



Bradley County Commission
Johnny Mull, Chairman
WORK SESSION AGENDA
May 9, 2022, at 12:00p.m.
Bradley County Courthouse

1. Call to order
2. Pledge of Allegiance
3. Invocation
4. Report from County Mayor
5. Reports from Committees and/or Districts
6. Agenda Items
 - A. Resolution authorizing County Mayor to enter into an amendment to the agreement for engineering services with Consolidated Technologies, Inc. d/b/a CTI Engineers, Inc. in association with AD Engineering Services, Inc. for an additional engineering services related to the Bradley County master utility plan at a cost of thirty-five thousand five hundred dollars (\$35,500.00) (see page 3) – Commissioner Dennis Epperson
 - B. Internal Standing Committee meeting locations – Commissioner Charlotte Peak
 - C. Resolution to amend the Bradley County Zoning Resolution to create a R-3 Residential Apartment District and a R-4 Residential Mobile Home Park and Travel Trailer Park District (see pages 4-6) – Commissioner Mike Hughes
7. Communication from the audience
8. Announcements
9. Adjourn

Next meeting: Voting Session – Monday, May 16, 2022, at 12:00p.m., Courthouse

Upcoming Events

*Wright Brothers PIE Center Crew graduation & showcase, tomorrow, 11:00a.m., 1000 Wacker Blvd

*Education Committee, May 11, 10:30a.m., Commission room

*Walker Valley graduation, May 12, 7:30p.m., Walker Valley High

*Tire Clean Up, May 14, 8:30a.m., Exit 20

*Ukrainian fundraiser & dinner, May 14, 6:00p.m., Cleveland Church of Evangelical Faith



RESOLUTION 2022-_____

RESOLUTION AUTHORIZING BRADLEY COUNTY MAYOR TO ENTER INTO AN AMENDMENT TO THE AGREEMENT FOR ENGINEERING SERVICES WITH CONSOLIDATED TECHNOLOGIES, INC. D/B/A CTI ENGINEERS, INC. IN ASSOCIATION WITH AD ENGINEERING SERVICES, INC. FOR ADDITIONAL ENGINEERING SERVICES RELATED TO THE BRADLEY COUNTY MASTER UTILITY PLAN AT A COST OF THIRTY FIVE THOUSAND FIVE HUNDRED DOLLARS (\$35,500.00)

WHEREAS, on October 19, 2020, the Bradley County Commission authorized the Bradley County Mayor to enter into an agreement for engineering services with Consolidated Technologies, Inc. d/b/a CTI Engineers, Inc. in association with AD Engineering Services, Inc. for engineering services for the Bradley County Master Utility Plan at a cost of \$75,000.00; and

WHEREAS, on November 2, 2020, Bradley County and Consolidated Technologies, Inc. d/b/a CTI Engineers entered into an “Agreement for Engineering Services”; and

WHEREAS, Bradley County is seeking additional engineering services related to obtaining TDEC ARPA funds for implementation of portions of the water and sewer master plan developed for Bradley County; and

WHEREAS, Bradley County and Consolidated Technologies, Inc. d/b/a CTI Engineers seek to amend the “Agreement for Engineering Services” to include additional engineering services to obtain grant funding to implement the Bradley County water and sewer master plan.

NOW, THEREFORE, BE IT RESOLVED by the Bradley County Legislative Body meeting in regular session at Cleveland, Tennessee, on this 16th day of May, 2022, that the Bradley County Mayor is hereby authorized to enter into the attached Amendment to the Agreement for Engineering Services with Consolidated Technologies, Inc. d/b/a CTI Engineers, Inc. in association with AD Engineering Services, Inc. for additional engineering services to obtain grant funding to implement the Bradley County Master Utility Plan at a cost of thirty five thousand five hundred dollars (\$35,500.00).

BE IT FURTHER RESOLVED this Resolution shall take effective upon adoption, the public welfare requiring it.

ADOPTED this 16th day of May, 2022.

