

PUBLIC  
HEARING

At 7:00 P.M. County Executive, Ross Wilkerson called a Public Hearing to consider amending the Loudon County Zoning Ordinance-deleting section 3.030. Lot must abut a Public Street. Attorney Harris representing Mr. George Link (5th Civil District) explained to the Commission that Mr. Link was served by a 50 Ft. right-of-way. He had no frontage on a Public Road. With no further comments the Public Hearing Was Closed.

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Be it remembered that the Loudon County Legislative Body met in regular session on Monday May 7th, 1984 at 7:00 P.M. with the Honorable Ross Wilkerson, County Executive, Presiding and Riley D. Wampler, County Clerk was present, whereupon Sheriff Joe Sims Opened Court, Led the Pledge of Allegiance to the Flag and presented Mr. Edward Headlee who gave the Invocation.

The Following Commissioners were present.

J. J. Blair  
Roy Bledsoe  
Bill Webb  
Al Bryant, Jr.

Bart Eldridge  
Avery Petty  
Glen Luttrell  
Jim Price  
Jerry Masingo

MINUTES  
APPROVED

It was moved by Commissioner Blair and seconded by Commissioner Price that the minutes be approved as presented. The Vote was unanimous.

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OPEN  
DISCUSSION  
OF CITIZENS

During the Open discussion time, Attorney Jim Hudson, representing concerned Citizens of the Matlock Bend Community, spoke to the Commission as to why the people did not want an Industrial Park in their Community. Mr. Stanley Rimshaw also spoke concerning the matter. Mike Schrimsher spoke of an Old Land Fill on a hill side at Poplar Springs within one half mile of the water intake for the City of Loudon. Former Court Member, Jack Lefler spoke of TVA Control and Industrial Park Site.

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REPORTS  
FROM  
ATTORNEY  
SPROUL

County Attorney, Harvey Sproul reported to the Commission that the first Juvenile Justice State Grant application had been approved, its going through June 30. He expects the second one to be approved which would go through September 30th. He also presented an up date report concerning the asbestos suit.

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BUDGET  
AMENDMENTS  
APPROVED

It was moved by Commissioner Blair and seconded by Commissioner Petty that the Budget Amendments presented by Mrs. Custead be approved. The Vote was unanimous. They are attached hereto as Exhibit A. It was moved by Commissioner Price and seconded by Commissioner Eldridge that the Resolution concerning the \$28,512.30 Capitol Outlay Notes for Highway Equipment be approved. The Vote was unanimous and it is attached hereto as Resolution No 18-84 Exhibit B.

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RESOLUTION  
FOR HIGHWAY  
EQUIPMENT  
APPROVED

PURCHASING  
AGENT  
REPORT

Purchasing Agent, Phil Reed gave a report on the workshop and also reported on the Eaton School fire. They have received \$40,000.00 Insurance and expecting about \$70,000.00 next month. He also spoke to the Commission concerning Insurance coverage for school buildings and contents. The report is attached hereto as Exhibit C.

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RESOLUTION  
FOR  
HOSPITAL  
EQUIPMENT  
APPROVED

Loudon County Hospital Administrator, Bill Casady spoke to the Commission concerning a Resolution for Hospital Equipment. It was then moved by Commissioner Blair and Seconded by Commissioner Bledsoe that a Resolution of the Legislative Body of Loudon County Tennessee, authorizing the Issuance of Interest Capitol Outlay Notes not to exceed \$400,000.00 and providing for payment of said Notes be approved. On Roll Call the Vote was unanimous and it is attached hereto as Resolution No 19-84 Exhibit D.

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PROFESSIONAL  
OFFICE  
BUILDING

Mr. Casady spoke to the Commission concerning a Professional Office Building to be built on 2.7 Acres on New Highway 95 in Lenoir City, the cost of the Property being \$60,000.00, Construction approximately \$675,000.00 with a total of \$760,000.00.

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COURT HOUSE  
WATER  
DAMAGE

County Executive, Ross Wilkerson reported on the Water damage to the Court House, stating the leaves from the large trees were filling up the guttering around the Court House. He also reported on TRDA. Mr. John Cooper is getting Plans ready for Ground Breaking hopefully the 1st of September 1984.

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EXCHANGE OF  
PROPERTY  
AT VOCATIONAL  
SCHOOL

It was moved by Commissioner Eldridge and seconded by Commissioner Price that the exchange of Property with Jack Cole Realty and Loudon County pertaining to Harrison Road and Vocational School Property (50 Ft. from back of School for 50 Ft. along side of Road) be approved. On Roll Call the Vote was 8 in favor with Commissioner Petty abstaining.

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PLANNING  
COMMISSION  
REPORT

Planning Commissioner, Pat Phillips presented the General Report which is attached hereto as Exhibit 8.

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AMENDING  
LOUDON COUNTY  
ZONING  
ORDINANCE  
SECTION  
3.030

It was moved by Commissioner Petty and seconded by Commissioner Luttrell that the consideration of amending the Loudon County Zoning Ordinance section 3.030 be approved. The Vote was unanimous and it is attached hereto as Resolution No 20-84 Exhibit 7.

