

**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 and hold public hearing on August 12, 2014 at 6:15 P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendments to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010.

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, ADDING NEW REQUIREMENTS FOR COMMERCIAL CAMPGROUNDS AND RECREATION VEHICLE PARKS, AND ALLOWING SUCH AS SPECIAL EXCEPTION WITH SPECIFIC LIMITATIONS IN THE R-1-RURAL DISTRICT 1 AND R-2-RURAL DISTRICT 2 ZONES, AND APPLYING SAME REQUIREMENTS IN THE S-SUBURBANIZING ZONE.**

Summary of new Section 7.18: setting forth purpose and requiring site plan; setting 10 acre minimum lot size for development; allowing commercial campgrounds and recreation vehicle parks containing recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers and tents, with design standards, and allowing camping cabins not to exceed 10 percent of total camp sites; limiting recreational vehicle site occupancy to no more than 60 consecutive days within a 365 day period; providing specific exemptions for housing camp workers and storage of unoccupied vehicles, the number of stored vehicles which cannot exceed 10 percent of the number of campsites and which shall meet setback and buffer requirements; allowing campsites for camp workers; allowing accessory uses to the campground occupying no more than 5 percent of campground area; prohibiting mobile homes and mobile home parks, and permanent residences except on-site manager; setting design standards for recreational vehicle parks and campgrounds, including density and number of sites; limiting access and location to specific collector and arterial status roads being Lamar Alexander Parkway (Highway 321) from East Millers Cove Road bridge over the Little River at Walland 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, and Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road, with provision for development on other intersecting roads lateral to such roads for a distance 250 feet; limiting access and location only on roads meeting minimum of 18 feet of pavement with 2 foot shoulders; design of entry drive at intersection with public road, provision for deceleration lane if necessary, design of internal roadways or drives including erosion control; allowance for a check-in facility with queing capacity, requiring parking spaces for personnel and guests; requiring public sewer or an approved subsurface sewage system, requiring fire protection plans with fire hydrants, requiring plan for garbage service and screening of receptacles, allowing one fire pit per campsite; requiring conformity with lighting standards in Section 7.15.D and any other applicable laws on lighting and noise; requiring buffering of solid fence or evergreen hedge along side and rear property lines; setting design requirements for recreational vehicle campsites and tent campsites and camping cabin sites, including a minimum campsite area of 1,400 square feet, minimum separation of 10 feet between units, provision of stable parking pad for recreational vehicles, prohibition of building or storage shed on campsites, provision of minimum one 10 by 20 foot automobile parking space per campsite, requirement that each campsite abut at least one internal roadway and requiring all campsites to access via an internal roadway; requirement that campsites be set back at least 25 feet from stream bank and 50 feet from bank of Little River; requiring that all campsites be designed in conformity with floodplain regulations if within the floodzone. Summary of Sections 9.1.C, 9.2.C, and 9.3.C: adding commercial campgrounds and recreational vehicle parks to uses permitted as special exception with specific limitations in the zone, with reference to specific regulations in Section 7.18. Summary of Section 9.3.B deleting the words "commercial camp grounds" as a special exception. Summary of Section 13: adding definitions of camping cabin and commercial campground.

Copy of the proposed resolution is available at the County Commission offices in the Blount County Courthouse.

APPROVED:  
Jerome Moon  
Commission Chairman

ATTEST:  
Roy Crawford, Jr.  
County Clerk

Ed Mitchell  
County Mayor

**RESOLUTION No. 14-08-016**

**Sponsored by Commissioners Gerald Kirby and Brad Harrison**

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, ADDING NEW REQUIREMENTS FOR COMMERCIAL CAMPGROUNDS AND RECREATION VEHICLE PARKS, AND ALLOWING SUCH AS SPECIAL EXCEPTION WITH SPECIFIC LIMITATIONS IN THE R-1-RURAL DISTRICT 1 AND R-2-RURAL DISTRICT 2 ZONES, AND APPLYING SAME REQUIREMENTS IN THE S-SUBURBANIZING ZONE.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this day, August 21, 2014:

**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**, promoting and facilitating tourist related developments is important for the economy of Blount County, and campgrounds and recreation vehicle parks provide tourist options in the county; and

**WHEREAS**, it is desired to define appropriate areas for campground and recreation vehicle park developments, and to establish appropriate design standards for such developments in order to protect the health, safety and welfare of visitors to such developments and surrounding residents and property owners;

**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 in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for such 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 ten (10) 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 10% 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 sixty (60) consecutive days in any three-hundred-sixty-five (365) day period except:
    - 1) Recreational vehicles owned by the owner of the campground to house 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 10% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be buffered so as not to be visible from any public road or residential use property, and shall be set back from lot lines by 40 feet.
  - 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 including covered picnic tables and pavilions, 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 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited specifically to direct access on the following arterial and collector status roads: Lamar Alexander Parkway (Highway 321) from East Millers Cove Road bridge over the Little River at Walland 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; 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 may be permitted if direct access on such roads is within 250 feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.
    - 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 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.

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.
  - K. Buffering. Any site plan shall include a buffer along all side and rear property boundaries. The buffer shall be a solid fence 8 feet in height or an evergreen hedge with ultimate height of 12 feet and a planted height of at least 36 inches.
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) RV campsites 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.

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 twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

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 9.1 C (Suburbanizing District), 9.2 C (Rural District 1), and 9.3C (Rural District 2) be amended to add campgrounds and recreational vehicle parks as special exceptions with specific limitations as follows:**

9.1 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

9.2 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet, and that buffering of the use from surrounding residential land shall be constructed and maintained; ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***.

9.3 C. Uses Permitted as Special Exceptions with Specific Limitations: ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***.

**3. That Section 9.3 B be amended to delete the words “commercial camp grounds” as a special exception.**

**4. 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

# Think Quality - Think Future

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## Blount County Planning Department

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**TO:** Members of the County Commission

**FROM:** John Lamb

**DATE:** May 29, 2014

**SUBJECT:** Planning Commission recommended amendment of zoning regulations for Campgrounds and RV Parks.

The Planning Commission met in regular session on May 22, 2014 and recommended the following resolution to address design and location of campgrounds and RV parks in the County. Following the resolution are summary and highlighted changes from the last consideration about one year ago.

**RESOLUTION No.** \_\_\_\_\_

**Sponsored by Commissioners** \_\_\_\_\_ **and** \_\_\_\_\_.

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, ADDING NEW REQUIREMENTS FOR COMMERCIAL CAMPGROUNDS AND RECREATION VEHICLE PARKS, AND ALLOWING SUCH AS SPECIAL EXCEPTION WITH SPECIFIC LIMITATIONS IN THE R-1-RURAL DISTRICT 1 AND R-2-RURAL DISTRICT 2 ZONES, AND APPLYING SAME REQUIREMENTS IN THE S-SUBURBANIZING ZONE.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this \_\_\_\_\_, 2014:

**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**, promoting and facilitating tourist related developments is important for the economy of Blount County, and campgrounds and recreation vehicle parks provide tourist options in the county; and

**WHEREAS**, it is desired to define appropriate areas for campground and recreation vehicle park developments, and to establish appropriate design standards for such developments in order to protect the health, safety and welfare of visitors to such developments and surrounding residents and property owners;

**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 in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for such 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 ten (10) 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 10% 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 sixty (60) consecutive days in any three-hundred-sixty-five (365) day period except:
  - 1) Recreational vehicles owned by the owner of the campground to house 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 10% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be buffered so as not to be visible from any public road or residential use property, and shall be set back from lot lines by 40 feet.
- 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 including covered picnic tables and pavilions, 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 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited specifically to direct access on the following arterial and collector status roads: Lamar Alexander Parkway (Highway 321) from East Millers Cove Road bridge over the Little River at Walland 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; 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 may be permitted if direct access on such roads is within 250 feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.
- 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 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.

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.
  - K. Buffering. Any site plan shall include a buffer along all side and rear property boundaries. The buffer shall be a solid fence 8 feet in height or an evergreen hedge with ultimate height of 12 feet and a planted height of at least 36 inches.
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) RV campsites 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.

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 twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

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 9.1 C (Suburbanizing District), 9.2 C (Rural District 1), and 9.3C (Rural District 2) be amended to add campgrounds and recreational vehicle parks as special exceptions with specific limitations as follows:**

9.1 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

9.2 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales shall be located only with access and frontage on an

arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet, and that buffering of the use from surrounding residential land shall be constructed and maintained; **commercial campgrounds and recreational vehicle parks (see also section 7.18).**

9.3 C. Uses Permitted as Special Exceptions with Specific Limitations: **commercial campgrounds and recreational vehicle parks (see also section 7.18).**

3. That Section 9.3 B be amended to delete the words “commercial camp grounds” as a special exception.

4. 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

## **CHANGES FROM LAST CONSIDERATION ABOUT ONE YEAR AGO.**

This is for reference and information only.

In summary, the major changes include the following:

Explicit reference to tourism location criteria;

Reduction in allowed camping cabins from 25% of total campsites to 10%;

Reduction of allowable consecutive days of stay from 210 days to 60 days;

Reduction of allowed storage of RVs from 50% of total campsites to 10% with defined screening and buffering;

Reduction of list of roads where campgrounds and RV parks may be permitted – see below for details;

Reduction of access on intersecting roads from 3000 feet to 250 feet;

Change in application from Special Exception to Special Exception with Specific Limitation.

Below, the items changed from the last proposed regulations considered about one year ago are either in strike-out (for deletion), or highlight with underline (for addition), or highlight without underline (for modifications).

### **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 in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for ~~higher density~~ such 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 ten (10) 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%~~ 10% 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 ten (210)~~ sixty (60) consecutive days in any three-hundred-sixty-five (365) day period except:
    - 1) Recreational vehicles owned and operated by by the owner of the campground to house 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 ~~50%~~ 10% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be ~~visually~~ buffered so as not to be visible from any public road or residential use property, and shall be set back from lot lines by 40 feet ~~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 including covered picnic tables and pavilions, 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 **specifically** 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 **East Millers Cove Road bridge over the Little River at Walland** ~~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 ~~3,000~~ **250** feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.
  
    - 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 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.

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.
  - K. Buffering. Any site plan shall include a buffer along all side and rear property boundaries. The buffer shall be a solid fence 8 feet in height or an evergreen hedge with ultimate height of 12 feet and a planted height of at least 36 inches.
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) RV campsites 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.

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 twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

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 **9.1 C (Suburbanizing District), 9.2 C (Rural District 1), and 9.3C (Rural District 2)** ~~9.1B, 9.2B, and 9.3B~~ be amended to add campgrounds and recreational vehicle parks as special exceptions **with specific limitations** 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.~~

9.1 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

~~**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.~~

9.2 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport

Shooting Range (Subject to provisions and requirements in Section 7.13); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet, and that buffering of the use from surrounding residential land shall be constructed and maintained; **commercial campgrounds and recreational vehicle parks (see also section 7.18).**

~~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.~~

9.3 C. Uses Permitted as Special Exceptions with Specific Limitations: **commercial campgrounds and recreational vehicle parks (see also section 7.18).**

3. That Section 9.3 B be amended to delete the words “commercial camp grounds” as a special exception.

4. 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.

**AGENDA**  
**BOARD OF COMMISSIONERS AGENDA COMMITTEE MEETING**  
**TUESDAY, AUGUST 12, 2014, 6:30 P.M.**  
**Room 430, Blount County Courthouse**

- A. ROLL CALL.**
- B. SETTING OF AGENDA.**
- C. PUBLIC INPUT ON ITEMS ON THE AGENDA.**
- D. APPROVAL OF AGENDA COMMITTEE MINUTES:**
  - 1. July 8, 2014 meeting.
- E. ITEMS FOR CONSENT CALENDAR.**
  - 1. Resolutions for special recognitions.
    - a. Proclamation honoring Bradley Griest and Christopher Scarbrough. (County Mayor)
    - b. Resolutions honoring outgoing elected officials. (Jerome Moon)
  - 2. Appointments:
    - a. Board of Zoning Appeals. (Jerome Moon)
    - b. Board of Construction Appeals – Patrick O’Hara, Leon Williams. (County Mayor)
    - c. Tellico Reservoir Development Agency Board – Bill Crisp. (County Mayor)
- F. UNFINISHED BUSINESS.**
- G. NEW BUSINESS:**
  - 1. Budget transfers.
  - 2. Budget increases/decreases.
  - 3. Other budget/purchasing items.
  - 4. A resolution to amend the zoning resolution of Blount County, Tennessee, adding new requirements for commercial campgrounds and recreational vehicle parks, and allowing such as special exception with specific limitations in the R-1 Rural District -1 and R-2 Rural District-2 zones, and applying same requirements in the S-Suburbanizing zones. (Gerald Kirby)
  - 5. Resolution approving a lease agreement between Blount County, Tennessee, and Appalachian Black Bear Rehabilitation and Release Center, Inc. (ABR). (Roy Gamble)
  - 6. Resolution by the Blount County Commission pursuant to Tennessee Code Annotated Section 54-10-216 to close and vacate the road bed and right-of-way of Zenith Drive, a county maintained road located in Blount County, Tennessee. (Jerome Moon)
  - 7. Setting of Public Hearing regarding a resolution to amend the zoning resolution of Blount County, Tennessee, Section 7.4-D-7(a) Tower Separation Requirements. (Ron French)
  - 8. Resolution approving a lease agreement between Blount County, Tennessee and the Solar Bear Institute (SBI). (Gordon Wright II)
  - 9. A resolution to adopt new Blount County Beer Ordinance of 2014. (Holden Lail)
  - 10. A resolution regarding a petition to add Parkline Way and Buffalo Springs Way to the Official Roads List for Blount County, Tennessee. (Gordon Wright II)
- H. ANNOUNCEMENTS AND STATEMENTS.**
- I. PUBLIC INPUT ON ITEMS NOT ON THE AGENDA.**
- J. ADJOURNMENT.**



**STATE OF TENNESSEE  
COUNTY OF BLOUNT**

**BE IT REMEMBERED** that a meeting of the Agenda Committee of the Blount County Board of Commissioners was held on Tuesday, July 08, 2014 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 - absent
Tab Burkhalter - present	Tom Greene - present	Mike Lewis - present
Rick Carver - present	Brad Harrison - present	Kenneth Melton - present
Mike Caylor - present	Mark Hasty - absent	Jerome Moon - present
Gary Farmer - present	Scott Helton - present	Monika Murrell - absent
Jim Folts - present	Gerald Kirby - present	Steve Samples - present
Ron French - present	Holden Lail - present	Gordon Wright, II - present

There were 18 present and 3 absent. Chairman Burkhalter declared a quorum to exist. The following proceedings were held to-wit:

**IN RE: SETTING OF AGENDA.**

Commissioner Wright made a motion to set the agenda. Commissioner Carver seconded the motion.

A vote was taken on the motion:

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

There were 18 voting yes, 0 voting no, 0 abstaining, and 3 absent. Chairman Burkhalter declared the motion to have passed.

**IN RE: MINUTES OF JUNE 10, 2014 MEETING.**

Commissioner Carver made a motion to approve the minutes. Commissioner Moon seconded the motion.

A vote was taken on the motion:

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

There were 18 voting yes, 0 voting no, 0 abstaining, and 3 absent. Chairman Burkhalter declared the motion to have passed.

**IN RE: PROCLAMATION HONORING JOHN KELLER and  
APPOINTMENT OF RON DUNN TO THE SHERIFF'S MERIT BOARD and  
APPOINTMENT OF MARY BETH WEST TO THE BLOUNT COUNTY PUBLIC LIBRARY  
BOARD OF TRUSTEES.**

Commissioner Samples made a motion to send the items to the consent calendar of the July County Commission meeting. Commissioner Gamble seconded the motion.

A vote was taken on the motion:

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

There were 18 voting yes, 0 voting no, 0 abstaining, and 3 absent. Chairman Burkhalter declared the motion to have passed.

**IN RE: RESOLUTION TO AMEND GENERAL COUNTY FUND BUDGET - \$10,000.00.**

Commissioner Moon made a motion to send the item to the consent calendar of the July County Commission meeting. Commissioner Harrison seconded the motion.

A vote was taken on the motion:

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

There were 18 voting yes, 0 voting no, 0 abstaining, and 3 absent. Chairman Burkhalter declared the motion to have passed.

**IN RE: RESOLUTION TO AMEND GENERAL PURPOSE SCHOOL FUND BUDGET - \$47,531.00.**

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

A vote was taken on the motion:

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

There were 18 voting yes, 0 voting no, 0 abstaining, and 3 absent. Chairman Burkhalter declared the motion to have passed.

**IN RE: RESOLUTION TO AMEND SCHOOLS CAPITAL PROJECT FUND BUDGET - \$177,045.00.**

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

A vote was taken on the motion:

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

There were 18 voting yes, 0 voting no, 0 abstaining, and 3 absent. Chairman Burkhalter declared the motion to have passed.

**IN RE: RESOLUTION TO AMEND GENERAL COUNTY FUND BUDGET - \$1,361,506.00.**

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

Commissioner Folts made a motion to move the item to the August Commission meeting. Commissioner Burchfield seconded the motion.

A vote was taken on the motion to postpone:

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

There were 2 voting yes, 15 voting no, 0 abstaining, and 4 absent. Chairman Burkhalter declared the motion to postpone to have failed.

A vote was taken on the original motion:

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

There were 16 voting yes, 1 voting no, 0 abstaining, and 4 absent. Chairman Burkhalter declared the motion to have passed.

**IN RE: DRUG COURT GRANT APPLICATION and  
2014-15 JAG LOCAL SOLICITATION GRANT APPLICATION.**

Commissioner Caylor made a motion to send the items to the agenda of the July County Commission meeting. Commissioner Carver seconded the motion.

A vote was taken on the motion:

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

There were 17 voting yes, 0 voting no, 0 abstaining, and 4 absent. Chairman Burkhalter declared the motion to have passed.

**IN RE: REPORT FROM HIGHWAY DEPARTMENT REGARDING STATE AID FOR  
MIDDLESETTLEMENTS BRIDGE AND FLATS ROAD.**

Highway Superintendent Dunlap reported that the State Aide projects for the year will be Middlesettlements Bridge and paving on Flats Road to Butterfly Loop.

Commissioner Moon asked for unanimous consent that the Highway Superintendent's remarks be spread on the minutes of the full commission. Hearing no objection, Chairman Burkhalter ruled that the remarks would be entered into the minutes of the full commission.

**IN RE: ADJOURNMENT.**

Chairman Burkhalter declared the meeting to be adjourned.

**RESOLUTION NO. 14-08-002**

**SPONSORED BY COMMISSIONERS ROY GAMBLE AND GORDON WRIGHT II**

**A PROCLAMATION HONORING BRADLEY GRIEST AND CHRISTOPHER SCARBROUGH FOR THEIR EXEMPLARY SERVICE.**

**WHEREAS:** On Sunday evening, December 11, 2011, a pick-up truck had driven off the road, over an embankment and crashed into the middle of the Little River in the Great Smoky Mountains National Park, trapping the motorist inside the partially submerged vehicle, and

**WHEREAS:** National Park Ranger Bradley A. Griest, first on the scene with limited tools, a life vest and a basic safety line, did not hesitate to climb down the 20-foot steep embankment and jump onto the submerged hood of the car. The driver of the vehicle was barely conscious and trapped inside a crushed cab with 45-degree water up to the driver's chest, and

**WHEREAS:** Within a few minutes, Christopher Scarbrough, a member of the Townsend Area Volunteer Fire Department, arrived on the scene and recognized that Ranger Griest was in the urgent need of assistance. Without hesitation, he put on his life vest and helmet, climbed down the embankment and jumped the 3-foot section of swiftly moving water to land on the submerged hood of the vehicle, and

**WHEREAS:** Working in the dark, after much effort and continued exposure to risk, Ranger Griest and Firefighter Scarbrough attached a winch cable to the driver's door frame allowing rescue personnel on land to winch open the door against the strong force of the current. They freed the driver by cutting his seatbelt and pulling him onto the hood. He was then secured to a litter and lifted to the road surface for transport to the hospital receiving prompt medical care, and

**WHEREAS:** Because of the swift and courageous action, Christopher Scarbrough and Bradley Griest were honored by the United States Department of the Interior in a special ceremony in Washington, D.C. on May 8, 2014. Ranger Bradley Griest received the Valor Award and Firefighter Christopher Scarbrough received the Citizen's Award for Bravery.

**NOW THEREFORE, we, ED MITCHELL, Mayor of Blount County, and the Blount County Board of Commissioners, do hereby give honor, recognition and sincere appreciation to Ranger Bradley Griest and Firefighter Christopher Scarbrough for their exemplary service; and we encourage all Blount County citizens to join us in applauding their achievements.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-005**

**Sponsored by Jerome Moon, Gary Farmer, Tab Burkhalter, and Ed Mitchell**

**A PROCLAMATION HONORING TONYA BURCHFIELD FOR HER DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Tonya Burchfield first took office as a County Commissioner representing the first (1st) Commission District - Seat A on September 1, 2006, and in 2010, was re-elected by the citizens of the first (1st) district, therein, having served a total of eight (8) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Tonya Burchfield has contributed generously and earnestly of her time, endeavoring to help the citizens in her district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, implementation of an animal control program, as well as the construction of a new animal center, while giving support of educational programs, including the construction of numerous schools including: Union Grove Elementary, Union Grove Middle, Prospect Elementary, as well as the renovation of the William Blount Ninth Grade Academy ; and

**WHEREAS**, during her terms in office, Tonya Burchfield has served on numerous committees including Agriculture Extension, Animal Control, Beer Board, Blount County Children’s Home, Education, Human Resources/Insurance, Intergovernmental, Planning Commission, Redistricting, and Ad Hoc Committee to Study Commission Rules; and

**WHEREAS**, Tonya Burchfield has volunteered her time in service and given support to Blount County citizens and many Blount County children in many capacities, including several charitable projects, and at the same time being a devoted mother and daughter, and during her terms in office as County Commissioner, officiated hundreds of marriage ceremonies; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Tonya Burchfield in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Tonya Burchfield to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-006**

**Sponsored by Jerome Moon, Gary Farmer, Tonya Burchfield, and Ed Mitchell**

**A PROCLAMATION HONORING TAB BURKHALTER FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Tab Burkhalter first took office as a County Commissioner representing the first (1st) Commission District - Seat B on October 21, 2010, having been appointed by the Blount County Legislative Body, and in August, 2012, was elected by the citizens of the first (1st) district, therein, having served for almost four (4) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Tab Burkhalter has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, implementation of an animal control program, while giving support of many educational requests and projects, including the construction of the new Prospect Elementary School; and

**WHEREAS**, during his terms in office, Tab Burkhalter has served on numerous committees including Agenda (Chair), Allocation of Space, Beer Board, Ad Hoc Committee to Study Solid Waste and Recycling (Vice Chair), Ad Hoc Committee to Study Lost Tax Revenues (Vice Chair), Blount Corrections Partnership (Chair), Redistricting, and Finance Committees, while at the same time lending legal and financial expertise, and demonstrating outstanding leadership skills; and

**WHEREAS**, while serving as County Commissioner, in addition to working a full time job, Tab Burkhalter has volunteered his time for charitable organizations such as New Hope - Blount County Children's Advocacy Center and Haven House; and, also has been a volunteer participant in the annual performances of "The Nutcracker", while at the same time, being a devoted husband to his wife, and father to his three darling daughters, and during his term of office as County Commissioner, has officiated hundreds of marriage ceremonies; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Tab Burkhalter in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Tab Burkhalter to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-019**

**Sponsored by Jerome Moon, Monica Murrell, Ron French, and Tom Greene**

**A PROCLAMATION HONORING JIM FOLTS FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Jim Folts first took office as a County Commissioner September 1, 2010 representing the seventh (7th) Commission District - Seat A, after having been elected by the citizens of the seventh (7th) district, therein, having served for four (4) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Jim Folts has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, and implementation of an animal control program; and

**WHEREAS**, during his term in office, Jim Folts has served on the Agenda Committee and the Education Committee (Vice Chair); and

**WHEREAS**, Jim Folts, while serving as County Commissioner, has faithfully represented the citizens of the 7<sup>th</sup> district and many Blount County citizens; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Jim Folts in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Jim Folts to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-007**

**Sponsored by Jerome Moon, Gary Farmer, Gordon Wright II, and Ed Mitchell**

**A PROCLAMATION HONORING ROY GAMBLE FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Roy Gamble first took office as a County Commissioner September 1, 2010 representing the eighth (8th) Commission District - Seat A, after having been elected by the citizens of the eighth (8th) district, therein, having served for four (4) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Roy Gamble has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, implementation of an animal control program, while giving support of many educational requests and projects, including the construction of the new Prospect Elementary School; and

**WHEREAS**, during his terms in office, Roy Gamble has served on the Agenda Committee, Agriculture Extension Committee, Animal Center Advisory Board, Beer Board, Cable TV Authority, Education (Vice Chair), Information Technology Committee, and School Construction Advisory Committee; and

**WHEREAS**, Roy Gamble, while serving as County Commissioner, and while operating and managing the family’s Tennessee Century Farm, has volunteered hundreds of hours as an advocate for agriculture, participating in many agricultural events, and during his term of office as County Commissioner, Roy Gamble, along with the help of his devoted wife, has faithfully given support and service to Blount County citizens in many capacities, such as Oak View Baptist Church community outreach projects, and other charitable projects; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Roy Gamble in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Roy Gamble to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-008**

**Sponsored by Jerome Moon, Gary Farmer, and Ed Mitchell**

**A PROCLAMATION HONORING TOM GREENE FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Tom Greene first took office as a County Commissioner September 1, 2010 representing the seventh (7th) Commission District - Seat B, after having been elected by the citizens of the seventh (7th) district, therein, having served for four (4) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Tom Greene has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, implementation of an animal control program, while giving support of many educational requests and projects, including the construction of the new Prospect Elementary School; and

**WHEREAS**, during his terms in office, Tom Greene has served on the Agenda Committee, Blount County Corrections Partnership, Blount County Children's Home Board of Directors, and the Redistricting Committee; and

**WHEREAS**, while serving as County Commissioner, in addition to working a full time job, Tom Greene has volunteered his time serving as the Fire Chief for the Friendsville Volunteer Fire Department, where he has been a volunteer since 1964, dedicating thousands of hours to his community, being on call during all hours of the night, and assisting with saving the lives of hundreds of people, and during his term of office as County Commissioner, Tom Greene, along with the help of his devoted wife, has faithfully given of his time every Sunday holding services for the elderly, sick and shut-ins at a local health care center; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Tom Greene in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Tom Greene to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-009**

**Sponsored by Jerome Moon, Gary Farmer, Mike Lewis, and Ed Mitchell**

**A PROCLAMATION HONORING BRAD HARRISON FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Brad Harrison first took office as a County Commissioner representing the second (2nd) Commission District - Seat A on September 1, 2006, and in 2010, was re-elected by the citizens of the second (2nd) district, therein, having served a total of eight (8) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Brad Harrison has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, implementation of an animal control program, as well as the construction of a new animal center, while giving support of educational programs, including the construction of numerous schools including: Union Grove Elementary, Union Grove Middle, Prospect Elementary, as well as the renovation of the William Blount Ninth Grade Academy ; and

**WHEREAS**, during his terms in office, Brad Harrison has served on numerous committees including Agenda, Beer Board, Education, Planning Commission (8 years), Public Services; and

**WHEREAS**, Brad Harrison has volunteered his time in service and given support to Blount County citizens in many capacities, such as coaching little league baseball at Eagleton Little League, and helping with several charitable projects; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Brad Harrison in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Brad Harrison to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-010**

**Sponsored by Jerome Moon, Gary Farmer and Ed Mitchell**

**A PROCLAMATION HONORING MARK HASTY FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Mark Hasty first took office as a County Commissioner representing the fourth (4th) Commission District - Seat B on September 1, 2006, and in 2010, was re-elected by the citizens of the fourth (4<sup>th</sup>) district, therein, having served a total of eight (8) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Mark Hasty has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, provisions for better water quality, implementation of an animal control program, as well as the construction of a new animal center, while giving support of educational programs, including the construction of numerous schools including: Union Grove Elementary, Union Grove Middle, Prospect Elementary, as well as the renovation of the William Blount Ninth Grade Academy ; and

**WHEREAS**, during his terms in office, Mark Hasty has served on numerous committees including Agenda, Agriculture Extension, Beer Board, Intergovernmental, Parks and Recreation Commission, Ad Hoc Committee to Study Water Quality and Ad Hoc Committee to Study Property Maintenance Codes (Chair); and

**WHEREAS**, while working a full time job and during his terms of office as County Commissioner, Mark Hasty has volunteered his time in service and given support to Blount County citizens in many capacities, such as Chilhowee View Community Center projects, agricultural student education projects, Forest Hill Baptist Church community outreach projects, and other charitable projects; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Mark Hasty in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Mark Hasty to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

Approved: \_\_\_\_

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-011**

**Sponsored by Jerome Moon, Gary Farmer, Holden Lail and Ed Mitchell**

**A PROCLAMATION HONORING SCOTT HELTON FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Scott Helton first took office as a County Commissioner representing the sixth (6th) Commission District - Seat B on September 1, 1990, and was re-elected to his seat in 1994, where he served until April, 1996, and in 2006 and 2010, he was again elected by the citizens of the sixth (6<sup>th</sup>) district, therein, having served almost fourteen (14) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Scott Helton has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of policies which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, provisions for safer conditions on County Roadways, implementation of an animal control program, as well as the construction of a new animal center, while giving support of educational programs, including the construction of numerous schools including: Union Grove Elementary, Union Grove Middle, Prospect Elementary, as well as the renovation of the William Blount Ninth Grade Academy; and

**WHEREAS**, during his terms in office, Scott Helton has served on numerous committees including Agenda, Ambulance, Beer Board, Cable TV Authority, Education, E-911 Board, Highway, Information Technology, Nominating, Nursing Home and Indigent Care (Chair), Public Services, Planning Commission, Properties Committee, and Parking on County Roadways (Chair), and Reapportionment Committee; and

**WHEREAS**, during the past 32 years, and while working a full time job with Blount County Government for over 30 years, Scott Helton volunteered thousands of hours in service to Blount County citizens in many capacities, such as a coach and member of the Board of Directors at Eagleton Little League, Chairman of the Blount County Rescue Squad, participant in several charitable projects, and during his terms of office as County Commissioner, officiated hundreds of marriage ceremonies; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Scott Helton in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Scott Helton to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-003**

**Sponsored by Jerome Moon, Gary Farmer, Kenneth Melton, and Ed Mitchell**

**A PROCLAMATION HONORING GERALD KIRBY FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Gerald Kirby first took office as a County Commissioner representing the tenth (10th) Commission District - Seat A on September 1, 2006, and in 2010, he was elected by the citizens of the tenth (10<sup>th</sup>) district, therein, having served for eight (8) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Gerald Kirby has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, provisions for safer conditions on County Roadways, implementation of an animal control program, as well as the construction of a new animal center, while giving support of educational programs, including the construction of numerous schools including: Union Grove Elementary, Union Grove Middle, Prospect Elementary, as well as the renovation of the William Blount Ninth Grade Academy; and

**WHEREAS**, during his terms in office, Gerald Kirby has served on numerous committees including Agenda, Agriculture Extension, Beer Board (Vice Chair), Budget, E-911 Board, Education, Fire Protection District, Intergovernmental, Planning Commission, Purchasing Commission, Redistricting, Risk Management, and Solid Waste Authority; and

**WHEREAS**, while managing the family farm and business, Gerald Kirby has volunteered thousands of hours in service to Blount County citizens in many capacities, such as participant in several charitable projects in community outreach from emergency and fire services, and giving support to senior citizens, and during his terms of office as County Commissioner, has officiated hundreds of marriage ceremonies; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Gerald Kirby in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Gerald Kirby to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-012**

**Sponsored by Jerome Moon, Gary Farmer, Scott Helton, and Ed Mitchell**

**A PROCLAMATION HONORING HOLDEN LAIL FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Holden Lail first took office as a County Commissioner representing the sixth (6th) Commission District - Seat A on September 1, 1996, where he served until February, 1997, and in 2006 and again in 2010, he was elected by the citizens of the sixth (6<sup>th</sup>) district, therein, having served for more than eight (8) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Holden Lail has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, provisions for safer conditions on County Roadways, implementation of an animal control program, as well as the construction of a new animal center, while giving support of educational programs, including the construction of numerous schools including: Union Grove Elementary, Union Grove Middle, Prospect Elementary, as well as the renovation of the William Blount Ninth Grade Academy ; and

**WHEREAS**, during his terms in office, Holden Lail has served on numerous committees including Agenda (Vice Chair), Allocation of Space, Beer Board (Chair), Budget, Human Resources/Insurance, Intergovernmental, Little Tennessee Valley Educational Cooperative, Planning Commission, Purchasing Commission, Ad Hoc Committee to Study Solid Waste and Recycling, Redistricting (Vice Chair), Risk Management, and Finance Committee; and

**WHEREAS**, while working a full time job with Blount County Schools for 31 years serving as teacher at Bungalow and Porter Elementary Schools, principal at Mentor, Union, Fairview, and Rockford Elementary Schools, assistant principal and athletic director at William Blount High School, Holden Lail has volunteered thousands of hours in service to Blount County citizens in many capacities, such as a coach at Eagleton Little League, participant in several charitable projects, such as Governors Golf Classic for scholarships, and football coverage announcer for Blount County Schools TV, and during his terms of office as County Commissioner, officiated hundreds of marriage ceremonies; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Holden Lail in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Holden Lail to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-013**

**Sponsored by Jerome Moon, Gary Farmer, Rick Carver, and Ed Mitchell**

**A PROCLAMATION HONORING PEGGY LAMBERT FOR HER DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Peggy Lambert first took office as a County Commissioner representing the fifth (5th) Commission District - Seat A on January 15, 2009, having been appointed by the Blount County Legislative Body to complete the term of Dr. Robert Ramsey, and in 2010, was elected by the citizens of the fifth (5th) district, therein, having served approximately (6) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Peggy Lambert has contributed generously and earnestly of her time, endeavoring to help the citizens in her district, as well as all citizens of Blount County, by giving support for the implementation of policies which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, continuance and growth of the animal control program at the new Blount County Animal Center, while giving support of educational programs, including the construction of the new Prospect Elementary School; and

**WHEREAS**, during her terms in office, Peggy Lambert has served on numerous committees including Agenda, Allocation of Space Committee, Animal Center Advisory Board, Beer Board, Great Smoky Mountain Heritage Center Board, Planning Commission, and the Solid Waste Authority; and

**WHEREAS**, Peggy Lambert has volunteered hundreds of hours of service to the citizens of Blount County, all across the State of Tennessee, and throughout the United States of America, by giving of her time in dedication to our country by upholding the great traditions, morals, and freedoms, our country was founded upon, and not only has she given her time, support, and service to citizens, but she has given thousands of animals in Blount County a better quality of life by giving support to the Blount County Animal Center, participating in several charitable projects, and at the same time has been a devoted mother, wife, and grandmother, to her family during her terms in office as County Commissioner; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Peggy Lambert in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Peggy Lambert to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-014**

**Sponsored by Commissioners Jerome Moon, Gary Farmer, Ron French, and Ed Mitchell**

**A PROCLAMATION HONORING MONIKA MURRELL FOR HER DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Monika Murrell first took office as a County Commissioner representing the ninth (9th) Commission District - Seat B on September 1, 2006, and in 2010, was re-elected by the citizens of the ninth (9th) district, therein, having served a total of eight (8) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Monika Murrell has contributed generously and earnestly of her time, endeavoring to help the citizens in her district, as well as all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, implementation of an animal control program, as well as the construction of a new animal center, while giving support of educational programs, including the construction of numerous schools including: Union Grove Elementary, Union Grove Middle, Prospect Elementary, as well as the renovation of the William Blount Ninth Grade Academy; and

**WHEREAS**, during her terms in office, Monika Murrell has served on numerous committees including Agenda, Animal Control, Animal Center Advisory Board, Beer Board, Intergovernmental, Planning Commission, Records Commission, and Ad Hoc Committee to Study Commission Rules; and

**WHEREAS**, during her terms in office as County Commissioner, and while working full time establishing and operating her own business, Monika Murrell has volunteered her time in service and given support to Blount County citizens and many Blount County children in many capacities, including supporting foster children parenting, participating in several charitable projects, and at the same time being a devoted mother, daughter, and grandmother; and

**WHEREAS**, Blount County sincerely appreciates the outstanding and many contributions given by Monika Murrell in selfless service to the citizens of Blount County.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Monika Murrell to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-022**

**Sponsored by Jerome Moon, Gary Farmer, Roy Gamble, and Mayor Ed Mitchell**

**A PROCLAMATION HONORING GORDON WRIGHT II, FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Gordon Wright II, first took office as a County Commissioner representing the eighth (8th) Commission District - Seat B, after having been appointed by the Blount County Legislative Body on April 17, 2014, after his father, the late Gordon Wright, Sr., Blount County Commissioner, passed away suddenly on March 19, 2014, wherein, the Blount County Legislative Body felt it was fitting and honorable to appoint Gordon Wright II, to complete his father's term; and

**WHEREAS**, while serving as Blount County Commissioner, Gordon Wright II, has contributed generously and earnestly of his time, endeavoring to help the citizens in his district, while at the same time honoring his father and his father's legacy, by striving to complete certain projects, such as the Restoration of Laurel Lake, as well as helping all citizens of Blount County, by giving support for the continuance of a low property tax rate and giving support for departmental requests in Blount County Government, and at the same time assisting citizens in the eighth district with finding solutions for various requests; and

**WHEREAS**, during his four (4) month term in office as County Commissioner, Gordon Wright II, has served on the Agenda Committee - avidly participating in discussions, sponsoring resolutions, and offering answers, thereby resulting in positive solutions for the betterment of Blount County; and

**WHEREAS**, Gordon Wright II, while serving as County Commissioner and working a full time job, has diligently given many hours of service and support to many Blount County citizens, and at the same time has been a devoted husband, father, and son; and

**WHEREAS**, the passing of Gordon Wright, Sr., saddened many in Blount County Government, but the service of Gordon Wright II as a Blount County Commissioner has been an enormous comfort and a great help to the Blount County Legislative Body and many others.

