

**NOTICE OF PUBLIC HEARING.** In accordance with Tennessee Code Annotated Section 13-7-105, the Board of County Commissioners of Blount County, Tennessee, will convene in a called meeting and hold public hearing on April 12, 2011 at 6:30 P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendment to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010.

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, BY ADDING A NEW SECTION 7.18 DESIGN STANDARDS FOR COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS, AMEND SECTIONS 9.1B, 9.2B and 9.3B TO INCLUDE COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS, AND AMEND SECTION 13 TO INCLUDE DEFINITIONS FOR CAMPING CABINS AND COMMERCIAL CAMPGROUNDS**

**Section 7.18 – Commercial Campground and Recreational Vehicle Parks**

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community where street access and capacity and other infrastructure are favorable for higher density development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. A commercial campground and recreational vehicle park shall meet the following regulations:

1. Minimum lot size requirement: The minimum development site for a commercial campground and recreational vehicle park shall be five (5) acres.
2. Permitted uses and activities: The following uses, vehicles and activities shall be permitted in all commercial campgrounds and recreational vehicle parks.
  - A. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, *camping cabins* (not to exceed 25% of the total camp sites), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
    - 1) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.
    - 2) External structures permanently attached to the ground such as carports, or cabanas associated with individual campsites, shall not be permitted.
  - B. A recreational vehicle shall not remain in a recreational vehicle park for more than two hundred-seventy (270) days in any three-hundred-sixty-five (365) day period except:
    - 1) Vehicles owned and operated by seasonal camp workers shall be exempt from this requirement.
    - 2) Storage of unoccupied recreational vehicles may be allowed in a designated storage area, with number of stored vehicles not to exceed 40% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be visually buffered from and public road, and shall be set back from lot lines by the required principle structure setbacks for the zone.
  - C. Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground.

3. Accessory Uses: Management headquarters, toilets, dumping stations, showers, coin-operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground or recreational vehicle park are permitted as accessory uses to the park, subject to the following restrictions:
  - A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.
4. Prohibited uses and structures:
  - A. Mobile homes and mobile home parks,
  - B. Permanent residences, excluding the accessory use of a resident management structure.
5. Design standards for recreational vehicle parks and campgrounds. All commercial campgrounds and recreational vehicle parks shall meet the following requirements in addition to other requirements in specific zones.
  - A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.
  - B. Access and location criteria:
    - 1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville city limits to the Blount/Sevier county line, Lamar Alexander Parkway (Highway 321) from Maryville city limits to the city limits of Townsend, Highway 321 from the Townsend city limits to the Blount/Sevier county line, Old Tuckaleechee Road around the southern boundary of Townsend, Old Walland Highway from intersection with Ellejoy Road to intersection with Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

**(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).**

- 2) Location of campgrounds shall be limited to off site roads with at least 18 foot wide pavement with 2 foot shoulders.
- 3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize

traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall have a *minimum of fifty (50) feet* turning radius and exits shall be designed to allow ingress and egress simultaneously.

- 4) A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration land is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

C. Internal Roadways. All internal roadways shall meet the following requirements:

- 1) Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
- 2) All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed ten (10) percent for gravel roads and thirteen (13) percent for paved roads.
- 3) An erosion control plan shall also be required.
- 4) All internal roadways shall have a minimum width of no less than fourteen (14) feet for one-way traffic and no less than eighteen (18) feet for two-way traffic.

D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity for a minimum of three (3) recreational vehicles, to insure check-in does not become congested.

E. Parking for workers and guests. Parking spaces shall be provided for the manager and camp workers. A minimum of one (1) guest parking space shall be provided for every five (5) campsites.

F. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Blount County Environmental Health Department.

G. Any site plan shall address provision for fire service with fire hydrants and adequate access for emergency vehicles within the development.

H. Any site plan shall address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.

I. Fire Pits. Campfires shall only be permitted in designated fire pits.

J. Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds should conduct business in accordance to any existing noise laws within the county.

6. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.

A. Recreational Vehicle Campsite.

- 1) All recreational vehicle campsites shall have a minimum of 1,400 square feet.
- 2) A recreational vehicle campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
- 3) Each campsite shall contain a stabilized vehicular parking pad.
- 4) No building or storage sheds are permitted on individual recreational vehicle campsites.
- 5) Recreational vehicle campsites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 6) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 7) Recreational vehicle campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

B. Tent Campsite.

- 1) All tent campsites shall have a minimum area of 1,400 square feet.
- 2) Tent campsites shall include a minimum of one (1) automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 3) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 4) Tent campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

C. Camping Cabin sites.

- 1) All camping cabin sites shall have a minimum area of 1,400 square feet.
- 2) A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
- 3) No storage sheds are permitted on an individual camping cabin site.

- 4) Camping cabin sites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 5) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and Campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 6) Camping cabin sites shall be set back at least twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

**ADDITION OF COMMERCIAL CAMPGROUNDS AND RECREATIONAL PARKS TO THE FOLLOWING SECTIONS.**

**9.1 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed and breakfast accommodations; golf driving range; *commercial campgrounds and recreational vehicle parks (see also section 7.18)*; and accessory structures customarily associated with the above uses.

**9.2 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); *commercial campgrounds and recreational vehicle parks (see also section 7.18)*; and accessory structures customarily associated with the above uses.

**9.3 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, and their associated sales or rental offices for the development (see also Section 7.6), family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; day care facilities; commercial cemeteries not associated with a church or other place

of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumber yards; **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

**DEFINITIONS TO BE ADDED TO SECTION 13 OF OUR ZONING REGULATIONS.**

*Camping Cabin; small cabins located within a campground that are intended for temporary shelter, and includes sleeping quarters, in some cases a bathroom, but no kitchens.*

**Commercial Campground;** : the area or place (as a field or grove) used for a camp, for camping, or for a camp meeting, and is conducted as a commercial business, or associated with private groups, clubs or churches.

**A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY, TENNESSEE, from R-1-Rural District 1 to RAC- Rural Arterial Commercial for the property at 4919 Highway 411 South, Tax Map 100, Parcel 026.02.**

APPROVED:

ATTEST:

Kenneth Melton  
Commission Chairman

Roy Crawford, Jr.  
County Clerk

Ed Mitchell  
County Mayor

**RESOLUTION No. 11-04-009**

**Sponsored by Commissioners Gary Farmer and Gordon Wright.**

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, BY ADDING A NEW SECTION 7.18 DESIGN STANDARDS FOR COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS, AMEND SECTIONS 9.1B, 9.2B and 9.3B TO INCLUDE COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS, AND AMEND SECTION 13 TO INCLUDE DEFINITIONS FOR CAMPING CABINS AND COMMERCIAL CAMPGROUNDS**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21<sup>st</sup> day of April, 2011:

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

**WHEREAS**, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *et seq.*, OF THE TENNESSEE CODE ANNOTATED**, and

**WHEREAS**, it is desired to amend such Resolution to provide an avenue to permit said use upon review and approval,

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

**1. That the following new Section 7.18 be added to the Zoning Resolution:**

**Section 7.18 – Commercial Campground and Recreational Vehicle Parks**

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community where street access and capacity and other infrastructure are favorable for higher density development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. A commercial campground and recreational vehicle park shall meet the following regulations:

1. Minimum lot size requirement: The minimum development site for a commercial campground and recreational vehicle park shall be five (5) acres.
2. Permitted uses and activities: The following uses, vehicles and activities shall be permitted in all commercial campgrounds and recreational vehicle parks.
  - A. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, *camping cabins* (not to exceed 25% of the total camp sites), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
    - 1) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.

- 2) External structures permanently attached to the ground such as carports, or cabanas associated with individual campsites, shall not be permitted.

B. A recreational vehicle shall not remain in a recreational vehicle park for more than two hundred-seventy (270) days in any three-hundred-sixty-five (365) day period except:

- 1) Vehicles owned and operated by seasonal camp workers shall be exempt from this requirement.
- 2) Storage of unoccupied recreational vehicles may be allowed in a designated storage area, with number of stored vehicles not to exceed 40% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be visually buffered from and public road, and shall be set back from lot lines by the required principle structure setbacks for the zone.

C. Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground.

3. Accessory Uses: Management headquarters, toilets, dumping stations, showers, coin-operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground or recreational vehicle park are permitted as accessory uses to the park, subject to the following restrictions:

A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.

4. Prohibited uses and structures:

A. Mobile homes and mobile home parks,

B. Permanent residences, excluding the accessory use of a resident management structure.

5. Design standards for recreational vehicle parks and campgrounds. All commercial campgrounds and recreational vehicle parks shall meet the following requirements in addition to other requirements in specific zones.

A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.

B. Access and location criteria:

- 1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor

leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville city limits to the Blount/Sevier county line, Lamar Alexander Parkway (Highway 321) from Maryville city limits to the city limits of Townsend, Highway 321 from the Townsend city limits to the Blount/Sevier county line, Old Tuckaleechee Road around the southern boundary of Townsend, Old Walland Highway from intersection with Ellejoy Road to intersection with Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

**(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).**

- 2) Location of campgrounds shall be limited to off site roads with at least 18 foot wide pavement with 2 foot shoulders.
- 3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall have a **minimum of** fifty (50) feet turning radius and exits shall be designed to allow ingress and egress simultaneously.
- 4) A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration land is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

C. Internal Roadways. All internal roadways shall meet the following requirements:

- 1) Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
- 2) All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed ten (10) percent for gravel roads and thirteen (13) percent for paved roads.
- 3) An erosion control plan shall also be required.
- 4) All internal roadways shall have a minimum width of no less than fourteen (14) feet for one-way traffic and no less than eighteen (18) feet for two-way traffic.

- D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity for a minimum of three (3) recreational vehicles, to insure check-in does not become congested.
- E. Parking for workers and guests. Parking spaces shall be provided for the manager and camp workers. A minimum of one (1) guest parking space shall be provided for every five (5) campsites.
- F. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Blount County Environmental Health Department.
- G. Any site plan shall address provision for fire service with fire hydrants and adequate access for emergency vehicles within the development.
- H. Any site plan shall address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.
- I. Fire Pits. Campfires shall only be permitted in designated fire pits.
- J. Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds should conduct business in accordance to any existing noise laws within the county.
6. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.
- A. Recreational Vehicle Campsite.
- 1) All recreational vehicle campsites shall have a minimum of 1,400 square feet.
  - 2) A recreational vehicle campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
  - 3) Each campsite shall contain a stabilized vehicular parking pad.

- 4) No building or storage sheds are permitted on individual recreational vehicle campsites.
- 5) Recreational vehicle campsites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 6) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 7) Recreational vehicle campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

#### B. Tent Campsite.

- 1) All tent campsites shall have a minimum area of 1,400 square feet.
- 2) Tent campsites shall include a minimum of one (1) automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 3) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 4) Tent campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

#### C. Camping Cabin sites.

- 1) All camping cabin sites shall have a minimum area of 1,400 square feet.
- 2) A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
- 3) No storage sheds are permitted on an individual camping cabin site.
- 4) Camping cabin sites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 5) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and Campground. Ingress and egress to the campsite shall be limited to an internal roadway.

- 6) Camping cabin sites shall be set back at least twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

**2. That sections 9.1B, 9.2B, and 9.3B be amended to add campgrounds and recreational vehicle parks as special exceptions as follows:**

**9.1 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed and breakfast accommodations; golf driving range; ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; and accessory structures customarily associated with the above uses.

**9.2 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; and accessory structures customarily associated with the above uses.

**9.3 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, and their associated sales or rental offices for the development (see also Section 7.6), family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region

including the district; sawmills and associated lumber yards; *commercial campgrounds and recreational vehicle parks (see also section 7.18)*; and accessory structures customarily associated with the above uses.

**3. That the following definitions be added to Section 13 of the zoning regulations:**

*Camping Cabin; small cabins located within a campground that are intended for temporary shelter, and includes sleeping quarters, in some cases a bathroom, but no kitchens.*

*Campgrounds or Commercial Campground and Recreational Vehicle Parks: the area or place (as a field or grove) used for a camp, for camping, or for a camp meeting, and is conducted as a commercial business, or associated with private groups, clubs or churches.*

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

# Memo

To: Blount County Planning Commission  
From: Building Commissioner  
CC: Other planning commissioner members and staff  
Date: 2/15/2011  
Re: Rezoning Request at 4919 Hwy 411 South.

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## Background:

Mr. James Willis has recently purchased the property at 4919 Hwy 411 South and has requested that it be rezoned to RAC-(rural arterial commercial) from R-1-(rural district one). This property is identified on tax map 100 and parcel 026.02.

The property is approximately one acre with direct frontage on Hwy 411 South. The property is located outside of the urban growth boundary for the City of Maryville. The RAC zone is the applicable commercial zone for this property due to its location. Below I have included the description of the RAC Zone from Section 9.10 of our zoning regulations.

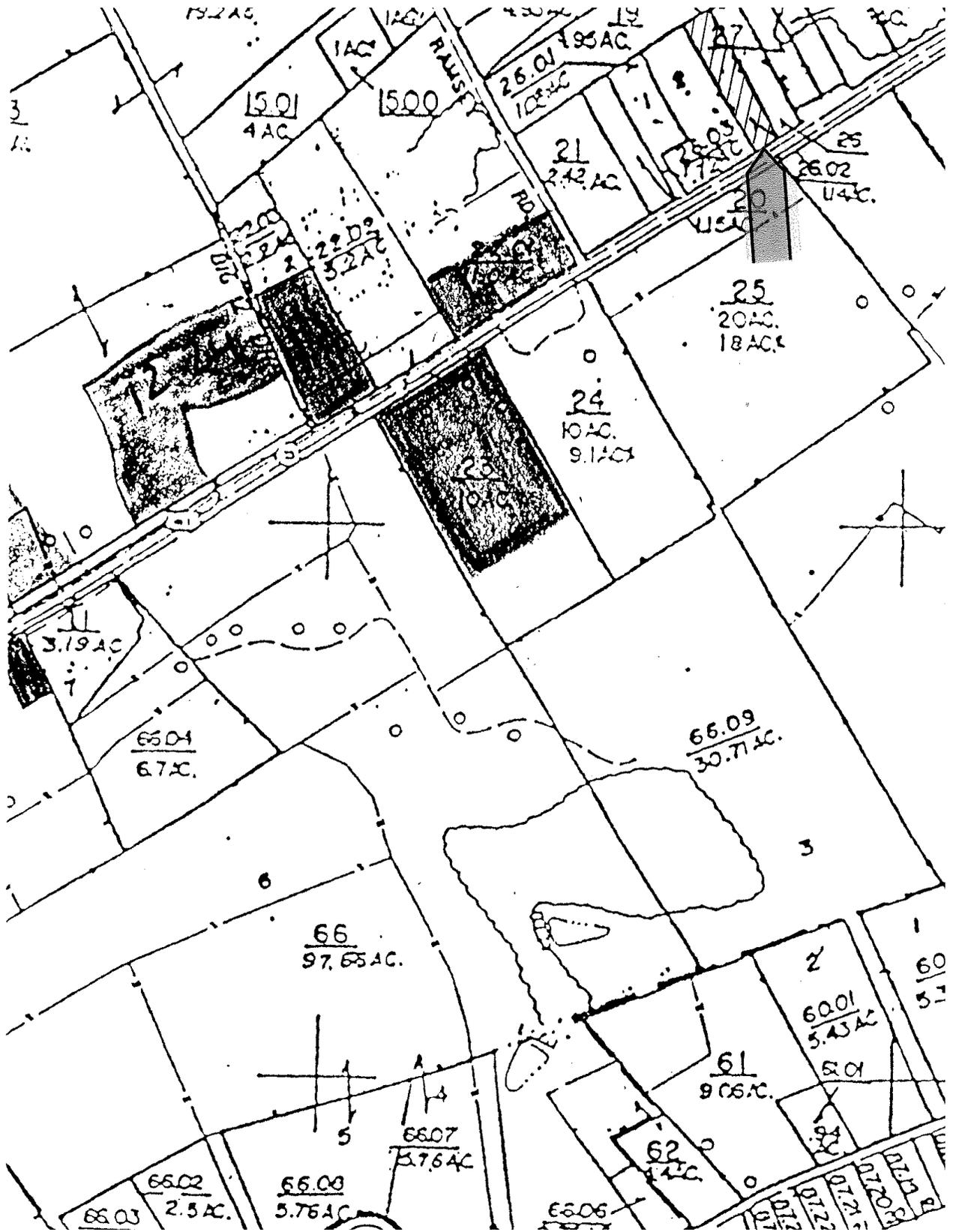
- **Section 9.10 RAC – Rural Arterial Commercial District.** It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to major four or more lane\_arterial roads in the county, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County. It is further the policy of the County Commission that the RAC district and this section should have applicability only to land adjacent to Highway 411 South outside the Maryville urban growth boundary, and to Highway 321 – East Lamar Alexander Parkway outside the Maryville urban growth to intersection with Foothills Parkway, and that amendments to the Zoning Map should extend no more than 500 feet away from the right-of-way lines of the above delineated highways. This section does not amend the Zoning Map, nor zone nor rezone any land to RAC, but only identifies limits to location for any land that may in the future be zoned RAC.

There is a 5,000 square foot building located on this property that housed a fiberglass repair shop. The shop was an existing non-conforming use that is no longer in business. The previous owner made a special exception request that went before the BZA to change the use to an automobile/recreational vehicle sales lot.

That request was approved by the BZA at the October 14, 2010 meeting. Mr. Willis acquired the property in early February 2011 and would like to have the property rezoned to RAC. Currently it could only be used for the automobile/ recreational vehicle sales lot, but rezoning the property would allow it to be used for the permitted uses found in section 9.10 A and the one use that can be approved as a special exception found in section 9.10 B. I have included these sections below.

This property is in the area of other existing non-conforming uses and properties that have been rezoned to RAC. The parcel being considered is hatch on the tax map that is attached.

- **9.10 A.** Permitted Uses: General retail sales and rental of goods and merchandise; Restaurants; bed and breakfast, office of a physician, dentist, or other similar medical professional; campgrounds; Golf driving ranges, miniature golf courses, and similar uses; Kennels and veterinarian services; Miscellaneous public and semi-public facilities including post offices; Commercial greenhouses; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Golf courses; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.2.A and 9.2.B.
  
- **9.10 B.** Uses permitted as special exception: Motorcycle safety training facilities.



**Recommended additions and amendments to the zoning regulations concerning commercial campgrounds and recreational vehicle parks.**

**1. That the following definitions be added to Section 13 of the zoning regulations:**

**Camping Cabin;** *small cabins located within a campground that are intended for temporary shelter, and includes sleeping quarters, in some cases a bathroom, but no kitchens.*

**Campgrounds or Commercial Campground and Recreational Vehicle Parks;** *the area or place (as a field or grove) used for a camp, for camping, or for a camp meeting, and is conducted as a commercial business, or associated with private groups, clubs or churches.*

**2. That sections 9.1B, 9.2B, and 9.3B be amended to add campgrounds and recreational vehicle parks as special exceptions as follows:**

**9.1 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed and breakfast accommodations; golf driving range; **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

**9.2 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

**9.3 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, and their associated sales or rental offices for the development (see also Section 7.6), family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumber yards; **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

**3. That the following new Section 7.18 be added to the Zoning Resolution:**

**Section 7.18 – Commercial Campground and Recreational Vehicle Parks**

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community where street access and capacity and other infrastructure are favorable for higher density development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. A commercial campground and recreational vehicle park shall meet the following regulations:

1. Minimum lot size requirement: The minimum development site for a commercial campground and recreational vehicle park shall be five (5) acres.
2. Permitted uses and activities: The following uses, vehicles and activities shall be permitted in all commercial campgrounds and recreational vehicle parks.
  - A. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, *camping cabins* (not to exceed 25% of the total camp sites), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
    - 1) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.
    - 2) External structures permanently attached to the ground such as carports, or cabanas associated with individual campsites, shall not be permitted.
  - B. A recreational vehicle shall not remain in a recreational vehicle park for more than two hundred-seventy (270) days in any three-hundred-sixty-five (365) day period except:
    - 1) Vehicles owned and operated by seasonal camp workers shall be exempt from this requirement.
    - 2) Storage of unoccupied recreational vehicles may be allowed in a designated storage area, with number of stored vehicles not to exceed 40% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be visually buffered from and public road, and shall be set back from lot lines by the required principle structure setbacks for the zone.
  - C. Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground.
3. Accessory Uses: Management headquarters, toilets, dumping stations, showers, coin-operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground or recreational vehicle park are permitted as accessory uses to the park, subject to the following restrictions:
  - A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.
4. Prohibited uses and structures:
  - A. Mobile homes and mobile home parks,

B. Permanent residences, excluding the accessory use of a resident management structure.

5. Design standards for recreational vehicle parks and campgrounds. All commercial campgrounds and recreational vehicle parks shall meet the following requirements in addition to other requirements in specific zones.

A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.

B. Access and location criteria:

- 1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville city limits to the Blount/Sevier county line, Lamar Alexander Parkway (Highway 321) from Maryville city limits to the city limits of Townsend, Highway 321 from the Townsend city limits to the Blount/Sevier county line, Old Tuckaleechee Road around the southern boundary of Townsend, Old Walland Highway from intersection with Ellejoy Road to intersection with Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

**(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).**

- 2) Location of campgrounds shall be limited to offsite roads with at least 18 foot wide pavement with 2 foot shoulders.
- 3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall have a **minimum of** fifty (50) feet turning radius and exits shall be designed to allow ingress and egress simultaneously.
- 4) A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration land is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

C. Internal Roadways. All internal roadways shall meet the following requirements:

- 1) Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
  - 2) All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed ten (10) percent for gravel roads and thirteen (13) percent for paved roads.
  - 3) An erosion control plan shall also be required.
  - 4) All internal roadways shall have a minimum width of no less than fourteen (14) feet for one-way traffic and no less than eighteen (18) feet for two-way traffic.
- D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity for a minimum of three (3) recreational vehicles, to insure check-in does not become congested.
- E. Parking for workers and guests. Parking spaces shall be provided for the manager and camp workers. A minimum of one (1) guest parking space shall be provided for every five (5) campsites.
- F. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Blount County Environmental Health Department.
- G. Any site plan shall address provision for fire service with fire hydrants and adequate access for emergency vehicles within the development.
- H. Any site plan shall address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.
- I. Fire Pits. Campfires shall only be permitted in designated fire pits.
- J. Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds should conduct business in accordance to any existing noise laws within the county.
6. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.
- A. Recreational Vehicle Campsite.
- 1) All recreational vehicle campsites shall have a minimum of 1,400 square feet.
  - 2) A recreational vehicle campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
  - 3) Each campsite shall contain a stabilized vehicular parking pad.
  - 4) No building or storage sheds are permitted on individual recreational vehicle campsites.
  - 5) Recreational vehicle campsites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.

- 6) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 7) Recreational vehicle campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

B. Tent Campsite.

- 1) All tent campsites shall have a minimum area of 1,400 square feet.
- 2) Tent campsites shall include a minimum of one (1) automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 3) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 4) Tent campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

C. Camping Cabin sites.

- 1) All camping cabin sites shall have a minimum area of 1,400 square feet.
- 2) A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
- 3) No storage sheds are permitted on an individual camping cabin site.
- 4) Camping cabin sites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 5) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and Campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 6) Camping cabin sites shall be set back at least twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

# Memo

To: Blount County Commission  
From: Building Commissioner  
CC: Other Commission members  
Date: 4/8/2011  
Re: Campground regulations.

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## Background:

The proposed regulations for commercial campgrounds and RV parks have been discussed by the planning commission and the county commission for quite some time now. Below I have provided you with the initial report from John Lamb and the minutes from the planning commission meetings that followed the action of the last commission to send the regulations back to the planning commission to address specific topics. I would like to point out a key section in the proposed regulations. Section 7.18-5-B-1 establishes the sections of roads that campgrounds will be permitted on, most of which are collector and arterial roads. There are provisions for campgrounds to be placed on roads that intersect with the specified roads, but are limited to a distance (to be determined) from the intersection with a specified road. The planning commission had lengthy discussion on what that distance should be and they came up with either 2,500 feet or 5,000 feet from the intersection. They left this as an option for the full commission to decide. For the regulations to be complete this option will have to be determined, either as part of a motion or as a separate motion, prior to any action on the proposed regulations. I have pasted this section below.

5-B-1 Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville city limits to the Blount/Sevier county line, Lamar Alexander Parkway (Highway 321) from Maryville city limits to the city limits of Townsend, Highway 321 from the Townsend city limits to the Blount/Sevier county line, Old Tuckaleechee Road around the southern boundary of Townsend, Old Walland Highway from intersection with Ellejoy Road to intersection with Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

**(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).**

**TO:** Blount County Planning Commission

**FROM:** John Lamb

**DATE:** January 20, 2010

**SUBJECT:** Long Range Planning agenda items for the January 28, 2010 meeting.

Note that the Planning Commission cancelled its December meeting.

**1. Discussion and possible action to recommend amendment to the zoning regulations concerning campgrounds.**

At the meeting in October, the Commission discussed several issues and concerns about the proposed campground regulations that have been subject of discussions over the last several months. The Commission came to a consensus to continue discussion at the November meeting, and to specifically address use of road classification criteria for campground and RV park permits, and the possibility of constructing a tourist overlay district to limit permitting to specific areas of the county. The Commission came to a consensus to pursue the road classification option. See attached separate memo by Roger Fields from the October meeting as reference to present proposed regulation wording. The following was prepared in consultation with Roger Fields.

At the October and November meetings, the question was raised whether or not road classifications could be a basis for limiting location of campgrounds. This is a possibility, and has been used for several other commercial types of activities in the County. Generally, a use would be specifically limited in general zoning text to a certain classification of road or segments of classified road as defined in a registered Major Road Plan (refer to proposed revised Major Road Plan map on 2

web at [www.blounttn.org/planning](http://www.blounttn.org/planning) under the meeting button for January 2010). Often, more impactful uses, especially those involving high traffic or specific types of traffic, are limited to arterial classified roads. Other uses that may have less, but still substantial impact could be limited to both arterial and collector classified roads. A selection of roads for a certain purpose may also be appropriate. In addition, the zoning regulations have set a general standard of minimum 18 feet of pavement width and two foot shoulders as a requirement precedent to permitting for special exception regardless of road classification.

Two areas of tourism interest were discussed in past meetings. One was the Townsend and Tuckaleechee cove area and road corridors leading to that area, extending possibly along Hwy 321 past Walland Gap toward Maryville as a gateway to the GSMNP. The other was the Tallassee area extending along Calderwood Highway (Hwy 129) from about Six Mile Road to the Dragon. Both areas have existing campground facilities and have shown recent demand for expansion or new facilities.

The designation of specific roads by appropriate classification would be the simple and most straightforward way to implement, involving only the amendment of proposed zoning text. This would be specific to campgrounds and RV parks and placed within the proposed regulation wording.

The following is a proposal to cover the two general areas identified above, specific to arterial and collector status roads within those areas. This is presented for further discussion and guidance to staff.

Proposed modification to proposed Section B to read (addition and changes in grey highlight):

B. Access and location criteria:

1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 321 corridor leading to Townsend, and the Hwy 129 corridor leading to Tallassee. To further define this area, campgrounds will be limited to direct access on the following arterial and collector status roads: Lamar Alexander Parkway (Hwy 321) from Maryville City Limits to the City Limits of Townsend, Highway 321 from the Townsend City Limits to the Blount/Sevier County line; Old Tuckaleechee Road around the southern boundary of Townsend; Old Walland Highway from intersection with Ellejoy Road to intersection at Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. 3

2) Vehicular access to these campgrounds shall be limited to **roads with 18 foot wide pavement with 2 foot shoulders.**

3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall *have a fifty (50) feet turning radius* and exits shall be designed to allow ingress and egress simultaneously.

4) A deceleration lane may be required to entrance of the campground. When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a proposed deceleration lane is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

**BLOUNT COUNTY PLANNING COMMISSION**

**REGULAR SESSION**

**THURSDAY, January 28, 2010**

**5:30 P.M.**

**LONG RANGE PLANNING:**

**Discussion and possible action to recommend amendment to the zoning regulations concerning campgrounds:**

At the last regular meeting in October, the Commission discussed several issues and concerns about the proposed campground regulations that have been subject of discussion over the last several months. The Commission came to a consensus to continue discussion at the November meeting and to specifically address use of road classification criteria for campground and RV park permits along with the possibility of constructing a tourist overlay district to limit permitting to specific areas of the county. The Commission came to a consensus to pursue the road classification option.

At the October and November meetings, the question was raised whether or not road classifications could be a basis for limiting location of campgrounds. This possibility has been used for several other commercial types of activities in the County. A use would generally be specifically limited in general zoning text to a certain classification of road or segments of classified road as defined in a registered Major Road Plan.

Two areas of tourism interest were discussed in past meetings, both areas having existing campground facilities and have shown recent demand for expansion or new facilities. One was the Townsend and Tuckaleechee cove area and road corridors leading to that area, extending possibly along Highway 321 past Walland Gap toward Maryville as a gateway to the Great Smoky Mountains National Park. The other was the Tallassee area extending along Calderwood Highway (Hwy 129) from about Six Mile Road to the Dragon.

The modified proposal to Section B - Access and location criteria was mailed to members to review prior to the meeting.

Road classification selections and minimum development site were discussed.

Commissioner Farmer verified that if the proposed amendment is approved then anyone having the capacity and amount of property to request a campground outside the collector road classification would be able to request a public hearing to add that road to the regulations. (At that time it would be required that the minimum requirements be met for any road to be added since it would not be a collector road status.)

Commissioner Walker made a motion to change the minimum development site from 10 acres to 5 acres, seconded by Commissioner McClellan. Motion was approved with Commissioner Helton voting no.

Recommendation was made to make the changes as discussed and bring back the complete document for review.

## **BLOUNT COUNTY PLANNING COMMISSION**

### **REGULAR SESSION**

**THURSDAY, FEBRUARY 25, 2010**

**5:30 P.M.**

**Discussion and possible action to recommend amendment to the zoning regulations concerning campgrounds:**

At the meeting in January 2010, the Planning Commission considered two items amending the working version of campground regulations. The first was change of minimum size from 10 acres to 5 acres. The second was addition of road classification criteria as basis for allowing campgrounds. A copy of the revised working version with the two changes from the January meeting was mailed to members for review prior to the meeting.

There was no discussion.

Commissioner McClellan made a motion for approval and to forward it to the County Commission for setting of public hearing, review and possible approval, seconded by Commissioner Cameron. Motion received unanimous approval.

## **BLOUNT COUNTY PLANNING COMMISSION**

### **REGULAR SESSION**

**THURSDAY, JUNE 24, 2010**

**5:30 P.M.**

#### **Proposed campground regulations – referral from the County Commission:**

The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. The current proposal was mailed to members for review prior to the meeting.

Mr. Don Headrick was recognized by the Chairman. Mr. Headrick had concerns about the size of the proposed campgrounds. Existing campgrounds range from 3.5 acres to approximately 13 acres. Mr. Headrick stated that the long-term camping was not recommended but would like to see the storage of campers/RV's allowed on campgrounds. He also suggested that there were several areas in Townsend suitable for campgrounds and asked the Planning Commission to look into more opportunities for them.

County Commissioners concerns regarding acreage, lighting, and camping cabins were discussed. It was recommended that a reference to Section 7.15D, Design Requirements for Commercial and Industrial Developments, in the Zoning Regulations, be added to the campground regulations. In regards to the camping cabins, the use would give more opportunities for the campers and the owners could control the length of stay more closely.

It was recommended that a memo be given to the County Commission asking those with concerns about the campground regulations to attend the next Planning Commission meeting to discuss their issues. Staff will review tapes of the County Commission meeting to collate comments.

**BLOUNT COUNTY PLANNING COMMISSION**

**REGULAR SESSION**

**THURSDAY, SEPTEMBER 23, 2010**

**5:30 P.M.**

**Proposed campground regulations – referral from the County Commission:**

This item was deferred from the July meeting. The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. The Planning Commission noted at the last meeting that several County Commissioners had expressed concerns and suggestions regarding the proposed campground regulations. A copy of the current proposed regulations and summary of comments by Commissioners from the April 6, 2010, Public Hearing were mailed to members for review prior to the meeting.

Individual comments were discussed separately and the following are suggested changes to the proposed regulations:

Internal road width requirement.

Recommendation was made to set it at 14 feet in mountainous areas for one-way traffic and 18 feet for two-way traffic (this is consistent with the present subdivision regulations).

Limitation on access to roads intersecting specified roads.

Recommendation was made to leave the standard of depth for possible development blank at this time but to write the wording that would address the lateral development. Possible depth issues will be discussed at the next meeting.

How many campsites could be accommodated on five (5) acres?

Staff was asked to estimate the number of campsites and buildings that could be accommodated and report back.

Storage of RVs – present regulations allow up to 25 percent of density.

There were concerns that the 25 percent of density is too low. Recommendation was made to store the RVs at the back of the campground away from the road and to take into consideration the number allowed for storage especially during the winter months. Staff was asked to look at the numbers and present suggestions.

Noise and lighting – present no regulation.

Recommendation was made to reference the existing County regulations for noise and lighting through notification in the permit process.

Internal sewer system – present not specified (other present regulations apply).

Recommendation was made to reference existing standards that apply through notification.

Items to be discussed at a later date:

Setback from river and waterways – suggested 50 feet for septic, 15 feet for structures and RV sites – suggested do not allow cabins close to waterways.

Item was discussed but no decision was made.

Visual buffer from roads – present none.

It was noted that there is a provision for buffering on surrounding property but none from the road. Discussed RV's that might be parked close to the road and the use of trees as a buffer, however there is a concern about the trees causing a site distance issue if near the road. Storage is to be located at the rear of the property. Further discussion is needed.

The following items were discussed and recommendations were made to either leave as is or remove from the list:

Minimum area for new campground – five (5) acres.

Recommendation was made to keep it at 5 acres. (Item was discussed at length and it was suggested that if one sets the limit too high, such as 10 acres then the regulations would seem to be making it exclusionary.)

Minimum size for parking spaces – present to accommodate queue.

No changes.

Development along scenic roads – present allowed. Suggestion delete Wears Valley Road from list and require visual buffer otherwise – place cabins on backside of campground.

Item was discussed and recommendation was made to leave the standard in tack and do not delete Wears Valley Road.

Buffer from existing houses – present as required by special exception.

No changes.

Cabins – present allowed for temporary occupancy. Suggestion to delete use from regulations due to possibility that they would become permanent residences – suggestion that cabins appropriate for motorcycle tourism but control how they look – suggestion to tax as commercial.

Recommendation to leave as is – allow for temporary occupancy.

Maximum time for storage of RVs – present no maximum.

No change.

Limitation on number of campgrounds – present none – suggested not specific

Sale of propane and exclusion of sales outside campground – present may be allowed as accessory – suggestion none

Provision of open space and green space in development – present not required – suggestion none

Campground users tracking over adjacent property – present not addressed – suggestion none

Staff will prepare information and revise the proposed campground regulations for review and discussion at the next meeting.

## **BLOUNT COUNTY PLANNING COMMISSION**

### **REGULAR SESSION**

**THURSDAY, OCTOBER 28, 2010**

**5:30 P.M.**

#### **Proposed campground regulations – referral from the County Commission:**

The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. County Commissioners also raised specific concerns and made several suggestions. The Planning Commission considered several possible changes at the last meeting.

Outstanding issues that the Commission indicated for further consideration were:

Setback from river and waterways – suggested 50 feet for septic, 15 feet for structures and RV sites – suggested do not allow cabins close to waterways.

Visual buffer from roads – present none. It was noted that there is a provision for buffering on surrounding property but none from the road. Discussed RV's that might be parked close to the road and the use of trees as a buffer, however there is a concern about the trees causing a site distance issue if near the road. Storage is to be located at the rear of the property.

The Commission considered several specific changes and directed staff to come back with a revised draft. The draft was mailed to members for review prior to the meeting.

Draft was discussed and recommendations were made.

Added Section 7.17 6D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

Recommendations were made to for the following:

Section 7.17 2A(2) - Strike "or patios".

