that there is an *essential nexus* and *rough proportionality* between the conditions imposed and the projected impact of the proposed development. A blanket prohibition of development unless roads are improved to 20 feet for developments of 10 lots is illegal, arbitrary, capricious and constitutes a regulatory taking for public use without just compensation in violation of the Takings Clauses of the 5th Amendment to the United States Constitution and Article I, § 21 of the Tennessee Constitution.

40. As a result of the County's conduct, Plaintiff sustained monetary damages in plan preparation costs, lost sales, and lost revenues.

41. Defendant's actions effectively deprived Heritage of all economically beneficial use of the Property.

42. Plaintiff have no adequate remedy at law.

III. CLAIMS FOR RELIEF

COUNT I – DECLARATORY JUDGMENT

43. Plaintiff incorporates the foregoing paragraphs as if fully set forth herein.

44. The County adopted and renewed the Moratorium without following the procedural prerequisites in Tenn. Code Ann. §§ 13-7-105 & -203—notice, public hearing, and referral to the Regional Planning Commission—rendering the Moratorium void *ab initio*.

45. The County adopted and renewed the Moratorium without following the procedural prerequisites in Tenn. Code Ann. §§ 13-3-401 through 13-3-411 and 13-4-301 through 13-4-309—notice, public hearing, and referral to the Regional Planning Commission—rendering the Moratorium void *ab initio*.

46. Pursuant to Tenn. Code Ann. § 29-14-101 *et seq.* and Tenn. R. Civ. P. 57, Plaintiff requests that this Court declare the rights, status, and other legal relations between the parties with respect to the Road Regulation and related Moratorium. Specifically, Plaintiff seeks a declaratory judgment declaring, *inter alia*, that (1) the New Road Regulation and Moratorium are void, invalid, and unenforceable for failure to comply with Tenn. Code Ann. § 13-7-201 *et seq.*, § 13-7-105;; § 13-7-203; and § 13-4-303; (2) that the applicable Loudon County regulations as adopted and codified prior to the Moratorium govern the development and approval of their Property; (3) the County must evaluate Heritage's development plan under the Subdivision Regulations because those regulations were in effect at the time the development plans were submitted; (4) the Moratorium was tantamount to a Zoning and/or Subdivision Regulation and is void and invalid due to the County's failure to comply with Tenn. Code Ann. § 13-7-201 *et seq.*, § 13-7-105;; § 13-7-203; and § 13-4-303 in enacting the Moratorium; (5) the Moratorium is unenforceable, and

of no legal effect; and, (6) Heritage is entitled to complete the planned developments pursuant to the applications.

COUNT II – INJUNCTIVE RELIEF

47. Plaintiff incorporates the foregoing paragraphs as if fully set forth herein.

48. Plaintiff requests the entry of a temporary and permanent injunction prohibiting the County from enforcing the unlawful Moratorium and compelling it to accept and process Plaintiff's subdivision and zoning applications under the valid pre-existing rules and regulations.

49. Plaintiff will suffer irreparable harm without injunctive relief, and the balance of equities favors the issuance of such relief.

COUNT III – WRIT OF MANDAMUS

50. Plaintiff incorporates the foregoing paragraphs as if fully set forth herein.

51. The County has a nondiscretionary duty to accept and process subdivision and development applications submitted in compliance with its governing regulations and statutory requirements.

52. Under Tennessee law, mandamus is an appropriate vehicle to challenge a regulation as not properly adopted and/or to determine the constitutional validity of a statute or regulation.

53. Plaintiffs seek a writ of mandamus compelling the County to accept and review Plaintiff's development applications for the Property under the zoning and subdivision regulations properly adopted and in effect as of the date of the submittal for Cusick Rd. Project.

COUNT IV – SUBSTANTIVE AND PROCEDURAL DUE PROCESS *(Fourteenth Amendment, U.S. Const.; Art. I, §§ 8, 17, 21 Tenn. Const.)*

54. Plaintiff incorporates the foregoing paragraphs as if fully set forth herein.

55. The Moratorium is procedurally void and substantively unconstitutional.

56. By conditioning subdivision approval on Heritage's dedication of off-site rights-of-way and the construction of public-road improvements not roughly proportional to the traffic attributable to its developments, the County has imposed an unconstitutional exaction that fails the essential nexus test of *Nollan v. Cal. Coastal Comm'n*, 483 U.S. 825 (1987) and the rough proportionality test of *Dolan v. City of Tigard*, 512 U.S. 374 (1994), reaffirmed in *Koontz v. St. Johns River Water Mgmt. Dist.*, 570 U.S. 595 (2013), and *Sheetz v. County of El Dorado*, 602 U.S. 267 (Apr. 12 2025).

57. The Moratorium is arbitrary and capricious, bears no rational relationship to a legitimate governmental objective, and permanently interferes with Plaintiff's vested development rights, thereby violating substantive due process.

58. The County enacted and enforces the Moratorium without the referral, public notice, or public hearing mandated by Tenn. Code Ann. §§ 13-7-105 & -203, thereby depriving Heritage of procedural due process.

COUNT V – VIOLATION OF EQUAL PROTECTION
(*Fourteenth Amendment, U.S. Const.; art. XI, § 8, Tenn. Const.*)

59. Plaintiff incorporates the foregoing paragraphs as if fully set forth herein.

60. The Moratorium singles out developments with ten lots or more for onerous road-widening obligations while permitting materially identical projects with nine lots or fewer to proceed unencumbered, lacking any rational basis and thereby violating the Equal Protection Clause.

COUNT VI – INVERSE CONDEMNATION
(*Tenn. Code Ann. § 29-16-123; U.S. Const. amend. V; Art. I, § 21, Tenn. Const.*)

61. Plaintiff incorporates the foregoing paragraphs as if fully set forth herein.

62. The Moratorium contains no expiration date and, in practice, operates as a permanent ban on any development of ten (10) or more lots that connects to a county road averaging less than twenty (20) feet in paved width.

63. The Moratorium's blanket requirement that any development containing ten (10) or more lots widen connecting county roads to twenty (20) feet—without individualized findings—constitutes a regulatory taking for public use without just compensation in violation of the Takings Clause and article I, § 21 of the Tennessee Constitution.

64. The Moratorium and associated uncompensated exactions deprived Heritage of all economically beneficial use of the Property, effecting a taking for which just compensation is due under both federal and state constitutions.

65. Pursuant to Tenn. Code Ann. § 29-16-123, Plaintiff seeks inverse-condemnation damages, interest, and costs.

PRAYER FOR RELIEF

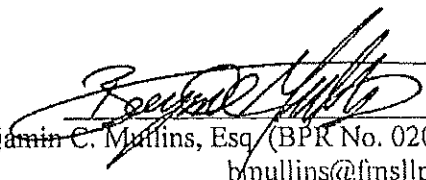
WHEREFORE, Plaintiff respectfully requests the following relief:

1. The summons be issued and the Defendant be duly served with a copy of this Complaint and Application for Declaratory Judgment and be required to answer the same.
2. That this Court exercise its authority pursuant to Tenn. Code. Ann. § 29-14-101 *et. seq.* to declare the Loudon County Moratorium void, unenforceable, and contrary to law;
3. That this Court exercise its authority pursuant to Tenn. Code. Ann. § 29-14-101 *et. seq.* to declare the applicable Loudon County regulations as adopted and codified prior to the Moratorium govern the development and approval of their Property;

4. That this Court enter a temporary and permanent injunction prohibiting the enforcement of the Moratorium and requiring the County to accept and process development applications related to the Property;
5. That this Court issue a writ of mandamus compelling the County to accept and process Plaintiff's development applications;
6. Declare that Defendant's actions constitute an unconstitutional exaction, regulatory taking, and inverse condemnation;
7. Award just compensation together with prejudgment interest;
8. Award Plaintiff reasonable attorney's fees and costs pursuant to 42 U.S.C. § 1988, Tenn. Code Ann. §§ 29-14-110 & 20-12-120, and other applicable law; and
9. Grant such further relief as the Court deems just and proper.

THIS PLEADING CONSTITUTES PLAINTIFFS' FIRST REQUEST FOR A WRIT OF MANDAMUS AND/OR INJUNCTIVE RELIEF OR OTHER EXTRAORDINARY RELIEF WITH RESPECT TO THE SUBJECT MATTER SET FORTH HEREIN. NO COURT HAS PREVIOUSLY REFUSED TO GRANT SUCH EXTRAORDINARY RELIEF.

Respectfully submitted this the 27th day of July, 2025.


Benjamin C. Mullins, Esq. (BPR No. 020924)

bmullins@fmsllp.com

FRANTZ, McCONNELL & SEYMOUR, LLP

550 W. Main St., Ste. 500

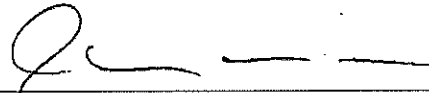
Knoxville, Tennessee 37902

865-546-9321

Attorney for Plaintiff

VERIFICATION

I, **John Cook**, as President of Heritage Land Development Partners, LLC, being first duly sworn, make oath that the foregoing statements, averments and allegations in the Complaint are true and correct to the best of my information, knowledge and belief.



 John Cook

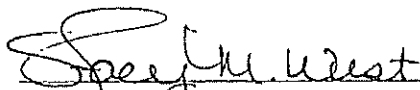
STATE OF TENNESSEE)

COUNTY OF KNOX)

Before me, the undersigned, a Notary Public in and for said County and State, the personally appeared **John Cook**, with whom I am personally acquainted (or upon the basis of satisfactory evidence present to me), and who, upon oath, swore to and acknowledged himself to be President of Heritage Land Development Partners, LLC, the within-named Plaintiff, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

WITNESS my hand and seal this 7th day of July, 2025.





 NOTARY PUBLIC

My Commission Expires: 2.22.27

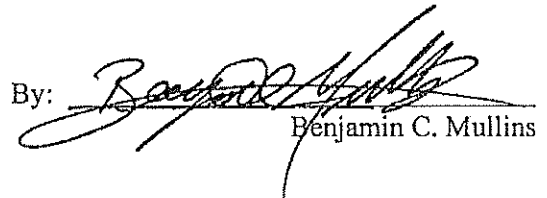
COST BOND

We hereby acknowledge ourselves as surety for the Plaintiff in this cause for the payment of all the Clerk' s costs, which may be awarded against the Plaintiff pursuant to Tennessee Code Annotated § 20-12-120, but no further or otherwise.