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Gordon Wright II, to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

\_\_\_\_\_  
Date

**RESOLUTION NO. 14-08-015**

**Sponsored by Blount County Board of Commissioners and Mayor Ed Mitchell**

**A PROCLAMATION HONORING GORDON WRIGHT, SR, FOR HIS DEDICATED SERVICE TO THE CITIZENS OF BLOUNT COUNTY.**

**BE IT PROCLAIMED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21st day of August, 2014:

**WHEREAS**, Gordon Wright, Sr., first took office as a County Commissioner representing the eighth (8th) Commission District - Seat B on September 1, 1982, and was re-elected in 1986, where he served until August 31, 1990, and in 2010, was again elected by the citizens of the eighth (8<sup>th</sup>) district, and served until his untimely death on March 19, 2014, therein, having served for almost (12) years of dedicated public service to the citizens of Blount County as Blount County Commissioner; and

**WHEREAS**, while serving as Blount County Commissioner, Gordon Wright, Sr., contributed generously and earnestly of his time, endeavoring to help the citizens in his district such as the Restoration of Laurel Lake project, as well as helping all citizens of Blount County, by giving support for the implementation of polices which have resulted in a more stable financial status, and the continuance of a low annual property tax rate, provisions for recovering thousands of tax dollars in lost revenues, implementation of an animal control program, and giving support of educational programs, including the construction of Prospect Elementary School; and

**WHEREAS**, during his terms in office, Gordon Wright, Sr., served on numerous committees including Agenda, Ad Hoc Committee to Study Hillside and Ridge Top Regulations (Chair), Ad Hoc Committee to Study Lost Tax Revenues (Chair), Agriculture, Board of Zoning Appeals, Committee on Committees, E-911 Committee, Great Smoky Mountains Heritage Center Board, Planning Commission, Nursing Home, Indigent Care and Ambulance Committee; and

**WHEREAS**, Gordon Wright volunteered thousands of hours in service to Blount County citizens in many capacities, such as Blount County Rescue Squad (Captain), wherein countless lives were saved, and having given service and support in several projects assisting with the preservation and heritage concerning the Great Smoky Mountains National Park and the families of Cades Cove, wherein many generations of Blount Countians have benefited; and

**WHEREAS**, the Blount County Legislative Body and Blount County Officials in all capacities of Blount County Government were saddened at the passing of Gordon Wright, Sr., a native Blount Countian, husband, father, grandfather, brother, uncle, cousin, friend, United States Marine Veteran, and County Commissioner, who worked tirelessly for the betterment of Blount County, and leaves behind a legacy of compassion, loyalty, and dedication to his fellowman, and as the scripture St. John 15:13 says, "Greater love hath no man than this, that a man lay down his life for his friends."

**NOW, THEREFORE, BE IT PROCLAIMED**, by the Blount County Legislative Body, assembled in session this 21st day of August, 2014, that the dedicated public service of Gordon Wright, Sr., to the citizens of Blount County, Tennessee, is sincerely appreciated and is hereby honored and recognized.

**BE IT FURTHER PROCLAIMED** that this proclamation shall be made a part of the official records of the Board of Commissioners of Blount County, Tennessee.

**CERTIFICATION OF ACTION**

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

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

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

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

**ATTEST**

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

\_\_\_\_\_  
Date

**BOARD OF ZONING APPEALS**  
(TERMS - 5 YEARS)  
Blount County Article 11.1 and T.C.A.13-7-106

<u>Name/Address</u>	<u>Phone</u>	<u>Term Expires</u>
Bruce Damrow 2044 Stonybrook Road Louisville, TN 37777	977-8057 (APPT. 02/16/12) (Jim Melton appt. 9/16/10 - resigned 1/30/12)	9/16/15
Rob Walker 237 Meadow Road Friendsville, TN 37737	995-2564	8/20/14
Stanley Headrick 3806 E. Lamar Alexander Pkwy. Maryville, TN 37804	984-4998	9/19/18
Brian King (Appt. 6/19/14) 120 Talbott Lane Maryville, TN 37804	379-1616-W	8/16/17
Larry Chesney (Appt.8/18/11) 350 Martin Valley Road Walland, TN 37886	980-0824	8/18/16

**Associates:**

Don Munson (Appointed 02/21/13) Term expires 2/21/18 (RESIGNED 4/4/13)  
**Joe Everett – appt. 9/19/13**

**CONTACT – Jerome Moon, Chairman, Blount County Commission – 865-273-5830**



# 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 Board of Commissioners

FROM: Ed Mitchell, County Mayor

RE: Board of Construction Appeals

DATE: August 6, 2014

For the consideration of the full commission, I am recommending the following persons to be reappointed to the Board of Construction Appeals:

Patrick O'Hara, Board Member (General Contractor), 3 year term, August 2017

Leon Williams, Board Member (Alternate), 3 year term, August 2017



### Application for Appointment Blount County Board of Construction Appeals (Department of Building Safety)

Name: Patrick O'Hara, Date of Application: 8-3-07

Business or Company Name: Merit Construction, Inc.

Address: 10935 Antelope Rd. Knoxville TN 37932  
Street City State Zip

Home Phone: (865) 966-0285 Business Phone: (865) 966-4100

Fax Line: (865) 966-4101 Cell / Pager: (865) 810-9509

EMAIL Address: pkhara@meritconstruction.com Web Page URL: \_\_\_\_\_

Professional License Type: \_\_\_\_\_ State of Issuance: \_\_\_\_\_

License No: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Month Day Year

1. Which membership position on the Board are you interested in? (Check one) Note – Service time will be up to 3 year terms.

- BOARD MEMBER - Registered design professional with architectural experience or a builder or superintendent of building construction with at least ten years' experience, five of which shall have been in responsible charge of work.
- BOARD MEMBER - Registered design professional with structural engineering experience.
- BOARD MEMBER - Registered design professional with mechanical and plumbing engineering experience or a mechanical contractor with at least ten years' experience, five of which shall have been in responsible charge of work.
- BOARD MEMBER - Registered design professional with electrical engineering experience or an electrical contractor with at least ten years' experience, five of which shall have been in responsible charge of work.
- BOARD MEMBER - Registered design professional with fire protection engineering experience or a fire protection contractor with at least ten years' experience, five of which shall have been in responsible charge of work.
- ALTERNATE MEMBER -- One of two positions to hear appeals during the absence or disqualification of a board member. Alternate members shall possess the qualifications required for board membership and shall be appointed for five years, or until a successor has been appointed.

2. Please briefly explain why you want to serve on the construction Board of Appeals:

civic duty - born and raised in Blount County and still live in Blount Co.  
with my wife and four children.

Dept. of Building Safety

Board of Construction Appeals  
Application Page 2 of 2

3. Please submit a resume or use this section to provide your work experience with dates:

" Joe attached resume "

4. Please provide three professional references:

<u>Sherry Lewis</u> Name	<u>Ther Lewis Group (Architects)</u> Business Name	<u>Knoxville, TN</u> City/State	<u>(865) 588-1272</u> Contact Number
<u>Bill Fletcher</u> Name	<u>Fletcher Architects, Inc.</u> Business Name	<u>Maryville, TN</u> City/State	<u>(865) 972-5437</u> Contact Number
<u>Lanny Coppe</u> Name	<u>Coppe &amp; Associates P/A (Architects)</u> Business Name	<u>Knoxville TN</u> City/State	<u>(865) 694-9000</u> Contact Number

5. Statement of Understanding:

The above information provided is true and correct. I understand that the Board of Appeals for construction is a voluntary appoint and that I will not receive compensation for my time. Service terms should be staggered and each new member shall serve for three years or until a successor has been appointed. A Chairperson shall be selected annually by the board members and a Secretary shall be appointed by the Building Official. The Building Official shall be an ex officio member of said board but shall have no vote on any matter before the board. A board or alternate member shall not hear an appeal in which that member has a personal, professional or financial interest. I understand that no meetings will be called unless appeals are properly submitted to this board for hearing or the Chairperson calls a special meeting. All hearings shall be on a predetermined regular schedule and location. All hearings shall be open to the public and any interested person or party in attendance shall be given an opportunity to be heard. Five members are required to hear an appeal. Board decisions shall be made by a concurring vote of two-thirds of its members. Any decision of the board shall be by resolution. The Building Official shall take immediate action in accordance with the decision of the board. All board applicants must be approved by Blount County Commission to become a board or alternate member.

[Signature]  
Signature

8-3-07  
Date

**Patrick D. O'Hara**  
**Vice President ♦ Merit Construction, Inc.**



10435 Dutchtown Road  
Knoxville, TN 37932  
865.966.4100 ♦ phone  
865.966.4101 ♦ fax

• **Education**

Bachelor's of Science, Construction Engineering Technology, 1988

Associates in Arts Degree

Civil Engineering Technology

• **Experience**

2002 – Present

Merit Construction, Inc.

*Vice President*

Merit Construction, Inc.

*Project Manager/Estimator*

1992-2001

McKnight & Associates

*Project Manager/Estimator*

1989-1992

Dave Troutman, Home Builder

*Finish Carpenter*

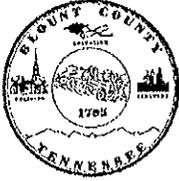
1984-1989

• **Projects of Significance**

Sally's Beauty Supply  
Ft. Loudoun Middle School  
Cherokee Middle School Additions and Renovations  
Midway Middle School Additions and Renovations  
Pellissippi Investors Group Office Building and Laboratory  
Union Grove Middle School  
South Fentress School (K-8 School)  
Allardt Elementary School  
Gibbs Elementary School  
Townsend Elementary School Addition  
Carpenters Elementary School  
Blount County Primary Care  
Copper Basin High School  
Hardin Valley Elementary School  
Eagleton Elementary School  
Midway Middle School  
Oneida Elementary School  
Scott County High School  
Pine Haven School  
Monroe County Schools (3)  
Huntsville Middle School  
Tennessee Technology Center, Knoxville  
Lenoir City High School  
Blount County Health Department  
Fentress County Health Care Facility

• **Of Merit**

Faith Promise Church - Member



## Application for Appointment Blount County Board of Construction Appeals (Department of Building Safety)

Name: Leon Williams, Date of Application: 08/01/07

Business or Company Name: Leon Williams Contractors, LLC

Address: 337 Whitecrest Drive Maryville TN 37801  
Street City State Zip

Home Phone: ( 865 ) 856-2061 Business Phone: ( 865 ) 982-1734

Fax Line: ( 865 ) 982-0797 Cell / Pager: ( 865 ) 755-2399

EMAIL Address: leon.williams@charter.net Web Page URL: \_\_\_\_\_

Professional License Type: general contractor BC  
mechanical CMC State of Issuance: Tennessee

License No: 13553 Expiration Date: July 31 2009  
Month Day Year

1. Which membership position on the Board are you interested in? (Check one) Note – Service time will be up to 3 year terms.

- BOARD MEMBER - Registered design professional with architectural experience or a builder or superintendent of building construction with at least ten years' experience, five of which shall have been in responsible charge of work.
- BOARD MEMBER - Registered design professional with structural engineering experience.
- BOARD MEMBER - Registered design professional with mechanical and plumbing engineering experience or a mechanical contractor with at least ten years' experience, five of which shall have been in responsible charge of work.
- BOARD MEMBER - Registered design professional with electrical engineering experience or an electrical contractor with at least ten years' experience, five of which shall have been in responsible charge of work.
- BOARD MEMBER - Registered design professional with fire protection engineering experience or a fire protection contractor with at least ten years' experience, five of which shall have been in responsible charge of work.
- ALTERNATE MEMBER -- One of two positions to hear appeals during the absence or disqualification of a board member. Alternate members shall possess the qualifications required for board membership and shall be appointed for five years, or until a successor has been appointed.

2. Please briefly explain why you want to serve on the construction Board of Appeals:

to help protect the public concerning life safety codes, to ensure proper construction and design take place throughout Blount County - to work with codes officials in their daily tasks

Dept. of Building Safety

3. Please submit a resume or use this section to provide your work experience with dates:

I have been a state licensed contractor since 1971 and obtained a CMC (mechanical contractor) designation in 2000. I started in residential, then went to commercial work. Today we are a design-build contractor, having been involved in over 40 church projects, schools, National Guard armories, day cares, health care centers, municipal utilities

4. Please provide three professional references:

Stacy Cox Name	Studio Four Architects Business Name	Knoxville, TN City/State	523-5001 Contact Number
Gene Daves Name	Engineering Services Group Business Name	Knoxville, TN City/State	522-0393 Contact Number
Maurice Mallia Name	Mallia Engineering Business Name	Knoxville, TN City/State	637-3224 Contact Number

5. Statement of Understanding:

The above information provided is true and correct. I understand that the Board of Appeals for construction is a voluntary appoint and that I will not receive compensation for my time. Service terms should be staggered and each new member shall serve for three years or until a successor has been appointed. A Chairperson shall be selected annually by the board members and a Secretary shall be appointed by the Building Official. The Building Official shall be an ex officio member of said board but shall have no vote on any matter before the board. A board or alternate member shall not hear an appeal in which that member has a personal, professional or financial interest. I understand that no meetings will be called unless appeals are properly submitted to this board for hearing or the Chairperson calls a special meeting. All hearings shall be on a predetermined regular schedule and location. All hearings shall be open to the public and any interested person or party in attendance shall be given an opportunity to be heard. Five members are required to hear an appeal. Board decisions shall be made by a concurring vote of two-thirds of its members. Any decision of the board shall be by resolution. The Building Official shall take immediate action in accordance with the decision of the board. All board applicants must be approved by Blount County Commission to become a board or alternate member.

\_\_\_\_\_  
Signature

1 Aug 2011  
\_\_\_\_\_  
Date

218782

# State of Tennessee

BOARD FOR LICENSING CONTRACTORS

CONTRACTOR

LEON WILLIAMS CONTRACTORS, LLC

*This is to certify that all requirements of the State of Tennessee  
have been met.*

ID NUMBER: 00013553

LIC STATUS: ACTIVE

EXPIRATION DATE: 07/31/2009

BC: MU-A,B,C,D  
HC: HRA  
CMC  
\$140,000.00



IN-1313

DEPARTMENT OF  
COMMERCE AND INSURANCE

**CONTACT: BLOUNT COUNTY MAYOR – 865-273-5700**

**BOARD OF CONSTRUCTION APPEALS**  
**3 year terms**

**Patrick O'Hara (Board Member)(appt. 9/20/07 & 11/20/08 reappt.8//18/11-8/2014**

**Leon Williams (Alternate) (appt.9/20/07 & 11/20/08) reappt.8/18/11-8/2014**

**Bob Reed (Board Member) (appt 9/20/07) (reappointed 8/20/09) reappt.8/16/12-8/2015**

**J.W. Baker (Board Member) (appt. 9/20/07) (reappointed 8/20/09) reappt.8/16/12-8/2015**

**Jeffery T. Fletcher (Alternate) appt. 9/20/07) (reappointed 8/20/09)reappt.8/16/12-8/2015**

**Doug McClanahan (Board Member) 9/20/07) REAPPT. 9/16/2010-9/16/13**

**(Reappt.9/19/13-9/19/16)**

**Donald Adsit (Board Member) 9/20/07 REAPPT. 9/16/2010-9/16/13 (Reappt. 9/19/13 – 9/19/16)**



# 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 Board of Commissioners

FROM: Ed Mitchell, County Mayor

RE: Recommendation for Tellico Reservoir Development Agency Board of Directors

DATE: July 22, 2014

For the consideration of the full commission, I am submitting my recommendation of the following name for re-appointment to the Board of the Tellico Reservoir Development Agency:

Mr. Bill Crisp, with term to expire August, 2020

# Budget Transfers

## Commission Action Needed

<b>Fund</b>	<b>Amount</b>	<b>Budget Committee</b>	<b>Vote</b>
101 General County	\$123,714	Recommended	4 – Yes
141 Schools	\$560,000	Recommended	4 – Yes

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
 Increase/Decrease

Department: General Services

Account: Multiple, Fund 101

	Account Number	Description	Amount
<b>TO</b>			
Used with transfers	See Attached Detail		
(or)			
<b>APPROPRIATION</b>			
Used with inc/dec			
Total			0.00

	Account Number	Description	Amount
<b>FROM</b>			
Used with transfers	See Attached Detail		
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			0.00

Explanation: Transfer salary and benefit amounts related to the departmental reorganization under the Mayor



Signature of Official/Department Head/Date

Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

# Memo

To: Budget Committee  
From: Mayor Ed Mitchell  
Date: August 11, 2014  
Re: Departmental Reorganization

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In order to increase efficiencies within departments, and due to employee retirement, we have reorganized several of the departments under the Mayor. The departments of County Buildings, Purchasing, Risk Management, and Records Management now fall under the General Services Director, Don Stallions. The Human Resources Director and the General Services Director will report to the Mayor.

This reorganization will help save the County money by reducing certain costs within departments. The County Buildings budget will decrease by \$57,649, and the Risk Management budget will decrease by \$65,769 in order to cover increased costs in Purchasing (\$85,589) and Personnel (\$37,829). The General Services Director will be included in the Purchasing account, and the line item for a Human Resources Director has been increased to the proper salary in order to fill this position.

Overall, this reorganization will have a net effect of \$0 on the total budget, but estimated expenses for the year should yield annual savings of about \$100,000, potentially up to \$150,000 barring any unforeseen emergency. We are proposing to use \$60,000 of this savings to finance a class compensation study within all departments of the County.



# BLOUNT COUNTY MAYOR

Ed Mitchell

341 Court Street, Maryville, TN 37804-5906

Phone: (865) 273-5700

Fax: (865) 273-5705

Email: emitchell@blounttn.org



## MEMO

**TO:** Budget Committee Members  
**FROM:** Ed Mitchell, Mayor  
**RE:** Blount County General Services  
**DATE:** August 11, 2014

The following is a breakdown of the savings from the re-organization of departments by the Mayor.

Reductions	Savings	
Director position re-classified as Supervisor	\$39,294	
Three FT and one PT Custodial Positions not Filled	\$67,236	
Risk Manager re-classified	\$16,743	
Risk Management Coordinator Position not Filled	\$43,501	
Insurance and Benefits	\$97,730	
	<b>Reduction Savings</b>	<b>\$264,504</b>
Additions	Cost	
Director of General Services	\$67,000	
Insurance and Benefits (General Services)	\$18,589	
HR Director (Total Salary \$60,000)	\$26,750	
Insurance and Benefits (HR)	\$11,079	
	<b>Addition Cost</b>	<b>\$123,418</b>
<b>Projected Savings from Re-organization</b>		<b>\$141,086</b>

Account	Description	Object	Account Desc	Current Appropriation	Change To	Amendment	Expense Estimate w/Changes
101-51800	Buildings	500105	SUPERVISOR/DIRECTOR	64,294.00	25,000.00	(39,294.00)	25,000.00
101-51800	Buildings	500166	CUSTODIAL PERSONNEL	182,523.00	137,000.00	(45,523.00)	115,287.00
101-51800	Buildings	500167	MAINTENANCE PERSONNEL	81,071.00	80,000.00	(1,071.00)	72,700.00
101-51800	Buildings	500169	PART-TIME PERSONNEL	32,895.00	35,000.00	2,105.00	33,000.00
101-51800	Buildings	500187	OVERTIME PAY	6,000.00	6,000.00	-	6,000.00
101-51800	Buildings	500201	SOCIAL SECURITY	22,739.00	17,526.00	(5,213.00)	15,623.00
101-51800	Buildings	500204	STATE RETIREMENT	37,249.00	27,491.00	(9,758.00)	24,196.00
101-51800	Buildings	500205	EMPLOYEE INSURANCE	33,000.00	26,400.00	(6,600.00)	6,600.00
101-51800	Buildings	500206	EMPLOYEE INSURANCE-LIFE	851.00	639.00	(212.00)	569.00
101-51800	Buildings	500207	EMPLOYEE INSURANCE-HEALTH	51,000.00	40,800.00	(10,200.00)	35,700.00
101-51800	Buildings	500208	EMPLOYEE INSURANCE-DENTAL	2,959.00	2,959.00	-	2,072.00
101-51800	Buildings	500210	UNEMPLOYMENT COMPENSATION	1,152.00	792.00	(360.00)	792.00
101-51800	Buildings	500212	EMPLOYER MEDICARE LIABILITY	5,319.00	4,105.00	(1,214.00)	3,655.00
101-51800	Buildings	500513	WORKERS COMPENSATION INSURANCE	1,357.00	1,048.00	(309.00)	933.00
<b>Subtotal</b>				<b>522,409.00</b>	<b>404,760.00</b>	<b>(117,649.00)</b>	<b>342,127.00</b>
101-52200	Purchasing	500105	SUPERVISOR / DIRECTOR	55,548.00	67,000.00	11,452.00	67,000.00
101-52200	Purchasing	500122	PERSONNEL	122,855.00	178,403.00	55,548.00	178,403.00
101-52200	Purchasing	500201	SOCIAL SECURITY	11,061.00	15,215.00	4,154.00	15,215.00
101-52200	Purchasing	500204	STATE RETIREMENT	20,266.00	27,878.00	7,612.00	27,878.00
101-52200	Purchasing	500205	EMPLOYEE INSURANCE	33,000.00	33,000.00	-	33,000.00
101-52200	Purchasing	500206	EMPLOYEE INSURANCE-LIFE	467.00	602.00	135.00	602.00
101-52200	Purchasing	500207	EMPLOYEE INSURANCE-HEALTH	25,500.00	30,600.00	5,100.00	30,600.00
101-52200	Purchasing	500208	EMPLOYEE INSURANCE-DENTAL	1,480.00	1,776.00	296.00	1,776.00
101-52200	Purchasing	500210	UNEMPLOYMENT COMPENSATION	360.00	432.00	72.00	432.00
101-52200	Purchasing	500212	EMPLOYER MEDICARE LIABILITY	2,586.00	3,559.00	973.00	3,559.00
101-52200	Purchasing	500513	WORKERS COMPENSATION INSURANCE	661.00	908.00	247.00	908.00
<b>Subtotal</b>				<b>273,784.00</b>	<b>359,373.00</b>	<b>85,589.00</b>	<b>359,373.00</b>
101-51310	Personnel	500105	SUPERVISOR/DIRECTOR	33,250.00	60,000.00	26,750.00	60,000.00
101-51310	Personnel	500162	CLERICAL	48,933.00	48,933.00	-	48,933.00
101-51310	Personnel	500201	SOCIAL SECURITY	5,096.00	6,754.00	1,658.00	6,754.00
101-51310	Personnel	500204	STATE RETIREMENT	9,336.00	12,375.00	3,039.00	12,375.00
101-51310	Personnel	500205	EMPLOYEE INSURANCE - DEPENDENT	9,900.00	13,200.00	3,300.00	13,200.00
101-51310	Personnel	500206	EMPLOYEE INSURANCE-LIFE	219.00	264.00	45.00	264.00
101-51310	Personnel	500207	EMPLOYEE INSURANCE-HEALTH	7,650.00	10,200.00	2,550.00	10,200.00
101-51310	Personnel	500208	EMPLOYEE INSURANCE-DENTAL	592.00	592.00	-	592.00
101-51310	Personnel	500210	UNEMPLOYMENT COMPENSATION	144.00	144.00	-	144.00
101-51310	Personnel	500212	FICA-MEDICARE	1,192.00	1,580.00	388.00	1,580.00
101-51310	Personnel	500513	WORKER'S COMPENSATION	304.00	403.00	99.00	403.00
<b>Subtotal</b>				<b>116,616.00</b>	<b>154,445.00</b>	<b>37,829.00</b>	<b>154,445.00</b>
101-51920	Risk Management	500105	SUPERVISOR/DIRECTOR	62,243.00	50,000.00	(12,243.00)	45,500.00
101-51920	Risk Management	500189	OTHER SALARIES & WAGES	83,181.00	45,000.00	(38,181.00)	39,680.40
101-51920	Risk Management	500201	SOCIAL SECURITY	9,016.00	5,890.00	(3,126.00)	5,281.00
101-51920	Risk Management	500204	STATE RETIREMENT	16,520.00	10,792.00	(5,728.00)	9,677.00
101-51920	Risk Management	500205	EMPLOYEE INSURANCE	13,200.00	13,200.00	-	13,200.00
101-51920	Risk Management	500206	EMPLOYEE INSURANCE-LIFE	357.00	251.00	(106.00)	227.00
101-51920	Risk Management	500207	EMPLOYEE INSURANCE-HEALTH	15,300.00	10,200.00	(5,100.00)	10,200.00
101-51920	Risk Management	500208	EMPLOYEE INSURANCE-DENTAL	888.00	592.00	(296.00)	592.00
101-51920	Risk Management	500210	UNEMPLOYMENT COMPENSATION	216.00	144.00	(72.00)	144.00
101-51920	Risk Management	500212	FICA-MEDICARE	2,109.00	1,378.00	(731.00)	1,235.00
101-51920	Risk Management	500513	WORKER'S COMPENSATION	538.00	352.00	(186.00)	315.00
<b>Subtotal</b>				<b>203,568.00</b>	<b>137,799.00</b>	<b>(65,769.00)</b>	<b>126,051.40</b>
101-51910	Records Mgmt	500105	SUPERVISOR/DIRECTOR	41,624.00	41,624.00	-	41,624.00
101-51910	Records Mgmt	500189	OTHER SALARIES & WAGES	25,371.00	25,371.00	-	25,371.00
101-51910	Records Mgmt	500201	SOCIAL SECURITY	4,154.00	4,154.00	-	4,154.00
101-51910	Records Mgmt	500204	RETIREMENT	7,610.00	7,610.00	-	7,610.00
101-51910	Records Mgmt	500205	EMPLOYEE INSURANCE - DEPENDENT	13,200.00	13,200.00	-	6,600.00
101-51910	Records Mgmt	500206	EMPLOYEE INSURANCE - LIFE	180.00	180.00	-	180.00
101-51910	Records Mgmt	500207	EMPLOYEE INSURANCE - HEALTH	10,200.00	10,200.00	-	10,200.00
101-51910	Records Mgmt	500208	EMPLOYEE INSURANCE - DENTAL	592.00	592.00	-	592.00
101-51910	Records Mgmt	500210	UNEMPLOYMENT	144.00	144.00	-	144.00
101-51910	Records Mgmt	500212	MEDICARE	972.00	972.00	-	972.00
101-51910	Records Mgmt	500513	WORKER'S COMPENSATION	248.00	248.00	-	248.00
<b>Subtotal</b>				<b>104,295.00</b>	<b>104,295.00</b>	<b>-</b>	<b>97,695.00</b>
101-91110	General Admin Projects	500799	OTHER CAPITAL OUTLAY	-	60,000.00	60,000.00	60,000.00
<b>Grand Total</b>				<b>1,220,672.00</b>	<b>1,220,672.00</b>	<b>-</b>	<b>1,139,691.40</b>



# Blount County Purchasing

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385 Court Street, Maryville, TN 37804-5906  
865-273-5740 Fax 865-273-5746

August 06, 2014

RE: RFP 2014-2291

Employee Classification and Compensation Study

Requests for Proposals were solicited for an employee classification and compensation study for Blount County Government (excluding Schools). Five responses were received. The firms were evaluated on their qualifications and demonstrated ability to meet the RFP requirements, work plan/technical approach, and cost (see attached). The top two evaluated firms were interviewed via Skype. Evergreen Solutions, LLC emerged as the firm best suited to meet Blount County's needs.

A handwritten signature in blue ink that reads "Teresa Johnson".

Teresa Johnson  
Purchasing Agent

## RFP Scoring

RFP Number: 2014-2291

RFP Title: **Employee Classification and Compensation Study for Blount County, TN**

Company Name	<b>Segal Waters Consulting</b>	<b>Management Advisory Group</b>	<b>Evergreen Solutions</b>	<b>Burris, Thompson, &amp; Assoc.</b>	<b>Condrey &amp; Associates</b>
Address	920 N Street NW, Ste. 400 Washington, DC 20036	13580 Groupe Dr, Ste 200 Woodbridge, VA 22192	2878 Remington Green Cir. Tallahassee, FL 32308	1101 Woodvale Dr. Nashville, TN 37204	PO Box 7907 Athens, GA 30604
Employee Classification and Compensation Study for Blount County Government					
<b>Qualifications and ability to carry out Scope of Service Max - 50 points</b>	41.5	48	48.5	44.5	41
<b>Work Plan / Technical Approach Max - 25 points</b>	21.5	20	24	22	18.5
<b>Cost Max - 25 points</b>	7.8	22.7	25.0	17.3	16
<b>TOTAL SCORE Max - 100 points</b>	70.8	90.7	97.5	83.8	75.5

<b>Cost</b>	<b>\$155,000</b>	<b>\$53,000</b>	<b>\$48,000</b>	<b>\$69,450</b>	<b>\$75,000</b>
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**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
Increase/Decrease

Department: GPSF  
Account: Fund 141 - various accounts

	Account Number	Description	Amount
<b>TO</b>	141-71100-116	Teachers	276,900.00
Used with transfers	141-71100-201	Social Security	5,000.00
	141-71100-205	Employee Insurance - Dependent	6,000.00
	141-71100-207	Employee Insurance - Health	10,000.00
(or)	141-71100-208	Employee Insurance - Dental	1,000.00
	141-71100-212	FICA Medicare	4,000.00
	141-71200-116	Teachers	95,000.00
<b>APPROPRIATION</b>	141-71200-201	Social Security	4,000.00
Used with inc/dec			
Total			<b>401,900.00</b>

	Account Number	Description	Amount
<b>FROM</b>	141-71100-189	Other Salaries & Wages	560,000.00
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			<b>560,000.00</b>

Explanation: Transfer funds in original budget appropriations set aside for teacher compensation to the appropriate accounts and object codes; consistent with collaborative conferencing agreement.

*Troy Logan 7-31-14*  
Signature of Official/Department Head/Date

Signature of County Mayor/Date

*Pending Board of Education approval 8-11-14.*

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
Increase/Decrease

Department: GPSF

Account: Fund 141 - various accounts

	Account Number	Description	Amount
<b>TO</b>	141-71300-116	Teachers	20,000.00
Used with transfers	141-71300-201	Social Security	1,000.00
	141-71300-204	State Retirement	1,000.00
	141-71600-116	Teachers	2,000.00
(or)	141-72110-105	Supervisor	700.00
	141-72130-123	Guidance Counselors	44,000.00
	141-72130-201	Social Security	2,000.00
<b>APPROPRIATION</b>	141-72130-204	State Retirement	2,500.00
Used with inc/dec			
Total			<b>73,200.00</b>

	Account Number	Description	Amount
<b>FROM</b>			
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			<b>0.00</b>

Explanation: Transfer funds in original budget appropriations set aside for teacher compensation to the appropriate accounts and object codes; consistent with collaborative conferencing agreement.

*Judy Logan 7-31-14*  
Signature of Official/Department Head/Date

Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
Increase/Decrease

Department: GPSF

Account: Fund 141 - various accounts

	Account Number	Description	Amount
<b>TO</b>	141-72210-105	Supervisor	2,500.00
Used with transfers	141-72210-129	Librarians	19,000.00
	141-72210-201	Social Security	1,300.00
	141-72210-204	State Retirement	500.00
(or)			
	141-72220-124	Psychological Personnel	6,000.00
<b>APPROPRIATION</b>	141-72260-105	Supervisor	1,300.00
Used with inc/dec			
Total			<b>30,600.00</b>

	Account Number	Description	Amount
<b>FROM</b>			
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			<b>0.00</b>

Explanation: Transfer funds in original budget appropriations set aside for teacher compensation to the appropriate accounts and object codes; consistent with collaborative conferencing agreement.

*Troy Lippin 7-31-14*  
Signature of Official/Department Head/Date

Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
Increase/Decrease

Department: GPSF  
Account: Fund 141 - various accounts

	Account Number	Description	Amount
<b>TO</b>			
Used with transfers	141-72320-103	Assistant Director of Schools	1,700.00
	141-72320-161	Secretary	1,400.00
	141-72320-201	Social Security	600.00
(or)	141-72320-204	State Retirement	900.00
	141-72320-212	FICA Medicare	200.00
<b>APPROPRIATION</b>			
Used with inc/dec			
Total			<b>4,800.00</b>

	Account Number	Description	Amount
<b>FROM</b>			
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			<b>0.00</b>

Explanation: Transfer funds in original budget appropriations set aside for teacher compensation to the appropriate accounts and object codes; consistent with collaborative conferencing agreement.

Troy Logan 7-31-14  
Signature of Official/Department Head/Date

\_\_\_\_\_  
Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
Increase/Decrease

Department: GPSF

Account: Fund 141 - various accounts

	Account Number	Description	Amount
<b>TO</b>			
Used with transfers	141-72410-104	Principals	16,000.00
	141-72410-139	Assistant Principals	23,000.00
	141-72410-201	Social Security	2,500.00
(or)	141-72710-105	Supervisor	700.00
	141-72710-201	Social Security	100.00
	141-73400-105	Supervisor	200.00
<b>APPROPRIATION</b>	141-73400-116	Teachers	7,000.00
Used with inc/dec			
Total			<b>49,500.00</b>

	Account Number	Description	Amount
<b>FROM</b>			
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			<b>0.00</b>

Explanation: Transfer funds in original budget appropriations set aside for teacher compensation to the appropriate accounts and object codes; consistent with collaborative conferencing agreement.

*Trey Logan* 7-31-14  
Signature of Official/Department Head/Date

Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

# Budget Increases/Decreases

## Commission Action Needed

<b>Fund</b>	<b>Amount</b>	<b>Budget Committee</b>	<b>Vote</b>
101 General County	\$104,300	Recommended	4 – Yes
101 General County	\$119,100	Recommended	4 – Yes
115 Library	\$400,000	Recommended	4 – Yes
131 Highway	\$350,000	Recommended	4 – Yes

**RESOLUTION NO. 14-08-23**

**Sponsored by: Commissioners Steve Samples and Gerald Kirby**

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

**WHEREAS**, Blount County would like to amend the General County Fund Budget to appropriate funds to Reappraisal for an increase to hire a new data entry clerk and deputy assessor using revenue received from other governments for the reappraisal.

**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 August, 2014 that the General County Fund Budget shall be amended as follows:

**Revenue:**

101-0-489900            Other .....\$104,300.00

**Appropriation:**

101-52310-500103	Assistants .....	\$35,000.00
101-52310-500162	Clerical Personnel .....	32,000.00
101-52310-500201	Social Security .....	4,154.00
101-52310-500204	State Retirement.....	7,611.00
101-52310-500205	Dependent Insurance.....	13,200.00
101-52310-500206	Life Insurance .....	179.00
101-52310-500207	Health Insurance .....	10,200.00
101-52310-500208	Dental Insurance .....	592.00
101-52310-500210	Unemployment.....	144.00
101-52310-500212	Medicare .....	972.00
101-52310-500212	Workers Compensation.....	248.00
	Total .....	\$104,300.00

**Duly authorized and approved this 21<sup>st</sup> day of August, 2014.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
 Increase/Decrease

Department: Reappraisal (Page 1 of 2)

Account: 101-52310

	Account Number	Description	Amount
<b>TO</b>	101-52310-500103	Assistants	35,000.00
Used with transfers	101-52310-500162	Clerical Personnel	32,000.00
	101-52310-500201	Social Security	4,154.00
	101-52310-500204	State Retirement	7,611.00
(or)	101-52310-500205	Dependent Insurance	13,200.00
	101-52310-500206	Life Insurance	179.00
	101-52310-500207	Health Insurance	10,200.00
<b>APPROPRIATION</b>	101-52310-500208	Dental Insurance	592.00
Used with inc/dec	101-52310-500210	Unemployment	144.00
Total			<b>103,080.00</b>

	Account Number	Description	Amount
<b>FROM</b>	101-0-489900	Other	104,300.00
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			<b>104,300.00</b>

Explanation: Increase for a new data entry clerk and deputy assessor from revenue received from other governments for the reappraisal.