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BUILDING  
COMMISSION  
REPORT

Building Commissioner, Doug Lawrence presented his report:  
Fees \$1,147.00  
No. Permits 29  
Property Value \$402,500.00

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AUTHORITY  
GIVEN TO  
BLDG. COMM.  
CONCERNING  
REACES THAT  
NEED TILE

Commissioner Petty told the Court he knew Of four places along Harrison Road where permits had been issued, and that these places needed tile near the road. It was moved by Commissioner Petty and seconded by Commissioner Price that authority be given the building Commissioner to enforce this matter. On Roll Call the Vote was unanimous.

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TWO ITEMS  
DELETED  
IN BUDGET  
AMENDMENTS  
APPROVED

It was moved by Commissioner Masingo and seconded by Commissioner Petty that the two Items deleted in the Budget Amendments be approved, but in the future should go through proper procedures. The Vote was unanimous.

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CLAYTON PANGLE  
SHOWS FILM  
OF INDUSTRIAL  
DEVELOPMENT  
SITES

Mr. Clayton Pangle spoke to the Commission, and presented a film of (FLIDCO). It was an update of the Industrial Development Sits in Loudon County and how Matlock Bend Industrial Project would look.

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DANNY BATES  
EXPLAINS  
CAPITOL  
OUTLAY  
NOTES

Mr. Danny Bates explained to the Commission how the Capitol Outlay Notes would be handled for the land (530 Acres) of Matlock Bend Industrial Park.

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After much discussion concerning the Matlock Bend Industrial Project, it was moved by Commissioner Petty and seconded by Commissioner Eldridge, that the following resolutions be adopted:

1. RESOLUTION APPROVING THE ENTRY OF LOUDON COUNTY INTO THE MATLOCK BEND INDUSTRIAL PROJECT WITH THE CITY OF LOUDON, AND CHANGING THE NAME AND DUTIES OF THE BLAIR BEND INDUSTRIAL COMMITTEE -- Resolution #21-84, as Exhibit G (includes Exhibit A, "Agreement Between City of Loudon and Loudon County providing for the Development of the Matlock Bend Industrial Project" which was attached Exhibit AA, "Projected Flow of Funds for Matlock Bend Industrial Park", and Exhibit BB, "Agreement by Fort Loudoun Industrial Development Company, Inc.")
2. RESOLUTION AUTHORIZING THE ISSUANCE AND PROVIDING THE DETAILS OF, CAPITAL OUTLAY NOTES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED FIVE MILLION DOLLARS \$5,000,000 OF THE COUNTY OF LOUDON, IN THE STATE OF TENNESSEE, AUTHORIZING THE SALE THEREOF, AND, PROVIDING FOR THE PAYMENT OF SUCH NOTES -- (Resolution #21-85 as Exhibit 1)

On roll call, the motion was declared adopted upon a vote of 5 to 4 in favor, as follows:

<u>Aye</u>	<u>Nay</u>
Petty	Blair
Eldridge	Webb
Luttrell	Bledsoe
Bryant	Masingo
Price	

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It was moved by Commissioner Eldridge and seconded by Commissioner Petty that the following people be approved as Notary Public:

Wayne Proaps	Suzanne H. Smart,
Tammy S. Elam	Pamela Hartsook Graves
Barbara Hall	Linda Price Sitzlar
Ruth T. Purdy	Evelyn Wynn
Jean M. Shaver	June Custead

The vote was unanimous.

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There being no further business, Court adjourned at 9:55 P.M.

  
Ross Wilkerson  
County Executive

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Riley D. Wampler  
County Clerk

# LOUDON COUNTY BOARD OF EDUCATION

A. EDWARD HEADLEE, SUPERINTENDENT

P.O. DRAWER D  
LOUDON, TENNESSEE 37774  
PHONE 615-458-5411

## BOARD OF EDUCATION

Bob S. Smith, Chairman  
Felix R. Daniels  
Gary K. Kinney  
Joe L. Malone

April 27, 1984

## BOARD OF EDUCATION

Charles M. Gales, Vice Chm  
Paul K. Rogers  
Cecil H. Simpson  
Freddie E. Walker  
Blanche J. Watkins

Ms. June Custead, Director  
Central Accounting Dept.  
Kingston Pike  
Loudon, Tenn. 37774

RE: Budget Amendment for Eaton Fire Repair

Dear June:

I have received the amount of payment that we will receive from the insurance carrier for the fire damage at Eaton. This is in addition to the amount already received for this situation. We need to make a budget amendment as follows:

<u>ACCT. NO.</u>	<u>ITEM</u>	<u>CREDIT</u>	<u>DEBIT</u>
173	Insurance Recovery		20,000.00
3272.4	Renovation of Buildings	20,000.00	

The Board of Education will approve this amendment as soon as they meet next. I request that the Budget Committee and the full County Commission Approve it contingent upon final approval by the Board.