Section 7.17 2B(2) - Remove "not to exceed 10% of the total campground area."

Section 7.17 2B(2) – After subsurface sewage disposal system add "and shall be visually buffered from any public road."

Section 7.17 5B(1) - Add "2,500 or 5,000" feet direct access and Commissioner Wright recommended to add Highway 411 N.

Section 7.17 5B(2) add the words "at least" 18 foot wide pavement with 2 foot shoulders.

Section 7.17 5B(4) to change the first sentence to read: 4) A deceleration lane may be required to entrance of the campground based upon recommendation of the Blount County Highway Department or Tennessee Department of Transportation.

Add Section 7.17 6A(7) and Section 7.17 6B(4) "Setbacks from waterways being rivers and streams – 15 feet.

Add Section 7.17 6C(6) "Setbacks from waterways being rivers and streams - 25 feet for all streams except for the Little River which shall be 50 feet.

Discussed the number of campsite one could have on five (5) acres. Taking out the roads, septic system, storage area for RV's, office space and bath house / restrooms one could get

85 units. If one did not account for the infrastructure and only did 1400 square foot blocks there would be 155 unites.

Staff was instructed to bring back revised regulations for review and discussion at the next regular meeting.

## **BLOUNT COUNTY PLANNING COMMISSION**

### **REGULAR SESSION**

**TUESDAY, NOVEMBER 23, 2010**

#### **Proposed campground regulations – referral from the County Commission:**

The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. County Commissioners also raised specific concerns and made several suggestions. The Planning Commission considered several changes at the last two meetings, and directed staff to come back with a revised draft. A copy of the revised draft was mailed to members for review prior to the meeting.

Commissioner McClellan made a motion for approval and to forward it to the County Commission for setting of public hearing, review and possible approval, seconded by Commissioner Blankenship. Motion received unanimous approval.



**Development Services**  
416 West Broadway  
Maryville, TN 37801  
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March 23, 2011

Mr. Roger Fields  
1006 E. Lamar Alexander Parkway  
Maryville, TN 37802

**RE: AMENDMENT TO THE COUNTY'S ZONING RESOLUTION**

Dear Mr. Fields:

On March 21, 2011, the Maryville Regional Planning Commission took action on the amendment to the Blount County Zoning Resolution regarding commercial campgrounds and recreational vehicle parks. The commission voted 7-1 (one vacancy) to forward a favorable recommendation for the proposed amendment to the Blount County Commission.

If I can be of further assistance, give me a call at 273-3520.

Sincerely,

John Jagger, Director  
Development Services

**RESOLUTION No. 11-04-010**

**Sponsored by Commissioners Gary Farmer and Gordon Wright**

**A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY, TENNESSEE, from R-1-Rural District 1 to RAC-Rural Arterial Commercial for the property located at 4919 Hwy 411 South, Tax Map 100, Parcel 026.02.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21<sup>st</sup> day of April, 2011:

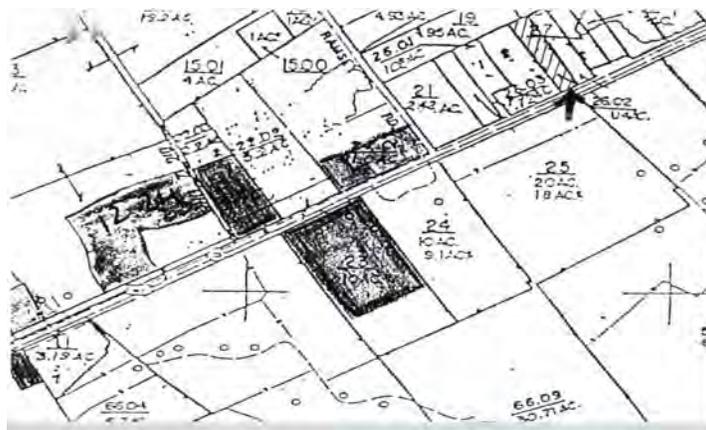
**WHEREAS**, the legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations, including a zoning map, in Tennessee Code Annotated Section 13-7-101, *et seq.*, and

**WHEREAS**, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations, including the Zoning Map of Blount County, Tennessee in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *ET SEQ.*, OF THE TENNESSEE CODE ANNOTATED**, and

**WHEREAS**, it is desired to amend the Zoning Map of Blount County, Tennessee.

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

That the Zoning Map of Blount County, Tennessee, be amended by rezoning land from R-1- Rural District 1 to RAC-Rural Arterial Commercial for the property located at 4919 Hwy 411 South, being part of Tax Map 100, Parcel 026.02, shown hatched on the following map.



**BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

# Memo

To: Blount County Planning Commission  
From: Building Commissioner  
CC: Other planning commissioner members and staff  
Date: 2/15/2011  
Re: Rezoning Request at 4919 Hwy 411 South.

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## Background:

Mr. James Willis has recently purchased the property at 4919 Hwy 411 South and has requested that it be rezoned to RAC-(rural arterial commercial) from R-1-(rural district one). This property is identified on tax map 100 and parcel 026.02.

The property is approximately one acre with direct frontage on Hwy 411 South. The property is located outside of the urban growth boundary for the City of Maryville. The RAC zone is the applicable commercial zone for this property due to its location. Below I have included the description of the RAC Zone from Section 9.10 of our zoning regulations.

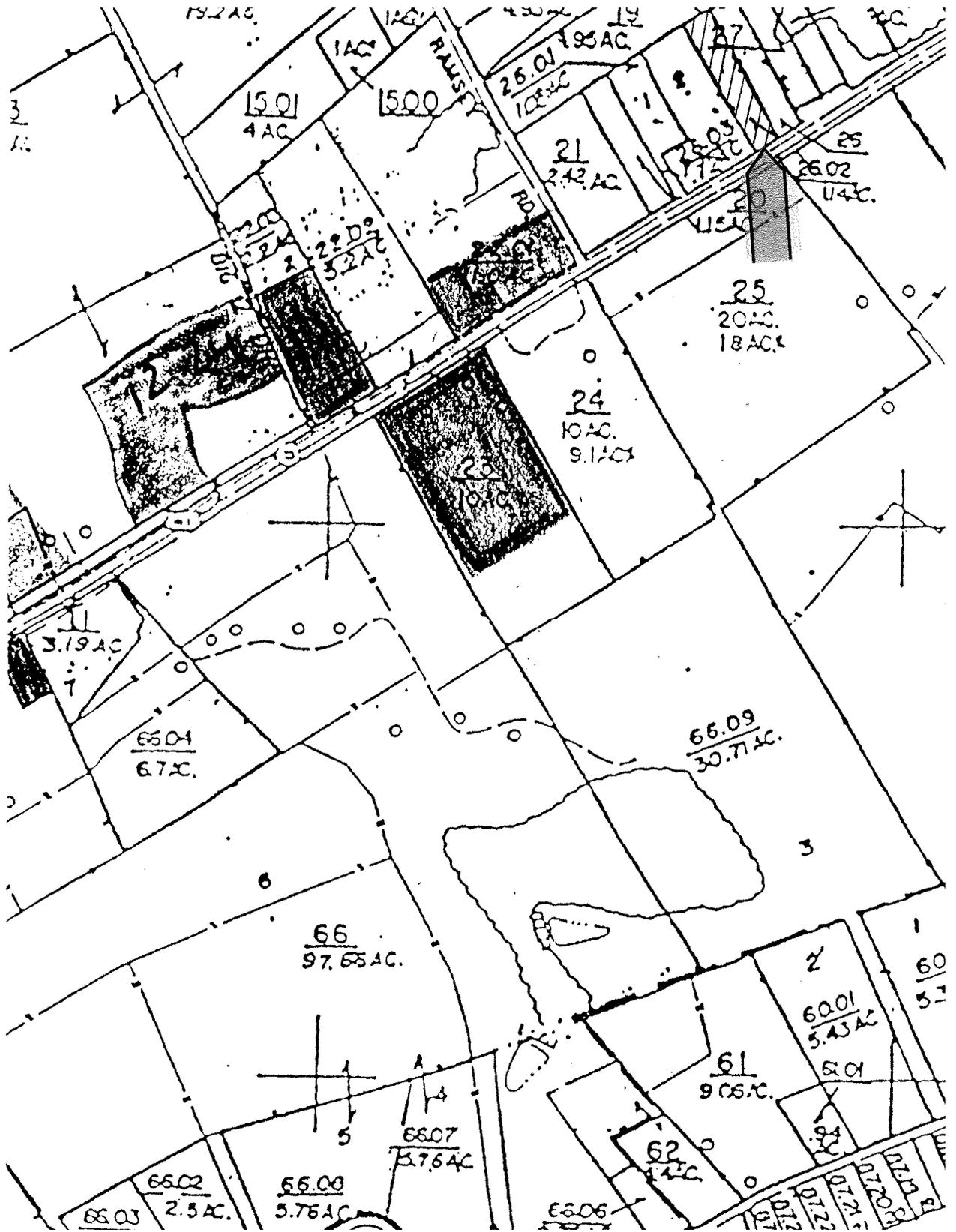
- **Section 9.10 RAC – Rural Arterial Commercial District.** It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to major four or more lane\_arterial roads in the county, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County. It is further the policy of the County Commission that the RAC district and this section should have applicability only to land adjacent to Highway 411 South outside the Maryville urban growth boundary, and to Highway 321 – East Lamar Alexander Parkway outside the Maryville urban growth to intersection with Foothills Parkway, and that amendments to the Zoning Map should extend no more than 500 feet away from the right-of-way lines of the above delineated highways. This section does not amend the Zoning Map, nor zone nor rezone any land to RAC, but only identifies limits to location for any land that may in the future be zoned RAC.

There is a 5,000 square foot building located on this property that housed a fiberglass repair shop. The shop was an existing non-conforming use that is no longer in business. The previous owner made a special exception request that went before the BZA to change the use to an automobile/recreational vehicle sales lot.

That request was approved by the BZA at the October 14, 2010 meeting. Mr. Willis acquired the property in early February 2011 and would like to have the property rezoned to RAC. Currently it could only be used for the automobile/ recreational vehicle sales lot, but rezoning the property would allow it to be used for the permitted uses found in section 9.10 A and the one use that can be approved as a special exception found in section 9.10 B. I have included these sections below.

This property is in the area of other existing non-conforming uses and properties that have been rezoned to RAC. The parcel being considered is hatch on the tax map that is attached.

- **9.10 A.** Permitted Uses: General retail sales and rental of goods and merchandise; Restaurants; bed and breakfast, office of a physician, dentist, or other similar medical professional; campgrounds; Golf driving ranges, miniature golf courses, and similar uses; Kennels and veterinarian services; Miscellaneous public and semi-public facilities including post offices; Commercial greenhouses; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Golf courses; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.2.A and 9.2.B.
  
- **9.10 B.** Uses permitted as special exception: Motorcycle safety training facilities.





**AGENDA**  
**BOARD OF COMMISSIONERS AGENDA COMMITTEE MEETING**  
**Tuesday, April 12, 2011, 6:30 p.m.**  
**Room 430, Blount County Courthouse**

**A. ROLL CALL.**

**B. PUBLIC INPUT ON ITEMS ON THE AGENDA.**

**C. APPROVAL OF AGENDA COMMITTEE MINUTES**

1. March 8, 2011 meeting.

**D. SETTING OF AGENDA.**

**E. ITEMS FOR CONSENT AGENDA.**

1. Resolutions for special recognitions.
2. Appointments/reappointments.
  - a. Parks and Recreation Commission – Nelson Russell. (County Mayor)
  - b. Blount County Children’s Home – Terry Elmore, Pam Bain, Elizabeth Little (Information Only). (County Mayor)
  - c. Blount County Veterans’ Service Officer Nominee - (Jerome Moon)

**F. UNFINISHED BUSINESS:**

**G. NEW BUSINESS:**

1. Budget Transfers.
2. Budget Increases.
3. Other Budget Items.
4. Resolution authorizing the lease under Tennessee Code Annotated 7-51-904 of an office copier for the Register of Deed’s Office of Blount County. (Kenneth Melton)
5. Resolution authorizing the lease under Tennessee Code Annotated 7-51-904 of office copiers for the Blount County Public Library of Blount County. (Kenneth Melton)
6. Resolution authorizing the lease under Tennessee Code Annotated 7-51-904 of office copiers for the Blount County Public Library of Blount County. (Kenneth Melton)
7. Resolution authorizing the lease under Tennessee Code Annotated 7-51-904 of an office copier for the Property Assessor’s Office of Blount County. (Kenneth Melton)
8. Resolution authorizing the lease under Tennessee Code Annotated 7-51-904 of an office copier for the Mayor’s Office of Blount County. (Kenneth Melton)
9. Resolution authorizing the lease under Tennessee Code Annotated 7-51-904 of an office copier for the Accounting Office of Blount County. (Kenneth Melton)
10. Resolution to amend the zoning resolution of Blount County, Tennessee, by adding a new section 7.18 design standards for commercial campground and recreational vehicle parks, amend sections 9.1B, 9.2B and 9.3B to include commercial campground and recreational vehicle parks, and amend section 13 to include definitions for camping cabins and commercial campgrounds. (Planning Commission)
11. Resolution to amend the zoning map of Blount County, Tennessee, from R-1 Rural District 1 to RAC - Rural Arterial Commercial for the property at 4919 Highway 411 South, tax map 100 - parcel 026.02. (Planning Commission)
12. Setting of date for Judicial Commissioner Public Hearing. (Jim Folts)
13. Amendment to Zoning Regulations Regarding Noise Standards in the RAC Zone site planning process. (Planning Commission)
14. Revisions in the 1101 Growth Plan. (Planning Commission)
15. Resolution authorizing submission of application of a litter and trash collecting grant. (Kenneth Melton)
16. Resolution pertaining to the Director of Human Resources. (Gary Farmer)
17. Request by Commissioner Folts regarding his comparison of Blount County spending with the three counties closest to us in population. (Jim Folts)
18. A Resolution requesting the State of Tennessee Department of Transportation to maintain two lanes of traffic on Highway 321 in Townsend, Tennessee during the months of May through October, 2011. (Gordon Wright)
19. Discussion regarding Contract No. 2003248 – Local Program No. 4131 between State of Tennessee and Blount County regarding Tremont Bridge at Stables Drive. (Gordon Wright)

**H. PUBLIC INPUT ON ITEMS NOT ON AGENDA.**

**I. ADJOURNMENT.**

**STATE OF TENNESSEE  
COUNTY OF BLOUNT**

**BE IT REMEMBERED**, that an Agenda Committee of the Blount County Board of County Commissioners meeting was held on Tuesday, March 8, 2011, at 6:30 pm at the courthouse in Maryville, Tennessee.

Roll call was taken by Roy Crawford, Jr., County Clerk:

Tonya Burchfield – present	Roy Gamble – present	Peggy Lambert – present
Ted Burkhalter - present	Tom Greene – present	Mike Lewis– present
Richard Carver – present	Brad Harrison – present	Kenneth Melton – present
Mike Caylor – present	Mark Hasty– present	Jerome Moon – present
Gary Farmer – present	Scott Helton – present	Monika Murrell – present
Jim Folts – present	Gerald Kirby – present	Steve Samples – present
Ron French - present	Holden Lail – present	Gordon Wright, Sr. – present

There were 21 present. Chairman Pro Tem Farmer declared a quorum to exist. The following proceedings were held to-wit:

**IN RE: APPROVAL OF MINUTES OF FEBRUARY 8, 2011 AGENDA COMMITTEE MEETING.**

Commissioner Melton made a motion to approve the minutes of the meeting. Commissioner Lail seconded the motion.

A roll call vote was taken:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: SETTING OF AGENDA.**

Commissioner Lambert made a motion to set the agenda and add a resolution for road name change on Westminster Road; 3 budget increases; 1 budget transfer; and a joint county and cities proclamation honoring Dr. William J. Bogart, new president of Maryville College. Commissioner French seconded the motion.

A roll call vote was taken:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: PROCLAMATION PROCLAIMING THE MONTH OF APRIL AS EARTH MATTERS MONTH  
and  
PROCLAMATION HONORING CHARLES STALEY and  
PROCLAMATION HONORING DR. WILLIAM J. BOGART.**

Commissioner Lambert made a motion to add the items to the consent agenda of the March County Commission meeting. Commissioner Lewis seconded the motion.

A roll call vote was taken:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	

Folts – yes                      Helton – yes                      Moon – yes  
There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: RESOLUTION APPOINTING DAVID N. FRENCH AS A PART-TIME JUDICIAL COMMISSIONER FOR BLOUNT COUNTY, TENNESSEE, AND RELIEVING MELODY O. GREGORY OF THE DUTIES OF SAME.**

Commissioner Moon made a motion to send the resolution to the agenda of the March County Commission meeting. Commissioner Burchfield seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – no	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – no
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 19 voting yes, and 2 voting no. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: FEBRUARY CONSENT AGENDA.**

Commissioner Lambert made a motion to send the items to the agenda of the March County Commission meeting due to improper wording of the motion at the February County Commission meeting. Commissioner Burkhalter seconded the motion.

A roll call vote was taken:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: BUDGET TRANSFER – PUBLIC LIBRARY - \$8,000.00.**

Commissioner Burchfield made a motion to send the item to the agenda of the March County Commission meeting. Commissioner Lail seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: RESOLUTION TO AMEND GENERAL COUNTY FUND BUDGET - \$2,000,000.00.**

Commissioner Lewis made a motion to send the item to the agenda of the March County Commission meeting. Commissioner Lambert seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – no	Helton – yes	Moon – yes	

There were 20 voting yes and 1 voting no. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: RESOLUTION TO AMEND GENERAL PURPOSE SCHOOL FUND BUDGET - \$105,000.00 and RESOLUTION TO AMEND GENERAL PURPOSE SCHOOL FUND BUDGET - \$1,600.00.**

Commissioner French made a motion to send the items to the March County Commission meeting. Commissioner Harrison seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - no	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 20 voting yes, and 1 voting no. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: RESOLUTION AUTHORIZING THE LEASE UNDER TENNESSEE CODE ANNOTATED 7-51-904 OF AN OFFICE COPIER FOR THE COUNTY COMMISSION OFFICE.**

Commissioner Melton made a motion to send the item to the agenda of the March County Commission meeting. Commissioner Burchfield seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: RESOLUTION AUTHORIZING THE LEASE UNDER TENNESSEE CODE ANNOTATED 7-51-904 OF CABLE AND INTERNET SERVICE FOR THE TOWNSEND VISITOR CENTER.**

Commissioner Lewis made a motion to send the item to the agenda of the March County Commission meeting. Commissioner Wright seconded the motion.

A roll call vote was taken on the original motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: ANNUAL ADJUSTMENTS - FINANCIAL ASSURANCE AGREEMENTS FOR THE ALCOA/MARYVILLE/BLOUNT COUNTY LANDFILL – PERMITS SNL 05-103-0105 ORIGINAL, VERTICAL, AND LATERAL EXPANSION (PHASE 1-7); DML 05-0091 NA, DML 05-0091 SA**

Commissioner Kirby made a motion to send the item to the agenda of the March County Commission meeting. Commissioner Lewis seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: SETTING OF PUBLIC HEARING ON REQUEST TO REZONE PROPERTY AT 4919 HIGHWAY 411 SOUTH, IDENTIFIED ON TAX MAP 100 - PARCEL 026.02, FROM R-1 (RURAL DISTRICT ONE) TO RAC (RURAL ARTERIAL COMMERCIAL).**

Commissioner Lambert made a motion to send the item to the agenda of the March County Commission meeting. Commissioner Lail seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: SETTING OF PUBLIC HEARING ON AMENDMENTS TO REGULATIONS REGARDING CAMPGROUND AND RECREATIONAL VEHICLE PARKS.**

Commissioner Lambert made a motion to send the item to the agenda of the March County Commission meeting. Commissioner Wright seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – no	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – no	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 19 voting yes and 2 voting no. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: RESOLUTION REGARDING A NAME CHANGE TO WESTMINSTER DRIVE.**

Commissioner Helton made a motion to send the resolution to the agenda of the March County Commission meeting. Commissioner French seconded the motion.

A roll call vote was taken on the motion:

Burchfield – yes	French – yes	Kirby – yes	Murrell – yes
Burkhalter - yes	Gamble – yes	Lail – yes	Samples – yes
Carver – yes	Greene – yes	Lambert – yes	Wright – yes
Caylor – yes	Harrison – yes	Lewis – yes	
Farmer – yes	Hasty – yes	Melton – yes	
Folts – yes	Helton – yes	Moon – yes	

There were 21 voting yes. Chairman Pro Tem Farmer declared the motion to have passed.

**IN RE: ADJOURNMENT.**

Chairman Pro Tem Farmer declared the meeting to be adjourned.



# BLOUNT COUNTY MAYOR

Ed Mitchell

341 Court Street, Maryville, TN 37804-5906

Phone: (865) 273-5700

Fax: (865) 273-5705

Email: [emitchell@blounttn.org](mailto:emitchell@blounttn.org)



TO: Blount County Commissioners

FROM: Ed Mitchell, ~~County~~ Mayor

RE: Recommendations for Parks & Recreation Board

DATE: March 21, 2011

For the consideration of the full commission, I am submitting my recommendation for the re-appointment of the following name to serve on the Parks & Recreation Commission for a four (4) year term:

Nelson Russell

Nelson Russell  
3862 Davis Ford Road  
Maryville, Tennessee 37804

**Education**

B.S. Public Recreation Administration; University of Tennessee

**Employment**

U.S. Bridge – Sales Manager

Served 22 years Air National Guard –Services Flight Commander of 134<sup>th</sup>

Worked 22 years as a TSSAA football and basketball official

Worked 10 years as a USA Swimming official

**Parks and Recreation Commission**

Served on the Maryville-Alcoa-Blount County Parks and Recreation Commission Board as the Blount County at-large representative since 1999.



# BLOUNT COUNTY MAYOR

Ed Mitchell

341 Court Street, Maryville, TN 37804-5906

Phone: (865) 273-5700

Fax: (865) 273-5705

Email: [emitchell@blounttn.org](mailto:emitchell@blounttn.org)



## MEMO

---

**TO:** Blount County Board of Commissioners

**FROM:** Ed Mitchell, County Mayor

**RE:** Appointment to the Board of Directors for the Blount County Children's Home

**DATE:** March 31, 2011

For the information of the Commission, please be advised that I have appointed the following name for appointment on the Board of Directors of the Blount County Children's Home:

Ms. Elizabeth (Beth) Little

Please see the attached bio.

  
**BCCH**

"Building better futures one child at a time."



# BLOUNT COUNTY CHILDREN'S HOME

903 McCammon Avenue

Maryville, TN 37801

Administration Office: (865) 982-6361

Gardner Place: (865) 934-0793

Fax: (865) 977-6807

March 16, 2011

Mayor Ed Mitchell  
341 Court Street  
Maryville, TN 37804

Dear Mayor Mitchell,

Unfortunately, John Huffman, a long-standing member of our Board of Directors has resigned. The Board has interviewed and selected Elizabeth (Beth) Little to fill his position. I have attached Beth's resume for your review.

I appreciate your consideration of appointing Beth to our Board. We believe she will be an asset as she brings a lot of enthusiasm to the position.

When you respond to Beth's appointment, please include in the letter the acceptance of Terry Elmore and Pam Bain. We will then have the "official" appointments to place in our files.

I am confident that Beth Little will meet with your approval and am anxious for your positive response.

Sincerely,

Claudia Brady  
Executive Director (Interim)

**Elizabeth (BETH) Little**

*Currently residing in Greenback, Beth has always been active in Blount County civically. After many years in the lending profession, she currently is employed at Ben Long's State Farm Agency. She is also very talented musically as she is the director of music for the praise worship services for Rockford Baptist Church. Beth has one daughter, Skyler, age 11. She exudes a love for children at all times and is anxious to be a part of BCCH.*

Contact info: 1654 Sheets Hollow Rd, Greenback.

865-368-4927 cell

865-982-3935 wk

Beth.little.mt58@statefarm.com



# BLOUNT COUNTY MAYOR

Ed Mitchell

341 Court Street, Maryville, TN 37804-5906

Phone: (865) 273-5700

Fax: (865) 273-5705

Email: [emitchell@blounttn.org](mailto:emitchell@blounttn.org)



## MEMO

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**TO:** Blount County Board of Commissioners

**FROM:** Ed Mitchell, County Mayor

**RE:** Appointment to the Board of Directors for the Blount County Children's Home

**DATE:** February 25, 2011

For the information of the Commission, please be advised that I have appointed the following names for appointment on the Board of Directors of the Blount County Children's Home:

Ms. Terry Elmore

Ms. Pam Bain

Please see the attached bios on each person.

## **Blount County Children's Home – Proposed Board of Directors**

### **Terry Elmore**

Terry has worked for Maryville Housing Authority since 1999 as a Special Projects Coordinator. He has worked with local organizations in making available resources and services for residents who live in public housing through collaboration and grant writing. Currently, he serves on the Executive Committee of the Blount County Community Action Agency, the Maryville City Schools Family Resource Center Advisory Council and Coordinated School Health Advisory Team. He is a member of the Blount Memorial Hospital Substance Abuse Prevention Action Team, past board member of the Blount County Children's Home, the Boys and Girls Club of Blount County and the Blount Adult Literacy Foundation. He volunteers with the Smoky Mountain Hiking Club Trail Mountaineers working on the Appalachian Trail and enjoys helping people improve their health.

### **Pam Bain**

Pam is a life-long resident of Blount County, a graduate of Everett High School and Tusculum College. She has been employed with Denso Manufacturing Tennessee for over 19 years where she is a Senior Specialist in the facilities engineering and maintenance department. She manages and administers the utilities, energy and communications. She has managed several construction and remodeling projects at Denso and was responsible for the recent 30,000 sq. ft. office addition, as well as the construction of two chemical storage buildings and two fire pump houses. Pam has one son, Mitchell.

# NATHAN B. WEINBAUM

## HIGHLIGHTS

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- Accredited representative with the Tennessee Department of Veterans Affairs, The American Legion, and the Veterans of Foreign Wars
- Secretary, Tennessee County Veterans Service Officer Association
- Secretary, East Tennessee Military Affairs Council

## EDUCATION

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**Bachelor of Science** in Human Ecology  
University of Tennessee, December 2001.

## EXPERIENCE

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**Deputy Veterans Service Officer – Knox County Government, Knoxville, TN, February 2007- Present.** Provides accredited representation to military veterans and their dependents, and assistance or referrals in claims for other services. Interviews, counsels, and assists veterans and their dependents in applying for available federal benefits from the United States Department of Veterans Affairs Regional Office by initiating or reopening claims and also in appealing denied claims to the local VA Regional Office, the local Decision Review Officers, or the Board of Veterans Appeals in Washington, D.C. Assists veterans in applying for available state benefits from the Tennessee Department of Veterans Affairs. Assists veterans in obtaining DD-214 or discharge papers from the War Records Department in Nashville, TN or the National Archives in St. Louis, MO. Serves as the county's liaison to the veteran's service organizations in the county, the National and state veteran cemeteries, the Ben Atchley State Veterans Home, the Knoxville VA Outpatient Clinic, surrounding county veteran service officers, and the Tennessee Department of Veterans Affairs. Provides direct outreach to the community which includes visits to senior centers, homeless veteran stand-downs, and other organizations. Attends veteran functions and ceremonies in Knox County and surrounding communities. Supervises the keeping of office records, including file generation, privacy provisions, and other non-veteran related office duties.

**2<sup>nd</sup> Class Petty Officer Electronic Technician/Radioman – United States Navy, Silverdale, WA, January 2002-October 2006.** Control and operate United States submarine communication systems. Encode and decode classified and unclassified messages. Supervise and train subordinates to analyze, operate, and maintain communication systems. Enforce Nuclear Weapons safety while in port. Divisional Training Coordinator responsible for lectures, exams, and maintaining required documents. Completed five strategic deterrent patrols aboard Ballistic Missile Submarine USS LOUISIANA SSBN 743.



## **NATHAN B. WEINBAUM**

### **MEMBER ORGANIZATION**

### **POSITION**

TN County Veteran Service Officers Association	Secretary
East Tennessee Military Affairs Council	Secretary
Disabled American Veterans Chapter 24	Veteran's Service Officer, Past Adjutant
Veterans of Foreign Wars Post 1733	Veteran's Service Officer
United Veterans of East Tennessee	Senior Vice Commander, Past Commander
The American Legion Post 2	
Employer Support for the Guard and Reserve	
Honor Air Knoxville	2 Flights as a Guardian

### **NON-MEMBER BUT ATTEND MEETINGS**

Blue Star Mothers

Rolling Thunder

### **NON-VETERAN ORGANIZATIONS**

The Upside Down Foundation, Sarasota, FL	President
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Read with Me (2010)



DEPARTMENT OF VETERANS AFFAIRS  
Office of the General Counsel  
Washington DC 20420

MAR 7 2008

In Reply Refer To: 022E  
Organization:  
Tennessee Department of  
Veterans Affairs

Mr. Nathan Weinbaum  
1000 North Central, Box 6  
Knoxville, TN 37917

Dear Mr. Weinbaum:

It is a pleasure to welcome you as an accredited representative of the above named organization for the preparation, presentation, and prosecution of claims before the Department of Veterans Affairs (VA) under the laws relating to veterans' benefits.

Your recognition is an honor which carries certain responsibilities. As an accredited representative, you may inspect the claims folder of any claimant from whom your organization has a proper power of attorney, but you must observe the limitations imposed by VA regulations in disclosing information to the claimant and others. With respect to these veterans' records, you occupy a very confidential position, and we rely on your integrity.

Other privileges and responsibilities that you acquire through recognition are mentioned in the VA regulations governing representation of claimants, in title 38, Code of Federal Regulations, §§ 14.626 through 14.635.

Congratulations and every good wish to you.

Sincerely yours,

David R. McLenachen  
Deputy Assistant General Counsel

**SERVICE ORGANIZATION REPRESENTATIVE**

Nathan Weinbaum of the Tennessee  
Department of Veterans Affairs

is authorized to present claims before the  
Department of Veterans Affairs

*[Signature]*  
CERTIFYING OFFICER  
SERVICE ORGANIZATION

*[Signature]*  
GENERAL COUNSEL  
DEPARTMENT OF VETERANS AFFAIRS

VA FORM 3192 JUN 2007

Not valid unless signed on reverse

**SERVICE ORGANIZATION REPRESENTATIVE**

Nathan B. Weinbaum of the \_\_\_\_\_

Veterans of Foreign Wars of the US

is authorized to present claims before the  
Department of Veterans Affairs.

*[Signature]*

CERTIFYING OFFICER  
SERVICE ORGANIZATION

*[Signature]*  
GENERAL COUNSEL  
DEPARTMENT OF VETERANS AFFAIRS

VA FORM 3192 MAR 1994

Not valid unless signed on reverse

**THE AMERICAN LEGION  
ACCREDITED REPRESENTATIVE**

Department of TENNESSEE  
THE AMERICAN LEGION fully endorses  
NATHAN B. WEINBAUM, herein

identified, whose recognition is certified by official  
United States Veterans Administration action; and will  
appreciate courtesies or assistance extended him in  
accomplishment of his delegated duties involving prepa-  
ration, consideration or presentation of claims and  
related matters within the operation responsibility of  
the Veterans Administration in this area.

*[Signature]*  
Signature, Department Official

Not valid unless signed on reverse

TENNESSEE VETERANS SERVICE OFFICERS ASSOCIATION

65 COURT STREET

SAVANNAH, TN 38372

PHONE 731-925-4822

FAX 731-925-6428

EMAIL james@hcvso1officer.com

March 23, 2011

To whom this may concern,

I am writing this letter on behalf of Nathan Weinbaum County Service officer Knoxville, TN. Nathan has served as our secretary for the past three years. Nathan is the type person if you give him a task to do he gets straight to it and the job is completed without any problems.

I wish all our service officer would work with Nathan for a few weeks in east Tennessee as he cares for veterans he serves and prepares their case work to the fullest before he submits it to the Federal VA for processing and awarding service connection or pension.

He always attends necessary training to keep his accreditations up to date and helps veterans and their family with outside office events. He helps make sure they have all proper forms that they need.

Nathan is a valuable asset to our organization and I am positive that he will serve Veterans to the best of his abilities.

Sincerely,

James W. Whitehorn, Sr.  
President

## Donna Hatcher

---

**From:** Donald Samuels [Donald.Samuels@tn.gov]  
**Sent:** Wednesday, March 23, 2011 11:51 AM  
**To:** dhatcher@blounttn.org  
**Cc:** nathan.weinbaum@knoxcounty.org  
**Subject:** Recommendation for Mr. Nathan Weinbaum

To Whom It May Concern:

This letter is a recommendation letter on Mr. Nathan Weinbaum who is currently a County Service Officer from Knox County. My understanding is that Mr. Weinbaum has applied for the County Service Officer position in Blount County.

I have known Mr. Weinbaum for a number of years and am aware of the fact that he does everything he can to assist veterans, dependents and survivors in Knox County obtain all benefit to which they are entitled. He truly tries to build better lives for veterans and their families. I have also worked with Mr. Weinbaum on various types of veteran outreach programs and am aware that he has an excellent rapport with all the veteran service organizations and the Tennessee's General Assembly. Such rapport with stakeholders is very important when it comes to providing service responses when needed to include his own county officials.

Mr. Weinbaum is also accredited with the U.S. Department of Veterans General Counsel for the Tennessee Department of Veterans Affairs. I feel he can provide your county a seamless transition in providing the services that are much needed for veterans in Blount County. As you are aware, trained service officers generate favorable claims which result in veterans spending money in your county. Mr. Weinbaum has also attended all quarterly training and annual service officer training that is required by state law.

I would recommend him highly. If I can provide further information, please do not hesitate to contact me.

Donald L. Samuels  
Assistant Commissioner  
TN Department of Veterans Affairs  
Phone: (615) 741-2931  
Fax: (615) 741-5056  
email: [Donald.Samuels@tn.gov](mailto:Donald.Samuels@tn.gov)

# **BUDGET INCREASES/DECREASES**

## **(COMMISSION ACTION NEEDED)**

<b><u>FUND</u></b>	<b><u>AMOUNT</u></b>	<b><u>BUDGET COMMITTEE</u></b>	<b><u>VOTE</u></b>
101 – Gen. County EMA (Civil Defense)	\$ 8,125.00	Recommended	5 - yes
101 – Gen. County Indigent Billing	\$711,754.39	Recommended	5 - yes
101 – Gen. County Other Gen. Admin.	\$450,000.00	Recommended	3 - yes 2 - no
131 – Hwy. Hwy. Admin.	\$ 90,000.00	Recommended	3 - yes 2 - no
141 – GPSF BOE	\$360,000.00	Recommended	3 - yes 2 - no
141 – GPSF Oper. Of Plant	\$198,000.00	Recommended	5 - yes
141 – GPSF Transportation	\$150,000.00	Recommended	5 - yes

**RESOLUTION NO. 11-04-002**

**Sponsored by: Commissioners Holden Lail and Kenneth Melton**

**A RESOLUTION TO AMEND GENERAL COUNTY FUND BUDGET.**

**WHEREAS**, Blount County would like to amend the General County Fund Budget to appropriate funds for 2011 Department of Military Hazardous Materials Emergency Preparedness (HMEP) Pass-through Grant.

**WHEREAS**, it is deemed to be in the best interest of Blount County to amend the General County Fund Budget as requested.