J. Helt 8-6-14  
 Signature of Official/Department Head/Date

Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
 Increase/Decrease

Department: Reappraisal (Page 2 of 2)

Account: 101-52310

	Account Number	Description	Amount
<b>TO</b>	101-52310-500212	Medicare	972.00
Used with transfers	101-52310-500513	Workers Compensation	248.00
(or)			
<b>APPROPRIATION</b>			
Used with inc/dec			
Total			<b>1,220.00</b>

	Account Number	Description	Amount
<b>FROM</b>			
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			<b>0.00</b>

Explanation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*J. Helton 8-6-14*  
 Signature of Official/Department Head/Date

\_\_\_\_\_  
 Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

**Reappraisal Revenue Received from Cities  
2012 - 2015**

<b>Date</b>	<b>City of Maryville</b>	<b>Date</b>	<b>City of Alcoa</b>
8/10/2012	25,873.00	8/13/2012	10,227.00
7/23/2013	19,404.75	7/31/2013	7,670.25
6/17/2014	19,404.75	6/17/2014	7,670.25
June 2015 Estimate	38,806.50	June 2015 Estimate	15,338.50
Total	103,489.00		40,906.00

<b>Grand Total</b>	<b>\$</b>	<b>144,395.00</b>
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**RESOLUTION NO. 14-08-24**

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

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

**WHEREAS**, Blount County would like to amend the General County Fund Budget to appropriate funds to Records Management for the receipt of the National Endowment of the Humanities 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 August, 2014 that the General County Fund Budget shall be amended as follows:

**Revenue:**

101-0-479900 Other Federal Revenue .....\$119,100.00

**Appropriation:**

101-91150-500790 Other Equipment.....\$60,000.00  
101-91150-500707 Building Improvements .....59,100.00  
Total .....\$119,100.00

**Duly authorized and approved this 21<sup>st</sup> day of August, 2014.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

Approved: \_\_\_\_

Vetoed: \_\_\_\_

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

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

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
 Increase/Decrease

Department: Records Mgt. & Archives  
 Account: 101 General County

	Account Number	Description	Amount
<b>TO</b>			
Used with transfers			
(or)			
<b>APPROPRIATION</b>	101 91150 500790	Other Equipment	60,000.00
Used with inc/dec	101 91150 500707	Building Improvement	59,100.00
Total			<b>119,100.00</b>

	Account Number	Description	Amount
<b>FROM</b>			
Used with transfers			
(or)			
<b>EST REVENUE</b>	101 00000 477990	Other Federal Revenue	119,100.00
Used with inc/dec			
Total			<b>119,100.00</b>

Explanation: National Endowment of the Humanities "Sustaining Cultural Heritage Collections" Grant to be used for renovation of the records storage area at the Operations Center on McArthur Road.

*Jackie Glenn 7/31/14*  
 Signature of Official/Department Head/Date

\_\_\_\_\_  
 Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.



NATIONAL ENDOWMENT FOR THE  
**Humanities**

July 29, 2014

Mrs. Jackie Glenn  
Archivist & Records Manager  
Blount County Government  
145 Hubbard School Road  
Maryville, , TN 37803-7979

Ref: PF-50461-14

Dear Jackie Glenn:

I am delighted to inform you that the National Endowment for the Humanities has awarded a grant of \$119,100.00 in support of your project. Your application was considered carefully during the NEH review process, which includes peer review along with deliberation by the National Council on the Humanities and the Office of the Chairman.

I enclose the official notice of action from the NEH Office of Grant Management, which provides information on the grant period and the terms and conditions that apply to your project. Please review this material carefully. Address your questions either to the grants administrator or to the program officer whose names appear on the second page of the award notification.

Congratulations on your award. I wish you every success.

Sincerely,

William D Adams  
Chairman

**OFFICIAL NOTICE OF ACTION**  
**National Endowment for the Humanities**

<b>Action Taken:</b> Award	<b>Date of Action:</b> 7/29/2014	
<b>ID Number</b> : PF-50461-14	<b>Award Amounts</b>	<b>Federal Matching Funds</b>
<b>Award Period</b> : 10/01/2014 - 12/31/2015	<b>Outright</b> : \$119,100.00	<b>Amount Offered</b> : \$0.00
<b>Award Recipient</b> : Blount County Government	<b>Federal Match</b> : \$0.00	<b>Offer Expires</b> :
<b>DUNS</b> : 036989564	<b>Other</b> : \$0.00	
<b>CFDA</b> : 45.149	<b>Total</b> : \$119,100.00	
<b>Institutional Grant Administrator</b> Mrs. Jackie Glenn (JGlenn) Archivist & Records Manager Blount County Government 145 Hubbard School Road Maryville, , TN 37803-7979	<b>Project Director</b> Mrs. Jackie Glenn (JGlenn) Archivist & Records Manager Blount County Government 145 Hubbard School Road Maryville, , TN 37803-7979	

**Project Title:** Blount County Archival Preservation Grant

**Project Description:** The installation of new climate control and lighting in a renovated facility designed to preserve archival records, dating from the late 1700s to the present, pertaining to the history and culture of eastern Tennessee.

**Remarks:**

All terms and conditions that apply to this award will be considered acceptable unless a written objection is submitted within thirty days of the date of this notice. The first request for payment will indicate the recipient's acceptance of the award.

The administration of this award and the expenditure of funds are subject to the NEH General Terms and Conditions for Awards (and its Addendum). This document incorporates by reference the uniform administrative requirements for Grants and Cooperative Agreements to State and Local Governments (45 CFR Part 1174), the audit requirements of OMB Circular A-133, and the cost principles of OMB Circular A-87 (2 CFR Part 225).

The due dates for the required financial and performance reports for this grant appear on the last attachment to this notice.

Forms and publications referenced in this award package, including the financial and performance reporting forms and instructions, are available from our website. Go to "Manage Your Grant" at [www.neh.gov](http://www.neh.gov).

Payment of this award will be made on an advance basis. Information on requesting payment will be found in the Financial Reporting Requirements.

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**NEH Office of Grant Management Official**



Robert Straughter  
Director, OGM

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Award Recipient

GRANTEE: Blount County Government

GRANT NUMBER: PF-50461-14

BASIS OF AWARD

This grant is made in support of the activities described in Endowment application PF-50461.

ENDOWMENT ADMINISTRATION OF THE AWARD

This grant has been funded by the Division of Preservation and Access.

Questions relating to project activities, the scope of the project, or changes in key project personnel should be addressed to:

Joel Wurl  
Senior Program Officer  
Division of Preservation and Access  
National Endowment for the Humanities  
400 7th Street, S.W.  
Washington, DC 20506  
Telephone: (202) 606-8252  
Fax: (202) 606-8639  
E-mail: [jwurl@neh.gov](mailto:jwurl@neh.gov)

Questions about the regulations that apply to the grant or requests for budget changes or extensions of the grant period should be addressed to:

Barbara Tatge  
Grant Administrator  
NEH Office of Grant Management  
400 7<sup>th</sup> Street, S.W.  
Washington, DC 20506  
Telephone: (202) 606-8217  
Fax: (202) 606-8633  
E-mail: [btatge@neh.gov](mailto:btatge@neh.gov)

## SPECIFIC TERMS AND CONDITIONS

The following terms and conditions apply to this grant:

1. The budget submitted with the application is approved. Any variations from the approved budget will be subject to the limitations set forth in Article 11 ('Budget Revisions') of the *General Terms and Conditions for Awards*.
2. The grantee is required to maintain an "organizational prior approval system" for grant administration. Please refer to Article 2 of the *General Terms and Conditions for Awards* for information on this requirement.
3. Grant recipients are required by law to furnish assurances to the Secretary of Labor that all laborers and mechanics employed by contractors or subcontractors on Endowment-supported construction projects shall be paid wages at rates which are not less than those prevailing on similar construction in the locality, as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended, 40 U.S.C. 276a. Additional information is available by contacting the United States Department of Labor, Wage and Hour Division, Division of Contract Standards and Operations, 200 Constitution Avenue, N.W., Washington, DC 20210.
4. The due dates for the required financial and performance reports for this award appear on the last attachment to this document. **All reports must be submitted electronically via eGMS, the NEH's online grant management system located at <https://securegrants.neh.gov/eGMS/>.**

All NEH project directors and institutional grants administrators (IGAs) are assigned eGMS accounts, and their user names are shown next to their names (in parentheses) on the attached Official Notice of Action.

When accessing eGMS for the first time, enter the user name provided and click the **Reset Password** button. An e-mail message will be sent to you with a link to create a new password. A User Guide containing detailed instructions is available at the above eGMS site.

5. Final financial and performance reports will be due ninety (90) days after the grant ending date. The OMB Standard Form 425, *Federal Financial Report* (FFR) is required for submission of the final financial report. This form (which can be completed online) and the instructions are available at the eGMS site listed above.

6. Information and instructions for submission of the interim and final performance reports are contained in the *Performance Reporting Requirements*, available on the NEH website at <http://www.neh.gov/grants/manage/performance-reporting-requirements>
7. Provide several high-resolution digital images showing the preservation conditions and the project outcomes. For implementation projects, photographs should document "before and after" conditions. By sending photographs to the NEH, you are granting the agency permission to use such photographs for any lawful purpose, including publicity, illustration, and Web content. NEH will supply full credit to your institution whenever possible.
8. In addition to the submission of a Final Performance Report, a White Paper will be due for this award. The content of a White Paper is very similar to a Final Performance Report and the guidance for the Final Performance Report can be followed when writing the White Paper. (Please see the *Performance Reporting Requirements* for additional information at <http://www.neh.gov/grants/manage/performance-reporting-requirements> ).  
The major difference between a White Paper and a Final Performance Report is one of audience; the White Paper will be published on the NEH's public Web site and should be written for a general audience. The Final Performance Report, on the other hand, should be written for the NEH staff.

The White Paper is an opportunity to share any best practices and lessons learned from the project. Please be candid in describing the work undertaken and discuss any aspects of the project that might have been done differently. The hope is that the White Paper will help inform the work of others in the field.

The content of the White Paper and the Final Performance Report are quite similar, with only minor changes to address different audiences. In some cases, it may be appropriate to submit the same content for both reports.

9. The Federal Funding Accountability and Transparency Act (FFATA) requires federal agencies to make information about the expenditure of federal funds available to the public. To facilitate this, the NEH Addendum to the General Terms and Conditions for Awards requires your organization to maintain current information in its "Entity record" in the System for Award Management (SAM) for the period of this award. SAM now administers the former Central Contractor Registry (CCR).

10. All materials publicizing or resulting from grant activities must contain an acknowledgment of NEH support. The acknowledgment must also include the following statement: “Any views, findings, conclusions, or recommendations expressed in this {article, book, exhibition, film, program, database, report, Web resource}, do not necessarily represent those of the National Endowment for the Humanities.”

Grantees are to consult the [Acknowledgment and Publicity Requirements for NEH Awards](#) and [Publicizing Your Project](#) pages on the NEH website for guidance on credits and promotion.

ALL TERMS AND CONDITIONS OF THIS GRANT WILL BE CONSIDERED ACCEPTABLE TO THE GRANTEE UNLESS A WRITTEN OBJECTION IS SUBMITTED WITHIN THIRTY DAYS FROM THE DATE OF THIS AWARD.

## REPORT SCHEDULE

### National Endowment for the Humanities

Grant Number: PF--50461--14

Grantee: Blount County Government

The following is a listing of the due dates of the reports required for this grant. A copy of this listing should be forwarded to those individuals responsible for the submission of the required reports.

<b>Report</b>	<b>Due Date</b>	<b>Period to be Covered</b>	
Annual Performance	10/31/2015	10/1/2014	- 9/30/2015
Final Financial	3/31/2016	10/1/2014	- 12/31/2015
Final Performance	3/31/2016	10/1/2014	- 12/31/2015
White Paper	3/31/2016	10/1/2014	- 12/31/2015

All reports must be submitted electronically via "eGMS", the online grant management system located at <https://securegrants.neh.gov/eGMS/>.

All NEH project directors and institutional grants administrators are assigned eGMS accounts, and their account numbers/user names are shown next to their names (in parentheses) on the attached Official Notice of Action.

When accessing eGMS for the first time, enter the account number or user name provided and click the RESET PASSWORD button. An e-mail message will be sent to you with a link to create a new password. A User Guide containing detailed instructions is available at the above eGMS site.

**RESOLUTION NO. 14-08-025**

**Sponsored by: Commissioners Steve Samples and Gerald Kirby**

**A RESOLUTION TO AMEND BLOUNT COUNTY LIBRARY BUDGET**

**WHEREAS**, Blount County would like to amend the Blount County Library Fund Budget to appropriate funds to purchase the property located at 205 N. Cusick St., Maryville, TN 37804.

**WHEREAS**, it is deemed to be in the best interest of Blount County to amend the Blount County Library 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 August, 2014 that the Blount County Library Fund Budget shall be amended as follows:

**Revenue:**

115-0-489900          Other .....\$400,000.00

**Appropriation:**

115-91110-500732    Building Purchases.....\$400,000.00

**Duly authorized and approved this 21<sup>st</sup> day of August, 2014.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

Approved: \_\_\_\_

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

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

\_\_\_\_\_  
Date

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
Increase/Decrease

Department: Library  
Account: 115

	Account Number	Description	Amount
<b>TO</b>	115-91110-500732	Building Purchases	400,000.00
Used with transfers			
(or)			
<b>APPROPRIATION</b>			
Used with inc/dec			
Total			400,000.00

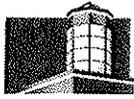
	Account Number	Description	Amount
<b>FROM</b>	115-0-48990	Other	400,000.00
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			400,000.00

Explanation: see attached

*K.C. Williams*  
Signature of Official/Department Head/Date

*7 August 2014*  
Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.



Motion Content

The Blount County Public Library Board of Trustees makes a motion to transfer \$400,000 from fund balance to purchase the property (1,500 sf building and 1.25 acres) located at 205 N. Cusick St., Maryville, TN 37804.

Motion presented by: *David Duggan*

Seconded by: *Bill Beatty*

Motion carried

Yes

No

Date Motion Approved: *August 7, 2014*

Board Chair Signature: *Sharon Hannum*

Lot has frontage on S. Calderwood Street and is a pad site bordering Blount County Public Library property.

Lot Size - 1.25 Acres

Building Size - 1500 Square Feet

Year Built - 1978

Last Renovation - 1985

**RESOLUTION NO. 14-08-026**

**Sponsored by: Commissioners Gerald Kirby and Mike Lewis**

**A RESOLUTION TO AMEND HIGHWAY DEPARTMENT BUDGET**

**WHEREAS**, Blount County would like to amend the Highway Department Fund Budget to appropriate funds to purchase heavy equipment to replace severely old and unsafe equipment.

**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 August, 2014 that the Highway Department Fund Budget shall be amended as follows:

**Revenue:**

131-0-489900          Other .....\$350,000.00

**Appropriation:**

131-62000-500714    Heavy Equipment.....\$350,000.00

**Duly authorized and approved this 21<sup>st</sup> day of August, 2014.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

Approved: \_\_\_\_

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

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

\_\_\_\_\_  
Date

**Blount County Government  
Budget Amendment Request  
FY 14-15**

**Type of Amendment:**

Transfer   
 Increase/Decrease

Department: highway  
 Account: 131-062000

	Account Number	Description	Amount
<b>TO</b>	131-062000-500714-0	hwy equipment	350,000.00
Used with transfers			
(or)			
<b>APPROPRIATION</b>			
Used with inc/dec			
Total			<b>350,000.00</b>

	Account Number	Description	Amount
<b>FROM</b>	131-0-489900-0	other	350,000.00
Used with transfers			
(or)			
<b>EST REVENUE</b>			
Used with inc/dec			
Total			<b>350,000.00</b>

Explanation: heavy equipment to replace severely old and unsafe equipment

*Bill O'Neal* 7/28/14  
 Signature of Official/Department Head/Date

Signature of County Mayor/Date

\*All requests are due to Financial Analyst's Office by noon on the Tuesday before the Budget Committee Meeting.

**Other Budget Items**  
**Commission Action Needed**

<b>Item</b>	<b>Budget Committee</b>	<b>Vote</b>
Grant – Juvenile	Recommended	4 – Yes
Grant – Highway Department	Recommended	4 – Yes
Fixed Asset Manual	Recommended	4 – Yes

# Blount County, Tennessee Grant (Contract) Worksheet

(adopted February 21, 2013)

**Please provide the information below for any Grant being applied for or recently awarded.**

Once completed, return the worksheet via e-mail to the Grant Accountant at [accounting@blounttn.org](mailto:accounting@blounttn.org).

Requesting Department: Blount County Circuit Courts (Juvenile Courts)

Contact Person's Name, email, phone # (person applying for grant): Laura Riley, lriley@blounttn.org, 865-273-5471

Financial Reporting Person's information (if different than contact): \_\_\_\_\_

Project/Program Director's Name, email, phone # Laura Riley, lriley@blounttn.org, 865-273-5471

Name of Granting Agency: Administrative Office of the Courts

Grant Name: Access and Visitation Grants Available for Self-Represented Litigants Initiatives

Is a grant application required? YES  NO

Is this a one-time grant? YES  NO  If no, is the grant recurring? Yes

**Grant Funds Requested:** \$ 10,756.92

**Are County Funds Required (Match)?** If so when approved, a budget amendment for match will need to be included with this form \_\_\_\_\_

**Total Amount of Grant:** \$ 10,757

Brief Description for Use of Grant Funds: (Equipment, Gear, Personnel, etc.)  

Provide an area for supervised visitation for court appointed visitation. A self-help center located in the Juvenile Center for litigants. A pro se clinic to be available once a month for the parents involved with child support issues.

If the grant is in the application processes, what is the submission deadline? 8/8/2014

Worksheet reviewed by - \_\_\_\_\_

Grant Accountant and/or Finance Director: \_\_\_\_\_

Date of Commission approval: \_\_\_\_\_

**Please provide the remaining information once the Grant is approved.**

Grant CFDA# (Catalog of Federal Domestic Assistance): \_\_\_\_\_

Date of Grant Award: \_\_\_\_\_

Grant Period: (such as: Oct 1 - Sept 30) \_\_\_\_\_

Expiration Date of Grant, as established by the Granting Agency: \_\_\_\_\_

Anticipated Closing Date of Grant Project: \_\_\_\_\_

How will we receive the Grant Funds? (direct deposit, check, other) \_\_\_\_\_

How often will the Grant Funds be sent? (monthly, quarterly, one payment, other) \_\_\_\_\_

\*\*\*\* Attach Budget Amendment(s) to this form when grant approved \*\*\*\*

**Access and Visitation Grant APPLICATION**  
**October 1, 2014 through September 30, 2015**

**Provider Name:** Blount County Circuit Court (Juvenile Court)

Individual

Corporation

Other

Non-profit Corporation

Government Agency

Explain: \_\_\_\_\_

**Address:** 928 East Lamar Alexander Parkway  
Maryville, TN 37804-6201

**Telephone/Fax:** 865-273-5400/865-273-5411

**E-Mail Address:** [lriley@blounttn.org](mailto:lriley@blounttn.org)

**Tax ID #:** 62-600495

**Primary Contact Person and Contact Information:**

Name: Laura Riley

Address: 928 East Lamar Alexander Parkway  
Maryville, TN 37804-6201

Telephone/Fax: 865-273-5400/865-273-5411

E-Mail Address: [lriley@blounttn.org](mailto:lriley@blounttn.org)

**Presiding Judge:**

Name: **Judge William R. Brewer Jr.**

Signature: \_\_\_\_\_

**1. Describe your organization, its history and purpose:** *The Court strives to promote a high standard in the Judicial System as we provide courteous and efficient service to the all the Citizens of Blount County, Judges, Attorneys, Law Enforcement Agencies, and all people having business within the Courts system .*

**2. List the names and qualifications of the individuals administering the program/project at your organization.**

Laura Riley - Technology Coordinator  
Tamra Walker – Administrative Assistant  
Mary Millsaps - Chief Deputy

**3. Describe the goals, planned activities, and a timetable for completion of the initiative.**

One goal is to provide a friendly environment for the supervised visitation area for the non-custodial parent and the children involved. The target date is November 30, 2014. The second goal is to provide a pro se clinic each month for all parties divorced or a

never married parent that is needing assistance. This service would be provided with the assistance of Legal Aide once a month at the local library. Legal Aide can assist them and further their need in any unbundled legal services and any mediation programs as needed. This goal can start as soon as October 2014. The third goal would be to allow the interested parties to access the Self Help Center that will be set up at the Juvenile Center. The computer will include access to all State/County approved forms needed for the process of their cases. It will also include an access to Lexis Nexis Law Library if research is needed. The computer will include public access to the data base of the court software that client's case is involved in to allow them to check on the status of their case. This goal can start in November 2014.

4. **Describe how the proposed activities will further the goals of the Access and Visitation program-specifically how this program will increase access and visitation to children by non-custodial parents.** *This would increase the long term family connection with family of the non-custodial parent and encourage the future of continual support and visitations of the child and parent. This will encourage the child that the non-custodial parent loves the child by allowing the visits to occur.*
5. **If you received grant funding for this initiative in the past, list how many parents and children have benefitted from the respective services for the prior year.**  
N/A
6. **If this is an on-going project or program, describe the timetable for becoming financially self-sufficient. Describe efforts to obtain other funding for these proposed activities. Specifically list any other grants or funding for which you have applied and/or are receiving for this initiative.**  
*We will request the additional funds needed to continue this beneficial program.*
7. **Describe the geographical area (note county and judicial district) and the number of people expected to be assisted.**  
*Blount County is located in the Judicial District number 5 and this is a very diverse area with multiple ethnic backgrounds. We estimate the grant could assist up to 900 clients.*
8. **Describe existing or projected community involvement and support for the program/project.**  
*Support from the Blount County Clerk of Court Tom Hatcher, for the improvement of the family and the Judicial Process of Blount County. Blount County Legal Aide for the legal process. The Juvenile Staff is supporting the judicial process and supervised visitations. Blount County Library is supporting the project by allowing the Pro Se Clinic to be held once a month in their facility. The Judge is supporting the process in hopes to assist the families in a neutral environment to have supervised visitations and to be able to have access to the Pro Se Clinic to make clients more familiar with the legal process.*
9. **Identify other organizations or projects within the geographical service area that provide the same or similar service. Describe any collaboration with the organizations listed.**  
N/A
10. **Describe the potential impact to those you propose to serve if these grant funds**



## **Access and Visitation Grants Available for Self-Represented Litigants Initiatives**

July 17, 2014

The Administrative Office of the Courts has approximately \$200,000 in grant funding available for the development or continuation of initiatives that will aid self-represented litigants in accessing the Tennessee court system regarding child support issues.

This funding is made possible through the Access and Visitation Grant. The grants shall be for the time period of October 1, 2014 through September 30, 2015.

To receive funding, the initiatives must address the needs of divorced or never married parents and focus on services to help them resolve any or all issues concerning parenting and visitation in child support cases or cases involving child support issues. These initiatives may include efforts such as self-help centers, pro se clinics, unbundled legal services, and mediation programs.

To be considered for funding, proposals must be received by **Friday, August 8, 2014**. Notification of grant awards will be sent on or about **Friday, August 22, 2014**.

### ***This application must be:***

- 1. Signed by the presiding judge of the trial court in the district OR the judge presiding over the court in which the litigants will be assisted by the initiative.***
- 2. Received (via mail/fax/email) in the AOC offices by 4:30 p.m. on Friday, August 8, 2014.***
- 3. Mail/Fax/Email Form to:***

**Administrative Office of the Courts  
ATTN: Claudia Lewis  
Programs Manager  
511 Union Street, Suite 600  
Nashville, TN 37219  
Fax: 615-741-6285  
Email: [claudia.lewis@tncourts.gov](mailto:claudia.lewis@tncourts.gov)**

**are not made available.**

*The court back log will only increase. The family structure for these children may decline by not knowing their non-custodial parent thru the supervised visitations and in hopes to move onto the scheduled visitations with their children.*

- 11. Briefly describe any additional information that you think we should have.**  
*Please note the \$500 on the budget is the contribution from surplus for the self-help center for the Desk and chair on behalf of the Blount County.*

**Attachments:**

1. One letter of support from each judge your project / program will be working with and the presiding judge for the county/district to be served.
  2. 2014-2015 Financial Budget Form. (Attached)
  3. If your organization is incorporated, attach:
    - a) copy of corporation charter
    - b) copy of IRS exemption letter.
  4. Title VI Pre-Award Survey
  5. Title VI Statement of Assurances
- 9.

**Access and Visitation Grant  
Financial Budget Form**

Name of Applicant Blount County Circuit Court (Juvenile Court)

Please provide your projected program / project budget for October 1, 2014 – September 30, 2015 as an attachment to your grant application.

**Personnel Costs**

Category	Grant Funds Requested	Amount from Other Funding Sources	Total Budget
Professional Staff (No. ____)			
Support Staff (No. ____)			
Other Staff			
Employee Benefits			

Total Personnel Costs: \_\_\_\_\_

\*For all personnel costs please attach a detailed description of the personnel and their roles.

**Non-Personnel Costs**

Category	Grant Funds Requested	Amount from Other Funding Sources	Total Budget
Space	300.00		300.00
Utilities			
Equipment	51116.07		5116.07
Office Supplies	480.85	500.00	980.85
Telephone			
Program Travel			
Training			
Insurance			
Dues/Fees			
Other – itemize on separate sheet			3400.00

Total Non-Personnel Costs: 960

**TOTAL PROGRAM BUDGET:** \$10756.92

Blount County Circuit Courts  
Access and Visitation Grants available for Self-Represented Litigation Initiatives  
2014-2015

Itemized List for Grant		
Set up area for Supervised Visitations		
Chairs	\$600.00	
Toys	\$300.00	
Self Help Center and Pro Se Clinic		
Advertisement	\$2,500.00	
Total	\$3,400.00	

# Blount County, Tennessee Grant Information Worksheet

Please provide the information below for any Grant being applied for or recently awarded.

Once completed, return the worksheet via e-mail to the Grant Accountant: ~~dwheat@blounttn.org~~ **aspangler**

Requesting Department:

Blount County Highway Department

Contact Persons Name, email, phone #:

Bill Dunlap bdunlap@blounttn.org 982-4652

Name of Granting Agency:

State of TN - Federal Lands Access Program

Grant Name:

Federal Lands Access Program

Grant Number: (if known)

Is the grant you are applying for received annually?

no

Grant Funds Requested:

\$1,000,000

County Funds Required (Match Requirement): When approved, a budget amendment for match will need to be included with this form

20% \$200,000

**Total Amount of Grant:**

\$ 800,000

Brief Description for Use of Grant Funds:  
(Equipment, Gear, Personnel, etc.)

Resurface, re-stripe, and rework shoulders of Airbase Rd from the city limits to the entrance of McGhee Tyson Airbase.

If the grant is in the application processes, what is the submission deadline?

September 2, 2014

Worksheet reviewed by -

Grant Accountant and/or Finance Director:

Date of Commission approval:

Please provide the remaining information once the Grant is approved.

Grant CFDA#:

Date of Grant Award:

Expiration Date of Grant, as established by the Granting Agency:

Anticipated Closing Date of Grant Project:

This date may be earlier than the Expiration Date of the Grant

How will we receive the Grant Funds?

Direct Deposit, Check, Other (Please describe)

How often will the Grant Funds be sent?

Monthly, Quarterly, 1 Payment, Other (Please describe)

**Attach Budget Amendment(s) to this form when grant approved**

# Memo

**To:** Budget Committee  
**From:** Taylor Grim  
**Date:** August 11, 2014  
**Re:** Fixed Asset Manual

---

After various meetings between the Purchasing Department and Finance Department, the Fixed Asset Manual has been updated to reflect increased efficiencies throughout the county as well as oversight regarding documentation and tracking of the county's assets. Some significant improvements include:

- Increases documentation related to Fixed Assets leading to more accurate information for Auditors
- Less redundancy in policies so that confusion will be decreased across departments
- More efficient flow of information so it arrives where it is needed quicker
- Increases transparency related to the acquisition and eventual disposal of county assets

Thank you,



Blount County  
Tennessee

**Property Management  
Policies & Procedures  
Manual**  
Sixth Edition



Blount County, Tennessee

Property Management  
Policies & Procedures Manual

Sixth Edition  
TBD



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**BLOUNT COUNTY, TENNESSEE**  
**PROPERTY MANAGEMENT**  
**POLICIES AND PROCEDURES MANUAL**

**Sixth**~~Fifth~~ Edition

**INTRODUCTION**

The Blount County Budget Committee approved the establishment of a formal Fixed Asset System for Blount County on April 6, 1992.

A Fixed Asset System can be defined as a system of property management designed for the collection of all the relevant information on all the assets owned, including the procedures used to report the data, the defined responsibilities of those participating in administering the system, and the paper work and forms used in reporting the additions, deletions, transfers and changes.

Establishing and maintaining a fixed asset system for Blount County can help achieve the following goals:

- ~~More credible financial statements~~
- ~~Unqualified auditor's opinion relative to fixed assets~~
- ~~Possible lower interest rates on security offerings~~
- ~~Stronger stewardship of assets purchased with public funds~~
- ~~Accountability for ALL assets, including unrecorded fixed assets such as lease purchases~~
- ~~Stronger maintenance management of buildings, furniture and equipment~~
- ~~Stronger risk management relative to adequate insurance coverage, but not over insured~~
- ~~More control over duplication of purchases~~
- ~~Reduction in potential for loss of government funds due to violations of grant requirements~~
- ~~Stronger control over disposal of surplus property~~

~~To comply with GASB34 which requires fund accounting to convert to accrual accounting for fixed assets, where Fixed Assets are Assets at cost — Accumulated Depreciation = Net Book Value.~~

- Unqualified auditor's opinion relative to fixed assets
- Possible lower interest rates on security offerings
- Stronger stewardship of assets purchased with public funds
- Accountability for ALL assets, including unrecorded fixed assets such as lease purchases Stronger maintenance management of buildings, furniture and equipment

- Stronger risk management relative to adequate insurance coverage, but not over insured More control over duplication of purchases
- Reduction in potential for loss of government funds due to violations of grant requirements Stronger control over disposal of surplus property
- To comply with GASB34, which requires fund accounting to convert to accrual accounting for fixed assets, where Fixed Assets are Assets at cost – Accumulated Depreciation = Net Book Value.

This manual outlines and defines the plan for future fixed asset purchases and accounting and administrative procedures proposed for establishing and maintaining a workable fixed asset system in order to achieve these goals.

**Instructions for Fixed Assets:**

Currently, fixed assets/controllables are budgeted in operating and capital line items (300-500/700 lines) in various cost centers. They should now be budgeted as follows:

*All controllable assets (capital items \$500-\$4,999) should go in the following a/c's:*

Fund - Individual cc - 5007\_\_ (700 line per COA) – project

- Ex: Acct purchase of a \$500 fax machine would go into 101-052100-500719-0
- Exception: Any item that is ARRA grant related must be in a 58\_\_ cc as shown in the COA.

*All fixed assets (individual capital item > \$5,000) should go in the following a/c's:*

Fund – Capital cc per COA – 5007\_\_ (700 line per COA) – project

- Construction in fund 189 (school QCAB expenditures in fund 177), all other FA in regular fund
- In fund 101, cc 91190, we will no longer use the current system but will use projects (project # to follow the cc)
  - Ex: Acct purchase of a \$5K computer currently would go into 101-091190-521000-0...new way is 101-091190-500709-52100.
- Exception: Any item that is ARRA grant related must be in a 58\_\_ cc as shown in the COA.

**From Chart of Accounts (COA) on our website:**

*Cost centers for capital:*

Highway fund 131:

68000 Capital Outlay

Schools fund 14\_\_:

76000 Capital Outlay ----- Description Account

76100 Regular Capital Outlay

All other funds:

90000 Capital Projects ----- Control Account

- 91110 General Administration Projects
- 91120 Administration of Justice Projects
- 91130 Public Safety Projects
- 91140 Public Health and Welfare Projects
- 91150 Social, Cultural, and Recreation Projects
- 91160 Agriculture and Natural Resources Projects
- 91170 Public Utility Projects
- 91190 Other General Government Projects
- 91200 Highway and Street Capital Projects
- 91300 Education Capital Projects

*Line items for capital:*

**CAPITAL OUTLAY**

- 701 Administration Equipment
- 702 Airport Improvement
- 703 Asphalt Plant Equipment
- 704 Attendance Equipment
- 705 Bridge Construction
- 706 Building Construction
- 707 Building Improvements
- 708 Communication Equipment
- 709 Data Processing Equipment
- 710 Food Service Equipment
- 711 Furniture and Fixtures
- 712 Heating and Air Conditioning Equipment
- 713 Highway Construction

714 Highway Equipment  
715 Land  
716 Law Enforcement Equipment  
717 Maintenance Equipment  
718 Motor Vehicles  
719 Office Equipment  
720 Plant Operation Equipment  
721 Quarry Equipment  
722 Regular Instruction Equipment  
723 Right-of-Way  
724 Site Development  
725 Special Education Equipment  
726 State Aid Projects  
727 Surplus Equipment  
728 Traffic Control Equipment  
729 Transportation Equipment  
730 Vocational Instruction Equipment  
731 Voting Machines  
732 Building Purchases  
733 Solid Waste Equipment  
734 Disabilities Act Improvements  
735 Health Equipment  
790 Other Equipment  
791 Other Construction  
799 Other Capital Outlay  
ARRA cost centers:  
58801 ARRA Grant # 1  
58802 ARRA Grant # 2  
58803 ARRA Grant # 3  
58804 ARRA Grant # 4  
58805 ARRA Grant # 5  
58806 ARRA Grant # 6  
58807 ARRA Grant # 7  
58808 ARRA Grant # 8  
58809 ARRA Grant # 9  
58810 ARRA Grant # 10  
58811 ARRA Grant A  
58812 ARRA Grant B  
58813 ARRA Grant C  
58814 ARRA Grant D  
58815 ARRA Grant E  
58816 ARRA Grant F  
58817 ARRA Grant G  
58818 ARRA Grant H  
58819 ARRA Grant I  
58820 ARRA Grant J

*Note: When purchase orders are requisitioned, you will need to provide detailed information to Purchasing for all controllable/fixed asset purchases.*

## **ADMINISTRATIVE POLICIES AND PROCEDURES**

Administrative policies and procedures are outlined below:

### **Departmental Property Coordinator**

The person responsible for the custody and control of departmental property will be formally designated by the department head as the Departmental Property Coordinator by filing a "Department Notice of Property Coordinator" form with the fund accountant at the beginning of each fiscal year.

The responsibilities of the Departmental Property Coordinator include:

Coordinating and implementing the annual inventory for fixed assets.

Reconciling and reporting differences between the annual inventory and the fixed asset listing per departmental records.

Receiving, tagging and recording all purchases of fixed assets.

Reporting and recording all fixed asset transfers and retirements.

Reporting and recording all fixed assets declared surplus.

Reporting and recording all fixed assets declared scrap.

Report and record theft, and other unexplained losses.

In the case of theft, the Departmental Property Coordinator will also be responsible for notifying the police and forwarding a copy of the police report to the fund accountant.

Working closely with the fund accountant to make sure the department fixed asset records agree with accounting records.

**In the event the Departmental Property Coordinator is replaced for any reason, the following procedure should be followed:**

The departing departmental property coordinator and the newly appointed property coordinator will conduct a joint inventory.

The completed, verified joint inventory listing will be forwarded to **Account Personnel** ~~the fund accountant~~.

A new "Department Notice of Property Coordinator" designation form will be attached to the joint inventory listing.

This new asset inventory listing will supersede all prior listings.

### **Periodic Review**

A listing of the fixed asset file will be provided periodically to the **DEPARTMENTAL PROPERTY COORDINATOR**. This listing will include all the property for which the department is responsible.

The **DEPARTMENTAL PROPERTY COORDINATOR** will verify the listing; reconcile any discrepancies; sign, date and return the original copies to the fund accountant.

### **Annual Physical Inventory**

A comprehensive inventory will be held annually at a designated time. The **DEPARTMENTAL PROPERTY COORDINATOR** will be furnished with a current property listing to be used in conducting the annual physical inventory at the designated time.

### **Assets Purchased from Multiple Funding Sources**

Assets purchased from multiple funding sources for funds for which Blount County is the fiscal agent are the responsibility of the County. The property coordinators for these funds are subject to policies and procedures set forth in this manual.

### **Independent Random Checks**

During each fiscal year a person from Central Accounting WILL RANDOMLY CHECK SOME LOCATIONS. Over a 3 year period, ALL locations will be RANDOMLY CHECKED by an employee from Central Accounting. These visits will be unannounced and the purpose will be to provide independent verification that property coordinators are adhering to procedures set forth in this manual. **If there are any findings, a follow-up check will be done to prove that the issue has been resolved.**

**IN ADDITION, DURING EACH FISCAL YEAR EVERY LOCATION IS SUBJECT TO A RANDOM UNANNOUNCED CHECK BY OUR INDEPENDENT AUDITORS. THE AUDITORS WILL NOT CHECK ALL LOCATIONS IN ANY ONE-YEAR.**

### **Filing Acquisition/Disposition Records**

Acquisition/Disposition records should be filed together in a central place at each accountable location.