Sincerely,

  
A. Edward Headlee  
Superintendent

cc: Phil Reed

An Equal Opportunity Employer

Exhibit A

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ACCT. NO.	ITEM	REVENUE	INCREASE DEBIT	DECREASE CREDIT
121.1	Current Property Tax			28,441.00
121.21	Trustee's Deliquent Tax		28,290.00	
121.22	Clerk & Master's Deliquent Tax		1,453.00	
121.4	Interest & Penalty on Del. Tax		3,005.00	
121.51	In-Lieu Federal			83.00
121.52	In-Lieu Local			3,073.00
121.6	Business Tax			18,380.00
121.92	State Beer Tax		1,488.00	
121.95	Local Sales Tax			29,650.00
131.1	Tennessee Foundation Program			131,636.00
131.2	School Food Service			530.00
131.3	Pupil Transportation		6,048.00	
131.5	Basic Skills			2,052.00
131.6	Driver's Education			750.00
131.81	Vocational Basic Grant			3,973.00
131.85	V. A. P.		7,214.00	
131.89	Other Vocational			7,302.00
131.9	Other - Voc. Basic Skills		102,051.00	
133.89	Vocational - Other Federal		904.00	
173	Insurance Recovery		1,529.00	
201	Indirect Cost			3,900.00
	TOTALS		151,982.00	229,770.00

On Thursday, April 26, 1984 the Loudon County Board of Education, meeting in called session, approved these budget amendments by a vote of 5-1 with 3 members absent.

*A. Edward Headlee*  
A. Edward Headlee  
Superintendent

## EXPENDITURES

ACCT. NO.	ITEM	DECREASE DEBIT	INCREASE CREDIT
2120.7	Legal Fees	500.00	
2120.8	Communications	1,500.00	
2120.9	Other Contracted Services	3,950.00	
2210.1	Principals		1,225.00
2210.31	Teachers		15,031.00
2210.51	School Secretaries		200.00
2220.2	Consultants	300.00	
2230.1	Instructional Supplies	17,683.00	
2244	Printed Materials	7,436.00	
2220.11	Travel		400.00
2290.9	Other	500.00	
2320.1	Travel		25.00
2330.1	Supplies		34.00
2520.1	Contracts with Vehicles Owners		25,800.00
2550.2	Insurance on Vehicles	2,200.00	
2620.8	Communications		3,400.00
2620.9	Other Contracted Services		7,000.00
2630.3	Coal	4,000.00	
2630.5	Water & Sewerage		5,000.00
2720.3	Repair of Equipment	700.00	
2790.9	Other	4,700.00	
2851.5	Employee Insurance		8,000.00
2852.1	Insurance on Buildings & Contents	3,200.00	
2852.5	Insurance on Vehicles	266.00	
2853	Premium on Fidelity Bonds	21.00	
2857.	Trustee's Commission	3,000.00	
2920.9	Other Contracted Services	469.00	
2930.9	Other Materials & Supplies	1,938.00	
2951.3	Unemployment Compensation	368.00	
2951.5	Employee Insurance		865.00
2973.1	Equipment	3,500.00	
2990.99	Other Payments to Schools	1,000.00	
3362.2	Interest on Notes	706.00	
3363	Amount Paid into Sinking Fund	54,494.00	
3491.1	Tuition - In-State	43,000.00	
3610.31	Teachers	4,000.00	
3610.32	Substitute Teachers		500.00
3620.1	Travel		525.00
3620.4	Equipment Maintenance		18.00
3620.5	Contracts w/Other School Systems	6,000.00	
3620.9	Other Contracted Services	47.00	
3630.1	Instructional Supplies		950.00
3651.21	Social Security		410.00
3651.4	Retirement	480.00	
3651.5	Employee Insurance	400.00	
3690.2	Special Transportation	2,000.00	
3690.9	Other Expenses	297.00	
3710.31	Teachers		27,000.00
3710.32	Substitute Teachers		2,220.00
3710.5	Secretary		3,000.00
3710.6	Custodian		21.00
3720.3	Transportation		673.00
3720.9	Other Contracted Services		125.00
3730.1	Instructional Supplies	750.00	
3751.5	Employee Insurance	475.00	
97.1	Fund Balance	10,330.00	
	TOTAL	180,210.00	102,422.00



LOUDON COUNTY HIGHWAY DEPARTMENT

BOX 323

PHONE 458-2617

LOUDON, TENNESSEE 37774

April 18, 1984

Transfer \$12,000.00 from Account No. 142 43191 462 (State Aid System-Rural Roads) to Account No. 142 43120 800 (Cold Mix)

Transfer \$5,000.00 from Account No. 142 43150 707 (Gasolene) to Account No. 142 43120 795 (Crushed Stone)

*Don Palmer*

Don Palmer.  
Commissioner of Highways

LOUDON COUNTY SCHOOLS

EHA-B

BUDGET 84.01

AMENDMENT NO. 1

	<u>DEBIT</u>	<u>CREDIT</u>
3610 Supervisor/Director	656.00	
3620.5 Contracts W/Other School Systems		9,185.28
3651.21 Social Security	15.98	
3651.4 Retirement	92.90	
3651.5 Employee Insurance	532.00	
3690.2 Special Transportation	<u>7,888.40</u>	
	9,185.28	9,185.28



E.H.E.A.- B 84-01  
Budget Amendments  
5/7/84

189

<u>Acct. No.</u>		<u>Dr.</u>	<u>Cr.</u>
133.13	Revenue from State	\$6,615.00	
3690.2	Special Transportation		\$6,615.00

This budget amendment was approved by the State as a line item increase in the budget.

General Fund  
Budget Amendments  
May 7, 1984

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<u>Acct. No.</u>		<u>Dr.</u>	<u>Cr.</u>
41561-639	Oth. Contracted Serv.-Prop.Assr.	\$1,000.00	
41561-534	Telephone- Property Assessor		\$500.00
41561-591	Travel- Property Assessor		\$500.00

This amendment was requested by the Property Assessor, Doyle Arp.