Johnny Mull, Chairman

Donna A. Simpson, County Clerk

APPROVE/VETO:

D. Gary Davis, County Mayor



RESOLUTION _____
**RESOLUTION TO AMEND THE BRADLEY COUNTY ZONING RESOLUTION TO
CREATE A R-3 RESIDENTIAL APARTMENT DISTRICT AND A R-4 RESIDENTIAL
MOBILE HOME PARK AND TRAVEL TRAILER PARK DISTRICT**

WHEREAS, the Bradley County Regional Planning Commission has recommended an amendment to the Zoning Resolution of Bradley County, Tennessee that will create the R-3 Residential Apartment District and the R-4 Mobile Home Park and Travel Trailer Park District on April 21, 2022; and

WHEREAS, the Bradley County Commission has authority, pursuant to Tennessee Code Annotated §§ 13-7-101 through 13-7-115, to provide for the establishment of zones in portions of Bradley County outside the limits of cities; and

WHEREAS, notice was published in a newspaper of general circulation in Bradley County notifying the citizens of Bradley County of this proposed amendment and a public hearing on this amendment was held on May 16, 2022, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the County Legislative Body of Bradley County meeting in session at Bradley County, Tennessee, on the 16th day of May, 2022 that Article V of the Zoning Resolution of Bradley County, Tennessee regarding District Descriptions be amended to add a new Section 5.03.1 titled Residential Apartment District (R-3) as set forth in the attached Section 5.03.1 and to add a new Section 5.03.2 titled Mobile Home Park and Travel Trailer Park District (R-4) as set forth in the attached 5.03.2.

BE IT FURTHER RESOLVED that Article V, Section 5.03 shall be amended to remove Apartments, Mobile Home Parks, and Travel Trailer Parks as Uses Permitted in the R-2 High Density Residential District.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption, the public welfare requiring it.

Adopted this 16th of May, 2022.

Johnny Mull, Chairman

RATIFY/VETO:

Donna A. Simpson, County Clerk

D. Gary Davis, County Mayor

SECTION 5.03.1 RESIDENTIAL APARTMENT DISTRICT (R-3)

- 1. **INTENT.** It is the intent of this district to provide dense residential apartment development.
- 2. **USES PERMITTED.** In order to achieve the intent of the R-3 District, as shown on the Zoning Map of Bradley County, Tennessee, the following uses are permitted:
 - a. Apartments
 - b. Any use permitted in R-1 and R-2 Districts.
- 3. **USES PROHIBITED.** Any use not mentioned above shall be prohibited.

5. AREA REGULATIONS.

- a. Lot area -
 - Minimum required lot area with public water and sewer7,500 sq. ft.*
 - Minimum required lot area with public water 15,000 sq. ft.
 - Minimum required lot area without public water and sewer.....25,000 sq. ft.

(Or more if required by the Tennessee Department of Environment and Conservation.)
- b. Lot width at Building Setback Line-
 - Minimum width with public water and sewer.....75 ft.*
 - Minimum width with public water.....75 ft.
 - Minimum width without public water and sewer.....125 ft.
- c. Building Setback Lines from property line-
 - Front Yard.....25 ft
 - Side Yard..... 10 ft*
 - Rear Yard.....15 ft

(In the case of corner lots, the side road setback shall be the same as front setbacks.)

* EXCEPTION: See Bradley County Cluster Development Guidelines.

SECTION 5.03.2 RESIDENTIAL MOBILE HOME PARK AND TRAVEL TRAILER PARK DISTRICT (R-4)

1. **INTENT.** It is the intent of this district to provide mobile home park and travel trailer park development.
2. **USES PERMITTED.** In order to achieve the intent of the R-4 District, as shown on the Zoning Map of Bradley County, Tennessee, the following uses are permitted:
 - a. Mobile Home Parks
 - b. Travel Trailer Parks
 - c. Any use permitted in R-1 and R-2 Districts.
3. **USES PROHIBITED.** Any use not mentioned above shall be prohibited.
4. **AREA REGULATIONS.**
 - a. Lot area -
Minimum required lot area with public water and sewer.....7,500 sq. ft. *
Minimum required lot area with public water 15,000 sq. ft.
Minimum required lot area without public water and sewer.....25,000 sq. ft.

(Or more if required by the Tennessee Department of Environment and Conservation.)
 - b. Lot width at Building Setback Line-
Minimum width with public water and sewer.....75 ft. *
Minimum width with public water.....75 ft.
Minimum width without public water and sewer.....125 ft.
 - c. Building Setback Lines from property line-
Front Yard.....25 ft
Side Yard.....10 ft*
Rear Yard.....15 ft
(In the case of corner lots, the side road setback shall be the same as front setbacks.)

* EXCEPTION: See Bradley County Cluster Development Guidelines and the Bradley County Mobile Home Resolution.