## **ACCOUNTING POLICIES**

Accounting policies address the capitalization policy, classes of property, and divisions of personal property.

### **Capitalization Policy**

1. To be classified as a Fixed Asset, the item must have (1) a useful life of more than one year and (2) a historical cost of **\$5,000** or more. Historical cost includes installation, freight and all other costs incurred to make the asset operable. **In the case of construction, cost such as studies, design, engineering, project management, etc. are to be including in the Capital Cost Structure.**
2. If additional expenditures are intended to repair and maintain the original life expectancy, then the expenditures are maintenance cost. If the expenditures are intended to refurbish and extend the useful life and/or change its purpose for an extended useful life, then the expenditures should be capitalized and depreciated over the remaining years in the new expected useful life.
3. **This forms the basis for the Capital Plan, which will be subject to additional County Commission Approval**

## Classes of Capital Property

- 1) Real Property
  - a) Land
  - b) Land Improvements
  - c) Buildings
  - d) Construction in Progress
- 2) Infrastructure
  - a) Roads
  - b) Bridges
  - c) Traffic Lights
  - d) Rights of Way
- 3) Motor Vehicles
  - a) Cars
  - b) Trucks
  - c) Vans, etc.
- 4) Personal Property
  - a) Building services equipment
  - b) Departmental fixed assets
  - c) Equipment
  - d) Capitalized leases
- 5) Intangibles
  - a) Intellectual Property (Licenses, Trademarks, etc.)

## Real Property

1. All property should be accounted for at historical cost.
- ~~2. Construction in progress (CIP) should be accounted for in fund 189 and charged back to each individual fund as needed.~~
  - ~~a. Exception: QSAB (school) funds are accounted for in fund 177.~~

Construction in progress (CIP) should be accounted for in appropriate fund. For example, General County shall be in fund 189, QSAB (schools) shall be in fund 177, and Highway shall be in fund 176

## Divisions of Personal Property

Personal property is divided into two categories: **Fixed Assets and Controllable Assets.**

### Fixed Assets

1. Fixed assets are those personal property items, which fall within the scope of the capitalization policy defined as those acquisitions that have (1) a useful life of more than one year **AND** (2) a historical cost for a single item of **\$5,000.00** or more. **Purchases, which fall within these guidelines, require a "Numbered Property of Blount County" tag.** Exception: live animals are NOT considered capitalized/depreciable property.
2. These assets will be handled as a perpetual inventory. That is, all additions, deletions, transfers, etc., will be tracked from the date of the acquisition through authorized disposition. These procedures are outlined in detail under Accounting Procedures.
3. Fixed assets are recorded in 700 line items of the capital cost center in each fund.

### **Controllable Assets**

1. Controllable Assets are ALL County purchased property with an estimated life of 1 year or more which do NOT meet the criteria for a fixed asset, but which should be included in the property inventory for control purposes.
2. A single item with a cost of **\$500 to \$4,999.99** will be considered a Controllable Asset.
3. **Controllable Assets** will be accounted for annually at the time of the annual physical inventory. Procedures for this reconciliation are outlined in detail under Annual Inventory.
4. **No property tag ID number will be attached to these items. However, they should be clearly marked with a blank "Property of Blount County" asset tag.**
5. Controllable items should be accounted for in 700 line items of each individual department's cost center.
6. All controllable assets are the responsibility of the individual dept. Each dept. must keep a current listing of controllables.
7. **There shall be no audit of these assets, but the list will need to be provided during the random audit of fixed assets.**

### **Infrastructure**

1. Infrastructure should be accounted for at historical cost if available. If not, the Highway Dept. will provide a reasonable estimate. Such estimate will be reviewed for reasonableness every 2 years.
2. Bridges will be accounted for at total gross cost, including any state aid reimbursements. The auditors will record a donated asset for their purposes for any state monies received.

### **Intangibles**

GASB 51 defines intangible assets as:

- Lacking physical substance,
- Nonfinancial in nature, and
- With an initial useful life extending beyond one fiscal year

If a single item meets the above criteria as well as the monetary threshold of a fixed asset, it will be reported on the books at historical cost. If a perpetual (indefinite) life is apparent, those items will be reviewed on a case by case basis and if capitalized, we will use a default 10 year term.

## **ACCOUNTING PROCEDURES**

Accounting Procedures outline the guidelines for acquisition and disposition of the ~~four~~ **five** classes of property.

### **Real Property**

#### 1. Real Property Acquisition/Disposition Record

- a. Upon acquisition of Real Property, the Property Coordinator will file a Real Property Acquisition/Disposition Record with the fund accountant.
- b. Major changes to real property must be reported to the fund accountant as soon as possible after the change occurs.

Major changes include sale or lease, change in insurance level, change in name, additions and renovations.

- c. Construction-in-progress at the end of each fiscal year should be evaluated and reported to the fund accountant as soon after June 30 as possible.

### **Personal Property**

**Fixed Assets** Often surplus property is available which **could** be adequate for many of your needs. Therefore, we urge you to investigate the possibility of surplus property before requisitioning new purchases.

#### Fixed Assets Acquired by Purchase:

#### 1. Capital Outlay Request Form

- a. This form is completed each year during the budget process and approved by the Budget Committee and the Blount County Commission.
- b. Use of the capital outlay appropriation for a purchase from a line item different from the line item which was approved at the beginning of the fiscal year would require prior approval of (1) a budget transfer to the appropriate line item and (2) a revised Capital Outlay Request Form.

#### 2. Requisitions for Purchase

- a. The acquiring department files a Requisition for Purchase with the Purchasing Agent with the proper account charged.

#### 3. Purchase Order

- a. Purchase orders will be issued by the County Purchasing Agent.

#### 4. Personal Property Acquisition/Disposition Record

- a. The Purchasing Agent will attach a copy of the Personal Property Acquisition/Disposition Record form to the receiving copy of the purchase order at the time the purchase order is issued.
- b. As soon as the property has been received in good condition and the invoices are ready for payment, **the receiving department will obtain a property**

**tag number** from Purchasing or the fund accountant (or assign a number already in custody) and complete the Personal Property Acquisition/Disposition Record. Also at this time, the property tag should be placed on the item in a visible place.

A completed Acquisition/Disposition Record is **REQUIRED FOR EACH CAPITAL PURCHASE** that falls within the scope of the capitalization policy defined in Accounting Policies.

- c. Retain the original Acquisition/Disposition Record for your **PERMANENT RECORD**. Ideally this permanent record should be kept in a central location. For example, ALL original Acquisition/Disposition records for a school would logically be retained in the school office.
- d. **When request is made for payment**, return a copy of the completed Property Acquisition/Disposition Record to the fund accountant along with the receiving copy of your purchase order and invoice from the vendor.
- e. The ~~fund accountant~~ **accounting staff member** will review the Acquisition/Disposition Record and if the form has been properly completed, approval will be given to process the invoices for payment.
- f. **THE FUND ACCOUNTANT ACCOUNTING STAFF MEMBER WILL NOT BE ALLOWED TO PROCESS PAYMENT OF INVOICES FOR FIXED ASSETS, WHICH DO NOT HAVE A COPY OF THE PROPERTY ACQUISITION/DISPOSITION RECORD ON FILE IN CENTRAL ACCOUNTING.**

Fixed Assets Acquired by Donation or Gift:

1. Obtain a property tag number **ID** from the ~~fund accountant~~ **accounting staff member** or Purchasing and attach it in the prescribed manner.
2. Complete a Personal Property Acquisition/Disposition Record:
  - a. Retain the original.
  - ~~b.~~ Send a copy of the completed original to the fund accountant.

Fixed Assets Transferred Between Departments:

1. Officials/department heads/school principals will agree on the transfer.
2. Departmental property coordinator for the originating department/school (the department accountable for the asset **before** the transfer) will:
  - a. Complete the four-part Transfer Form or complete the bottom portion of the original Acquisition/Disposition form.
  - b. Secure the required signatures. Signature of the Purchasing Agent is not required on

personal property transferred between departments within the same fund.

- c. Give the Transfer Form with the original Acquisition/Disposition form attached to the fund accountant.
- d. ~~Fund accountant~~ An accounting department employee will transfer accountability for the asset from the originating department to the receiving department.
- e. The receiving department will then be accountable for the property until it is declared surplus or disposed of by other approved methods.

Fixed Assets Declared Surplus:

Any asset deemed unsafe for use by controlling department won't be transferred unless solely for the use of parts.

- ~~1. Complete the "Disposition" portion of the ORIGINAL Acquisition/Disposition Record and deliver it, along with the surplus item, to Purchasing. Department of Education will call the Department of Education Purchasing Coordinator for instructions.~~
- ~~2. Purchasing will send a COPY of the Acquisition/Disposition Record declared surplus to the fund accountant.~~
- ~~3. The fund accountant will transfer accountability to the Purchasing Agent.~~

1. Real Property

- a. In order to declare property surplus, the Acquisition/Disposition form must be completed by the appropriate Elected Official/Department Head.
- b. The Purchasing Agent will submit resolution to the County Legislative Body for approval to declare the real property surplus.
- c. The Purchasing Department will perform the due diligence to prepare for the sale of the real property. The sale will be as outlined in the procedures for Sale of Real Property Surplus.

2. Real Property Acquired by Tax Sale

- a. The mayor shall be responsible for any lands acquired during delinquent tax sales. The county legislative body shall appoint a four member commission that shall be responsible for the sale of all lands that are not redeemed. The commission is responsible for determining an appropriate value and what will constitute a fair bid.
- b. This is accordance with TCA 67-5-2507, which can be seen in Appendix?

3. Personal Property

- a. In order to declare property surplus, the Acquisition/Disposition form must be completed by the appropriate Elected Official/Department Head.
- b. The Purchasing Department's property coordinator will determine if the item has a useful life. If so, every attempt will be made to transfer the item to a department in need. The transfer will be facilitated through the Purchasing

Department's property coordinator.

- c. If the Purchasing Department's property coordinator determines there is no immediate need but the item may be used in the future, it will be stored in the surplus area.
- d. The Purchasing Department's property coordinator will determine when an item stored in the surplus area is obsolete and it will then be sold at auction following the procedures for Sale of Personal Property Surplus.

#### 4. Motor Vehicles

- a. After a vehicle has been declared surplus by Elected Official/ Department Head and the Purchasing Agent, the department's property coordinator will complete the original Acquisition/Disposition form and submit it to the Purchasing Department's property coordinator.
- b. If the Purchasing Department determines that a motor vehicle has a useful life, it will be distributed to a department in need of a vehicle. The priority of need will be determined by the Mayor. The transfer will be facilitated through the Purchasing Department
- c. If the vehicle is not fit for use as determined by the Purchasing Department, follow the procedures for Sale of Personal Property Surplus.

#### Fixed Assets Stolen:

1. ~~File a stolen property report with the Police Department.~~
2. ~~Complete the "Disposition" portion of the ORIGINAL Acquisition/Disposition Record and send a copy to the fund accountant **along with the police report.**~~
3. ~~Remove the item from your inventory records, but **RETAIN THE ORIGINAL ACQUISITION/DISPOSITION RECORD** in your property file.~~

#### Fixed Assets Lost:

1. ~~For "Fixed Assets" lost, complete the "Disposition" portion of the ORIGINAL Acquisition/Disposition Record and send a **COPY** to the fund accountant.~~
2. ~~Remove the fixed asset from your inventory records, but **RETAIN THE ORIGINAL ACQUISITION/DISPOSITION RECORD** in a property file designated **LOST PROPERTY.**~~

#### Lost/Stolen Fixed Assets:

1. For stolen property, file a stolen property report with the appropriate law enforcement agency and provide the accounting department with a copy
2. Complete the "Disposition" portion of the ORIGINAL Acquisition/Disposition Record and send a copy to the fund accountant.
3. Remove the item from your inventory records, but **RETAIN THE ORIGINAL ACQUISITION/DISPOSITION RECORD** in your property file.

Fixed Assets Declared Scrap:

1. Fixed assets declared scrap which are being accounted for by the General Fund, Library, Highway/Public Works, and 5th JDTF may be disposed of in accordance with County Purchasing Law of 1957. See the County Purchasing Agent for procedure to follow.
2. Fixed assets declared scrap which are being accounted for by the Department of Education, would be disposed of in accordance with T.C.A. 49-6-2007. Form entitled "Personal Property Declared Scrap" will be processed in accordance with instructions on the back of the form. A copy of this form and instructions for processing it are included in Appendix B.

*Department of Education Surplus*

1. Fixed assets declared scrap which are being accounted for by the Department of Education, would be disposed of in accordance with T.C.A. 49-6-2007. Form entitled "Personal Property Declared Scrap" will be processed in accordance with instructions on the back of the form. A copy of this form and instructions for processing it are included in Appendix B.

**Seized or Confiscated Motor Vehicle Policy**

1. The Sheriff's Department and the 5<sup>th</sup> Judicial Drug Task Force should make every effort to sell seized/confiscated vehicles at least twice during the fiscal year through auction. The vehicles will be sold by the Purchasing Department by internet auction after obtaining the court order giving permission to sale.

**Controllable Assets**

Controllable Assets Acquired by Purchase:

1. Issue purchase requisition and obtain purchase order in the usual manner.
2. When item has been received and paid for, add the item to your Controllable Assets listing.

Controllable Assets Acquired by Means other than Purchase:

When Controllable Assets are acquired by any means other than by purchase, simply add the item to your Controllable Assets listing.

Disposals and Transfers of Controllable Assets:

1. Disposition of controllable assets judged by the Department Head to have no remaining useful life shall be made subject to the guidelines of the County Purchasing Agent. The method of disposal must be disclosed at the next annual inventory.
2. When department heads agree to donate, transfer or trade a Controllable Asset to another department, simply remove the item from one listing and add it to the other.

**Motor Vehicles**      **Moved under Fixed Assets Declared Surplus**

1. ~~Follow the procedures outlined for personal property in Section IV-B.~~

**Infrastructure**

1. A listing of County roads and bridges will be provided to the fund accountant **Accounting Department** by Highways/Public Works.
1. Documentation relative to the County Sewer System will be provided to the fund accountant by Highways/Public Works.

ANNUAL INVENTORY

An annual inventory will be conducted during a designated period each year. A computer printout of the updated "fixed assets" and a COPY of the "controllable assets" list for the previous year will be provided at that time.

**Fixed Assets**

1. The **DEPARTMENTAL PROPERTY COORDINATOR** will:
  - a. Compare the printout of the updated fixed asset listing provided by Central Accounting to actual fixed assets now in departmental custody.
  - b. Evaluate and update the condition code. Condition codes are listed and defined in Appendix A.
  - c. Verify matches.
  - d. Reconcile differences.
  - e. Resolve discrepancies.
  - f. Return the fixed asset listing, **SIGNED BY THE DEPARTMENTAL PROPERTY COORDINATOR AND THE DEPARTMENT HEAD**, to the fund accountant on or before the last day designated for the annual physical inventory.
2. The new fixed asset inventory listing will be used by the fund accountant to verify, reconcile differences, and agree department totals with Central Accounting Property records to establish the new fixed asset inventory.

**Motor Vehicles**

Procedure is identical to that for Fixed Assets.

### **Controllable Assets**

1. Compare the controllable asset listing to the actual controllable assets now in custody:
  - a. Delete items no longer in your possession and note the reason for the deletion.
  - b. Add items acquired since the last annual inventory, which may not have been added at the time of acquisition.
  - c. Obtain signatures of the department/school coordinator and the official/department head/principal.
2. Return the revised controllable asset listing, **SIGNED BY THE DEPARTMENTAL PROPERTY COORDINATOR AND THE DEPARTMENT HEAD**, to the fund accountant on or before the last day designated for the annual physical inventory.

### **Placement of ID Numbers**

1. The fixed asset ID numbers should be physically attached to the property whenever possible.
2. For fixed assets on which the County ID number will not physically adhere, such as bullet-proof vests, requisition an indelible ink stamp, stamp the item in a conspicuous space, and write the ID number on the blank line with an indelible ink pen.
3. Assets, such as guns, pistols, etc., which have identifying serial numbers but on which neither of the above options are feasible, assign an ID number which can be affixed to the permanent Acquisition/Disposition record which is kept in the department files.
4. Assets on which enhancements are added will be assigned the same ID number as is attached to the asset, which is being enhanced. The cost of the enhancement will be added to the cost of the original item.

Examples of the above are: (1) A computer-enhancing motherboard or (2) Manufacturer's installed software, etc.

**Physically attach a County ID number or identification tag in a visible place AT ALL TIMES if at all possible.**

## SALE OF FIXED ASSETS

### Sale of Personal Property Surplus

#### 1. Sale

- a. All sales of county-owned personal property declared surplus shall be made by public auction or sealed bid in the discretion of the Purchasing Agent in accordance with T.C.A. §5-14-108. "Public auction" includes sale by internet auction.
- b. The Purchasing Department's property coordinator will submit the completed Acquisition/Disposition form to the fund accountant.
- c. All monies received by the sale of surplus items (less any applicable auction fees) will be deposited into the fund account where it was originally purchased.
- d. After two failed attempts to sell the surplus item by auction, it will be properly disposed of in a practical manner such as regular trash, dumpster, or County landfill. County employees may not take a surplus item for personal use or non-County use.

#### 2. Exceptions to Sale

- a. Books, recordings, or other material previously in general circulation at the County public library may be sold in a public sale at the library in accordance with T.C.A. §5-14-108(o)(3).
- b. Upon request of the County Mayor, the Purchasing Agent may sell in the open market or gift, trade, or barter surplus items with an accumulative estimated value of less than \$1,000.00 to a nonprofit or charitable organization properly incorporated in Tennessee, in accordance with T.C.A. §5-14-108(o)(4).

### Sale of Motor Vehicles Surplus

1. Same procedures as Sale of Personal Property Surplus, item 1 a-c.
2. If a vehicle is only fit for scrap metal as determined by the Purchasing Department property coordinator, that asset can then be sold to the local scrap yard for current metal pricing.
  - a. The monies made from the scrap metal shall be deposited to the Trustee's Office along with a copy of the receipt.
  - b. Copies of the deposit and receipt shall be submitted to the Purchasing Department to file with the scrap form.

### Sale of Real Property Surplus

1. Same procedures as Sale of Personal Property Surplus, item 1 a-c.

APPENDIX A  
GENERAL INFORMATION

BLOUNT COUNTY, TENNESSEE

CAPITAL OUTLAY OBJECT CODES

Per County Uniform Chart Of Accounts  
Revised July 2010

- 701 Administration Equipment
- 702 Airport Improvement
- 703 Asphalt Plant Equipment
- 704 Attendance Equipment
- 705 Bridge Construction
- 706 Building Construction
- 707 Building Improvements
- 708 Communication Equipment
- 709 Data Processing Equipment
- 710 Food Service Equipment
- 711 Furniture and Fixtures
- 712 Heating and Air Conditioning Equipment
- 713 Highway Construction
- 714 Highway Equipment
- 715 Land
- 716 Law Enforcement Equipment
- 717 Maintenance Equipment
- 718 Motor Vehicles
- 719 Office Equipment
- 720 Plant Operation Equipment
- 721 Quarry Equipment
- 722 Regular Instruction Equipment
- 723 Right-of-Way
- 724 Site Development
- 725 Special Education Equipment
- 726 State Aid Projects
- 727 Surplus Equipment
- 728 Traffic Control Equipment
- 729 Transportation Equipment
- 730 Vocational Instruction
- 731 Voting Machines
- 732 Building Purchases
- 733 Solid Waste Equipment
- 734 Disabilities Act Improvements
- 735 Health Equipment
- 790 Other Equipment
- 791 Other Construction
- 799 Other Capital Outlay

## CONDITION CODES

Personal Property and Motor Vehicles on the fixed assets list are to be kept current by amending the Condition Code annually when the physical inventory is taken.

### Code

- N-1      New or unused property in excellent condition, interchangeable with new items.
- N-2      New or unused property in good condition. Property may be slightly shopworn, soiled, but utility is not impaired.
- N-3      New or unused property in fair condition. Soiled, shopworn, rusted, deteriorated, or damaged to the extent that utility is slightly impaired.
- U-1      Used property in good condition which has been repaired or renovated.
- U-2      Used property which has been repaired or renovated in the past, but has deteriorated to the extent that utility is impaired.
- U-3      Used property in good condition with no repairs required.
- U-4      Used property in fair condition, but somewhat                      deteriorated and worn.
- U-5      Used property deteriorated to the extent that utility is impaired.
- U-6      Used property requiring minor repairs.
- U-7      Used property requiring major repairs.
- U-8      Used property so badly damaged that repair would cost more than its utility value after repair.
- S-1      Salvage. Property with some value in excess of its basic material content in that parts could be utilized to repair other units.
- S-2      Scrap. Property that has no value except for its basic material content.

APPENDIX B

FORMS



BLOUNT COUNTY, TENNESSEE

PERSONAL PROPERTY ACQUISITION/DISPOSITION RECORD  
REVISED 9/01/00

LOCATION/SCHOOL \_\_\_\_\_ TAG # \_\_\_\_\_

CLASS CODE \_\_\_\_\_ ACCOUNT CODE \_\_\_\_\_

ITEM DESCRIPTION \_\_\_\_\_

VENDOR \_\_\_\_\_

MAKE/MODEL \_\_\_\_\_ SERIAL # \_\_\_\_\_

PURCHASE PRICE \$ \_\_\_\_\_ OR APPRAISED VALUE \$ \_\_\_\_\_

ACQUISITION

DATE RECEIVED \_\_\_\_\_ PURCHASE ORDER NO. \_\_\_\_\_

RECEIVED BY \_\_\_\_\_ COND. CODE \_\_\_\_\_

TRANSFERRED FROM \_\_\_\_\_ STAT. CODE \_\_\_\_\_

DONATED BY \_\_\_\_\_

DISPOSITION

\_\_\_\_\_ TRANSFER \_\_\_\_\_ STOLEN/LOST \_\_\_\_\_ SURPLUS \_\_\_\_\_ SCRAP

OTHER \_\_\_\_\_

TRANSFERRED TO \_\_\_\_\_

I certify the above described equipment has been transferred, stolen/lost, declared surplus, scrapped or disposed of by other means as indicated above. If the item was declared surplus, it is available for use by other County Offices / schools or can be sold in the prescribed manner as surplus. If stolen, a stolen property report has been filed with the Police Department.

Signature Department Head/Date

Signature Purchasing Agent/Date

\_\_\_\_\_

\_\_\_\_\_

**EXAMPLE**

**PERSONAL PROPERTY ACQUISITION/DISPOSITION RECORD**

LOCATION/SCHOOL: County Clerk/Heritage

TAG #: 01195

CLASS CODE: 92421

ACCOUNT CODE: 101-052100-500711-0

ITEM DESCRIPTION:  
(noun first)

Desk, secretarial, left  
File, 4-drawer w/lock, brown

VENDOR: ~~Beal Office Supply, Alcoa, TN~~

Staples, Alcoa, TN

MAKE/MODEL: ~~Smith & Wesson~~ Hon M100  
CP2500

SERIAL #: .A696P07005 Model

PURCHASE PRICE: \$695.00 **OR** APPRAISED VALUE: If acquisition is by means other than by purchase or transfer, fill in "appraised value" with your BEST EDUCATED ESTIMATE. **Fill in only one blank.**

**ACQUISITION:**

DATE RECEIVED: June 1, ~~1990~~ 2013

PURCHASE ORDER NO. 910092

RECEIVED BY: John Doe Smith

COND. CODE: N-1

TRANSFERRED FROM: County Buildings 101-051800-500711-0 STAT. CODE: U (U=IN

USE; R=HELD IN RESERVE; S=IN STORAGE) DONATED BY: John D. Rockefeller

**DISPOSITION:**

METHOD OF DISPOSAL: Check the method used to dispose of property

OTHER: Required if disposition is by means other than transfer, stolen, lost, surplus or scrap.

TRANSFERRED TO: Enter name and account code of receiving unit.

CERTIFICATION SIGNATURES AND DATES AS REQUIRED.  
Agent is not required on transfers within the same fund)

(Signature of Purchasing

PPACQDSP.EXP

Form No.PPACQDSP92.4a



**BLOUNT COUNTY, TENNESSEE**  
**DEPARTMENT OF EDUCATION**

**PERSONAL PROPERTY DECLARED "SCRAP"**  
New Form ~~4/01/94~~ **7/1/14**

SCHOOL \_\_\_\_\_ TAG # \_\_\_\_\_

CLASS CODE \_\_\_\_\_ Account Code \_\_\_\_\_

ITEM DESCRIPTION \_\_\_\_\_

The personal property described above has been judged to have no monetary or useful value and will be disposed of as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Principal of School \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Director of Schools \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Chairman of Board of Education \_\_\_\_\_ Date \_\_\_\_\_

**TCA 49-6-.2007.**

"Surplus personal property in local school systems which has no value or has a value less than two hundred fifty dollars (\$250) may be disposed of without the necessity of bids as required by this section." (d-1)

"In order for such disposal without bids, the principal of the school with the surplus personal property, the superintendent of the local school system, and the chairman of the local board of, education must agree in written form that the property is of no value or is of a value less than two hundred fifty dollars (\$250). (d-2)

## Instructions for "Scrap" Forms

1. Obtain the required signatures on the Personal Property Declared "Scrap" Form.
2. Process the applicable Acquisition/Disposition Form:
  - (a.) Check the word "Scrap" in the Disposition Section
  - (b.) Obtain signature of Official/department head/principal of School
  - (c.) Obtain signature of purchasing agent
3. Attach a COPY of the processed Personal Property Declared "Scrap" Form to a COPY of the processed Acquisition/Disposition Form and retain for your files.
4. Attach the completed ORIGINAL Personal Property Declared "Scrap" Form to the completed ORIGINAL Acquisition/Disposition Form and submit the ORIGINALS to the fund accountant.

BLOUNT COUNTY, TENNESSEE

MOTOR VEHICLE ACQUISITION/DISPOSITION RECORD

VEHICLE IDENTIFICATION NUMBER (VIN) \_\_\_\_\_

ACCOUNT CODE \_\_\_\_\_

VEHICLE DESCRIPTION \_\_\_\_\_

MAKE & MODEL OF VEHICLE \_\_\_\_\_

LICENSE PLATE NUMBER \_\_\_\_\_

VEHICLE UNIT NUMBER \_\_\_\_\_

LOCATION \_\_\_\_\_

PURCHASE PRICE \_\_\_\_\_ APPRAISED VALUE \_\_\_\_\_

**ACQUISITION**

Date received \_\_\_\_\_

Purchased from \_\_\_\_\_

Received by \_\_\_\_\_

Donated by \_\_\_\_\_

Other \_\_\_\_\_

**DISPOSITION**

Transfer \_\_\_\_\_ Trade-In \_\_\_\_\_ Stolen \_\_\_\_\_ Surplus \_\_\_\_\_

Transferred to \_\_\_\_\_ Exchange Price \_\_\_\_\_

Traded to \_\_\_\_\_ Trade-in Allowance \_\_\_\_\_

I certify the above described motor vehicle has been transferred or disposed of in accordance with guidelines of the Purchasing Agent. If it is declared surplus, it is available for use by other offices or can be sold as surplus. If stolen, a stolen property report has been filed with the Police Department.

Dept. Head: Signature/Date

Purchasing Agent: Signature/Date

\_\_\_\_\_

\_\_\_\_\_

**EXAMPLE**

MOTOR VEHICLE ACQUISITION/DISPOSITION RECORD VEHICLE

IDENTIFICATION NUMBER (VIN): 12345678901234567 ACCOUNT CODE: 101-054110-  
500718-0

VEHICLE DESCRIPTION: 4-DOOR, GREEN ON WHITE

MAKE & MODEL OF VEHICLE: GM; CHEVROLET CAPRICE CLASSIC; 1991 LICENSE PLATE

NUMBER: ABC-123

VEHICLE UNIT NUMBER: 58

LOCATION: County Executive Office

PURCHASE PRICE: \$13,000.00 OR APPRAISED VALUE: If acquisition is by means other than by purchase or transfer, fill in this "appraised value" blank with your BEST EDUCATED ESTIMATE.

**ACQUISITION:**

DATE RECEIVED: **June 1, 1990**

PURCHASE ORDER NO. **910092**

PURCHASED FROM: Smith Chevrolet, Inc.

RECEIVED BY: John Doe Smith

DONATED BY: John D. Rockefeller

OTHER: Acquisition other than by purchase or donation **DISPOSITION:**

METHOD OF DISPOSAL:, Check the appropriate method.

OTHER: Required if disposition is by means other than transfer, trade-in, stolen, surplus Or scrap.

TRANSFERRED TO: Enter name and account code of receiving department.

EXCHANGE PRICE: Required **ONLY IF TRANSFER IS BETWEEN FUNDS.** TRADED TO: West

Chevrolet

TRADE-IN ALLOWANCE: \$2000

CERTIFICATION, SIGNATURES AND DATE OF DISPOSITION ARE REQUIRED.

**BLOUNT COUNTY, TENNESSEE  
REAL PROPERTY ACQUISITION/DISPOSITION RECORD**

**ACQUISITION:**

ACCOUNT CODE \_\_\_\_\_ DATE ACQUIRED \_\_\_\_\_

**Land.**

DIST/MAP/GROUP/PARCEL \_\_\_\_\_ DEED BK/PAGE \_\_\_\_\_

DEED RESTRICTIONS \_\_\_\_\_

PROPERTY NAME \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

METHOD OF ACQUISITION \_\_\_\_\_ PURCHASE PRICE \_\_\_\_\_

FAIR MARKET VALUE \_\_\_\_\_ NO. ACRES \_\_\_\_\_

NUMBER OF BUILDINGS ON THIS PROPERTY \_\_\_\_\_

**Buildings.**

BUILDING \_\_\_\_\_ of \_\_\_\_\_ TYPE OF CONST \_\_\_\_\_ COST \_\_\_\_\_

PURPOSE OF FACILITY \_\_\_\_\_ INSURED AMT. \_\_\_\_\_

SQUARE FOOTAGE \_\_\_\_\_ NO. FLOORS \_\_\_\_\_ NO. ROOMS \_\_\_\_\_

ADDITIONS AND/OR RENOVATIONS (date, type, dollars):

\_\_\_\_\_

NAME AND PHONE NO. OF CONTACT PERSON \_\_\_\_\_

**DISPOSITION:**

DATE OF DISPOSITION \_\_\_\_\_

TYPE OF DISPOSITION \_\_\_\_\_

CHANGE IN NAME AND/OR ADDRESS \_\_\_\_\_

**EXAMPLE**

**REAL PROPERTY ACQUISITION/DISPOSITION RECORD**

**ACQUISITION**

ACCOUNT CODE: 101-000000-132000-0

DATE ACQUIRED: 10/01/82

**Land.**

DIST/MAP/GROUP/PARCEL: 09/058B/A/017

DEED BK/PAGE: 89-366

DEED RESTRICTIONS: EXAMPLE: Reverts to heirs when no longer used for public education in Blount County

PROPERTY NAME: BLOUNT COUNTY BOARD OF SUPERVISORS

PROPERTY ADDRESS: MORGANTON ROAD

METHOD OF ACQUISITION: PURCHASE

PURCHASE PRICE:

\$100,000

FAIR MARKET VALUE IN 1992: \$200,000 NO. OF ACRES: 7 NUMBER OF BUILDINGS ON THIS

PROPERTY: 2

**Buildings.**

BUILDING: 1 OF 2

TYPE OF CONSTRUCTION: BRICK

COST: \$450,000

PURPOSE OF FACILITY: SCHOOL ADM OFFICE

INSURED ANT: \$500,000

SQ. FT.: 5000 SQ. FT.

NO. FLOORS: 2

NO. ROOMS: 10

ADDITIONS AND/OR RENOVATIONS (date, type, dollars): 06/01/84-ADDITION OF STORAGE BLDG.- \$ 5,000 11/15/90-RENOVATION OF AUDITORIUM - \$45,000

NAME AND TELEPHONE NUMBER OF CONTACT PERSON: BILL COCHRAN/984-1212 **DISPOSITION:**

DATE OF DISPOSITION: 03/10/92

TYPE OF DISPOSITION: SALE

CHANGE IN NAME/ADDRESS: (Enter here any change in name and/or address during time of ownership)

**NOTE:** Attach additional pages if needed to responsibly fill in all blanks and/or add information to better describe the property.

**RESOLUTION No. 14-08-016**

**Sponsored by Commissioners Gerald Kirby and Brad Harrison**

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, ADDING NEW REQUIREMENTS FOR COMMERCIAL CAMPGROUNDS AND RECREATION VEHICLE PARKS, AND ALLOWING SUCH AS SPECIAL EXCEPTION WITH SPECIFIC LIMITATIONS IN THE R-1-RURAL DISTRICT 1 AND R-2-RURAL DISTRICT 2 ZONES, AND APPLYING SAME REQUIREMENTS IN THE S-SUBURBANIZING ZONE.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this day, August 21, 2014:

**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**, promoting and facilitating tourist related developments is important for the economy of Blount County, and campgrounds and recreation vehicle parks provide tourist options in the county; and

**WHEREAS**, it is desired to define appropriate areas for campground and recreation vehicle park developments, and to establish appropriate design standards for such developments in order to protect the health, safety and welfare of visitors to such developments and surrounding residents and property owners;

**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 in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for such 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 ten (10) 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 10% 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 sixty (60) consecutive days in any three-hundred-sixty-five (365) day period except:
    - 1) Recreational vehicles owned by the owner of the campground to house 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 10% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be buffered so as not to be visible from any public road or residential use property, and shall be set back from lot lines by 40 feet.
  - 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 including covered picnic tables and pavilions, 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 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited specifically to direct access on the following arterial and collector status roads: Lamar Alexander Parkway (Highway 321) from East Millers Cove Road bridge over the Little River at Walland 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; 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 may be permitted if direct access on such roads is within 250 feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.
    - 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 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.

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.
  - K. Buffering. Any site plan shall include a buffer along all side and rear property boundaries. The buffer shall be a solid fence 8 feet in height or an evergreen hedge with ultimate height of 12 feet and a planted height of at least 36 inches.
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) RV campsites 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.

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 twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

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 9.1 C (Suburbanizing District), 9.2 C (Rural District 1), and 9.3C (Rural District 2) be amended to add campgrounds and recreational vehicle parks as special exceptions with specific limitations as follows:**

9.1 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

9.2 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet, and that buffering of the use from surrounding residential land shall be constructed and maintained; ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***.

9.3 C. Uses Permitted as Special Exceptions with Specific Limitations: ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***.

**3. That Section 9.3 B be amended to delete the words “commercial camp grounds” as a special exception.**

**4. 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

# 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:** Members of the County Commission

**FROM:** John Lamb

**DATE:** May 29, 2014

**SUBJECT:** Planning Commission recommended amendment of zoning regulations for Campgrounds and RV Parks.

The Planning Commission met in regular session on May 22, 2014 and recommended the following resolution to address design and location of campgrounds and RV parks in the County. Following the resolution are summary and highlighted changes from the last consideration about one year ago.

**RESOLUTION No.** \_\_\_\_\_

**Sponsored by Commissioners** \_\_\_\_\_ **and** \_\_\_\_\_.

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, ADDING NEW REQUIREMENTS FOR COMMERCIAL CAMPGROUNDS AND RECREATION VEHICLE PARKS, AND ALLOWING SUCH AS SPECIAL EXCEPTION WITH SPECIFIC LIMITATIONS IN THE R-1-RURAL DISTRICT 1 AND R-2-RURAL DISTRICT 2 ZONES, AND APPLYING SAME REQUIREMENTS IN THE S-SUBURBANIZING ZONE.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this \_\_\_\_\_, 2014:

**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**, promoting and facilitating tourist related developments is important for the economy of Blount County, and campgrounds and recreation vehicle parks provide tourist options in the county; and

**WHEREAS**, it is desired to define appropriate areas for campground and recreation vehicle park developments, and to establish appropriate design standards for such developments in order to protect the health, safety and welfare of visitors to such developments and surrounding residents and property owners;

**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 in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for such 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 ten (10) 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 10% 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 sixty (60) consecutive days in any three-hundred-sixty-five (365) day period except:
  - 1) Recreational vehicles owned by the owner of the campground to house 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 10% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be buffered so as not to be visible from any public road or residential use property, and shall be set back from lot lines by 40 feet.
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- 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 including covered picnic tables and pavilions, 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 321 corridor leading to Townsend, and the Highway 129 corridor leading to Tallassee. With exceptions specified below, campgrounds will be limited specifically to direct access on the following arterial and collector status roads: Lamar Alexander Parkway (Highway 321) from East Millers Cove Road bridge over the Little River at Walland 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; 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 may be permitted if direct access on such roads is within 250 feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.
- 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.
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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.
  - K. Buffering. Any site plan shall include a buffer along all side and rear property boundaries. The buffer shall be a solid fence 8 feet in height or an evergreen hedge with ultimate height of 12 feet and a planted height of at least 36 inches.
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) RV campsites 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.