This 7th day of July, 2025

Frantz, McConnell & Seymour, LLP

By:


Benjamin C. Mullins

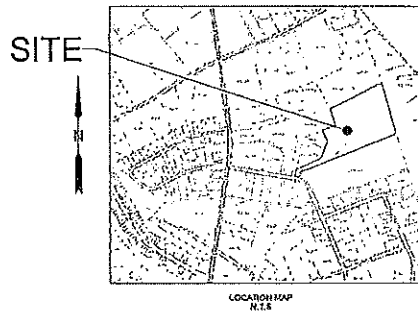
FILED 8th DAY OF July 20 25
AT 11:15 A.M.
USA Scott JG
LOUDON COUNTY CLERK & MASTER

EXHIBIT A

SITE DESIGN FOR CUSICK PARK SD PH II CUSICK CIRCLE LOUDON COUNTY, TENNESSEE CLT 007 PARCEL 144.02

INDEX OF SHEETS	
NO.	NAME
1	FILE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	CONCRETE & BRICKWORK PLAN
5	ROAD PROFILE
6 & 6.1	DETAILS

INDEX OF SHEETS	
NO.	NAME
11	OVERALL TITLE SHEET
12	OVERALL SHEET 1
13	OVERALL SHEET 2
14	OVERALL SHEET 3
15 & 16	OVERALL DETAIL 1



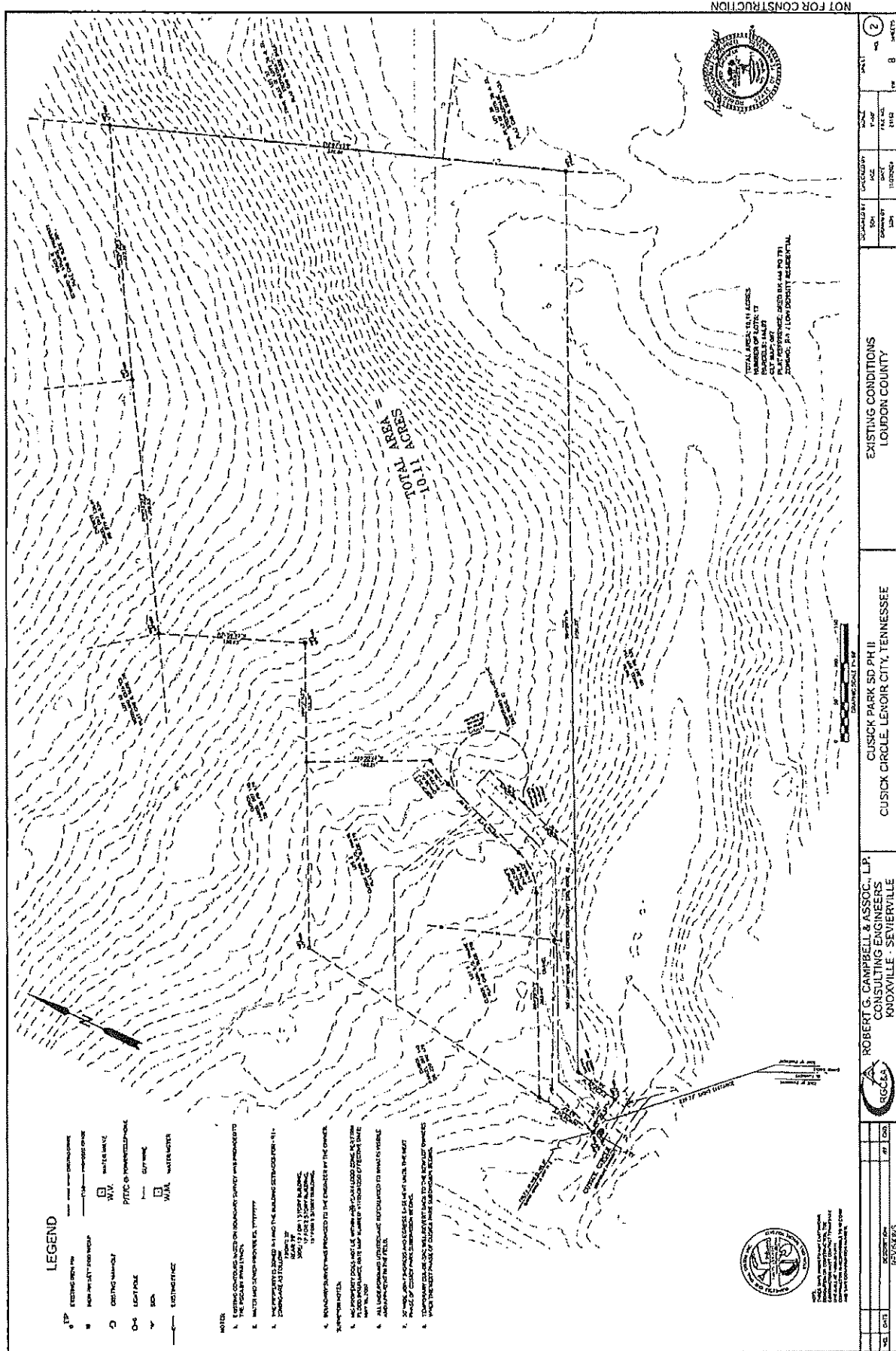
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE • SEVIERVILLE

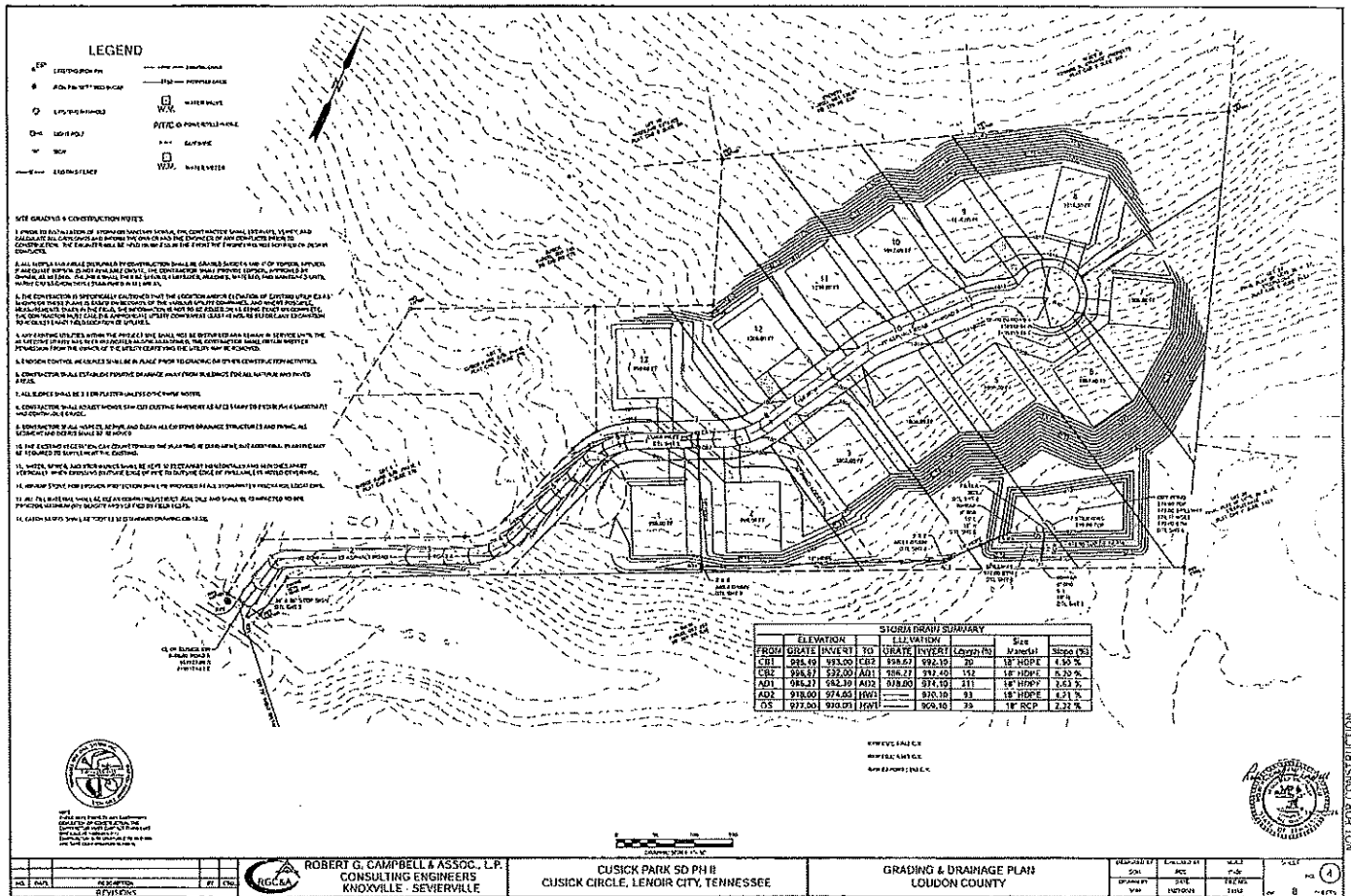
DEVELOPER: HERITAGE LAND DEVELOPMENT PARTNERS
3571 LOUISVILLE ROAD
LOUISVILLE, TN 37777
(865) 851-7373

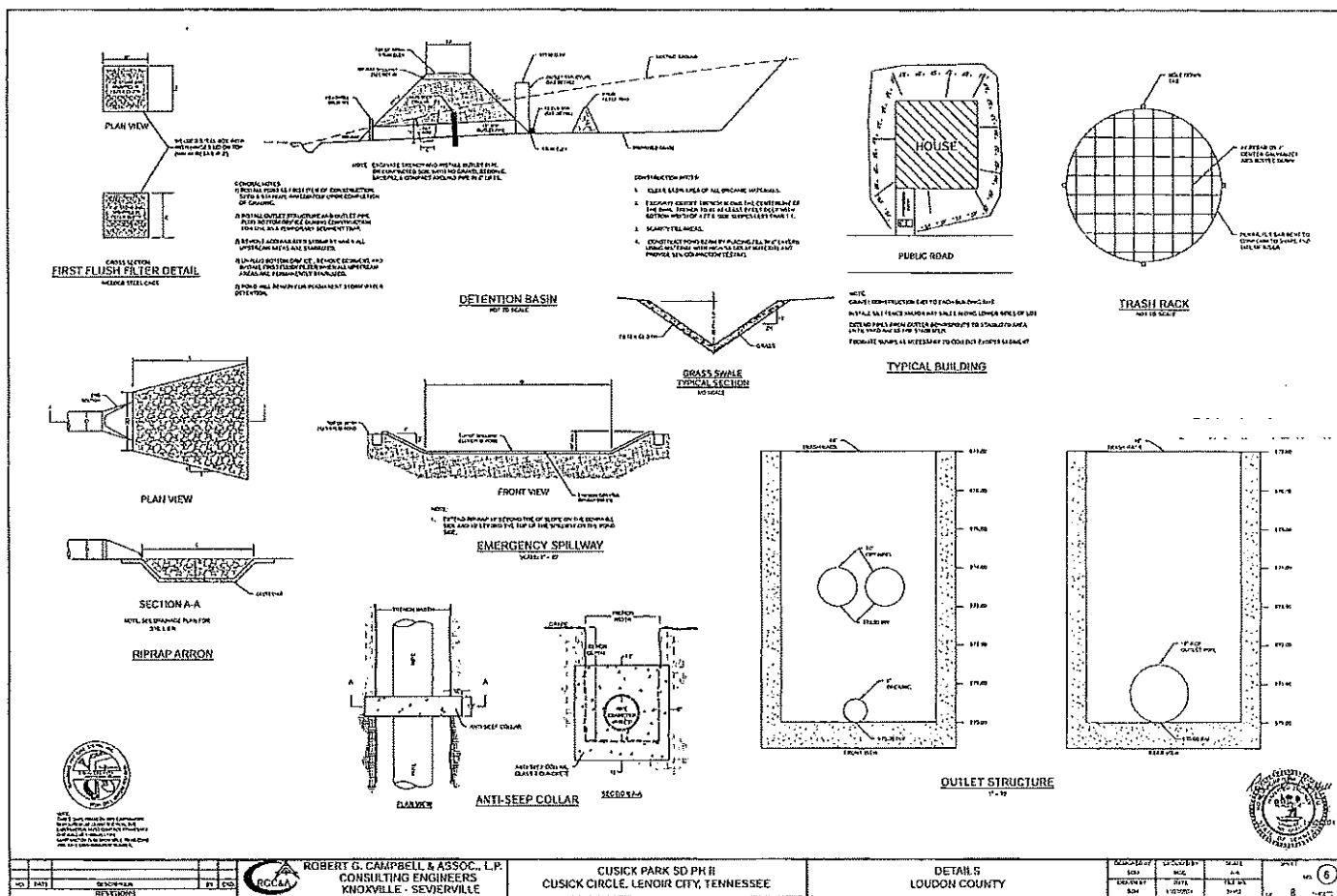
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN.
KNOXVILLE, TN 37938
(865) 847-5996
521 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

