

A Public Hearing was held at the Courthouse on October 5, 1987, at 7:00 P.M. on the following:

- (1) Rezoning - Vaughn's Chapel Road, Map 29, Parcel 61 from A-2 to R-1 (5th Legislative District)
- (2) Rezoning - Highway 411, Map 86, Parcels 71.0, 70.0, 34.0, 34.1, 33.0, 72.1, Tax Map 93, Parcels 11.0, 12.0 from M-1 to A-1 (3rd Legislative District)
- (3) Rezoning - Matlock Bend Road, Map 27, Parcel 3.1 & 3.18 from A-1 to M-1 (1st & 4th Legislative District)
- (4) Alene Longmire spoke to the Commission concerning the rezoning of Matlock Bend Road, Map 27, Parcel 3.1 and 3.18 from A-1 Agriculture Forestry to M-1 General Commercial.

There being no further comment, the hearing was closed.

Be it remembered that the Loudon County Legislative Body met in regular session on Monday, October 5, 1987 at 7:15 P.M. with the Chairman, J.J. Blair, 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 Commissioner Maples who gave the Invocation.

The following Commissioners were present:

Blair	Price	Absent: Bledsoe
Millsaps	Park	
Masingo	Petty	
Maples	Bryant	

MINUTES
APPROVED

It was moved by Commissioner Price and seconded by Commissioner Bryant that the September Minutes be approved as presented. The vote was unanimous.

ROOFING FOR
SCHOOLS
CONSIDERED

Mr. Stan Remshaw along with Mr. Al Skinner of Roofing Associates Service spoke to the Commission concerning different kinds of roofing that are available and which are the best. The two men recommended synthetic rubber or built-up roofs. After much discussion, it was moved by Commissioner Petty and seconded by Commissioner Bryant that they meet with the Purchasing Committee on the matter. The vote was unanimous.

EATONWOOD
SUBDIVISION

Commissioner Park reported that Eatonwood Subdivision was moving along in getting organized concerning a sewer system for Eatonwood Subdivision.

RESOLUTION
SUPPORTING
NEW INDUSTRY
FROM LENOIR
CITY

County Executive, George Miller, read a Resolution supporting New Industry from the City of Lenoir City. It is attached hereto as Resolution No. 38-87 Exhibit H.

HOSPITAL
EXPANDING OF
EMERGENCY
ROOM
APPROVED

Mr. James Cox, Hospital Administrator, presented a proposal approved by the LCMH board to expand the Emergency Room facilities of the hospital in order to take care of the out-patient load better. He presented an estimated cost of \$79,017.58 with the maintenance department doing the work. It was moved by Commissioner Maples and seconded by Commissioner Park that the expanding of Emergency Room be approved. The vote was unanimous. It was then moved by Commissioner Petty and seconded by Commissioner Park that the money be taken from the Hospital Depreciation Fund. The vote was unanimous.

RATIFYING
& ESTABLISH-
ING LOUDON
COUNTY
SOLID WASTE
DISPOSAL
COMMISSION

It was moved by Commissioner Price and seconded by Commissioner Petty that the Loudon County Solid Waste Disposal Agreement, an Intergovernmental Agreement between the City of Lenoir City, the County of Loudon and the City of Loudon be ratified with the Resolution approving Establishment of Loudon County Solid Waste Disposal Commission be approved. The vote was unanimous and it is attached hereto as Resolution No. 39-87 Exhibit 13.

COUNTY
EXECUTIVE TO
CHECK ON
MONIES TAKEN
FROM LANDFILL
FUND BY CITY
OF LOUDON

The Commission requested County Executive George Miller to check with the City of Loudon concerning monies taken from the Landfill Fund to buy pieces of equipment and also monies held by the City of Loudon concerning the rail road spur in Blair Bend Industrial Park and report back to the commission.

MARGARET
KAYLOR -
GUARDRAIL

Margaret Kaylor of Town Creek Road again spoke to the Commission concerning the installation of a guard rail along a curve near her property. Kaylor reported she had written the State Dept. of Transportation and also contacted the Governor's Office concerning the problem.

1985
PLYMOUTH
AVAILABLE
FOR
\$2,500.00

County Executive, George Miller, said the State Surplus Property Department contacted him concerning a 1985 Plymouth Fury which was requested by the County, saying it was available for \$2,500.00. It was moved by Commissioner Park and seconded by Commissioner Price that the car be purchased for the County Executive's use. The vote was unanimous.

BLAIR RE-
ELECTED
CHAIRMAN

It was moved by Commissioner Petty and seconded by Commissioner Bright that J.J. Blair be re-elected Chairman. The vote was unanimous.