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 twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

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 9.1 C (Suburbanizing District), 9.2 C (Rural District 1), and 9.3C (Rural District 2) be amended to add campgrounds and recreational vehicle parks as special exceptions with specific limitations as follows:**

9.1 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); ***commercial campgrounds and recreational vehicle parks (see also section 7.18)***; Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

9.2 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales shall be located only with access and frontage on an

arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet, and that buffering of the use from surrounding residential land shall be constructed and maintained; **commercial campgrounds and recreational vehicle parks (see also section 7.18).**

9.3 C. Uses Permitted as Special Exceptions with Specific Limitations: **commercial campgrounds and recreational vehicle parks (see also section 7.18).**

3. That Section 9.3 B be amended to delete the words “commercial camp grounds” as a special exception.

4. 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

## **CHANGES FROM LAST CONSIDERATION ABOUT ONE YEAR AGO.**

This is for reference and information only.

In summary, the major changes include the following:

Explicit reference to tourism location criteria;

Reduction in allowed camping cabins from 25% of total campsites to 10%;

Reduction of allowable consecutive days of stay from 210 days to 60 days;

Reduction of allowed storage of RVs from 50% of total campsites to 10% with defined screening and buffering;

Reduction of list of roads where campgrounds and RV parks may be permitted – see below for details;

Reduction of access on intersecting roads from 3000 feet to 250 feet;

Change in application from Special Exception to Special Exception with Specific Limitation.

Below, the items changed from the last proposed regulations considered about one year ago are either in strike-out (for deletion), or highlight with underline (for addition), or highlight without underline (for modifications).

### **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 in relation to concentration of tourism activities, and where street access and capacity and other infrastructure are favorable for ~~higher density~~ such 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 ten (10) 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%~~ 10% 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 ten (210)~~ sixty (60) consecutive days in any three-hundred-sixty-five (365) day period except:
    - 1) Recreational vehicles owned and operated by by the owner of the campground to house 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 ~~50%~~ 10% of total number of campsites, and shall not encroach on primary subsurface sewage disposal system, and shall be ~~visually~~ buffered so as not to be visible from any public road or residential use property, and shall be set back from lot lines by 40 feet ~~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 including covered picnic tables and pavilions, 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 **specifically** 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 **East Millers Cove Road bridge over the Little River at Walland** ~~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 ~~3,000~~ **250** feet of direct intersection with the arterial and collector status roads, and such roads meet standards of subsection 2 below.
  
    - 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 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.

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.
  - K. Buffering. Any site plan shall include a buffer along all side and rear property boundaries. The buffer shall be a solid fence 8 feet in height or an evergreen hedge with ultimate height of 12 feet and a planted height of at least 36 inches.
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) RV campsites 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.

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 twenty-five (25) feet from any stream bank, and at least fifty (50) feet from the bank of the Little River.

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 **9.1 C (Suburbanizing District), 9.2 C (Rural District 1), and 9.3C (Rural District 2)** ~~9.1B, 9.2B, and 9.3B~~ be amended to add campgrounds and recreational vehicle parks as special exceptions **with specific limitations** 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.~~

9.1 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport Shooting Range (subject to provisions and requirements in Section 7.13); **commercial campgrounds and recreational vehicle parks (see also section 7.18)**; Any commercial activity not specifically identified in sub-sections A or B above and which is allowed as a permitted use in the Commercial District in Section 9.4.A, provided that any such use shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet and no greater than two stories, and that buffering of the use from surrounding residential land shall be constructed and maintained.

~~**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.~~

9.2 C. Uses Permitted as Special Exceptions with Specific Limitations: Indoor Sport

Shooting Range (Subject to provisions and requirements in Section 7.13); Outdoor Sport Shooting Range (Subject to provisions and requirements in Section 7.13); Convenience Stores with vehicle fuel sales, provided that any such convenience stores with vehicle fuel sales shall be located only with access and frontage on an arterial or collector status road as specified on the Major Road Plan of any regional planning commission within the county as registered with the Register of Deeds office, and provided that any such use shall be conducted on a lot or tract of at least one acre, that any such use shall be housed in a structure with footprint no greater than 4,000 square feet, and that buffering of the use from surrounding residential land shall be constructed and maintained; **commercial campgrounds and recreational vehicle parks (see also section 7.18).**

~~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.~~

9.3 C. Uses Permitted as Special Exceptions with Specific Limitations: **commercial campgrounds and recreational vehicle parks (see also section 7.18).**

3. That Section 9.3 B be amended to delete the words “commercial camp grounds” as a special exception.

4. 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.

**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 and hold public hearing on August 12, 2014 at 6:15 P.M., at the Blount County Courthouse Commission Meeting Room for the following proposed amendments to the Zoning Resolution of Blount County, Tennessee, being Resolution 00-06-010.

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, ADDING NEW REQUIREMENTS FOR COMMERCIAL CAMPGROUNDS AND RECREATION VEHICLE PARKS, AND ALLOWING SUCH AS SPECIAL EXCEPTION WITH SPECIFIC LIMITATIONS IN THE R-1-RURAL DISTRICT 1 AND R-2-RURAL DISTRICT 2 ZONES, AND APPLYING SAME REQUIREMENTS IN THE S-SUBURBANIZING ZONE.**

Summary of new Section 7.18: setting forth purpose and requiring site plan; setting 10 acre minimum lot size for development; allowing commercial campgrounds and recreation vehicle parks containing recreational vehicles, travel trailers, pick-up coaches, motor homes, camping trailers and tents, with design standards, and allowing camping cabins not to exceed 10 percent of total camp sites; limiting recreational vehicle site occupancy to no more than 60 consecutive days within a 365 day period; providing specific exemptions for housing camp workers and storage of unoccupied vehicles, the number of stored vehicles which cannot exceed 10 percent of the number of campsites and which shall meet setback and buffer requirements; allowing campsites for camp workers; allowing accessory uses to the campground occupying no more than 5 percent of campground area; prohibiting mobile homes and mobile home parks, and permanent residences except on-site manager; setting design standards for recreational vehicle parks and campgrounds, including density and number of sites; limiting access and location to specific collector and arterial status roads being Lamar Alexander Parkway (Highway 321) from East Millers Cove Road bridge over the Little River at Walland 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, and Hwy 129 (Calderwood Hwy) from intersection with Six Mile Road to intersection with Happy Valley Road, with provision for development on other intersecting roads lateral to such roads for a distance 250 feet; limiting access and location only on roads meeting minimum of 18 feet of pavement with 2 foot shoulders; design of entry drive at intersection with public road, provision for deceleration lane if necessary, design of internal roadways or drives including erosion control; allowance for a check-in facility with queuing capacity, requiring parking spaces for personnel and guests; requiring public sewer or an approved subsurface sewage system, requiring fire protection plans with fire hydrants, requiring plan for garbage service and screening of receptacles, allowing one fire pit per campsite; requiring conformity with lighting standards in Section 7.15.D and any other applicable laws on lighting and noise; requiring buffering of solid fence or evergreen hedge along side and rear property lines; setting design requirements for recreational vehicle campsites and tent campsites and camping cabin sites, including a minimum campsite area of 1,400 square feet, minimum separation of 10 feet between units, provision of stable parking pad for recreational vehicles, prohibition of building or storage shed on campsites, provision of minimum one 10 by 20 foot automobile parking space per campsite, requirement that each campsite abut at least one internal roadway and requiring all campsites to access via an internal roadway; requirement that campsites be set back at least 25 feet from stream bank and 50 feet from bank of Little River; requiring that all campsites be designed in conformity with floodplain regulations if within the floodzone. Summary of Sections 9.1.C, 9.2.C, and 9.3.C: adding commercial campgrounds and recreational vehicle parks to uses permitted as special exception with specific limitations in the zone, with reference to specific regulations in Section 7.18. Summary of Section 9.3.B deleting the words "commercial camp grounds" as a special exception. Summary of Section 13: adding definitions of camping cabin and commercial campground.

Copy of the proposed resolution is available at the County Commission offices in the Blount County Courthouse.

APPROVED:  
Jerome Moon  
Commission Chairman

ATTEST:  
Roy Crawford, Jr.  
County Clerk

Ed Mitchell  
County Mayor

**RESOLUTION No. 14-08-004**

***Sponsored by Commissioners: Roy Gamble, Gordon Wright II, Tonya Burchfield, Mike Lewis, Steve Samples, Mark Hasty, Jerome Moon, Gary Farmer, Peggy Lambert, Richard Carver, Holden Lail, and Kenneth Melton***

**RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN BLOUNT COUNTY, TENNESSEE AND APPALACHIAN BLACK BEAR REHABILITATION AND RELEASE CENTER, INC. (ABR).**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled August 21, 2014:

**WHEREAS**, Blount County is the owner of certain real property located in Blount County, Tennessee, conveyed to Blount County by Tuckaleechee Wildlife Center, Inc. recorded on August 23, 2005, in Deed Book, 2072, Page 373-375; and

**WHEREAS**, Appalachian Black Bear Rehabilitation and Release Center, Inc. (ABR) is a 501 (c) (3) organization which assists the National Park Service and Tennessee Wildlife Resource Agency (TWRA) in caring for orphaned black bear cubs; and

**WHEREAS**, the black bear population has increased statewide and has required ABR to expand their facility, as a result it is now necessary to increase the buffer space needed to protect the wild bear cubs from habituation to humans; and

**WHEREAS**, pursuant to Tennessee Code Annotated §§ 5- 7- 116, 5-1-118 (a) (1), and 6-2-201 (8), Blount County has the authority to lease real property; and

**WHEREAS**, Appalachian Black Bear Rehabilitation and Release Center, Inc. (ABR) has advised members of the board of directors for Tuckaleechee Wildlife Center Inc. of the ABR's intent to enter into a lease with Blount County, Tennessee; and has been informed that Tuckaleechee Wildlife Center, Inc. Board of Directors support the attached lease.

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

- 1 That the lease agreement between Blount County, Tennessee, and Appalachian Black Bear Rehabilitation and Release Center, Inc. (attachment A), is hereby approved; and
2. That Blount County Mayor Ed Mitchell is authorized to sign and execute the lease agreement, pages A1 – A9 (Attachment A).

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

**This Instrument Prepared By:  
John C. Burgin Jr.  
Kramer, Rayson LLP  
P. O. Box 629  
Knoxville, TN 37901-0629**

**LEASE AGREEMENT**

THIS INDENTURE, made and entered into as of this 21<sup>st</sup> day of August 2014, by and between BLOUNT COUNTY, TENNESSEE, a political subdivision of the State of Tennessee, hereinafter referred to as “Blount County” or “Lessor” and APPALACHIAN BLACK BEAR REHABILITATION AND RELEASE CENTER, INC., a not-for-profit corporation chartered under the laws of the State of Tennessee, hereinafter referred to as “Appalachian Bear Rescue” or “Lessee.”

**WITNESSETH:**

WHEREAS, Blount County is the owner of certain real property located in Blount County, Tennessee, conveyed to Blount County by Tuckaleechee Wildlife Center, Inc. recorded on August 23, 2005, in Deed Book 2072, Page 373-375, and

WHEREAS, the terms of the aforesaid conveyance was taken subject to a Lease Agreement between Tuckaleechee Wildlife Center, Inc., and Appalachian Bear Rescue, recorded on March 30, 2005, in Deed Book 2051, Page 800 (“TWC Lease Agreement”), and

WHEREAS, pursuant to Tenn. Code Ann. §§ 5-1-116, 5-1-118(a)(1) and 6-2-201(8), Blount County has the authority to lease real property, and

WHEREAS, the TWC Lease Agreement provided that Appalachian Bear Rescue would lease approximately twenty-five and one-half acres, all on the property Tuckaleechee Wildlife Center, Inc. later conveyed to Blount County, and

WHEREAS, the TWC Lease Agreement provided for a lease term ending the 31<sup>st</sup> Day of December 2035, but provided Appalachian Bear Rescue with the option to extend the term of the Lease for two (2) additional terms of five (5) years each, and

WHEREAS, since the execution of the TWC Lease Agreement, the properties in the areas near the leased property have been substantially developed and further future development is reasonably anticipated; and

WHEREAS, the Executive Director of the Tennessee Wildlife Resources Agency has advised the Blount County Mayor that a lease to Appalachian Bear Rescue of the balance of the acres, conveyed by Tuckaleechee Wildlife Center, Inc., is essential to the successful rescue, rehabilitation and return to the wild of the black bears in the care of Appalachian Bear Rescue, and

WHEREAS, Appalachian Bear Rescue has advised members of the board of directors for Tuckaleechee Wildlife Center, Inc., of the intent to enter into this Lease and have been informed that the members of the board of directors for Tuckaleechee Wildlife Center, Inc. support this Lease,

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein it is hereby mutually agreed as follows:

1. Description. The Lessor does hereby lease, let and demise unto the Lessee, for the purposes contained herein, certain real property which is located in Blount County, Tennessee, consisting of approximately forty (40) acres, the same being all of the property conveyed to Blount County by Tuckaleechee Wildlife Center, Inc. recorded on August 23, 2005, in Deed Book 2072, Page 373-375, but not including the property that is already subject to the TWC Lease Agreement (the “Leased Premises”).

2. Term. This Lease shall be effective upon affirmative approval by the governing body of Blount County, Tennessee, and shall end on the 31<sup>st</sup> day of December, 2035, provided that Lessee shall have the option to extend the term of this Lease for two (2) additional terms of five (5) years each term.

3. Lease Payment. There shall be no lease payments payable by the Lessee to the Lessor. The parties hereto recognize that the sole consideration for this Lease is the use of the Leased Premises for the purposes set forth herein and the other obligations contained in this lease agreement.

4. Use of Premises. The parties hereto agree that the Lessee shall use the Leased Premises for the sole purpose of conducting and supporting wildlife research activities with primary focus on the research program of the American black bear. This use shall include, but not be limited to, collecting biological and behavioral data on the American black bear; developing techniques for evaluating the suitability of individual bears for receiving rehabilitation services; developing techniques for rehabilitating American black bears to survival in the wild; educating the general public, including especially the citizens of Blount County, Tennessee, concerning black bears and their habitats; and evaluating the survival of rehabilitated and released bears. The parties hereto agree that the use of the Leased Premises by the Lessee in accordance with this paragraph is the primary consideration for the Lessor to enter into this lease agreement. The parties further agree that the use of the Leased Premises other than as set forth in this paragraph is a material default in this lease agreement.

5. Taxes and Assessments. The Lessee shall be responsible for all real estate taxes and any other assessments levied against the Leased Premises. Blount County acknowledges that Appalachian Bear Rescue will be submitting an application to the State Board of

Equalization for approval of a tax-exempt use of Leased Premises together with any personal property thereupon. By entering into this lease, Blount County hereby demonstrates that it supports Appalachian Bear Rescue's application for tax-exempt usage. Nothing in this paragraph shall be construed to require Blount County to take affirmative action or to expend any funds in support of Appalachian Bear Rescue's application for tax-exempt usage.

6. Termination. In the event the Lessee shall at any time cease to use the Leased Premises for the purposes set forth in Paragraph 4 of this lease, or in the event Lessee shall cease to exist as an organization by failing to maintain its non-profit/tax exempt corporate status, then the Lessor shall have the right to terminate this lease agreement. Lessee shall have the right to terminate this Lease upon the giving of 180 days advance written notice to the Lessor. Upon the termination of this lease agreement, the Lessee shall deliver the Leased Premises to the Lessor.

7. Improvements. Lessee shall have the right to construct any improvements upon the Leased Premises which are consistent with the use of the Leased Premises as set forth in Paragraph 4 above and the terms of the Warranty Deed between Tuckaleechee Wildlife Center, Inc. and Blount County. The parties further agree that, in the future, should Appalachian Bear Rescue find it necessary to install additional fenced areas on the Leased Premises for the purpose of housing black bears for rehabilitation purposes, that this installation of fences would be consistent with the terms of the Warranty Deed between Tuckaleechee Wildlife Center, Inc. and Blount County. At the expiration of the term of this lease, or upon the termination of this lease, whichever occurs first, all fixed improvements erected upon the Leased Premises shall become the property of the Lessor. It is agreed that any fences erected by (or on behalf of) the Appalachian Bear Rescue for the purpose of housing black bears being rehabilitated are not considered improvements, and the Lessee shall have the right to remove the same from the Lease

Premises at any time and that upon expiration of this Lease, the fences shall be removed from the Leased Premises.

8. Indemnification. The Lessee shall indemnify and hold Lessor harmless from any and all legal claims, damages, and judgments arising out of the installation, occupation, use, maintenance, and operation of the Leased Premises pursuant to this lease agreement. The Lessee shall assume any and all responsibility and liability therefor and agrees to defend the Lessor against any such action that might be brought against it or the Lessor and to discharge any judgment that might be rendered therein.

9. Insurance. The Lessee shall be required to obtain and keep in full force and effect during the entire term of this lease public liability insurance in the amount of Five Hundred Thousand Dollars (\$500,000.00) naming the Lessor as a named insured in said policy of public liability insurance. The aggregate total of public liability insurance held by the Lessee shall not exceed One Million Dollars (\$1,000,000.00).

10. Compliance with Laws. The Lessee agrees that it shall not commit any act or engage in any practice in, upon, or about the Leased Premises which is contrary to the laws of the United States or of the State of Tennessee, or to any applicable ordinance or regulation which would cause injury or damage to any person or property, including the Leased Premises and the improvements thereon, and shall use reasonable care and diligence to keep and maintain said Leased Premises in a neat, orderly, and sanitary condition.

11. Sub-let or Assign. The Lessee shall not sub-let or assign the Leased Premises, or otherwise convey any interest therein, in whole or in part without the prior written consent of the Lessor.

12. Default. In the event the Lessee fails to observe or violates the terms, conditions and understandings hereof to be observed or performed by it, and if any such failure or violation shall have continued for a period of thirty (30) days after the Lessee shall have received written notice from the Lessor to correct any such failure or violation, then in that event the Lessor at its option, may terminate this lease and may reenter the Leased Premises and retake possession thereof consistent with other provisions of this agreement.

13. Performance. Failure of the Lessor to insist upon strict performance of any of the terms and conditions herein shall not be deemed a waiver of any of the rights and remedies that the Lessor shall have and shall not be deemed a waiver of any subsequent breach or default of any terms or conditions.

14. Entry by Lessor. The Lessor, its agents and representatives may, at any reasonable time or times, enter the Leased Premises for the purpose of inspection thereof; provided, however, that in so doing the Lessor, its agent or representatives shall provide reasonable notice and endeavor to avoid unreasonable interference with the use and occupancy of the Leased Premises by the Lessee.

15. Notice. All notices to be given with respect to this lease shall be in writing. Such notices shall be sent by certified mail, postage prepaid, and return receipt requested to the party to be notified. Each notice shall be deemed to have been given at the time it shall be deposited in the United States Mail in the manner prescribed herein. Nothing contained herein shall be construed to preclude personal service of any notice. Notice to the Lessee shall be made to the address as follows:

Jack Burgin  
General Counsel, Appalachian Bear Rescue  
P.O. Box 629  
Suite 2500 First Tennessee Plaza  
800 S. Gay St.  
Knoxville, Tennessee 37922

Notice to the Lessor shall be made to the address as follows:

Ed Mitchell or the then duly elected  
Blount County Mayor  
341 Court Street  
Maryville, TN 37804

16. Governing Law. This Lease and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of Tennessee without regard to any rules or laws governing conflicts of law.

17. Partial Invalidity. If any term, covenant, condition, or provision of this Lease and the application thereof to any person or circumstance shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition, and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

18. Interpretation. Wherever herein the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders, and vice versa, as the context shall require. The section headings used herein are for reference and convenience only, and shall not enter into the interpretation hereof. This Lease may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. The terms “Lessor” and “Lessee” whenever used herein shall mean only the owner at the time of Lessor’s or Lessee’s interest herein, and upon any sale or

assignment of the interest of either Lessor or Lessee herein, their respective successors in interest and/or assigns shall, during the term of their ownership of their respective estates herein, be deemed to be Lessor or Lessee, as the case may be.

19. Entire Agreement. No oral statement or prior written material shall have any force or effect. Lessee agrees that it is not relying on any representations or agreements other than those contained in this Lease. This agreement shall not be modified or cancelled except by writing subscribed by all parties.

20. Miscellaneous. Nothing in this Lease shall be construed to create any rights in any person who is not a party to this Lease. Nothing in this Lease shall be construed to modify or affect the terms of the TWC Lease Agreement.

21. Short-Form Lease. The parties will at anytime, at the request of either one, promptly execute duplicate originals of an instrument, in recordable form, which will constitute a short form of Lease, setting forth a description of the Leased Premises, the term of this Lease and any other portions thereof, excepting the rental provisions, as either party may request.

22. Parties. Except as herein otherwise expressly provided, the covenants, conditions and agreements contained in this Lease shall bind and inure to the benefit of Lessor and Lessee and their respective heirs, successors, administrators and assigns.

IN WITNESS WHEREOF, the undersigned parties have caused this instrument to be executed by the proper persons thereunto duly authorized on the day and date first above written.

LESSOR:

BLOUNT COUNTY, TENNESSEE

By: \_\_\_\_\_  
Ed Mitchell, County Mayor

STATE OF TENNESSEE  
COUNTY OF BLOUNT

Before me, the undersigned authority, a Notary Public of said state and county, personally appeared Ed Mitchell, County Mayor, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the County Mayor of Blount County, the within named political subdivision of the State of Tennessee, and that he, as duly elected County Mayor, being authorized so to do by affirmative resolution of the Blount County Commission on August 21, 2014, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself for and on behalf of Blount County, Tennessee.

Witness my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

LESSEE:

APPALACHIAN BLACK BEAR  
REHABILITATION AND RELEASE CENTER, INC.

By: \_\_\_\_\_  
Dana Dodd, President

STATE OF TENNESSEE  
COUNTY OF BLOUNT

Before me, the undersigned authority, a Notary Public of said state and county, personally appeared Dana Dodd, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of Appalachian Black Bear Rehabilitation and Release Center, Inc., the within named bargainor, a not-for-profit corporation, and that she, as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as President.

Witness my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

# **CRAIG L. GARRETT**

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## **ATTORNEY AT LAW, PLLC**

**CRAIG L. GARRETT  
J. SCOTT STUART**

**607 SMITHVIEW DRIVE  
MARYVILLE, TENNESSEE 37803  
PHONE: 865-984-8200  
FAX: 865-981-2833  
E-MAIL: MAIL@CGARRETTLAW.COM**

### **M E M O**

**TO: JEROME MOON, CHAIRMAN OF THE BLOUNT COUNTY COMMISSION**

**CC: ED MITCHELL, BLOUNT COUNTY MAYOR**

**FROM: CRAIG L. GARRETT, BLOUNT COUNTY ATTORNEY**

**RE: RESOLUTION NO. 14-08-002 AND LEASE AGREEMENT WITH APPALACHIAN BLACK BEAR REHABILITATION AND RELEASE CENTER, INC.**

**DATE: AUGUST 5, 2014**

I have reviewed the proposed Lease Agreement with the Appalachian Black Bear Rehabilitation and Release Center, Inc. and also the Resolution for submission to the Commission that approves the lease. I am satisfied with the form and terms of the lease and also feel that the Resolution is adequate to lease the property pursuant to the terms of the proposed lease. I see no problems with either document being approved by the Commission.

If you have any questions, please let me know.



**Appalachian Bear Rescue**  
P.O. Box 364  
Townsend, Tennessee 37882  
865 448 0143 (phone)  
appbearrescue@gmail.com  
[www.abrTN.org](http://www.abrTN.org)

## APPALACHIAN BEAR RESCUE (ABR) FACT SHEET

Chartered as the Appalachian Black Bear Rehabilitation & Release Center Inc. in July 1990, the organization does business as the Appalachian Bear Rescue. ABR received its 501(c) (3) status from the Internal Revenue Service (FIN: 58-1919032) in February of 1991. ABR is registered with the Tennessee Secretary of State (Registration No. 3907).

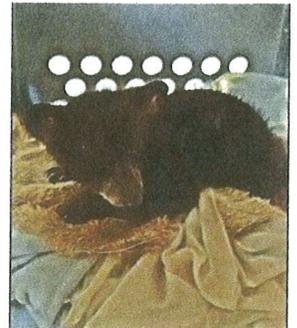
### ORGANIZATION:

Located on twenty-five acres of leased Blount County land near the Great Smoky Mountains National Park in Townsend, Tennessee, Appalachian Bear Rescue was formed in response to an acorn failure in the fall of 1989. In an effort to assist the National Park Service (NPS) and the Tennessee Wildlife Resources Agency (TWRA) in caring for orphaned cubs, a group of dedicated individuals formed what is now ABR. To date, ABR have helped over two hundred orphaned black bear cubs from eight southeastern states. In 1998, the Tennessee Conservation League awarded ABR Conservationist Group of the Year. **ABR is the only licensed black bear rehabilitation facility in Tennessee.**

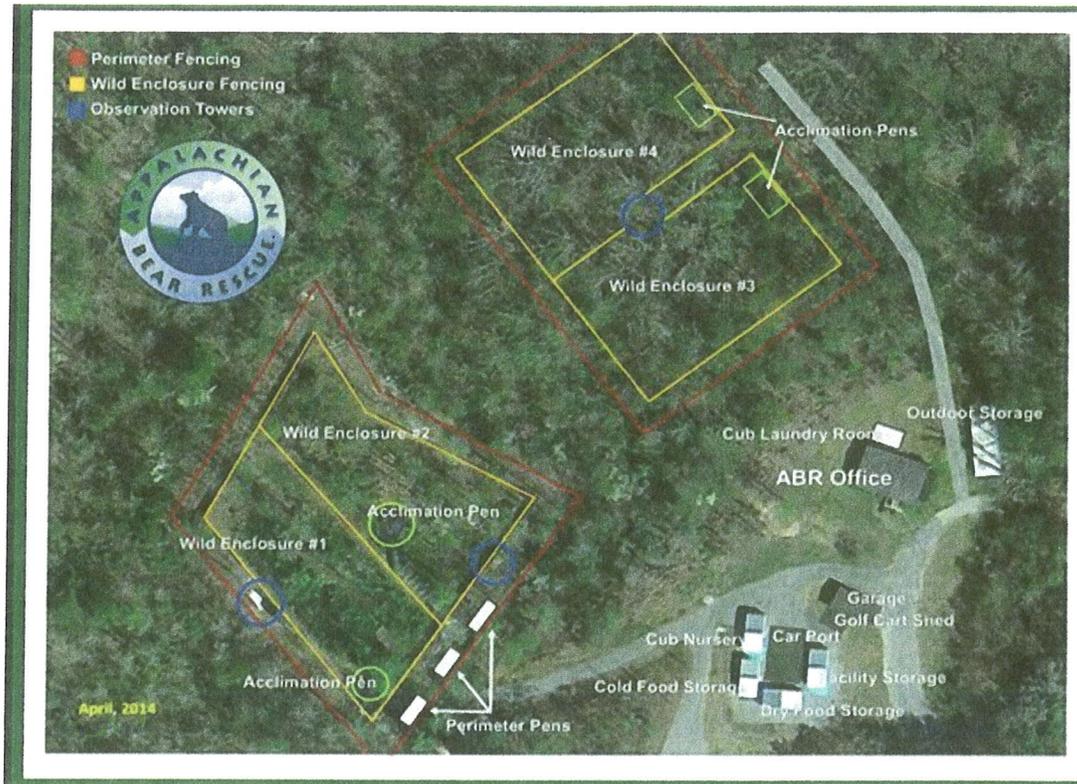
Appalachian Bear Rescue's facility is closed to the public to avoid potential habituation to humans. The full-time curator and the two part-time curators are the only people holding salaried positions, and are the only people who have contact with the cubs. Everyone else associated with ABR, including the president and the board of directors, is a volunteer. As a non-profit organization, ABR is entirely dependent on donations from our generous supporters and volunteers. All efforts are focused on **"Giving Bears a Second Chance"**.

ABR collaborates with the TWRA, GSMNP, the UT College of Veterinary Medicine and Dr. Ed Ramsay, and retired GSMNP Wildlife Biologist and best-selling author Kim DeLozier to provide the best care for injured and orphaned black bear cubs.

The increase in the black bear population state-wide has forced ABR to renovate and expand the facility to meet the growing demand for bear cub care. Facility expansion has pushed the bear enclosures closer to the existing property boundaries. As result, it is now necessary to increase the buffer space needed to protect the wild bear cubs from habituation to humans.



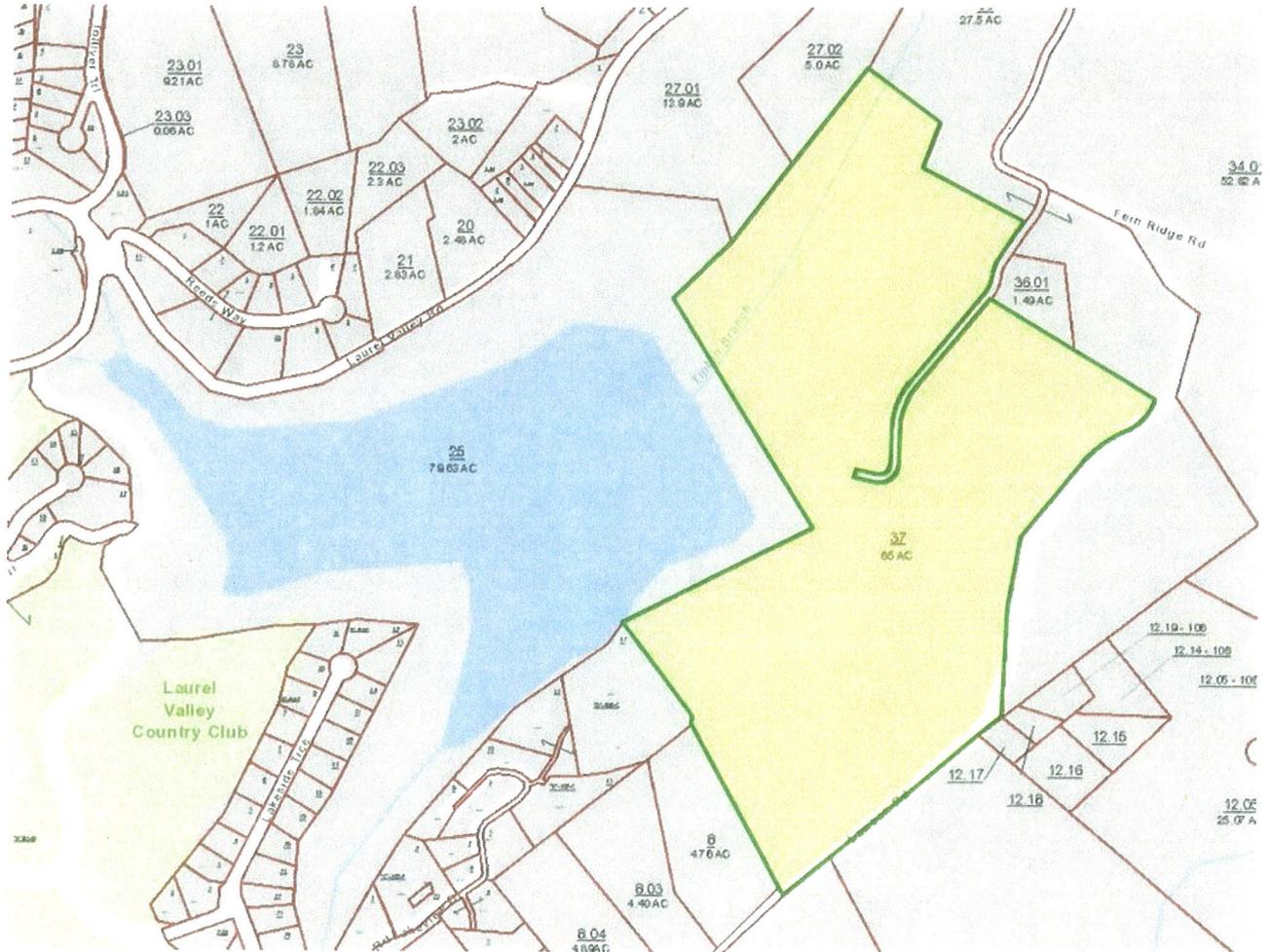
## Appalachian Bear Rescue Accomplishments 2012-2014



- Increased overall general donations by over 100%
- Moved largest fundraising event to Townsend and increased revenues from event by over 500%.
- Spent over \$250K on projects to:
  - Renovate all existing buildings including the ABR office, garage, existing storage areas, well, and all animal enclosures.
  - Add a cub nursery, refrigerated and dry storage facilities, laundry facility, and a carport.
  - Complete 80% of construction of two new wild enclosures to double existing enclosure space. These new enclosures are state-of-the-art facilities designed to best simulate the wild cub environment while ensuring curator safety. Enclosures include natural dens, climbing and water features, and deploy new strategies and techniques for the feeding and care of the bears with the least human interaction possible. Project budget is \$120K. To date, ABR has raised \$101K for this effort.
- Grew Facebook following to over 45,000 fans to allow sharing of rehab activities, education of a global audience, and to enable donations from fans around the world.
- Hired a full-time curator (Maryville College graduate) and 2 part time curators.
- Built a large volunteer network with varying areas of expertise.
- Extended Bear Smart K-8 Education at schools and libraries and provided seminars and presentations at public events to include over 70 presentations per year about living safely with black bears.

# Property Map

Parcel 37 on this map printed from the Tennessee Property Viewer website is currently owned by Blount County. Appalachian Black Bear Rehabilitation and Release Center, Inc. (dba Appalachian Bear Rescue) holds a lease with Blount County for 25.5 acres of the 65 acre parcel. Appalachian Bear Rescue requests a lease on the remaining 40 acres on this 65 acre parcel.





## TENNESSEE WILDLIFE RESOURCES AGENCY

ELLINGTON AGRICULTURAL CENTER  
P. O. BOX 40747  
NASHVILLE TENNESSEE 37204

June 25, 2014

The Honorable Ed Mitchell  
Blount County Mayor  
341 Court Street  
Maryville, TN 37804

Dear Honorable Mayor Mitchell,

The Tennessee Wildlife Resources Agency has greatly appreciated the professional service the Appalachian Bear Rescue (ABR) provides to the citizens of Tennessee. Black bears are not only a valuable resource to the ecosystem; they are an extremely valuable resource for tourism in Blount County and Tennessee. Recently, the ABR has invested in Blount County by improving the facilities and growing the capacity to care for more black bears. We would like to encourage you and the Blount County Commission to work with the ABR to ensure their continued success by allowing them control over the 40 acres adjoining their current lease. The increased buffer and security zone this land would provide is essential to the successful rescue, rehabilitation and return to the wild of this icon of the Smokies.

We have enjoyed the great working relationship with the ABR and would like to see this relationship continued well into the future.

Respectfully Yours,

A handwritten signature in blue ink that reads "Ed Carter".

Ed Carter, Executive Director  
Tennessee Wildlife Resources Agency

Cc: Daryl Ratajczak, TWRA, Wildlife and Forestry, Division Chief  
Walter Cook, TWRA Captive Animal Coordinator

**The State of Tennessee**

IS AN EQUAL OPPORTUNITY, EQUAL ACCESS, AFFIRMATIVE ACTION EMPLOYER

**RESOLUTION NO. 14-08-017**

**SPONSORED BY COMMISSIONERS JEROME MOON AND MARK HASTY**

**A RESOLUTION BY THE BLOUNT COUNTY COMMISSION PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 54-10-216 TO CLOSE AND VACATE THE ROAD BED AND RIGHT-OF-WAY OF ZENITH DR, A COUNTY MAINTAINED ROAD LOCATED IN BLOUNT COUNTY, TENNESSEE.**

**WHEREAS**, the legislative body of the County has the authority, under Tennessee Code Annotated Section 54-10-216, to close existing roads and abandon right-of-ways; and

**WHEREAS**, Zenith Dr. is listed on the "Official County Road List" and is approximately 390' long with a 12' wide asphalt road bed and 16' of right-of-way; and

**WHEREAS**, the Maryville Planning Commission and Highway Superintendent received a request from the owner of properties located on each side of Zenith Dr., referenced by Tax Map 092, Parcels 016.00 and 016.03, to abandon the existing Zenith Dr. road bed and right-of-way; and

**WHEREAS**, the requesting property owner is the only interested property owner and no further notice is required; and

**WHEREAS**, the Maryville Planning Commission on July 22, 2014, reviewed this matter, including the recommendation of the County Highway Superintendent, and based on its investigation has determined that, in its opinion, the closing of said right-of-way will not adversely affect any property owners or the present or future function of the County's roadway system, and recommends the closure of said road bed and right-of-way ; and

**WHEREAS**, the County Commission feels the closure of the right-of-way is not detrimental to the community or to the present or future function of the County roadway system.

**NOW THEREFORE, BE IT RESOLVED** by the Blount County Commissioners assembled in regular session at Maryville, Tennessee, on this 21<sup>st</sup> day of August, 2014, that Zenith Dr. is hereby closed, with any interest the County has in the right-of-way being hereby relinquished as provided by law.