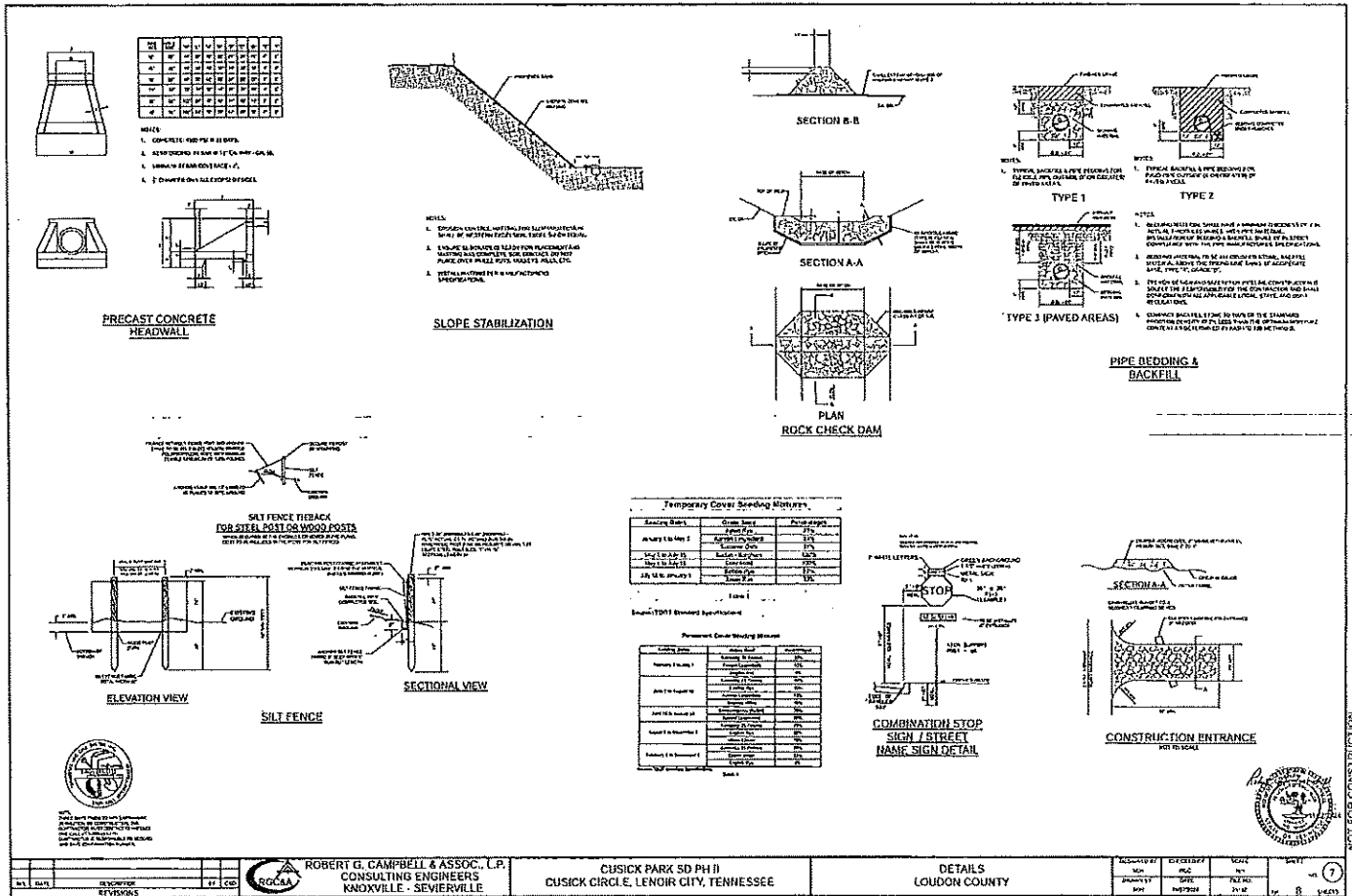


NOT FOR CONSTRUCTION



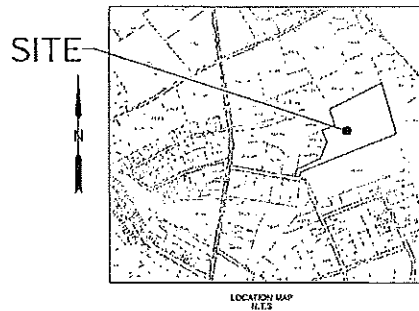






STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
 FOR
 CUSICK PARK SD PH II
 CUSICK ROAD
 LOUDON COUNTY, TENNESSEE
 CLT 007 PARCEL 144.02

INDEX OF SHEETS	
SS-001	SS-001
SS-002	SS-002
SS-003	SS-003
SS-004	SS-004
SS-005	SS-005
SS-006	SS-006
SS-007	SS-007
SS-008	SS-008
SS-009	SS-009
SS-010	SS-010
SS-011	SS-011
SS-012	SS-012
SS-013	SS-013
SS-014	SS-014
SS-015	SS-015
SS-016	SS-016
SS-017	SS-017
SS-018	SS-018
SS-019	SS-019
SS-020	SS-020
SS-021	SS-021
SS-022	SS-022
SS-023	SS-023
SS-024	SS-024
SS-025	SS-025
SS-026	SS-026
SS-027	SS-027
SS-028	SS-028
SS-029	SS-029
SS-030	SS-030
SS-031	SS-031
SS-032	SS-032
SS-033	SS-033
SS-034	SS-034
SS-035	SS-035
SS-036	SS-036
SS-037	SS-037
SS-038	SS-038
SS-039	SS-039
SS-040	SS-040
SS-041	SS-041
SS-042	SS-042
SS-043	SS-043
SS-044	SS-044
SS-045	SS-045
SS-046	SS-046
SS-047	SS-047
SS-048	SS-048
SS-049	SS-049
SS-050	SS-050
SS-051	SS-051
SS-052	SS-052
SS-053	SS-053
SS-054	SS-054
SS-055	SS-055
SS-056	SS-056
SS-057	SS-057
SS-058	SS-058
SS-059	SS-059
SS-060	SS-060
SS-061	SS-061
SS-062	SS-062
SS-063	SS-063
SS-064	SS-064
SS-065	SS-065
SS-066	SS-066
SS-067	SS-067
SS-068	SS-068
SS-069	SS-069
SS-070	SS-070
SS-071	SS-071
SS-072	SS-072
SS-073	SS-073
SS-074	SS-074
SS-075	SS-075
SS-076	SS-076
SS-077	SS-077
SS-078	SS-078
SS-079	SS-079
SS-080	SS-080
SS-081	SS-081
SS-082	SS-082
SS-083	SS-083
SS-084	SS-084
SS-085	SS-085
SS-086	SS-086
SS-087	SS-087
SS-088	SS-088
SS-089	SS-089
SS-090	SS-090
SS-091	SS-091
SS-092	SS-092
SS-093	SS-093
SS-094	SS-094
SS-095	SS-095
SS-096	SS-096
SS-097	SS-097
SS-098	SS-098
SS-099	SS-099
SS-100	SS-100