**NOW THEREFORE, BE IT RESOLVED** BY THE Board of Commissioners of Blount County, Tennessee assembled in regular session this 21<sup>st</sup> day of April, 2011 that the General County Fund Budget shall be amended as follows:

**Revenue:**

<b>101-465900-54450</b>	<b>2011 Dept. of Military HMEP Pass-through Grant .....</b>	<b>\$8,125.00</b>
-------------------------	---	-------------------

**APPROPRIATION:**

<b>101-054410-500716-54450</b>	<b>2011 Dept. of Military HMEP Pass-through Grant .....</b>	<b>\$8,125.00</b>
--------------------------------	---	-------------------

**Duly authorized and approved this 21<sup>st</sup> day of April, 2011.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Commission Chairman**

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

Approved: \_\_\_\_

Vetoed: \_\_\_\_

\_\_\_\_\_  
**County Mayor**

\_\_\_\_\_  
**Date**

new state grant

75% reimbursable - Dept of Military  
100% reimbursable - Federal portion

attachment (2)

Blount County, Tennessee  
REQUEST FOR BUDGET INCREASE/DECREASE  
Fiscal Year 2010-2011

Fund Number 101 Cost Center Number 054410  
Fund Name General County Cost Center Name EMA (Civil Defense)

ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
101-054410-500716- <del>54500</del>	20112 Department of Military pass through HMEP Grant	8,125.00
<u>54450</u>		
Total Appropriation:		8,125.00

ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
101-04759-125446	2011 Department of Military Pass through HMEP Grant	8,125.00
<u>101-405900-54450</u>		
Total Estimated Revenue:		8,125.00

Reason for requested increase/decrease:

Contract #34101-000006346 received for training, planning and equipment purchases allowable under the 2011 Department of Military Hazardous Materials Emergency Preparedness (HEMP) Grant Program. This Grant is 75% reimbursable. The federal portion of \$6,500.00 is 100% reimbursable. The matching portion is \$1,625.00 that will be paid out of the EMA line item that is a grant that has been reimbursed for operating procedures. The County general fund will not have to pay any matching dollars.

Note:  
Total appropriation must agree with total estimated revenue.

Signature of Department Head Date  
Kathy Daniels 3-09-11



# GRANT CONTRACT

(cost reimbursement grant contract with a federal or Tennessee local or quasi-governmental entity)

<b>Begin Date</b> 10/01/2010	<b>End Date</b> 09/30/2011	<b>Agency Tracking #</b> 34101-43311	<b>Edison ID</b> 34101-0000006346
<b>Contractor Legal Entity Name</b> BLOUNT COUNTY			<b>Edison Vendor ID</b> 15
<b>Subrecipient or Vendor</b> <input checked="" type="checkbox"/> Subrecipient <input type="checkbox"/> Vendor		<b>CFDA #</b> 20.703	<b>FEIN or SSN (optional)</b> 626000495

**Service Caption (one line only)**  
U.S. DEPARTMENT OF TRANSPORTATION PASS-THROUGH FUNDING FOR FY 2011 HAZARDOUS MATERIALS EMERGENCY PLANNING GRANT

FY	State	Federal	Interdepartmental	Other	TOTAL Contract Amount
2011		6,500.00			6,500.00
<b>TOTAL:</b>		<b>6,500.00</b>			<b>6,500.00</b>

**American Recovery and Reinvestment Act (ARRA) Funding:**  YES  NO

**Budget Officer Confirmation:** There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.

*Nolan R. [Signature]* 2/18/11  
**Speed Code (optional)**  
**Account Code (optional)**  
71301000

OCR USE - GG  
**EXECUTED**  
 FEB 25 2011  
 DEPARTMENT OF MILITARY  
 Tennessee Emergency  
 Management Agency  
 BY: [Signature]

## ATTACHMENT 1

Page 1

GRANT BUDGET				
U.S. Department of Transportation pass-through funding for Hazardous Material Emergency Planning Program for Blount County				
The grant budget line-item amounts below shall be applicable only to expense incurred during the following				
Applicable Period: BEGIN: 10/01/2010 END: 09/30/2011				
POLICY 03 Object Line-Item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY <sup>1</sup>	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1. 2	Salaries, Benefits & Taxes	0.00	0.00	0.00
4, 15	Professional Fee, Grant & Award <sup>2</sup>	0.00	0.00	0.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	6,500.00	1,625.00	8,125.00
11. 12	Travel, Conferences & Meetings	0.00	0.00	0.00
13	Interest <sup>2</sup>	0.00	0.00	0.00
14	Insurance	0.00	0.00	0.00
16	Specific Assistance To Individuals	0.00	0.00	0.00
17	Depreciation <sup>2</sup>	0.00	0.00	0.00
18	Other Non-Personnel <sup>2</sup>	0.00	0.00	0.00
20	Capital Purchase <sup>2</sup>	0.00	0.00	0.00
22	Indirect Cost	0.00	0.00	0.00
24	In-Kind Expense	0.00	0.00	0.00
25	<b>GRAND TOTAL</b>	<b>6,500.00</b>	<b>1,625.00</b>	<b>8,125.00</b>

<sup>1</sup> Each expense object line-item shall be defined by the Department of Finance and Administration Policy 03, *Uniform Reporting Requirements and Cost Allocation Plans for Subrecipients of Federal and State Grant Monies, Appendix A.* (posted on the Internet at: <http://www.state.tn.us/finance/act/documents/policy3.pdf>).

<sup>2</sup> Applicable detail follows this page if line-item is funded.

**RESOLUTION NO. 11-04-014**

**Sponsored by: Commissioners Steve Samples and Mike Lewis**

**A RESOLUTION TO AMEND GENERAL COUNTY FUND BUDGET.**

**WHEREAS**, Blount County would like to amend the General County Fund Budget to appropriate funds for indigent billing through March 8, 2011.

**WHEREAS**, it is deemed to be in the best interest of Blount County to amend the General County Fund Budget as requested.

**NOW THEREFORE, BE IT RESOLVED BY THE** Board of Commissioners of Blount County, Tennessee assembled in regular session this 21<sup>st</sup> day of April, 2011 that the General County Fund Budget shall be amended as follows:

**Revenue:**

**101-0-455401-51900                    General Sessions Fees - Indigent .....\$711,754.39**

**APPROPRIATION:**

**101-051900-500332-51900    Legal Notices/Other Charges.....\$711,754.39**

**Duly authorized and approved this 21<sup>st</sup> day of April, 2011.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Commission Chairman**

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

Approved: \_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
**County Mayor**

\_\_\_\_\_  
**Date**

Flow thru

Blount County, Tennessee  
REQUEST FOR BUDGET INCREASE/DECREASE  
Fiscal Year 2010-2011

Fund Number 101 Cost Center Number 51900  
Fund Name Gen Fund Cost Center Name \_\_\_\_\_

Appropriation:

ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
101-051900-500332-51900	Legal Notices/Other Charges	711,754.39
Total Appropriation:		711,754.39

Estimated Revenue:

ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
101-0-455401-51900	General Session Fees - Indigent	711,754.39
Total Estimated Revenue:		711,754.39

Reason for requested increase/decrease:

Funds for Indigent Billing through March 8, 2011  
\_\_\_\_\_  
\_\_\_\_\_

Note:  
Total appropriation  
must agree with total  
estimated revenue.

Signature of Department Head Date

 3/28/11

# Indigent Billing

Circuit Court Clerk:

Date	Amount:	9449	9450	33390	143710
7/19/2010	6,227.00				6,227.00
7/19/2010	32,094.00		32,094.00		5,589.00
8/6/2010	5,589.00				
8/6/2010	40,298.00		40,298.00		
8/25/2010	35,387.65		35,387.65		8,055.00
9/3/2010	8,055.00				
9/16/2010	25,790.00		25,790.00		7,071.00
10/5/2010	7,071.00				
10/20/2010	35,458.00		35,458.00		7,543.00
11/4/2010	7,543.00				
12/10/2010	34,671.00		34,671.00		
12/10/2010	14,545.00		14,545.00		
12/10/2010	571.00		571.00		
12/15/2010	7,541.00				7,541.00
1/4/2011	3,505.00				3,505.00
1/7/2011	5,175.00	5,175.00			
1/7/2011	34,610.00		34,610.00		
1/7/2011	32,178.00		32,178.00		
2/8/2011	5,655.00				5,655.00
2/11/2011	21,375.00		21,375.00		
2/22/2011	51,988.00	51,988.00			
2/23/2011	2,250.00	2,250.00			
2/23/2011	43,084.24			43,084.24	
3/1/2011	28,034.00		28,034.00		
3/3/2011	168,451.50			168,451.50	
3/3/2011	20,325.00	20,325.00			
3/8/2011	25,331.00		25,331.00		
3/8/2011	8,952.00				8,952.00
<b>Total by Vendor</b>		<b>\$ 79,738.00</b>	<b>\$ 360,342.65</b>	<b>\$ 211,535.74</b>	<b>\$ 60,138.00</b>
<b>Total to be Paid</b>	<b>\$ 711,754.39</b>				

**RESOLUTION NO. 11-04-015**

**Sponsored by: Commissioners Mike Lewis and Kenneth Melton**

**A RESOLUTION TO AMEND GENERAL COUNTY FUND BUDGET.**

**WHEREAS**, Blount County would like to amend the General County Fund Budget to appropriate funds for general liability insurance.

**WHEREAS**, it is deemed to be in the best interest of Blount County to amend the General County Fund Budget as requested.

**NOW THEREFORE, BE IT RESOLVED BY THE** Board of Commissioners of Blount County, Tennessee assembled in regular session this 21<sup>st</sup> day of April, 2011 that the General County Fund Budget shall be amended as follows:

**Revenue:**

**101-0-499998-0                      Fund Balance.....\$450,000.00**

**APPROPRIATION:**

**101-051900-500506-0              General Liability .....\$450,000.00**

**Duly authorized and approved this 21<sup>st</sup> day of April, 2011.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Commission Chairman**

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

Approved: \_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date



PHOTO COURTESY OF PAUL KRUEGER

# Blount County Government

Fund 263 – Internal Service Fund for  
Health, Dental, Workers Comp and General Liability

Presentation to Budget Committee

April 11, 2011

# Fund 263 – Purpose and Function

- Internal Service Fund for three self insured risk exposures
  - Medical Insurance
  - General Liability Insurance
  - Worker’s Compensation Insurance
  
  - Also includes a project for Dental Insurance, but this has no risk exposure
- Revenues into the Fund are charges to Major Funds with Employees (Gen County, GP Schools, Highway, etc)
  - Medical charge for each employee (either single or family)
  - Workers Comp charge for each employee
  - General Liability charge into GP Schools, Highway, General County (51900)
- Expenditures from fund include
  - Medical claims paid
  - Cost of Risk management Department
  - Cost of Reinsurance
  - General Liability claims paid
  - Workers Comp claims paid

# Fund 263 – Purpose and Function

- For Both Cash Reserves and Net Assets, each project has
  - Beginning Balance
  - Revenues (charges to Major Funds)
  - Expenditures
  - Ending Balance
- For Accounting purposes, Medical Insurance Project stands on its own. General Liability and Workers Compensation are grouped together and the year end Net Assets must be positive
  - Net Assets equals Cash Balance less quantified reserves for known claims

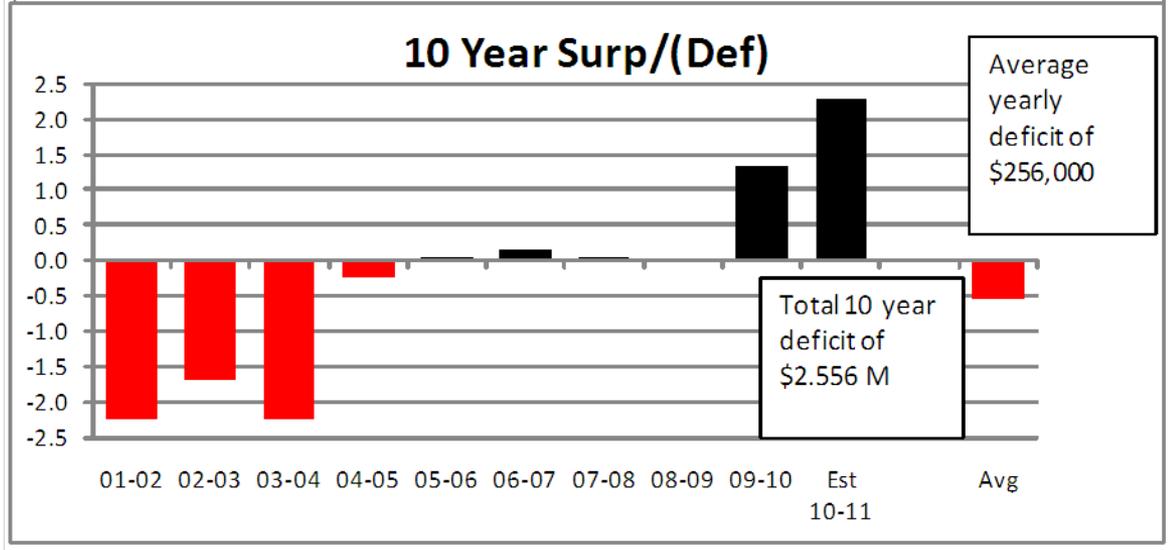
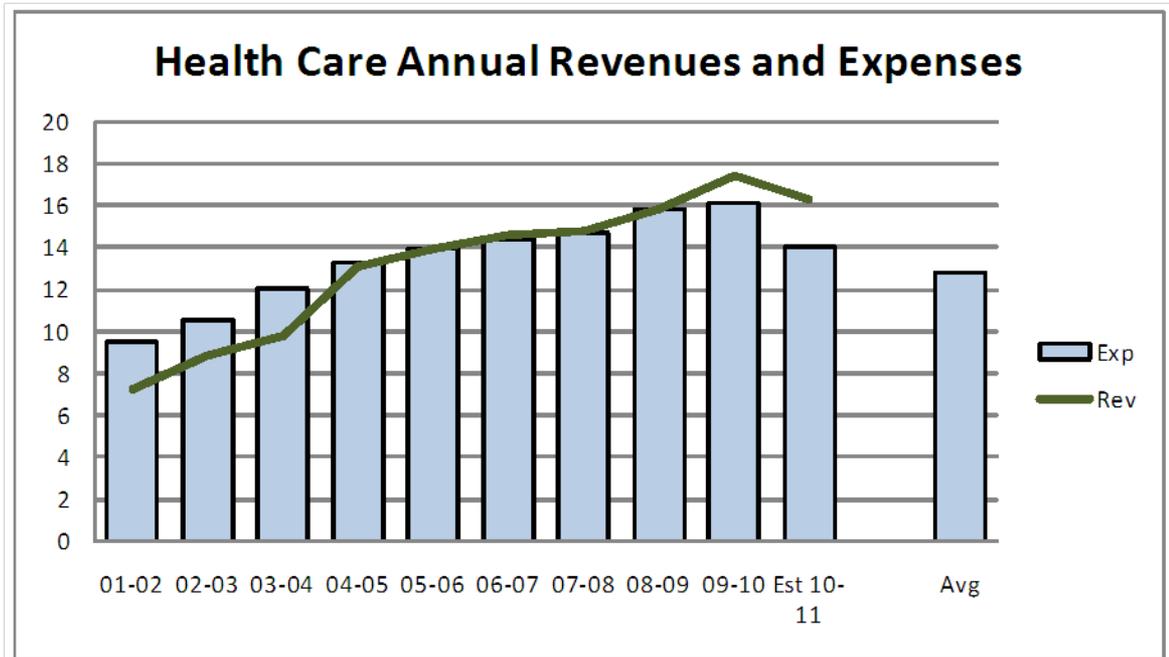
# Fund Status – Health Project

Ended FY 09-10 with Cash reserves of \$1.35 million or one months claims, Our target is two months claims...or \$2.7 million

Due to the 5% increase in accrual rates for this current FY budget and excellent claims experience thru the first five months of current FY, we are well above above target at \$3.7 million

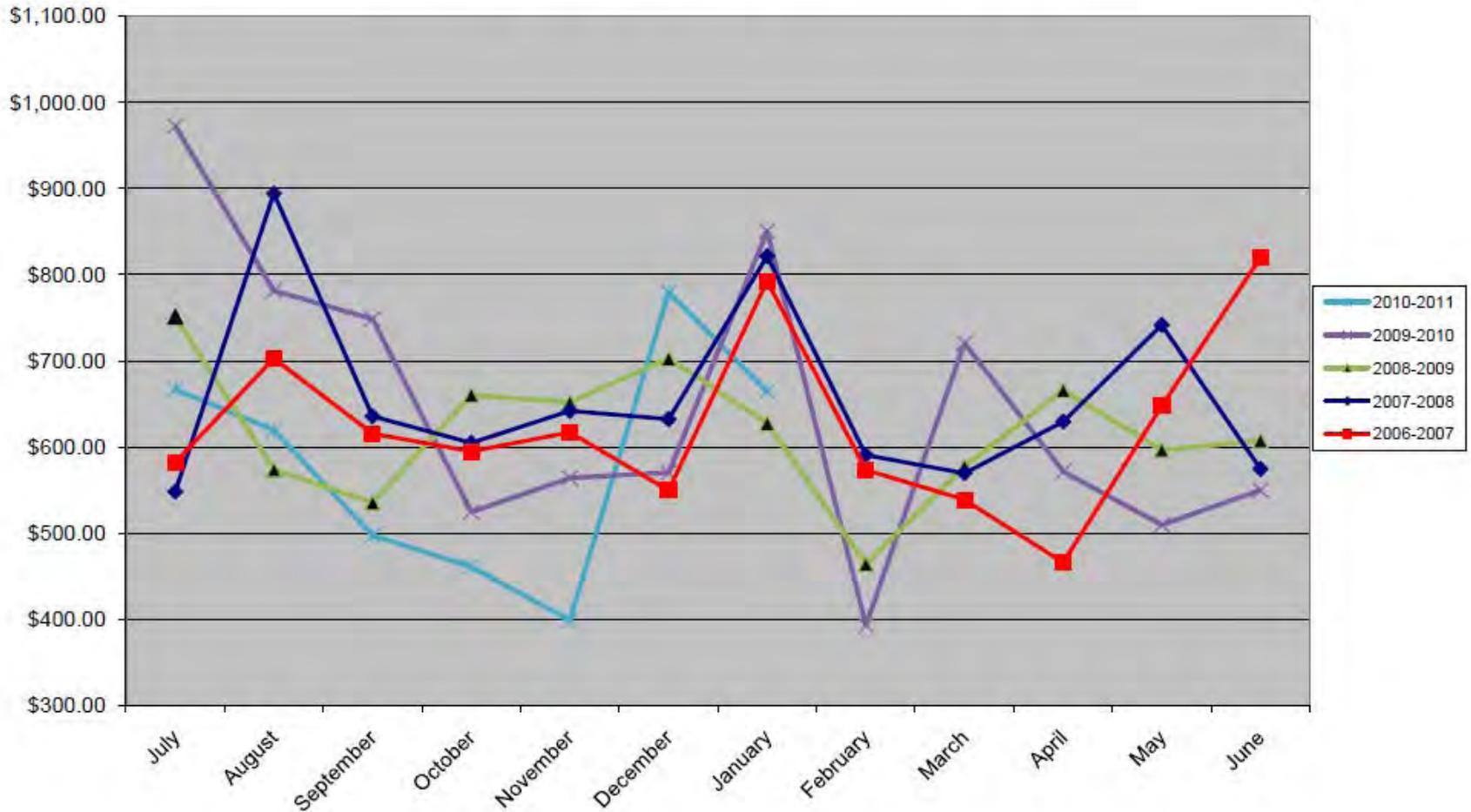
However, we cannot bank on this continuing. Statistically speaking, we expect a 5% increase in Medical Cost every year

5% is \$900k per year



# Excellent start, but not sustainable

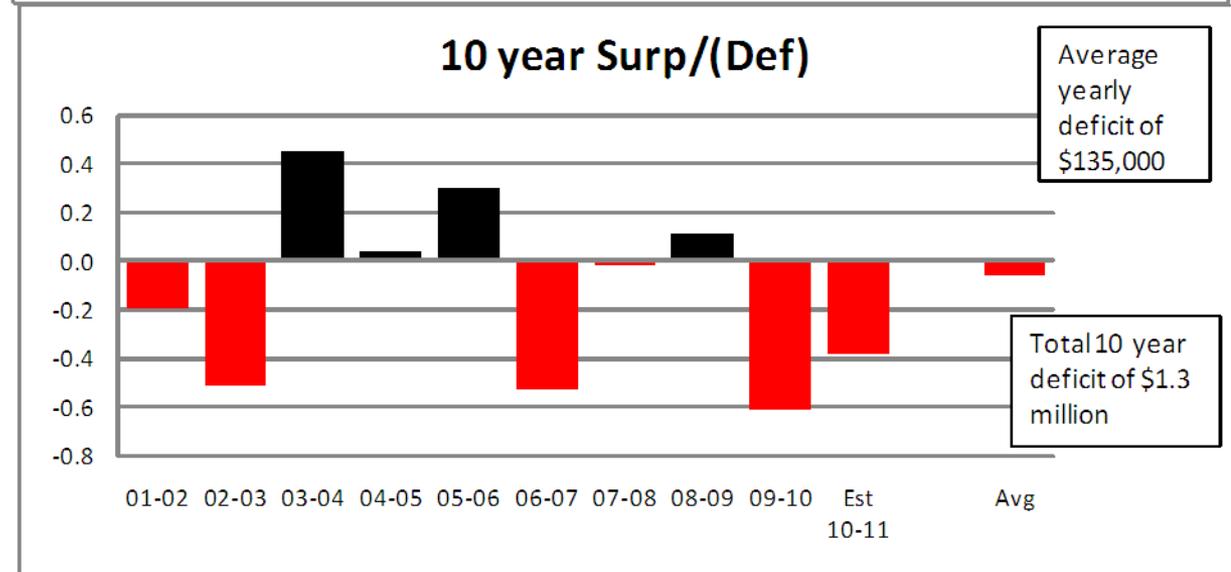
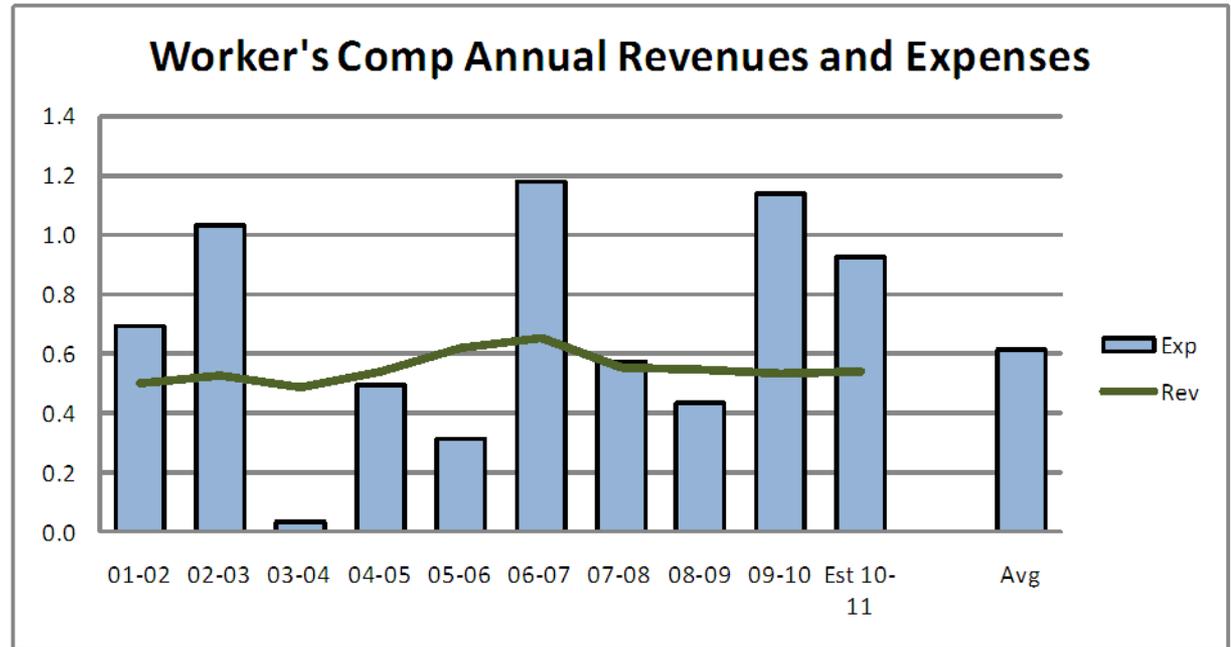
## Blount County Government Monthly PEPM Costs Year over Year



# Fund Status –Workers Compensation Project

Workers Comp has had three significant deficit years in the past ten (2003,2007, and last FY)

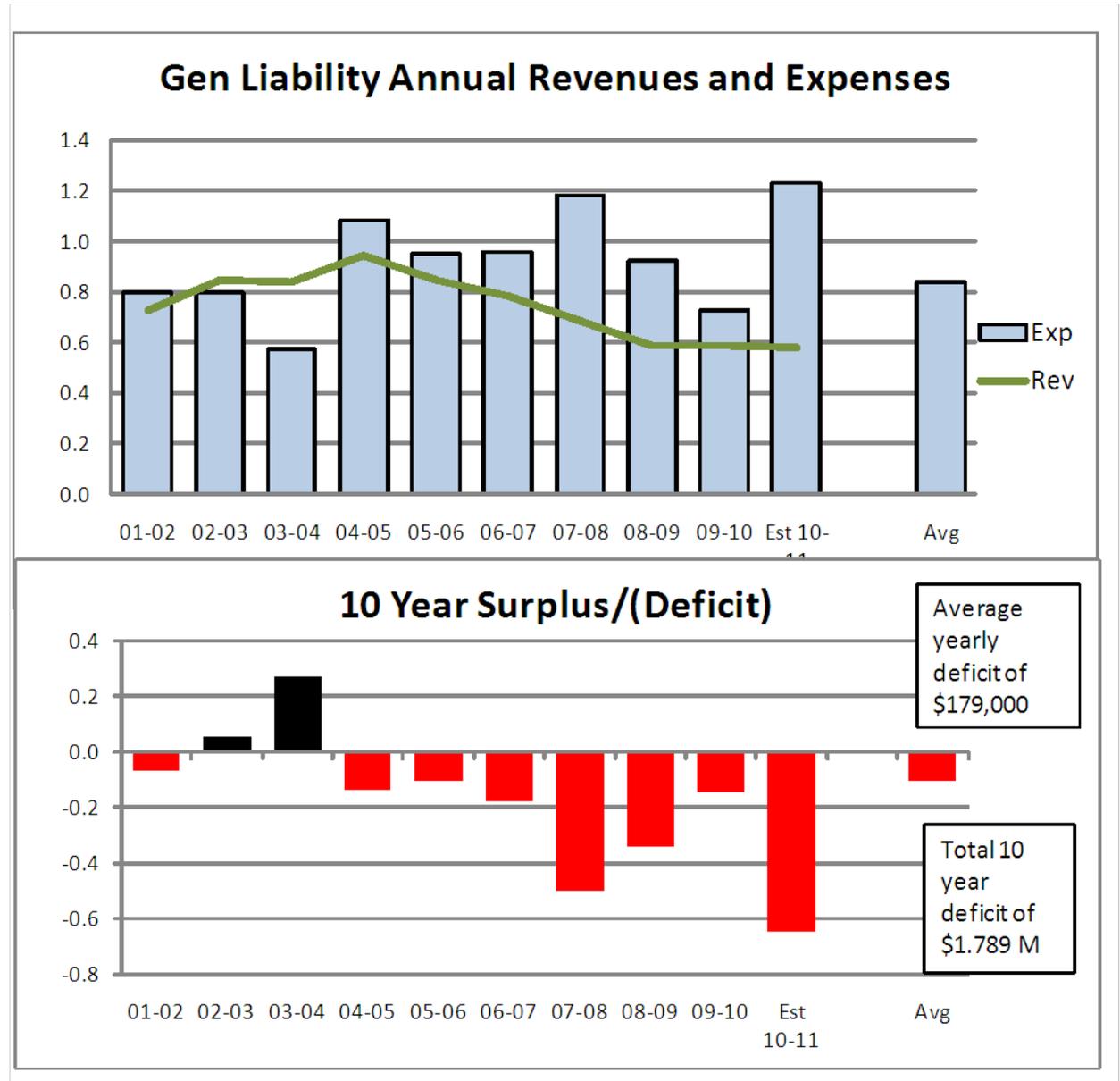
The current year is going to be the fourth with annualized revenue projected to be \$400k lower than expenditures



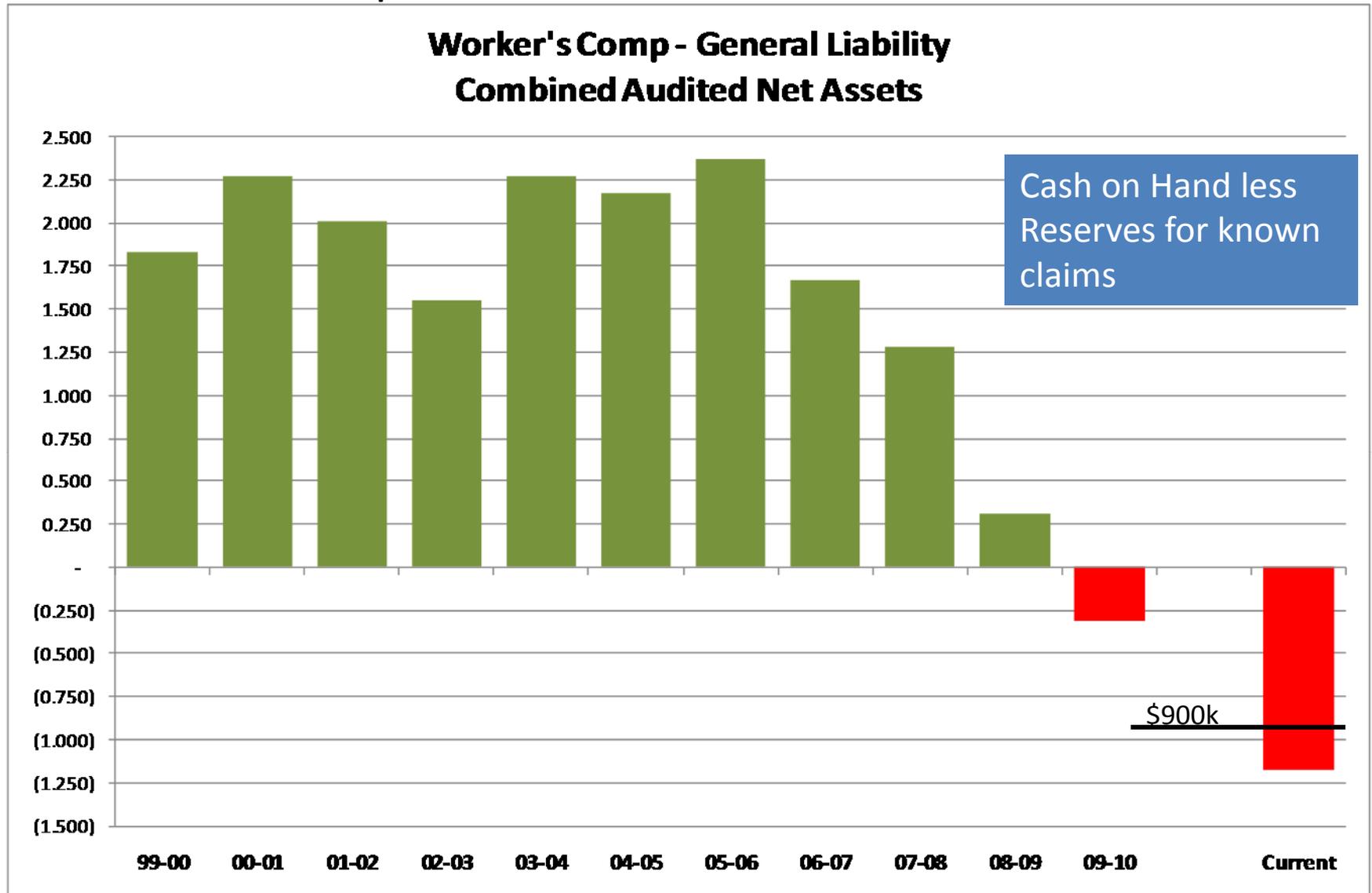
# Fund Status –General Liability Project

This project is seriously deficient, in both Cash reserves and Net Assets. Revenues (charges to major funds) have been declining for the past five years, without corresponding drop in expenditures.