**BE IT FURTHER RESOLVED** that although the only legal requirement of the County Commission is to adopt a resolution closing the described right-of-way, upon the request of adjacent landowner, and upon review by the County Attorney and a determination having been made in the attorney's opinion, the execution of a Quitclaim Deed evidencing the release and conveyance of any interest the County might have in the aforescribed right-of-way would not adversely affect the rights of any property owners, would further protect the County from potential liability and restore said property to the tax roll, the Blount County Mayor is hereby authorized to execute a Quitclaim Deed in favor of the applicant for the right-of-way (or the portion thereof) hereby authorized to be closed, upon the payment of any fees and expenses involved in deeding the property to the applicant.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL TAKE EFFECT IMMEDIATELY, THE PUBLIC WELFARE REQUIRING IT.**

**Duly authorized and approved this 21<sup>st</sup> day of August, 2014.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

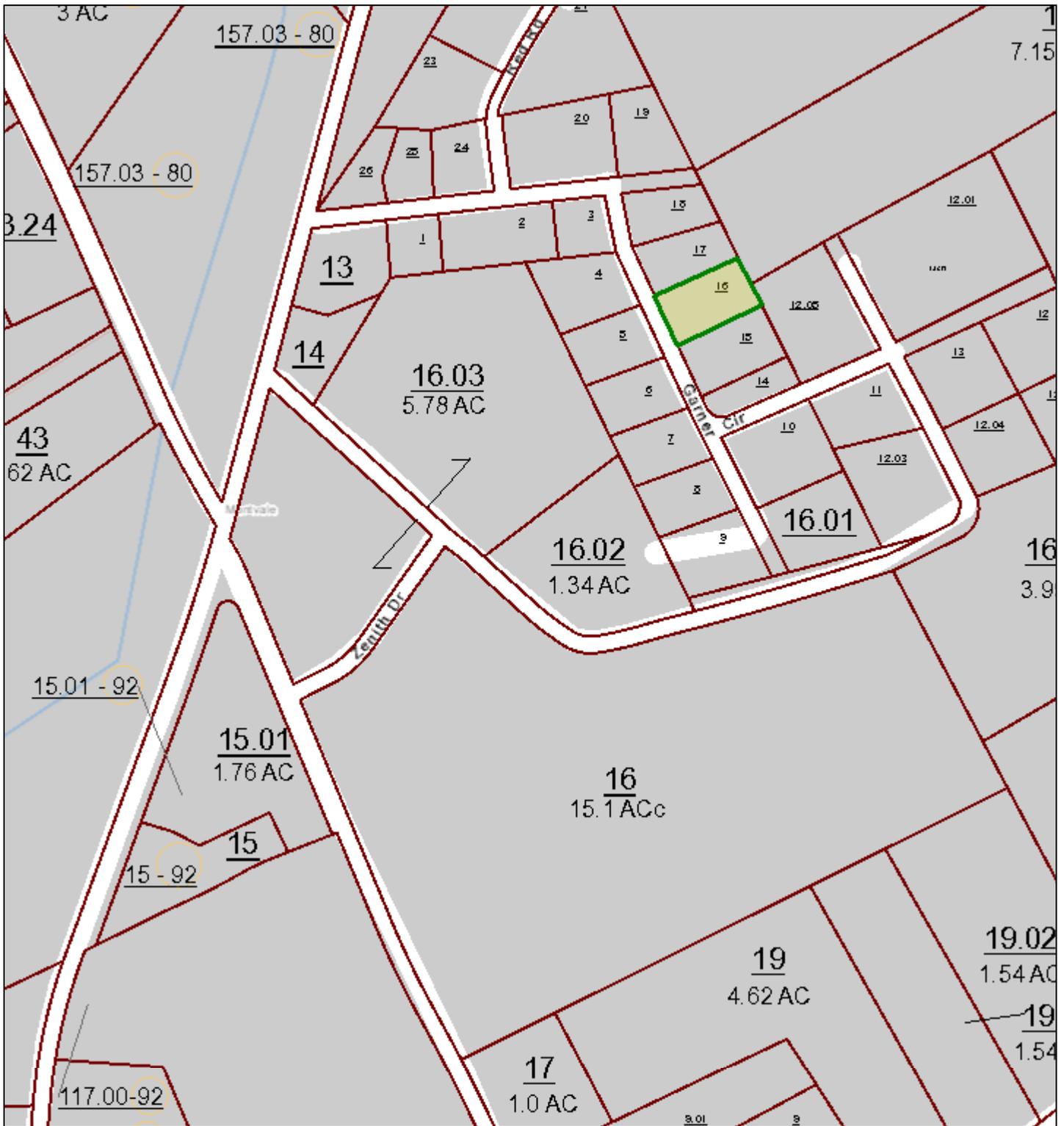
Approved: \_\_\_\_\_

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

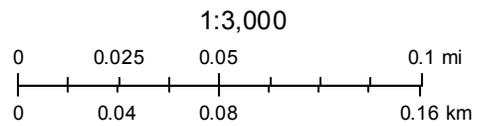
\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

# Blount County - Parcel: 092H A 016.00



July 30, 2014



# Memo

**To:** Blount County Commission  
**From:** Building Commissioner  
**CC:** Other commission members and staff  
**Date:** 7/29/2014  
**Re:** Proposed revision of section 7.4-D-7-a of the zoning regulations for Blount County.

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## **Background:**

At the July 2014 Planning Commission meeting, action was taken to send a proposed revision of the zoning regulation onto the County Commission with a recommendation to approve said revision. The section of the regulations in question is 7.4-D-7-a, which deals with separation requirements for cellular towers. I have included the proposed change along with the history of the discussion at the planning commission level and a proposed resolution. A public hearing will need to be set for public input.

# Memo

**To:** Blount County Planning Commission  
**From:** Building Commissioner  
**CC:** Other planning commission members and staff  
**Date:** 4/10/2014  
**Re:** Cellular tower setback requirements.

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## **Background:**

Earlier this month at the Board of Zoning Appeals meeting we had two cellular tower requests. Both of these requests were going to require relief from the separation (setback) requirements in order to be approved. Our zoning regulations give the BZA the authority to take such action in Section 7.4-D-7. Both of these requests would require a substantial amount of relief from these requirements.

The BZA had reservations about granting the tower requests that would require such a large amount of relief from the setback requirements. The 300% of the tower height from residential property as defined in section 7.4-D-7-a (shown below) is proving to be a regular issue, especially for towers located in the more urban areas. The BZA wanted me to bring this concern to the planning commission to explore this issue to determine if any adjustments should be made to these regulations. I have two new tower requests for the May agenda that will be faced with the same issue.

A new tower is currently required to be 300% of the towers height away from the lot line of any adjoining residential use lot or platted subdivision intended predominantly for residential use. For example, one of the towers requested was 97 feet tall which would require a 241 feet setback. The tower was proposed in the middle of the property and could only achieve setbacks of 153 feet from one side and 154 feet from the other side. This particular property is big in comparison to the other properties in the immediate area and the tower companies significantly narrow down the site search areas based on the coverage they need to provide. I have been told by industry professionals that additional towers are being required as the technology provides their customers more services. This could be an issue that is with use for some time and the board is not very comfortable with having to make decisions on

towers that would require such a large amount of relief from the setback requirements. Below are the requirements in question.

#### **7.4-D**

**6. Setbacks.** *The following setback requirements shall apply to all towers for which a special exception is granted; provided, however, that the Board of Zoning Appeals may reduce the standard setback requirements if the goals of this Section would be better served thereby:*

(a) *Towers must be set back a distance equal to at least seventy-five percent (75%) of the height of the tower from any adjoining lot line.*

(b) *Guys and accessory buildings must satisfy the minimum zoning district setback requirements for commercial uses.*

**7. Separation.** *The following separation requirements shall apply to all towers and antennas for which a special exception is granted; provided, however, that the Board of Zoning Appeals may reduce the standard separation requirements if the goals of this Resolution would be better served thereby.*

(a) *Tower separation shall be measured from the base of the tower to the lot line of the off-site uses. Separation distance shall be 200 feet or 300 % the height of the tower, whichever is greater, in relation to an existing residential use or a platted subdivision lot intended predominantly for residential use.*

**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
THURSDAY, APRIL 24, 2014  
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, April 24, 2014, at the Courthouse. Staff was represented by: John Lamb - Director of Planning, Roger Fields – Building Commissioner, and Administrative Assistant, Marlene Hodge.

Commissioners Present: Geneva Harrison, Tom Hodge, Gerald Kirby, Bruce McClellan, Jerry Roddy, Ed Stucky – Chairman, and Clifford Walker.  
Commissioners Absent: David Caldwell – Vice Chairman, Mike Caylor, Ron French, and Brad Harrison.

The minutes for the March 27, 2014, regular monthly meeting were approved. Minutes were given to members for review prior to the meeting.

**PUBLIC HEARINGS: None**

**SITE PLAN: None**

**HEARINGS: None**

**MISCELLANEOUS ITEMS: None**

**LONG RANGE PLANNING:**

**Discussion of request from Board of Zoning Appeals (BZA) concerning setback requirements for telecommunication towers:**

The BZA had two cellular tower requests earlier this month requiring a substantial amount of relief from the separation (setback) requirements. The 300% of the tower height from residential property as defined in Section 7.4-D-7-a is becoming a regular issue, especially in the urban areas. As technology and customer usage expands additional towers are being required. The BZA asked the Planning Commission to explore this issue and determine if any adjustment should be made to these regulations. Section 7.4-D-7-a along with staff memo was given to members for review prior to the meeting.

Kevin Krueger, PM&A, answered questions and discussed issues regarding the height, amount of square footage needed for a tower, difficulty of finding property within the urban area, removal of towers, and the collapsible design of towers.

Commissioner McClellan made a motion to change the separation requirements from 300% to 150% in the Rural District 1 and/or Suburbanizing zones. Motion failed due to a lack of a second.

Staff was asked to research and bring back for discussion the following: local cities cell tower regulations for residential areas and compare the separation requirements with Blount County; what is the average and range of variances the BZA has made in the past; any interference with household electronics; and the fall area of a tower if it should collapse.

**Discussion on campgrounds and commercial zoning alternatives along two lane arterial roads in the county:**

The Planning Commission held a workshop on issues of commercial use along two lane arterial roads in the county. Members present came to the consensus that the issues of campgrounds may be addressed separate from the more general considerations of other commercial use. Staff memo along with a copy of material from past discussions and the proposed campground and RV park amendment that failed in December 2012 was given to members for review prior to the meeting.

Options presented by staff were discussed. Length of stay in a campground was suggested to be reduced to 60 days. The areas for allowing campgrounds were suggested to be: Hwy 321 from Walland to Townsend, the Townsend area and Hwy 321 on to Sevier County line, and the Tallassee area. The Planning Commission requested staff to prepare an amended version of proposed regulations for consideration at the May meeting.

**STAFF REPORTS:**

Members were reminded of upcoming training sessions in May and will be notified of additional opportunities as they become available.

**ADJOURNMENT:**

There being no further business to conduct, the Chairman declared the meeting adjourned.

---

Secretary

# Memo

**To:** Blount County Planning Commission  
**From:** Building Commissioner  
**CC:** Other planning commissioner members  
**Date:** 5/14/2014  
**Re:** Continuation of cell tower setback discussion.

---

**Background:**

Last month we started discussions about the separation requirements for cellular towers and what seems to be a continuing issue for the board of zoning appeals. The BZA has seen an increase in cell tower request and most if not all of them can't make the 300% separation distance required from any residentially used or platted lot or parcel. The planning commission requested that I bring back a history of the BZA approvals of cell towers and the average relief that was granted by them, along with what the requirements in other jurisdictions are, and any structural and radio frequency interference issues that may be encountered by lesser separation requirements.

The BZA has granted fourteen cell tower requests since September 2000. I would like to mention that just this year we have had five requests and another one coming soon, that I know of. I have been told by industry professionals that this influx is due to new technology. Out of the fourteen sites that have been approved eight of them required relief from the 300% separation requirements. The average amount of relief granted from the required separation distance is 165' with the greatest amount being 321' and the least being 52'. Six towers were approved that met all separation requirements.

For this report, I have collected the regulations for cell towers from Maryville, Alcoa, Loudon County, and Washington County. Each of these jurisdictions have different wording about the setback and/or separation distances. For comparisons sake, I have chose to document what the setback requirements are for a 150' tower in each of the jurisdictions. I chose this height because it is an average height for what we have been seeing most recently. The City of Maryville's regulations are very similar to ours, and for a 150' it would have a setback of 75% of the tower height and a separation distance that would range from 75', 200', 300', and 450'. In Maryville's regulations the separation distance depends on what the use or intended use of the

neighboring property is, and they are as follows: from single-family or duplex lots with or without units would require the max 450' at 300% of the tower height, for vacant unplatted residentially zoned land 300' at 200% of the tower height is required, for existing multi-family units greater than duplex units 200' or 100% of the tower height whichever is greater, and for non-residentially zoned lands or non-residential uses 75' would be required. The City of Alcoa requires that a tower abutting a residential used or zoned property to setback 30' plus one foot for every three feet above 35' of tower height, which would give use a 68' setback for our 150' tower. In Loudon County our 150' tower would be required to setback 150' from the property line of any R-1 zoned parcel. In Washington County the same 150' tower would be required to setback 175' from any residentially zoned or used parcel. By our regulations, the 150' tower is required to be separated 450' from the property line of any residentially used or platted parcel. I did try to find Knox County and Knoxville's requirements but was unable to obtain them for this review.

I was also instructed to report on any radio frequency disturbance of household items that may be created from the presence of cellular towers. After an extensive search, I have not been able to turn up any information on disturbances of this nature. I have found information about human exposure to radio frequency fields and have included a report on this topic for your information. There was also a question about the fall zones of these towers and that is a matter of engineering. Each tower has to provide engineered drawings and they can be engineered to fall within the lease areas at the base of the tower if they fail. Most are engineered to fall within an area less than the tower height.

Below are a few suggestions on ways that we could address these concerns. The first one is to simply leave it as it reads now. The second would be to adjust the base setback and the percentage of tower height. I used 200' and 150% but any number the planning commission chooses could be plugged in. I put one final option for this report and it is to have a base setback and then add for additional footage beyond a set tower height. In this example I used our existing setback and then added one foot for every foot above 75' of tower height. These numbers would basically make the separation equal to the tower height, but these numbers can be changed around as well.

- 1) (a) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses. Separation distance shall be 200 feet or 300 % the height of the tower, whichever is greater, in relation to an existing residential use or a platted subdivision lot intended predominantly for residential use.

Or

- 2) (a) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses. Separation distance shall be 200 feet or 150% the height of the tower, whichever is greater, in relation to an existing residential use or a platted subdivision lot intended predominantly for residential use.

---

Or

- 3) (a) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses. Separation distance shall be 75 feet plus one foot for every 1 foot greater than 75 feet in tower height, whichever is greater, in relation to an existing residential use or a platted subdivision lot intended predominantly for residential use.

As you can see our separation distance is on the high side in comparison to the other jurisdictions in my report. We do mimic Maryville's regulations to a point but they have provisions for less separation in certain situations. This has been a concern for the BZA for some time and it appears that it will continue to be an issue in the future.



## Consumer Guide

### Human Exposure to Radio Frequency Fields: Guidelines for Cellular and PCS Sites

#### Background

Primary antennas for transmitting wireless telephone service, including cellular and Personal Communications Service (PCS), are usually located outdoors on towers, water tanks and other elevated structures like rooftops and sides of buildings. The combination of antenna towers and associated electronic equipment is referred to as a "cellular or PCS cell site" or "base station." Cellular or PCS cell site towers are typically 50-200 feet high. Antennas are usually arranged in groups of three, with one antenna in each group used to transmit signals to mobile units, and the other two antennas used to receive signals from mobile units.

At a cell site, the total radio frequency (RF) power that can be transmitted from each transmitting antenna depends on the number of radio channels (transmitters) that have been authorized by the Federal Communications Commission (FCC) and the power of each transmitter. Although the FCC permits an effective radiated power (ERP) of up to 500 watts per channel (depending on the tower height), the majority of cellular or PCS cell sites in urban and suburban areas operate at an ERP of 100 watts per channel or less.

An ERP of 100 watts corresponds to an actual radiated power of 5-10 watts, depending on the type of antenna used. In urban areas, cell sites commonly emit an ERP of 10 watts per channel or less. For PCS cell sites, even lower ERPs are typical. As with all forms of electromagnetic energy, the power density from a cellular or PCS transmitter rapidly decreases as distance from the antenna increases.

Consequently, normal ground-level exposure is much less than the exposure that might be encountered if one were very close to the antenna and in its main transmitted beam. Measurements made near typical cellular and PCS cell sites have shown that ground-level power densities are well below the exposure limits recommended by RF/microwave safety standards used by the FCC.

#### Guidelines

In 1996, the FCC adopted updated guidelines for evaluating human exposure to RF fields from fixed transmitting antennas such as those used for cellular and PCS cell sites. The FCC's guidelines are identical to those recommended by the National Council on Radiation Protection and Measurements (NCRP), a non-profit corporation chartered by Congress to develop information and recommendations concerning radiation protection. The FCC's guidelines also resemble the 1992 guidelines recommended by the Institute of Electrical and Electronics Engineers (IEEE), a non-profit technical and professional engineering society, and endorsed by the American National Standards Institute (ANSI), a nonprofit, privately-funded membership organization that coordinates development of voluntary national standards in the United States.

In the case of cellular and PCS cell site transmitters, the FCC's RF exposure guidelines recommend a maximum permissible exposure level to the general public of approximately 580 microwatts per square centimeter. This limit is many times greater than RF levels typically found near the base of cellular or



PCS cell site towers or in the vicinity of other, lower-powered cell site transmitters. Calculations corresponding to a "worst-case" situation (all transmitters operating simultaneously and continuously at the maximum licensed power) show that, in order to be exposed to RF levels near the FCC's guidelines, an individual would essentially have to remain in the main transmitting beam and within a few feet of the antenna for several minutes or longer. Thus, the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote.

When cellular and PCS antennas are mounted on rooftops, RF emissions could exceed higher than desirable guideline levels on the rooftop itself, even though rooftop antennas usually operate at lower power levels than free-standing power antennas. Such levels might become an issue for maintenance or other personnel working on the rooftop. Exposures exceeding the guidelines levels, however, are only likely to be encountered very close to, and directly in front of, the antennas. In such cases, precautions such as time limits can avoid exposure in excess of the guidelines. Individuals living or working within the building are not at risk.

#### **For More Information**

For more information on RF exposure, you can visit the FCC's RF Safety website at [www.fcc.gov/encyclopedia/radio-frequency-safety](http://www.fcc.gov/encyclopedia/radio-frequency-safety). For information about other communications issues, visit the FCC's Consumer website at [www.fcc.gov/consumers](http://www.fcc.gov/consumers), or contact the FCC's Consumer Center by calling 1-888-CALL-FCC (1-888-225-5322) voice or 1-888-TELL-FCC (1-888-835-5322) TTY; faxing 1-866-418-0232; or writing to:

Federal Communications Commission  
Consumer and Governmental Affairs Bureau  
Consumer Inquiries and Complaints Division  
445 12th Street, S.W.  
Washington, DC 20554

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Last Reviewed 4/4/13



**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
THURSDAY, MAY 22, 2014  
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, May 22, 2014, at the Courthouse. Staff was represented by: John Lamb - Director of Planning, Doug Hancock – Senior Planner, and Roger Fields – Building Commissioner.

Commissioners Present: David Caldwell – Vice Chairman, Ron French, Brad Harrison, Geneva Harrison, Tom Hodge, Gerald Kirby, Jerry Roddy, Ed Stucky – Chairman, and Clifford Walker. Commissioners Absent: Mike Caylor and Bruce McClellan.

The minutes for the April 24, 2014, regular monthly meeting were approved. Minutes were given to members for review prior to the meeting.

**PUBLIC HEARINGS: None**

**SITE PLAN: None**

**HEARINGS:**

**Concept Plans:**

**Carol Foy Letourneau property concept plan off Whites Mill Road:**

The proposed concept contains a total of 2.1 acres and shows a new lot being cut off in front of the home that is towards the rear of the parcel. The new lot is to be approximately 37,000 square feet and is to contain 30,000 square feet outside the driveway easement to the back lot. The owner would like to create an additional lot to place a separate home on and comply with the Environmental Health Departments requirements for septic approval. She is seeking some indication that the plat will be favorably considered.

The subdivision regulations allow for no more than four lots to be served by a common driveway easement. The proposed new lot is to be the fourth and final lot. The lot owners that have potentially enough land to re-subdivide are notified by the proponent with a form provided by the Planning Department. This form asks for the signatures of the other property owners and their acknowledgement that they are aware of the four lot limitation off of the common driveway, which may not allow them to re-divide their property in the future. In this case, the proponent was not able to get any acknowledgement from the other owners.

The driveway easement is of long standing and the condition of the driveway is satisfactory.

A soil map will be required by Environmental Health Department for the proposed new lot. The remaining lot with the existing home will have to have a fully functioning existing system and adequate duplication area available. Environmental Health Department will have to sign the final plat. Utilities are in place for both lots.

Jake Waters, adjoining property owner, spoke in regards to the number of lots allowed off the easement.

A note would need to be placed on the plat regarding maintenance responsibility of the common driveway.

No action is required by the planning commission for the concept. General agreement is the concept is workable.

**Hatcher Property concept drawing off of Sevierville Road and Temple Road:  
Re-subdivision of 3 lots along the county and state road.**

The proposed concept contains a total of 13.3 acres and all three of the existing lots are in the Rural District 1 Zone. The property contains a mobile home park towards the rear, commercial building that fronts along Sevierville Road, three storage buildings, and one home off of Sevierville Road.

The purpose of the plat is to rearrange the property lines and separate the house on the new Lot 1, the commercial building on the new Lot 2, and the mobile home park on the new Lot 3. While all of the existing uses are of long standing, the re-arranging of the property lines has some implications with respect to zoning and density requirements. The owner shall make application to the Board of Zoning Appeals (BZA) for zoning variances.

The Environmental Health Department will have to evaluate all of the existing septic systems and have adequate room for duplication in order to be able to approve the lot lines to be re-arranged. Several of the mobile homes have septic issues and some may have to be removed or relocated to the satisfaction of the Environmental Health Department prior to any final plat approval.

Any variances to septic requirements and duplication will have to be approved by the Planning Commission. Any proposed preliminary or final plat will require that all of the existing septic systems be fully functioning and in compliance with the requirements of the Environmental Health Department.

Mark Major spoke in regards to the septic tanks.

No action is required for this concept plan but the consensus is the concept is workable.

**Preliminary and Final Plats – Minor Subdivisions:**

**Barbara Law Property off Charles Young Road:**

Item withdrawn from agenda by the owner.

**MISCELLANEOUS ITEMS: None**

**LONG RANGE PLANNING:**

**Discussion of setback and separation requirements for telecommunication towers:**

At the last meeting the BZA asked the Planning Commission to explore and determine if any adjustment should be made to the regulations regarding the amount of relief from the separation (setback) requirements for cell towers. Zoning regulations require a separation of 300% of the tower height from any residentially used or platted lot or parcel as defined in Section 7.4-D-7-a. This amount is becoming an issue especially in the urban areas. Staff was asked to bring back a history of the BZA approvals of cell towers and the average relief that was granted along with requirements from other jurisdictions, and any structural and radio frequency interference issues that may be encountered by lesser separation requirements. Staff memo was given to members for review prior to the meeting.

Members reviewed and discussed the information.

Recommendation was made to change regulations to the following:

- (a) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses. Separation distance shall be 85 feet plus one foot for every one foot greater than 75 feet in tower height, whichever is greater, in relation to an existing residential use or a platted subdivision lot intended predominantly for residential use.

Staff was asked to look at the recommended regulation and compare it with previous approved permits to see how many would have still required a variance. Staff will bring back requested information and a revised recommendation to the regulations.

**Discussion and possible action to recommend zoning resolution amendments for campgrounds and RV parks.**

At the April regular meeting, the Planning Commission considered possible changes to a previous proposal and instructed staff to bring back changed regulation wording. Staff memo along with a final resolution form was given to members to review prior to the meeting.

Members reviewed and discussed the revised recommendation.

Commissioner Roddy made a motion to forward the revised resolution on campgrounds to the County Commission with a favorable recommendation; seconded by Commissioner Geneva Harrison. Motion received unanimous approval.

**Discussion on commercial zoning alternatives along two lane arterial roads in the county:**

Item deferred until next meeting.

**STAFF REPORTS: None**

**ADJOURNMENT:**

There being no further business to conduct, the Chairman declared the meeting adjourned.

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Secretary

**RESOLUTION No.** \_\_\_\_\_

**Sponsored by Commissioners** \_\_\_\_\_ **and** \_\_\_\_\_.

**A RESOLUTION TO AMEND THE ZONING RESOLUTION OF BLOUNT COUNTY, TENNESSEE, SECTION 7.4-D-7(a) TOWER SEPARATION REQUIREMENTS.**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this \_\_\_\_\_, 2014:

**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**, Blount County has many areas of residential development within urban, suburban and rural areas, and

**WHEREAS**, telecommunication towers provide a needed service for developed areas of the county, and

**WHEREAS**, present zoning regulations applied to residential developed areas of the county have given cause for relief through the Board of Zoning Appeals of separation distance requirements for placement of telecommunication towers, and

**WHEREAS**, it is desired to amend the zoning regulations of telecommunication towers to more reasonably accommodate telecommunication towers in relation to separation distance from residential development within the county, while continuing to protect the health, safety and welfare of residents,

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

That Section 7.4-D-7(a) be amended to read as follow:

- (a) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses. Separation distance shall be 85 feet plus one foot for every one foot greater than 75 feet in tower height, whichever is greater, in relation to an existing residential use or a platted subdivision lot intended predominantly for residential use.

**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

**BLOUNT COUNTY PLANNING COMMISSION  
REGULAR SESSION  
THURSDAY, JULY 24, 2014  
5:30 P.M.**

The Blount County Planning Commission met in a special called meeting on Thursday, July 24, 2014, at the Courthouse. Staff was represented by: John Lamb - Director of Planning, Doug Hancock – Senior Planner, Roger Fields – Building Commissioner, and Administrative Assistant Marlene Hodge.

Commissioners Present: David Caldwell – Vice Chairman, Ron French, Brad Harrison, Geneva Harrison, Gerald Kirby, Bruce McClellan, Jerry Roddy, Ed Stucky – Chairman, and Clifford Walker. Commissioners Absent: Mike Caylor and Tom Hodge.

The minutes for the July 10, 2014, special called meeting were approved. (Minutes were given to members for review prior to the meeting.)

**HEARINGS:**

**Preliminary and Final Plats – Major Subdivisions:**

**Patterson Property off of Day Road by Anna Patterson: 4 lots: Two lots with county road frontage and two served off of a 50' common driveway easement:** Staff received letter requesting item to be removed from the agenda.

Commissioner French made a motion to remove the item from the agenda without prejudice; seconded by Commissioner Kirby. Motion received unanimous approval.

**Preliminary and Final Plats – Minor Subdivisions:**

**Hatcher Property off of Sevierville Road and Temple Road: re-subdivision of 3 lots along the county and state road:**

The owner requested item to be removed from the agenda.

Commissioner French made a motion to remove the item from the agenda without prejudice; seconded by Commissioner Roddy. Motion received unanimous approval.

**Miscellaneous Items:**

**Ward property off of Water Oak Drive (and Walker Avenue) by Bruce and Deborah Ward: 2 lots. (Re-subdivision of Lot 36 Hinkle Estates):**

The proposed re-subdivision of Lot 36 contains a total of 4.4 acres off of Water Oak Drive and is located in the Rural District 1 (R-1) zone. The surveyor has indicated that none of the property is in the floodplain.

The purpose of this plat is to divide a smaller lot (Lot 36R1) off of Water Oak Drive leaving the larger remainder (Lot 36R) with access off of the right-of-way (ROW) indicated on the plat labeled as Walker Avenue.

While there is a dedicated right-of-way indicated from a previous plat that touches the proposed Lot 36R, there is no county road across this right-of way. The paved section of Walker Avenue ends approximately 230 feet from lot 36R.

Staff discussed the subdivision of the property and the issue if the owner can divide off of this section with the understanding this will be the only access to a county road for Lot 36. The understanding being that this section is a platted but unimproved right-of-way that is of record, has an existing driveway of long standing, and provides as an access for a public utility.

Outstanding items to be completed:

1. Signature plats and a \$20.00 per lot platting fee.

Members discussed the subdivision and right-of-way.

Commissioner Brad Harrison arrived during discussion.

Commissioner Kirby made a motion to approve the two lot subdivision of the Ward Property; seconded by Commissioner Geneva Harrison.

Recommendation was made to add note to plat indicating that any future division of Lot 36R will require the extension and improvement of Walker Avenue to meet County road standards within the right-of-way.

Commissioner Kirby made a motion to amend the approval of the two lot subdivision of the Ward Property subject to staff recommendation and adding note to plat regarding improvement of ROW to Walker Avenue if there is any future division of Lot 36R; seconded by Commissioner Roddy. Motion was approved with Commissioner McClellan abstaining.

### **LONG RANGE PLANNING:**

#### **Discussion of proposed amendments for setback and separation requirements for telecommunication towers:**

At the May 2014 meeting staff was asked to bring back a proposed amendment for setback and separation requirements for telecommunication towers. Amended resolution for Section 7.4-D-7(a) was given to members for review prior to the meeting.

Amended section to Section 7.4-D-7(a) read as follows:

Tower separation shall be measured from the base of the tower to the lot line of the off-site uses. Separation distance shall be 85 feet plus one foot for every one foot greater than 75 feet in tower height, whichever is greater, in relation to an existing residential use or a platted subdivision lot intended predominantly for residential use.

Commissioner Roddy made a motion to forward the amendment for setback and separation requirements for telecommunication towers to the County Commission with a favorable recommendation; seconded by Commissioner Walker. Motion received unanimous approval.

**Discussion on commercial zoning alternatives along two lane arterial roads in the county.**

Before further discussion of the rezoning issue, staff was asked to review the standards of appearance for commercial buildings that apply to the Rural Arterial Commercial Zone along with lighting; there may be areas that need improvement.

**Staff Reports:**

**Training Opportunities:** Staff discussed upcoming training opportunities.

**ADJOURNMENT:**

There being no further business to conduct, the Chairman declared the meeting adjourned.

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Secretary

**RESOLUTION No. 14-08-018**

*Sponsored by Commissioners Roy Gamble and Gordon Wright, II*

**RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN BLOUNT COUNTY,  
TENNESSEE AND THE SOLAR BEAR INSTITUTE (SBI)**

**BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled August 21, 2014:

**WHEREAS**, Blount County is the owner of certain real property located in Blount County, Tennessee, conveyed to Blount County by Tuckaleechee Wildlife Center, Inc. recorded on August 23, 2005, in Deed Book, 2072, Page 373-375, Parcel # 95-25, and;

**WHEREAS**, Black Bear Solar Institute Corporation (SBI) is a 501 (c) (3) organization which desires to lease Parcel 95-25, and;

**WHEREAS**, SBI intent is to improve Laurel Lake area by building walking trails, pavilions and provide monitoring stations so that visitors can once again enjoy its beauty and learn from wetlands protection, and;

**WHEREAS**, SBI will agree to indemnify Blount County Government and keep at least a \$500,000 insurance policy naming Blount County government as insured, and;

**WHEREAS**, pursuant to Tennessee Code Annotated §§ 5- 7- 116, 5-1-118 (a) (1) and 6-2-201 (8) Blount County has the authority to lease real property, and;

**WHEREAS**, SBI wants to help provide more opportunities for the Townsend economy to succeed.

**NOW, THEREFORE, BE IT RESOLVED**, that Blount County Mayor Ed Mitchell is authorized to sign and execute the LEASE AGREEMENT,

**NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE BOARD OF COMMISSIONERS OF BLOUNT COUNTY, TENNESSEE**, assembled in session August 21, 2014, that the GROUND LEASE AGREEMENT between Blount County, Tennessee and the Black Bear Solar Institute Corporation,(attachment A) , is hereby approved.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

# Attachment A

## GROUND LEASE AGREEMENT

This Ground Lease Agreement (this "Lease") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2014, by and between **BLOUNT COUNTY** ("County"), and **BLACK BEAR SOLAR INSTITUTE CORPORATION**, a Tennessee non-profit corporation ("Lessee").

### RECITALS

A. County is the owner of certain real property as set forth in Exhibit A attached hereto and located in Blount County, Tennessee (the "Property"), and

B. Lessee desires to lease the Property from County, and County desires to lease the Property to Lessee.

Now, therefore, in consideration of the mutual terms, covenants, and conditions set forth in this Lease and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties, the parties hereby agree as follows:

### ARTICLE 1. PREMISES

**Section 1.01. Premises.** County leases to Lessee, and Lessee leases from County, the Property, together with all rights of County, if any, in and to the streets adjacent to the Property (excluding any reversionary rights in and to streets or rights-of-way that may subsequently be vacated or abandoned), and together with all existing rights of air, light, and view, for Lessee and any customers, invitees, and employees of Lessee. Not included in this Lease are any mineral rights, rights to remove merchantable timber, water rights, or any other right to excavate or withdraw minerals, gas, oil, or other material, except as specifically granted in this Lease. County further reserves reasonable access to its adjacent Property, if any, and the right to grant easements on the Property that is the subject of this Lease, provided the grants do not unreasonably interfere with Lessee's use of the Property.

**Section 1.02. Right Of First Negotiation.** With respect to any property now or hereafter owned by County that is contiguous to the Property (the "Contiguous Property") and that during the term of this Lease becomes available by County to lease, due to the termination of an existing or future lease between County and a third party, County will, prior to entering into a lease with a third party for the Contiguous Property, enter into exclusive, good faith negotiations with Lessee during the Exclusive Period (hereafter defined) regarding the terms of a lease between County and Lessee for the Contiguous Property. The Exclusive Period will begin on the date that the Contiguous Property becomes available for lease by County and will expire sixty days later. County and Lessee acknowledge that, subject to the obligation to negotiate in good faith, neither County nor Lessee is under any obligation to enter into any lease under this Section 1.02 and that any and all obligations to engage in negotiations cease upon expiration of the Exclusive Period.

### ARTICLE 2. TERM

**Section 2.01. Term.** The term of this Lease is ninety-nine years, commencing on \_\_\_\_\_, 2014, which date will be referred to as the "Commencement Date", and ending on \_\_\_\_\_, 2113, which date (or an earlier date in the event the term of this Lease is terminated prior to that date) will be referred to as the "Termination Date".

### ARTICLE 3. RENT

**Section 3.01. Rent.** Lessee will pay to County an annual rent in the amount of \$1.00, payable in lawful money of the United States. The rent for the entire term of this Lease is being paid in advance upon the execution of this Lease.

### ARTICLE 4. EXPENSES

During the term of this Lease, Lessee will pay the following:

**Section 4.01. Utilities.** From and after the Commencement Date, Lessee will pay all charges for electricity, water, gas, telephone, and all other utility services used on the Property. Lessee will indemnify and hold County harmless against and from any loss, liability, or expense resulting from any failure of Lessee to pay all of the charges when due.

#### **Section 4.02. Taxes And Assessments.**

a. The term "taxes," as used in this Lease, will mean all taxes and other governmental charges, general and special, ordinary and extraordinary, of any kind whatsoever, applicable or attributable to the Property and Lessee's use and enjoyment thereof, excluding assessments as defined below. Lessee will pay when due all taxes commencing with the Commencement Date and continuing throughout the term of this Lease.

b. The term "assessments," as used in this Lease, will mean all assessments for public improvements or benefits which heretofore or during the term will be assessed, levied, imposed upon, or become due and payable, or a lien upon the Property, any improvements constructed thereon, the leasehold estate created hereby, or any part thereof. Lessee will not cause or suffer the imposition of any assessment upon the Property, without the prior written consent of County. In the event any assessment is proposed that affects the Property, Lessee will promptly notify County of the proposal after Lessee has knowledge or receives notice thereof. Any assessment upon the Property will be made in compliance with all applicable statutes. Lessee will pay the total amount of all assessments levied with respect to the Property and the leasehold estate created hereby. In no event will County be obligated to pay any assessment or any portion thereof levied or created during the term, irrespective of whether the assessment or any portion thereof was specifically allocated to the Property or County's reversionary interest under this Lease. No assessment will be payable in installments without County's prior written consent, which County may condition upon the posting by Lessee of a satisfactory bond guaranteeing the payment of the installments as they become due.

**Section 4.02. Payment Date And Proof.** All payments to County by Lessee for taxes and assessments will be made by Lessee on or before thirty days before the last day on which the payments or any installments thereof permitted under this Lease may be made without penalty or interest. Lessee will furnish to County receipts or other appropriate evidence establishing the payment of the amounts.

**Section 4.03. Failure To Pay.** In the event Lessee fails to pay any of the expenses or amounts specified in this Article 4, County may, but will not be obligated to do so, pay any amount and the amounts paid will immediately be due and payable by Lessee to County and will thereafter bear interest at the rate specified in Section 19.07 below. Any failure to pay any expense or amount specified in this Article 4 or any other amount to be paid by Lessee under the terms of this Lease will be a material default under this Lease by Lessee, and the default will entitle County to pursue all remedies specified in this Lease, including the right to terminate this Lease.