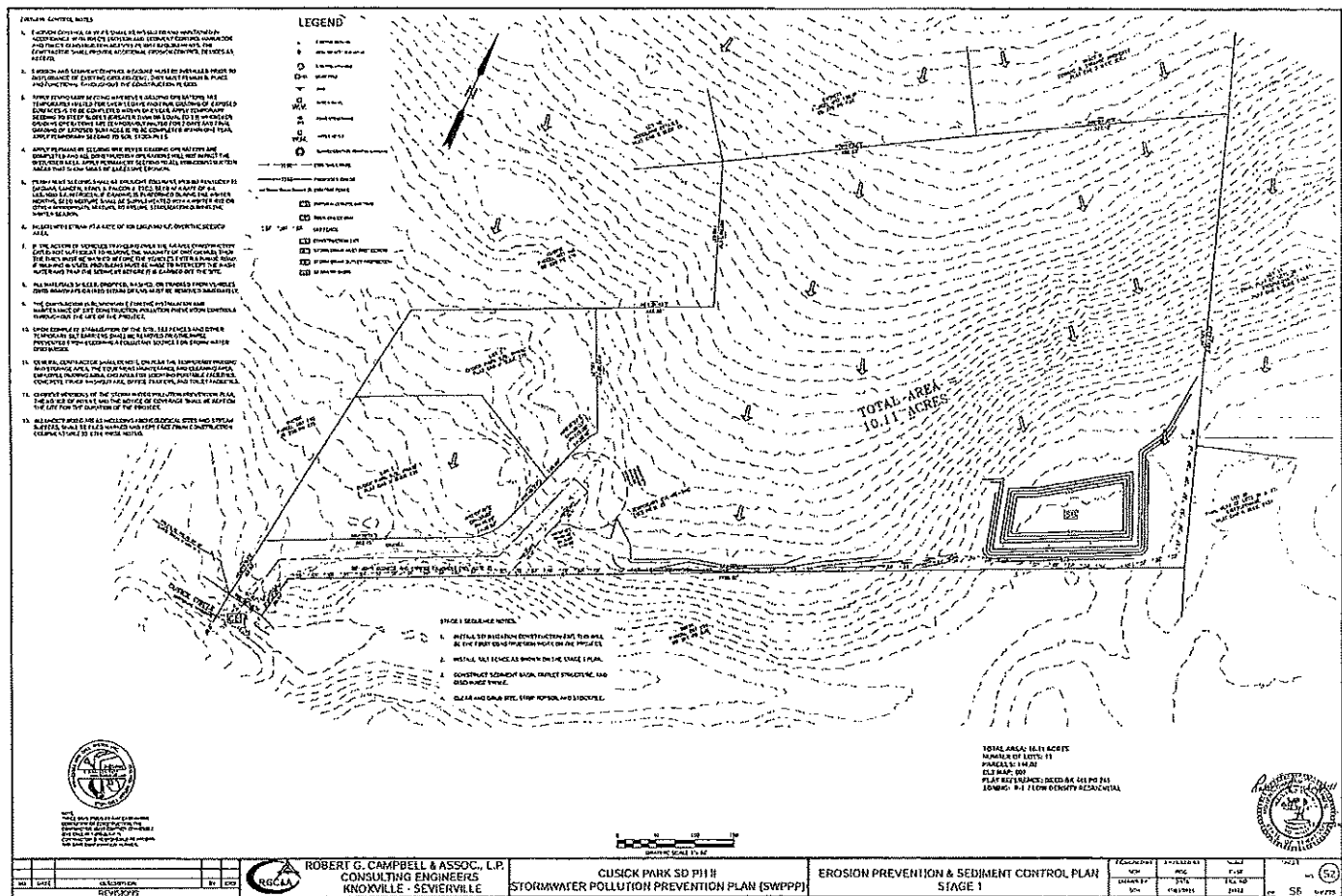


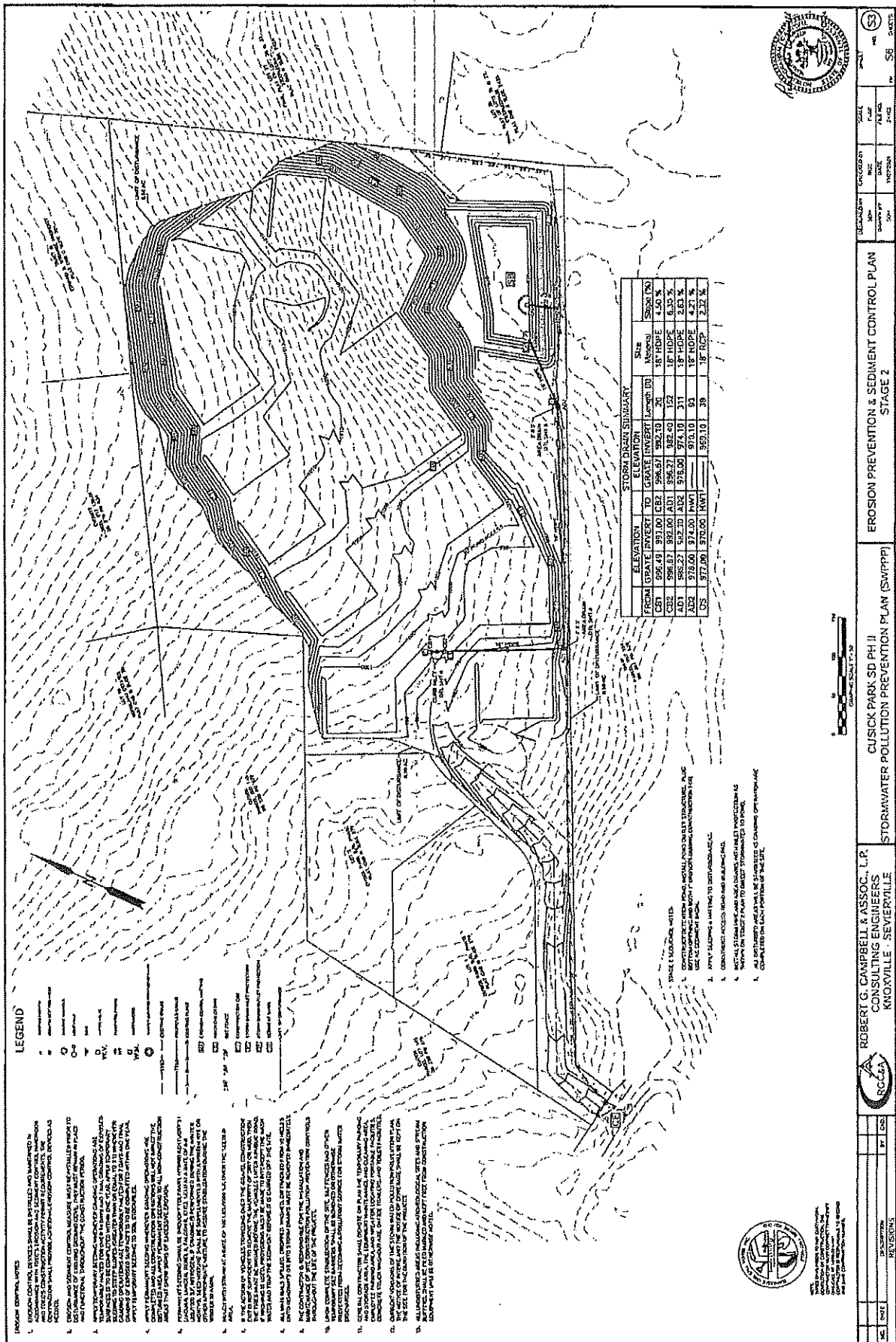
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE · SEVIERVILLE

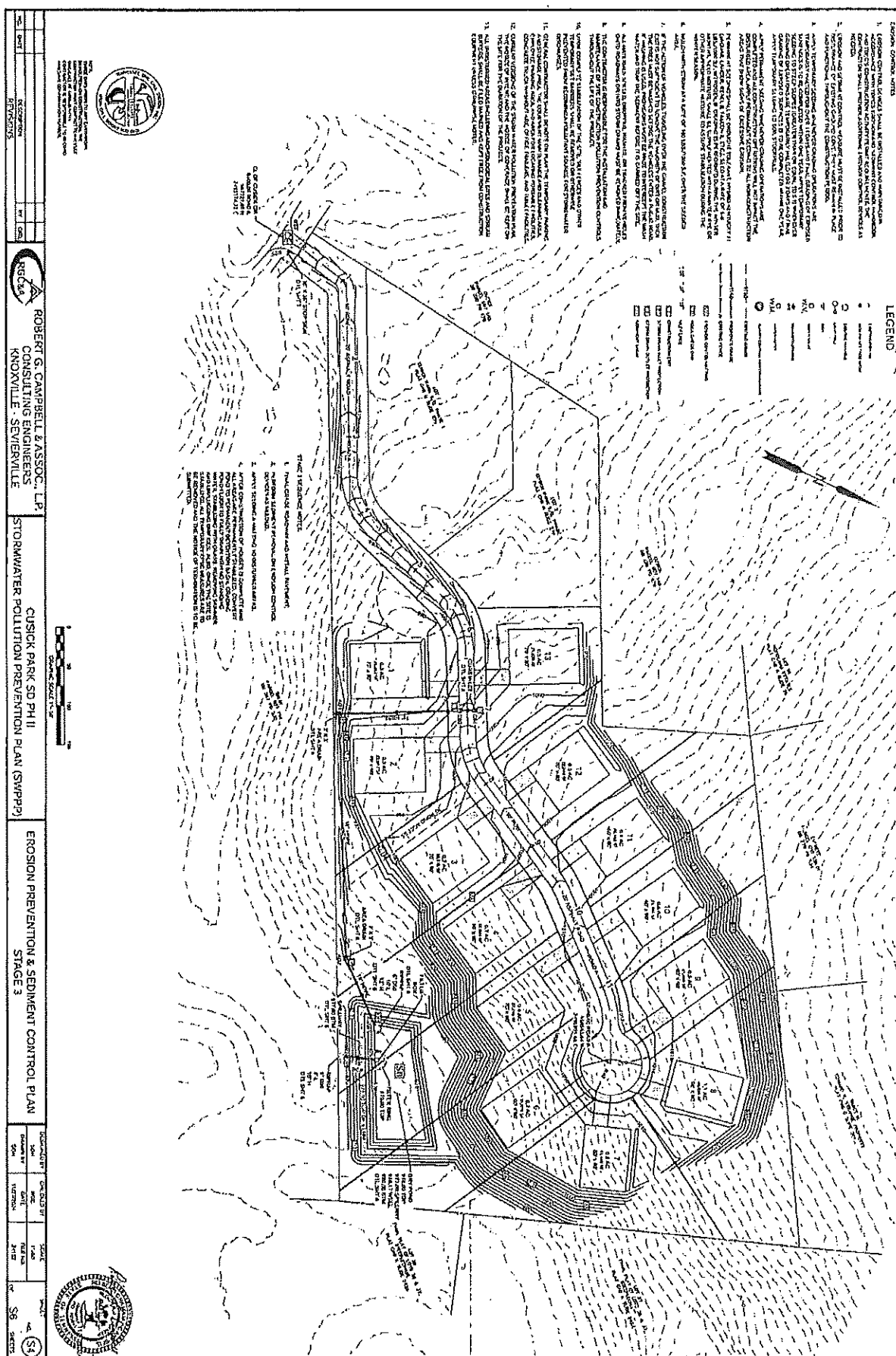
DEVELOPER: HERITAGE LAND DEVELOPMENT PARTNERS
 3571 LOUISVILLE ROAD
 LOUISVILLE, TN 37777
 (865) 851-7373

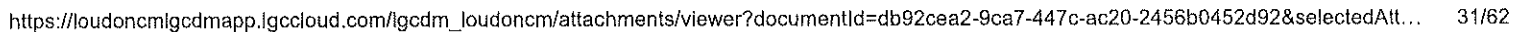
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 1523 TAGGART LN.
 KNOXVILLE, TN. 37938
 (865) 947 - 5996
 621 WALL STREET
 SEVIERVILLE, TN 37862
 (865) 429 - 4681











FILED 8th DAY OF JULY 20 25
AT 11:15 A.M.
LISA SCOTT JR
LOUDON COUNTY CLERK & MASTER

EXHIBIT B

ARTICLE III.

GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Major Road Plan

The location and width of all streets and roads shall conform to the official Major Road Plan adopted by the Regional Planning Commission.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width as set forth in this Article or the width of the existing street or road whichever is greater.

Subdivisions of more than 5 lots shall only be approved on streets or roads that have a minimum pavement width of 18 feet. *(Added by Loudon County Regional Planning Commission 11/22/05; Lenoir City Regional Planning Commission 4/3/06; Loudon Regional Planning Commission 2/1/06.)*

3. Access Streets to Subdivision Boundaries

Sufficient access streets or right-of-way to adjoining properties shall, in the discretion of the Planning Commission, be provided in subdivisions to permit harmonious development to the area.

4. Street Elevation

No street shall be approved unless it is one (1) foot above the base flood elevation as defined in Section E of this Article. The Regional Planning Commission shall require profiles and elevations of streets for areas subject to flood in accordance with these and any other applicable county regulations. Fill may be used for streets provided such fill does not increase flood heights. Drainage openings shall be so designed as to not restrict the flow of water and unduly increase flood heights. Where such fill and drainage openings are proposed, the Regional Planning Commission shall consult with the County road engineer as to the adequacy of the proposed design. In addition, the street pattern shall be designed so that in time of flood each lot shall be readily accessible to emergency vehicles.