PETTY RE-
ELECTED
CHAIRMAN
PRO-TEM

It was moved by Commissioner Price and seconded by Commissioner Bright that Commissioner Petty be re-elected Chairman Pro-Tem. The vote was unanimous.

HIGHWAY DEPT.
BUDGET
AMENDMENTS
APPROVED

Nancy Richesen presented the Budget Amendments. It was moved by Commissioner Petty and seconded by Commissioner Price that the Highway Department Budget Amendments be approved. The vote was unanimous and they are attached hereto as Exhibit C.

SCHOOL
BUDGET
AMENDMENTS
APPROVED

It was moved by Commissioner Milsaps and seconded by Commissioner Park that the School Budget Amendments be approved. The vote was unanimous and they are attached hereto as Exhibit D.

INDEPTH
STUDY OF
INDUSTRIAL
RETAIL AND
HOUSING
DEVELOPEMNT

It was moved by Commissioner Petty and seconded by Commissioner Park to fund the County's share of an indepth study of Industrial Retail and Housing Development, which would be done by the University of Tennessee at the cost of \$6,000 for the county and \$2,000 each for the cities. The vote was unanimous. It is attached here as Exhibit E.

PLANNING
COMMISSIONER
REPORT

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

MAP 29,
PARCEL 61
APPROVED

It was moved by Commissioner Park and seconded by Commissioner Petty that rezoning Vaughn's Chapel Road, Map 29, Parcel 61 from A-2 to R-1 (5th Legislative District) be approved. The vote was unanimous and is attached hereto as Resolution No. 40-87 Exhibit X.

MAP 93,
PARCEL 11.0
& 12.0
APPROVED

It was moved by Commissioner Masingo and seconded by Commissioner Maples that rezoning Highway 411, Map 86, Parcels 71.0, 70.0, 34.0, 34.1, 33.0, 72.0, 72.1 Tax Map 93, Parcel 11.0, 12.0 from M-1 to A-1 (3rd Legislative District) be approved. The vote was unanimous and it is attached hereto as Resolution No. 41-87 Exhibit X.

MAP 27,
PARCEL 3.1 &
3.18
APPROVED

It was moved by Commissioner Petty and seconded by Commissioner Milsaps that the rezoning of Matlock Bend Road, Map 27, Parcel 3.1 and 3.18 from A-1 (Agricultural Forestry) to M-1 (General Industrial), 1st and 4th Legislative District be approved. The vote was unanimous and it is attached hereto as Resolution NO. 42-87 Exhibit X.

BUILDING
INSPECTOR'S
REPORT

Doug Lawrence presented the Building Inspectors Report:

No. Permits-----	42	Value-----	\$1,314,500
Fees-----	\$2,271.50	Taxes-----	9,000.00

WASTE WATER
TREATMENT
FACILITIES
FOR BLAIR
BEND
INDUSTRIAL
PARK
DISCUSSED

Industrial Committee Chairman, Doug Berry spoke to the Commission concerning Waste Water Treatment Facilities for Blair Bend Industrial Park. After much discussion, it was moved by Commissioner Price and seconded by Commissioner Petty that a Resolution of Intent to issue \$2,000,000.00 in Industrial Bonds for Blair Bend Industrial Park jointly with the City of Loudon be approved. The vote was unanimous with the Resolution being attached hereto as Resolution No. 43-87 Exhibit X.

INDUSTRIAL
DEVELOPER,
EXECUTIVE
STAFF &
WORKERS TRDA
TO RECEIVE
BENEFITS

It was moved by Commissioner Milsaps and seconded by Commissioner Price that the Executive Staff and Workers of TRDA be put on the County Group Hospitalization Insurance with TRDA paying the full amount. It would also include Industrial Developer Chairman, Doug Berry. The vote was unanimous.

CIVIL
DEFENSE
REPORT

Civil Defense Director, Lloyd Terry reported that an Energy Plan had been typed up and sent to the state.

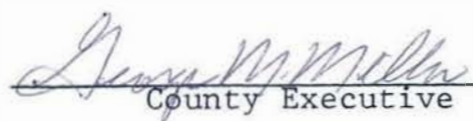
NOTARIES
APPROVED

It was moved by Commissioner Price and seconded by Commissioner Petty that the following notaries be approved:

Angela L. Burnette, Charles A. Bettis, Catherine A. Duff, & Kyle F. Stooksbury.

The vote was unanimous.

There being no further business, Court adjourned at 8:35 P.M.