42651-431	Data Service	\$400.00	
42651-591	Travel <i>Delete</i>		\$400.00

This amendment was requested by Betty Saylor, Records & Communications Supervisor.

42664-643	uplicating Services <i>Delete</i>	\$1,575.00	
42664-901	Equipment- Office		\$1,000.00
42664-641	Office Supplies ( Tele-type )		\$575.00

This amendment was requested by Betty Saylor, Records & Communications Supervisor.

42420-465	Maintenance & Repairs- Bldg. Commissioner	\$180.00	
42420-534	Telephone- Bldg. Commissioner		\$180.00

This amendment was requested by the Building Commissioner, Doug Lawrence.

*Resolute - 18-84*

RESOLUTION OF THE LEGISLATIVE BODY OF LOUDON  
COUNTY, TENNESSEE, AUTHORIZING THE ISSUANCE OF INTEREST BEARING  
HIGHWAY EQUIPMENT CAPITAL OUTLAY NOTES  
NOT TO EXCEED \$ 28,512.30, AND PROVIDING FOR THE PAYMENT  
OF SAID NOTES.

WHEREAS, it has been determined by this Legislative Body that it is necessary and desirable to purchase Highway equipment in and for said County; and

WHEREAS, sufficient funds are not now available for this purpose and it will be necessary for the Legislative Body to authorize the issuance of notes to finance this transaction; and

WHEREAS, under the provisions of Sections 5-10-501 through 5-10-509, inclusive, Tennessee Code Annotated, counties in Tennessee are authorized through their respective Legislative Bodies, upon approval by the State Director of Local Finance, to issue interest bearing capital outlay notes to finance the cost thereof; and

WHEREAS, it appears advantageous to said County at this particular time to issue capital outlay notes to finance the cost thereof:

NOW, THEREFORE, BE IT RESOLVED, by the Legislative Body of LOUDON County, Tennessee, as follows:

SECTION 1. That, for the purpose of providing funds to finance the cost of purchase of Highway equipment in and for said County, there shall be issued its negotiable interest bearing capital outlay notes in a principal amount not to exceed \$ 28,512.30. That, said notes shall be designated "Highway Equipment Capital Outlay Notes" and shall be numbered serially beginning with the number 1. Each of said notes shall be dated as of the date of issuance thereof, shall be of such denomination as may be agreed upon by the County\* Executive and the purchaser of said notes, and shall mature not later than three (3) years after the date of issuance, provided, that not less than one-ninth (1/9) of the original principal amount of the notes issued hereunder shall mature, without renewal but subject to prior redemption, each year that any of the notes issued hereunder are outstanding.

SECTION 2. That, said notes shall bear interest at a rate not to exceed ten percent (10%) per annum, payable in such manner as shall be determined by the County Executive and the purchaser of said notes. Both principal and interest on said notes shall be payable in lawful money of the United States of America at the office of the County Trustee of Loudon County, Tennessee.

*Exhibit B*

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Section 3. That, said notes shall be subject to redemption at the option of the County, in whole or in part, at any time at the principal amount thereof and accrued interest to the date of redemption.

SECTION 4. That, said notes shall be executed in the name of Loudon County, Tennessee, is signed by the County Executive and attested by the County Clerk with the seal of the County attached thereto.

SECTION 5. That, said notes shall be in substantially the form attached hereto.

SECTION 6. That, for the purpose of providing funds with which to pay the principal and interest accruing on said notes at maturity, there shall be levied upon all taxable property in Loudon County, in addition to all other taxes, a direct annual tax for each of the years while said notes, or any of them, are outstanding, in amounts sufficient for that purpose.

SECTION 7. That, the Capital Outlay Notes herein described shall not be issued until approval by the State Director of Local Finance shall have been obtained as required by Section 5-10-501, Tennessee Code Annotated.

SECTION 8. That, the Capital Outlay Notes herein described shall not be sold for less than par and accrued interest.

SECTION 9. That, if any of said Capital Outlay Notes shall remain unpaid at the end of three (3) years from the date of issuance of same, the balance of said note or notes shall be converted to bonds as provided by Sections 9-11-101 to 9-11-119, inclusive, Tennessee Code Annotated, or otherwise liquidated in such manner as approved by the State Director of Local Finance in compliance with statutes relating to the issuance and redemption of bonds and notes.

SECTION 10. That, the proceeds of said notes shall be turned over to the County Trustee of said County and shall be paid out for the purposes and in the manner required by law and this Resolution.

SECTION 11. That, all orders or resolutions in conflict herewith be and the same are hereby repealed insofar as such conflict exists and this Resolution shall become effective immediately upon its passage.

Duly passed and approved this 7th day of May, 19 84.