5. Street Right-of-Way Widths

The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Major Road Plan, or if not shown on such plan, shall be not less than as follows:

- | | |
|---------------------------------|-------------------------------|
| a. Arterial Streets or Highways | 80 feet or as may be required |
|---------------------------------|-------------------------------|

Such streets are used primarily for fast or heavy traffic and are located on the Major Street and Road Plan for the planning region.

- b. Major Collector Streets 60 feet
- c. Minor Collector Streets 50 feet

Collector streets are those which carry traffic from minor streets to the major system of arterial streets and highways and include the principal entrance streets of a residential development and streets for major circulation within such a development.

- d. Minor Residential Streets 50 feet

Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic.

- e. Cul-de-sac Streets* 50 feet

Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future.

- f. Dead-end Streets Not allowed

Dead-end streets are similar to cul-de-sacs except that they provide no turnaround circle at their closed end and are not permitted as streets in any proposed subdivision. Stub streets planned for future continuation are not considered to be dead-end streets.

- g. Marginal Access Streets* 50 feet

Marginal access streets are minor streets which are parallel to and adjacent to arterial streets and highways and which provide access to abutting properties and protection from through traffic.

- h. Alleys 20 feet

Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street.

In cases where topography or other physical conditions make a street of the required minimum width impracticable, the Regional Planning Commission may modify the above requirements. Through proposed neighborhood or local business areas, the street right-of-way width shall be increased ten (10) feet on each side to provide for movement of vehicles into and out of necessary off-street parking areas without interference to traffic.

*The Planning Commission may reduce the right-of-way width for these streets to forty (40) feet provided the following conditions exist:

- i. Marginal access & loop streets not to exceed 1,200' or less or serving no more than 24 units/lots.
- j. Cul-de-sacs not to exceed 600' in length or serving not more than 15 lots.

6. Additional Width on Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half (1/2) of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

7. Restriction of Access

Where a subdivision abuts or contains an existing or proposed major street, the Regional Planning Commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties to afford separation of through and local traffic.

8. Street Grades

Grades on major streets shall not exceed seven (7) percent. Grades on other streets shall not exceed ten (10) percent.

9. Horizontal Curves

Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets sixty (60) feet or more in width, the centerline radius of curvature shall be not less than three hundred (300) feet; on other streets, not less than one hundred (100) feet.

10. Vertical Curves

Every change in grade shall be connected by vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said distance being measured from the driver's eyes, which are assumed to be four and one-half (4-1/2) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all roads showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal, and one (1) inch equals twenty (200) feet vertical, shall be required.

11. Tangents

A tangent of at least one hundred (100) feet in length shall be introduced between reverse curves on arterial and collector streets.

12. Intersections

Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than sixty (60) degrees.

Property line radii at street intersections shall not be less than twenty (20) feet, and where the angle of street intersection is less than seventy-five (75) degrees, a greater curb radius may be required. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

13. Street Jogs

Street jogs with center line offsets of less than one hundred twenty-five (125) feet shall not be allowed.

14. Cul-de-sac Streets

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than six hundred (600) feet long unless necessitated by topography, as measured along the centerline from the entrance street right-of-way to the center of the turnaround. Such streets shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eight (80) feet and a street right-of-way diameter of at least one hundred (100) feet; however, the Planning Commission may approve an alternate design.
- b. Where, in the opinion of the Regional Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Such dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty (80) feet.

15.a. Permanent Easements and Reserve Strips

Every lot in subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the County under conditions approved by the Regional Planning Commission. Permanent easements shall be permitted, however, said easements shall adjoin a public road for a distance of 50' feet. All permanent easements shall be designed and constructed to meet standards as established in Article IV, Development Prerequisite to Final Approval as for roads being dedicated for public acceptance. All improvements shall conform to standards for minor residential streets as specified for in the planning region. Building permits shall be issued for properties fronting on

permanent easements provided said easement is constructed to standards specified above and, further, provided the easement is shown on a plat approved by the Regional Planning Commission.

15.b. Permanent Easements Within the Planning Region of the Loudon County Regional Planning Commission (Amended on: October 21, 2003).

In addition to the provisions of subsection 15.a., above, the following provisions shall apply only within the jurisdictional territory of the Loudon County Regional Planning Commission.

Definition Section:

- a. Shared Driveway: A privately maintained drive constructed on a recorded permanent easement with a minimum width of 25 (twenty-five) feet serving no more than four (4) lots. Shared driveways shall be constructed according to the standards set forth in these regulations.
- b. Private Road: A privately maintained road constructed on a recorded permanent easement with a minimum width of 50 (fifty) feet and built according to the standards set forth in Article IV., Section D. A property owner's association must be established for the maintenance of a private road, with the appropriate legal instruments recorded in the Register's Office along with the final plat.

General Requirements for Subdivisions with Shared Driveways:

- a. Access to a Public Road. All shared driveways must intersect a county public road for a minimum width of 25'.
- b. Minimum Easement Width. All shared driveways must have a minimum width of 25
- c. Maximum Easement Length. The shared driveway easement shall not exceed 500' in length.
- d. Number of Lots. No more than four (4) lots shall have access to a shared driveway.
- e. Minimum Lot Size. All lots shall be 2 acres or larger in size, excluding the area provided for the shared driveway.
- f. Maintenance and Ownership Agreement. An agreement providing for the maintenance of the shared driveway easement shall be established between all lots served by the shared driveway. This agreement shall be recorded in the Register's Office along with the final plat.

- g. Construction Requirements. Shared driveways must provide for both vehicular and utility access. The driving surface shall consist of compacted gravel 4" deep and at least 12' wide on a compacted subgrade with a crown. Compacted shoulders 3' wide on both sides shall be slightly lower than the road surface. Shoulders shall be sown in grass. Swales (ditches) shall be constructed beyond the shoulders on both sides of the driveway and shall run the length of the driveway. Rip-rap or other material shall be used as required to dissipate the velocity of the water. Drain tiles shall be installed at the intersection of the shared drive and county public road. Tiles shall be approved by the County Highway Superintendent and shall have a minimum diameter of 15" extending beyond the driveway shoulders with precast concrete headwalls. Driveways above grade from the intersecting county road shall be paved 25' beyond the edge of right of way. Shared driveways shall not have a grade in excess of 12%. A turnaround shall be provided at the end of the shared driveway. Turnarounds may include a cul-de-sac or T or Y shaped turnaround. Cul-de-sacs must have a minimum radius of 30' and T or Y turnarounds must be at least 20' by 60'.
- h. Shared Driveway Names. Names of shared driveways shall end with the word "Way" and shall be approved by the 911 Board.
- i. Shared Driveway Signs. The developer shall install a street identification sign with white letters on a blue background at the intersection of the shared driveway and county public road. The sign shall be purchased from or meet the road sign specifications of the Loudon County Highway Department.
- j. Maintenance Responsibilities. The lot owners shall maintain the shared driveway easement until such time as the owners have improved the easement to the county road standard contained in these subdivision regulations, including the full right of way width, drainage, base, and paving requirements; have offered the improved road for dedication, the road has been approved for acceptance by the planning commission and county road superintendent, and accepted by the county commission.

16. Street Names

Proposed streets, which are obviously in alignment with others already existing and named, shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of suffix street, avenue, boulevard, drive, way, place, or court. The Regional Planning Commission can assist the subdivider in avoiding duplication.

17. Alleys

Alleys shall be provided to the rear of all lots used for business purposes and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Regional Planning Commission of the need for alleys.

FILED 8th DAY OF JULY 20 25
AT 11:15 A.M.
Lisa Scott Jr
LOUDON COUNTY CLERK & MASTER

EXHIBIT C

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Tuesday, September 3, 2024
Courthouse Annex Building
6:00 P.M.

REGULAR COMMISSION MINUTES

- (1) **Opening of Meeting** BE IT REMEMBERED, that the Board of Commission of Loudon County convened in regular session in Loudon, Tennessee on the 3rd day of September 2024.
- Commission Chairman Cullen called the meeting to order at 6:00 pm
- (2) **Swearing in - Joe Morrison** Commissioner Joe Morrison was sworn into office by Mayor Bradshaw.
- (3) **Public Hearing** Loudon County Codes Enforcement Director - Jim Jenkins held the Public Hearing for the six zoning issues for: 100 Chrisman Road, 3456 Brook Road, 321 Fairview Road, 102 Simpson Road, 6633 Lee Hwy, and 27800 Pond Creek Road.
- (4) **Chair-Pro Tempore Election (Vice-Chair)** Mayor Bradshaw opened the floor for nominations for the election of the Loudon County Commission Chairperson for September 2024 - August 2025 term. Commissioner Waller made a motion to nominate Commissioner Henry Cullen as chairman. Commissioner Whitfield seconded the motion. There were no other nominations presented. Commissioner Shaver made a motion to cease nominations and close the floor. Mayor Bradshaw then called for a voice vote to elect Commissioner Henry Cullen as Commission Chairman.
- Upon Voice Vote, the motion PASSED unanimously.
- Mayor Bradshaw announced that by unanimous vote Commissioner Cullen was voted to be the Commission Chairman and turned the meeting over to Chairman Cullen.
- Commission Chairman Cullen asked for nominations for Chair-Pro Tempore (Vice-Chair) for the September 2024 - August 2025 term. Commissioner Shaver nominated Commissioner Bill Satterfield as Chair-Pro Tempore (Vice-Chair). Commissioner Whitfield seconded the motion. Commission Chairman Cullen called for any other nominations and there were not any further presented. Commissioner Shaver made a motion to cease nominations and close the floor. Commissioner Waller seconded the nomination. Commission Chairman Cullen called for a voice vote to elect Commissioner Bill Satterfield as the Chair-Pro Tempore.
- Upon Voice Vote, the motion PASSED unanimously.
- (5) **Opening of Meeting** Commissioner Morrison opened the County Commission Meeting by leading the Pledge of Allegiance to the Flag of the United States of America, and then gave the invocation.
- (6) **Roll Call** Upon Roll Call, the following commissioners were present: Chase Randolph, Bill Geames, William Jenkins, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller (10)
- Also present, were the Mayor-Buddy Bradshaw, Director of Accounts and Budgets - Erin Rice and Chief Deputy - Tammie Wampler.
- Commission Chairman Cullen requested that the September 3, 2024 agenda be adopted.
- (7) **Agenda Adoption** Commissioner Shaver made a motion to approve the agenda.
- Commissioner Geames seconded the motion.
- Upon Voice Vote, the motion PASSED unanimously.
- (8) **Minutes Approved** Commission Chairman Cullen requested that the August 5, 2024 Loudon County Commission Meeting Minutes be accepted.
- Commissioner Shaver made the motion to accept the minutes as written.
- Commissioner Randolph seconded the motion.
- Upon Voice Vote, the motion PASSED.

