

# LOUDON COUNTY COMMISSION WORKSHOP

*Loudon, Tennessee  
Monday, March 16, 2020  
County Building  
6 P.M.*

## AGENDA

**1. *Comments by Members of the General Public***

**2. *Loudon County Codes Enforcement Director - Jim Jenkins***

- A. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursant to chapter seven, § 13-7-105 of the Tennessee Code Annotated, to rezone approximately 26.0 acres from R-1, suburban residential district to C-2 general commercial district, Loudon County tax map 007, Parcels 002.02,002.03,04.00,002.05 Located at Hickory Creek Road., Loudon County, TN, situated in the 5<sup>th</sup> Legislative District (PAGE # 3-4)
- B. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursant to chapter seven, § 13-7-105 of the Tennessee Code Annotated, to rezone approximately 4.7 acres from R-1, Suburban residential district to C-2 general commercial district, Loudon County tax map 007, Parcel 109.01 Located at 12272 Hwy. 70 East, Loudon County, TN, situated in the 5<sup>th</sup> Legislative District (PAGE # 5-6)
- C. A Resolution Amending the Zoning Map of Loudon County, Tennessee, Pursant to chapter seven, § 13-7-105 of the Tennessee Code Annotated, to rezone approximately 17.3 acres from A-1/C-2, Agriculture – Forestry district/general commercial district to M-1, General Industrial District Loudon County Tax Map 004, Parcel 004.00 Located at 14542 El Camino Ln., Loudon County, TN, situated in the 5<sup>th</sup> Legislative district (PAGE # 7-8)

**3. *Economic Development Director - Jack Qualls***

- A. *PILOT – Project Strength (PAGE # 9)*

**4. *Mayor – Buddy Bradshaw***

*A. Boards & Committees*

- 1. Equalization Board*
- 2. TRDA Board*
- 3. Planning Commission – 5<sup>th</sup> District*

*B. MBI Presentation*

**5. Purchasing Director – Susan Huskey**

- A. *Multi-Year Copier Contracts*
  - 1. *Lenoir City Library (PAGE # 10)*
  - 2. *Employee Benefits (PAGE # 11)*
  - 3. *Loudon County Mayors Office (PAGE # 12)*

**6. Commissioner - Kelly Brewster**

- A. *Dissolution of the Courthouse Construction Committee formed March 2nd at the County Commission Meeting*
- B. *IT Department to Post Courthouse Updates on the County Website Bi-Weekly*
- C. *Recommendation for Audio and Screening Equipment for County Commission Meetings at the Annex Building*

**7. Commissioner – Van Shaver**

- A. *Organized use of Loudon County Roads*
- B. *Discussion of Planning & Codes Office*

**8. Director of Accounts & Budgets – Tracy Blair**

- A. *Budget Recommendations*

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 26.0 ACRES FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 007, PARCELS 002.02, 002.03, 04.00, 002.05 LOCATED AT HICKORY CREEK RD., LOUDON COUNTY, TN, SITUATED IN THE 5<sup>th</sup> 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 newspaper, the News Herald on March 4, 2020 consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

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

Located at Hickory Creek Rd. situated in the 5<sup>th</sup> Legislative District, referenced by Tax Map 007, Parcel 002.02, 002.03, 002.04, and 002.05 be rezoned from R-1, Suburban Residential District to C-2, General Commercial District as shown on the attached illustration; said illustration 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: 7

DISAPPROVED: 3

Pamela G. McNew  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
Dated: 2-25-2020

RESOLUTION NO. \_\_\_\_\_

ILLUSTRATION ATTACHMENT

REZONE APPROXIMATELY 19.7 ACRES FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT REFERENCED BY LOUDON COUNTY TAX MAP 007, PARCELS 002.02, 002.03, 002.04, 002.05 LOCATED AT HICKORY CREEK RD., LOUDON COUNTY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT



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 4.7 ACRES FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 007, PARCEL 109.01 LOCATED AT 12272 HWY. 70 EAST, LOUDON COUNTY, TN, SITUATED IN THE 5<sup>th</sup> 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 newspaper, the News Herald on March 4, 2020, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

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

Located at 12272 Hwy. 70 East, situated in the 5<sup>th</sup> Legislative District, referenced by Tax Map 007, Parcel 109.01 be rezoned from R-1, Suburban Residential District to C-2, General Commercial District as shown on the attached illustration; said illustration 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: 6