*Boyd Wilkerson*  
County Loudon

Attested: *Billy Swamper*  
County Clerk



COUNTY COMMISSION OF LOUDON COUNTY

RESOLUTION # 21-84

RESOLUTION APPROVING THE ENTRY OF LOUDON COUNTY INTO THE MATLOCK BEND INDUSTRIAL PROJECT WITH THE CITY OF LOUDON, AND CHANGING THE NAME AND DUTIES OF THE BLAIR BEND INDUSTRIAL COMMITTEE

WHEREAS, the City and County pursuant to an agreement dated June 3, 1976, agreed to develop jointly an industrial park in Blair Bend through the purchase of land and the construction of roads, railroads and other supporting infrastructure and to fund the site acquisition and cost of improvements through the issuance of their Capital Outlay Notes and through grants received from Federal or State agencies; and

WHEREAS, said agreement provided for a joint committee composed of three members appointed by the City Mayor and three members appointed by the County Executive to make recommendations to the governing bodies of the City and County on matters involving the sales price of industrial sites, the division of parcels, and the approval of site purchasers; and

WHEREAS, the Blair Bend Industrial Park has succeeded in meeting the mutual goals of City and County and does not have available space left to meet the demand for industrial park space; and

WHEREAS, FLIDCO has offered to sell the City and County 530 acres of land in the Matlock Bend area which it is in the process of developing in exchange for Capital Outlay Notes, totalling \$7,500,000.00; and

WHEREAS, the City and County have had numerous discussions with Fort Loudoun Industrial Development Company ("FLIDCO") concerning the establishment of a new industrial park and public works project in Matlock Bend, which location has been shown interest by several industrial concerns, subject to the availability of roads, railroads and other supporting infrastructure; and

WHEREAS, the City and County governments and other agencies desire to support public works projects in order to promote the general health and welfare of their inhabitants and encourage the creation of new jobs to reduce unemployment, persistently in excess of State and

*Exhibit C*



national rates, in accordance with the authority and provisions of Section 7-36-101, et seq and Sections 5-10-410, et seq, Tennessee Code Annotated.

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission in regular session assembled, that Loudon County shall enter into the Matlock Bend project with the City of Loudon and Fort Loudoun Industrial Development Company, Inc. subject to the approval of the proposed agreement (Exhibit A) by the City of Loudon and Fort Loudon Industrial Development Company, Inc.

BE IT RESOLVED that the changes to the name, duties and responsibilities of the Blair Bend Industrial Committee, and all other provisions of the proposed contract are approved.

BE IT FURTHER RESOLVED that the County Executive is authorized to execute the aforesaid agreement and all necessary auxiliary documents and agreements not inconsistent with this resolution.

Adopted this the \_\_\_\_\_ day of May, 1984.

COUNTY OF LOUDON

\_\_\_\_\_  
County Executive

ATTEST:

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

AGREEMENT BETWEEN CITY OF LOUDON AND LOUDON COUNTY,  
PROVIDING FOR THE DEVELOPMENT OF THE MATLOCK BEND  
INDUSTRIAL PROJECT

This agreement made this \_\_\_\_\_ day of May, 1984, between the City of Loudon (the "City"), a municipal corporation, and the County of Loudon (the "County"), a political subdivision of the State of Tennessee.

W I T N E S S E T H

WHEREAS, The City and County pursuant to an agreement dated June 3, 1976, agreed to develop jointly an industrial park in Blair Bend through the purchase of land and the construction of roads, railroad and other supporting infrastructure and to fund the site acquisition and cost of improvements through the issuance of their Capital Outlay Notes and through grants received from Federal or State agencies; and

WHEREAS, said agreement provided for a joint committee composed of three members appointed by the City Mayor and three members appointed by the County Executive to make recommendations to the governing bodies of the City and County on matters involving the sales price of industrial sites, the division of parcels, and the approval of site purchasers; and

WHEREAS, the Blair Bend Industrial Park has succeeded in meeting the mutual goals of City and County and does not have available space left to meet the demand for industrial park space; and

WHEREAS, the City and County have had numerous discussions with Fort Loudoun Industrial Development Company ("FLIDCO") concerning the establishment of a new industrial park and public works project in Matlock Bend, which location has been shown interest by several industrial concerns subject to the availability of roads, railroads and other supporting infrastructure; and

WHEREAS, the City and County governments and other agencies desire to support public works projects in order to promote the general health and welfare of their inhabitants and encourage the creation of new jobs to reduce unemployment, persistently in excess of State and national rates, in accordance with the authority and provisions of Section 7-36-101, et seq and Sections 5-10-410, et seq, Tennessee Code Annotated; and

WHEREAS, a part of the projected project for the development

Exhibit A

of the park includes the purchase separately or jointly by the City and the County of a total of 530 acres in the Matlock Bend project area from FLIDCO, and FLIDCO has provided the City and County a pro forma statement entitled "Projected Flow of Funds" for the Matlock Bend Industrial Park, the said chart to be attached hereto as Exhibit AA, and also another document entitled "Agreement by Fort Loudoun Industrial Company, Inc. Concerning the Matlock Bend Industrial Project" attached hereto as Exhibit BB, the said agreement being a commitment by FLIDCO as to the chief elements, covenants and commitments that FLIDCO makes to the City and County as a part of this agreement.

NOW, THEREFORE BE IT RESOLVED AND AGREED BY THE PARTIES HERETO AS FOLLOWS, THAT:

The Blair Bend Industrial Park agreement dated June 3, 1976, is amended so that the following provisions supercede any inconsistent provisions in the former agreement

1. The Blair Bend Industrial Park Committee shall be designated the "MATLOCK BEND INDUSTRIAL PARK COMMITTEE", and in addition to the duties and responsibilities conferred on it by the agreement dated June 3, 1976, shall be responsible for making recommendations as to the establishment of a sale price for industrial sites in Matlock Bend and to have the specific responsibility to coordinate with other agencies in the development and operation of the industrial parks in Blair Bend and Matlock Bend.

a. The committee is increased to seven members with the County Executive to serve as an ex officio member without vote except in case of a tie.

b. The Committee is authorized to delegate the management and administration of day-to-day matters to FLIDCO, the actions of which shall be subject to its final approval.

c. The Committee shall decide on the location of the 530 acres to be purchased from FLIDCO, the division of industrial park sites into parcels, and as to whether prospective industries are acceptable and compatible. Any sale of land is subject to approval of the Loudon City Council and Loudon County Commission after recommendation by the committee.



d. County will be fiscal agent for the Matlock Bend Project.