This project has been in deficit for six consecutive years and the current year thru five months projects to be the highest cost and deficit ever

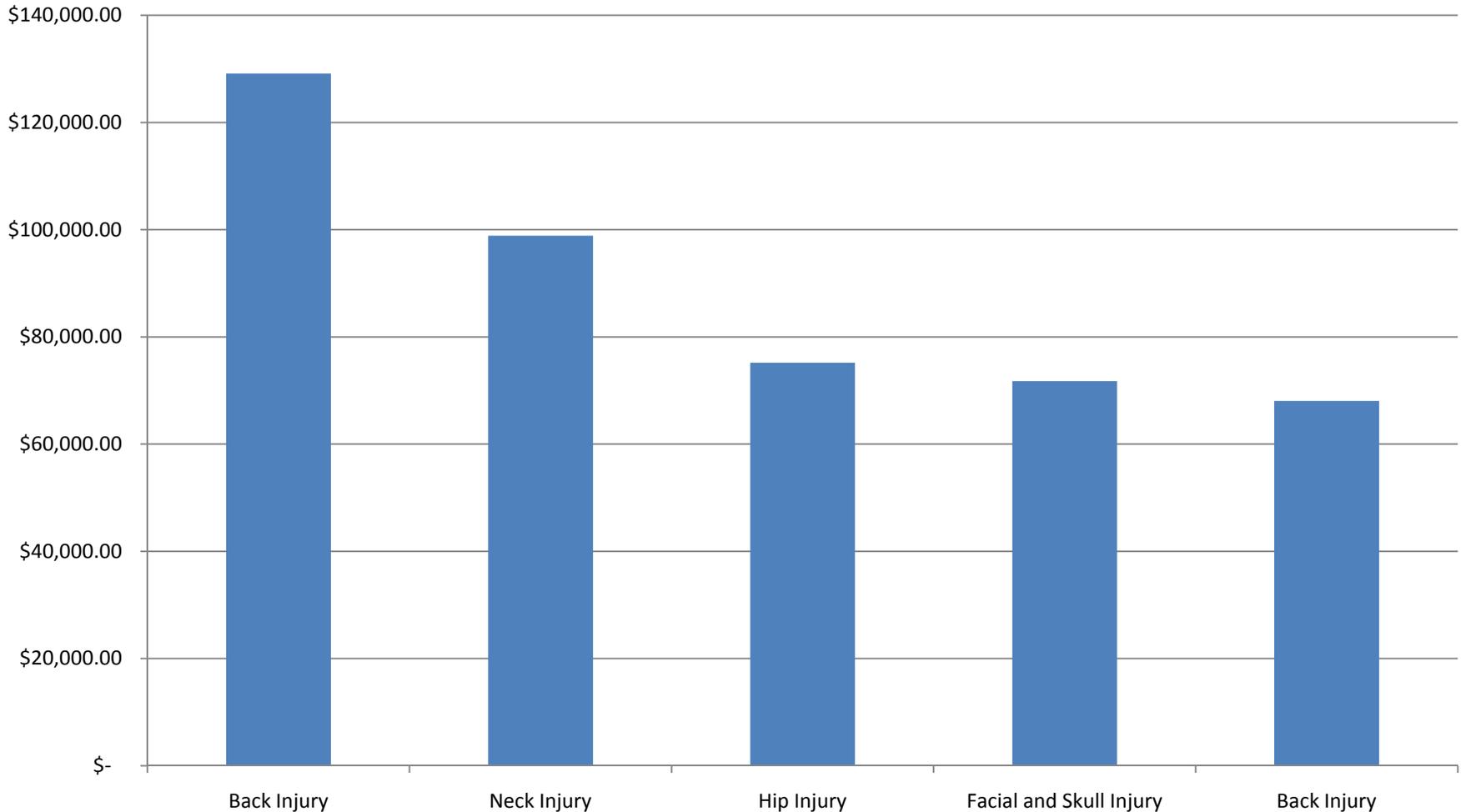


# Combined Workers Comp and Gen Liability Fund requires an immediate cash infusion

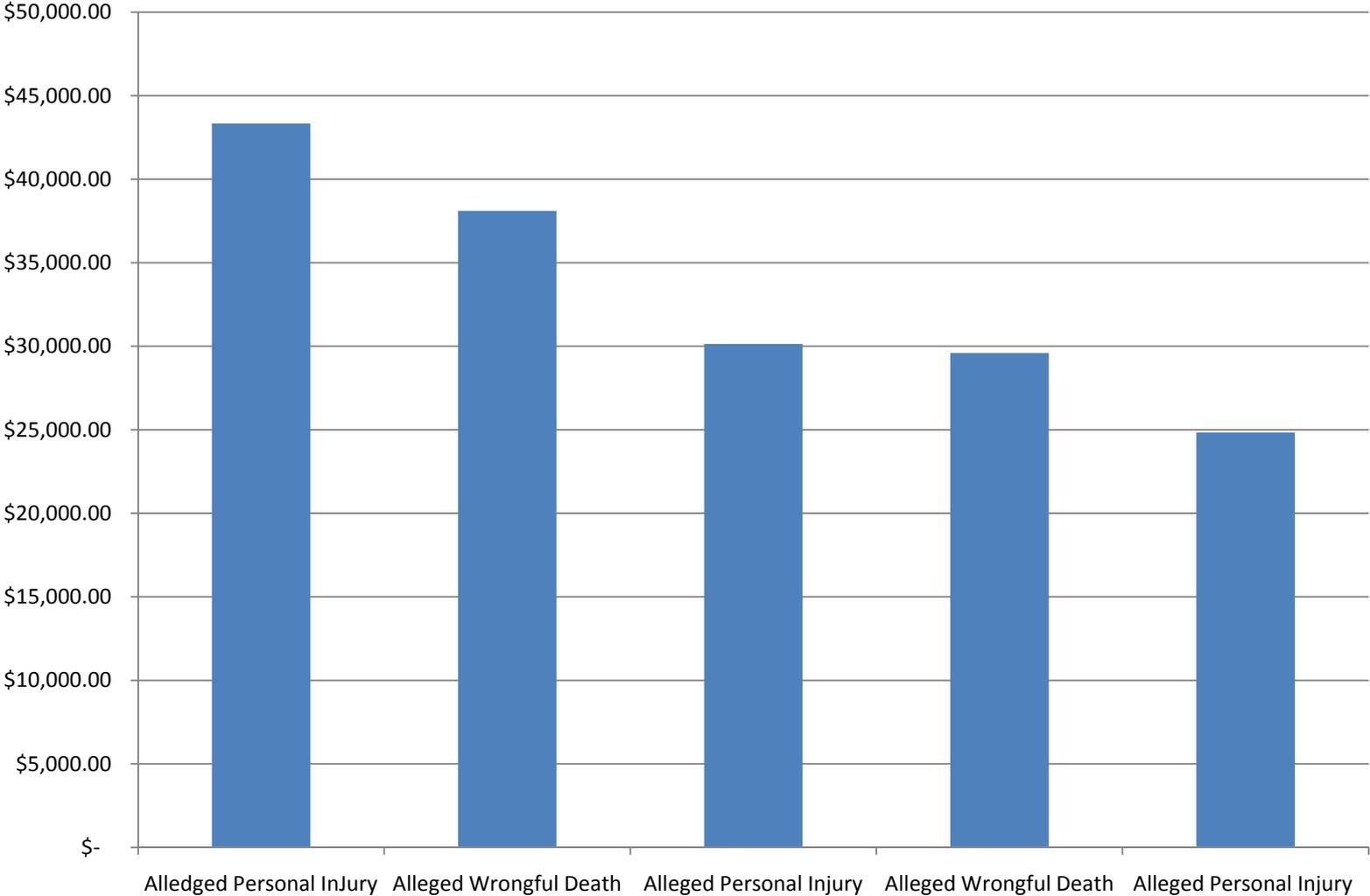


Combined Net Assets can only be in a deficit position for a temporary period of time

# Top 5 Worker's Compensation Claims out of 73 in Reserve Obligations



# Top 5 General Liability Claims out of 77 in Reserve Obligations

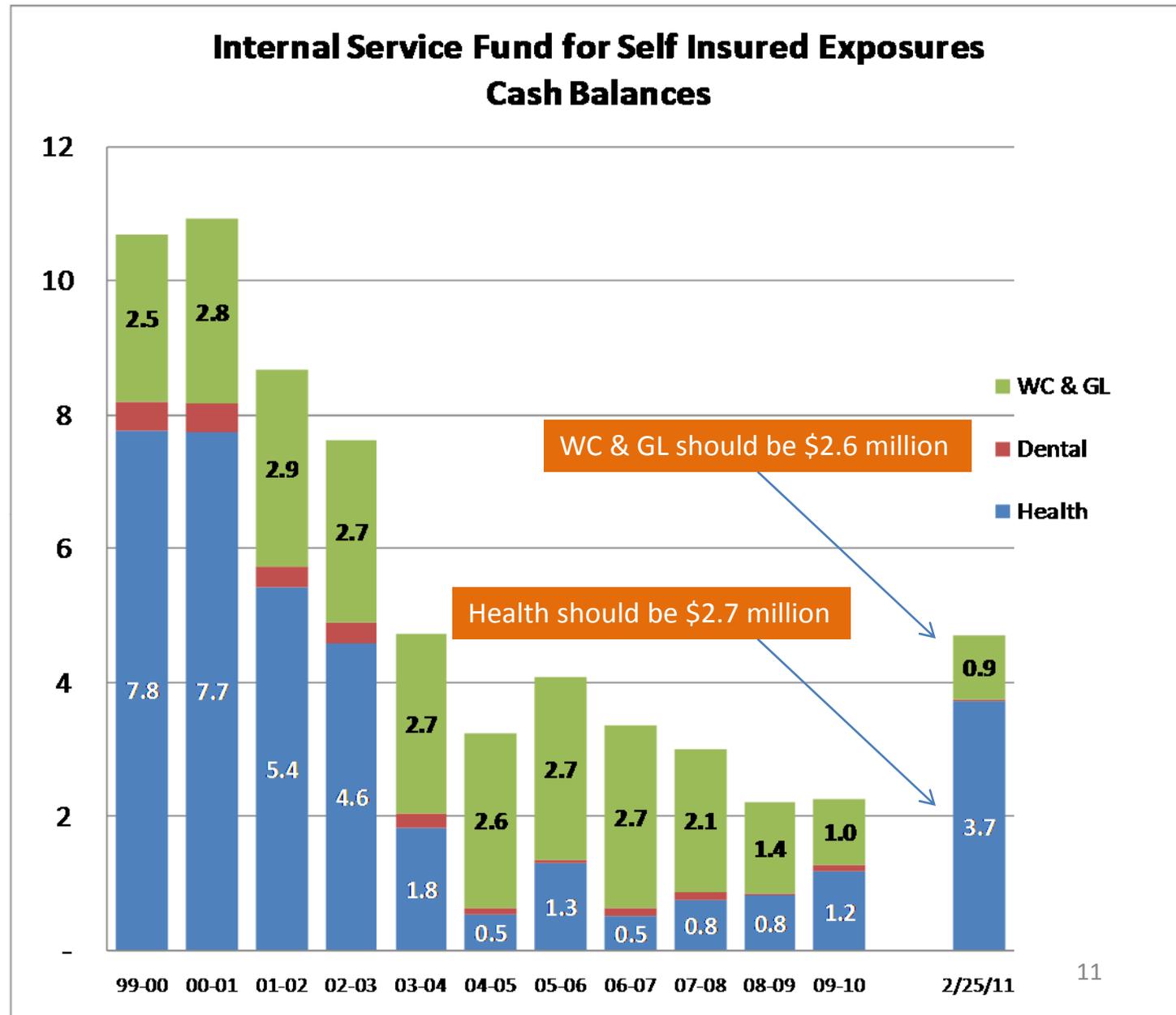


# Cash Reserves on Hand to pay Obligations

The Medical project cash reserves are significantly above our target of 2X average monthly claims...due to the very low claims experience thus far in the current FY.

Combined Workers Comp and General Liability Cash reserves are at \$0.9 million. An external Actuarial analysis completed by the Risk Management department in September determined that the Cash reserves to cover our risk exposure should be \$2.6 million.

Cash Reserves at this point in time are \$1.7 million lower than the Actuarial based target.



# Recommendation to rectify both the Accounting Net Assets deficit and actuarial shortfall of cash reserves

## Budget Amendment in current FY

- Increase to General Liability of \$900k, charged as follows
  - Gen County - \$450k
  - Schools - \$360k
  - Highway- \$90k

## Budget Increase beginning FY 2011-12

- Increase to General Liability of \$900k, charged as follows
  - Gen County - \$450k
  - Schools - \$360k
  - Highway- \$90k

Our recommendation is to infuse \$0.9 million to correct current year and prior deficits and \$0.9 million in FY 11-12. Beginning in FY12-13, We will need to increase by another \$0.3 million per year over the next five years to build cash reserves toward actuarial based target of \$2.6 million.

# Summary

- In essence, Blount County's Self Insurance Cash Reserves are inadequate to cover our exposure, based on an external actuarial analysis performed in September, 2010 by Select Actuarial Services.
- As a result, our combined Net Assets (Cash reserves less known liabilities) was negative \$300k as of June 30 2010 and is currently negative \$1,175k, which is out of compliance with state regulations for government self-insured funds.
- We are recommending substantial increases in charges to Major Funds to increase the revenue to fund 263 for Workers Comp and General Liability to bring our cash reserves into line with target.

**Blount County, Tennessee  
REQUEST FOR BUDGET INCREASE/DECREASE  
Fiscal Year 2010-2011**

Fund Number 101 Cost Center Number 051900  
 Fund Name Gen Co Cost Center Name Other General Admin

	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Appropriation:	101-051900-500506-0	General Liability	450,000.00
	Total Appropriation:		

	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Estimated Revenue:	101-0-499998-0	fund balance	450,000.00
	Total Estimated Revenue:		

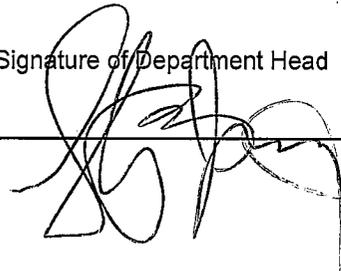
Reason for requested increase/decrease:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Note:  
Total appropriation  
must agree with total  
estimated revenue.

Signature of Department Head  Date 4-11-11

**RESOLUTION NO. 11-04-016**

**Sponsored by: Commissioners Mike Lewis and Kenneth Melton**

**A RESOLUTION TO AMEND HIGHWAY DEPARTMENT FUND BUDGET.**

**WHEREAS**, Blount County would like to amend the Highway Department Fund Budget to appropriate funds for general liability insurance.

**WHEREAS**, it is deemed to be in the best interest of Blount County to amend the Highway Department Fund Budget as requested.

**NOW THEREFORE, BE IT RESOLVED BY THE** Board of Commissioners of Blount County, Tennessee assembled in regular session this 21<sup>st</sup> day of April, 2011 that the Highway Department Fund Budget shall be amended as follows:

**Revenue:**

**131-0-499998-0                      Fund Balance.....\$90,000.00**

**APPROPRIATION:**

**131-061000-500506-0              General Liability Insurance.....\$90,000.00**

**Duly authorized and approved this 21<sup>st</sup> day of April, 2011.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Commission Chairman**

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

Approved: \_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
**County Mayor**

\_\_\_\_\_  
**Date**

**Blount County, Tennessee**  
**REQUEST FOR BUDGET INCREASE/DECREASE**  
**Fiscal Year 2010-2011**

Fund Number 131 Cost Center Number 061000  
 Fund Name Hwy Cost Center Name Hwy Admin

	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Appropriation:	131-061000-500506-0	General Liability Insurance	90,000.00
	Total Appropriation:		

	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Estimated Revenue:	131-0-499998-0	fund balance	90,000.00
	Total Estimated Revenue:		

Reason for requested increase/decrease:

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Note:  
 Total appropriation  
 must agree with total  
 estimated revenue.

Signature of Department Head    Date

---

**RESOLUTION NO. 11-04-017**

**Sponsored by: Commissioners Mike Lewis and Kenneth Melton**

**A RESOLUTION TO AMEND GENERAL PURPOSE SCHOOL FUND BUDGET.**

**WHEREAS**, Blount County would like to amend the GPSF Budget to appropriate funds for general liability insurance.

**WHEREAS**, it is deemed to be in the best interest of Blount County to amend the GPSF Budget as requested.

**NOW THEREFORE, BE IT RESOLVED BY THE** Board of Commissioners of Blount County, Tennessee assembled in regular session this 21<sup>st</sup> day of April, 2011 that the GPSF Budget shall be amended as follows:

**Revenue:**

**141-0-499998-0                      Fund Balance.....\$360,000.00**

**APPROPRIATION:**

**141-072310-500506-0            General Liability Insurance.....\$360,000.00**

**Duly authorized and approved this 21<sup>st</sup> day of April, 2011.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Commission Chairman**

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

Approved: \_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

**Blount County, Tennessee  
REQUEST FOR BUDGET INCREASE/DECREASE  
Fiscal Year 2010-2011**

Fund Number 141 Cost Center Number 072310  
 Fund Name GPSF Cost Center Name BOE

	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Appropriation:	141-072310-500506-0	General Liability Insurance	360,000.00
		Total Appropriation:	360,000.00

	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Estimated Revenue:	141-0-499998-0	fund balance	360,000.00
		Total Estimated Revenue:	360,000.00

Reason for requested increase/decrease:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Note:  
Total appropriation  
must agree with total  
estimated revenue.

Signature of Department Head Date

\_\_\_\_\_

**RESOLUTION NO. 11-04-018**

**Sponsored by: Commissioners Kenneth Melton and Steve Samples**

**A RESOLUTION TO AMEND GENERAL PURPOSE SCHOOL FUND BUDGET.**

**WHEREAS**, Blount County would like to amend the GPSF Budget to appropriate funds for projected deficit in electricity and water accounts.

**WHEREAS**, it is deemed to be in the best interest of Blount County to amend the GPSF Budget as requested.

**NOW THEREFORE, BE IT RESOLVED BY THE** Board of Commissioners of Blount County, Tennessee assembled in regular session this 21<sup>st</sup> day of April, 2011 that the GPSF Budget shall be amended as follows:

**Revenue:**

**141-0-499998-0                      Fund Balance.....\$198,000.00**

**APPROPRIATION:**

**141-072610-500415              Electricity.....\$170,000.00**  
**141-072610-500454              Water & Sewer.....\$ 28,000.00**  
**Total .....\$198,000.00**

**Duly authorized and approved this 21<sup>st</sup> day of April, 2011.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Commission Chairman**

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

Approved: \_\_\_\_

Vetoed: \_\_\_\_

\_\_\_\_\_  
**County Mayor**

\_\_\_\_\_  
**Date**

**Blount County, Tennessee**  
**REQUEST FOR BUDGET INCREASE/DECREASE**  
**Fiscal Year 2010-2011**

Fund Number 141 Cost Center Number 72610  
Fund Name GPSF Cost Center Name Operation of Plant

	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Appropriation:	141-072610-500415	Electricity	170,000.00
	141-072610-500454	Water & Sewer	28,000.00
		<b>Total Appropriation:</b>	

	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
Estimated Revenue:	141-000000-499998	Use of Fund Balance	198,000.00
	<b>Total Estimated Revenue:</b>		<b>198,000.00</b>

Reason for requested increase/decrease:  
Increase for projected deficit in electricity and water accounts. See attached worksheets.

Note:  
Total appropriation  
must agree with total  
estimated revenue.

*Judy Logan*  
\_\_\_\_\_  
Signature of Department Head

3-29-11  
\_\_\_\_\_  
Date

**"Approved By The Board Of Education" 4-5-11**

**Electricity Expense Analysis - 072610-500415**

	<i>Percent Inc (Dec)</i>	<i>Dollar Inc (Dec)</i>	<i>Actual FY 10-11</i>	<i>Actual FY 09-10</i>	<i>Actual FY 08-09</i>	<i>Actual FY 07-08</i>	<i>Actual FY 06-07</i>	<i>Cumulative % Inc (Dec)</i>	<i>Cumulative FY 10-11</i>	<i>Cumulative FY 09-10</i>	<i>Cumulative FY 08-09</i>	<i>Cumulative FY 07-08</i>	<i>Cumulative FY 06-07</i>
Jul-10	-15.2%	\$ (7,028)	\$ 39,258	\$ 46,286	\$ 34,631	\$ 35,821	\$ 6,604	-15.2%	\$ 39,258	\$ 46,286	\$ 34,631	\$ 35,821	\$ 6,604
Aug-10	-14.3%	\$ (27,125)	162,827	189,952	144,197	177,449	202,951	-14.5%	202,085	236,238	178,829	213,270	209,555
Sep-10	47.4%	\$ 118,843	369,338	250,495	258,125	209,678	171,376	17.4%	571,423	486,733	436,953	422,948	380,930
Oct-10	65.4%	\$ 103,125	260,689	157,564	353,051	265,346	249,407	29.2%	832,113	644,297	790,005	688,293	630,337
Nov-10	19.0%	34,981	219,224	184,244	121,596	130,883	174,007	26.9%	1,051,337	828,541	911,601	819,177	804,344
Dec-10	29.3%	47,551	210,117	162,566	364,107	148,535	111,633	27.3%	1,261,453	991,106	1,275,707	967,712	915,977
Jan-11	-15.3%	(44,887)	248,757	293,644	189,380	275,542	262,727	17.5%	1,510,211	1,284,751	1,465,087	1,243,254	1,178,704
Feb-11	5.1%	11,884	243,938	232,054	243,393	189,926	168,982	15.6%	1,754,148	1,516,805	1,708,480	1,433,180	1,347,686
Mar-11	8.8%	20,566	254,122	233,556	308,055	150,167	215,204	14.7%	2,008,271	1,750,361	2,016,535	1,583,348	1,562,891
Apr-11				224,021	222,039	243,168	115,262			1,974,383	2,238,573	1,826,516	1,678,153
May-11				200,660	154,479	146,016	191,838			2,175,043	2,393,053	1,972,532	1,869,991
Jun-11				355,523	386,853	351,815	279,757			2,530,566	2,779,906	2,324,347	2,149,748
			<u>\$ 257,909</u>	<u>\$ 2,008,271</u>	<u>\$ 2,530,566</u>	<u>\$ 2,779,906</u>	<u>\$ 2,324,347</u>	<u>\$ 2,149,748</u>					
				-8.97%	19.60%	8.12%	5.55%						

<b>Budget 10-11</b>	<b>2,690,000</b>
<b>Projected Expense 10-11 (13% growth)</b>	<b>2,859,539</b>
<b>Surplus (Deficit) Balance</b>	<b><u>(169,539)</u></b>



**RESOLUTION NO. 11-04-019**

**Sponsored by: Commissioners Steve Samples and Kenneth Melton**

**A RESOLUTION TO AMEND GENERAL PURPOSE SCHOOL FUND BUDGET.**

**WHEREAS**, Blount County would like to amend the GPSF Budget to appropriate funds for projected deficit in bus transportation costs.

**WHEREAS**, it is deemed to be in the best interest of Blount County to amend the GPSF Budget as requested.

**NOW THEREFORE, BE IT RESOLVED BY THE** Board of Commissioners of Blount County, Tennessee assembled in regular session this 21<sup>st</sup> day of April, 2011 that the GPSF Budget shall be amended as follows:

**Revenue:**

**141-0-499998                      Fund Balance.....\$150,000.00**

**APPROPRIATION:**

**141-072710-500315              Contracts w/Vehicle Owners.....\$150,000.00**

**Duly authorized and approved this 21<sup>st</sup> day of April, 2011.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Commission Chairman**

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

Approved: \_\_\_\_

Vetoed: \_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

**Blount County, Tennessee**  
**REQUEST FOR BUDGET INCREASE/DECREASE**  
**Fiscal Year 2010-2011**

Fund Number 141 Cost Center Number 72710  
Fund Name GPSF Cost Center Name Transortation

ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
141-072710-500315	Contracts with Vehicle Owners	150,000.00
<b>Total Appropriation:</b>		<b>150,000.00</b>

ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
141-000000-499998	Use of Fund Balance	150,000.00
<b>Total Estimated Revenue:</b>		<b>150,000.00</b>

Reason for requested increase/decrease:  
Increase for projected deficit in bus transportation costs due to much higher than planned diesel fuel adjustments.

Note:  
Total appropriation  
must agree with total  
estimated revenue.

*Troy Joga*  
\_\_\_\_\_  
Signature of Department Head

3-29-11  
\_\_\_\_\_  
Date

**"Approved By The Board Of Education" 4-5-11**

FCN: IN ACCT: 141 072710 500315 00000

ACCOUNT TITLE: CONTRACTS W/VEHICLE OWNERS

MONTH	CURRENT YEAR		LAST YEAR		FORECASTED BUDGET
	BUDGET	ACTUAL	BUDGET	ACTUAL	
	000000200 00+	0 00+	000020000 00-	0 00+	000000000 00+
1	000000200 00+	244,830 29+	000020000 00-	267,843 04+	000000000 00+
2	000000000 00+	294,032 14+	000021000 00-	290,792 33+	000000000 00+
3	000000000 00+	291,620 09+	000021000 00-	285,577 54+	000000000 00+
4	000000000 00+	282,986 52+	000021000 00-	286,630 81+	000000000 00+
5	000000000 00+	290,317 97+	000021000 00-	316,398 06+	000000000 00+
6	000000000 00+	267,653 02+	000021000 00-	248,007 85+	000000000 00+
7	000000000 00+	280,722 50+	000021000 00-	281,382 66+	000000000 00+
8	000000000 00+	64,948 22+	000021000 00-	286,075 06+	000000000 00+
9	000000000 00+	0 00+	000021000 00-	290,179 77+	000000000 00+
10	000000000 00+	0 00+	000027500 00+	194,281 76+	000000000 00+
11	000000000 00+	0 00+	000028000 00+	0 00+	000000000 00+
12	000000000 00+	0 00+	000028000 00+	0 00+	000000000 00+
TOT	000000200 00+	2,017,110 75+	000152500 00-	2,747,168 88+	000000000 00+

*Future PR* 735,663.42 ( $245,221.14 \times 3$ )  
*Less: Seatage* (125,138) ( $5,171 \times 24.24$ )  
*Future ELL* 26,000 ( $6,500 \times 4$ )  
*Future F.A.* 155,000 ( $52,000 \times 3$ ) 53 DAYS  
*MISC.* 1,500

2,811,136.17  
 BUDG. 2,666,000  


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 (145,136.17)  
 150,000

**FUEL ADJUSTMENT  
2010-2011**

BUS OWNER	VENDOR	\$ 0.27	\$ 0.27	\$ 0.27	\$ 0.30	\$ 0.31	\$ 0.35	\$ 0.39	MARCH
		AUG	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	
RICK BLAIR	93550	\$ 4,075.58	\$ 3,881.52	\$ 3,105.18	\$ 3,458.58	\$ 2,218.14	\$ 2,950.85	\$ 5,606.64	
NANCY BORING	138630	\$ 396.90	\$ 324.00	\$ 259.20	\$ 288.00	\$ 186.00	\$ 231.00	\$ 468.00	
OLLIE BORING	18432	\$ 4,902.24	\$ 4,674.24	\$ 3,717.83	\$ 4,159.68	\$ 2,664.66	\$ 3,552.22	\$ 6,759.48	
TIM BROWN	117130	\$ 577.20	\$ 549.72	\$ 439.77	\$ 488.64	\$ 299.52	\$ 356.30	\$ 794.04	
ROCKY TOP TOURS LLC	140200	\$ 4,636.89	\$ 4,151.10	\$ 3,360.02	\$ 3,733.44	\$ 2,336.78	\$ 3,182.76	\$ 6,043.59	
JACK CLEMMER	13153	\$ 949.71	\$ 904.50	\$ 722.72	\$ 804.00	\$ 519.25	\$ 703.50	\$ 1,306.50	
FRANK CONNATSER	10293	\$ 481.95	\$ 459.00	\$ 367.20	\$ 408.00	\$ 263.50	\$ 357.00	\$ 663.00	
FINCHUM SERVICES INC.	119440	\$ 1,242.01	\$ 1,209.87	\$ 906.35	\$ 1,051.44	\$ 679.05	\$ 920.01	\$ 1,029.99	
BARBARA GREGORY	2074	\$ 1,269.92	\$ 1,228.50	\$ 982.79	\$ 1,092.00	\$ 705.16	\$ 955.50	\$ 1,774.50	
JAMES HATCHER	13277	\$ 524.47	\$ 499.50	\$ 399.60	\$ 444.00	\$ 286.75	\$ 388.50	\$ 721.50	
JIMMY HATCHER	44740	\$ 885.08	\$ 842.94	\$ 674.35	\$ 749.28	\$ 483.91	\$ 655.62	\$ 1,217.58	
W.C. HUFFMAN	58590	\$ 5,941.56	\$ 5,658.66	\$ 4,707.46	\$ 5,029.92	\$ 3,248.49	\$ 4,401.18	\$ 8,173.62	
LEANN LAMBERT	67460	\$ 2,897.37	\$ 2,435.40	\$ 1,948.32	\$ 2,164.80	\$ 1,380.50	\$ 1,768.20	\$ 3,517.80	
DAN MORGAN	155650	\$ 567.61	\$ 516.78	\$ 413.42	\$ 459.36	\$ 296.67	\$ 401.94	\$ 746.46	
PB&T TRANSPORTATION	139920	\$ 2,157.98	\$ 2,001.24	\$ 1,600.98	\$ 1,801.87	\$ 871.41	\$ 1,159.62	\$ 2,871.18	
JR. PICKENS	52790	\$ 463.23	\$ 441.18	\$ 352.94	\$ 392.16	\$ 240.34	\$ 343.14	\$ 637.26	
REED BUS SERVICE INC.	50980	\$ 1,667.24	\$ 1,620.54	\$ 1,296.42	\$ 1,440.48	\$ 1,207.76	\$ 1,636.32	\$ 3,038.88	
JAMES SHOPE BUSES	136880	\$ 3,827.21	\$ 3,645.00	\$ 2,929.34	\$ 3,285.36	\$ 2,101.86	\$ 2,789.71	\$ 5,334.42	
SHARON WALKER	66600	\$ 590.24	\$ 562.14	\$ 449.71	\$ 499.68	\$ 322.71	\$ 437.22	\$ 811.98	
DOUG WEST	137900	\$ 1,008.97	\$ 960.93	\$ 768.74	\$ 854.16	\$ 549.96	\$ 747.39	\$ 1,388.01	
STARR LIMOUSINE SERVICE	130740	\$ 793.80	\$ 648.00	\$ 518.40	\$ 576.00	\$ 372.00	\$ 462.00	\$ 936.00	
ISAAC MCLEMORE	119320	\$ 396.90	\$ 425.37	\$ 302.26	\$ 288.00	\$ 186.00	\$ 231.00	\$ 468.00	
SMITH BUS LINES	13911	\$ 1,190.70	\$ 972.00	\$ 777.60	\$ 864.00	\$ 558.00	\$ 693.00	\$ 1,404.00	
BRENDA JONES	140190	\$ 1,190.70	\$ 972.00	\$ 777.60	\$ 864.00	\$ 558.00	\$ 693.00	\$ 1,404.00	
REBECCA WORDE	158130	\$ 396.90	\$ 324.00	\$ 259.20	\$ 288.00	\$ 186.00	\$ 231.00	\$ 468.00	
<b>TOTAL</b>		\$43,032.36	\$39,908.13	\$32,037.40	\$35,484.85	\$22,722.42	\$30,247.98	\$57,584.43	\$

RESOLUTION No. 11-04-003

Sponsored By Commissioners Mike Lewis and Kenneth Melton

A RESOLUTION AUTHORIZING THE LEASE UNDER TENNESSEE CODE ANNOTATED 7-51-904 OF OFFICE COPIERS FOR THE REGISTER OF DEEDS OFFICE OF BLOUNT COUNTY.

WHEREAS, Tennessee Code Annotated 7-51-904 (a) states that "Whenever the period or term, including any renewal term or extension period, of any contract, lease, or lease-purchase agreement for any real property is to be for less than five (5) years, under the authority of 7-51-902 or 7-51-903, or for tangible personal property, regardless of the period or term, such contract, lease or lease-purchase agreement shall first be approved by resolution or ordinance duly adopted by the governing body of the municipality, and no such contract, lease, or lease-purchase agreement shall be entered into by a municipality without such approval."; and

WHEREAS, Tennessee Code Annotated 7-51-901 (4) defines a municipality as any county or incorporated city or town of the state of Tennessee; and

WHEREAS, the Register of Deeds Office, of Blount County wishes to lease office copiers to meet the duplicating needs of the Register of Deeds office; and

WHEREAS, the following copiers are available under the terms and conditions of the State Contract No. SWC404:

<u>Office</u>	<u>Vendor</u>	<u>Cost per Mo.</u>
Register of Deeds	Oce Imagistics	\$272.29
	Oce Imagistics	\$94.09

WHEREAS, there is sufficient money available within the department budget to fund the lease of the copiers.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Blount County, Tennessee, meeting in session assembled this 21st day of April, 2011 that the lease of copy machines for the Register of Deeds Office, under terms and conditions of the State Contract No. SWC404 is hereby authorized.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKES EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT; AND THAT ANY PRIOR RESOLUTION TO THE CONTRARY IS HEREBY DECLARED VOID.

CERTIFICATION OF ACTION

ATTEST

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

RESOLUTION No. 11-04-005

Sponsored By Commissioners Mike Lewis and Kenneth Melton

A RESOLUTION AUTHORIZING THE LEASE UNDER TENNESSEE CODE ANNOTATED 7-51-904 OF OFFICE COPIERS FOR THE BLOUNT COUNTY PUBLIC LIBRARY.

WHEREAS, Tennessee Code Annotated 7-51-904 (a) states that "Whenever the period or term, including any renewal term or extension period, of any contract, lease, or lease-purchase agreement for any real property is to be for less than five (5) years, under the authority of 7-51-902 or 7-51-903, or for tangible personal property, regardless of the period or term, such contract, lease or lease-purchase agreement shall first be approved by resolution or ordinance duly adopted by the governing body of the municipality, and no such contract, lease, or lease-purchase agreement shall be entered into by a municipality without such approval."; and

WHEREAS, Tennessee Code Annotated 7-51-901 (4) defines a municipality as any county or incorporated city or town of the state of Tennessee; and

WHEREAS, the Public Library, of Blount County wishes to lease office copiers to meet the duplicating needs of the office; and

WHEREAS, the following copiers are available under the terms and conditions of the State Contract No. SWC404:

<u>Office</u>	<u>Vendor</u>	<u>Cost per Mo.</u>
Public Library	Ricoh Americas Corp.	\$102.40
	Ricoh Americas Corp.	\$102.40

WHEREAS, there is sufficient money available within the department budget to fund the lease of the copiers.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Blount County, Tennessee, meeting in session assembled this 21st day of April, 2011 that the lease of copy machines for the Public Library, under terms and conditions of the State Contract No. SWC404 is hereby authorized.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKES EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT; AND THAT ANY PRIOR RESOLUTION TO THE CONTRARY IS HEREBY DECLARED VOID.

CERTIFICATION OF ACTION

ATTEST

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

RESOLUTION No. 11-04-004

Sponsored By Commissioners Mike Lewis and Kenneth Melton

A RESOLUTION AUTHORIZING THE LEASE UNDER TENNESSEE CODE ANNOTATED 7-51-904 OF OFFICE COPIERS FOR THE BLOUNT COUNTY PUBLIC LIBRARY.

WHEREAS, Tennessee Code Annotated 7-51-904 (a) states that "Whenever the period or term, including any renewal term or extension period, of any contract, lease, or lease-purchase agreement for any real property is to be for less than five (5) years, under the authority of 7-51-902 or 7-51-903, or for tangible personal property, regardless of the period or term, such contract, lease or lease-purchase agreement shall first be approved by resolution or ordinance duly adopted by the governing body of the municipality, and no such contract, lease, or lease-purchase agreement shall be entered into by a municipality without such approval."; and

WHEREAS, Tennessee Code Annotated 7-51-901 (4) defines a municipality as any county or incorporated city or town of the state of Tennessee; and

WHEREAS, the Public Library, of Blount County wishes to lease office copiers to meet the duplicating needs of the office; and

WHEREAS, the following copiers are available under the terms and conditions of the U.S. Communities Contract No.58795:

<u>Office</u>	<u>Vendor</u>	<u>Cost per Mo.</u>
Public Library	Ricoh Americas Corp.	\$127.40
	Ricoh Americas Corp.	\$188.43

WHEREAS, there is sufficient money available within the department budget to fund the lease of the copiers.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Blount County, Tennessee, meeting in session assembled this 21st day of April, 2011 that the lease of copy machines for the Public Library, under terms and conditions of the U.S. Communities No.58795 is hereby authorized.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKES EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT; AND THAT ANY PRIOR RESOLUTION TO THE CONTRARY IS HEREBY DECLARED VOID.

CERTIFICATION OF ACTION

ATTEST

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

RESOLUTION No. 11-04-006

Sponsored By Commissioners Mike Lewis and Kenneth Melton

A RESOLUTION AUTHORIZING THE LEASE UNDER TENNESSEE CODE ANNOTATED 7-51-904 OF AN OFFICE COPIER FOR THE PROPERTY ASSESSOR'S OFFICE OF BLOUNT COUNTY.

WHEREAS, Tennessee Code Annotated 7-51-904 (a) states that "Whenever the period or term, including any renewal term or extension period, of any contract, lease, or lease-purchase agreement for any real property is to be for less than five (5) years, under the authority of 7-51-902 or 7-51-903, or for tangible personal property, regardless of the period or term, such contract, lease or lease-purchase agreement shall first be approved by resolution or ordinance duly adopted by the governing body of the municipality, and no such contract, lease, or lease-purchase agreement shall be entered into by a municipality without such approval."; and

WHEREAS, Tennessee Code Annotated 7-51-901 (4) defines a municipality as any county or incorporated city or town of the state of Tennessee; and

WHEREAS, the Property Assessor's Office, of Blount County wishes to lease an office copier to meet the duplicating needs of the Property Assessor's office; and

WHEREAS, the following copier is available under the terms and conditions of the State Contract No. SWC404:

<u>Office</u>	<u>Vendor</u>	<u>Cost per Mo.</u>
Property Assessor	Ricoh Americas Corp.	\$212.42

WHEREAS, there is sufficient money available within the department budget to fund the lease of the copier.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Blount County, Tennessee, meeting in session assembled this 21st day of April, 2011 that the lease of a copy machine for the Property Assessor's Office, under terms and conditions of the State Contract No. SWC404 is hereby authorized.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKES EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT; AND THAT ANY PRIOR RESOLUTION TO THE CONTRARY IS HEREBY DECLARED VOID.

CERTIFICATION OF ACTION

ATTEST

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

RESOLUTION No. 11-04-007

Sponsored By Commissioners Mike Lewis and Kenneth Melton

A RESOLUTION AUTHORIZING THE LEASE UNDER TENNESSEE CODE ANNOTATED 7-51-904 OF AN OFFICE COPIER FOR THE MAYOR'S OFFICE OF BLOUNT COUNTY.

WHEREAS, Tennessee Code Annotated 7-51-904 (a) states that "Whenever the period or term, including any renewal term or extension period, of any contract, lease, or lease-purchase agreement for any real property is to be for less than five (5) years, under the authority of 7-51-902 or 7-51-903, or for tangible personal property, regardless of the period or term, such contract, lease or lease-purchase agreement shall first be approved by resolution or ordinance duly adopted by the governing body of the municipality, and no such contract, lease, or lease-purchase agreement shall be entered into by a municipality without such approval."; and

WHEREAS, Tennessee Code Annotated 7-51-901 (4) defines a municipality as any county or incorporated city or town of the state of Tennessee; and

WHEREAS, the Mayor's Office, of Blount County wishes to lease an office copier to meet the duplicating needs of the Mayor's office; and

WHEREAS, the following copier is available under the terms and conditions of the State Contract No. SWC404:

<u>Office</u>	<u>Vendor</u>	<u>Cost per Mo.</u>
Mayor	Oce Imagistics	\$131.09

WHEREAS, there is sufficient money available within the department budget to fund the lease of the copier.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Blount County, Tennessee, meeting in session assembled this 21st day of April, 2011 that the lease of a copy machine for the Mayor's Office, under terms and conditions of the State Contract No. SWC404 is hereby authorized.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKES EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT; AND THAT ANY PRIOR RESOLUTION TO THE CONTRARY IS HEREBY DECLARED VOID.