DISAPPROVED: 4

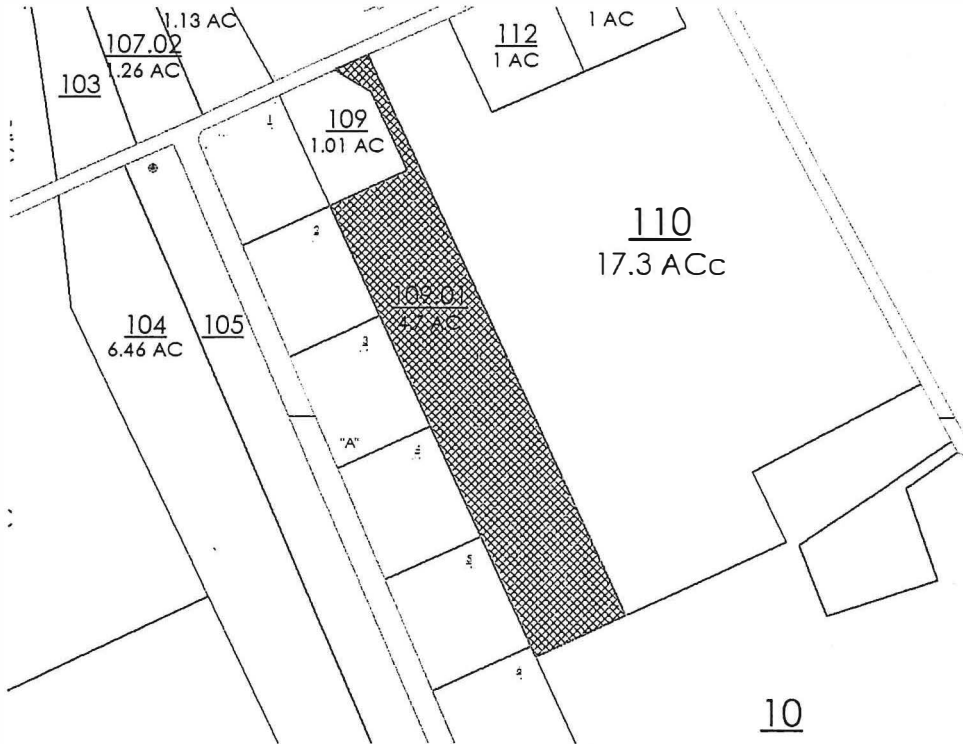
  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

Dated: 2-25-2020

RESOLUTION NO. \_\_\_\_\_

ILLUSTRATION ATTACHMENT

REZONE APPROXIMATELY 4.7 ACRES FROM R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT REFERENCED BY LOUDON COUNTY TAX MAP 007, PARCEL 109.01 LOCATED AT 12272 HWY. 70, LENOIR CITY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT



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 17.3 ACRES FROM A-1/C-2, AGRICULTURE-FORESTRY DISTRICT/GENERAL COMMERCIAL DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT, LOUDON COUNTY TAX MAP 004, PARCEL 004.00 LOCATED AT 14542 EL CAMINO LN., LOUDON COUNTY, TN, SITUATED IN THE 5<sup>th</sup> 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

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

Located at 14542 El Camino Ln., situated in the 5<sup>th</sup> Legislative District, referenced by Tax Map 004, Parcel 004.00 be rezoned from A-1/C-2. Agriculture-Forestry District/General Commercial District, to M-1, General Industrial District as shown on the attached illustration; said illustration 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: 10

DISAPPROVED: 0

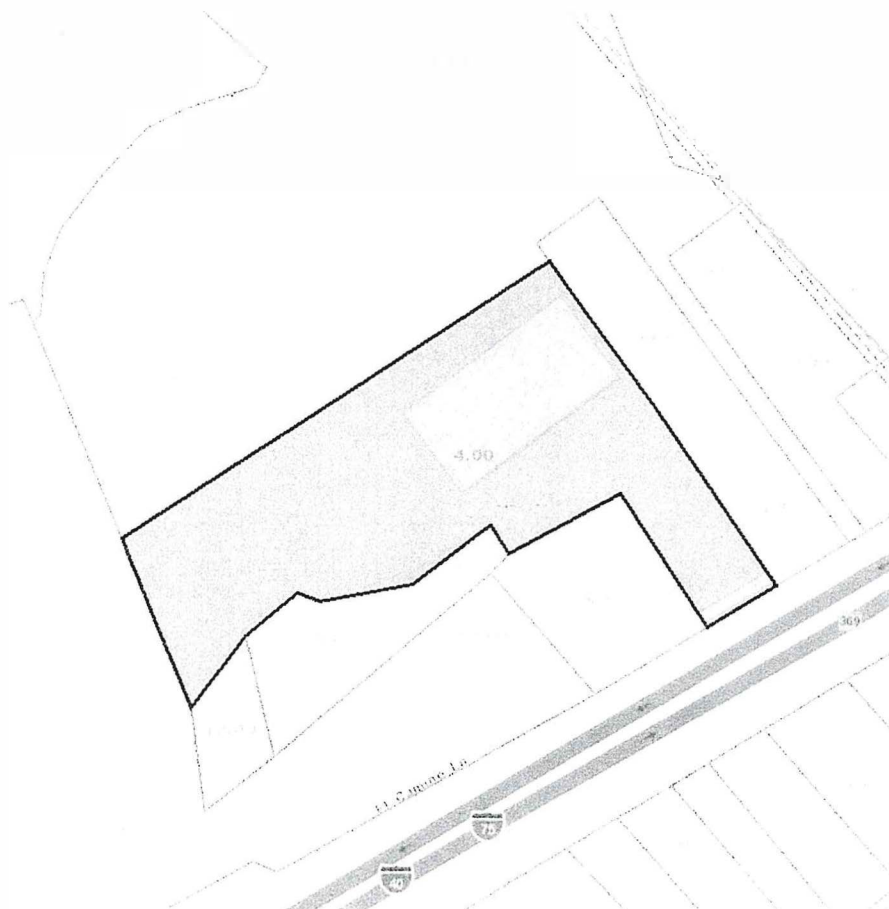
  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
Dated:



RESOLUTION NO. \_\_\_\_\_

ILLUSTRATION ATTACHMENT

REZONE APPROXIMATELY 17.3 ACRES FROM A-1/C-2, AGRICULTURE-FORESTRY DISTRICT/GENERAL COMMERCIAL DISTRICT TO M-1, GENERAL INDUSTRIAL DISTRICT REFERENCED BY LOUDON COUNTY TAX MAP 004, PARCEL 004.00 LOCATED AT 14542 EL CAMINO LN., LOUDON COUNTY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT





## **PILOT Summary for Project Strength –CNC Fabrication / Manufacturing**

### **Current Employees**

Knoxville HQ – 10

Monroe County – 40

Loudon County - 50

### **Capital Investment (Next 3 Years)**

Personal Property: \$9 million

Real Property: \$7 million

Job Creations: 50 new positions (average salary of \$46,000.00)

### **PILOT - 5 year term at 50 % tax abatement**

The PILOT would be contingent on the building being purchased. The PILOT documentation would also contain language about job creation and “clawback” provisions (equaling \$792.00 collected annually per (new) position not created) to protect the County’s investment.

PILOT – includes a 5 year-term at fifty percent abatement combined on both Real Property and Personal Property to be collected by Loudon County in the amount of (\$39,608.00 annually)

Current Loudon County Taxes generated at proposed location

2019 Building / Land = \$ 20,637.00 annually

# IMAGE SOLUTIONS

February 25, 2020



Lenoir City Library  
Matt Kleinschmidt  
Quote Number 02252020CS-01

M4132idn – 32 ppm A3 B&W MFP Printer

1 - PF - 470 - 1 x 500 Sheet Feeder

Copier Cabinet Stand

AEPA Price ( Without Stapler Finisher) - \$2481.00 or \$48.88 / month 60 months

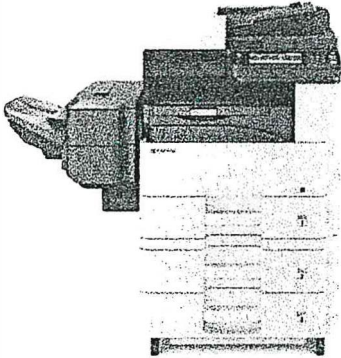


Image Shown is with the Stapler Finisher Attachment

# IMAGE SOLUTIONS

April 24, 2019

\* Employee Benefits  
Matt Kleinschmidt  
Quote Number 02252020CS-01

CS-4003i / TA-4003i – 40 ppm A3 B&W MFP Printer

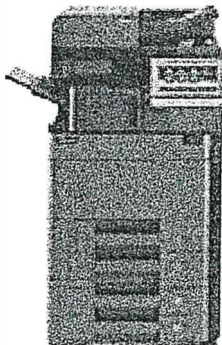
DP - 7110 Dual Scan Document Processor

Fax System 12 – Fax Board

Copier Cabinet Stand


AEPA Price ( Without Stapler Finisher) - \$4173.00 or \$82.21 / month 60 months

AEPA Price ( With Stapler Finisher) - \$4820.00 or \$94.95 / month for 60 months



# IMAGE SOLUTIONS

February 25, 2020

 Loudon County Mayors Office  
Quote Number 022252020-CSTA

## Printer

Copystar ECOSYS P6235- 37 ppm A4 Color Printer

AEPA Price - \$1131.00 or \$22.28 / month 60 months