2. The governing bodies of the City and County agree to issue their respective Capital Outlay Notes (Loudon County \$5,000,000; City of Loudon \$2,500,000 in order to pay for a fee simple absolute interest in land. Title shall be held in both names unless legal problems arise making it impossible or difficult to do so, in which event title shall be held by County.

a. Capital Outlay Notes issued to FLIDCO or other property owners in exchange for land may not bear interest at a rate in excess of one percent (1%) per annum.

b. Each governing body shall authorize its Capital Outlay Notes by specific resolution and for the purpose of acquiring fee simple absolute interest to specific real estate for a term of not in excess of seven (7) years from the date of issuance. 3. Either governing body may allow the other to apply for grants from Federal or State agencies and to administer the same for mutual convenience and benefit.

c. In-lieu of tax payments shall be required, in situations where tax-exempt bonds are issued to fund the purchase of land and improvements thereon, to be pledged to the repayment of the principal of and interest on Notes; and any rents and leases ensuing from the acquired property shall be pledged to the repayment of the Notes.

3. Either governing body may allow the other to apply for grants from Federal or State agencies and to administer the same for mutual convenience and benefit.

4. All revenues from the sale and lease of land, including in-lieu-of tax payments shall be divided between the City and County in direct proportion to the liability on the Notes issued for the purchase of the land. All proceeds shall first be applied to the reduction of the indebtedness owed on the Capital Outlay Notes until the indebtedness is liquidated.

5. Each governing body shall be responsible for paying interest on whatever money it may borrow as a result of its contribution to this contract.



6. Each governing body will pay its proportionate share of incidental expenses to the sale or lease of industrial park property in Matlock Bend or any other industrial park (except Blair Bend Industrial Park) within thirty (30) days of billing.

7. This agreement is in addition and supplementary to the June 3rd, 1976 agreement which remains in force and effect.

8. This agreement is predicated and conditioned upon the acceptance by FLIDCO or other property owners in Matlock Bend or elsewhere in Loudon County to sell land for public works projects to the City and County upon such mutually agreed upon terms and conditions as may be deemed advantageous.

CITY OF LOUDON, TENNESSEE

COUNTY OF LOUDON, TENNESSEE

BY: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
County Executive

ATTEST:

ATTEST:

\_\_\_\_\_  
City Recorder

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

APPROVED BY:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
County Attorney

AGREEMENT BY  
FORT LOUDOUN INDUSTRIAL DEVELOPMENT COMPANY, INC.  
CONCERNING THE  
MATLOCK BEND INDUSTRIAL PROJECT

WHEREAS, the industrial growth of Loudon County over the years has been enhanced by cooperation between municipal and county governments, and the assistance of Fort Loudoun Industrial Development Company, Inc. (FLIDCO) as an industrial development corporation; and

WHEREAS, because of this cooperation and the successful sale of inventories of developed industrial land in Loudon County, the total acreage available has been reduced to less than 60 acres from an original total of approximately 1200 acres; and

WHEREAS, Loudon County and its municipalities is the object of continuing interest by several quality prospective industries, and the Loudon County area within the last three months has received unprecedented interest from these and other such industries; and

WHEREAS, Loudon County continues to have an inventory of available manpower, and there is a need for the county and city governments to continue to provide employment for Loudon County citizens, including its young people; and

WHEREAS, through a plan and program developed by FLIDCO there is a sufficient land base owned, optioned or under control of FLIDCO in the Matlock Bend area of the county, which would appear to have similar development potential as the Blair Bend Industrial Park; and

WHEREAS, the success of the development of this project proposed by FLIDCO can best be, and possibly can only be, achieved through continued cooperation between this industrial development group and the governmental entities of Loudon County and other state and federal agencies;

WITNESSETH

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF FLIDCO:

1. FLIDCO agrees to participate in the proposed Matlock

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Bend Industrial Project in conjunction with Loudon County, the City of Loudon, and such other municipalities, state and federal agencies as sources are available.

2. FLIDCO authorizes its President to enter into a written agreement with Loudon County and the City of Loudon and with other necessary municipal, state and federal agencies as is necessary to accomplish the project, but subject to the following principles and guidelines:

A. FLIDCO will sell the fee simple title to 530 acres in the Matlock Bend Project area, as designated by FLIDCO, consisting of, but not limited to, the properties held by option, fee title or contract of sale to Loudon County and the City of Loudon.

B. FLIDCO will sell such designated property for the formation of the proposed industrial park for consideration of \$1.00 and seven year capital outlay notes totaling \$5,000,000.00, made payable to FLIDCO and carried at 1% annual interest by Loudon County and seven year capital outlay notes totaling \$2,500,000.00 made payable to FLIDCO and at 1% annual interest by the City of Loudon.