County Executive

County Clerk

9-30-87
Houg Berry
J2

CITY OF LENOIR CITY, TENNESSEE

RESOLUTION NO. 38-87

RESOLUTION SUPPORTING NEW INDUSTRY

WHEREAS, Loudon County for many years has been involved in a combined and unified industrial development program involving its Cities, and the Chambers of Commerce, working together with County government; and

WHEREAS, the City of Loudon, in conjunction with the County government, several years ago developed the Blair Bend Industrial Park; and

WHEREAS, a certain industry, designated during the recruitment period as "Company A", is reputed to be a company with an excellent international reputation, and has been a strong prospect for several months to locate a high-technology production plant in the Blair Bend Industrial Park; and

WHEREAS, the City Council of Lenoir City feels that the addition of an industry in Loudon County that has such an excellent reputation as a corporate citizen and as a strong international industrial leader would be of great benefit and value to all citizens of this county, particularly in view of the likelihood of various "spin-off" plants that may locate in Loudon County;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lenoir City, Tennessee, in regular session assembled, that the City of Lenoir City extends a warm invitation to "Company A" to locate its plant in Loudon County, and pledges its goodwill and support to assist in any reasonable way, and expounds its sincere belief that there could not be a better place in the world for "Company A" to locate.

This resolution adopted this _____ day of _____, 1987.

MAYOR

ATTEST:

City Recorder

Exp. Lenoir A

for City 28 Nov 1987

COUNTY OF LOUDON
RESOLUTION NO. 39-87

RESOLUTION APPROVING ESTABLISHMENT OF
LOUDON COUNTY SOLID WASTE DISPOSAL COMMISSION

WHEREAS, the County of Loudon, the City of Lenoir City, and the City of Loudon, for several years have been involved in the joint operation of a sanitary landfill in Loudon County; and

WHEREAS, the parties together recently have opened and are operating a new Loudon County Sanitary Landfill on old State Highway 72 just north of the Loudon City limits; and

WHEREAS, it appears that there will be continuing problems and responsibilities for these governmental entities for many years in dealing with the problem of disposal of solid waste, and it would appear to be beneficial to have a specific continuing agreement to deal with this problem; and

WHEREAS, the existing committee responsible for the operation of the Loudon County Sanitary Landfill has recommended the formation of a Loudon County Solid Waste Disposal Commission, and has prepared an agreement for consideration by the three governmental entities involved, and said agreement is satisfactory to Loudon County;

NOW, THEREFORE, BE IT RESOLVED by the County Commission of Loudon County, in regular session assembled, on this the 5th day of October, 1987, that the Loudon County Solid Waste Disposal Agreement, as prepared by the present committee, be approved and adopted.

BE IT FURTHER RESOLVED that the County Executive of Loudon County is authorized and directed to execute the aforesaid Agreement, a copy of which may be made a part of the minutes of

Exhibit B


this commission upon its execution by all parties.


County Executive

ATTEST:


County Clerk

APPROVED:


County Attorney

LOUDON COUNTY HIGHWAY DEPARTMENT

BUDGET AMENDMENTS

September 24, 1987

<u>ACCOUNT NO. 131</u>		<u>Dr.</u>	<u>Cr.</u>
63100 425	Gasolene	35,000.00	
62000 405	Liquid Asphalt		35,000.00
68000 713	Highway Construction	15,000.00	
62000 409	Crushed Stone		15,000.00

Exp. to cost C.

Don Palmer
Don Palmer

SCHOOL BUDGET AMENDMENTS 88-1

9-10-87

<u>ACCT. NO.</u>	<u>ITEM</u>	<u>DEBIT</u>	<u>CREDIT</u>
39000	Undesignated Fund Balance	56,800.00	
73600-415	Electricity	13,316.00	
72300-116	Teachers		32,000.00
76000-707	Building Improvements		29,226.00
76000-720	Plant Operation Equipment		800.00
76000-724	Site Development		4,000.00
76000-725	Special Education Equipment		4,090.00
TOTAL AMOUNTS		\$ 70,116.00	\$ 70,116.00

These amendments were approved by the Loudon County Board of Education in their regular meeting on September 10, 1987.

A. Edward Headlee
A. Edward Headlee, Superintendent

Exp. to cost AD

COST ESTIMATE FOR
LOUDON COUNTY MEMORIAL HOSPITAL

1. OVERHEAD	\$ 6,000.00
2. SITE WORK	2,800.00
3. CONCRETE	1,973.00
4. MASONRY	19,125.30
5. METAL	3,718.47
6. WOOD & PLASTICS	1,200.00
7. MOISTURE/THERMAL CONTROL	6,442.11
8. DOORS & WINDOWS	2,330.00
9. FINISHES	8,608.96
10. SPECIALTIES	649.00
15. MECHANICAL	7,668.69
16. ELECTRICAL	<u>6,045.91</u>
SUB-TOTAL	\$66,561.44
10%	<u>6,656.14</u>
TOTAL	\$73,217.58
ESTIMATED A/E FEES	<u>5,800.00</u>
	\$79,017.58