**Section 4.04. No Counterclaim Or Abatement Of Rent.** Rent and all other sums payable by Lessee under this Lease will be paid without notice, demand, counterclaim, setoff, deduction, or defense and without abatement, and the obligations and liabilities of Lessee under this Lease will in no way be released, discharged, or otherwise affected (except as expressly provided in this Lease) by reason of:

- a. Any damage to or destruction of or any taking of the Property or any part thereof;
- b. Any restriction of or prevention of or interference with any use of the Property or any part thereof;
- c. Any title defect or encumbrance or any eviction from the Property or any part thereof by title paramount or otherwise;
- d. Any bankruptcy, insolvency, reorganization, composition, adjustment, dissolution, liquidation, or other like proceeding relating to County, or any action taken with respect to this Lease by any trustee or receiver of County, or by any court, in any proceeding;
- e. Any claim that Lessee has or might have against County;

f. Any failure on the part of County to perform or comply with any of the terms hereof or of any other agreement with Lessee; or

g. Any other occurrence whatsoever, whether similar or dissimilar to the remedy consequent upon a breach thereof, and no submission by Lessee or acceptance by County of full or partial rent during the continuance of the breach will constitute a waiver for any breach or of any term. No waiver of any breach will affect or alter this Lease, which will continue in full force and effect, or the respective rights of County and Lessee with respect to any other then existing or subsequent breach.

## ARTICLE 5. POSSESSION AND USE

**Section 5.01. Commencement Date.** Lessee will have possession of the Property upon the Commencement Date.

**Section 5.02. Inspection.** Lessee has inspected the Property and accepts the Property on the Commencement Date in its present condition. Lessee has made an independent investigation of the Property and has determined that the Property is in all respects suitable for the use referred to in Section 5.03.

**Section 5.03. Uses.** The Property is leased to Lessee for constructing, maintaining, and operating improvements for uses (the "Permitted Uses") that are consistent, as to each parcel of the Property, with the deed restrictions set forth in Exhibit B attached hereto so long as the deed restrictions apply to each parcel of the Property.

The Permitted Uses are further subject to the following:

a. Lessee acknowledges that the Property may include a guardhouse and roadways maintained by Laurel Valley Property Owners Association, Inc. (the "Association"), and used by the owners within the Laurel Valley community. The guardhouse, its footprint and the roadways maintained by the Association and used by the Laurel Valley owners as of the date of this Lease will remain undisturbed as a permitted use by the Association during the term of this Lease. Such guardhouse property and roadways will continue to be maintained by the Association at its expense during the term of this Lease. Such guardhouse property and roadways may be maintained or improved as desired and determined by the Association so long as the footprint of each remains the same as of the date of this Lease or as may be increased pursuant to an agreement between the Association and Lessee in writing. The Association further has a right to be within ten (10) feet of the guardhouse property and roadways as a construction and maintenance easement for work needed to be done. The approximate location of the guardhouse and roadways at issue is shown on attached Exhibit C, which is incorporated herein by reference as though set forth in full.

b. Lessee will not construct or operate a campground on the Property.

c. Lessee will not construct or operate a public bathhouse on the Property.

d. Lessee will not engage in black bear rehabilitation activity on the Property.

e. Lessee will establish a Laurel Lake Advisory Board (the "Advisory Board") consisting of at least five residents of nearby communities for the purpose of planning the most appropriate use and improvements to the Property. The Advisory Board will additionally address common concerns, including, but not limited to, security of the Property and setbacks from adjacent property lines of planned improvements to the Property. The Laurel Valley Property Owners Association Board of Directors (the "LVPOA Board"), in recognition of Laurel Valley as the largest and closest proximity residential community to the Property, will nominate one representative to the Advisory Board. Final acceptance and confirmation of the LVPOA Board's representative onto the Advisory Board will be through mutual agreement of the LVPOA Board and the Lessee.

## ARTICLE 6. IMPROVEMENTS CONSTRUCTED BY LESSEE

**Section 6.01. Construction.** Lessee intends from time to time during the term of this Lease, and is authorized by County, to construct, at Lessee's sole cost and expense, certain improvements necessary or desirable for the Permitted Uses (the "Project").

**Section 6.02. Fixtures And Equipment.** In constructing the Project upon the Property, Lessee may place or install in the Project trade fixtures, equipment and other personal property as Lessee deems desirable for the conduct of Lessee's operation under this Lease. This personal property will not become part of the real property, even if nailed, screwed, or otherwise fastened to the improvements or buildings of the Project, but will retain their status as personal property. The personal property may be removed by Lessee at any time and so long as Lessee is not in default under this Lease and so long as any damage to the Property of County occasioned by the removal is thereupon repaired. All other improvements constructed or installed upon the Property will be deemed to become part of the real property and, upon the Termination Date, will become the sole and exclusive property of County, free of any and all claims of Lessee or any person or entity

claiming by or through Lessee. In the event Lessee does not remove the personal property that it is permitted by this Section 6.02 to remove from the Project within thirty days following the Termination Date, County may treat the personal property as abandoned and (a) retain the personal property or (b) have the personal property removed and stored at Lessee's expense. Lessee will promptly reimburse County for any damage caused to the Property by the removal of the personal property whether removal is by Lessee or County.

**Section 6.03. Liens.** Lessee will not permit any claim of lien made by any mechanic, materialman, laborer, or other similar liens to stand against the Property for work or materials furnished to Lessee in connection with any construction, improvements, or maintenance or repair thereof made by Lessee upon the Property. Lessee will cause any the claim of lien to be fully discharged within thirty days after the date of filing thereof; provided, however, that in the event Lessee, in good faith, disputes the validity or amount of any the claim of lien, and if Lessee will give to County the security as County may reasonably require to insure payment thereof and prevent any sale, foreclosure, or forfeiture of the Property or any portion thereof by reason of the nonpayment, Lessee will not be deemed to be in breach of this Section 6.03 so long as Lessee is diligently pursuing a resolution of the dispute with continuity and, upon entry of final judgment resolving the dispute, if litigation or arbitration results therefrom, discharges the lien within the time limits specified in this Section.

**Section 6.04. Hold Harmless.** Lessee will indemnify, protect, and hold harmless County and the Property from and against all claims and liabilities arising by virtue of or relating to construction of the Project or repairs made at any time to the Project (including repairs, restoration, and rebuilding). Lessee will regularly and timely pay any and all amounts property payable to third parties with respect to the work and will maintain books and records in Blount County, Tennessee, with respect to all aspects of the work and materials therefore, and will make them available for inspection by County or County's representatives as requested.

**Section 6.05. Permits; Compliance With Codes.** All building permits and other permits, licenses, permissions, consents, and approvals required to be obtained from governmental agencies or third parties in connection with construction of the Project and any subsequent improvements, repairs, replacements, or renewals to the Property or Project will be acquired as required by applicable laws, ordinances, or regulations by and at the sole cost and expense of Lessee. Lessee will cause all work on the Property during the term to be performed in accordance with all applicable laws and all directions and regulations of all governmental agencies and the representatives of the agencies having jurisdiction.

**Section 6.06. Ownership Of Improvements.** During the term of this Lease, the Project and all other improvements constructed by Lessee, including without limitation all additions, alterations and improvements thereto or replacements thereof and all appurtenant fixtures, machinery, and equipment installed under this Lease, will be the property of Lessee. At the expiration or earlier termination of this Lease, the Project and all improvements and all additions, alterations, and improvements thereto or replacements thereof and all appurtenant fixtures, machinery, and equipment installed will become the property of County. Throughout the term of this Lease, any liens, encumbrances, or claims of third parties with respect to any of the foregoing will be expressly subordinate and subject to the rights of County under this sentence.

## ARTICLE 7. LESSEE'S INDEMNITY; LIABILITY INSURANCE

**Section 7.01. Indemnity.** County will have no responsibility or control with respect to any aspect of the Property or any activity conducted thereon from and after the Commencement Date. Lessee will indemnify and save harmless County from any and all liability, damage, expense, cause of action, suits, claims, or judgments by any reason whatsoever caused, arising out of the use, occupation, and control of the Property by Lessee and any invitees, agents, employees, licensees, or permittees of Lessee except as may arise solely out of the willful or grossly negligent act of County or County's agents or employees. To the extent that applicable Tennessee law is applicable to any indemnification provision of this Lease, County and Lessee agree that provision will not require Lessee to indemnify and save County harmless from County's sole or concurrent negligence, if any.

**Section 7.02. Acquisition Of Insurance Policies.** Lessee will, at Lessee's sole cost and expense, procure and maintain, or cause to be procured and maintained during the entire term of this Lease, the insurance described in this Article (or if not available, then its available equivalent), issued by an insurance company or companies licensed to do business in Tennessee satisfactory to County reasonably covering and protecting Lessee.

**Section 7.03. Coverages.** Lessee will maintain comprehensive general liability insurance covering all claims with respect to injuries or damages to persons or property sustained in, or about the Property and the Project, and the appurtenances thereto, with limits of liability (which limits will be adjusted as provided in Section 19.09) no less than \$1,000,000.00 for each occurrence and \$2,000,000.00 annual aggregate. These limits may be achieved through the use of umbrella liability insurance.

**Section 7.04. Terms Of Insurance.** The policy required under Section 7.03 will name County as additional insured, and Lessee will provide promptly to County certificates of insurance and copies of policies obtained by Lessee under this Lease. Further, all policies of insurance described in Section 7.03 will:

- a. Be written as primary policies not contributing with and not in excess of coverage that County may carry.
- b. Contain an endorsement providing that the insurance may not be materially changed, amended, or canceled with respect to County except after thirty days' prior written notice from insurance company to County.
- c. Contain an endorsement containing express waiver of any right of subrogation by the insurance company against County's elected officials, agents, and employees.
- d. Provide that the insurance proceeds of any loss will be payable notwithstanding any act or negligence of Lessee that might otherwise result in a forfeiture of the insurance.
- e. Expressly provide that County will not be required to give notice of accidents or claims and that County will have no liability for premiums.

**Section 7.05. County's Acquisition Of Insurance.** If Lessee at any time during the term fails to procure or maintain the required insurance or to pay the premiums therefor, County will have the right to procure the substitute insurance as County deems appropriate (but will be under no obligation to do so) and to pay any and all premiums thereon, and Lessee will pay to County upon demand the full amount so paid and expended by County, together with interest thereon at the rate provided in Section 19.07, from the date of the expenditure by County until repayment by Lessee. Any policies of insurance obtained by County covering physical damage to the Property or Project will contain a waiver of subrogation against Lessee if and to the extent the waiver is obtainable and if Lessee pays to County on demand the additional costs, if any, incurred in obtaining the waiver.

#### ARTICLE 8. REPAIRS

**Section 8.01. Acceptance Of Property.** Lessee accepts the Property and any improvements thereon in the condition they are in on the date this Lease is executed without the obligation of County to make any repairs, additions, or improvements thereto.

**Section 8.02. County's Repairs.** County will not be required or obligated to make any changes, alterations, additions, improvements, or repairs in, on, or about the Property, or any part thereof, during the term of this Lease or any extension thereof.

**Section 8.03. Lessee's Repairs And Operation.** At all times during the term of this Lease or any extension thereof, Lessee will neither commit nor suffer any waste to the Property and will, at Lessee's sole cost and expense, keep and maintain the Property and all improvements thereon (including the Project) and all facilities appurtenant thereto in good order and repair and safe condition, and the whole of the Property, including all improvements (including the Project) and landscaping, in a clean, sanitary and attractive condition. Lessee will make any and all additions to or alterations or repairs in and about the Property that may be required by, and will otherwise observe and comply with, all public laws, ordinances, and regulations that from time to time are applicable to the Property and the Project. All operations conducted upon the Property will comply with all applicable laws, statutes and ordinances. In no event will Lessee undertake or suffer any activity to be conducted upon the Property or within the Project that constitutes a nuisance, is immoral or obscene, or is a threat to the welfare of the general public.

**Section 8.04. Condition At End Of Lease.** Upon vacating the Property on the termination Date, Lessee will leave the Property and all improvements thereon (including the Project) in the state of repair and cleanliness required to be maintained by Lessee during the term of this Lease and will peaceably surrender the same to County. At the option of County, Lessee will, at Lessee's sole expense, remove all improvements constructed by Lessee upon the Property (including the Project) and return the Property to grade level free of all debris.

#### ARTICLE 9. QUIET POSSESSION

**Section 9.01. Quiet Possession.** County covenants that it has full right, power and authority to make this Lease. County covenants that Lessee, so long as Lessee is not in default under this Lease and subject to the provisions of this Lease, will have quiet and peaceful possession of the Property during the entire term of this Lease.

#### ARTICLE 10. CONDEMNATION

##### Section 10.01. Definitions

- a. The term "total taking," as used in this Lease, means the taking of the entire Property and any improvements thereon under the power of eminent domain either by judgment or settlement in lieu of judgment, or the

taking of so much of the Property and improvements as to prevent the use thereof by Lessee or render the Property commercially impossible to operate for the uses and purposes provided in this Lease.

b. The term "partial taking" means either a temporary taking or the taking of a portion only of the Property that does not constitute a total taking as defined in this Lease.

c. The terms "total taking" and "partial taking" will include a voluntary conveyance to any agency, authority, public utility, person, or corporate entity empowered to condemn property in lieu of formal court proceedings.

d. The term "date of taking" will mean the date upon which title to the Property or a portion thereof passes to and vests in the condemnor or the effective date of any order for possession if issued prior to the date title vests in the condemnor.

**Section 10.02. Effect Of Taking.** If during the term of this Lease there is be a total taking under the power of eminent domain, then the leasehold estate of Lessee in and to the Property will cease and terminate as of the date of taking. If this Lease is so terminated, all rentals and other charges payable by Lessee to County under this Lease will be paid by Lessee up to the date of taking by the condemnor, and the parties thereupon will be released from all further liability in relation thereto.

**Section 10.03. Allocation Of Award.** Any award or payment made in respect to a total taking will be allocated between County and Lessee as follows:

a. For a total taking, Lessee will receive that portion of the award that is equal to all sums so paid attributable to the taking of the improvements made by Lessee upon the Property, multiplied by a fraction, the numerator of which is the number of years remaining, as of the date of the taking, in the original term of this Lease, and the denominator of which is the number of the years remaining as of the date of completion of the improvements in the original term of this Lease. In the event that the improvements have been completed in more than one year, the amount of Lessee's award will be computed separately with respect to each the work of improvement. If the portion of the award attributable to the taking of the improvements is not determined at the time the payment or award is made, then the portion of the award attributable to the taking of the improvements will be that portion of the award as the value of the improvements made upon the Property bear to the total value of the Property as improved that has been taken. These amounts will be determined by a qualified real estate appraiser (as defined in Article 13) mutually selected by County and Lessee. The balance of the award or payment after deducting the above sums will be paid to County.

b. All awards from a partial taking will be paid to County. There will be no abatement of rent as a result of any partial taking.

## ARTICLE 11. ASSIGNMENT

**Section 11.01. Assignment.** Lessee will not hypothecate, mortgage, assign, transfer, or otherwise alienate this Lease, or any interest under this Lease, without the prior written consent of County. In granting the consent, County will be entitled to consider, among other items, the proposed assignee's financial condition, business reputation, nature of the proposed assignee's business, and other factors as may reasonably bear upon the suitability of the assignee as a lessee of the Property. If Lessee is a corporation, partnership, or other association, the transfer of more than fifty percent of the ownership interest in the entity, or the sale of all or substantially all of the assets of the Lessee will be deemed to constitute an assignment of this Lease that requires approval of County. The consent of County to any one assignment will not constitute a waiver of County's right to approve subsequent assignments, nor will consent of County to any one assignment relieve any party previously liable as Lessee from any obligations under this Lease. The acceptance by County of the payment of rent following an assignment will not constitute consent to any assignment, and County's consent will be evidenced only in writing.

**Section 11.02. Subleasing.** Lessee will not sublet any of the Property or space within the improvements constructed thereon without the prior written consent of County. In granting the consent, County will be entitled to consider, among other items, the proposed sublessee's financial condition, business reputation, nature of the proposed sublessee's business, and other factors as may reasonably bear upon the suitability of the proposed sublessee as a sublessee of the Property. The consent of County to any one sublease will not constitute a waiver of County's right to approve subsequent subleases.

## ARTICLE 12. INSOLVENCY

**Section 12.01. Insolvency.** If a receiver or trustee is appointed to take possession of all or substantially all of the assets of Lessee; or if any action is taken or suffered by Lessee pursuant to an insolvency, bankruptcy, or reorganization act; or if Lessee makes a general assignment for the benefit of its creditors; and if the appointment, action, or assignment continues for a period of thirty days, it will, at County's option, constitute a default by Lessee, and County will be entitled to the remedies set forth in Article 13, which may be exercised by County without prior notice or demand upon Lessee.

**ARTICLE 13. BREACH BY LESSEE**

**Section 13.01. Breach And Default.** In the event of any breach of any provision of this Lease by Lessee, the breach will be deemed a default entitling County to the remedies set forth in this Lease or otherwise available at law, after County has delivered to Lessee notice of the alleged breach and a demand that the same be remedied immediately; provided that, if the breach pertains to a matter other than the payment of rent, Lessee will not be in default after receipt of the notice if Lessee promptly commences to cure the default and cure the default within thirty days after receipt of the notice, or if the breach pertains to the payment of rent Lessee will have ten days after receipt of the notice to cure the breach; provided, however, if the default is nonmonetary in nature, and as determined by County, is not reasonably susceptible of being cured in the thirty days (lack of or failure to expend funds not to adversely affect the susceptibility of cure), Lessee will commence to cure the default within the period and diligently pursue the action with continuity to completion. If a breach has been cured within the grace periods permitted by this Section, then it will no longer constitute a default.

**Section 13.02. Right Of Re-Entry.** In the event of a default, County, in addition to any other rights or remedies that it may have, will have the immediate right of re-entry and may terminate this Lease.

**ARTICLE 14. COUNTY MAY INSPECT THE PROPERTY**

**Section 14.01. Inspection.** Lessee will permit County and County's agents to enter into and upon the Property and the Project at all reasonable times for the purpose of inspecting the Property.

**ARTICLE 15. HOLDING OVER**

**Section 15.01. Holding Over.** This Lease will terminate without further notice at the expiration of the term. Any holding over by Lessee without the express written consent of County will not constitute a renewal or extension of this Lease or give Lessee any rights in or to the Property, and the occupancy will be construed to be a tenancy from month to month on all the same terms and conditions as set forth in this Lease, insofar as they are applicable to a month-to-month tenancy.

**ARTICLE 16. NOTICES**

**Section 16.01. Notices.** Any notice required or desired to be given under this Lease will be in writing with copies directed as indicated in this Lease and will be personally served or given by mail. Any notice given by mail will be deemed to have been given when three business days have elapsed from the time when the notice was deposited in the U.S. mails, certified and postage prepaid, addressed to the party to be served at the last address given by that party to the other party under the provisions of this Article 16. Any change in address will be promptly given in writing to the other party. At the date of the execution of this Lease, the address of County is:

\_\_\_\_\_  
\_\_\_\_\_

and the address of Lessee is:

Black Bear Solar Institute Corporation  
161 Painted Trillium Way  
Townsend, TN 37882

#### ARTICLE 17. SUCCESSORS

**Section 17.01. Successors.** The covenants and agreements contained in this Lease will be binding on the parties hereto and on their respective successors and assigns, to the extent the Lease is assignable, and upon any person, firm, or corporation coming into ownership or possession of any interests in the Property by operation of law or otherwise, and will be construed as covenants running with the land.

#### ARTICLE 18. TERMINATION

**Section 18.01. Termination.** Upon the termination of this Lease by expiration of time or otherwise, the rights of Lessee and of all persons, firms, corporations, and entities claiming under Lessee in and to the Property (and all improvements thereon, unless specified otherwise in Section 6.02 above) will cease.

#### ARTICLE 19. MISCELLANEOUS

**Section 19.01. Headings.** The Section headings used in this Lease are for convenience only. They will not be construed to limit or to extend the meaning of any part of this Lease.

**Section 19.02. Amendments.** Any amendments or additions to this Lease will be made in writing executed by the parties hereto, and neither County nor Lessee will be bound by verbal or implied agreements.

**Section 19.03. Waiver.** The waiver by County or Lessee of any breach of any term, covenant, or condition contained in this Lease will not be deemed to be a waiver of the term, covenant, or condition or any subsequent breach of the same or any other term, covenant, or condition contained in this Lease. The acceptance of rent by County following a breach by Lessee of any provision of this Lease will not constitute a waiver of any right of County with respect to the breach. County or Lessee will be deemed to have waived any right under this Lease only if expressly done so in writing.

**Section 19.04. Cumulative Remedies.** Each right, power, and remedy of County or Lessee provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise will be cumulative and concurrent and will be in addition to every other right, power, or remedy provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by County or Lessee of any one or more of the rights, powers, or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise will not preclude the simultaneous or later exercise by County or Lessee of any or all other rights, powers, or remedies.

**Section 19.05. Consent.** In determining the reasonableness of any consent, approval, or action by County under this Lease, Lessee acknowledges that County is acting as a trustee of public lands and must observe a fiduciary duty in managing the Property in a manner that maximizes the benefit derived therefrom and that minimizes the risk incurred in connection therewith.

**Section 19.06. Time Of Essence.** Time is expressly declared to be of the essence of this Lease and each and every covenant of County and Lessee under this Lease.

**Section 19.07. Interest.** In the event County pays any sum or incurs any expense that Lessee is obligated to pay under this Lease, or that is made on behalf of Lessee, County will be entitled to receive reimbursement thereof from Lessee upon demand, together with interest thereon from the date of expenditure at the maximum rate allowed by Tennessee law (limited, however, by any applicable Federal law or regulation that supersedes Tennessee law).

**Section 19.08. Entire Agreement.** This Lease contains the entire agreement of the parties hereto with respect to the matters covered hereby, and no other agreement, statement or promise made by any party hereto, or to any employee, officer, or agent of any party hereto, that is not contained in this Lease, will be binding or valid.

**Section 19.09. Escalation And Standard Of Measurement.** The dollar amount stated in Article 6 of this Lease will be adjusted on the fifth anniversary following the commencement date and every fifth anniversary date thereafter ("anniversary date") during the term of this Lease to a dollar amount that bears the same ratio to the original dollar amount set forth in this Lease as the following described index figure published for the latest date prior to the date the adjustment is to be effective bears to the index figure published for the latest month prior to the date hereof. The index figure to be utilized in calculating the adjustment will be the Revised Consumer Price Index for Urban Wage Earners and Clerical Workers (All

Items) for the Knoxville metropolitan area (the "Index"), presently published by the U.S. Department of Labor. In the event the index is hereafter be converted to a different standard reference base or otherwise revised, the determination of the percentage increase will be made with the use of the conversion factor, formula, or table for converting the Index as may be published by the Bureau of Labor Statistics. If the event the Index ceases to be published, then, for the purposes of this Lease, there will be substituted for the Index another index as County and Lessee will agree upon, and if they are unable to agree within thirty days after the Index ceases to be published, the matter will be determined by the Chancery Court of Blount County, Tennessee. Any provision in this Section notwithstanding, under no circumstances will the dollar amounts identified in this Section 19.09 be less than stated in the referenced sections.

**Section 19.10. Language.** The word "Lessee" when used in this Lease, will be applicable to one or more persons, as the case may be, and the singular will include the plural, and the neuter will include the masculine and feminine, and if there be more than one, the obligations hereof will be joint and several. The words "persons" whenever used will include individuals, firms, associations, and corporations. This Lease, and its terms, have been freely negotiated by County and Lessee. The language in all parts of this Lease will in all cases be construed as a whole and in accordance with its fair meaning, and this Lease not be construed strictly for or against County or Lessee.

**Section 19.11. Invalidity.** If any provision of this Lease prove to be invalid, void, or illegal, it will in no way affect, impair, or invalidate any other provision hereof.

**Section 19.12. Applicable law.** This Lease will be interpreted and construed under and pursuant to the laws of Tennessee. Any reference to a statute enacted by the State of Tennessee will refer to that statute as presently enacted and any subsequent amendments thereto, unless the reference to the statute specifically provides otherwise.

**Section 19.13. Provisions Independent.** Unless otherwise specifically indicated, all provisions set forth in this Lease are independent of one another, and the obligations or duty of either party hereto under any one provision is not dependent upon either party performing under the terms of any other provision.

**Section 19.14. Date Of Execution.** The date this Lease is executed will be deemed to be the day and year first written above.

**Section 19.15. Survival.** All obligations of Lessee to be performed after the termination Date will not cease upon the termination of this Lease but will continue as obligations until fully performed.

**Section 19.16. Recordation.** Upon request by either party, this Lease or a memorandum thereof will be recorded in the Register's Office for Blount County, Tennessee.

**Section 19.17. Conveyance By County.** In the event County or any successor lessor conveys or otherwise dispose of the Property, then that lessor will thereupon be released from all liabilities and obligations under this Lease (except those accruing prior to the conveyance or other disposition), and the liabilities and obligations will be binding solely on the then owner of the Property.

**Section 19.18. Net Lease.** This Lease is intended, and is hereby declared to be, a fully net Lease, it being the intention of the parties hereto that County will have and enjoy the rent reserved to it without deduction therefrom free of any expense, charge, or other deduction whatsoever, with respect to the Property and the ownership, operation, management, maintenance, repair, use, or occupation thereof during the term. Nothing contained in this Lease will be construed, however, so as to require Lessee to pay or be liable for any gift, inheritance, estate, franchise, income, profit, capital, or similar tax, or any other tax in lieu of any of the foregoing, imposed upon County, or the successors or assigns of County, unless the tax will be imposed or levied upon or with respect to the rents payable to County in lieu of real estate taxes upon the Property.

**Section 19.19. Attorney's Fees.** If any action or proceeding is brought by either party against the other pertaining to or arising out of this Lease, the finally prevailing party will be entitled to recover all costs and expenses, including the reasonable actual fees of attorneys, incurred on account of such action or proceeding.

IN WITNESS WHEREOF, this Lease is executed as of the day and year first above written.

**BLOUNT COUNTY**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**BLACK BEAR SOLAR INSTITUTE CORPORATION**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

Third Draft

**EXHIBIT A  
THE PROPERTY**

BEGINNING at an iron pin located N80°33'W, 29 feet more or less from the centerline of Laurel Lake Road; thence from said POINT OF BEGINNING S80°33'E, 313.35 feet to an iron pin; thence N47°37'E, 372.19 feet to an iron pin; thence S19°37'W, 110.00 feet to an iron pin; thence SO°23'E 187.66 feet to an iron pin; thence S80°41'E, 207.92 feet to an iron pin; thence S33°15'W, 80.00 feet to an iron pin; thence S22°30'W, 99.98 feet to an iron pin; thence S53°35'W, 150.60 feet to an iron pin; thence S53°55'W, 180.20 feet to a concrete monument, corner to Laurel Lake Camp, Inc; thence with the Laurel Lake Camp, Inc., property line, S23°58'E, 987.06 feet to a concrete monument, corner to Laurel Lake Camp, Inc.; thence along the Laurel Lake Camp, Inc., property line, S73°18'W, 558.93 to a concrete monument; thence S69°46'W, 226.73 feet to a concrete monument and corner to Laurel Lake Camp, Inc., and Townsend HCA, Inc.; thence with the property line of Townsend HCA, Inc., S35°37'W 98.77 feet to a concrete monument; thence S58°33'W, 300.13 feet to a concrete monument; thence S52°09'W, 275.00 feet to an iron pin and in the property line of the Lakeview Subdivision Addition No. 1; thence the following calls along the property c. line of the Lakeview Subdivision Addition No. 1: S48°43'W, 297.68 feet to a concrete monument; thence S37°24'W, 298.24 feet to a concrete monument; thence 633°00'W, 300.45 feet to a concrete monument; thence N88°25'W, 148.02 feet to a concrete monument; thence N10°16'W, 200.14 feet to a concrete monument being corner between Lots No. 23 and 22 of said subdivision; thence N15°19'E, 248.99 feet to a concrete monument being a corner between Lots No. 20 and 19 of said subdivision; thence N45°34'E, 199.52 feet to a concrete monument, being a corner to Lot No. 18 of said subdivision; thence N30°30'E, 161.00 feet to an iron pin, being in the property line of Lot No. 16 of said subdivision; thence N30°46'E, 157.81 feet to an iron pin, being in the property line of Lot No. 15 of said subdivision; thence N30°24'E, 390.00 feet to a concrete monument, being corner to LOL No. 13 and 12 of said subdivision; thence N80°05'W, 219.98 feet to a concrete monument, being a corner to Lot No, 12 in said subdivision; thence passing both property corners on the north side of Lot No, 11 of Lakeview Subdivision addition No. 1 and leaving said subdivision, N85°44'W, 300.00 feet to an iron pin, being a corner to Chilhowee Properties, Inc; thence the following calls along the property line of Chilhowee Properties, Inc; S86°08'W, 298.63 feet to a concrete monument; thence N85°41'W, 220.00 feet to an iron pin; thence N20°02'W, 271.95 feet to an iron pin; thence N14°08'E, 79.40 feet to an iron pin; thence N6°35'W, 480.43 feet to an iron pin; thence N47°44'W, 33.19 feet to a point in the south right-of-way line of Laurel Lake Road and Chilhowee Properties, Inc.; thence leaving Chilhowee Properties, Inc., alcing the same bearing N47°44'W, 140.25 feet to an iron pin in the right-of-way of said road; thence N11°04'E, 111.27 feet to a point on the west line of said right-of-way; thence along the same bearing N11°04'E, 0.73 feet to an iron pin; thence N61°05'E, 1.18 feet to a point in the west line of said right-of-way; thence along the same bearing N61°55'E, 108.82 feet to an iron pin in said right-of-way; thence N38°46'E, 22.61 feet to a point in the west line of said right-of-way; thence along the same bearing, N38°46'E, 62.39 feet to an iron pin, being corner to Chilhowee Properties, Inc.; thence N20°47'E, 78.24 feet to a point in the west line of said right-Of-way; thence along the same bearing, N20°47'E, 135.96 feet to an iron pin in said right-of-way; thence N88°08'E, 117.46 feet to a point in the north line of said right-of-way; thence along the same bearing N88°08'E, 32.54 feet to a concrete monument being corner to Lot No. 1 of Laurel Lake Estates Subdivision; thence the following calls along the property line of Laurel Lake Estates Subdivision: S26°50'E, 320.25 feet to a concrete monument, being corner to Lot No. 2 of said subdivision; thence S45°26'E, 150.65 feet to a concrete monument, being corner to Lot No, 3 of said subdivision; thence S69°05'E, 180.00 feet to an iron pin, being corner to Lot No. 4 of said subdivision; thence N85°47'E, 198.11 feet to a concrete Monument, being corner to Lot No, 5 of said subdivision; thence passing Lot No. 6 of Laurel Lake Estates Subdivision, N67°31'E, 584.60 feet to an iron pin; thence N79°32'E, 20.79 feet to a point in the north right-of-way line of Laurel Lake Road; thence along the same bearing N79°32'E, 155.52 feet to a point in the south line of said right-of-way; thence again along the same bearing N79°32'E, 175.79 feet to an iron pin; thence N36°42'W, 128.75 feet to an iron pin; thence N38°20'E, 197.82 feet to an iron pin and POINT OF BEGINNING, CONTAINING 3,555.349 square feet by calculation which equals 81.620 acres by calculation.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO A 40 FOOT RIGHT-OF-WAY EXCLUSION OWNED BY BLOUNT COUNTY AND KNOWN AS LAUREL LAKE ROAD located along the north property line and being more fully described as follows: BEGINNING at a point located S79°32'W, 67 feet more or less from the centerline of Laurel Lake Road; thence from said POINT OF BEGINNING N79°32'E, 155.52 feet to a point; thence S64°38'W, 668.50 feet to a point; thence along a curve to the right with a radius of 470.00 feet and an arc length of 155.17 feet to a point, said curve having a chord bearing of S74°05'W, and distance of 154.47 feet; thence S83°33'W, 215.91 feet to a point; thence along a curve to the right with a radius of 120.00 feet and an arc length of 107.92 feet to a point said curve having a chord bearing of N70°41'W, and distance of 104.32 feet; thence N44°56'W, 262.00 feet to a point; thence along a curve to the right with a radius of 320.00 feet and an arc length of 133.16 feet to a point, said curve having a chord bearing of N33°00'W, and distance of 132.20 feet; thence N21°05'W, 182.05 feet to a point; thence along a curve to the left with a radius of 45.00 feet and an arc length of 117.32 feet to a point, said curve having a chord bearing of S84°14'W, and distance of 86.81 feet; thence S9°32'W, 95.31 feet to a point; thence along a curve to the right with a

radius of 245.00 feet and an arc length of 257.16 feet to a point, said curve having a chord bearing S39°36'W, and distance of 245.51 feet; thence along a curve to the left with a radius of 80.00 feet and an arc length of 202.04 feet to a point, said curve having a chord bearing of S2°41'E, and distance of 152.47 feet; thence S75°02'E, 25.72 feet to a point; thence S14°59'W, 40.00 feet to a point, said point being N47°44'W, 33.19 feet from an iron pin, corner to the State of Tennessee and Chillhowee Properties, Inc.; thence N47°44'W, 140.25 feet to a point; thence N11°04'E, 111.27 feet to a point; thence along a curve to the right with a radius of 120.00 feet and an arc length of 1.73 feet to a point, said curve having a chord bearing of N42°51'E, and distance of 1.73 feet; thence N61°55'E, 108.82 feet to an iron pin; thence N38°47'E, 22.61 feet to a point, thence along a curve to the left with a radius of 205.00 feet and an arc length of 139.63 feet to a point, said curve having a chord bearing of N29°03'E, and distance of 136.95 feet; thence N9°32'E, 2.10 feet to a point; thence N20°47'E, 135.96 feet to an iron pin; thence N88°08'E, 117.46 feet to a point; thence along a curve to the right with a radius of 85.00 feet and an arc length of 26.05 feet to a point, said curve having a chord bearing of S29°52'E, and distance of 25.95 feet; thence S21°05'E, 182.05 feet to a point; thence along a curve to the left with a radius of 280.00 feet and an arc length of 116.51 feet to a point, said curve having a chord bearing of S33°00'E and distance of 115.67 feet; thence S44°56'E, 262.00 feet to a point; thence along a curve to the left with a radius of 80.00 feet and an arc length of 71.95 feet to a point, said curve having a chord bearing of S70°41'E, and a distance of 69.55 feet; thence N83°33'E, 215.91 feet to a point; thence along a curve to the left with a radius of 430.00 feet and an arc length of 14 t'97 feet to a point, said curve having a chord bearing of N74°05'E, and a distance of 141.32 feet; thence N64°38'E, 518.21 feet to a point, said point being the POINT OF BEGINNING, CONTAINING 86,508 square feet by calculation which equals 1.986 acres by calculation; thus resulting in a TOTAL AREA of 3,468,841 square feet by calculation which equals 79.634 acres by calculation.

All of which is shown on the drawing labeled "Exhibit A" which is attached hereto and made a part hereof, according to a survey dated August 1988 by Jackson K. Flynt, Tennessee RLS No. 1000.

Being the same property conveyed to Blount County by quitclaim deed of correction from State Of Tennessee, of record in Record Book 2245, Page 2208, Register's Office for Blount County, Tennessee.

**EXHIBIT B  
DEED RESTRICTIONS**

The Property is subject to the following restrictions set forth in the deed from State Of Tennessee to Blount County, of record in Record Book 2245, Page 2209, Register's Office for Blount County, Tennessee:

Land will remain undeveloped and be used for green space, conservation and preservation.