C. For the consideration as stated above FLIDCO agrees to not only provide the land, but to provide utilities, roads, and rail to the transferred tract. FLIDCO will guarantee these improvements by performance bond, bank letter of credit or other instrument deemed acceptable by Loudon County or the City of Loudon.

D. FLIDCO hereby agrees to diligently and positively pursue the orderly development of the Matlock Bend Project with Loudon County and the City of Loudon by such means as may be its prerogative to ordain, including but not limited to, the active solicitation of industrial prospects by all the avenues open to it; by the assisting in obtaining any grants that may be available for the project; by generally and specifically giving credence and support to any of the several disciplines that are incidental to industrial development.

E. FLIDCO will work with and supply liaison to any other governmental and private entities who might be in position

to render help in effectuating industrial development in the Matlock Bend Project.

F. Should the sales of land plus new tax revenue generated by the Matlock Bend Project fail to equal any payment due on said capital outlay notes by Loudon County or the City of Loudon, FLIDCO agrees to accept land in sufficient acreage from the developed tract based on the projected per acre sale price as payment for that particular period.

G. As the tract of land purchased by Loudon County and the City of Loudon is part of a much larger tract, FLIDCO agrees, that if it has an industrial buyer for land within the overall industrial area before all 530 acres owned by Loudon County and the City of Loudon is sold, FLIDCO will offer to trade land on a value for value basis so that the payments received by the new industrial buyer can be applied against the capital note obligations.

H. This resolution made with the understanding of a commitment made by FLIDCO to re-invest 75% of the after tax profits it receives from the Matlock Bend Project area with the Loudon County area as follows:

(1) 20% to projects suggested and approved by the Loudon County Commission.

(2) 15% to projects suggested and approved by the Loudon City Council.

(3) 5% to projects suggested and approved by the Lenoir City Council.

(4) 5% to projects suggested and approved by the Philadelphia City Council.

(5) 5% to projects suggested and approved by the Greenback City Council.

(6) 25% to other projects within Loudon County of FLIDCO's choosing.

Agreement made this \_\_\_\_\_ day of May, 1984.

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary



19-84

RESOLUTION OF THE LEGISLATIVE BODY OF LOUDON  
COUNTY, TENNESSEE, AUTHORIZING THE ISSUANCE OF INTEREST  
OUTLAY NOTES NOT TO EXCEED \$400,000, AND  
PROVIDING FOR PAYMENT OF SAID NOTES.

WHEREAS, it has been determined by this Legislative Body that it is necessary and desirable to purchase capital equipment in and for said county; and

WHEREAS, sufficient funds are not now available for this purpose and it will be necessary for the Legislative Body to authorize the issuance of notes to finance this transaction; and

WHEREAS, under the provisions of Section 5-10-501 through 5-10-509, inclusive, Tennessee Code Annotated, counties in Tennessee are authorized through their respective Legislative Bodies, upon approval of the State Director of Local Finance, to issue interest bearing capital outlay notes to finance the cost thereof; and

WHEREAS, it appears advantageous to said County at this particular time to issue capital outlay notes to finance the cost thereof:

NOW, THEREFORE, BE IT RESOLVED, by the Legislative Body of Loudon County, Tennessee as follows:

SECTION 1. That, for the purpose of providing funds to finance the cost to purchase capital equipment in and for said County, there shall be issued its negotiable interest bearing capital outlay notes in a principal amount not to exceed \$400,000. Said notes shall be dated as of the date of issuance thereof, shall mature not later than (3) years thereafter and shall be of such denomination as may be agreed upon by the County Executive and the purchases of said notes.

SECTION 2. That, said notes shall bear interest at a rate not to exceed the maximum rate allowable by law, payable in such manner as shall be determined by the County Executive and the purchaser of said notes. Both principal and interest on said notes shall be payable in lawful money of the United States of America at the office of the County Trustee of Loudon County, Tennessee

SECTION 3. That, said notes shall be subject to redemption at the option of the County, in whole or in part, at any time at the principal amount thereof and accrued interest to the date of redemption.

SECTION 4. That, said notes shall be executed in the name of Loudon County, Tennessee, signed by the County Executive and attested by the County Clerk with the seal of the County attached thereto.

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SECTION 5. That, said notes shall be in substantially the form attached hereto.

SECTION 6. That, for the purpose of providing funds with which to pay the principal and interest accruing on said notes at maturity, there shall be levied upon all taxable property in Loudon County, in addition to all other taxes, a direct annual tax for each of the years while said notes, or any of them, are outstanding, in amounts sufficient for that purpose. First recourse and consideration for the purpose of providing funds with which to pay the principal and interest accruing on said notes shall be levied upon the revenue and assets of Loudon County Memorial Hospital.

SECTION 7. That, the Capital Outlay Notes herein described shall not be issued until approval by the State Director of Local Finance shall have been obtained as required by Section 5-10-501, Tennessee Code Annotated.

SECTION 8. That, the Capital Outlay Notes herein described shall not be sold for less than par and accrued interest.

SECTION 9. That, if any of said Capital Outlay Notes shall remain unpaid at the end of (3) years from the date of issuance of same, the balance of said note or notes shall be converted to bonds as provided by Section 9-11-101 to 9-11-119, inclusive, Tennessee Code Annotated, or otherwise liquidated in such manner as approved by the State Director of Local Finance in compliance with statutes relating to the issuance and redemption of bonds and notes.