CERTIFICATION OF ACTION

ATTEST

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

RESOLUTION No. 11-04-008

Sponsored By Commissioners Mike Lewis and Kenneth Melton

A RESOLUTION AUTHORIZING THE LEASE UNDER TENNESSEE CODE ANNOTATED 7-51-904 OF AN OFFICE COPIER FOR THE ACCOUNTING OFFICE OF BLOUNT COUNTY.

WHEREAS, Tennessee Code Annotated 7-51-904 (a) states that "Whenever the period or term, including any renewal term or extension period, of any contract, lease, or lease-purchase agreement for any real property is to be for less than five (5) years, under the authority of 7-51-902 or 7-51-903, or for tangible personal property, regardless of the period or term, such contract, lease or lease-purchase agreement shall first be approved by resolution or ordinance duly adopted by the governing body of the municipality, and no such contract, lease, or lease-purchase agreement shall be entered into by a municipality without such approval."; and

WHEREAS, Tennessee Code Annotated 7-51-901 (4) defines a municipality as any county or incorporated city or town of the state of Tennessee; and

WHEREAS, the Accounting Office, of Blount County wishes to lease an office copier to meet the duplicating needs of the Accounting office; and

WHEREAS, the following copier is available under the terms and conditions of the State Contract No. SWC404:

<u>Office</u>	<u>Vendor</u>	<u>Cost per Mo.</u>
Accounting	Oce Imagistics	\$224.30

WHEREAS, there is sufficient money available within the department budget to fund the lease of the copier.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Blount County, Tennessee, meeting in session assembled this 21<sup>st</sup> day of April, 2011 that the lease of a copy machine for the Accounting Office, under terms and conditions of the State Contract No. SWC404 is hereby authorized.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKES EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT; AND THAT ANY PRIOR RESOLUTION TO THE CONTRARY IS HEREBY DECLARED VOID.

CERTIFICATION OF ACTION

ATTEST

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

**RESOLUTION No. 11-04-009**

**Sponsored by Commissioners Gary Farmer and Gordon Wright.**

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, BY ADDING A NEW SECTION 7.18 DESIGN STANDARDS FOR COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS, AMEND SECTIONS 9.1B, 9.2B and 9.3B TO INCLUDE COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS, AND AMEND SECTION 13 TO INCLUDE DEFINITIONS FOR CAMPING CABINS AND COMMERCIAL CAMPGROUNDS**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21<sup>st</sup> day of April, 2011:

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

**WHEREAS**, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *et seq.*, OF THE TENNESSEE CODE ANNOTATED**, and

**WHEREAS**, it is desired to amend such Resolution to provide an avenue to permit said use upon review and approval,

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

**1. That the following new Section 7.18 be added to the Zoning Resolution:**

**Section 7.18 – Commercial Campground and Recreational Vehicle Parks**

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community where street access and capacity and other infrastructure are favorable for higher density development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. A commercial campground and recreational vehicle park shall meet the following regulations:

1. Minimum lot size requirement: The minimum development site for a commercial campground and recreational vehicle park shall be five (5) acres.
2. Permitted uses and activities: The following uses, vehicles and activities shall be permitted in all commercial campgrounds and recreational vehicle parks.
  - A. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, *camping cabins* (not to exceed 25% of the total camp sites), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
    - 1) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.

- 2) External structures permanently attached to the ground such as carports, or cabanas associated with individual campsites, shall not be permitted.

B. A recreational vehicle shall not remain in a recreational vehicle park for more than two hundred-seventy (270) days in any three-hundred-sixty-five (365) day period except:

- 1) Vehicles owned and operated by seasonal camp workers shall be exempt from this requirement.
- 2) Storage of unoccupied recreational vehicles may be allowed in a designated storage area, with number of stored vehicles not to exceed 40% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be visually buffered from and public road, and shall be set back from lot lines by the required principle structure setbacks for the zone.

C. Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground.

3. Accessory Uses: Management headquarters, toilets, dumping stations, showers, coin-operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground or recreational vehicle park are permitted as accessory uses to the park, subject to the following restrictions:

A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.

4. Prohibited uses and structures:

A. Mobile homes and mobile home parks,

B. Permanent residences, excluding the accessory use of a resident management structure.

5. Design standards for recreational vehicle parks and campgrounds. All commercial campgrounds and recreational vehicle parks shall meet the following requirements in addition to other requirements in specific zones.

A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.

B. Access and location criteria:

- 1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor

leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville city limits to the Blount/Sevier county line, Lamar Alexander Parkway (Highway 321) from Maryville city limits to the city limits of Townsend, Highway 321 from the Townsend city limits to the Blount/Sevier county line, Old Tuckaleechee Road around the southern boundary of Townsend, Old Walland Highway from intersection with Ellejoy Road to intersection with Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

**(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).**

- 2) Location of campgrounds shall be limited to off site roads with at least 18 foot wide pavement with 2 foot shoulders.
- 3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall have a **minimum of** fifty (50) feet turning radius and exits shall be designed to allow ingress and egress simultaneously.
- 4) A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration land is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

C. Internal Roadways. All internal roadways shall meet the following requirements:

- 1) Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
- 2) All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed ten (10) percent for gravel roads and thirteen (13) percent for paved roads.
- 3) An erosion control plan shall also be required.
- 4) All internal roadways shall have a minimum width of no less than fourteen (14) feet for one-way traffic and no less than eighteen (18) feet for two-way traffic.

- D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity for a minimum of three (3) recreational vehicles, to insure check-in does not become congested.
- E. Parking for workers and guests. Parking spaces shall be provided for the manager and camp workers. A minimum of one (1) guest parking space shall be provided for every five (5) campsites.
- F. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Blount County Environmental Health Department.
- G. Any site plan shall address provision for fire service with fire hydrants and adequate access for emergency vehicles within the development.
- H. Any site plan shall address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.
- I. Fire Pits. Campfires shall only be permitted in designated fire pits.
- J. Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds should conduct business in accordance to any existing noise laws within the county.
6. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.
- A. Recreational Vehicle Campsite.
- 1) All recreational vehicle campsites shall have a minimum of 1,400 square feet.
  - 2) A recreational vehicle campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
  - 3) Each campsite shall contain a stabilized vehicular parking pad.

- 4) No building or storage sheds are permitted on individual recreational vehicle campsites.
- 5) Recreational vehicle campsites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 6) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 7) Recreational vehicle campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

#### B. Tent Campsite.

- 1) All tent campsites shall have a minimum area of 1,400 square feet.
- 2) Tent campsites shall include a minimum of one (1) automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 3) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 4) Tent campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

#### C. Camping Cabin sites.

- 1) All camping cabin sites shall have a minimum area of 1,400 square feet.
- 2) A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
- 3) No storage sheds are permitted on an individual camping cabin site.
- 4) Camping cabin sites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 5) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and Campground. Ingress and egress to the campsite shall be limited to an internal roadway.

- 6) Camping cabin sites shall be set back at least twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

**2. That sections 9.1B, 9.2B, and 9.3B be amended to add campgrounds and recreational vehicle parks as special exceptions as follows:**

**9.1 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed and breakfast accommodations; golf driving range; ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; and accessory structures customarily associated with the above uses.

**9.2 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; and accessory structures customarily associated with the above uses.

**9.3 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, and their associated sales or rental offices for the development (see also Section 7.6), family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region

including the district; sawmills and associated lumber yards; *commercial campgrounds and recreational vehicle parks (see also section 7.18)*; and accessory structures customarily associated with the above uses.

**3. That the following definitions be added to Section 13 of the zoning regulations:**

*Camping Cabin*; small cabins located within a campground that are intended for temporary shelter, and includes sleeping quarters, in some cases a bathroom, but no kitchens.

*Campgrounds or Commercial Campground and Recreational Vehicle Parks*: the area or place (as a field or grove) used for a camp, for camping, or for a camp meeting, and is conducted as a commercial business, or associated with private groups, clubs or churches.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

**NOTICE OF PUBLIC HEARING.** In accordance with Tennessee Code Annotated Section 13-7-105, the Board of County Commissioners of Blount County, Tennessee, will convene in a called meeting and hold public hearing on April 12, 2011 at 6:30 P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendment to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010.

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, BY ADDING A NEW SECTION 7.18 DESIGN STANDARDS FOR COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS, AMEND SECTIONS 9.1B, 9.2B and 9.3B TO INCLUDE COMMERCIAL CAMPGROUND AND RECREATIONAL VEHICLE PARKS, AND AMEND SECTION 13 TO INCLUDE DEFINITIONS FOR CAMPING CABINS AND COMMERCIAL CAMPGROUNDS**

**Section 7.18 – Commercial Campground and Recreational Vehicle Parks**

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community where street access and capacity and other infrastructure are favorable for higher density development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. A commercial campground and recreational vehicle park shall meet the following regulations:

1. Minimum lot size requirement: The minimum development site for a commercial campground and recreational vehicle park shall be five (5) acres.
2. Permitted uses and activities: The following uses, vehicles and activities shall be permitted in all commercial campgrounds and recreational vehicle parks.
  - A. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, *camping cabins* (not to exceed 25% of the total camp sites), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
    - 1) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.
    - 2) External structures permanently attached to the ground such as carports, or cabanas associated with individual campsites, shall not be permitted.
  - B. A recreational vehicle shall not remain in a recreational vehicle park for more than two hundred-seventy (270) days in any three-hundred-sixty-five (365) day period except:
    - 1) Vehicles owned and operated by seasonal camp workers shall be exempt from this requirement.
    - 2) Storage of unoccupied recreational vehicles may be allowed in a designated storage area, with number of stored vehicles not to exceed 40% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be visually buffered from and public road, and shall be set back from lot lines by the required principle structure setbacks for the zone.
  - C. Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground.

3. Accessory Uses: Management headquarters, toilets, dumping stations, showers, coin-operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground or recreational vehicle park are permitted as accessory uses to the park, subject to the following restrictions:
  - A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.
4. Prohibited uses and structures:
  - A. Mobile homes and mobile home parks,
  - B. Permanent residences, excluding the accessory use of a resident management structure.
5. Design standards for recreational vehicle parks and campgrounds. All commercial campgrounds and recreational vehicle parks shall meet the following requirements in addition to other requirements in specific zones.
  - A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.
  - B. Access and location criteria:
    - 1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville city limits to the Blount/Sevier county line, Lamar Alexander Parkway (Highway 321) from Maryville city limits to the city limits of Townsend, Highway 321 from the Townsend city limits to the Blount/Sevier county line, Old Tuckaleechee Road around the southern boundary of Townsend, Old Walland Highway from intersection with Ellejoy Road to intersection with Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

**(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).**

- 2) Location of campgrounds shall be limited to off site roads with at least 18 foot wide pavement with 2 foot shoulders.
- 3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize

traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall have a *minimum of fifty (50)* feet turning radius and exits shall be designed to allow ingress and egress simultaneously.

- 4) A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration land is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

C. Internal Roadways. All internal roadways shall meet the following requirements:

- 1) Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
- 2) All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed ten (10) percent for gravel roads and thirteen (13) percent for paved roads.
- 3) An erosion control plan shall also be required.
- 4) All internal roadways shall have a minimum width of no less than fourteen (14) feet for one-way traffic and no less than eighteen (18) feet for two-way traffic.

D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity for a minimum of three (3) recreational vehicles, to insure check-in does not become congested.

E. Parking for workers and guests. Parking spaces shall be provided for the manager and camp workers. A minimum of one (1) guest parking space shall be provided for every five (5) campsites.

F. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Blount County Environmental Health Department.

G. Any site plan shall address provision for fire service with fire hydrants and adequate access for emergency vehicles within the development.

H. Any site plan shall address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.

I. Fire Pits. Campfires shall only be permitted in designated fire pits.

J. Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds should conduct business in accordance to any existing noise laws within the county.

6. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.

A. Recreational Vehicle Campsite.

- 1) All recreational vehicle campsites shall have a minimum of 1,400 square feet.
- 2) A recreational vehicle campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
- 3) Each campsite shall contain a stabilized vehicular parking pad.
- 4) No building or storage sheds are permitted on individual recreational vehicle campsites.
- 5) Recreational vehicle campsites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 6) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 7) Recreational vehicle campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

B. Tent Campsite.

- 1) All tent campsites shall have a minimum area of 1,400 square feet.
- 2) Tent campsites shall include a minimum of one (1) automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 3) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 4) Tent campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

C. Camping Cabin sites.

- 1) All camping cabin sites shall have a minimum area of 1,400 square feet.
- 2) A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
- 3) No storage sheds are permitted on an individual camping cabin site.

- 4) Camping cabin sites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 5) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and Campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 6) Camping cabin sites shall be set back at least twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

**ADDITION OF COMMERCIAL CAMPGROUNDS AND RECREATIONAL PARKS TO THE FOLLOWING SECTIONS.**

**9.1 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed and breakfast accommodations; golf driving range; *commercial campgrounds and recreational vehicle parks (see also section 7.18)*; and accessory structures customarily associated with the above uses.

**9.2 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); *commercial campgrounds and recreational vehicle parks (see also section 7.18)*; and accessory structures customarily associated with the above uses.

**9.3 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, and their associated sales or rental offices for the development (see also Section 7.6), family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; day care facilities; commercial cemeteries not associated with a church or other place

of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumber yards; **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

**DEFINITIONS TO BE ADDED TO SECTION 13 OF OUR ZONING REGULATIONS.**

*Camping Cabin; small cabins located within a campground that are intended for temporary shelter, and includes sleeping quarters, in some cases a bathroom, but no kitchens.*

**Commercial Campground;** : the area or place (as a field or grove) used for a camp, for camping, or for a camp meeting, and is conducted as a commercial business, or associated with private groups, clubs or churches.

**A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY, TENNESSEE, from R-1-Rural District 1 to RAC- Rural Arterial Commercial for the property at 4919 Highway 411 South, Tax Map 100, Parcel 026.02.**

APPROVED:

ATTEST:

Kenneth Melton  
Commission Chairman

Roy Crawford, Jr.  
County Clerk

Ed Mitchell  
County Mayor

# Memo

To: Blount County Planning Commission  
From: Building Commissioner  
CC: Other planning commissioner members and staff  
Date: 2/15/2011  
Re: Rezoning Request at 4919 Hwy 411 South.

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## Background:

Mr. James Willis has recently purchased the property at 4919 Hwy 411 South and has requested that it be rezoned to RAC-(rural arterial commercial) from R-1-(rural district one). This property is identified on tax map 100 and parcel 026.02.

The property is approximately one acre with direct frontage on Hwy 411 South. The property is located outside of the urban growth boundary for the City of Maryville. The RAC zone is the applicable commercial zone for this property due to its location. Below I have included the description of the RAC Zone from Section 9.10 of our zoning regulations.

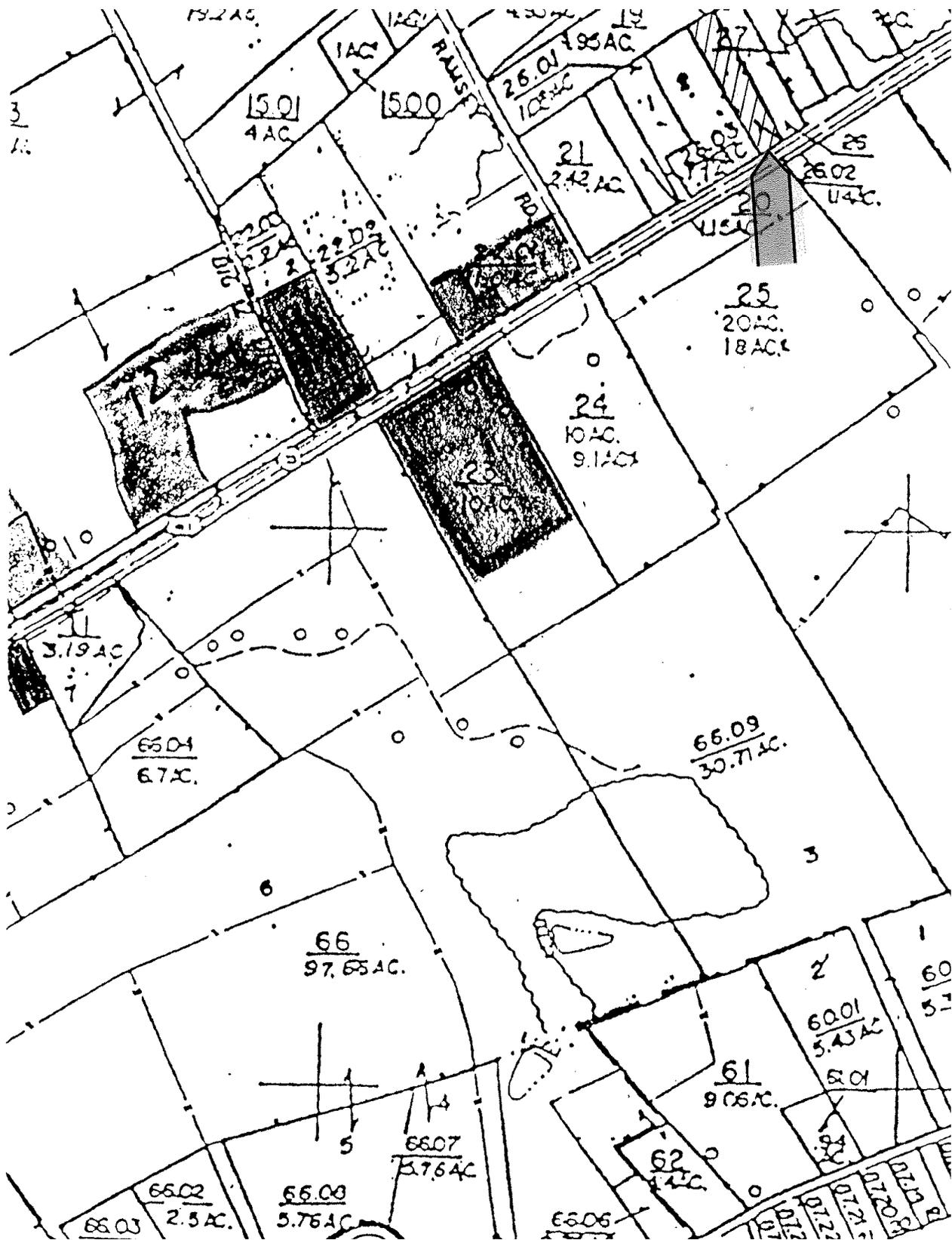
- **Section 9.10 RAC – Rural Arterial Commercial District.** It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to major four or more lane\_arterial roads in the county, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County. It is further the policy of the County Commission that the RAC district and this section should have applicability only to land adjacent to Highway 411 South outside the Maryville urban growth boundary, and to Highway 321 – East Lamar Alexander Parkway outside the Maryville urban growth to intersection with Foothills Parkway, and that amendments to the Zoning Map should extend no more than 500 feet away from the right-of-way lines of the above delineated highways. This section does not amend the Zoning Map, nor zone nor rezone any land to RAC, but only identifies limits to location for any land that may in the future be zoned RAC.

There is a 5,000 square foot building located on this property that housed a fiberglass repair shop. The shop was an existing non-conforming use that is no longer in business. The previous owner made a special exception request that went before the BZA to change the use to an automobile/recreational vehicle sales lot.

That request was approved by the BZA at the October 14, 2010 meeting. Mr. Willis acquired the property in early February 2011 and would like to have the property rezoned to RAC. Currently it could only be used for the automobile/ recreational vehicle sales lot, but rezoning the property would allow it to be used for the permitted uses found in section 9.10 A and the one use that can be approved as a special exception found in section 9.10 B. I have included these sections below.

This property is in the area of other existing non-conforming uses and properties that have been rezoned to RAC. The parcel being considered is hatch on the tax map that is attached.

- **9.10 A.** Permitted Uses: General retail sales and rental of goods and merchandise; Restaurants; bed and breakfast, office of a physician, dentist, or other similar medical professional; campgrounds; Golf driving ranges, miniature golf courses, and similar uses; Kennels and veterinarian services; Miscellaneous public and semi-public facilities including post offices; Commercial greenhouses; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Golf courses; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.2.A and 9.2.B.
  
- **9.10 B.** Uses permitted as special exception: Motorcycle safety training facilities.



**Recommended additions and amendments to the zoning regulations concerning commercial campgrounds and recreational vehicle parks.**

**1. That the following definitions be added to Section 13 of the zoning regulations:**

**Camping Cabin;** *small cabins located within a campground that are intended for temporary shelter, and includes sleeping quarters, in some cases a bathroom, but no kitchens.*

**Campgrounds or Commercial Campground and Recreational Vehicle Parks;** *the area or place (as a field or grove) used for a camp, for camping, or for a camp meeting, and is conducted as a commercial business, or associated with private groups, clubs or churches.*

**2. That sections 9.1B, 9.2B, and 9.3B be amended to add campgrounds and recreational vehicle parks as special exceptions as follows:**

**9.1 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, high density multifamily planned development (see also Subsections F and I below); family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; bed and breakfast accommodations; golf driving range; **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

**9.2 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot (see also Section 7.6) and their associated sales or rental offices for the development, family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumberyards; bed and breakfast accommodations; golf driving range; vacation cabin rental (see also section 7.11); **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

**9.3 B.** Uses Permitted as Special Exceptions: multifamily dwellings including three or more of any dwelling units per lot, and their associated sales or rental offices for the development (see also Section 7.6), family commercial enterprises (see Section 7.10), nursing homes, retirement homes, sanitariums, assisted care living facilities, and resident facilities with special services, treatment, or supervision; *vacation cabin rental (see also section 7.11)*, tourist accommodations, bed and breakfast accommodations, tourist oriented recreation facilities; day care facilities; commercial cemeteries not associated with a church or other place of worship; government and utility uses of a regional character necessary for providing service to the land and population within a broader region including the district; sawmills and associated lumber yards; **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; and accessory structures customarily associated with the above uses.

**3. That the following new Section 7.18 be added to the Zoning Resolution:**

**Section 7.18 – Commercial Campground and Recreational Vehicle Parks**

The purpose of this section is to provide opportunities for quality designed commercial campgrounds and recreational vehicle parks that are properly located in the community where street access and capacity and other infrastructure are favorable for higher density development. In order to create a desirable recreational environment and protect the public health, safety, and welfare, site plans are required for all new commercial campgrounds and recreational vehicle parks. A commercial campground and recreational vehicle park shall meet the following regulations:

1. Minimum lot size requirement: The minimum development site for a commercial campground and recreational vehicle park shall be five (5) acres.
2. Permitted uses and activities: The following uses, vehicles and activities shall be permitted in all commercial campgrounds and recreational vehicle parks.
  - A. Recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers, *camping cabins* (not to exceed 25% of the total camp sites), and tents suitable for temporary habitation and used for travel, vacation and recreation purposes provided:
    - 1) Underpinning or the removal of wheels, except for the temporary purpose of repair or stabilizing is prohibited.
    - 2) External structures permanently attached to the ground such as carports, or cabanas associated with individual campsites, shall not be permitted.
  - B. A recreational vehicle shall not remain in a recreational vehicle park for more than two hundred-seventy (270) days in any three-hundred-sixty-five (365) day period except:
    - 1) Vehicles owned and operated by seasonal camp workers shall be exempt from this requirement.
    - 2) Storage of unoccupied recreational vehicles may be allowed in a designated storage area, with number of stored vehicles not to exceed 40% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be visually buffered from and public road, and shall be set back from lot lines by the required principle structure setbacks for the zone.
  - C. Camp Workers: Each commercial campground or recreational vehicle park may have campsites available for camp workers directly employed by the campground.
3. Accessory Uses: Management headquarters, toilets, dumping stations, showers, coin-operated laundry facilities, commercial uses exclusive to the park that cater to camp patrons only, and structures which are customarily incidental and subordinate to the operation of a commercial campground or recreational vehicle park are permitted as accessory uses to the park, subject to the following restrictions:
  - A. Such establishments and parking areas primarily related to their operations shall not occupy more than five (5) percent of the gross area of the park.
4. Prohibited uses and structures:
  - A. Mobile homes and mobile home parks,

B. Permanent residences, excluding the accessory use of a resident management structure.

5. Design standards for recreational vehicle parks and campgrounds. All commercial campgrounds and recreational vehicle parks shall meet the following requirements in addition to **other requirements in specific zones**.

A. Density. The maximum number of campsites shall be controlled through this section and environmental health department approval.

B. Access and location criteria:

- 1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville city limits to the Blount/Sevier county line, Lamar Alexander Parkway (Highway 321) from Maryville city limits to the city limits of Townsend, Highway 321 from the Townsend city limits to the Blount/Sevier county line, Old Tuckaleechee Road around the southern boundary of Townsend, Old Walland Highway from intersection with Ellejoy Road to intersection with Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

**(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).**

- 2) Location of campgrounds shall be limited to offsite roads with at least 18 foot wide pavement with 2 foot shoulders.
- 3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall have a **minimum of** fifty (50) feet turning radius and exits shall be designed to allow ingress and egress simultaneously.
- 4) A deceleration lane may be required to entrance of the campground if recommended by the Blount County Highway Department or the Tennessee Department of Transportation (TDOT). When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a deceleration land is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

C. Internal Roadways. All internal roadways shall meet the following requirements:

- 1) Internal roadways shall be maintained so emergency vehicles can safely access all areas of the site.
  - 2) All interior roadways shall be constructed with an adequate, well-drained base and be surfaced with a minimum four (4) inches of gravel. Roadway grades shall not exceed ten (10) percent for gravel roads and thirteen (13) percent for paved roads.
  - 3) An erosion control plan shall also be required.
  - 4) All internal roadways shall have a minimum width of no less than fourteen (14) feet for one-way traffic and no less than eighteen (18) feet for two-way traffic.
- D. Check-in Facility. Designate on the site plan a central vehicle check-in facility with the queuing capacity for a minimum of three (3) recreational vehicles, to insure check-in does not become congested.
- E. Parking for workers and guests. Parking spaces shall be provided for the manager and camp workers. A minimum of one (1) guest parking space shall be provided for every five (5) campsites.
- F. Sewage Disposal. All campgrounds will be required to be connected to a public sewer system or have a subsurface sewage disposal system approved by the Blount County Environmental Health Department.
- G. Any site plan shall address provision for fire service with fire hydrants and adequate access for emergency vehicles within the development.
- H. Any site plan shall address garbage service, particularly if common receptacles are used in which case screening of receptacles shall be required.
- I. Fire Pits. Campfires shall only be permitted in designated fire pits.
- J. Lighting and Noise. All campgrounds shall be designed to meet the current outdoor lighting standards found in section 7.15-D. All campgrounds should conduct business in accordance to any existing noise laws within the county.
6. Design Requirements for Recreational Vehicle Campsites and Tent Campsites.
- A. Recreational Vehicle Campsite.
- 1) All recreational vehicle campsites shall have a minimum of 1,400 square feet.
  - 2) A recreational vehicle campsite shall be designed so there is a minimum of ten (10) feet between recreational vehicles.
  - 3) Each campsite shall contain a stabilized vehicular parking pad.
  - 4) No building or storage sheds are permitted on individual recreational vehicle campsites.
  - 5) Recreational vehicle campsites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.

- 6) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 7) Recreational vehicle campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

B. Tent Campsite.

- 1) All tent campsites shall have a minimum area of 1,400 square feet.
- 2) Tent campsites shall include a minimum of one (1) automobile parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 3) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 4) Tent campsites shall be set back at least fifteen (15) feet from any river bank or stream bank.

C. Camping Cabin sites.

- 1) All camping cabin sites shall have a minimum area of 1,400 square feet.
- 2) A camping cabin site must be designed so there is a minimum of twenty (20) feet between camping cabins.
- 3) No storage sheds are permitted on an individual camping cabin site.
- 4) Camping cabin sites shall include a minimum of one (1) automobile vehicle parking space with minimum dimensions of ten (10) feet by twenty (20) feet.
- 5) Each campsite shall abut at least one internal roadway within the boundaries of the Recreational Vehicle Park and Campground. Ingress and egress to the campsite shall be limited to an internal roadway.
- 6) Camping cabin sites shall be set back at least twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

# Memo

To: Blount County Commission  
From: Building Commissioner  
CC: Other Commission members  
Date: 4/8/2011  
Re: Campground regulations.

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## Background:

The proposed regulations for commercial campgrounds and RV parks have been discussed by the planning commission and the county commission for quite some time now. Below I have provided you with the initial report from John Lamb and the minutes from the planning commission meetings that followed the action of the last commission to send the regulations back to the planning commission to address specific topics. I would like to point out a key section in the proposed regulations. Section 7.18-5-B-1 establishes the sections of roads that campgrounds will be permitted on, most of which are collector and arterial roads. There are provisions for campgrounds to be placed on roads that intersect with the specified roads, but are limited to a distance (to be determined) from the intersection with a specified road. The planning commission had lengthy discussion on what that distance should be and they came up with either 2,500 feet or 5,000 feet from the intersection. They left this as an option for the full commission to decide. For the regulations to be complete this option will have to be determined, either as part of a motion or as a separate motion, prior to any action on the proposed regulations. I have pasted this section below.

5-B-1 Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 411 North corridor leading to Maryville, Highway 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited to direct access on the following arterial and collector status roads: Highway 411 North from the Maryville city limits to the Blount/Sevier county line, Lamar Alexander Parkway (Highway 321) from Maryville city limits to the city limits of Townsend, Highway 321 from the Townsend city limits to the Blount/Sevier county line, Old Tuckaleechee Road around the southern boundary of Townsend, Old Walland Highway from intersection with Ellejoy Road to intersection with Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. For roads directly intersecting the above listed arterial and collector status roads, commercial campgrounds and recreational vehicle parks (campgrounds) may be permitted if direct access on such roads is within (see alternatives below) feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.

**(Alternatives forwarded from Planning Commission for County Commission choice are 2500 feet and 5000 feet distance along intersecting roads).**

**TO:** Blount County Planning Commission

**FROM:** John Lamb

**DATE:** January 20, 2010

**SUBJECT:** Long Range Planning agenda items for the January 28, 2010 meeting.

Note that the Planning Commission cancelled its December meeting.

**1. Discussion and possible action to recommend amendment to the zoning regulations concerning campgrounds.**

At the meeting in October, the Commission discussed several issues and concerns about the proposed campground regulations that have been subject of discussions over the last several months. The Commission came to a consensus to continue discussion at the November meeting, and to specifically address use of road classification criteria for campground and RV park permits, and the possibility of constructing a tourist overlay district to limit permitting to specific areas of the county. The Commission came to a consensus to pursue the road classification option. See attached separate memo by Roger Fields from the October meeting as reference to present proposed regulation wording. The following was prepared in consultation with Roger Fields.

At the October and November meetings, the question was raised whether or not road classifications could be a basis for limiting location of campgrounds. This is a possibility, and has been used for several other commercial types of activities in the County. Generally, a use would be specifically limited in general zoning text to a certain classification of road or segments of classified road as defined in a registered Major Road Plan (refer to proposed revised Major Road Plan map on 2

web at [www.blounttn.org/planning](http://www.blounttn.org/planning) under the meeting button for January 2010). Often, more impactful uses, especially those involving high traffic or specific types of traffic, are limited to arterial classified roads. Other uses that may have less, but still substantial impact could be limited to both arterial and collector classified roads. A selection of roads for a certain purpose may also be appropriate. In addition, the zoning regulations have set a general standard of minimum 18 feet of pavement width and two foot shoulders as a requirement precedent to permitting for special exception regardless of road classification.

Two areas of tourism interest were discussed in past meetings. One was the Townsend and Tuckaleechee cove area and road corridors leading to that area, extending possibly along Hwy 321 past Walland Gap toward Maryville as a gateway to the GSMNP. The other was the Tallassee area extending along Calderwood Highway (Hwy 129) from about Six Mile Road to the Dragon. Both areas have existing campground facilities and have shown recent demand for expansion or new facilities.

The designation of specific roads by appropriate classification would be the simple and most straightforward way to implement, involving only the amendment of proposed zoning text. This would be specific to campgrounds and RV parks and placed within the proposed regulation wording.

The following is a proposal to cover the two general areas identified above, specific to arterial and collector status roads within those areas. This is presented for further discussion and guidance to staff.

Proposed modification to proposed Section B to read (addition and changes in grey highlight):

B. Access and location criteria:

1) Commercial campgrounds and recreational vehicle parks (campgrounds) shall be limited to specific areas deemed significant to tourism, generally the Highway 321 corridor leading to Townsend, and the Hwy 129 corridor leading to Tallassee. To further define this area, campgrounds will be limited to direct access on the following arterial and collector status roads: Lamar Alexander Parkway (Hwy 321) from Maryville City Limits to the City Limits of Townsend, Highway 321 from the Townsend City Limits to the Blount/Sevier County line; Old Tuckaleechee Road around the southern boundary of Townsend; Old Walland Highway from intersection with Ellejoy Road to intersection at Melrose Bridge; Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road. 3

2) Vehicular access to these campgrounds shall be limited to **roads with 18 foot wide pavement with 2 foot shoulders.**

3) Entrances and exits to the campgrounds shall be designed for safe and convenient movement of traffic into and out of the park and to minimize traffic conflict and facilitate free movement of traffic on adjacent streets. All traffic into and out of the park shall be thru such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. Curb radii, driveway cut and placement at intersections shall *have a fifty (50) feet turning radius* and exits shall be designed to allow ingress and egress simultaneously.

4) A deceleration lane may be required to entrance of the campground. When a deceleration lane is proposed to be located off a state right-of-way, the deceleration lane is subject to review and approval by the Tennessee Department of Transportation. When a proposed deceleration lane is proposed to be located off a county maintained right-of-way, the deceleration lane is subject to review and approval by the Blount County Highway Department.

**BLOUNT COUNTY PLANNING COMMISSION**

**REGULAR SESSION**

**THURSDAY, January 28, 2010**

**5:30 P.M.**

**LONG RANGE PLANNING:**

**Discussion and possible action to recommend amendment to the zoning regulations concerning campgrounds:**

At the last regular meeting in October, the Commission discussed several issues and concerns about the proposed campground regulations that have been subject of discussion over the last several months. The Commission came to a consensus to continue discussion at the November meeting and to specifically address use of road classification criteria for campground and RV park permits along with the possibility of constructing a tourist overlay district to limit permitting to specific areas of the county. The Commission came to a consensus to pursue the road classification option.

At the October and November meetings, the question was raised whether or not road classifications could be a basis for limiting location of campgrounds. This possibility has been used for several other commercial types of activities in the County. A use would generally be specifically limited in general zoning text to a certain classification of road or segments of classified road as defined in a registered Major Road Plan.

Two areas of tourism interest were discussed in past meetings, both areas having existing campground facilities and have shown recent demand for expansion or new facilities. One was the Townsend and Tuckaleechee cove area and road corridors leading to that area, extending possibly along Highway 321 past Walland Gap toward Maryville as a gateway to the Great Smoky Mountains National Park. The other was the Tallassee area extending along Calderwood Highway (Hwy 129) from about Six Mile Road to the Dragon.

The modified proposal to Section B - Access and location criteria was mailed to members to review prior to the meeting.

Road classification selections and minimum development site were discussed.

Commissioner Farmer verified that if the proposed amendment is approved then anyone having the capacity and amount of property to request a campground outside the collector road classification would be able to request a public hearing to add that road to the regulations. (At that time it would be required that the minimum requirements be met for any road to be added since it would not be a collector road status.)

Commissioner Walker made a motion to change the minimum development site from 10 acres to 5 acres, seconded by Commissioner McClellan. Motion was approved with Commissioner Helton voting no.

Recommendation was made to make the changes as discussed and bring back the complete document for review.