London County Commission Meeting Minutes, Tuesday, September 3, 2024

- (9) General Public Comments Commission Chairman Cullen called to the floor those who signed up for General Public Comments. The following people spoke:

- 1) Rich Anklin - Solid Waste
- 2) Blake Moore - Records Custodian/Records Request
- 3) Tat Hunter - Vetting Process, Solid Waste, Records Custodian

- (10) Zoning - 100 Christmas Road London County Codes Enforcement - Jimi Jenkins presented to commission the following Zoning Items:

A RESOLUTION AMENDING THE ZONING MAP OF LONDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM C-2, GENERAL COMMERCIAL DISTRICT TO R-1 SUBURBAN RESIDENTIAL DISTRICT, LONDON COUNTY TAX MAP 020D, GROUP E, PARCELS 014.00 & 015.00, LOCATED AT 100 CHRISMAN RD, LONDON COUNTY, TN, SITUATED IN THE 2ND LEGISLATIVE DISTRICT

Commissioner Jenkins made a motion to approve the zoning resolution.

Commissioner Quillen seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 090324-A

- (11) Zoning - 3456 Brook Road A RESOLUTION AMENDING THE ZONING MAP OF LONDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, LONDON COUNTY TAX MAP 060, PARCEL 111.02 LOCATED 3456 BROOK RD, LONDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

Commissioner Satterfield made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 090324-B

- (12) Zoning - 321 Fairview Road A RESOLUTION AMENDING THE ZONING MAP OF LONDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, APPROXIMATELY 3.9 ACRES ONLY LONDON COUNTY TAX MAP 043, PARCEL 032.00 LOCATED HWY 321/FAIRVIEW RD, LONDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

Commissioner Satterfield made a motion to approve the zoning resolution.

Commissioner Quillen seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote.

Upon Voice Vote the motion PASSED. RESOLUTION 090324-C

Loudon County Commission Meeting Minutes, Tuesday, September 3, 2024

(13) Zoning -
102 Simpson 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 A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 049, PARCEL 115.00 LOCATED 102 SIMPSON RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Commissioner Whitfield made a motion to approve the zoning resolution.

Commissioner Randolph seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 090324-D

(14) Zoning -
6633 Lee Hwy-
DENIED

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 048, PARCEL 105.00 LOCATED 6633 LEE HWY, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Commissioner Whitfield made a motion to DENY the zoning resolution.

Commissioner Geames seconded the motion.

Upon Voice Vote, the motion PASSED to DENY. RESOLUTION 090324-E

(15) Zoning -
27800 Pond Creek
RD

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, APPROXIMATELY 1 ACRE ONLY LOUDON COUNTY TAX MAP 054, PARCEL 023.00 LOCATED 27800 POND CREEK RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Commissioner Whitfield made a motion to approve the zoning resolution.

Commissioner Randolph seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 090324-F

Mayor Bradshaw requested that the request for a full-time records custodian be tabled.

(16) Records
Custodian - Tabled

(17) Boards &
Committees -
RENEWED

Mayor Bradshaw requested that the following Boards be renewed:

Agriculture Extension Committee - Bill Satterfield, Gary Whitfield, John Walton, Sharon Long RESOLUTION 090324-G

Airport Authority - Clayton Pangle RESOLUTION 090324-H

Animal Control Authority - Dusty Langley, Henry J. Cullen, Heather Shields, Dr. Barry Gordon, Megan Hull, Mike Brubaker RESOLUTION 090324-I

Audit Committee - Charlie Bettis, Adam Waller RESOLUTION 090324-J

Beer Board - Er Hellman, Mary Ann Cook, Krystee Ervin Conway

RESOLUTION 090324-K

Budget Committee - Henry Cullen, Bill Satterfield, Gary Whitfield, Van Shaver

RESOLUTION 090324-L

Capital Projects Committee - Joe Morrison, Bill Geames, Chase Randolph, Adam Waller, Rosemary Quillen, Matt Kleinschmidt RESOLUTION 090324-M

Construction Board of Adjustment & Appeals - Bob Maroney RESOLUTION 090324-N

E-911 Board - Vacant Seat, Mike Brubaker, Bill Hart, Ronnie Lett

RESOLUTION 090324-O

Ethics Committee - Billy Pickel, Steve Cook, Bill Geames, Bill Satterfield, Will Jenkins

RESOLUTION 090324-P

Loudon County Commission Meeting Minutes, Tuesday, September 3, 2024

(17) Boards &
Committees -
RENEWED (cont)

Economic Development Agency Board - Gary Whitfield RESOLUTION 090324-Q
Equalization Board - Ruth Henderson-McQueen, Delmar Davis, Patricia Sheppard, Cynthia
 Flemming RESOLUTION 090324-R
Financial Advisory Committee - Will Jenkins, Van Shaver, Chase Randolph, Buddy Bradshaw,
 Erin Rice, Chip Miller RESOLUTION 090324-S
Governmental Affairs Committee - Bill Satterfield, Henry Cullen, Will JENKINS, Chase
 Randolph, Rosemary Quillen RESOLUTION 090324-T
Loudon County Library Board - Kyle Styer RESOLUTION 090324-U
Library Board - Occochee River Regional - Paulino Barkour, Elizabeth Hall
RESOLUTION 090324-V
Litter Control Committee - Adam Waller, Will Jenkins, Bill Geames, Jimmy Davis, Billy Pickel
RESOLUTION 090324-W
Maintenance Committee - Greg Montooth, Van Shaver, Gary Whitfield, Scott Newman,
 Bobby Johnson RESOLUTION 090324-X
Planning Commission - Leon Shild, Mike Waller, Pam McNew, Keith Buckles, Jimmy Williams,
 Jim Brooks, John Napier, Todd Kennedy, Ryan Bright RESOLUTION 090324-Y
Purchasing Committee - Rosemary Quillen, Chase Randolph, Bill Geames, Adam Waller,
 Buddy Bradshaw, Matt Kleinschmidt RESOLUTION 090324-Z
Safety Committee - Riley Wampler, Buddy Bradshaw, Chip Miller, Tammy Gallaher, Steve
 Harrelson, Jimmy Davis, Henry Cullen, Becky Wallace, Rex Dale, Mike Campbell, Greg
 Montooth, Erin Rice, Hank Sledge RESOLUTION 090324-AA
Salary Benefit Ad-Hoc Committee - Lisa Niles Scott, Henry Cullen, Gary Whitfield, Riley
 Wampler, Whitney Caldwell, Buddy Bradshaw, Matt Kleinschmidt, Tammy Gallaher, Steve
 Harrelson, Jimmy Davis, Chip Miller, Billy Pickel, Greg Montooth, Erin Rice, Rex Dale, Hank
 Sledge, Mike Campbell RESOLUTION 090324-BB
Senior Citizens Executive Committee - Joe Morrison, Bill Satterfield, Becky Wallace
RESOLUTION 090324-CC
Solid Waste - Larry Jameson, Andy Lawson (added to vacant positions)
RESOLUTION 090324-DD
Surplus Property Authority - Joe Morrison, Will Jenkins, Adam Waller, Chase Randolph,
 Buddy Bradshaw, Matt Kleinschmidt RESOLUTION 090324-EE
TCCA Legislative Committee - Rosemary Quillen RESOLUTION 090324-FF
TRDA Board - Henry Cullen RESOLUTION 090324-GG
Tass Board of Directors (Loudon) - James Brooks RESOLUTION 090324-HH

Commissioner Shaver made a motion to approve the renewal of the Boards and
 Committees and added request as presented.

Commissioner Whitfield seconded the motion.

Upon Voice Vote, the motion PASSED.

(18) Road
Standards -
present to Planning
for recommendation

Commissioner Waller made a motion that any proposed residential development with ten lots
 or more connecting to a county road must connect to a road at least twenty feet wide,
 measured white line to inside white line. The road must be twenty feet in width to the
 closest intersection where the connecting road is twenty feet in width. Additionally, if there
 is an average daily traffic count of 1,500 cars or greater, a turn lane, acceleration lane, and
 deceleration lane must be installed. The ADTC is based on the most recent TPOT count
 performed on the road. If a TPOT ADTC is not available, a traffic count must be conducted
 at the developer's expense. A 10-day average is required. This must not include county
 recognized holidays. This is a recommendation to send to planning for review.

Commissioner Waller also added that a moratorium to this for the next 30 days until
 planning can bring back the recommendation.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. EXHIBIT 090324-II

London County Commission Meeting Minutes, Tuesday, September 3, 2024

(19) Budget
Amendments -
Full-Time Health
Dept. Employee

Director of Accounts and Budgets, Erin Rice presented to commission consideration of recommendation to approve an additional full-time Health Department Employee.

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote:

The following commissioner voted AYE:

Bill Geames, William Jenkins, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller, Chase Randolph (10) Upon Roll Call Vote, the motion PASSED

(20) Budget
Amendments - Lenoir
City Satellite
Office

Director of Accounts and Budgets, Erin Rice presented to commission for consideration of a request to approve an additional \$7,100 and \$48,000 budget committee recommendation for a total of \$55,100 at the County Clerk's Lenoir City Satellite Office

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Jenkins seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote:

The following commissioner voted AYE:

William Jenkins, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller, Chase Randolph, Bill Geames (9)

The following commissioners voted NAY:

Rosemary Quillen (1)

Upon Roll Call Vote, the motion PASSED EXHIBIT 090324-JJ

(21) Budget
Amendment - Fund
171

Director of Accounts and Budgets, Erin Rice presented to commission for consideration of a recommendation to approve amendments in the following funds:

General Capital Projects Fund 171 EXHIBIT 090324-KK

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Jenkins seconded the motion.

Commission Chairman Cullen called for a Roll Call Vote:

The following commissioner voted AYE:

Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller, Chase Randolph, Bill Geames, William Jenkins, (10)

Upon Roll Call Vote, the motion PASSED

(22) Distribution
of FY 2024 Year
End Report and
Monthly Reports

Director of Accounts and Budgets, Erin Rice requested that the record reflect the distribution of the following reports:

1) FY 2024 Year End Report EXHIBIT 090324-LL

2) Budget Committee Minutes - July 15, 2024
EXHIBIT 090324-MM

3) Summary Financial Statements - August 2024
EXHIBIT 090324-NN

London County Commission Meeting Minutes, Tuesday, September 3, 2024

(23) Bonds &
Notaries

Commissioner Waller made a motion to approve the following bonds and notaries:

Cindy Auchey, Brenda J Burnette, Wendy Carney, Graziya Gammons, Wayne Geoffrey, Gina Mucci Goremia, Lenora Hennen, Megan Hull, Ashley Jenkins, Kimberly Lovelace, Jania Shaver McCullah, Jacob Parker, Stephanie B Surratt, Tyrese Washington, Brittany Wattenbarger, Tommie Woodby

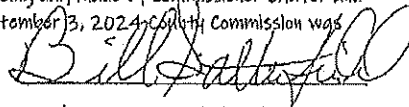
Commissioner Geames seconded the motion.

Commission Chairman Callen called for a Voice Vote.