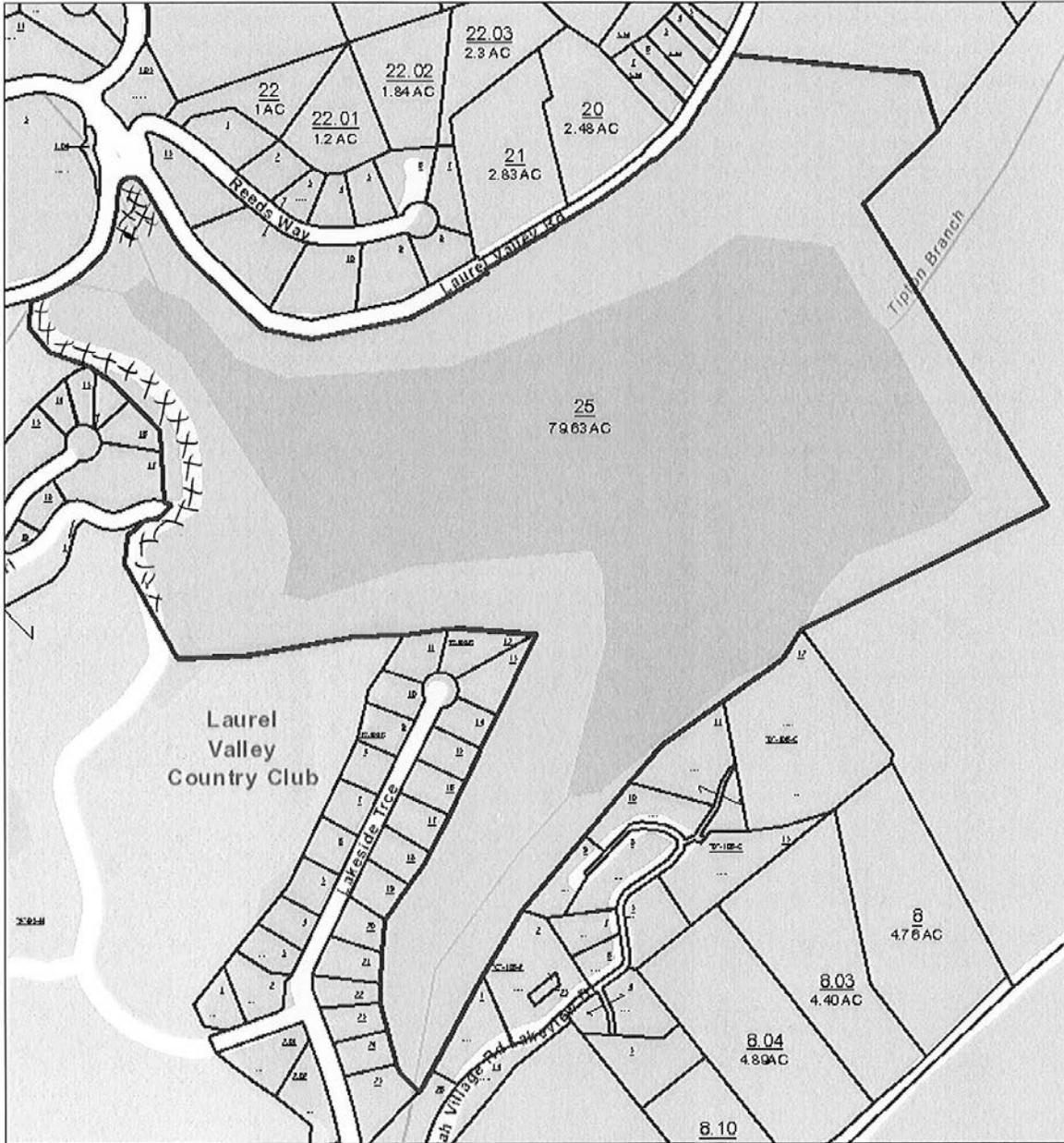
Exceptions to the above conditions are:

Recreating the lake area, if legally permissible, creation of primitive campsites, bath house, bathrooms and environmental educational facilities including a dock into recreated lake, all in keeping with the natural surroundings.

Third Draft

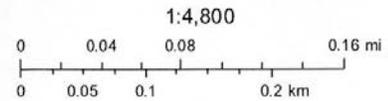
EXHIBIT C  
GUARDHOUSE AND ROADWAYS OF THE ASSOCIATION

Blount County - Parcel: 095 025.00



July 21, 2014

x = indicates area in use by LVPOA on Parcel A as of date of this lease signing, as defined for continued permitted use for the term of this lease in Article 5, Section 5.03.



# **Laurel Lake Project Summary**

## **Purpose:**

Black Bear Solar Institute, a Tennessee Non-Profit based in Townsend, seeks to transform the Laurel Lake area into an asset for Blount County and the residents of the vicinity.

Our intent is to create a living filter through expansion and enhancement of Wetlands for the Little River Watershed that would vastly improve the quality of water originating from residential areas such as Laurel Valley and commercial projects such as the Laurel Valley Golf Course.

We seek to create a nature reserve for flora, fauna, and aquatic life that will be enjoyed and studied by individuals, students, organizations, etc.

A pavilion and multi-purpose learning center will be built and will also stand in honor of the Civilian Conservation Corps that originally built Laurel Lake, as well as the Great Smoky Mountain National Park.

Eco-friendly building materials and alternative energy would be utilized throughout, to create a sustainable project, as well as serve as a demonstration for methods that can be utilized in everyday life to reduce our carbon footprint and negative impact on our natural environment.

## **Funding and Sustainability:**

Private funding, donations, grants, memberships, and volunteers will establish and sustain the project. Minimal permanent staff will be required and a modern-day local chapter of CCC Volunteers will be established to serve the project in both labor and administrative capacities. This will not only serve to sustain the project, but also get the Blount County community involved.

Black Bear Solar Institute has already invested \$50,000 working with associates to ensure engineering, regulatory agency, and technical feasibility for success of the project, and with fund-raising and PR professionals to create project and funding plans. Those involved include Ackermann PR, Barge Waggoner Sumner and Cannon Engineers, Blount County, Gaskill Strategies, Jacobs Funding, Tennessee Department of Environment and Conservation, UT Department of Civil and Environmental Engineering, and UT College of Architecture and Design.

## **Summary:**

- Beautify, rejuvenate, and improve a local and historic asset.
- Create a destination within Blount County for the local and tourist communities.
- Improve the Little River Watershed.
- Demonstrate examples of eco-friendly and sustainable practices to be used in everyday life.
- Preserve and honor our local heritage.
- Engage, involve, and educate all age groups of our local community.
- Meetings to gather public input on the project will be held after lease signing to refine the current concept plan.

## **Common Questions and Answers**

The previous page summarizes overall goals and plans for the Laurel Lake property. These are commonly asked specific questions received from the local community.

Q – Is the Lake going to be filled back to its original level?

A – No. The dam will not be rebuilt. Environmental regulations have changed drastically since the 1930s, making returning the Lake to its full pool impossible. The Lake will remain approximately the size it is today, with enhanced wetlands. All work on the Lake area will be done in full cooperation with the Tennessee Department of Environment and Conservation, following all current laws and regulations.

Q – Will Laurel Valley and other surrounding communities have input in the project?

A – Yes. An Advisory Board will be formed of five community members. One will be nominated by the Laurel Valley POA Board of Directors. There will also be many opportunities for volunteers to help with direction and implementation. The community's ongoing involvement will be key to the overall success of the project.

Q – Are roads going to be built on private property belonging to others?

A – No. That would be very un-neighborly, and illegal as well. All construction will be done in full accordance with County, State and Federal laws and regulations.

Q – Are trails going to be built on private property belonging to others?

A – No. That would also be very un-neighborly, as well as illegal. All construction will be done in full accordance with County, State and Federal laws and regulations.

Q – Are Federally protected wetlands going to be disturbed?

A – No. One of the first tasks will be to have licensed personnel survey the area to determine the extent of EPA protected wetlands. These wetland areas will be marked with perimeter signs and perpetually preserved from any prohibited development.

Q – Is property going to be flooded restoring Laurel Lake?

A – No. The dam is not going to be rebuilt, so the water level will not change, except possibly with the natural cycles the property has experienced over the last several years since the original dam was breached. The Lake will remain approximately the size it is today, with enhanced wetlands.

Q – Are recreational areas going to be built?

A – No. The property is legally deed restricted limiting use to "green space, preservation, and conservation". Development of facilities for environmental educational is allowed. Purely recreational use is prohibited by deed restrictions.

Q – Is there a drawing or plan for what will be planned for the property?

A – Yes. The only current, accurate concept plan, dated August 2014, is included as part of this summary showing possible features. There are many maps and plans circulating from previous efforts to restore the Laurel Lake property. None of them reflect current concept plans. The key word is **Concept**. These are ideas for things that could possibly be done, which will be discussed in public meetings before anything is implemented.

Q – Are campgrounds going to be built on the property?

A – No. Although allowed by the property deed restrictions, campgrounds have never been part of the current concept plan. The LVPOA Board expressed concerns about camping on the property at any point in the future. Additional voluntary restrictions were added to the lease above and beyond the deed restrictions to prohibit campgrounds and public bathhouses from being built or operated on the property.

Q – Is a nice, natural area going to be turned into a “Glitzy Attraction”?

A – No. The property is legally deed restricted to “green space, preservation, and conservation”. Development of facilities for environmental education is allowed, but must be done in a manner “keeping with the natural surroundings”. All construction will be done respecting these property deed restrictions, the integrity of the existing natural area, and County, State and Federal regulations.

Q – Is there going to be a gift shop or entertainment facilities?

A – No. The property is legally deed restricted to “green space, preservation, and conservation”. Those uses would not fit within what is legally allowed.

Q – What about security of Laurel Valley property?

A – Security of Laurel Valley is a concern the LVPOA Board has been very diligent and effective in addressing. There will be an agreement with LVPOA defining signage and fencing to warn people away from trespassing on adjoining property, and defining setbacks from property lines.

Q – Will the property be open to the public at night?

A – No. To further enhance security, driveway access to the property will be gated and closed at sunset. The entire property will be posted as closed after dark.

Q – What other security measures will be taken?

A – Firearms and alcohol will be prohibited, eliminating the potentially dangerous situation evidenced by beer cans and shotgun shells currently littering the Laurel Lake area.

We intend to be good neighbors with all area residents. Please feel free to contact Black Bear Solar Institute with any additional questions or concerns at [Questions@BlackBearSolarInstitute.org](mailto:Questions@BlackBearSolarInstitute.org) or call Bob Harris at 865-738-3512

# Black Bear Solar Institute Watershed Restoration Demonstration Project

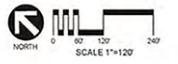


**CONCEPT PLAN**

**LAUREL LAKE**  
BLOUNT COUNTY, TENNESSEE

August 2014

**BWSC** BARGE WAGGNER SUMNER & GANNON, INC.



**RESOLUTION NO. 14-08-020**

**SPONSORED BY COMMISSIONERS HOLDEN LAIL AND TAB BURKHALTER**

**A RESOLUTION TO ADOPT NEW BLOUNT COUNTY BEER ORDINANCE OF 2014**

**WHEREAS**, pursuant to State law, Blount County, through the Blount County Board of Commissioners in 1980 by resolution adopted the Blount County Beer Ordinance of 1980; and

**WHEREAS**, the Blount County Beer Ordinance of 1980 has been amended from time to time; and

**WHEREAS**, there have been certain changes in the law and rules and regulations mandated by the State law that regulate the sale of beer; and

**WHEREAS**, certain aspects of the Blount County Beer Ordinance of 1980 (as amended) have become outdated and in need of modification; and

**WHEREAS**, the Blount County Beer Board, with the assistance of the County Attorney has reviewed the applicable beer laws and regulations and have drafted a new beer ordinance entitled "Blount County Beer Ordinance of 2014"; and

**WHEREAS**, the Blount County Beer Board has recommended to the full Blount County Commission that the new Blount County Beer Ordinance of 2014 be approved and implemented in place of the previous Blount County Beer Ordinance of 1980; and

**NOW THEREFORE, BE IT RESOLVED** by the Blount County Commissioners assembled in regular session at Maryville, Tennessee, on this 21st day of August, 2014, that the Blount County Beer Ordinance of 2014, a complete copy of which is attached hereto, is hereby approved and adopted to regulate the issuance and revocation of permits to sell beer in the unincorporated areas of Blount County within the parameters of applicable State law. The same shall replace the Blount County Beer Ordinance of 1980, which is hereby repealed.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL TAKE EFFECT IMMEDIATELY, THE PUBLIC WELFARE REQUIRING IT.**

**Duly authorized and approved this 21st day of August, 2014.**

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

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

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

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

\_\_\_\_\_  
Date

BLOUNT COUNTY BEER ORDINANCE OF 2014

SECTION ONE: BE IT RESOLVED by the Legislative Body of Blount County, Tennessee, in regular session assembled that in the sale, transportation, storage, possession, receipt, manufacture and distribution of beer of alcoholic content of not more than 5% by weight or other beverages of like alcoholic content, this body acquiesces in and adopts Tennessee Code Annotated, Section 57-5-101 et. seq. entitled **Beer and Alcoholic Beverages Containing Less Than Five Percent Alcohol**; Tennessee Code Annotated, Section 57-6-101 et. seq. entitled **Wholesale Beer Tax Act**. The aforesaid acts and the aforesaid amendments apply to the County of Blount and are subject to regulations and administration by the Legislative Body of Blount County, Tennessee. (Tennessee Code Annotated Section 57-201 et. seq., now Section 57-5-101 et. seq.; Tennessee Code Annotated Section 57-301 et. seq., now Section 57-6-101 et. seq.)

SECTION TWO: BE IT FURTHER RESOLVED that the fund accruing to Blount County under the aforesaid public Acts be applied to the road funds, school funds, or general purpose funds of the County as determined by the Blount County Legislative Body in adoption of the County's budget for each fiscal year.

SECTION THREE: BE IT FURTHER RESOLVED that pursuant to said statute and especially to Tennessee Code Annotated, Section 57-5-101 et. seq., and any other application sections, this Body hereby creates the Blount County Beer Board to be appointed by this Body, and to do and handle all matters delegated to such committee by the aforesaid statutes, and this resolution, and to issue the necessary permits and regulate such beverages in the territory of Blount County, Tennessee, outside the limits of any city or town now incorporated; and that said committee so appointed shall have the power and authority conferred upon by them by this resolution and the aforesaid statute but no further or otherwise, to regulate the storage, sale, transportation, possession, receipt, manufacture and distribution of such beverages, and to do any and all things necessary or proper under the aforesaid authority and power. The number of members and length of term shall be set by this Body.

SECTION FOUR: BE IT FURTHER RESOLVED that the following regulations be adopted by the Legislative Body and enforced by the Legislative Body and the aforesaid Beer Board for the more effective control of the issuance, suspension and revocation of beer permits

provided for in the aforesaid statutes and the within resolution. The following rules and regulations shall govern the issuance of permits by the aforesaid Beer Board, applications for permits, the hearing on said applications, and revocations and renewals of permits as follows:

1. No permit or renewal thereof shall be issued except on application made in writing to the Secretary of the Beer Board, which application shall be sworn to and verified by the applicant. All applications shall be made upon a regular form or blank provided for that purpose, a copy of which may be obtained from the County Clerk. The application shall be filed in triplicate, one to be filed for the Secretary of the Board herein named, one to be filed for the Chairman of the Board and one to be filed for the attorney of the Board.

2. The County attorney shall advise and assist the Board and represent the interests of the Board and Blount County in matters coming before the Board.

3. The Secretary of the Beer Committee shall be the County Clerk.

4. The Committee shall meet from time to time when there are applications or other business requiring the Board's attention and the Chairman shall cause a meeting to be called pursuant to applicable law. When a meeting is called, notice of the same shall be published in a newspaper of general circulation in Blount County at least ten (10) days prior to and not more than thirty (30) days prior to the meeting. If an application for license or permit is to be considered at the meeting, the published notice shall provide the name of the applicant and the address of the location for such license or permit, whether the application is for on premises consumption, off premises consumption or both.

5. The procedure upon hearing an application for the issuance of a permit shall proceed as follows:

(a) The applicant shall have 15 minutes in which to present his application and be heard as to why the permit should issue. The applicant may be examined by the attorney for the beer committee and by any or all of the members of the committee. The applicant shall also be subject to cross-examination by the attorney or designated representative of any individual or individuals opposing the issuance of the permit. Subsequent to the examination of the applicant, any persons or person opposing the issuance of the permit shall have an aggregate time of fifteen (15) minutes in which to express their opposition. Said person or persons opposing issuance of the permit shall likewise be subject to cross-examination by any members of the beer committee, by the attorney of the Beer Board or by the applicant, his attorney or representative. Upon the conclusion of the applicant's presentation and the opposition presentation, if any, the applicant and the opposition shall each have five (5) minutes in which to argue their respective positions or present rebuttal testimony.

6. All meetings of the Blount County Beer Board shall be publically held and after completion of the presentation of witnesses or speakers, the Board shall discuss the application and proceed with their vote.

7. A majority of the members of the Beer Board shall constitute a quorum for the purpose of transacting business. Matters before the Board shall be decided by a majority vote of the members of the Beer Board.

8. Any material misrepresentation or false statement contained in the application upon which a permit is based, shall subject said permit to immediate revocation upon a hearing, hereinafter provided for, based upon a complaint verified by the affidavits of two reputable citizens charging directly the falsity of any material statement in the application; and at such hearing the burden of proof shall be upon the holder of the permit to establish the truth of the statements in said application charged to be false, provided, however, that no formal complaint verified by affidavit shall be necessary or required whenever the falsity of such statement or representation may be made to appear by the records of any Court of competent jurisdiction; and in such case such records or duly certified copies thereof shall be conclusive evidence of the falsity or misrepresentation. Any persons proved to have made such misrepresentation or false statement in his application shall not be eligible to receive any permit for a period of ten (10) years from the date such statement or representation is determined by the committee to have been falsely made.

9. No permit now in force or hereafter issued shall be good except at the location described in the application upon which it is based; nor shall any such permit be transferable.

10. No person engaging in the business regulated hereunder shall make or permit to be made any sales, gifts, or distribution of such beverages to persons under twenty-one (21) years of age. No employer shall use or permit to be employed or used any minor (person under eighteen (18) years of age) for or in the sale or distribution of such beverages.

11. No such beverages shall be sold or distributed except at places where such sale or distribution will not cause congestion of traffic or interference with schools, churches or other places of public gathering, or otherwise interfere with the public health, safety and morals; and at a reasonable distance in the discretion of the committee, but in no case shall such beverages be sold or distributed at businesses closer than 1,000 feet to such schools, churches or other places

of public gathering. All distances in this resolution shall be measured from corner of building to corner of building, straight line distance between the two closest points. The burden shall be upon the applicant to establish the distance measured and in the event the distance measured is inaccurate or not correct, such incorrect measurement or distance shall be grounds for the revocation of the permits issued hereunder for a period of up to ten (10) years. The applicant shall submit with the application either: (a) a survey of a licensed surveyor; or (b) a letter from the Blount County Sheriff's Office certifying that the distance requirements in this Section and Section 20 have been satisfied and that the proposed beer establishment is not within the prohibited distances. A potential applicant may make request to the Blount County Sheriff's Office for a letter certifying the distance requirements of this Ordinance and the Sheriff has agreed to provide such distance measurements using ESRI ArcMap 10.0 GPS system for a fee of \$50.00. Upon request and payment of said fee, the Sheriff has agreed to provide a letter certifying the distance requirements which letter may be submitted with the application in lieu of a survey.

12. Neither the applicant nor any person or persons employed or used by him in such distribution or sale shall be a person who has been convicted of any violation of the laws against possession, sale, manufacture or transportation of beer or other alcoholic beverage, or any crime involving moral turpitude, within the past ten (10) years.

13. No sale or distribution of the beverages mentioned in said statute or this resolution shall be made or given away, distributed or dispensed between the hours of 3:00 A.M. to 6:00 A.M. Monday – Saturday and between 3:00 A.M. and 10:00 A.M. on Sunday.

14. No persons under the influence of an intoxicant, prostitutes or immoral women, or other lawless characters, shall be permitted to congregate at or habitually frequent any place where the beverages regulated hereunder are sold or distributed.

15. As a condition for the issuance of a beer permit hereunder, all beer permit holders shall maintain respectable, clean and orderly places of business. Violation of any of the following provisions shall be grounds for revocation of permits issued hereunder:

A. Any establishment which serves food as well as beer shall be required to maintain a grade rating of at least 90 as prescribed by the food and beverage inspectors for the State of Tennessee, Department of Public Health.

B. All holders of permits hereunder shall keep their premises free and clean of garbage, debris, junk cars, or any other unsightly extraneous matter.

C. The exterior of all buildings in which beer permits are exercised shall be kept painted, clean and in good repair.

D. No outdoor sign, advertisement or display that advertises beer may be erected or maintained on the property on which a retail beer establishment is located other than one (1) sign, advertisement or display which makes reference to the fact that the establishment sells beer but does not use brand names, pictures, numbers, prices or diagrams relating to beer. This section shall not apply to any sign, advertisement or display erected or maintained by or at the request of a temporary beer permittee or to any sports arena, stadium or entertainment complex. (Tennessee Code Annotated Section 57-5-304(a) & (b))

E. The premises upon which any permit issued hereunder is exercised shall provide separate toilet facilities for men and women and said toilet facilities shall be clean and sanitary. Septic tanks, if utilized, shall have adequate field line and shall be subject to periodic inspection by the Blount County Health Department. Any failure to pass said inspection by the Blount County Health Department and if toilet facilities are deemed to be inadequate by the health department for any reason shall be grounds for the revocation of the beer permit issued hereunder.

F. Unless authorized in writing by the appropriate county, municipal or metropolitan Beer Board or committee to do so, it is unlawful for any retailer to store beer at any place other than the address designated on the retailer's beer permit. (Tennessee Code Annotated Section 57-5-416)

G. The failure of any permit holder or any permit holder's place of business to comply with all State laws relating to health, morals or conduct or any resolution or rule hereunder shall be grounds for revocation of any permit previously issued by the Blount County Beer Board.

16. Beer shall not be sold, given away, served or otherwise dispensed to persons in automobiles or other motor vehicles except and unless the beer is sold in package form for off premises consumption.

17. By virtue of a resolution of this Court at a specially called meeting on December 15, 1975, and henceforth Blount County by this Resolution herewith forbids the sale of beer

within 300 feet of a residential dwelling, measured from building to building, provided the owner of the residence appears in person before the County Beer Board and objects to the issuance of such permit or license. This provision does not apply to locations where beer permits or licenses have been issued prior to the adoption of said Resolution, nor shall this provision apply to an application for a change in the licensee or permittee at such location. (Tennessee Code Annotated Section 55-5-105(i))

18. The Beer Board shall have the right and it shall be its duty to revoke or suspend any permit now in force or hereafter issued upon satisfactory evidence presented to it at a hearing for any satisfactory reason as provided by Tennessee Code Annotated, Section 57-5-101 et. seq. or for violation of any provision contained in this resolution.

19. All complaints for the revocation or suspension of permits heretofore or hereafter issued shall be made with either the Secretary/County Clerk. The complaint shall state in general terms the nature of the violation of the law or regulation upon which said complaint is based and the approximate date thereof. It is further provided that any member of the committee may in like manner, upon his own knowledge, make complaints to the committee and file a petition for the revocation or suspension of the permit. All complaints for the revocation or suspension of permits shall be in writing.

20. Upon the receipt of a complaint as hereinabove provided for, the Secretary, if he receives the complaint, shall immediately notify the Chairman of the committee and the Chairman of the committee upon receipt of notification of a complaint shall fix a time and place of hearing of said complaint. It shall be the duty of the attorney for the Board to notify the holder of the permit in writing of the time and place of the hearing and transmit to him also a notice of the nature of the complaint. Such notice shall be sent to said holder by registered mail, such letter to be registered in any post office in Blount County at least five (5) days prior to said hearing.

21. No permit shall be suspended or revoked without the concurrence of at least a majority of the members of the Beer Board. The majority of the members of the committee shall constitute a quorum for any purpose and the hearing hereinabove provided for shall be broad in character and evidence may be heard upon any facts or circumstances pertinent to or applicable to the charges made in the complaint. The reputation or character of the place and the operator thereof or the holder of the permit complained of shall be material and competent evidence for

the consideration of the committee at such revocation hearing. The burden of proof as to why a permit should not be revoked shall be upon the permit holder.

22. The Clerk of the County shall be ex-officio Secretary of the committee, but unless he be designated as a member of the committee, he shall have no vote in its proceedings. He shall have full power and authority to issue subpoenas and compel the attendance of witnesses before the committee.

23. It shall be the duty of the Secretary to keep a record of all the proceedings of the committee, in the form of a Minute Book.

24. It shall be the duty of all persons to whom permits are issued to keep same posted at all times in a conspicuous place in the place of business for which the same are issued.

25. The committee shall cause the Secretary to notify the Sheriff of the County of the revocation or suspension of any permit.

SECTION FIVE: BE IT FURTHER RESOLVED that before any person, firm, corporation, joint stock company, syndicate or association shall be authorized to sell, store and/or manufacture such beer and/or beverages as prescribed herein in Blount County, Tennessee, outside the limits of any town or city now incorporated, he shall apply to the Beer Committee as hereinabove provided and shall show and establish all of those facts requested in response to the questions on the application form hereto attached as Exhibit No. 1.

SECTION SIX: BE IT FURTHER RESOLVED that the power, right and authority are hereby conferred upon the board to arrange for and prescribe the details of the necessary applications, permits, and other matters incident to carrying out the provisions of the aforesaid statute and this resolution.

SECTION SEVEN: BE IT FURTHER RESOLVED that the privilege taxes and licenses fixed for the State are hereby declared and assessed and fixed for the County and will be collected by the County Clerk as other privilege taxes are collected.

SECTION EIGHT: BE IT FURTHER RESOLVED that the aforesaid Board in issuing the permits or licenses shall comply strictly with all other provisions of said statute insofar as they are applicable to the County outside the corporate limits of any incorporated towns or cities.

SECTION NINE: BE IT FURTHER RESOLVED that upon the issuance of a permit to an applicant, said applicant or permit holder shall upon the next business day after the

issuance of the permit report to the Secretary of the committee and the County Clerk the fact that a permit has been issued and shall take said permit. No permit holder shall commence doing business until such time as the privilege taxes have been paid and that the doing of business without payment of the privilege tax shall result in an automatic forfeiture of the permit and said permit holder shall not be granted another permit for a period of ten (10) years.

SECTION TEN: BE IT FURTHER RESOLVED that the board shall meet when necessary to consider applications for permits or conduct other business and shall meet upon call of the Chairman of the board or any two members of the board to transact such other business as may properly come before it. The board members shall be compensated for their services on said board as provided by state legislation or rules of the Commission.

SECTION ELEVEN: BE IT FURTHER RESOLVED that it is hereby declared to be the intent of this resolution of every section, paragraph, sentence, clause, word or words thereof, to privilege the lawful sale and manufacture of the beverages described herein within this County; and the provisions of this resolution are severable, and if any word, clause, sentence, paragraph or part hereof shall be held invalid by the final judgment or decree of any court of competent jurisdiction, the same shall not affect any of the remaining sections, paragraphs, sentences, clauses, word or words hereof.

SECTION TWELVE: BE IT FURTHER RESOLVED that this resolution shall be known as the Blount County Beer Ordinance of 2014.

SECTION THIRTEEN: BE IT FURTHER RESOLVED that this resolution be prepared and printed or mimeographed form and upon request a copy be furnished each applicant for a permit at the time he obtains the application blank.

SECTION FOURTEEN: BE IT FURTHER RESOLVED that all of the provisions of Tennessee Code Annotated Section 57-5-101 et. seq. through 57-5-416 are incorporated in and made a part of this Resolution as if fully copied herein and in the event said Legislation should be modified, changed or altered or amended by any future action of the State Legislature then such amendments shall be automatically included herein without further action by the Blount County Legislative Body.

# **CRAIG L. GARRETT**

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## **ATTORNEY AT LAW, PLLC**

**CRAIG L. GARRETT  
J. SCOTT STUART**

**607 SMITHVIEW DRIVE  
MARYVILLE, TENNESSEE 37803  
PHONE: 865-984-8200  
FAX: 865-981-2833  
E-MAIL: MAIL@CGARRETTLAW.COM**

### **M E M O R A N D U M**

**TO: BLOUNT COUNTY BEER BOARD**

**CC: ROY CRAWFORD, BLOUNT COUNTY COURT CLERK**

**FROM: CRAIG L. GARRETT, BLOUNT COUNTY ATTORNEY**

**DATE: AUGUST 8, 2014**

I have previously forwarded to you for consideration the new Blount County Beer Ordinance of 2014 that we have been discussing and which you approved certain changes to at the last meeting. I did want to point out that there has been one change from what you voted on that deals with the distance requirements from schools, churches, etc.

At your meeting, you voted for a 1,000 feet set distance requirement for premises that allow on-site consumption and a 500 feet set distance requirement for businesses that sell for off-premises consumption. Roy pointed out to me an Attorney General's Opinion that dealt with the issue of distance requirements and I have further researched the matter. Based on a couple of Opinions from the Attorney General and some case law that is clear that we cannot have two separate distance requirements for on-premises and off-premises consumption. We can only have one distance requirement and I have inserted 1,000 feet in the Ordinance. You are free, however, to change that to 500 feet if that is the pleasure of the Board. I do want our Ordinance to comply with the law, so the Board needs to agree on what is the best distance requirement to have in place for both on-premises and off-premises consumption. I think you will need to vote on this aspect of the Ordinance before voting to send the entire Ordinance on to the Commission for their approval.

I would remind the members of the Board that Knox County uses a 300 distance requirement and Maryville and Alcoa have a 150 foot distance requirement.

If anyone has any further questions, feel free to contact me.

**RESOLUTION No. 14-08-021**

***Sponsored by Commissioners Gordon E. Wright II and Roy Gamble***

**A RESOLUTION REGARDING A PETITION TO ADD PARKLINE WAY AND BUFFALO SPRINGS WAY TO THE OFFICIAL ROADS LIST FOR BLOUNT COUNTY, TENNESSEE.**

**WHEREAS**, the Blount County Quarterly Court in regular session on October 20, 1975, did classify the public roads in Blount County and adopt a "List of Official Roads of Blount County", sometimes referred to as the "List"; that said "List" has been amended on occasion to include new roads approved by the various Planning Agencies having jurisdiction within the boundaries of Blount County; that said "List" is of record in the Office of the County Clerk of Blount County; that such roads included on the "List" are declared to be the public roads and subject to proper maintenance according to their classification; and

**WHEREAS**, it is unlawful for the Blount County Highway Department to maintain any road not on the List; and

**WHEREAS**, it has been enacted by the General Assembly of the State of Tennessee and confirmed by a two-thirds majority of the members of the Blount County Legislative Body in regular session, that Blount County may add such roads meeting the conditions set forth in the said Act hereinafter referred to in this Resolution as the "Act", whereby it may be lawful then for the Blount County Highway Department to maintain roads accepted for addition to the List under the terms of the Act; and, Blount County has accepted roads by the exercise of a Policy pursuant to some terms of the Act and to other General Highway Laws of the State of Tennessee; and,

**WHEREAS**, Parkline Way and Buffalo Springs Way being private roads located in the 15<sup>th</sup> Civil District of Blount County, Tennessee, being adjacent to various properties shown on Tax Map 97 of record in the Office of the Assessor of Property for Blount County, Tennessee, and said road providing sole access to the several properties along said road, and said road being in need of maintenance; and

**WHEREAS**, the Blount County Highway Superintendent has meet with property owners along said private roads, and determined that said roads meets the conditions for consideration under the terms of the Policy;

**NOW THEREFORE BE IT RESOLVED**, by the Board of Commissioners of Blount County, Tennessee, in session assembled this 21th day of August, 2014: that Parkline Way" consisting of approximately 1,908 lineal feet of 18' roadbed and Buffalo Springs Way consisting of approximately 514 lineal feet of 18' roadbed (*See attachments for R.O.W.*) shall be added to the "List of Official Roads of Blount County."

**SECTION 1.)** It is intended that this Resolution embrace the terms and conditions of the Policy herein referred to above in the adding of Parkline Way and Buffalo Springs Way to the "List of Official Roads of Blount County."

**SECTION 2.)** That the proposed asphalt surface treatment and related subgrade improvements contemplated will meet Blount County Highway Department requirements; the estimate of costs for which is determined to be **\$109,304.12**

**SECTION 3.)** That appropriate budgetary consideration be given to the Blount County Highway Department for the expenditure of Blount County's share of the costs to upgrade the condition of Parkline Way and Buffalo Springs Way, said county share is estimated to be approximately **\$36,434.70**.

**SECTION 4.)** That the appropriate administrative procedures to accomplish the collection of funds representing the participation of the various property owners in the expenses of upgrading Parkline Way and Buffalo Springs Way, said total amount to be paid by the property owners collectively shall be two-thirds of the total estimated costs of the improvements to Parkline Way and Buffalo Springs Way , said total amount due from the property owners being **\$72,869.42**, shall be implemented in cooperation with such other Blount County Government Departments as might be necessary.

**SECTION 5.)** If after 180 days the full assessment amount has not been deposited with the County Trustee it will be assumed that said property owners no longer find it to be in their best interest to have the terms and conditions of this Resolution implemented in which case all funds received by the County Trustee less any costs incurred by the Highway Department will be returned to the original depositor or depositors.

**SECTION 6.)** That this Resolution shall become effective upon completion of all the terms of the Act and of this resolution.

Duly passed and approved this 21th day of August, 2014.

**CERTIFICATION OF ACTION**

**ATTEST**

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

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

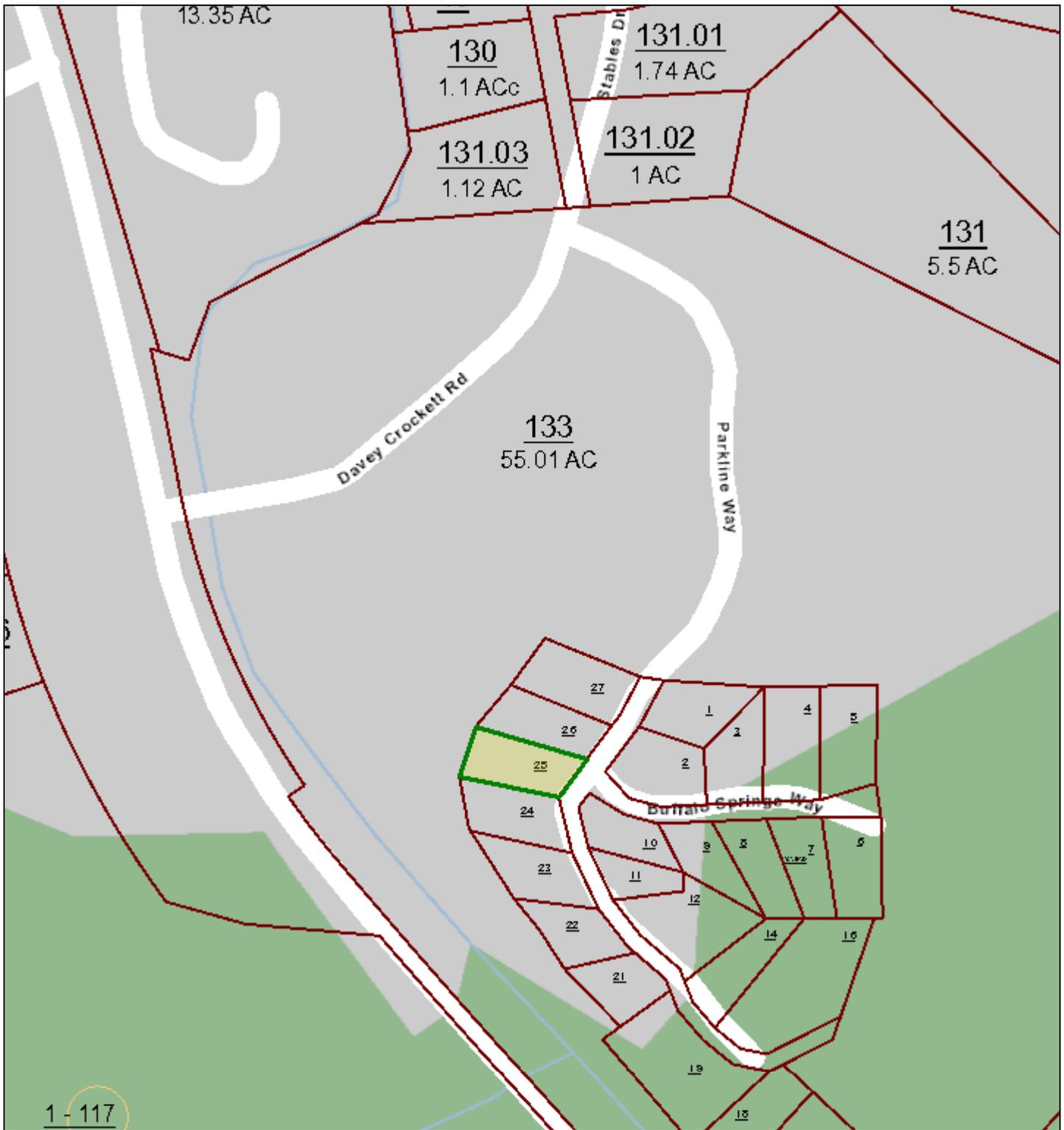
Approved: \_\_\_\_\_

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

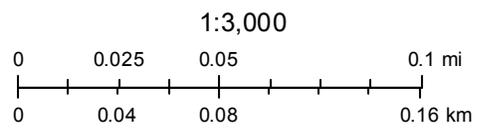
\_\_\_\_\_  
County Mayor

\_\_\_\_\_  
Date

# Blount County - Parcel: 097O A 025.00



July 31, 2014





# Blount County Highway Department

## Blount County Operations Center

1227 McArthur Rd. Maryville, Tn. 37804



Tel: 865-982-4652

Fax: 865-681-8928

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To: Blount County Commission

From: Bill Dunlap Highway Superintendent

Subject: Drug Free Workplace Program

Date: 8/7/2014

In accordance with our goal to continually enhance our Drug Free Workplace Program the Blount County Highway Department will be implementing changes to its drug testing program. Beginning on September 1, 2014 all personnel in safety sensitive positions will be required to take an initial 10 panel drug test, thereafter random testing of the same type will be scheduled at regular intervals. These changes will be added to the Highway Department Employee Handbook and made available to all employees.

Sincerely,  
Bill Dunlap