

LOUDON COUNTY COMMISSION WORKSHOP

Monday, July 26, 2010
Loudon County Office Building
6:00 pm

1. **This is the time for audience members to speak on items on or not on the Agenda.**

2. **Loudon County Planning and Codes - Russ Newman**
 - a. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursuant to Chapter Seven, § 13-7-105 of the Tennessee Code Annotated, to Rezone 4 Acres from R-1 (Suburban-Residential) to A-2 (Rural- Residential). Located at 6633 Lee Highway West, Loudon, Referenced by: Tax Map 48, Parcel 105.00, 1st Legislative District.
 - b. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursuant to Chapter Seven, § 13-7-105 of the Tennessee Code Annotated, to Rezone Approximately 3.37 Acres from R-1 (Suburban-Residential) to C-1 (Rural Center District). Referenced by: Tax Map 16, Parcel 214.03, Located on Beals Chapel Road at the Northwest Intersection of Martel Road.
 - c. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursuant to Chapter Seven, § 13-7-105 of the Tennessee Code Annotated, to Rezone Approximately 44.2 Acres from R-1 (Suburban-Residential) to R-1 (Suburban-Residential) with a PUD Overlay (Planned Unit Development) for 3 Units/Acre. Referenced by: Tax Map 17G, Group D Parcel(s) 1.00-73.00, Located on the Southside of South Northshore Drive at the Loudon County/Knox County Line.

3. **Economic Development Agency Director - Pat Phillips**
 - a. Consideration of Adopting a Resolution Authorizing the Submission of a Fast Track Infrastructure Development Program Grant Application for Buckeye Corrugated, Inc. (Initial Resolution Referenced Tennessee Packaging).
 - b. Consideration of Adopting a Resolution Authorizing the County Mayor to Enter into an Agreement with Buckeye Corrugated, Inc. Relative to Financial Assurance for Infrastructure and Site Development Costs (Initial Resolution Referenced Tennessee Packaging).

4. **Loudon County Mayor - Doyle Arp**
 - a. Consideration of Adopting a Resolution Requesting State to name the Bridge on 321 "The Gold Starr-Blue Starr Memorial Bridge".

- 5. Loudon County Commissioner - Nancy Marcus**
Leo Bradshaw, Loudon County Purchasing Agent
 - a. Purchasing Committee and Capital Projects Committee Recommendations

- 6. Loudon County Commissioner - Don Miller**
 - a. Funding of the School Building Program - Property Tax Estimates and Options

- 7. Loudon County Budget Director - Tracy Blair**
 - a. Budget Committee Recommendations

- 8. Any Other Items**

RESOLUTION

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE 4 ACRES FROM R-1 (SUBURBAN-RESIDENTIAL) TO A-2 (RURAL-RESIDENTIAL). LOCATED AT 6633 LEE HIGHWAY WEST, LOUDON. REFERENCED BY: TAX MAP 48, PARCEL 105.00, 1ST LEGISLATIVE DISTRICT.

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

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

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on July 14-15 consistent with the provisions of Tennessee Code Annotated, §13-7-105,

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

Located on Lee Highway West, Loudon, situated in the 1st Legislative District, referenced by Tax Map 48, Parcel 105 be rezoned from R-1, Suburban-Residential District to A-2, Rural-Residential District, as shown on the attached map; said map being part of this Resolution.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN
DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: 11

DISAPPROVED: 0



ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION

Dated: June 15, 2010

FILE # [10-05-42-RZ-CO]

RESOLUTION

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 3.37 ACRES FROM R-1 (SUBURBAN-RESIDENTIAL) TO C-1 (RURAL CENTER DISTRICT). REFERENCED BY: TAX MAP 16, PARCEL 214.03, LOCATED ON BEALS CHAPEL ROAD AT THE NORTHWEST INTERSECTION OF MARTEL ROAD.