## **BLOUNT COUNTY PLANNING COMMISSION**

### **REGULAR SESSION**

**THURSDAY, FEBRUARY 25, 2010**

**5:30 P.M.**

**Discussion and possible action to recommend amendment to the zoning regulations concerning campgrounds:**

At the meeting in January 2010, the Planning Commission considered two items amending the working version of campground regulations. The first was change of minimum size from 10 acres to 5 acres. The second was addition of road classification criteria as basis for allowing campgrounds. A copy of the revised working version with the two changes from the January meeting was mailed to members for review prior to the meeting.

There was no discussion.

Commissioner McClellan made a motion for approval and to forward it to the County Commission for setting of public hearing, review and possible approval, seconded by Commissioner Cameron. Motion received unanimous approval.

## **BLOUNT COUNTY PLANNING COMMISSION**

### **REGULAR SESSION**

**THURSDAY, JUNE 24, 2010**

**5:30 P.M.**

#### **Proposed campground regulations – referral from the County Commission:**

The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. The current proposal was mailed to members for review prior to the meeting.

Mr. Don Headrick was recognized by the Chairman. Mr. Headrick had concerns about the size of the proposed campgrounds. Existing campgrounds range from 3.5 acres to approximately 13 acres. Mr. Headrick stated that the long-term camping was not recommended but would like to see the storage of campers/RV's allowed on campgrounds. He also suggested that there were several areas in Townsend suitable for campgrounds and asked the Planning Commission to look into more opportunities for them.

County Commissioners concerns regarding acreage, lighting, and camping cabins were discussed. It was recommended that a reference to Section 7.15D, Design Requirements for Commercial and Industrial Developments, in the Zoning Regulations, be added to the campground regulations. In regards to the camping cabins, the use would give more opportunities for the campers and the owners could control the length of stay more closely.

It was recommended that a memo be given to the County Commission asking those with concerns about the campground regulations to attend the next Planning Commission meeting to discuss their issues. Staff will review tapes of the County Commission meeting to collate comments.

**BLOUNT COUNTY PLANNING COMMISSION**

**REGULAR SESSION**

**THURSDAY, SEPTEMBER 23, 2010**

**5:30 P.M.**

**Proposed campground regulations – referral from the County Commission:**

This item was deferred from the July meeting. The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. The Planning Commission noted at the last meeting that several County Commissioners had expressed concerns and suggestions regarding the proposed campground regulations. A copy of the current proposed regulations and summary of comments by Commissioners from the April 6, 2010, Public Hearing were mailed to members for review prior to the meeting.

Individual comments were discussed separately and the following are suggested changes to the proposed regulations:

Internal road width requirement.

Recommendation was made to set it at 14 feet in mountainous areas for one-way traffic and 18 feet for two-way traffic (this is consistent with the present subdivision regulations).

Limitation on access to roads intersecting specified roads.

Recommendation was made to leave the standard of depth for possible development blank at this time but to write the wording that would address the lateral development. Possible depth issues will be discussed at the next meeting.

How many campsites could be accommodated on five (5) acres?

Staff was asked to estimate the number of campsites and buildings that could be accommodated and report back.

Storage of RVs – present regulations allow up to 25 percent of density.

There were concerns that the 25 percent of density is too low. Recommendation was made to store the RVs at the back of the campground away from the road and to take into consideration the number allowed for storage especially during the winter months. Staff was asked to look at the numbers and present suggestions.

Noise and lighting – present no regulation.

Recommendation was made to reference the existing County regulations for noise and lighting through notification in the permit process.

Internal sewer system – present not specified (other present regulations apply).

Recommendation was made to reference existing standards that apply through notification.

Items to be discussed at a later date:

Setback from river and waterways – suggested 50 feet for septic, 15 feet for structures and RV sites – suggested do not allow cabins close to waterways.

Item was discussed but no decision was made.

Visual buffer from roads – present none.

It was noted that there is a provision for buffering on surrounding property but none from the road. Discussed RV's that might be parked close to the road and the use of trees as a buffer, however there is a concern about the trees causing a site distance issue if near the road. Storage is to be located at the rear of the property. Further discussion is needed.

The following items were discussed and recommendations were made to either leave as is or remove from the list:

Minimum area for new campground – five (5) acres.

Recommendation was made to keep it at 5 acres. (Item was discussed at length and it was suggested that if one sets the limit too high, such as 10 acres then the regulations would seem to be making it exclusionary.)

Minimum size for parking spaces – present to accommodate queue.

No changes.

Development along scenic roads – present allowed. Suggestion delete Wears Valley Road from list and require visual buffer otherwise – place cabins on backside of campground.

Item was discussed and recommendation was made to leave the standard in tack and do not delete Wears Valley Road.

Buffer from existing houses – present as required by special exception.

No changes.

Cabins – present allowed for temporary occupancy. Suggestion to delete use from regulations due to possibility that they would become permanent residences – suggestion that cabins appropriate for motorcycle tourism but control how they look – suggestion to tax as commercial.

Recommendation to leave as is – allow for temporary occupancy.

Maximum time for storage of RVs – present no maximum.

No change.

Limitation on number of campgrounds – present none – suggested not specific

Sale of propane and exclusion of sales outside campground – present may be allowed as accessory – suggestion none

Provision of open space and green space in development – present not required – suggestion none

Campground users tracking over adjacent property – present not addressed – suggestion none

Staff will prepare information and revise the proposed campground regulations for review and discussion at the next meeting.

## **BLOUNT COUNTY PLANNING COMMISSION**

### **REGULAR SESSION**

**THURSDAY, OCTOBER 28, 2010**

**5:30 P.M.**

#### **Proposed campground regulations – referral from the County Commission:**

The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. County Commissioners also raised specific concerns and made several suggestions. The Planning Commission considered several possible changes at the last meeting.

Outstanding issues that the Commission indicated for further consideration were:

Setback from river and waterways – suggested 50 feet for septic, 15 feet for structures and RV sites – suggested do not allow cabins close to waterways.

Visual buffer from roads – present none. It was noted that there is a provision for buffering on surrounding property but none from the road. Discussed RV's that might be parked close to the road and the use of trees as a buffer, however there is a concern about the trees causing a site distance issue if near the road. Storage is to be located at the rear of the property.

The Commission considered several specific changes and directed staff to come back with a revised draft. The draft was mailed to members for review prior to the meeting.

Draft was discussed and recommendations were made.

Added Section 7.17 6D. All campsites shall be designed in conformity with the Floodplain Regulations if within a flood zone.

Recommendations were made to for the following:

Section 7.17 2A(2) - Strike "or patios".

Section 7.17 2B(2) - Remove "not to exceed 10% of the total campground area."

Section 7.17 2B(2) – After subsurface sewage disposal system add "and shall be visually buffered from any public road."

Section 7.17 5B(1) - Add "2,500 or 5,000" feet direct access and Commissioner Wright recommended to add Highway 411 N.

Section 7.17 5B(2) add the words "at least" 18 foot wide pavement with 2 foot shoulders.

Section 7.17 5B(4) to change the first sentence to read: 4) A deceleration lane may be required to entrance of the campground based upon recommendation of the Blount County Highway Department or Tennessee Department of Transportation.

Add Section 7.17 6A(7) and Section 7.17 6B(4) "Setbacks from waterways being rivers and streams – 15 feet.

Add Section 7.17 6C(6) "Setbacks from waterways being rivers and streams - 25 feet for all streams except for the Little River which shall be 50 feet.

Discussed the number of campsite one could have on five (5) acres. Taking out the roads, septic system, storage area for RV's, office space and bath house / restrooms one could get

85 units. If one did not account for the infrastructure and only did 1400 square foot blocks there would be 155 unites.

Staff was instructed to bring back revised regulations for review and discussion at the next regular meeting.

## **BLOUNT COUNTY PLANNING COMMISSION**

### **REGULAR SESSION**

**TUESDAY, NOVEMBER 23, 2010**

#### **Proposed campground regulations – referral from the County Commission:**

The County Commission voted to refer the proposed campground regulations back to the Planning Commission for further consideration of changes. County Commissioners also raised specific concerns and made several suggestions. The Planning Commission considered several changes at the last two meetings, and directed staff to come back with a revised draft. A copy of the revised draft was mailed to members for review prior to the meeting.

Commissioner McClellan made a motion for approval and to forward it to the County Commission for setting of public hearing, review and possible approval, seconded by Commissioner Blankenship. Motion received unanimous approval.



**Development Services**  
416 West Broadway  
Maryville, TN 37801  
(865) 273-3500 phone  
(865) 273-3994 fax  
[www.maryvillegov.com](http://www.maryvillegov.com)

March 23, 2011

Mr. Roger Fields  
1006 E. Lamar Alexander Parkway  
Maryville, TN 37802

**RE: AMENDMENT TO THE COUNTY'S ZONING RESOLUTION**

Dear Mr. Fields:

On March 21, 2011, the Maryville Regional Planning Commission took action on the amendment to the Blount County Zoning Resolution regarding commercial campgrounds and recreational vehicle parks. The commission voted 7-1 (one vacancy) to forward a favorable recommendation for the proposed amendment to the Blount County Commission.

If I can be of further assistance, give me a call at 273-3520.

Sincerely,

John Jagger, Director  
Development Services

**RESOLUTION No. 11-04-010**

**Sponsored by Commissioners Gary Farmer and Gordon Wright**

**A RESOLUTION TO AMEND THE ZONING MAP OF BLOUNT COUNTY, TENNESSEE, from R-1-Rural District 1 to RAC-Rural Arterial Commercial for the property located at 4919 Hwy 411 South, Tax Map 100, Parcel 026.02.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21<sup>st</sup> day of April, 2011:

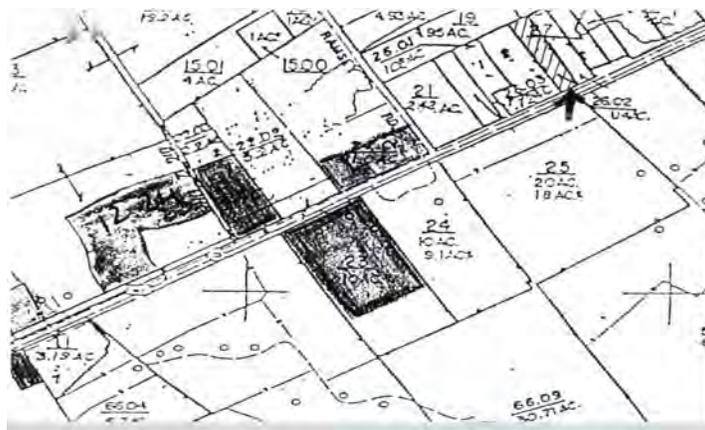
**WHEREAS**, the legislature of the State of Tennessee has enabled Blount County to adopt and amend zoning regulations, including a zoning map, in Tennessee Code Annotated Section 13-7-101, *et seq.*, and

**WHEREAS**, the Board of Commissioners of Blount County, Tennessee adopted zoning regulations, including the Zoning Map of Blount County, Tennessee in Resolution 00-06-010 **A RESOLUTION ADOPTING ZONING IN BLOUNT COUNTY PURSUANT TO SECTIONS 13-7-101, *ET SEQ.*, OF THE TENNESSEE CODE ANNOTATED**, and

**WHEREAS**, it is desired to amend the Zoning Map of Blount County, Tennessee.

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

That the Zoning Map of Blount County, Tennessee, be amended by rezoning land from R-1- Rural District 1 to RAC-Rural Arterial Commercial for the property located at 4919 Hwy 411 South, being part of Tax Map 100, Parcel 026.02, shown hatched on the following map.



**BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL BE IN FORCE AND BECOME EFFECTIVE UPON ITS ADOPTION, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
Commission Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

# Memo

To: Blount County Planning Commission  
From: Building Commissioner  
CC: Other planning commissioner members and staff  
Date: 2/15/2011  
Re: Rezoning Request at 4919 Hwy 411 South.

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## Background:

Mr. James Willis has recently purchased the property at 4919 Hwy 411 South and has requested that it be rezoned to RAC-(rural arterial commercial) from R-1-(rural district one). This property is identified on tax map 100 and parcel 026.02.

The property is approximately one acre with direct frontage on Hwy 411 South. The property is located outside of the urban growth boundary for the City of Maryville. The RAC zone is the applicable commercial zone for this property due to its location. Below I have included the description of the RAC Zone from Section 9.10 of our zoning regulations.

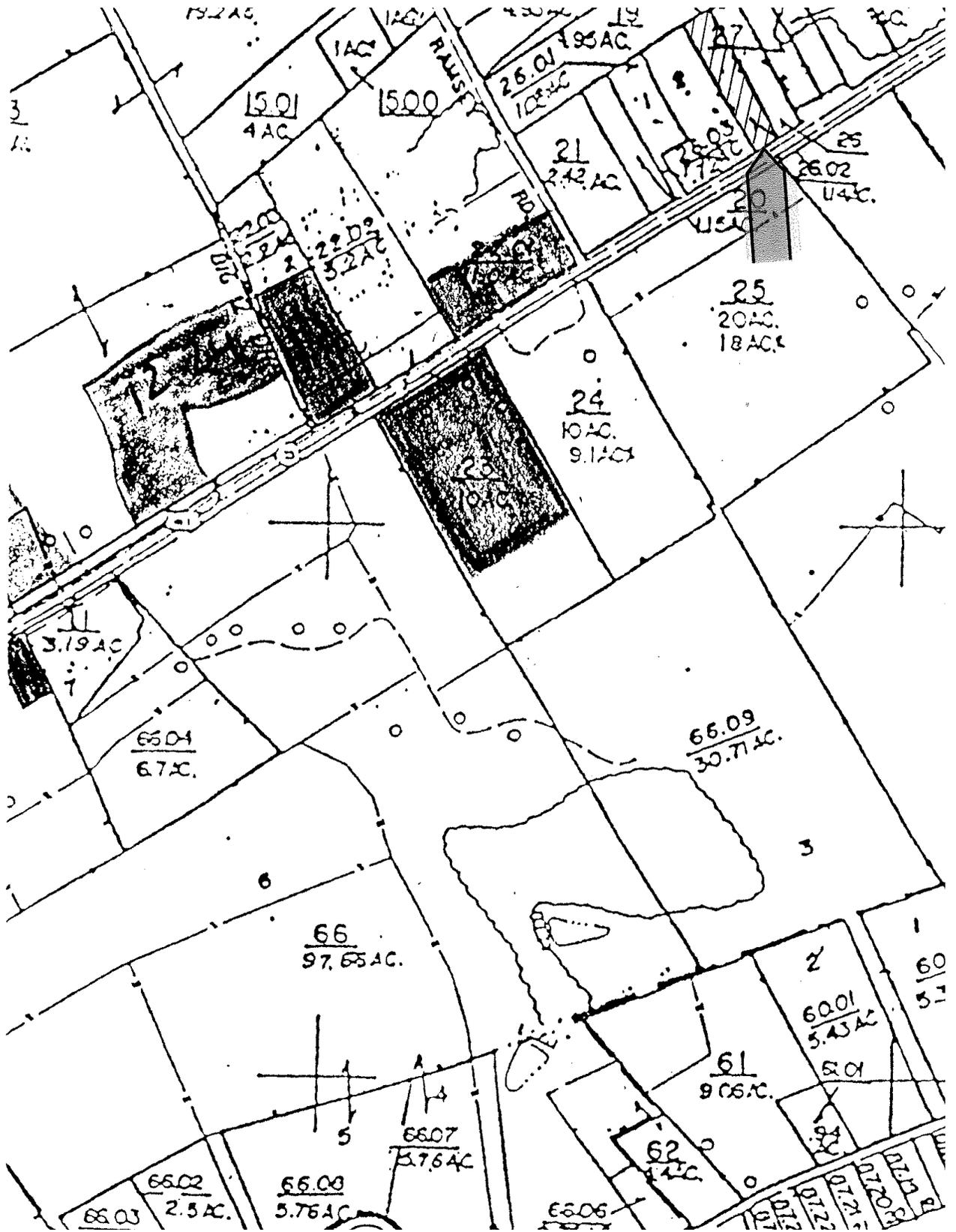
- **Section 9.10 RAC – Rural Arterial Commercial District.** It is the purpose and intent of this district to regulate commercial and other development of low to medium density adjacent to major four or more lane\_arterial roads in the county, consistent with the overall purposes of this Resolution contained in Article 3, consistent with provisions in Public Chapter 1101 of 1998 (Tennessee Code Annotated Section 6-58-101, *et seq*), and consistent with plans adopted by Blount County. It is further the policy of the County Commission that the RAC district and this section should have applicability only to land adjacent to Highway 411 South outside the Maryville urban growth boundary, and to Highway 321 – East Lamar Alexander Parkway outside the Maryville urban growth to intersection with Foothills Parkway, and that amendments to the Zoning Map should extend no more than 500 feet away from the right-of-way lines of the above delineated highways. This section does not amend the Zoning Map, nor zone nor rezone any land to RAC, but only identifies limits to location for any land that may in the future be zoned RAC.

There is a 5,000 square foot building located on this property that housed a fiberglass repair shop. The shop was an existing non-conforming use that is no longer in business. The previous owner made a special exception request that went before the BZA to change the use to an automobile/recreational vehicle sales lot.

That request was approved by the BZA at the October 14, 2010 meeting. Mr. Willis acquired the property in early February 2011 and would like to have the property rezoned to RAC. Currently it could only be used for the automobile/ recreational vehicle sales lot, but rezoning the property would allow it to be used for the permitted uses found in section 9.10 A and the one use that can be approved as a special exception found in section 9.10 B. I have included these sections below.

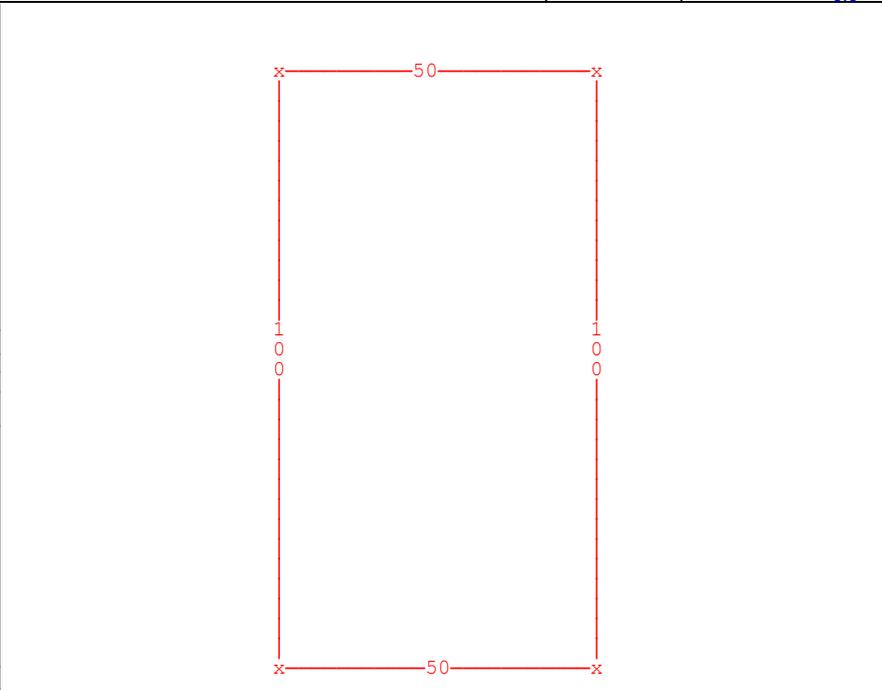
This property is in the area of other existing non-conforming uses and properties that have been rezoned to RAC. The parcel being considered is hatch on the tax map that is attached.

- **9.10 A.** Permitted Uses: General retail sales and rental of goods and merchandise; Restaurants; bed and breakfast, office of a physician, dentist, or other similar medical professional; campgrounds; Golf driving ranges, miniature golf courses, and similar uses; Kennels and veterinarian services; Miscellaneous public and semi-public facilities including post offices; Commercial greenhouses; Churches, temples and similar places of worship with accessory structures, uses and cemeteries; Golf courses; Commercial cemeteries not associated with any on-site place of worship; any use permitted or listed as permissible as a special exception in Sections 9.2.A and 9.2.B.
  
- **9.10 B.** Uses permitted as special exception: Motorcycle safety training facilities.



HWY 411 S 4919		SUBDIV. 1	S M REYNOLDS FARM			TAX YEAR	06	100	100	026.02	000	
PROPERTY ADDRESS		BK 438B PG BLOCK LOT P 3			2011	DIST	MAP	GROUP	CONTROL MAP	PARCEL	PI	S/I
OWNER'S NAME AND MAILING ADDRESS		SUBDIV. 2	BK PG BLOCK LOT			COUNTY OF BLOUNT		DATE UPDATED 04/21/10				
BEST ROGER		UNIVERSAL COMPOSITES			TOTAL LAND UNITS		1.01					
PO BOX 85 LOUISVILLE TN 37777		DIMENSIONS			DEED ACRES		1.01					
					CALC ACRES		0.0					

FOUNDATION	CONTINUOUS FOOTING	HF	1.20
FLOOR SYSTEM	SLAB ON GRADE	PWF	1.00
EXTERIOR WALL	PREFINISHED METAL		
STRUCTURAL FRAME	NONE	STORY HGT	18
ROOF FRAMING	STEEL TRUSS/PURLINS		
ROOF COVER-DECK	CORRUGATED METAL		
CABINET-MILLWORK	AVERAGE		
FLOOR FINISH	CONCRETE FINISH	RMS	1
INTERIOR FINISH	UNFINISHED	PF	1.00
PAINT-DECOR	AVERAGE		
HEATING/AIR COND	UNIT HEATER	WTD/AREA	5,000
PLUMBING	NUMBER OF FIXTURES 2		
BATH TILE	NONE		
ELECTRICAL	AVERAGE	BRF	1.00000
QUALITY	AVERAGE		



91	100	105	96	24.25	23.28	44	1978	1978
TOTAL UNITS	SHAPE FACTORS	SIZE	ADJ'D UNITS	BASE RATE	ADJ'D BASE RATE	IMPR. TYPE	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT
AREA DESCR	% OF RATE	ADJ'D SQUARE FOOT RATE	AREA RATE	SQUARE FEET	REPLACEMENT COST NEW			
BASE	100	23.28	23.28	5,000	116,400			

TOTAL AREAS -> AUX = 0 BASE = 5,000

AGE	NORM PHYS	OTHER PHYS	FUNC	ECON	% COND	REPL COST NEW	DEPR REPL COST
32	40	0	0	0	60	116,400	69,840

EX. FEAT/SPEC. BLDG. APPR. DATE 04/17/09 APPR. BY 68 TOTAL CALCULATED EX. FEAT/SPEC. BLDG. VALUE 6,694

LAND DESCRIPTION	DESC CODE	SIZE-DIMENSION	SOIL CLASS	UM	FLD	LOC	SIZE	DEPTH FACTOR	COND FACTOR	UNIT LAND PRICE	ADJ'D. UNIT LAND PRICE	LAND UNITS	MARKET LAND VALUE	USE COND. FACTOR	LAND USE UNIT PRICE	USE LAND VALUE
1. COMM RURAL	11			30	100	100	100	100	90	54,748.51	49,273.65	1.01	49,766			

LAND USE CODES 1. 47 2. 3. LAND TOTAL THIS CARD 1.01 49,766 THIS CARD

DATE	PRICE	BOOK	PAGE	V/I	INS	Q	DEED TRANSFER	BOOK	PAGE	NOTES
1. 12 01 03	140,000	691	705	I	WA	Q	12 02 03	691	705	.131AC INTO ROW 616/372 8-24-98*-10%TOPO-LOW*ACCREAGE ADJ BY
2.							03 13 97	596	698	691/705 LESS R.O.W.(TMC)
3.							09 27 77	406	686	

GENERAL PARCEL DATA											
LAND APPRAISAL	BY	S.S.D.	WARD	E.D.D.	PLAN	OTHER	MORTG. CODE	MOBILE HOME CODE	AREA CODE		
04/17/09	68					74			F01		
PARC STAT	DIST TREN	TOPO	TYPE OWNER	ROAD NO.	ROAD TYPE	CONST. CODE	SUBDIV. TRACT	COORDINATES			
2	0	1	0		0			N-S			
CENSUS TRACT BLOCK FACE AREA CONG DIST								OPTIONAL E-W INTEREST CODE			
GENERAL CARD DATA											
BLDG APPRAISAL	BY	SOURCE	NO. DWELL UNITS	UTILITIES			ZONING	OCC	COND		
11/15/94	01	IN	1	w	s	e	g		0	1	
PERMIT NO.	F.H.A. NUMBER			RENTAL SOURCE	RENTAL AMOUNT		RENTAL SCHEDULE				

A005 CT-0338

**40-1-111. Appointment of judicial commissioners or magistrates — Duties — Terms — Compensation — Continuing education.**

**(a) (1) (A)** The chief legislative body of any county having a population of less than two hundred thousand (200,000) or a population of not less than two hundred seventy-six thousand (276,000) nor more than two hundred seventy-seven thousand (277,000), according to the 1970 federal census or any subsequent federal census may appoint, and the chief legislative body of any county having a population of over seven hundred thousand (700,000), according to the 1970 federal census or any subsequent federal census, may initially appoint one (1) or more judicial commissioners whose duty or duties shall include, but not be limited to, the following:

**(i)** Issuance of search warrants and felony arrest warrants upon a finding of probable cause and pursuant to requests from on-duty law enforcement officers and in accordance with the procedures outlined in chapters 5 and 6 of this title;

**(ii)** Issuance of mittimus following compliance with the procedures prescribed by § [40-5-103](#);

**(iii)** The appointing of attorneys for indigent defendants in accordance with applicable law and guidelines established by the presiding general sessions judge of the county;

**(iv)** The setting and approving of bonds and the release on recognizance of defendants in accordance with applicable law and guidelines established by the presiding general sessions judge of the county; and

**(v)** Issuance of injunctions and other appropriate orders as designated by the general sessions judges in cases of alleged domestic violence.

**(B) (i)** This subdivision (a)(1)(B)(i) applies to any county having a population of less than two hundred thousand (200,000) or a population of not less than two hundred seventy-six thousand (276,000) nor more than two hundred seventy-seven thousand (277,000), according to the 1970 federal census or any subsequent federal census. The term or terms of the officers shall be established by the chief legislative body of the county to which this subdivision (a)(1)(B)(i) applies but shall not exceed a four-year term. No member of the county legislative body of any county to which this subdivision (a)(1)(B)(i) applies shall be eligible for appointment as a judicial commissioner. Notwithstanding the provisions of this subdivision (a)(1)(B)(i) to the contrary, the presiding general sessions criminal judge of a county to which this subdivision (a)(1)(B)(i) applies may appoint a temporary or part-time judicial commissioner to serve at the pleasure of the presiding judge in case of absence, emergency or other need. The legislative body of any county to which this subdivision (a)(1)(B)(i) applies, in appointing, evaluating and making decisions relative to retention and reappointment, shall take into consideration views, comments and suggestions of the judges of the courts in which the judicial commissioners are appointed to serve.

**(ii)** Any subsequent term of a judicial commissioner initially appointed by the chief legislative body of any county having a population of over seven hundred thousand (700,000), according to the 1970 federal census or any subsequent federal census, shall be by the general sessions judges of that county. The term or terms of the officers shall be established by the general sessions criminal court judges of the county but shall not exceed a four-year term. No member of the county legislative body of the county shall be eligible for appointment as a judicial commissioner. Notwithstanding the provisions of this subdivision (a)(1)(B)(ii) to the contrary, the presiding general sessions criminal court judge of the

county may appoint a temporary, or part-time, judicial commissioner to serve at the pleasure of the presiding judge in case of absence, emergency or other need. The general sessions judges of the county in appointing, evaluating and making decisions relative to retention and reappointment shall take into consideration views, comments and suggestions of the judges of the courts in which the judicial commissioners are appointed to serve.

**(C)** In any county having a population greater than seven hundred thousand (700,000), according to the 1970 federal census or any subsequent federal census, to be eligible for appointment and service as a judicial commissioner a person must be licensed to practice law in the state of Tennessee.

**(D)** Any county, having a population greater than seven hundred thousand (700,000), according to the 1970 federal census or any subsequent federal census, which appoints and makes use of judicial commissioners shall maintain records sufficient to allow an annual determination of whether the use of judicial commissioners is accomplishing the purposes intended.

**(2) (A)** On an annual basis the county legislative body shall conduct a public hearing to examine and evaluate the program of judicial commissioners and to determine if the program is being conducted in accordance with law and is contributing to the orderly, effective and fair administration of justice. As a part of the public hearing the county legislative body shall examine the effectiveness of the system of judicial commissioners and hear the opinions of the public concerning the system. The county legislative body shall give notice of the public hearing at least thirty (30) days prior to the meeting.

**(B)** Following the hearing and not later than April 1 of each year, the county legislative body shall cause to be submitted to the judges of the general sessions criminal court of the county, the chair of the judiciary committee of the senate and the chair of the judiciary committee of the house of representatives a written report setting forth findings and the overall evaluation of the use of judicial commissioners.

**(3)** The judicial commissioner or commissioners shall be compensated from the general fund of the county in an amount to be determined by the chief legislative body. Fees established and authorized by § [8-21-401](#) shall be paid to the county general fund upon the services detailed in § [8-21-401](#) being performed by a judicial commissioner.

**(b) (1)** Notwithstanding any provision of this section to the contrary, a judge of a court of general sessions in a county having a population of not less than fourteen thousand seven hundred (14,700) nor more than fourteen thousand eight hundred (14,800), according to the 1970 federal census or any subsequent federal census, may appoint one (1) or more judicial commissioners whose duties shall be the same as those prescribed for judicial commissioners in subsection (a). The judge may appoint a commissioner if the county legislative body of the counties noted in subsection (a) does not appoint a judicial commissioner before May 1, 1980. The term of the judicial officer shall be for one (1) year or until the county legislative body appoints a judicial commissioner as provided by subsection (a).

**(2)** A judicial commissioner who is appointed by a general sessions judge as outlined in subdivision (b)(1) shall serve without compensation unless an amount of compensation is specifically established by the county legislative body.

**(c)** Notwithstanding any provision of this section to the contrary, in any county having a population of not less than two hundred seventy-six thousand (276,000) nor more than two hundred seventy-seven thousand (277,000), according to the 1970 federal census or any subsequent federal census, any appointment of a judicial commissioner pursuant to subsection (a) shall be subject to the approval of a majority of the general sessions judges in the county.

**(d) (1)** Notwithstanding the provisions of subsections (a)-(c), the legislative body of any county having a population of not less than forty-one thousand four hundred (41,400) nor more than forty-one thousand six hundred (41,600), according to the 1990 federal census or any subsequent federal census, may, by resolution, create the position of one (1) or more judicial commissioners.

**(2)** The duties of a commissioner shall include, but are not limited to, the following:

**(A)** The issuance of arrest warrants upon a finding of probable cause;

**(B)** The setting of bonds and recognizance in accordance with the procedures outlined in chapters 5 and 6 of this title;

**(C)** The issuance of search warrants where authorized by the general sessions judge or a judge of a court of record; and

**(D)** The issuance of mittimus following compliance with the procedures prescribed by § [40-5-103](#).

**(3)** The term of a judicial commissioner shall be established by the general sessions judge of the county, but in no event shall the term exceed four (4) years.

**(4)** A judicial commissioner shall be compensated from the general fund of the county in an amount to be determined by the general sessions judge of the county and subject to the approval of the county legislative body. Fees established and authorized by § [8-21-401](#) shall be paid to the general fund upon the services detailed in § [8-21-401](#) being performed by a judicial commissioner.

**(5)** A judicial commissioner shall be selected and appointed by the general sessions judge in the county, and shall serve at the pleasure of such general sessions judge, but not longer than the term specified in subdivision (d)(3).

**(e) (1)** Notwithstanding the provisions of subsections (a)-(d), any county having a population of not less than three hundred seven thousand (307,000) nor more than three hundred eight thousand (308,000), according to the 2000 federal census or any subsequent federal census, may elect to establish judicial commissioners to assist the general sessions court in accordance with this subdivision (e)(1). The county legislative body may appoint one (1) or more attorneys to serve as judicial commissioners. The duties of a judicial commissioner shall include, but not be limited to the following:

**(A)** Issuance of arrest and search warrants upon a finding of probable cause in accordance with the procedures outlined in chapters 5 and 6 of this title;

**(B)** Issuance of mittimus following compliance with the procedures prescribed by § [40-5-103](#);

**(C)** Appointing attorneys for indigent defendants in accordance with applicable law and guidelines established by the presiding general sessions judge of the county;

**(D)** Setting and approving bonds and the release on recognizance of defendants in accordance with chapter 11 of this title; and

**(E)** Setting bond for the circuit court judges and chancellors in cases involving violations of orders of protection between the hours of nine o'clock p.m. (9:00 p.m.) and seven o'clock a.m. (7:00 a.m.) on weekdays, and on weekends, holidays and at any other time when the judge or chancellor is unavailable to set bond.

(2) The term of office for a judicial commissioner shall be established by the county legislative body, but such term shall not exceed four (4) years. A member of the county legislative body is not eligible for appointment as a judicial commissioner.

(3) A judicial commissioner shall be compensated from the general fund of the county in an amount to be determined by the county legislative body. Fees established and authorized by § 8-21-401 shall be paid to the county general fund upon the services detailed therein being performed by a judicial commissioner.

(f) (1) Beginning January 1, 2010, each judicial commissioner who is appointed to serve pursuant to this section must complete twelve (12) hours of continuing education each calendar year, ten (10) hours of which must be completed by attendance at conferences or courses sponsored or approved by the Judicial Commissioners Association of Tennessee. The remaining two (2) hours may be completed by attendance at classes sponsored by either the Judicial Commissioners Association of Tennessee or the Tennessee Court Clerks Association, or by local in-service education. At least six (6) hours of the total twelve (12) hours must be taught by a person who is licensed to practice law in this state.

(2) Any judicial commissioner who is licensed to practice law in this state is authorized to use continuing legal education credits toward completion of the ten (10) hours, which otherwise must be completed by attendance at conferences or courses sponsored or approved by the Judicial Commissioners Association of Tennessee.

(3) All judicial commissioners must complete, as part of the twelve (12) required hours, the following classes:

(A) At least two (2) hours concerning domestic violence or child abuse;

(B) At least one (1) hour concerning bail and bonds; and

(C) At least one (1) hour concerning ethics.

(4) All counties for which judicial commissioners are appointed to serve pursuant to this section shall provide all necessary funding for their respective judicial commissioners to complete the continuing education required by this subsection (f).

(5) All records indicating satisfaction of the continuing education requirements for judicial commissioners shall be maintained by each county and kept on the file for at least seven (7) years.

(6) Notwithstanding the provisions of this subsection (f), in any county in which the judicial commissioner is selected by the general sessions judge or judges, the county legislative body of such county may elect, by a two-thirds (2/3) majority, to allow each judicial commissioner to receive twelve (12) hours of appropriate continuing education each calendar year under the supervision of the appointing general sessions judge or judges rather than the Judicial Commissioners Association of Tennessee or the Tennessee Court Clerks Association.

(g) Judicial commissioners duly appointed pursuant to this section in any county with a population not less than two hundred seventy-six thousand (276,000) nor more than two hundred seventy-seven thousand (277,000), according to the 1970 federal census or any subsequent federal census, shall be known as "magistrates."

Acts 1978, ch. 933, § 4; 1979, ch. 15, § 1; 1980, ch. 781, § 1; 1981, ch. 209, §§ 1, 2; T.C.A., § 40-120; Acts 1991, ch. 444, § 1; 1993, ch. 241, § 57; 1998, ch. 984, § 1; 2001, ch. 316, §§ 1, 2; 2004, ch. 685, § 1; 2009, ch. 503, § 1; 2010, ch. 989, §§ 1, 2.