Upon Voice Vote the motion PASSED unanimously. (10) EXHIBIT 090324-00

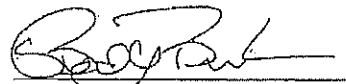
(24) Adjournment

There being no further business a motion being duly made by Commissioner Shaver and seconded by Commissioner Morrison the September 3, 2024 London County Commission was adjourned at 6:50 p.m.


London County Commission Chairman

ATTEST:


London County Clerk


London County Mayor

FILED 8th DAY OF JULY 2025
AT 11:15 A.M.
LISA SCOTT JB
LOUDON COUNTY CLERK & MASTER

EXHIBIT D

Loudon County Commission

Loudon, Tennessee

Friday, December 20, 2024

Courthouse Annex

6:00 pm

AGENDA

SPECIAL CALLED MEETING

To provide public comment, prior to the start of the meeting please write your name on the sign-up sheet located on the podium for General Public Comments

- 1) Opening of Meeting
- 2) Roll Call
- 3) General Public Comments
- 4) Vote on ARPA Funding
- 5) Vote on Cemetery Regulation Changes
- 6) Discuss and Vote on Road Standards in Subdivision Regulations

FILED 8th DAY OF July 20 25
AT 11:15 A.M.
USA Scott J.
LOUDON COUNTY CLERK & MASTER

EXHIBIT E

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Monday, October 7, 2024
Courthouse Annex Building
6:00 P.M.

REGULAR COMMISSION MINUTES

- (1) **Water Opening of Meeting** BE IT REMEMBERED, that the Board of Commission of Loudon County convened in regular session in Loudon, Tennessee on the 7th day of October 2024.
- Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called the meeting to order at 6:00 pm.
- (2) **Public Hearing** Loudon County Codes Enforcement Director - Jim Jenkins held the Public Hearing for the twelve zoning issues for: 383 Steele Road, 3001 Jim Dyke Road, 13076 Unita Road, Interstate Lane, 915 Hwy 70, 5440 Maple Hill Road, 16650 Rausin Road, General Requirements and Minimum Standards of Design, 1220 Bishop Road, 19325 Pond Creek Road, Wilkerson Road, 240 & 290 Bedlow Way.
- (3) **Opening of Meeting** Commissioner Shaver opened the County Commission Meeting by leading the Pledge of Allegiance to the Flag of the United States of America, and then gave the invocation.
- (4) **Roll Call** Upon Roll Call, the following commissioners were present: Bill Geames, William Jenkins, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Joe Morrison, Van Shaver, Adam Waller (8)
- Also present, were the Mayor-Buddy Bradshaw, Director of Accounts and Budgets - Erin Rico and Chief Deputy - Tammie Wampler.
- Commissioner Randolph and Commission Chairman Cullen were not present.
- (5) **Agenda Adoption** Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) requested that the October 7, 2024 agenda be adopted.
- Commissioner Shaver made a motion to approve the agenda.
- Commissioner Jenkins seconded the motion.
- (6) **Minutes Approved** Upon Voice Vote, the motion PASSED unanimously.
- Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) requested that the September 3, 2024 Loudon County Commission Meeting Minutes be accepted.
- Commissioner Shaver made the motion to accept the minutes as written.
- Commissioner Waller seconded the motion.
- Upon Voice Vote, the motion PASSED.
- (7) **Public Comments** Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called to the floor those who signed up for General Public Comments. The following people spoke:
- 1) Wayne Schnell - Website
 - 2) Debra Stephenson - Website
 - 3) Pat Hunter - Lenoir City Satellite Office, Courthouse Cash Flow, Website
- Loudon County Codes Enforcement - Jim Jenkins presented to commission the following Zoning Items:
- (8) **Zoning - 383 Steele 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 A-1, AGRICULTURE FORESTRY DISTRICT TO A-2 RURAL RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 080, PARCEL 008.00, LOCATED 383 STEELE RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT
- Commissioner Waller made a motion to approve the zoning resolution.

Loudon County Commission Meeting Minutes, Monday, October 7, 2024

Commissioner Quillen seconded the motion.

(9) Zoning -
3001 Jim
Dyke Road

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-A

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-2 RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 047, PARCEL 013.00, LOCATED 3001 JIM DYKE RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Commissioner Whitfield made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion. The motion PASSED. RESOLUTION 100724-B

(10) Zoning -
13076
Unitia Road-
DENIED

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT, SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, SINGLE FAMILY EXCLUSIVE OVERLAY DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 045.06, LOCATED 13076 UNITIA RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

Commissioner Waller made a motion to DENY the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote the motion was DENIED. RESOLUTION 100724-C

(11) Zoning -
Interstate
Lane

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 025, PARCEL 009.00, APPROXIMATELY 2.01 ACRES ONLY, LOCATED INTERSTATE LANE, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT

Commissioner Shaver made a motion to approve the zoning resolution.

Commissioner Morrison seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-D

(12) Zoning - 915
Hwy 70

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 R-1 SUBURBAN RESIDENTIAL DISTRICT TO R-2 MULTI FAMILY RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 009, PARCEL 150.00, LOCATED AT 915 HWY 70, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT

Commissioner Shaver made a motion to approve the zoning resolution for this developer and the proposed development.

Commissioner Morrison seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-E

Loudon County Commission Meeting Minutes, Monday, October 7, 2024

(13) Zoning -
5410 Maple
Hill 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 A-2, RURAL RESIDENTIAL DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 050F, GROUP D, PARCELS 019.00 & 020.00, LOCATED 5410 MAPLE HILL RD, LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

Commissioner Geames made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-F

(14) Zoning -
1645D
Rausin 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 A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 076, PARCEL 064.00, APPROXIMATELY 1.10 ACRES ONLY, LOCATED 16450 RAUSIN RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Commissioner Whitfield made a motion to approve the zoning resolution.

Commissioner Quillen seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-G

(15) Zoning -
Subdivision
Regulations
- Loudon
County

A RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK, AND THE PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE III, GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, A. Streets, Section 15, b., c. Minimum Lot Size,

Commissioner Waller made a motion to approve the zoning resolution.

Commissioner Geames seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-H

(16) Zoning -
1220
Bishop 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 A-2, RURAL RESIDENTIAL DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 058, PARCEL 043.00, APPROXIMATELY 1 ACRE ONLY, LOCATED 1220 BISHOP RD, LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

Commissioner Geames made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-I

(17) Zoning -
19325 Pond
Creek 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 A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 054, PARCEL 018.03, APPROXIMATELY 2 ACRES ONLY, LOCATED 19325 POND CREEK RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT

Loudon County Commission Meeting Minutes, Monday, October 7, 2024.

Commissioner Whitfield made a motion to approve the zoning resolution.

Commissioner Quillen seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-J

(18) Zoning -
Wilkerson
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 A-2, RURAL RESIDENTIAL DISTRICT, FLOODWAY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, FLOODWAY DISTRICT. LOUDON COUNTY TAX MAP 017, PARCELS 088.02 & 088.03, LOCATED WILKERSON RD, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT

Commissioner Waller made a motion to approve the zoning resolution.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-K

(19) Zoning -
240 & 240
Bedlow Way

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 049, PARCELS 017.08 & 017.09, APPROXIMATELY 1 ACRE ONLY, LOCATED 240 & 240 BEDLOW WAY, LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

Commissioner Geames made a motion to approve the zoning resolution up to two acres.

Commissioner Shaver seconded the motion.

Upon Voice Vote, the motion PASSED. RESOLUTION 100724-L

(20) Eaton
Elementary
Copy
machine
lease

Loudon County Purchasing Director - Matt Kleinschmidt presented to commission:

Eaton Elementary School Copy Machine Lease - \$ 262.36 per month for 60 months

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller (8)

Upon Roll Call Vote, the motion PASSED. EXHIBIT 100724-M

Commissioner Waller presented to commission for recommendation:

(21) Road
Standards

Road Standards - a motion was made that any development of ten lots or more must connect to a county road with a minimum width of twenty feet. The width is measured from inside white line to inside white line. The width must be twenty-foot average, measured every 100' to the nearest road that measures 20' or more.

This applies to all land in the county proper, including county land inside the urban growth boundary. Additionally, it applies to any municipality land, connecting to a county road.

Commissioner Shaver seconded the motion.

Loudon County Commission Meeting Minutes, Monday, October 7, 2024

Upon Voice Vote, the motion PASSED. Commissioner Jenkins and Commissioner Quillen voted to wait. EXHIBIT 100724-N

(22) Statutory
Bond -
George W
Miller II

Commissioner Waller presented to commission a Statutory Bond for George W Miller II / \$ 2,100,000.

Commissioner Shaver seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller, Geames (8)

Upon Roll Call Vote, the motion PASSED. EXHIBIT 100724-O

(23) Statutory
Bond -
Michael Ben
Campbell

Commissioner Waller presented to commission a Statutory Bond - Michael Ben Campbell / \$ 50,000.

Commissioner Shaver seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller, Geames, Jenkins (8)

Upon Roll Call Vote, the motion PASSED. EXHIBIT 100724-P

(24) Budget -
Cooperating
Agreement
w/ DGA
Contract
class 1 to
Class 2

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve a request to update the Cooperating Agreement with DGA Contract to Class 1 from Class 2. (Copy of sample letter attached)

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Geames seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Satterfield, Whitfield, Morrison, Shaver, Waller, Geames, Jenkins, Quillen (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-Q

(25) Budget -
Chancery
Court
overlapping
employment
for training

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve overlapping employment for training purposes in Chancery Court.

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Whitfield, Morrison, Shaver, Waller, Geames, Jenkins, Quillen, Satterfield (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-R

(26) Budget -
Loudon
County
Clerks Lenoir
City
Satellite
Office
funding

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve funding for initial operations funding for Lenoir City Satellite County Clerk's Office (Copy of estimated costs from County Clerk Wampler attached)

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Quillen seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Loudon County Commission Meeting Minutes, Monday, October 7, 2024

Upon Roll Call Vote, the following commissioners voted AYE: Morrison, Shaver, Waller, Geames, Jenkins, Quillen, Satterfield, Whitfield (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-S

(27) Budget -
ARPA
\$ 13,600
Reimburse-
ment - John
Deer Gator

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve ARPA funds in the amount of \$13,600 for reimbursement of a John Deere Gator to school system from 4th District, Commissioner Whitfield

Commissioner Whitfield made a motion to approve the recommendation.

Commissioner Geames seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Morrison, Shaver, Waller, Geames, Jenkins, Quillen, Satterfield, Whitfield (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-T

(28) Budget - Sr
Health
Insurance
Contract

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve new rates for Sr. Health Insurance contract.