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

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

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on July 14-15 consistent with the provisions of Tennessee Code Annotated, §13-7-105,

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

Located on Beals Chapel Road at the northwest intersection of Martel Road, situated in the 6th Legislative District, referenced by Tax Map 16, Parcel 214.03 be rezoned from R-1, Suburban Residential District to C-1, Rural Center District, as shown on the attached map; said map being part of this Resolution.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

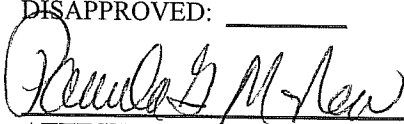
LOUDON COUNTY CHAIRMAN
DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: 11-0

DISAPPROVED: _____

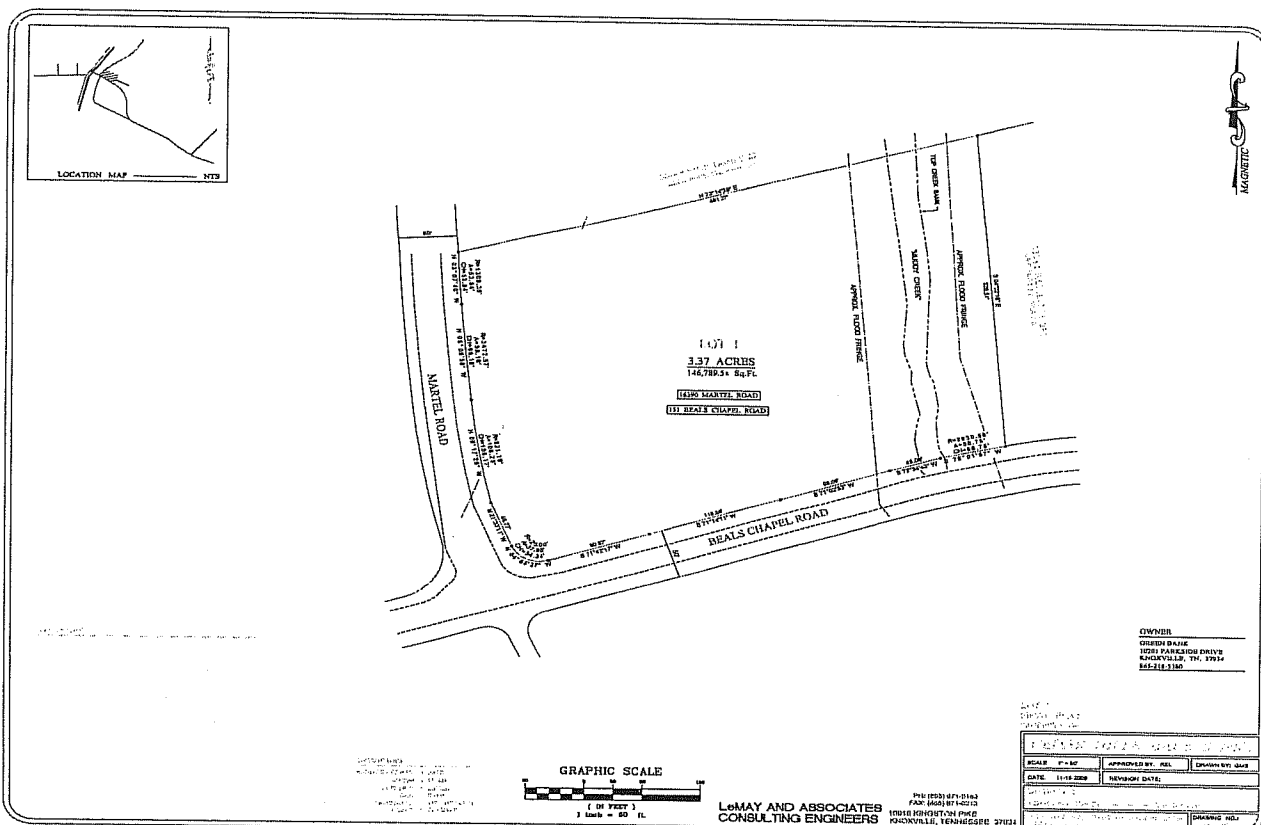
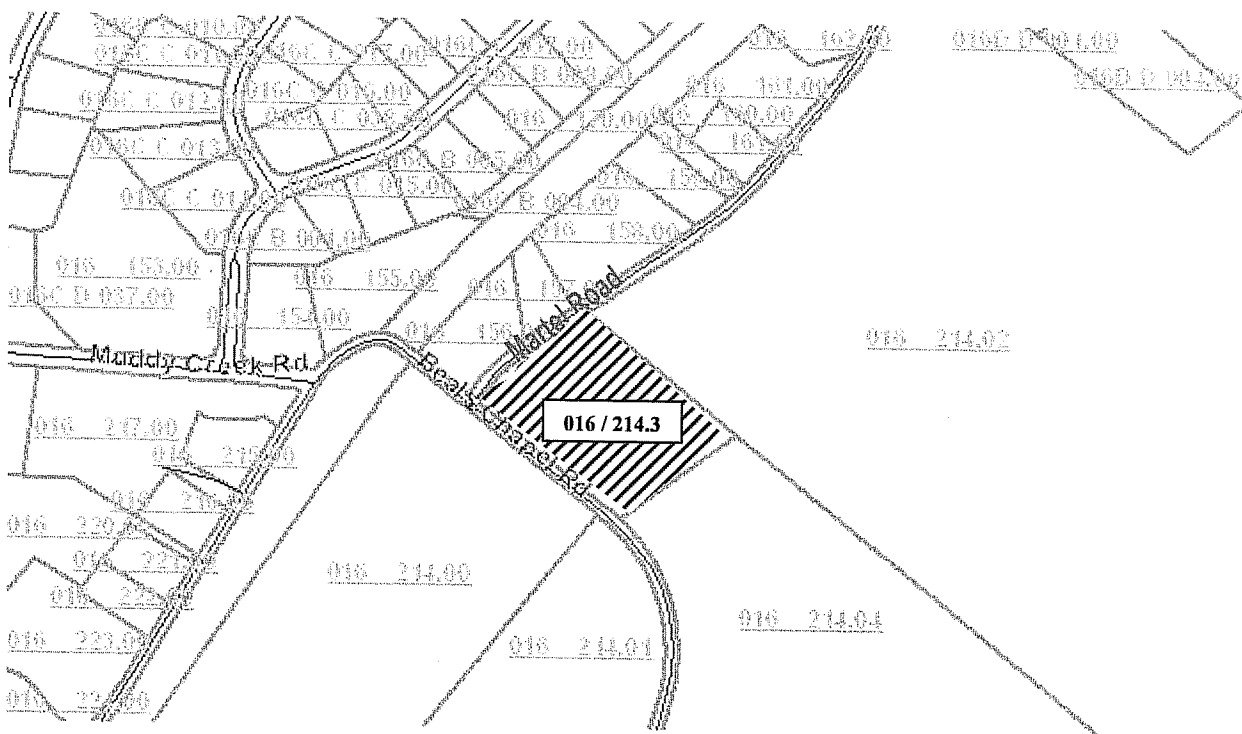