# Certificate of Attendance

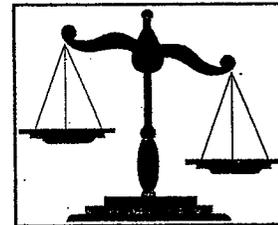
*This is to certify that*

***Lisa Bryant***



Has completed 12 hours of training and participation in the  
**2010 - 11<sup>th</sup> Annual Conference of the  
Judicial Commissioners' Association of Tennessee.**

***April 14<sup>th</sup> -16<sup>th</sup>, 2010  
Sevier County, TN***



***Sponsored by: JCAT***

*Smoky Mountain Criminal Justice*



*Fifteenth Annual Criminal Justice Conference for Tennessee*

*This is to certify that*

**Barbara Davis**

*has completed 32 hours in Criminal Justice Technology*

*at The Edgewater Hotel in Gatlinburg, TN*

*November 1st - 5th, 2010*

*Sponsored by  
East Tennessee Human Resource Agency, Inc.*

*Executive Director Sary W. Holmberg  
Approved for 32.0 P.O.S.T. Hours*

# \*Certificate of Attendance\*

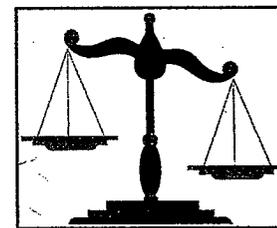
*This is to certify that*

***Barbara Davis***



Has completed 12 hours of training and participation in the  
**2010 Annual Fall Conference presented by**  
**The Judicial Commissioners' Association of Tennessee.**

***September 8<sup>th</sup>, 9<sup>th</sup>, & 10<sup>th</sup>, 2010***  
***Montgomery County, TN***



# Certificate of Attendance

Approved for 12  
C.L.E. hours

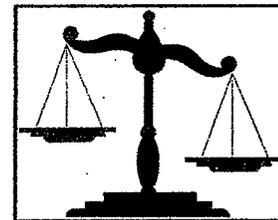
*This is to certify that*  
***Judicial Commissioner***  
***Barbara Davis***



**Has completed 12 hours of attendance and participation in the  
Summer 2010 Conference  
Of the Judicial Commissioners' Association of Tennessee**

***June 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup>, 2010***  
***Mt. Juliet, Wilson County, TN***

***Sponsored by JCAT***



# Blount County Sheriff's Office

CERTIFICATE OF TRAINING

THIS IS TO CERTIFY:

**Bill Carroll**

Has successfully completed 8 hours Firearms Training

July 1, 2010



*[Signature]*  
TRAINING SUPERVISOR

*[Signature]*  
SHERIFF BERRONG



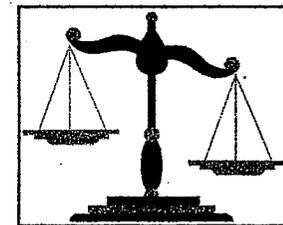
# Certificate of Attendance

*This is to certify that*  
***Bill Carroll***



Has completed 12 hours of training and participation in the  
**2010 - 11<sup>th</sup> Annual Conference of the  
Judicial Commissioners' Association of Tennessee.**

***April 14<sup>th</sup> -16<sup>th</sup>, 2010  
Sevier County, TN***



***Sponsored by: JCAT***

# *Blount County Sheriff's Office*

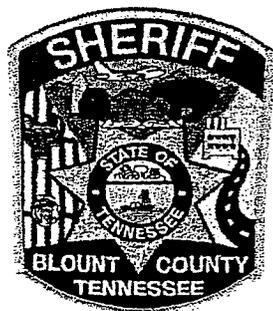
## CERTIFICATE OF TRAINING

THIS IS TO CERTIFY:

# Robert Brown

Has successfully completed 8 hours Firearms Training

June 24, 2010



*Leo Rupp Babel*  
TRAINING SUPERVISOR

*James L Berrong*  
SHERIFF BERRONG



# Certificate of Attendance

Approved for 12

C.L.E. hours

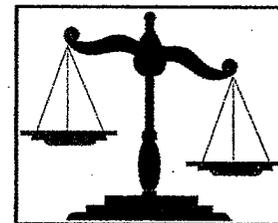
*This is to certify that*  
***Judicial Commissioner***  
***Bo Brown***



**Has completed 12 hours of attendance and participation in the  
Summer 2010 Conference  
Of the Judicial Commissioners' Association of Tennessee**

***June 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup>, 2010***  
***Mt. Juliet, Wilson County, TN***

***Sponsored by JCAT***



# Blount County Sheriff's Office

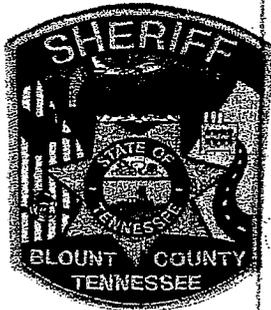
CERTIFICATE OF TRAINING

THIS IS TO CERTIFY:

**Bob Bambace**

Has successfully completed 8 hours Firearms Training

July 1, 2010



*[Signature]*  
TRAINING SUPERVISOR

*[Signature]*  
SHERIFF BERRONG



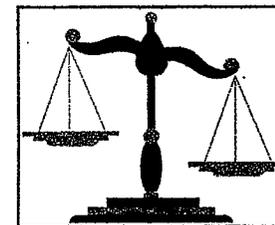
# Certificate of Attendance

*This is to certify that*  
***Bob Bambace***



Has completed 12 hours of training and participation in the  
**2010 - 11<sup>th</sup> Annual Conference of the  
Judicial Commissioners' Association of Tennessee.**

***April 14<sup>th</sup> -16<sup>th</sup>, 2010  
Sevier County, TN***



***Sponsored by: JCAT***

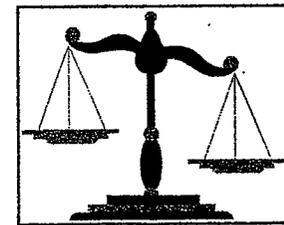
# Certificate of Attendance

*This is to certify that*  
***Clayton Bledsoe***



Has completed 12 hours of training and participation in the  
**2010 - 11<sup>th</sup> Annual Conference of the  
Judicial Commissioners' Association of Tennessee.**

***April 14<sup>th</sup> -16<sup>th</sup>, 2010  
Sevier County, TN***



***Sponsored by: JCAT***

# *Blount County Sheriff's Office*

CERTIFICATE OF TRAINING

THIS IS TO CERTIFY:

**Lisa Bryant**

Has successfully completed 8 hours Firearms Training

June 24, 2010



*L. E. Paul Rab*  
TRAINING SUPERVISOR

*James L. Berrong*  
SHERIFF BERRONG



# *Blount County Sheriff's Office*

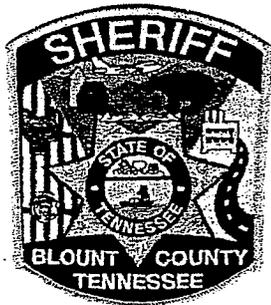
CERTIFICATE OF TRAINING

THIS IS TO CERTIFY:

**Pat Glaspie**

Has successfully completed 8 hours Firearms Training

June 24, 2010



*L. E. Paul Baker*  
TRAINING SUPERVISOR

*James L. Berrong*  
SHERIFF BERRONG

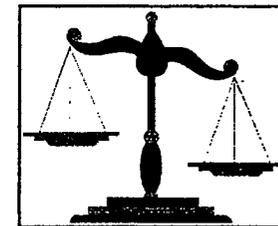


# Certificate of Attendance

*This is to certify that*  
***Pat Glaspie***

Has completed 12 hours of training and participation in the  
**2010 - 11<sup>th</sup> Annual Conference of the  
Judicial Commissioners' Association of Tennessee.**

***April 14<sup>th</sup> -16<sup>th</sup>, 2010  
Sevier County, TN***



***Sponsored by: JCAT***

# Certificate of Attendance

Approved for 12  
C.L.E. hours

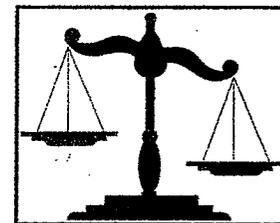
*This is to certify that*  
***Judicial Commissioner***  
***Rick Harmon***



**Has completed 12 hours of attendance and participation in the  
Summer 2010 Conference  
Of the Judicial Commissioners' Association of Tennessee**

***June 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup>, 2010***  
***Mt. Juliet, Wilson County, TN***

***Sponsored by JCAT***



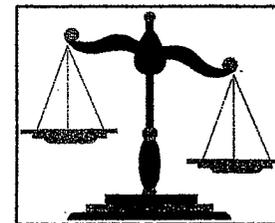
# Certificate of Attendance

*This is to certify that*  
***Shay Coker***



Has completed 12 hours of training and participation in the  
**2010 - 11<sup>th</sup> Annual Conference of the  
Judicial Commissioners' Association of Tennessee.**

***April 14<sup>th</sup> -16<sup>th</sup>, 2010  
Sevier County, TN***



***Sponsored by: JCAT***

# Blount County Sheriff's Office

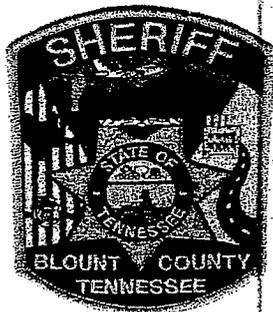
CERTIFICATE OF TRAINING

THIS IS TO CERTIFY:

**T.J. Brock**

Has successfully completed 8 hours Firearms Training

July 1, 2010



*Lt. Paul Rabe*  
\_\_\_\_\_  
TRAINING SUPERVISOR

*James L. Berrong*  
\_\_\_\_\_  
SHERIFF BERRONG



# \*Certificate of Attendance\*

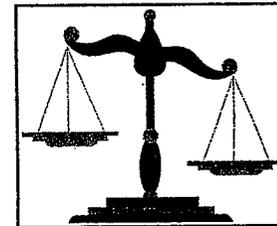
*This is to certify that*

***T.J. Brock***

Has completed 12 hours of training and participation in the  
**2010 Annual Fall Conference presented by  
The Judicial Commissioners' Association of Tennessee.**

***September 8<sup>th</sup>, 9<sup>th</sup>, & 10<sup>th</sup>, 2010  
Montgomery County, TN***

***Sponsored by: JCAT***



# Certificate of Attendance

Approved for 12  
C.L.E. hours

*This is to certify that*  
***Judicial Commissioner***  
***T.J. Brock***



**Has completed 12 hours of attendance and participation in the  
Summer 2010 Conference  
Of the Judicial Commissioners' Association of Tennessee**

***June 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup>, 2010***  
***Mt. Juliet, Wilson County, TN***

***Sponsored by JCAT***



# *Blount County Sheriff's Office*

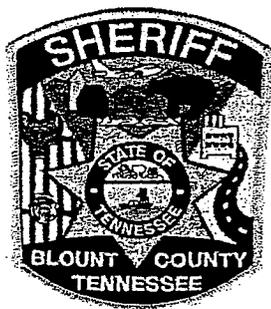
CERTIFICATE OF TRAINING

THIS IS TO CERTIFY:

**Teri Travis**

Has successfully completed 8 hours Firearms Training

June 24, 2010



*[Signature]*  
TRAINING SUPERVISOR

*[Signature]*  
SHERIFF BERRONG



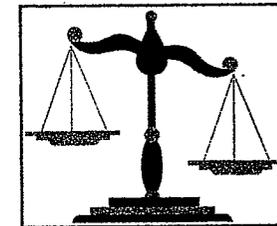
# Certificate of Attendance

*This is to certify that*  
***Teri Travis***



Has completed 12 hours of training and participation in the  
**2010 - 11<sup>th</sup> Annual Conference of the  
Judicial Commissioners' Association of Tennessee.**

***April 14<sup>th</sup> -16<sup>th</sup>, 2010  
Sevier County, TN***



***Sponsored by: JCAT***

# Certificate of Attendance

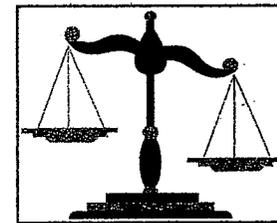
*This is to certify that*  
***Tom Hatcher***



Has completed 12 hours of training and participation in the  
**2010 - 11<sup>th</sup> Annual Conference of the  
Judicial Commissioners' Association of Tennessee.**

***April 14<sup>th</sup> -16<sup>th</sup>, 2010  
Sevier County, TN***

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# Think Quality - Think Future

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## Blount County Planning Department

Blount County Courthouse - 327 Court Street  
Maryville, TN 37804-5906  
Tel (865) 273-5750 - FAX (865) 273-5759  
e-mail - [planning@blounttn.org](mailto:planning@blounttn.org)  
on-line - [www.blounttn.org/planning/](http://www.blounttn.org/planning/)

**TO:** County Commission

**FROM:** John Lamb

**DATE:** April 4, 2011

**SUBJECT:** Planning Commission recommendation regarding noise standards in the RAC zoning site plan process.

The Blount County Planning Commission voted at their March 24, 2011 regular meeting to recommend the following amendment to the zoning regulations applying to the RAC-Rural Arterial Commercial zone:

That the last sentence in Section 9.10 reading “Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed” be deleted, and that the following be placed therein:

The following requirements shall be met to address noise for any use requiring a site plan where, a) the use includes design elements not fully enclosed within a principal structure and which would be expected to produce substantial noise, specifically compressor, HVAC unit, loading area for more than two axel trucks, or b) the use includes external venting of exhaust from combustion engines contained within buildings that are part of the design of the use, and c) the site abuts any parcel zoned S-Suburbanizing, R-1-Rural District 1, or R-2-Rural District 2, or where the site abuts property containing any sensitive use listed in subsection 3 table below:

1. The purpose of noise standards, noise study and mitigation requirements is to ensure that future development minimizes the impact of noise on adjacent properties, by establishing maximum noise levels and standards for evaluating noise impacts.

2. Definitions.

- a. dBA – the A-weighted scale for measuring sound level in decibels (dB) as a unit used to express the relative intensity of a sound as it is heard by the human ear.
  - b. Leq – the energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). It is the level of constant sound which, in a given situation and time period, has the same sound energy as does a time varying sound.
  - c. Lmax – the maximum sound pressure level for a given period of time.
3. Noise standards. The site plan shall be designed to meet the following exterior noise limit standards at site property line in relation to abutting land zoned S, R-1, and R-2 and specific sensitive uses .

**Exterior Noise Limits at property line of site**

For Abutting Zone or Use	Time Period		Noise Level, dBA	
	Begin	End	L eq	L max
S-Suburbanizing District	7:00 AM	7:00 PM	55	75
	7:00 PM	7:00 AM	45	60
R-1-Rural District 1	7:00 AM	7:00 PM	55	75
	7:00 PM	7:00 AM	40	55
R-2-Rural District 2	7:00 AM	7:00 PM	55	75
	7:00 PM	7:00 AM	40	55
Sensitive Uses *	7:00 AM	7:00 PM	55	75
	7:00 PM	7:00 AM	40	55

\* residences, schools, hospitals, nursing homes, churches, and libraries

If the measured ambient noise level prior to project construction and operation exceeds that indicated in the table above at the property line of the site, then the allowable noise limits shall be set at 5 dBA above the ambient level.

- 4. A noise study shall be part of the site plan and shall be prepared and certified by a qualified professional showing how the site design shall meet the requirements in subsection 3 above. A qualified professional shall be one that is experienced in the field of environmental noise assessment and architectural acoustics.
- 5. The site design shall incorporate design controls and mitigation measures necessary to meet the requirements in subsection 3 above.
- 6. Compliance with the noise study, site plan design, and requirements in subsection 3 above shall be determined by measuring the noise level based on the mean average of not less than three 20 minute measurements for any given time period. The compliance measurements shall be conducted by the same qualified professional that

produced the noise study, and shall be taken at full operation of the subject use for the site plan.

7. Compliance with the noise study, site plan design, and requirements in subsection 3 above shall be a continuing requirement after site plan approval, construction of project and operation of project, and shall be subject to continued enforcement through compliance inspections and/or response to complaints.

8. The above standards shall not apply to those activities associated with actual construction of a subject site plan project or to those projects associated with provision of emergency, law enforcement or necessary governmental or utility services or functions.

9. A legal nonconforming use meeting requirements in other sections of this resolution shall not be subject to the above standards, provided that if the nonconforming use loses its nonconforming status by any means, then future operation and/or modification of the site requiring a site plan shall meet all requirements of this section.

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As background, the review of the Attorney for the County Mayor starts on following page, and is then followed by staff analysis presented for consideration of the Planning Commission.

M E M O

TO: JOHN LAMB

FROM: ATTORNEY CRAIG GARRETT

DATE: MARCH 16, 2011

RE: REFERRAL BY PLANNING COMMISSION FOR LEGAL REVIEW OF  
DRAFT NOISE REGULATION FOR INCLUSION IN ZONING  
REGULATION SECTION 9.10.J

From my conversations with you, as well as the Mayor, it is my understanding that there is legitimate concern regarding the regulation of noise levels attributable to commercial projects lying in the rural areas of the County.

I do agree that the current language in Section J has no objective criteria for determining when noise would be determined to have an off-site impact on surrounding property. As a result thereof, the present restriction could easily be classified as arbitrary.

Your two memos to me set forth two alternatives. The first being to do nothing except eliminate the language in the present ordinance. This can certainly be done, but would not address the noise issue.

I have evaluated your second alternative as modified in your second memo to me and I feel that this second alternative applies with the applicable law.

The zoning regulations or amendments thereto are subject to challenge in court when they violate certain provisions of U.S. or Tennessee Constitutions. Causes of action are generally classified as follows:

1. A procedural due process claim challenging the procedures by which the regulation was adopted;
2. A substantive due process claim based on the arbitrary and capricious action of the government in adopting the regulation;
3. A Takings Cause claim which may seek not only compensation, if the regulation amounts to a taking, but may seek invalidation and injunctive relief if the regulation exceeds what the government body may do under the Takings Clause of the Constitution;
4. Claims under some other constitutional provision that give a landowner a protectable right, not specifically involved with the real property itself, [e.g.] a claim alleging a violation of the Equal Protection Clause of the Constitution.

The suggested amendment to the regulation would only involve an evaluation of Items 2 and 4 listed above.

There will be no procedural due process claim provided the regulation is properly adopted. The regulation as worded would not amount to a taking of the property and analysis under that body of law is not required.

In essence, the regulation must be evaluated under the substantive due process and equal protection clause in the Constitution.

A substantive due process claim is based on the exercise of government power without a reasonable justification. The Courts have determined that citizens have a substantive due process right not to be subjected to arbitrary or irrational zoning decisions. A local zoning regulation will survive a substantive due process challenge if there exists a rational relationship between the terms of the ordinance and a legitimate government purpose. The Courts in reviewing a substantive due process claim, apply what is known as a rational basis test. This test is whether the ordinance or regulation bears a reasonable relationship to the public health, safety or welfare. If it does, it is a valid exercise of the government's powers.

In essence, the Courts have held that a legislative body through zoning legislation may impose a limitation on the use of property which it may deem necessary or expedient to promote and protect the safety, health, morals, comfort and welfare of the people, provided that this power is not exercised arbitrarily which means that there must be a reasonable connection or relation between the limitation imposed and the public safety, health or welfare.

The equal protection clause of the Constitution guarantees that all persons who are similarly situated will be treated alike by the government and the law. Equal protection challenges are based upon governmental classifications. In matters of zoning, the Courts have applied the reduced scrutiny standard. This standard states that there must exist a rational basis for the classification placed by the government or that the classification must have a reasonable relationship to a legitimate state interest. Thus, as in the substantive due process challenge, the zoning regulation must be reviewed under the rational basis test.

The Courts have determined that the rational basis analysis used in an equal protection challenge does not differ in substantial regard from the rational basis test used when considering a substantive due process claim. Equal protection requires only that the legislative classification be rationally related to the objective it seeks to achieve. If a reasonable basis can be found for the classification, the zoning regulation will not be subject to challenge.

Based upon my understanding of the objective of the regulation to be amended, the County seeks to control noise associated with commercial development in rural areas that may impact adjoining property owners. This seems to me to be a legitimate government interest. The wording of the amended regulation is not arbitrary and gives objective standards and specific noise levels for specific times.

The same noise concerns are not applicable in areas that are designated as commercial or industrial zones. It appears the concern is this noise as it relates to commercial endeavors in a rural area.

Based on all of the above, it is my opinion that the proposed amendment under “Alternative 2” would be a legally valid amendment to our zoning regulation and would pass legal scrutiny.

cc: Mayor Ed Mitchell

The following is excerpt from staff memo dated October 20, 2010 for the October regular meeting of the Planning Commission and is presented here as background information.

At the request of the County Mayor, staff prepared an analysis of issues related to addressing noise in the zoning site plan process. The present criteria of considering noise may be viewed as too subjective, and in need of more objective standards.

Present Zoning Regulations. Our zoning regulations include the following as part of site plan design requirements in the RAC (Rural Arterial Commercial) zone Section 9.10 (noise provisions highlighted):

J. Additional design requirements: All site plans shall be accompanied by a stormwater drainage plan prepared by a qualified engineer, and shall address the need for detention, if necessary, and pollution control. All uses permitted under this Section shall provide a vegetative landscape buffer, to be determined by the Planning Commission during site plan review, between the use/buildings on the commercial site, and any parcel or lot zoned other than RAC or C. Such buffering shall apply to rear lot lines of the commercial site, and also to side lot lines behind the minimum front building setback lines, except where there is an immediately adjacent residential use that would require screening within the minimum front building setback line. All uses permitted under this Section shall have a front building elevation, along all fronting roads, constructed of at least 50 percent nonmetal building materials. All external lighting shall be directed away from or screened from land zoned other than RAC or C, and away from any public right-of-way. **Where noise is determined to be a probable off-site impact of a proposed use, a noise mitigation barrier of solid structure or earth berm, in addition to vegetative buffer, shall be designed as part of the site plan and constructed.**

Note that this requirement is not present in the C-Commercial or the IND-Industrial zone, and is not considered in general site plans requirements that address other zones. This may be then criticized as discriminatory and an added burden on commercial projects in the rural areas of the county, but was purposefully placed there in recognition that noise may be of greater impact in the rural areas of the county. The present wording does not provide objective criteria for consideration in the site plan process, and should be considered for amendment.

Note also that other sections in the zoning regulations have requirements for addressing noise as follows by section:

7.10 Family Commercial Enterprises, Section F

F. No equipment or process shall be used in such enterprise or occupation which creates ***noise***, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot or parcel housing the proposed use.

Note that this section poses several criteria that may be impossible to meet and therefore may not be defensible. This section too may need to be amended to add objective criteria.

### 7.13 Sport Shooting Ranges, Section B

B. Sport shooting range shall be designed to ***minimize noise*** to surrounding properties. Mitigation shall include soundproofing for indoor shooting ranges. For outdoor shooting range, mitigation shall include minimum distance from active firing lines or stations of 1000 feet from adjacent property lines to front (direction of line of fire) and sides of such firing lines or stations, and 500 feet from the rear (diametrically away from the line of fire) of such firing lines or stations, and shall include a combination of vegetative buffer, earthen buffer and constructed buffer as appropriate.

Note that though “minimize noise” standing alone may be seen as subjective, the mitigation criteria that follow provide objective content.

### 9.8 AHO Airport Hazard Overlay, Section B

B. Within the Airport Hazard Overlay and within the 65 DNL Contour, prior to the issuance of any building permit or approval of any special exception or variance, any application for permit or special exception or variance shall be forwarded to the McGhee Tyson Airport Authority for review and recommendation on compatibility with the ***Noise Compatibility Program of the Airport Authority***, and any other requirements for airport operations. The Airport Authority shall have 45 days in which to review and make recommendation. Lack of recommendation from the Airport Authority within such 45 days shall be interpreted as a recommendation of no effect in relation to the proposed permit. Any such recommendation finding incompatibility with the Noise Compatibility Program or interference with airport operations shall be grounds for denying a building permit or denying a special exception or variance.

Note that the Airport Hazard Overlay zone already sets an objective standard of average day/night noise level of 65 DNL within a plan adopted by the Airport Authority and is governed by FAA regulations.

Other county regulations adopted under animal control and the general county powers act also address noise without setting objective noise level. See last section of this item for those regulations.

Review of Possible Regulations. Review of internet sources reveals a range of objective requirements for noise based on decibel (dB) levels for different land use situations. Almost all seem to be related to a general noise ordinance and not to specific provisions in zoning regulations. The probable reason for this is that objective noise level requirements in zoning presuppose a method of predicting noise level prior to actual permit and use.

The question would be: How can you determine the objective noise level of a potential use at a specific site through the zoning permit process? This answer assumes a modeling methodology that could address a wide range of potential uses and site characteristics. Such methodologies exist, given evidence that commercial and industrial impact studies address noise issues projectively in some jurisdictions. However, such studies would probably be an added expense in the permit process and require expertise outside the present capabilities of county government.

The following is an example of how noise levels were integrated into a zoning ordinance in Nevada County, California, and may be used as a template for designing a noise element in our zoning regulations. Note that one of the features of this set of regulations is inclusion of rural zones which would be an important consideration for Blount County regulations.

#### **Section L-II 4.1.7 Noise**

**A. Purpose.** The purpose of these regulations is to ensure that future development minimizes unnecessary and annoying noise, by establishing maximum noise levels and standards for evaluating potential noise impacts.

**B. Applicability.** Noise standards shall apply to all discretionary projects, including Development Permits and Use Permits, unless otherwise excepted in this Section.

#### **C. Definitions.**

**1. dBA** - The "A-weighted" scale for measuring sound in decibels (a unit used to express the relative intensity of a sound as it is heard by the human ear). This logarithmic scale reduces the effects of low and high frequencies in order to simulate human hearing.

**2. Leq** - The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). It is the level of constant sound

which, in a given situation and time period, has the same sound energy as does a time varying sound.

**3. Lmax** - The maximum sound pressure level for a given period of time.

**D. Noise Standards.** All land use projects requiring a Development Permit or a Use Permit shall comply with the noise standards provided herein. Permitted residential land uses, including parcel and tentative maps, are not subject to these standards.

Table L-II 4.1.7					
Exterior Noise Limits					
Land Use Category	Zoning Districts	Time Period		Noise Level, dBA	
		Start	End	L eq	L max
Rural	AG, TPZ, AE, OS, FR, IDR	7 am	7 pm	55	75
		7 pm	10 pm	50	65
		10 pm	7 am	40	55
Residential and Public	RA, R1, R2, R3, P	7 am	7 pm	55	75
		7 pm	10 pm	50	65
		10 pm	7 am	45	60
Commercial and Recreation	C1, CH, CS, C2, C3, OP, REC	7 am	7 pm	70	90
		7 pm	7 am	65	75
Business Park	BP	7 am	7 pm	65	85
		7 pm	7 am	60	70
Industrial	M1, M2	any time		80	90

1. A comprehensive noise study shall be prepared for all projects requiring a Development Permit or a Use Permit and which have a potential to create noise levels inconsistent with the standards contained herein. The study shall be prepared in accordance with the methodology identified in the Noise Element Manual contained in General Plan, Volume 2, Section 3 – Noise Analysis Appendix A, Table A-1.

2. Projects with the potential for generating noise impacts shall incorporate design controls that assist in minimizing the impacts through the use of increased setbacks, landscaped earthen berms, solid fencing, placement of structures or other effective means.

3. Compliance with the above standards shall be determined by measuring the noise level based on the mean average of not less than three 20 minute measurements for any given time period. Additional noise measurements may be necessary to ensure that the ambient noise level is adequately determined. All measurements shall be conducted by a qualified person experienced in the field of environmental noise assessment and architectural acoustics.

**4.** Where 2 different zoning districts abut, the standard applicable to the lower, or more restrictive, district plus 5 dBA shall apply.

**5.** The above standards shall be measured only on property containing a noise sensitive land use, including residences, schools, hospitals, nursing homes, churches, and libraries, and may be measured anywhere on the property containing said land use. However, this measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement or as determined in a recorded letter of agreement between all affected property owners and approved by the County.

**6.** If the measured ambient level exceeds that permitted, then the allowable noise exposure standard shall be set at 5 dBA above the ambient.

**7.** Because of the unique nature of sound, the County reserves the right to provide for a more restrictive standard than shown in the Exterior Noise Limits Table. The maximum adjustment shall be limited to be not less than the current ambient noise level and shall not exceed the standards of this Section. Imposition of a noise level adjustment shall only be considered if one or more of the following conditions are found to exist:

**a.** Unique characteristics of the noise source:

**1)** The noise contains a very high or low frequency, is of a pure tone (a steady, audible tone such as a whine, screech, or hum), or contains a wide divergence in frequency spectra between the noise source and ambient level;

**2)** The noise is impulsive in nature (such as hammering, riveting, or explosions), or contains music or speech;

**3)** The noise source is of a long duration, defined as a cumulative period of more than thirty minutes in any hour.

**b.** Unique characteristics of the noise receptor when the ambient noise level is determined to be 5 dBA or more below the standard of the Exterior Noise Limits Table for those projects requiring a General Plan amendment, rezoning, and/or Use Permit. In such instances, the new standard shall not exceed 10 dBA above the ambient or the Exterior Noise Limits Table standard, whichever is more restrictive.

**8.** The above standards shall not apply to those activities associated with the actual construction of a project or to those projects associated with the provision of emergency services or functions.

**9.** The standards of this Section shall be enforced through compliance inspections and/or complaints.

**10.** A legal nonconforming use inconsistent with the noise standards of this Section shall be required to comply with said standards in the event it upgrades, enlarges, intensifies, extends, moves, or recommences after abandonment or discontinuance of a period of 180 days or more. In the event such a use is changed or modified through the permit process, the noise standards in this Section shall be applied only to that portion of the land use requiring approval, provided, however, that in no event shall the noise cumulatively generated from the entire use on the site after the change or modification exceed the pre-permit ambient noise level. All such projects that have a potential to create noise levels inconsistent with the standards in this Section will require a noise study consistent with this Section.

Note that the above regulations would not address specific noise complaints after site plan approval permit, such as with operation of an approved business. Such noise complaints would be better addressed by a separate noise ordinance not related to zoning site plan requirements. A site plan approval process can address design issues related to noise, but is not well suited to address operation issues on an on-going basis after permit is issued.

Background on Noise Standards. Noise can be viewed as a health hazard, a safety hazard, and a nuisance or annoyance. In this context, noise is characterized by a level of intensity or other quality above that normally accepted or tolerated by individuals and the community.

Noise, or sound in general, can be measured in decibels or dB of intensity. The scale is logarithmic, meaning that increments of number are not in simple additive relationship, but reflect progressively greater intensity for each numerical increment. Thus a 20 dB sound is ten times greater than a 10 dB sound, and a 30 dB sound is 10 times greater than a 20 dB sound and 10x10 or 100 times greater than a 10 dB sound.

For comparison, sound at 0 to 20 dB is considered very faint, up to the level of a whisper. Up to 40 dB includes low volume radio in an otherwise quiet room. Up to 60 dB includes freeway traffic sound. Normal speech is in the range of 50 to 70 dB. Up to 80 dB includes a noisy school cafeteria. From 80 to 105 dB includes noisy factory, noisy urban street, and a loud car horn at close range. Levels above 105 dB reach into deafening sound and threshold of pain.

Sound can be a health hazard at levels above 70 dB for extended periods of time, and can lead to cardiovascular, digestive, stress, and behavioral and psychological problems (some would peg the level at less than 70 dB). At about 85 dB, prolonged exposure greater than eight hours can result in permanent damage to hearing, and at levels above 105 dB even short exposure can lead to hearing damage.

Noise is unwanted or harmful sound. When sound becomes so intense or prolonged that it causes unwanted health effects, it may be classed as noise. Noise can also pose safety problems if it interferes with receiving necessary signals from the environment such as sirens, alarms, and verbal instructions.

Noise can be a nuisance. The nuisance characteristic of noise is different for different people, and different in different contexts and time of day. Noise can disrupt concentration at work. Noise can interfere with education of children in schools. Noise can interrupt and disturb sleep. Noise can reduce the enjoyment of residential living. Often, it is not only the intensity of the sound, but also the frequency or pulsing of the sound that causes noise to be a nuisance or annoyance. In addition, a sound that is slightly perceived within daytime background sounds, may become a nuisance or annoyance at night when people are more sensitive to sounds.

Increments of sound from various sources are perceived differently in a city with high level of background sound, compared to a quiet rural setting. An increase in sound can be lost to perception in a city context, but be very noticeable and objectionable in a rural context.

Most people expect to enjoy their residences free from unnecessary and unwanted sound. In general, acceptable sound intensity at night in a bedroom would be around 30 to 40 dB, or up to 45 dB with open window. Outside sound levels for regular enjoyment in a quiet neighborhood would be around 45 to 55 dB.

The reception of sound from a source is dependent on distance and intervening barriers. When distance from a point source is doubled, the intensity is reduced approximately 6 dB. Thus, sound measured 10 feet from source at 80 dB, would be 74 dB if 20 feet away, and would be 68 dB if 40 feet away. If there is a barrier such as a solid fence, dense vegetation or an earth berm between sound source and receptor, noise may be attenuated substantially by absorption or reflection.

Perception of noise, or loudness, is not in simple relation to the intensity of the sound. Generally, a reduction of noise by 10 dB would be perceived as a reduction by 1/2 in loudness. For example, a reduction in noise from 60 dB to 50 dB would normally be perceived as reduction in loudness by 1/2. Conversely, an increase of noise by 10 dB would be perceived as a doubling of loudness.

Multiple sources of sound are not linearly additive, and a doubling of equal intensity sound sources would increase overall sound by about 3 dB. As example, two sources of 45 dB each would result in a total sound intensity of 48 dB

combined, and four such sources combined would result in total sound intensity of 51 dB.

Other County Regulations (for reference only). Blount County has adopted two other sets of regulations that also address noise, one is animal control regulations (Resolution 99-03-001 that contains the following:

SECTION 6. Noisy dogs prohibited. No person shall own, keep, harbor, possess or maintain any dog which disturbs the peace and quiet of others by loud and frequent barking, whining or howling. A dog shall be deemed in violation of this section if it barks, whines or howls continuously for a period in excess of one (1) hour and fifteen (15) minutes. This section shall not apply to a dog on a hunt or chase, or a dog guarding or driving livestock, or a dog participating in an organized animal show, or to veterinary clinics or boarding facilities.

The second set of regulations (Resolution 02-02-004) were adopted under the county powers act as indicated in the following preamble and specific regulations:

WHEREAS, upon the adoption of such resolution and pursuant to the provisions of said subsection (22) of Tennessee Code Annotated section 6-2-201, Blount County is authorized to define, prohibit, abate, suppress, prevent and regulate all acts, practices, conduct, businesses, occupations, callings, trades, uses of property and all other things whatsoever detrimental, or liable to be detrimental, to the health, morals, comfort, safety, convenience or welfare of the inhabitants of the unincorporated areas of the county, and to exercise general police powers.

Regulation No. 1. Motor vehicle requirements. No person shall operate a motor vehicle unless such vehicle (1) is equipped with a properly operating muffler, ...

Regulation No. 30. Causing unnecessary noise. No person operating a motor vehicle shall cause unnecessary noise by sounding the horn, "racing" the motor or causing the "screeching" or "squealing" of the tires thereof.

Regulations No. 45. Antinoise regulations. No person shall create or cause any noise of such character, intensity or duration as to be detrimental to the life or health of any individual or in disturbance of the public peace and welfare.

(1) The following noises are declared to be in violation of this regulation, but this enumeration shall not be deemed to be exclusive, to wit:

(a) Blowing horns. The sounding of any horn or audible signal device on any motor vehicle while such motor vehicle is not in motion, except as a danger signal if another vehicle is approaching, apparently out of control, or if in motion, only as a danger signal after or as brakes are being applied and deceleration of such motor vehicle is intended; the creation by means of any horn or audible signal device on any motor vehicle of any unreasonably loud or harsh sound; and the sounding of any horn or audible signal device on any motor vehicle for an unnecessary and unreasonable period of time.

(b) Radios, phonographs, etc. The playing of any radio, phonograph, tape recorder or player or any musical instrument or sound device, including but not limited to loudspeakers or other devices for reproduction or amplification of sound, either independently or in connection with motion pictures, radio or television, in such a manner or with such volume, particularly during the hours of 11:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort or repose of any person in any office or hospital, or of any person in any dwelling, hotel or other type of residence, or of any person in the vicinity.