SECTION 10. That, the proceeds of said notes shall be turned over to the County Trustee of said County and shall be paid out for the purposes and in the manner required by law and this Resolution.

SECTION 11. That, all orders or resolutions in conflict herewith be and the same are hereby repealed insofar as such conflict exists and this Resolution shall become effective immediately upon its passage.

Duly passed and approved this 7<sup>th</sup> day of May, 1984.



County \_\_\_\_\_ Executive \_\_\_\_\_

Attested:

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



STATE OF TENNESSEE  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
DIVISION OF COMMUNITY DEVELOPMENT  
Local Planning Office

East Tennessee Region  
P.O. Box 1069  
1114 West Clinch Avenue  
Knoxville, TN 37901

Phone  
615-522-2185  
Network phone  
8-240-9101

M E M O R A N D U M

TO: County Executive Ross Wilkerson and members of the Loudon County Commission

FROM: Patrick Phillips

DATE: May 7, 1984

SUBJECT: General Report

The Loudon County Regional Planning Commission met on April 12, 1984 to consider and recommend the following:

- Recommend that property on Highway 70, Map 8, Parcel 46, not be rezoned from R-1, Suburban Residential to C-2, General Commercial
- Recommended that property on Highway 11, Map 17, Parcel 18, be rezoned from R-1, Suburban Residential to C-2, General Commercial
- Called for a public hearing to consider amending the Loudon County Subdivision Regulations reducing the width of streets, rights-of-way and elimination of curbing on specified streets
- Recommended amending the planning commission's budget to appropriate funds to the building commissioner's budget for the acquisition of map files
- Heard the building commissioner's report for March

PP:ddl

*E. Wilkerson E*

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RESOLUTION NO. 20-84

A RESOLUTION PURSUANT TO THE AUTHORITY GRANTED BY SECTION 13-405 OF THE TENNESSEE CODE ANNOTATED TO AMEND THE ZONING RESOLUTION OF LOUDON COUNTY, TENNESSEE, OFFICIALLY ADOPTED ON JULY 26, 1971 FOR THE PURPOSE OF PROMOTING THE PUBLIC HEALTH, SAFETY, MORALS, CONVENIENCE, ORDER, PROSPERITY AND GENERAL WELFARE: TO PROVIDE FOR THE ESTABLISHMENT OF DISTRICTS WITHIN THE BOUNDARIES OF LOUDON COUNTY, TENNESSEE OUTSIDE THE CORPORATE LIMITS OF ANY MUNICIPALITY: TO REGULATE, WITHIN SUCH DISTRICTS, THE LOCATION, HEIGHT, BULK, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND STRUCTURES, THE PERCENTAGE OF LOT OCCUPANCY, THE REQUIRED OPEN SPACES, THE DENSITY OF POPULATION, AND THE USES OF LAND, BUILDINGS AND STRUCTURES: TO PROVIDE FOR REGULATING LAND SUBJECT TO SEASONAL OR PERIODIC FLOODING AS WILL SECURE TO THE CITIZENS OF LOUDON COUNTY THE ELIGIBILITY FOR FLOOD INSURANCE UNDER PUBLIC LAW 1016, 84th CONGRESS, OR SUBSEQUENT RELATED LAWS OR REGULATIONS PROMULGATED THEREUNDER: PROVIDING FOR AMENDMENTS AND VARIANCES: AND TO PRESCRIBE PENALTIES FOR THE VIOLATION THEREOF

WHEREAS, the Loudon County Quarterly Court in accordance with Chapter Four, Section 13-7-105 of the Tennessee Code Annotated may, from time to time amend any provision of any zoning resolution, and

WHEREAS, the Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Resolution of Loudon County, Tennessee, and the necessary public hearing called for and held;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Quarterly Court that the Zoning Resolution of Loudon County, Tennessee, be amended as follows:

Section 3.030 is amended to add:  
For those lots which at the time of the enactment of this resolution had no frontage on a public road but were served only by a right-of-way, that right-of-way will be considered for this resolution as if the right-of-way were a public road. Building permits issued as a result of this amendment are limited to one permit per 5 acre tract or multiple thereof.

*Exhibit 7*

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## ARTICLE 3

### GENERAL PROVISIONS

#### SECTION

- 3.010. Scope
- 3.020. Only one (1) principal building on any lot
- 3.030. Lot must abut a public street
- 3.040. Reductions in lot area prohibited
- 3.050. Obstruction to vision at street intersection prohibited
- 3.060. Access Control
- 3.070. Accessory Uses Regulations

3.010. Scope. For the purpose of the zoning resolution, there shall be certain general provisions which shall apply, except as specifically noted, to the county as a whole.

3.020. Only one (1) principal building on any lot. Only one (1) principal building and its customary accessory buildings may be erected on any lot. However, on land in tracts of two (2) acres or more where the tract is a lot of record in the Register's Office of Loudon County, Tennessee, as many as two (2) dwelling units may be erected on a tract provided each dwelling unit meets all of the requirements of the district in which it is located. This provision does not prohibit planned development complexes as permitted under Article 4, Section 4.080 of this resolution.

3.030. Lot must abut a public street. No building shall be erected on a lot which does not abut at least one (1) publically approved and accepted street for a distance of at least twenty-five feet.

3.040. Reductions in lot area prohibited. No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.