**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**
Dated: June 15, 2010

FILE # [10-05-37-RZ-CO]

RESOLUTION No. _____

REZONE APPROXIMATELY 3.37 ACRES FROM R-1 (SUBURBAN-RESIDENTIAL) TO C-1 (RURAL CENTER DISTRICT). REFERENCED BY: TAX MAP 16, PARCEL 214.03, LOCATED ON BEALS CHAPEL ROAD AT THE NORTHWEST INTERSECTION OF MARTEL ROAD.



RESOLUTION NO. _____

A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE APPROXIMATELY 44.2 ACRES FROM R-1 (SUBURBAN-RESIDENTIAL) TO R-1 (SUBURBAN-RESIDENTIAL) WITH A PUD OVERLAY (PLANNED UNIT DEVELOPMENT) FOR 3 UNITS/ACRE. REFERENCED BY: TAX MAP 17G, GROUP D PARCEL(S) 1.00-73.00, LOCATED ON THE SOUTHSIDE OF SOUTH NORTHSORE DRIVE AT THE LOUDON COUNTY/ KNOX COUNTY LINE.

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

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

WHEREAS, a notice of public hearing and a description of the resolution appeared in the Loudon County News Herald on August 11-12 consistent with the provisions of Tennessee Code Annotated, §13-7-105,

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

Located on South Northshore Drive, situated in the 6th Legislative District, referenced by Tax Map 17G, Group D, Parcel 1.00-73.00 be rezoned from R-1 (Suburban-Residential) to R-1 (Suburban-Residential) with a PUD overlay (Planned Unit Development) for 3 units/acre, as shown on the attached map; said map being part of this Resolution.

BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

ATTEST

LOUDON COUNTY CHAIRMAN
DATE: _____

APPROVED: LOUDON COUNTY MAYOR

The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: _____

DISAPPROVED: 11-0



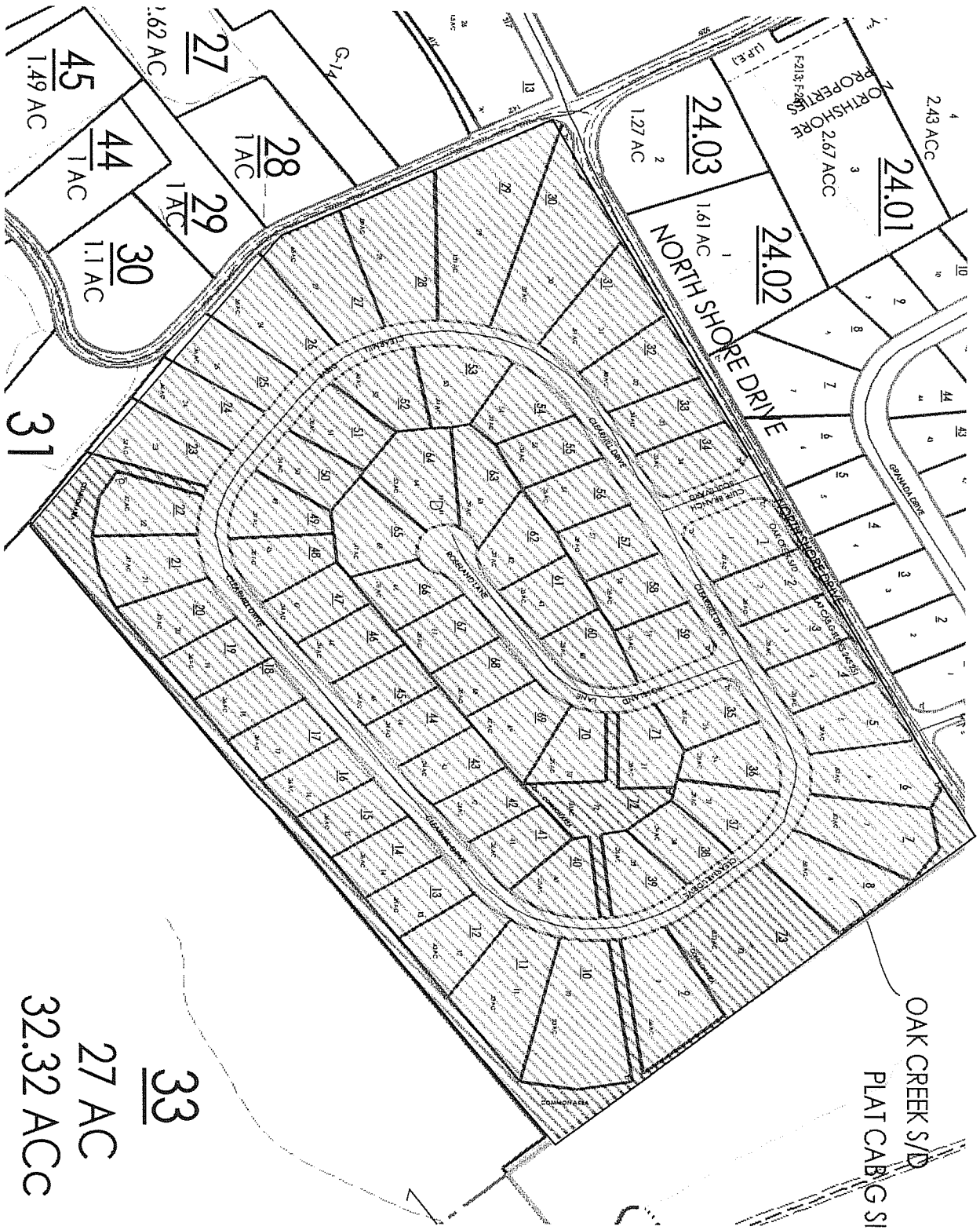
ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION

Dated: July 20, 2010

FILE # [10-07-45-RZ-CO]

RESOLUTION No. _____

REZONE APPROXIMATELY 44.2 ACRES FROM R-1 (SUBURBAN-RESIDENTIAL) TO R-1 (SUBURBAN-RESIDENTIAL) WITH A PUD OVERLAY (PLANNED UNIT DEVELOPMENT) FOR 3 UNITS/ACRE. REFERENCED BY: TAX MAP 17G, GROUP D PARCEL(S) 1.00-73.00, LOCATED ON THE SOUTHSIDE OF SOUTH NORTHSORE DRIVE AT THE LOUDON COUNTY/ KNOX COUNTY LINE.