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Geames seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Shaver, Waller, Geames, Jenkins, Quillen, Satterfield, Whitfield, Shaver, Morrison (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-U

(29) Budget -
Additional
Funding for
Courthouse
(ceiling tiles)

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve additional funding needed at the Courthouse for ceiling tiles, which are not covered by insurance (Copy of email from Purchasing Director Kleinschmidt attached)

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Whitfield seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Waller, Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-V

(30) Budget -
County
Website -
Quillen
Marketing

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve funding for website to Smartmarketing (Copy of Smartmarketing proposal from IT Director Lewis attached)

Commissioner Whitfield made a motion to change the recommendation for the website from Smartmarketing to Quillen Marketing. Quillen Marketing will be creating the website for free and there is a monthly fee of \$130. Thomas Lewis - County IT Department answered questions regarding the website for commission. Information will be sent to the county IT Department and he will be uploading to the website. Commissioner Whitfield requested that Thomas get with Quillen marketing immediately to begin work on the website.

London County Commission Meeting Minutes, Monday, October 7, 2024

Commissioner Jenkins seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Satterfield, Whitfield, Morrison, Shaver, Waller (7)

Commissioner Quillen abstained from the vote. (1)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-W

(31) Budget -
Transfer
Funds from
Co. General
to General
Capital
Projects for
Courthouse

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of recommendation to approve transfer of funds from County General to General Capital Projects for Courthouse expenses cash flow.

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-X

(32) Budget
Amendments
- Funds 101,
115, 116,
127, 131,
141, 142,
171, 177

Director of Accounts and Budgets - Erin Rice presented to commission for consideration of a recommendation to approve amendments/line adjustments in the following funds:

- 1) County General Fund 101 RESOLUTION 100724-Y
- 2) Public Libraries Fund 115 RESOLUTION 100724-Z
- 3) Recycling Centers Fund 116 RESOLUTION 100724-AA
- 4) Special Purpose (ARPA) Fund 127 RESOLUTION 100724-BB
- 5) Highway Fund 131 RESOLUTION 100724-CC
- 6) General Purpose School Fund 141 RESOLUTION 100724-DD
- 7) Federal School Projects Fund 142 RESOLUTION 100724-EE
- 8) General Capital Projects Fund 171 RESOLUTION 100724-FF
- 9) Education Capital Projects Fund 177 RESOLUTION 100724-GG

Commissioner Shaver made a motion to approve the recommendations for Items 1-9. This motion is to include the adjustment to the County General Fund 101 for the website expense to be for Quillen marketing instead of Smartmarketing.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller (8)

Upon Roll Call Vote, the motion PASSED.

London County Commission Meeting Minutes, Monday, October 7, 2024

(33) Distribution
of Monthly
Reports

Director of Accounts and Budgets - Erin Rice requested the record reflect the following monthly reports for approval:

Approved Budget Committee minutes - August 19, 2024 EXHIBIT 100724-HH

Summary Financial Reports for September 2024 EXHIBIT 100724-II

(34) Opioid
Settlement
Information

Director of Accounts and Budgets - Erin Rice presented to commission for OPIOID Settlement Information (TN Opioid Abatement & Remediation uses included) EXHIBIT 100724-JJ

(35) Sale of
Property at
Centre 75
for LUB
substation

Director of Accounts and Budgets - Erin Rice presented to commission for Consideration of recommendation to approve property sales at Centre 75 for an LUB substation

Commissioner Shaver made a motion to approve the recommendation.

Commissioner Waller seconded the motion.

Commission Chair-Pro Tempore Bill Satterfield (Vice-Chair) called for a Roll Call Vote.

Upon Roll Call Vote, the following commissioners voted AYE: Geames, Jenkins, Quillen, Satterfield, Whitfield, Morrison, Shaver, Waller (8)

Upon Roll Call Vote, the motion PASSED. RESOLUTION 100724-KK

(36) Bonds &
Notaries

Commissioner - Adam Waller made a motion to approve the following Bonds and Notaries:

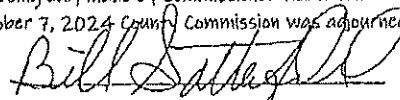
Emily Baker, Cynthia Bengel, Jane Elizabeth Bryant, Emily Everett Bunn, Donna Doane, Shannon D. Lettleri, Hannah Daniel Maher, Aiden Elijah Moore, Kellie Niles, Jeremy Estee Russell, Brenda C. Spicer, Heather Walden, Sharon E. Williams

Commissioner Geames seconded the motion.

Upon Roll Voice Vote, the motion PASSED. RESOLUTION 100724-LL

(37) Adjournment

There being no further business a motion being duly made by Commissioner Waller and seconded by Commissioner Shaver the October 7, 2024 County Commission was adjourned at 7:01 pm.


London County Commission Chairman

ATTEST:


London County Clerk


London County Mayor

FILED 8th DAY OF July 20, 25
AT 11:15 A.M.
USA Scott Jr
LOUDON COUNTY CLERK & MASTER

EXHIBIT F

RESOLUTION _____

A RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK, AND THE PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE III, GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, A. STREETS, SECTION 2. RELATION TO ADJOINING STREET SYSTEM.

WHEREAS, the Regional Planning Commissions, in accordance with Tennessee Code Annotated §13-3-401 through §13-3-411 and §13-4-301 through §13-4-309, may adopt and amend regulations governing the subdivision of land; and

WHEREAS, subdivisions must be conceived, designed, and developed in accordance with the sound rules and proper minimum standards as established in the Regional and Municipal Subdivision Regulations to protect the interests of the entire community; and

WHEREAS, subdivisions of land become a public responsibility in that public services customary to urban areas must be provided and the welfare of the entire community is thereby affected in many important respects; and

WHEREAS, the Regional Planning Commissions strive to cooperate with local authorities by conforming to consistent guidelines of community development; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, the Daily Edition on _____, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

NOW, THEREFORE, BE IT RESOLVED by the Regional Planning Commissions that the Subdivision Regulations be amended as follows:

That in Article III, General requirements and Minimum Standards of Design, A. Streets, Section 2: Relation to Adjoining Street System, be amended by adding the following text after the second paragraph:

Any subdivision with more than Nine (9) lots or developments with more than Nine (9) dwelling units shall only be approved to connect to streets or roads that measure a minimum of twenty feet or more in width measured from inside white line to inside white line. The width must be an average of twenty feet measured at 1:10 mile increments, with no less than four equal spaced measurements, from the entrance of the subdivision or development to the nearest road that measures 20 feet or more inside white line to inside white line. Plans for connection to a road that is unstriped must detail that the road will be striped and meet the regulations on the preliminary and final plats.

Any subdivision with more than Fifty (50) lots or developments with more than Fifty (50) dwelling units shall provide a traffic study conducted by a qualified engineer to address the road conditions and any additional improvements that may be required for traffic safety. (i.e. turn lanes, deceleration lanes, additional shoulders, intersection improvements, or width.)

The traffic study shall use the ADTC based on the most recent study conducted by the Tennessee Department of Transportation. If a TDOT ADTC is not available, a traffic count must be conducted at the expense of the developer. A 3 peak-day average is required and shall not include days recognized as holidays by Loudon County. This study shall take into consideration property uses in the area that could increase traffic volume during certain periods of time. (i.e. churches, permitted commercial activities, recreational areas.)

Any required offsite improvements to roads, drainage, utilities, or ROW acquisition are the responsibility of the developer to negotiate with the Road Superintendent and any additional parties involved. Any agreement must be in writing and supplied to the Planning staff prior to preliminary plat approval. Due to the various road conditions and drainage infrastructure, all proposed improvement plans must be submitted and approved by the Road Superintendent, planning staff, and all other parties involved. Road improvements shall comply with Article IVB, Appendix II, and Appendix III of the Loudon County Subdivision Regulations. Additional requirements may be requested by the Loudon County Road Superintendent.

A letter of credit shall be in place prior to any onsite work for the development or any required offsite improvements to the county road or drainage infrastructure in the county ROW. The letter of credit shall remain in place for a period of one year after the final plat has been approved and recorded for any required maintenance or repairs needed. Once the waiting period has passed, the letter of credit will be released upon request by the developer and approval from the Road Superintendent.

This section shall also apply to any future division of the same property within one year of consideration of any plat involving that property, and to overall platting of any land in phases.

These regulations shall apply to all land in Loudon County proper, including county land inside the Urban Growth Boundaries of Greenback, Philadelphia, Loudon, Lenoir City, and any municipal land or land located in an adjacent jurisdiction connecting to a county road.

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 December 10, 2024 are as follows:

APPROVED: 6

DISAPPROVED: 0

ABSTAINED: _____

Patricia G. Milner
ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION

12-13-24

FILED 8th DAY OF JULY 20, 25
AT 11:15 A.M.
Lisa Scott Jg
LOUDON COUNTY CLERK & MASTER

EXHIBIT G

LOUDON COUNTY COMMISSION
LOUDON COUNTY, TENNESSEE
Friday, December 20, 2024
Courthouse Annex
6:00 PM

SPECIAL CALLED MEETING MINUTES

- (1) Opening of Meeting
BE IT REMEMBERED that the Board of Commission of Loudon County convened in a Special Called Meeting session in Loudon, Tennessee on the 20th day of December, 2024.
Commission Chairman Henry Cullen called the meeting to order at 6pm.
- (2) Roll Call
Upon Roll Call, the following commissioners were present: Bill Geames, Rosemary Quillen, Bill Satterfield, Gary Whitfield, Henry Cullen, Joe Morrison, Van Shaver, Adam Waller (B)
The following commissioners were absent: Chase Randolph and William Jenkins
Also present, was the Honorable Mayor Buddy Bradshaw, Director of Accounts and Budgets, Erin Rice and Chief Deputy, Tammie Wampler.
Commission Chairman Cullen opened the floor to General Public Comments to those that wished to speak. The following spoke:
1) Rich Anklin
2) Chasey Hackman
- (3) General Public Comments
- (4) ARPA Funds - \$ 49,619.78 / Animal Shelter
Commissioner Shaver made a motion to use the remaining ARPA funds in the amount of \$ 49,619.78 to go to the Animal Shelter budget to offset salaries.
Commissioner Geames seconded the motion.
Commission Chairman Cullen called for a roll call vote.
Upon Roll Call Vote, the following commissioners voted AYE:
Geames, Quillen, Satterfield, Whitfield, Cullen, Morrison, Shaver, Waller (B)
Upon Roll Call Vote, the motion PASSED.
- (5) Cemetery Regulation Changes
Commissioner Waller made a motion to vote on the cemetery regulation changes.
Commissioner Shaver seconded the motion.
Commission Chairman Cullen called for a Voice Vote.
Upon Voice Vote, the motion PASSED unanimously.
- (6) Road Standards addition
Commissioner Shaver made a motion to add to the road standards that any development with 10 or more dwelling units must be on a 20 foot wide road measured white line to white line.
Commissioner Whitfield seconded the motion.
Commission Chairman Cullen called for a Voice Vote.
Upon Voice Vote the motion PASSED unanimously.

London County Commission Meeting Minutes, Friday, December 20, 2024

- (7) Adjournment There being no further business a motion being duly made by Commissioner Waller and seconded by Commissioner Shaver the December 20, 2024 County Commission Special Called Meeting was adjourned at 6:24 pm.

ATTEST:

London County Clerk

London County Commission Chairman

London County Mayor