(c) Yelling, shouting, hooting, etc. Yelling, shouting, hooting, whistling or singing or any highway, street, road or public way, particularly between the hours of 11:00 p.m. and 7:00 a.m., or at any time or place so as to annoy or disturb the quiet, comfort or repose of any person in any office or hospital, or of any person in any dwelling, hotel or other type of residence, or of any person in the vicinity.

(d) Pets. The keeping of any animal, bird or fowl which by causing frequent or long continued noise shall disturb the quiet, comfort or repose of any person in the vicinity.

(e) Use of vehicle. The use of any motor vehicle so out of repair, so loaded or in any manner as to cause loud and unnecessary grating, grinding, rattling or other noise.

(f) Exhaust discharge. The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or boat engine, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.

(g) Noises near schools, hospitals, churches, etc. The creation of any loud and excessive noise on any street adjacent to any hospital or adjacent to any school, institution of learning, church or court while the same is in session.

(h) Noises to attract attention. The use of any drum(s), loudspeaker or other instrument or device emitting noise for the purpose of attracting attention to any performance, show or sale or display of merchandise.

(i) Loudspeakers or amplifiers on vehicles. The use of loudspeakers or amplifiers on motor vehicles, either moving or standing, for advertising or other purposes.

(2) None of the terms or prohibitions hereof shall apply to or be enforced against:

(a) Government vehicles and authorized emergency vehicles. Any vehicle of any government while engaged in necessary public business and any authorized emergency vehicle.

(b) Repair of streets, etc. Excavations or repairs of bridges, highways, streets, roads or public ways by or on behalf of any government.

Noncommercial and nonprofit use of loudspeakers of amplifiers. The reasonable use of loudspeakers or amplifiers in the course of noncommercial public addresses and in the course of noncommercial functions of nonprofit organizations

# Think Quality - Think Future

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## Blount County Planning Department

Blount County Courthouse - 327 Court Street

Maryville, TN 37804-5906

Tel (865) 273-5750 - FAX (865) 273-5759

e-mail - [planning@blounttn.org](mailto:planning@blounttn.org)

on-line - [www.blounttn.org/planning/](http://www.blounttn.org/planning/)

**TO:** County Mayor and County Commission

**FROM:** John Lamb

**DATE:** April 4, 2011

**SUBJECT:** Planning Commission recommendation concerning the 1101 Growth Plan.

The Planning Commission voted at their March 24, 2011 regular meeting to recommend opening of the 1101 Growth Plan for revision to account for inconsistencies with other County plans and changes in sewer potential at the urban fringe.

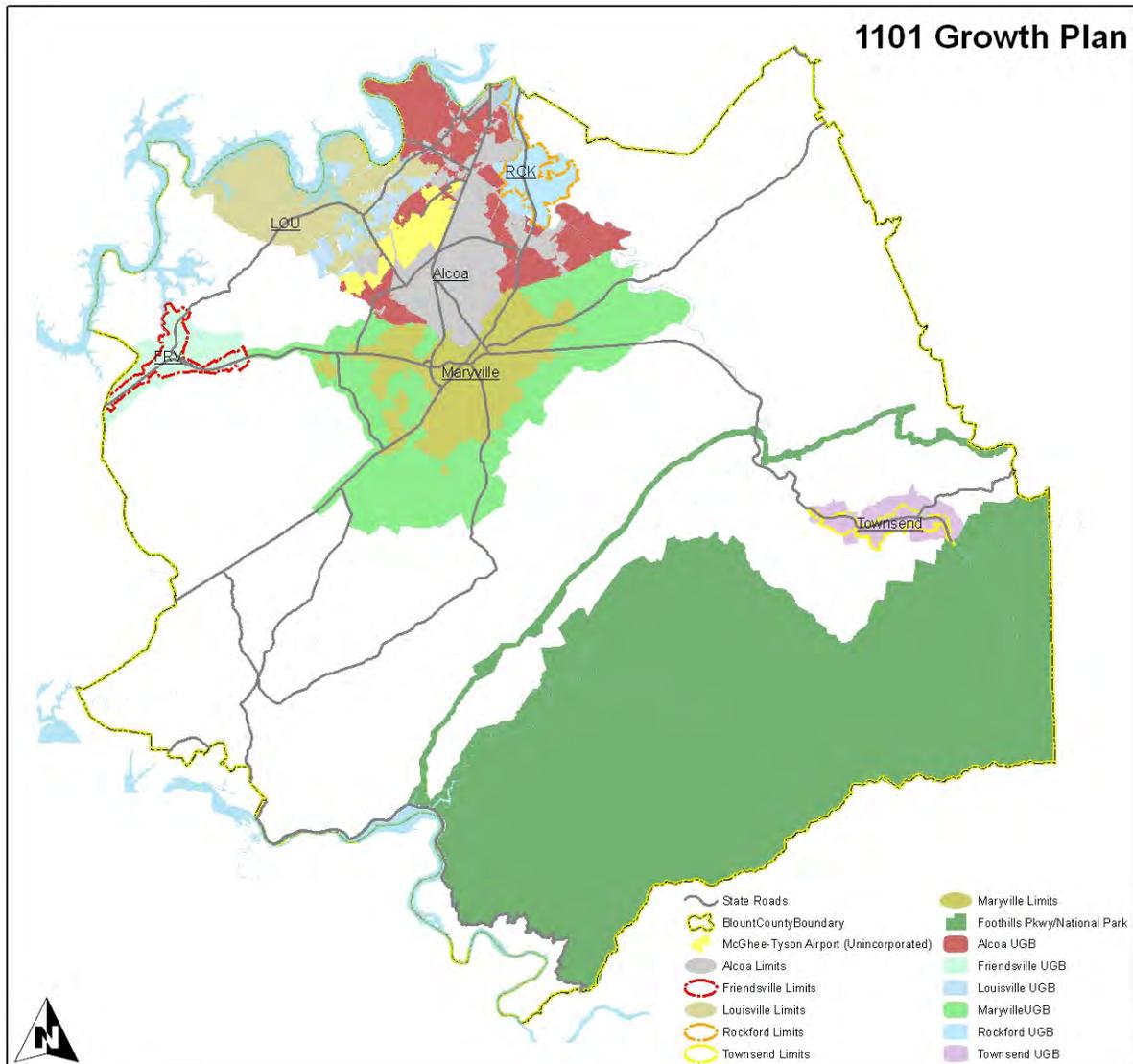
The following is excerpt from staff memo dated March 17 as background provided to the Planning Commission.

Background. It has been about ten years since the County fully evaluated two basic plans – the 1101 Growth Plan (final adoption 2001) and the Conceptual Land Use Plan (adopted 2000). Both of these plans provide a foundation for land use decisions, including zoning decisions. State statutes require that our Land Use Plan and all County Commission and Planning Commission land use decisions be in conformity with the 1101 Growth Plan. Good planning also demands that decisions be consistent with the Land Use Plan.

Over time, the situation of development may change, and our plans should reflect those changes. One change of importance to accommodating urban density development is the extension, or potential extension, of sewer at the urban fringe. In addition, our Polices Plan recognizes that there are some residual discrepancies between the approved 1101 Growth Plan, the Conceptual Land Use Plan, and the Zoning Map that need to be addressed. The following presents a call for review of our 1101 Growth Plan, our Conceptual Land Use Plan, our Zoning Map, and

possibly our Zoning Regulations, in order to consider amendments to account for changes at the urban fringe.

1101 Growth Plan. Since state statutes require conformity of land use decisions to the 1101 Growth Plan, that plan would be a good starting point for discussion. See at [www.blounttn.org/planning](http://www.blounttn.org/planning) Planning Commission meeting March 2011 for a reference copy of state statutes on the 1101 Growth Plan. The map on the following page below is a representation of the 1101 Growth Plan for Blount County.



The cities of Alcoa, Friendsville, Louisville, Maryville, Rockford and Townsend were considered as urban centers for purposes of growth planning under state statutes. Each of the cities identified an Urban Growth Boundary (UGB) area that, according to state statutes, "... a reasonable and prudent person would project as the likely site of high density commercial, industrial and/or residential growth over

the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics” (TCA 6-58-106(a)(1)(C)). Such area for high density urban growth would be dependent on provision of urban services, particularly sewer, and should also consider projection of population and potential to accommodate such projected population within existing city boundaries. For Alcoa and Maryville, the Urban Growth Boundary also defined their extraterritorial Planning Region.

The County was tasked with identifying Planned Growth Area (PGA). The Planned Growth Area was to be the area that “... a reasonable and prudent person would project as the likely site of high or moderate density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics” (TCA 6-58-106(b)(1)(C)). Ultimately, only the McGhee-Tyson Airport was confirmed as a Planned Growth Area, with the final not containing other areas so designated by the County.

The County was tasked with identifying Rural Area, being that area outside cities and their Urban Growth Boundaries and also outside any designated Planned Growth Area. The Rural Area was to be the area which “... over the next twenty (20) years, is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial or residential development” (TCA 6-58-106(c)(1)(C)). The Rural Area may accommodate low to moderate density commercial, industrial and residential development “... in a manner that reasonably minimizes detrimental impact to agricultural lands, forests, recreational areas and wildlife management areas” (TCA 6-58-106(c)(1)(D)).

The 1101 Growth Plan process was contentious. The County ultimately rejected the proposal of the 1101 Plan Coordinating Committee and declared an impasse in June 2000. With this declaration, the process went to arbitration at the State level. Arbitration and final approval by the Local Government Planning Advisory Committee (LGPAC) of the State resulted in most of the plans proposed by the Cities being confirmed, with exclusion from the Alcoa UGB of the McGhee-Tyson Airport Authority property which was designated Planned Growth Area. All other Planned Growth Area identified by the County was dropped from the final approved plan. See a critique of the 1101 planning process in Blount County at <http://www.blounttn.org/planning/Reflections%20on%20the%201101%20Process%20in%20Blount%20County.pdf>.

Land Use Plan. At about the same time that the initial 1101 Growth Plan was being developed by the 1101 Coordinating Committee, the County was developing a Conceptual Land Use Plan in conjunction with a zoning plan. See the

Conceptual Land Use Plan map on the following page, and reference the full plan approved in 2000 at <http://www.blounttn.org/planning/f%20-%20Land%20Use%20Plan.pdf>. Taking cue from state statutes, the Conceptual Land Use Plan map was consistent with the County proposal for the 1101 Growth Plan, including Planned Growth Area that was eventually dropped from the final 1101 Growth Plan. This left the Conceptual Land Use Plan with some areas of conflict with the final 1101 Growth Plan.

Some areas were outside 1101 Urban Growth Boundaries, and in 1101 Rural Areas, but with designation of Suburbanizing on the Land Use Map, thus designating high to moderate density development into rural areas. Conversely, some land inside 1101 Urban Growth Boundaries were left with Rural 1 land use designation at lower densities than envisioned for urban development. These discrepancies were also reflected in the Zoning Map approved in 2000 for the Suburbanizing zone and the R-1-Rural District 1 zone at the urban fringe.

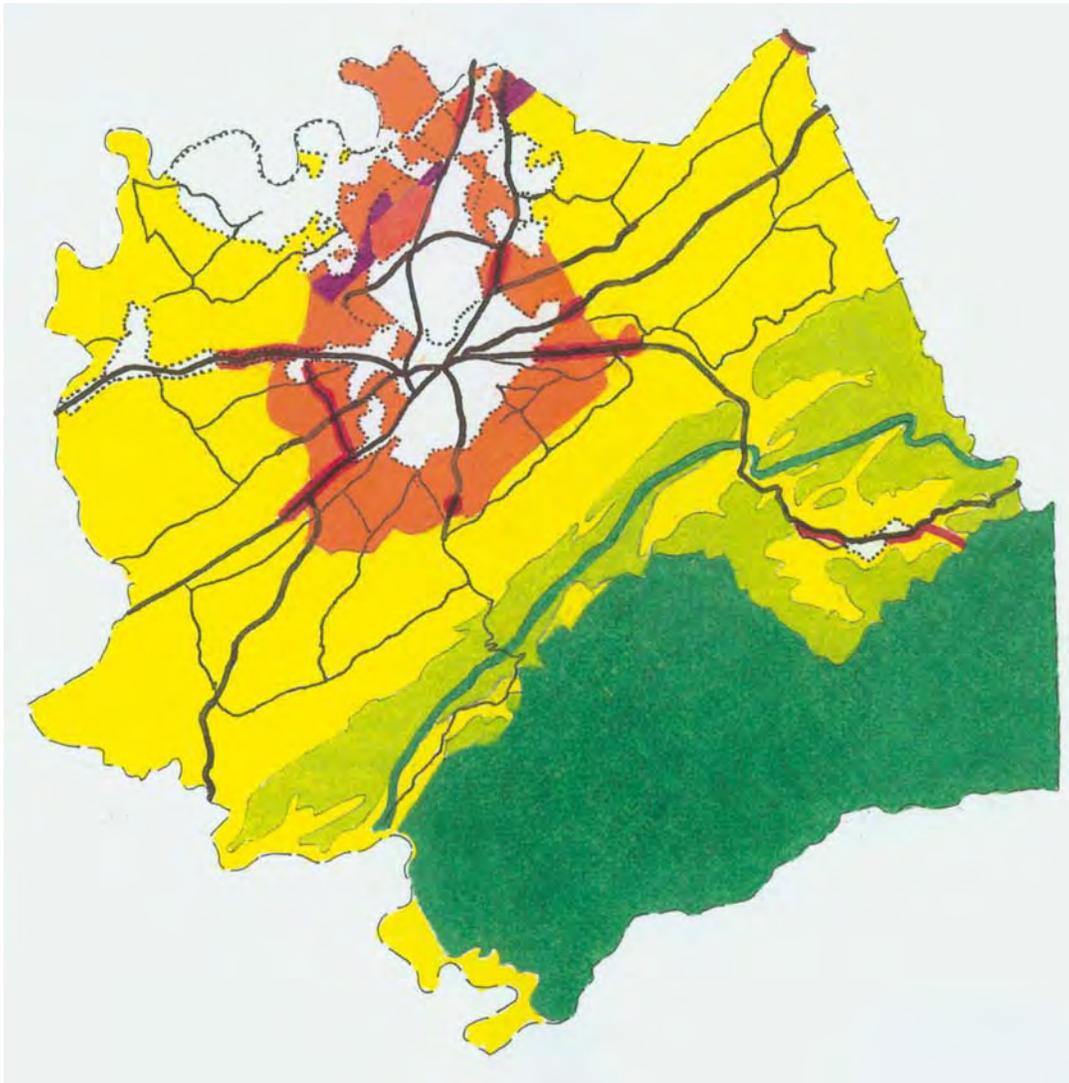
The discrepancies between the 1101 Growth Plan and the Conceptual Land Use Plan were recognized in the revision of the Policies Plan as follows:

2A Implementation Strategy (1). Update and expand the Conceptual Land Use Plan and incorporate it into a Comprehensive Plan.

- Integrate and possibly expand the following land use concepts in any land use plan update:
  - Suburbanizing Land Use – high to medium density development – mainly residential – commercial by special exception along major roads, allowing also home and family occupations – part of area expected to be annexed by cities as high density growth occurs – needs amendment of map to be consistent with 1101 Growth Plan.
  - Rural 1 Land Use – medium to low density development (1.5 units per acre or less) – mainly residential – limited commercial by special exception along major roads, allowing also home and family occupations – not expected to be subject to annexation by cities – needs amendment of map to be consistent with 1101 Growth Plan.

5A Implementation Strategy (2): The County should maintain a growth plan under Public Chapter 1101 that is consistent with the general county policy plan and other plans of the County, all plans to be used as guides for decision making on land use and development matters.

- Review the 1101 Growth Plan for consistency with County plans, and for appropriateness in addressing issues of growth and its impacts.
- The Cities and County should work together to address issues of growth and its impact.



**Conceptual Land Use Map – Blount County**

-  Commercial – High Density Development
-  Industrial – High Density Development
-  Airport – Semi-Autonomous Planned Area
-  Suburbanizing – High to Medium Density Development
-  Rural 1 – Medium to Low Density Development
-  Rural 2 – Low Density Development
-  National Park – Autonomous Planned Area

Sewer at the Urban Fringe. Public sewer is the most important factor in defining land that can be developed at urban density. The Rural Area of the 1101 Growth Plan contains at least two areas that have extension of sewer from Maryville, and which have been allowed to develop at relatively high density in the Suburbanizing zone. One area is south of Ridge Road off of Sam James Road, particularly extension of the Country Meadows subdivision. The second is off of William Blount Drive across from the High School, particularly Brittingham subdivision split by the Maryville planning region.

In addition, sewer is being extended from Knox County into Blount County along Roddy Branch Road into Rockford (south of the Stock Creek Industrial Park which is already served by sewer). The area that could be served by sewer contains a substantial amount of land presently zoned R-1-Rural District 1 within the 1101 Rural Area designation.

Proposal to Update Plans and Zoning at the Urban Fringe. The following is a proposal to update the 1101 Growth Plan, the Conceptual Land Use Plan, and the Zoning Map to make all documents consistent at the urban fringe where sewer is present, being extended, or potentially would be extended within a 20 year time horizon.

The first document that will need review and possible amendment is the 1101 Growth Plan since it is the only plan that requires that other plans and actions conform under state statutes. To amend the 1101 Growth Plan, the Coordinating Committee for the plan would need to be reconstituted by the County Mayor, including membership from all cities and the county. The process of amendment would give opportunity for the cities to identify areas already covered by public sewer, and long range plans for sewer coverage that could accommodate urban density development.

The amendment of the 1101 Growth Plan would need consensus and agreement between all political jurisdictions for timely processing. After agreement on an amended plan by the Coordinating Committee, each county and city legislative body would need to approve the plan separately. The plan would then go to the Local Government Planning Advisory Committee of the state for final approval, and then would need to be registered with the Register of Deeds Office to become final and official.

Staff suggests that the Planning Commission make recommendation to the Mayor and the County Commission to start the 1101 Growth Plan amendment process.

The process could take six months or more to complete with all required public notices and hearings.

Concurrent with the 1101 Plan amendment process, the Planning Commission could undertake review of the Conceptual Land Use Plan consistent with any amendments to the 1101 Growth Plan, and from that base could begin to identify needed amendments to the Zoning Map for plan consistency. The final approval of any Land Use Plan and Zoning Map amendments would need to await approval of 1101 Growth Plan amendments.

**RESOLUTION No. 11-04-011**

**SPONSORED BY:**

**COMMISSIONERS STEVE SAMPLES AND KENNETH MELTON**

**A RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION FOR LITTER AND TRASH COLLECTING GRANT FROM THE STATE OF TENNESSEE, DEPARTMENT OF TRANSPORTATION AND AUTHORIZING ACCEPTANCE OF THE GRANT**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this day, April 21, 2011.

**WHEREAS**, Blount County intends to apply for the aforementioned grant from the Tennessee Department of Transportation; and

**WHEREAS**, the contract for the grant will impose certain legal obligations upon Blount County,

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Blount County Tennessee:

1. That, Edward Mitchell, County Mayor, is hereby authorized to apply on Behalf of Blount County for a litter and trash collecting grant from the Tennessee Department of Transportation: and
2. That should said application be approved by the Tennessee Department of Transportation, that Edward Mitchell, County Mayor, is hereby authorized to execute contracts or other necessary documents which may be required to signify acceptance of the litter and trash collecting grant by Blount County.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Chairman  
Blount County Commission**

\_\_\_\_\_  
**Roy Crawford  
County Clerk**

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
**County Mayor**

\_\_\_\_\_  
**Date**

**RESOLUTION NO. 11-04-012**

**SPONSORED BY COMMISSIONERS GARY FARMER, MIKE LEWIS, RON FRENCH,  
HOLDEN LAIL, AND TONYA BURCHFIELD**

**A RESOLUTION PERTAINING TO THE DIRECTOR OF HUMAN RESOURCES**

**WHEREAS**, Blount County has a need for someone to coordinate human resources activities;  
and

**WHEREAS**, more State and Federal regulations are being passed each year; and

**WHEREAS**, Blount Count wishes to establish a job/salary grade system to ensure that  
employees are paid equal pay for equal work.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of Blount County,  
Tennessee meeting in session this 21<sup>st</sup> day of April, 2011, that the position Director of Human  
Resources daily operations will be the responsibility of the County Mayor and any changes of  
policies, procedures and operations of the Director will be approved through the Human  
Resources Committee.

**BE IT FURTHER RESOLVED:**

1. That a uniform personnel policy must be in effect
2. Applications for this position will be interviewed by the County Mayor and four (4)  
Human Resources Committee members made up of two (2) Commissioners and two (2)  
Elected Office holders
3. This appointee must be approved by the Blount County Legislative Body

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM  
AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT; AND THAT  
ANY PRIOR RESOLUTION TO THE CONTRARY IS HEREBY DECLARED VOID.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
Chairman

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

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

HUMAN RESOURCES DIRECTOR

Blount County Government is seeking a highly motivated individual to fill a newly created position, reporting to the County Executive. A B.S. degree in Personnel Management or Business Management or a related field, plus a minimum of 6 to 8 years in a variety of human resource assignments is preferred. The successful job applicant must have excellent oral and written communication skills in human relations and the ability to interface effectively with management and staff. Also, the applicant must possess computer capabilities, as well as possess knowledge of applicable federal laws and regulations. Additional job qualifications exist. The starting salary for this position is negotiable based on applicant's education and experience. Applicants must submit a written resume by September 6, 1996, to:

Human Resources Director  
Blount County Government  
341 Court Street  
Maryville, TN 37804-5906

Blount County Government is an Equal Opportunity Employer

Human Resources/Insurance Committee Meeting  
Minutes  
Tuesday April 5, 2011 – 5:00 P.M.  
COUNTY COMMISSION ROOM

*Committee Members Present:*

Ed Mitchell	Holden Lail	James Berrong
Gary Farmer	Tonya Burchfield	Phyllis Crisp
Mike Lewis	Bill Dunlap	David Murrell
Ron French		

*Others Present:*

Don Stallions                      Jodie King                      Steve Jennings  
Drew Mann and Betsy Cunningham, Trinity Benefit Advisors

Minutes

- 1.) Approval of February 8, 2011 minutes. Mike Lewis made the motion and second by Ron French. All approved.
- 2.) Mike Lewis asked Drew Mann to present general information about our insurance plan with some options going forward.
- 3.) Drew Mann discussed the high points of the presentation that was presented to the Committee in January 2011 and February 2011. He discussed deductibles, drug benefits and per employee per year cost which is significantly lower than other plan comparisons. Also stating Humana's physician network is much better than we had in prior years.
- 4.) Motion was made by Bill Dunlap to establish a new resolution regarding the Human Resource Director and second by Ron French.
- 5.) The Committee discussed the Resolution 96-6-010 pertaining to establishing a position of Director of Human Resources that was dated 6/21/1996. An updated resolution was prepared and will be passed to the County Commission for approval. The HR Committee will wait until after the approval of the updated resolution to post the position Director of Human Resources. During this transition Mike Lewis made the motion to allow Don Stallions as the interim HR Director pending on outcome. Second by Ron French. All in favor, motion passed.
- 6.) Adjourned 6:00 pm

**RESOLUTION No. 11-04-013**

**SPONSORED BY:  
COMMISSIONERS GORDON WRIGHT AND ROY GAMBLE**

**A RESOLUTION REQUESTING THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION TO MAINTAIN TWO LANES OF TRAFFIC ON HIGHWAY 321 IN TOWNSEND, TENNESSEE DURING THE MONTHS OF MAY THROUGH OCTOBER, 2011.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this day, April 21, 2011.

**WHEREAS**, the construction of the Tremont Bridge in Blount County, Tennessee began at the onset of the tourism season; and

**WHEREAS**, the construction of the Tremont Bridge, during this season, could have a tremendous economic impact on businesses in Blount County and result in severe traffic congestion during this season, if one lane of traffic is maintained; and

**WHEREAS**, the traffic congestion could create a dangerous situation and jeopardize the health, safety and welfare of the general public; and

**WHEREAS**, due to the economic impact on tourism and the safety concerns for the citizens, the Blount County Legislative Body would like to request the Tennessee Department of Transportation to consider other funding options to include maintaining two lanes of traffic on Highway 321 during the months of May through October, 2011.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of Blount County Tennessee, hereby requests the State of Tennessee Department of Transportation to maintain two lanes of traffic on Highway 321 in Townsend, Tennessee, during the months of May through October, 2011, during the construction of the Tremont Bridge.

**BE IT FURTHER RESOLVED** that a copy of this resolution be given to the Tennessee Department of Transportation Commissioner, the Tennessee Legislators for Blount County, and the Governor of the State of Tennessee.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

\_\_\_\_\_  
**Chairman  
Blount County Commission**

\_\_\_\_\_  
**Roy Crawford  
County Clerk**

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_  
**County Mayor**

\_\_\_\_\_  
**Date**

1996	7,013	15,228	8,307	20,790	26,469	35,021	49,525	47,806	27,658	43,022	14,764	12,145
1995	7,013	6,863	9,467	20,517	20,251	37,542	41,727	52,288	31,183	39,307	15,014	14,975
1994	7,640	7,392	12,479	20,517	20,251	37,542	41,727	52,288	31,183	39,307	15,014	14,975

**TRAFFIC COUNT ON WEEKDAYS AT TOWNSEND (STATION 404 LANE 2 SOUTHBOUND)**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2011	6,857	8,806										
2010	9,386	9,558	20,834	25,358	30,270	52,695	62,506	39,292	33,991	51,667	22,880	17,361
2009	9,680	11,062	20,834	29,086	28,769	49,005	58,256	36,575	30,620	47,649	20,916	16,347
2008	9,680	11,062	20,245	26,604	31,803	44,007	49,931	27,888	27,611	46,283	20,916	16,347
2007	9,077	10,314	22,130	28,199	31,803	44,007	49,931	37,563	28,463	49,551	24,664	16,347
2006	10,569	11,360	21,602	27,961	29,193	46,657	50,418	34,261	32,815	49,289	23,132	18,215
2005	9,058	10,032	22,105	24,074	30,099	46,554	49,087	36,570	28,314	39,788	25,510	19,986
2004	9,393	8,768	20,117	30,986	26,941	42,934	57,575	35,196	28,442	48,655	22,412	20,465
2003	10,704	9,448	19,908	29,284	29,932	51,975	53,788	38,642	32,388	54,712	20,597	16,940
2002	10,704	9,448	20,276	29,490	31,021	45,821	60,440	40,261	29,486	49,390	22,734	16,481
2001	8,805	9,933	18,409	28,297	29,950	42,729	55,682	40,601	27,552	54,922	22,734	16,481
2000	9,780	12,783	24,433	27,650	34,287	50,418	57,537	44,714	31,559	52,734	20,350	19,864
1999	10,355	11,636	20,569	33,195	31,348	49,050	65,412	44,283	35,284	52,164	26,850	19,864
1998	9,699	9,811	17,640	29,212	31,153	38,892	61,831	46,628	35,893	54,216	24,143	14,256
1997	9,051	9,304	19,196	27,988	28,805	38,892	59,246	47,050	32,812	51,520	19,687	15,672
1996	8,201	20,506	15,198	28,803	32,666	43,138	57,603	47,568	29,555	52,724	16,709	14,097
1995	9,682	7,232	21,113	27,465	30,384	46,459	58,091	49,036	27,677	35,648	13,820	25,420
1994	12,560	9,595	14,402	23,570	25,240	47,687	52,048	49,761	27,677	35,648	13,820	18,523

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"A"  
Pg 1

1995	2,270	2,651	3,468	5,524	9,136	8,336	14,302	11,936	7,324	14,124	5,897	4,051
1994	1,910	3,115	3,879	5,524	9,136	8,336	14,302	11,936	7,324	14,124	5,897	4,051

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**TRAFFIC COUNT ON SATURDAYS AT TOWNSEND (STATION 404 LANE 2 SOUTHBOUND)**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2011	4,254	6,034										
2010	5,150	5,655	5,424	7,201	15,612	14,867	19,262	12,612	13,018	21,635	9,044	2,657
2009	4,929	6,268	5,424	11,844	13,275	15,579	12,763	17,232	10,590	15,605	12,100	7,153
2008	4,929	6,268	8,215	7,984	10,292	16,214	14,761	16,100	9,765	16,403	12,100	7,153
2007	5,822	6,228	10,818	7,105	10,292	16,214	14,761	13,256	17,216	17,500	10,173	7,153
2006	5,593	5,317	7,651	11,591	11,395	14,107	17,297	11,652	15,322	18,745	9,405	7,610
2005	6,411	7,643	7,317	10,100	11,590	13,844	20,090	11,873	11,741	16,897	11,681	6,589
2004	7,033	6,815	8,819	10,899	14,301	13,714	18,773	13,197	13,319	19,321	9,295	3,969
2003	4,505	7,303	9,335	10,212	14,026	16,728	17,310	17,557	12,957	18,829	12,756	5,820
2002	4,505	7,303	7,289	10,289	10,753	18,857	15,825	17,632	11,632	15,667	9,638	7,612
2001	4,836	6,855	8,890	12,221	12,084	16,441	16,193	13,074	17,303	17,428	9,638	7,612
2000	6,430	8,042	7,931	12,680	14,110	15,316	23,329	16,003	17,249	18,666	8,670	4,506
1999	6,096	7,125	7,531	12,343	18,190	15,585	16,163	16,023	16,978	20,899	9,200	4,506
1998	7,779	9,175	8,037	10,525	16,535	12,084	18,972	20,682	17,220	22,443	10,135	4,888
1997	4,986	6,593	12,090	8,987	14,770	12,084	17,376	21,834	15,154	17,712	11,231	6,093
1996	4,144	5,389	8,120	9,012	14,158	18,730	17,189	21,023	12,065	17,985	9,865	5,724
1995	3,555	5,805	9,217	13,851	13,724	15,138	21,361	15,462	12,654	17,535	7,340	6,499
1994	3,140	6,968	9,581	10,306	16,618	14,060	19,884	15,162	12,654	17,535	7,340	5,080

**TRAFFIC COUNT ON SUNDAYS AT GATLINBURG (STATION 401 LANE 2 SOUTHBOUND)**



**STATE OF TENNESSEE**  
**DEPARTMENT OF TRANSPORTATION**  
SUITE 600, JAMES K. POLK BUILDING  
NASHVILLE, TENNESSEE 37243-0341

**GERALD F. NICELY**  
COMMISSIONER

November 16, 2010

**PHIL BREDESEN**  
GOVERNOR

Mr. Bill Dunlap  
Highways Superintendent  
1227 MacArthur Road  
Maryville, Tennessee 37804

SUBJECT: Federal-Aid Bridge Replacement  
BRZE-500(32); Stables Drive,  
Bridge over Little River.  
Blount County

Dear Mr. Dunlap:

In accordance with the agreement between the Department and Blount County, the Department has awarded the contract on the subject improvement to Charles Blalock & Sons, Incorporated, with a low bid of \$941,155.28.

I am transmitting a certified copy of the Tabulation of Bids. The construction cost, based on estimated quantities, is \$1,035,271.00, including the low bid plus 10% for engineering and contingencies. This cost is financed with federal and state funds. It should be noted that quantity changes could cause adjustments in cost to be necessary upon completion of this project.

If you should need any additional information concerning this project, please advise.

Sincerely,

Ronnie Porter  
Transportation Manager 2  
Office of Program Operations

RP/lrp  
Enclosure

cc: The Honorable Jerry G. Cunningham  
Mr. Paul Degges  
Mr. Steve Borden

Mr. E. D. Tucker  
Ms. Teresa Estes

**CONTRACT NO. 2003248**  
**LOCAL PROGRAMS NUMBER: 4131**  
**FEDERAL PROJECT NO:**

This Contract is made and entered into by and between the **State of Tennessee, Department of Transportation**, hereinafter "Department", and the **Blount County**, hereinafter "Local Government", for the purpose of providing for management, funding and related matters of the Project described in Attachment "A" labeled "Funding" attached hereto and made a part hereof. The terms of said Attachment is hereby made a part of this Agreement to the same extent as if set herein verbatim.

1. The probable costs and funding data for the phases of the Project to be managed by the Department are set out in items 2 and 3 of the attachment hereto.

The probable costs represent the best judgment of the Department, however, the parties recognize that the Department cannot control costs and necessary adjustments may be made, provided that if the probable cost of the construction phase is revised upward to an amount that exceeds the probable cost as set out in item 2 by more than twenty percent (20%), the Local Government shall have the authority to require the Department to cancel the construction phase by written notice to the Commissioner of Transportation, 700 James K. Polk State Office Building, Nashville, TN 37243-0349, received prior to advertisement for bids.

In the event of cancellation, repayment of Federal and Department funds expended or unpaid and binding cost obligations for all phases managed by the Department shall be reimbursable, due and

payable, as applicable, by the Local Government and the parties will agree by amendment hereto for the construction phase.

2. All phases of the Project will be managed by the Department unless otherwise provided in item 4 of the attachment hereto, in accordance with any one or more of the methods regularly used by the Department for similar projects.

3. When the construction phase begins, the Local Government may make such periodic visits to the Project site as necessary to familiarize itself generally with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the construction contract. If there is any failure, the Local Government shall give prompt written notification to the Department's Resident Engineer in charge.

4. Probable, adjusted and actual costs for which the Local Government is liable shall be made available to the Department by either irrevocable letter of credit, check, or deposit to the Local Government Investment Pool, whenever requested.

Records of costs shall be kept by the Department and shall be available for inspection and copying by the Local Government during normal business hours for a period not less than three (3) years following the completion or termination of the Project.

5. This Contract will be construed as terminated on prolonged inactivity of the Local Government and may be terminated by the Local Government in writing on reasonable advance notice. On termination, the Local Government shall reimburse the Department for expenditures of federal and Department funds and pay binding cost obligations.

The Local Government agrees to comply with all applicable federal and state laws and regulations in the performance of its duties under this agreement. The parties hereby agree that failure of the Local Government to comply with this provision shall constitute a material breach of this agreement and subject the Local Government to the repayment of all damages suffered by the State and or the Tennessee Department of Transportation as a result of said breach.

6. Transfer of Rights-of-Way. At no cost to the Department, the Local Agency will transfer or cause to be transferred to the State of Tennessee, in the case of a road on the state system of highways, or shall provide, in the case of a road not on the state system, all land required for right-of-way or easement purposes, as shown on the plans, that is owned by the Local Agency or by any of its instrumentalities and that is presently in use for, or dedicated for, road or other public way purposes.

7. Relocation of Utilities.

a) City-owned. Where utility facilities owned by the Local Agency or one of its instrumentalities are located within the proposed right-of-way of the project, the Local Agency will be responsible for such

relocation or adjustment of those facilities as the Department determines is necessary. The Department will give the Local Agency written notice of such a determination.

(b) Other Utilities. The Department shall be primarily responsible for acting to obtain the relocation or adjustment of utility facilities owned by entities other than the Local Agency located within the proposed right-of-way of the project on property presently owned by the Local Agency. However, upon written notice from the Department, the Local Agency agrees that it will take whatever action necessary to obtain removal or adjustment of any of the above, described facilities.

8. The Local Government agrees to maintain and provide electric power to all electrically operated devices, together with their related equipment, wiring and appurtenances together with signs regulating traffic using its streets and roads, that are installed pursuant to the Project.

9. The parties agree to joint or several cooperation to meet the obligations direct and indirect imposed by federal and state law and regulations including without limitation the provisions of T.C.A., Section 54-1-126, requiring the Local Government to be solely responsible for maintenance of certain facilities.

10. This Contract is subject to future written amendments.

In Witness Whereof, the parties have caused this Contract to be executed by their respective authorized officials on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Blount County**

**STATE OF TENNESSEE  
DEPARTMENT OF  
TRANSPORTATION**

By: Bill Dumb  
Road Superintendent

By: \_\_\_\_\_  
Gerald F. Nicely  
Commissioner

**APPROVED AS TO FORM AND  
LEGAL OBLIGATION OF THE  
DEPARTMENT**

By: \_\_\_\_\_  
Sara Rosson  
General Counsel

**CERTIFIED FOR THE  
AVAILABILITY  
OF FUNDING**

By: \_\_\_\_\_  
Neal Ham  
Director of Finance