RESOLUTION NO. _____

**A RESOLUTION TO AUTHORIZE THE SUBMISSION OF A FASTTRACK
INFRASTRUCTURE DEVELOPMENT PROGRAM (FIDP) APPLICATION ON
BEHALF OF BUCKEYE CORRUGATED THE PARENT COMPANY OF
TENNESSEE PACKAGING**

WHEREAS, Loudon County recognizes and supports the need for business expansion within the county; and

WHEREAS, Buckeye Corrugated, Inc. will be constructing a new facility for Tennessee Packaging to be located in the Highlands Business Park on Elizabeth Lee Parkway; and

WHEREAS, Buckeye Corrugated, Inc. has indicated that site drainage, utilities and grading improvements are needed in order to prepare the site for the facility construction; and

WHEREAS, the State of Tennessee offers grants to local communities to finance site drainage improvements that support business expansion through its FastTrack Infrastructure Development Program (FIDP); and

WHEREAS, Loudon County must submit a formal application in order to be eligible for funding through the FIDP program, said application to request funding for site, drainage and infrastructure improvements to support the Buckeye Corrugated Inc, Tennessee Packaging facility construction.

NOW, THEREFORE, BE IT RESOLVED that Loudon County hereby authorizes the Mayor or his representative to prepare and submit a FIDP grant application for up to \$546,679 to partially finance the cost of site drainage, grading and infrastructure improvements to support the Buckeye Corrugated, Inc., Tennessee Packaging facility construction and to sign necessary contracts in connection with this grant.

BE IT FURTHER RESOLVED, that Loudon County acknowledges that the local share requirements of the FIDP program will be satisfied by Buckeye Corrugated, Inc. by separate agreement.

This Resolution adopted this the 9th day of August, 2010.

Riley D. Wampler, County Court Clerk

Roy Bledsoe, Chairman

Doyle E. Arp, Mayor

RESOLUTION NO. _____

A Resolution authorizing the Loudon County Mayor to enter into an agreement with Buckeye Corrugated, Inc regarding contribution of local match and surety for a Tennessee FastTrack Infrastructure Development Program (FIDP) grant through the Tennessee Department of Economic and Community Development

WHEREAS, Loudon County has submitted a grant application for financial assistance toward the location of Tennessee Packaging, a division of Buckeye Corrugated, Inc. at Highlands Business Park within the City of Loudon through the Tennessee Department of Economic and Community Development under the FastTrack Infrastructure Development Program (FIDP); and

WHEREAS, Loudon County has a 69% local grant rate for FIDP eligible projects with the balance of the funding coming from a local match; and

WHEREAS, it is anticipated that the County will be the recipient of said grant in the amount of \$546,679.00 based on an estimated project cost of \$792,289.95, per a Preliminary Engineering Report prepared by Wilbur Smith Associates dated April 7, 2010, herein attached as "Exhibit A"; and

WHEREAS, the State of Tennessee Department of Economic and Community Development may issue a Notice To Proceed At Risk prior to execution of contracts that allows the community to incur costs that are eligible for reimbursement upon execution of the contract with the County and State; and

WHEREAS, in anticipation of said authorization, and in order to proceed expediently with the project, it is necessary to commence with the design and construction of said project prior to execution of contracts; and

WHEREAS, the Loudon County Economic Development Agency will be designated as Project Manager for said project; and

THEREFORE, BE IT RESOLVED, that the Loudon County Commission does hereby authorize the County Mayor to enter into an agreement with Buckeye Corrugated, Inc. for Tennessee Packaging that insures proper surety in the form of an irrevocable letter of credit that covers the anticipated construction and design costs, and to execute a letter to the State Department of Economic and Community Development for authorization to proceed at risk.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that said agreement shall require that Buckeye Corrugated, Inc. provide the funds necessary, at the request of the County, for the required local match and any cost overruns associated with the project as may be necessary;

BE FINALLY RESOLVED; that this Resolution shall take effect immediately, the public welfare requiring it.

Passed this the 9th day of August, 2010

Riley D. Wampler, Court Clerk

Roy Bledsoe, Chairman

Doyle E. Arp, County Mayor