LOUDON COUNTY ECONOMIC DEVELOPMENT STRATEGY
UNIVERSITY OF TENNESSEE GRADUATE SCHOOL OF PLANNING
PROPOSED PROJECT BUDGET

	SEPT.-DEC. 1987	JAN.-MAR. 1987
Consulting	\$2,000	\$2,000
Admin. Supplies	300	300
Travel Reimbursement	400	400
Workshops/Facilities	700	700
Other Transportation	800	800
Miscellaneous Expense	150	200
Final Reports/Printing	250	1000
TOTAL	\$4,500	\$5,400

FUNDING SOURCES: \$6,000 Loudon County; \$2,000 Lenoir City;
\$2,000 City of Loudon



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

East Tennessee Region
Twelve Oaks Executive Park
5401 Kingston Pike
P.O. Box 51365
Knoxville, TN 37950

Phone
615-673-6666

MEMORANDUM

TO: County Executive George Miller and Loudon County
Commission

FROM: Patrick Phillips, Staff Planner

DATE: October 5, 1987

SUBJECT: General Report

The Loudon County Regional Planning Commission met on September 10, 1987, to consider and recommend the following:

- Recommended the rezoning of property on Vaughns Chapel Road, Map 29, Parcel 61.0, from A-2, Rural Residential to R-1, Suburban Residential
- Recommended amending the zoning resolution requiring that all multi-family structures be approved as a special exception in the R-1 district
- Heard the Building Commissioner's Report for August

PP:ddd

Exhibit 7

102

RESOLUTION NO. 40-87

RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER FOUR, SECTION 13-7-105 OF THE TENNESSEE CODE ANNOTATED TO REZONE PARCEL 61, MAP 29, FROM A-2, RURAL RESIDENTIAL TO R-1, SUBURBAN RESIDENTIAL

WHEREAS, the Loudon County Commission, in accordance with Chapter Four, Section 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 Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Map of Loudon County, Tennessee, and the necessary public hearing called for and held;

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

- I. That Parcel 61, Map 29, said property located on Vaughns Chapel Road in the 5th Legislative District be rezoned from A-2, Rural Residential to R-1, Suburban Residential.

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

DATE: October 5, 1987

George W. Miller
Loudon County Executive

ATTEST: _____

By Robert B.

RESOLUTION NO. 41-87

RESOLUTION AMENDING THE ZONING MAP OF
LOUDON COUNTY, TENNESSEE, PURSUANT TO
CHAPTER FOUR, SECTION 13-7-105 OF THE
TENNESSEE CODE ANNOTATED, TO REZONE
PARCELS 71.0, 70.0, 34.0, 34.1, 33.0,
72.0, 72.1, MAP 86, PARCELS 11.0, 12.0,
MAP 93, FROM M-1, GENERAL INDUSTRIAL
TO A-1, AGRICULTURE FORESTRY

WHEREAS, the Loudon County Commission in accordance with Chapter Four, Section 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 Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Map of Loudon County, Tennessee, and the necessary public hearing called for and held;

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

- I. That parcels 71.0, 70.0, 34.0, 34.1, 33.0, 72.0, 72.1, Map 86, Parcels 11.0, 12.0, Map 93, said property located on Highway 411 in the 3rd Legislative District be rezoned from M-1, General Industrial to A-1, Agriculture Forestry.

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

DATE: October 5, 1987

George M. Miller
Loudon County Executive

ATTEST: _____

By Clerk H

3

RESOLUTION NO. 42-87

RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER FOUR, SECTION 13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE PARCELS 3.1 and 3.18, MAP 27, FROM A-1, AGRICULTURE FORESTRY TO M-1, GENERAL INDUSTRIAL

WHEREAS, the Loudon County Commission, in accordance with Chapter Four, Section 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 Loudon County Regional Planning Commission has forwarded its recommendations regarding the amendment of the Zoning Map of Loudon County, Tennessee, and the necessary public hearing called for and held;

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

- I. That Parcels 3.1 and 3.18, Map 27, said property located on Matlock Bend Road in the 1st and 4th Legislative Districts be rezoned from A-1, Agriculture Forestry to M-1, General Industrial.

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

DATE: October 5, 1987



Loudon County Executive

ATTEST: _____

Copy Relisted

105

LOUDON COUNTY COMMISSION

RESOLUTION NO. 43-87

RESOLUTION OF INTENT TO ISSUE \$2,000,000.00 IN INDUSTRIAL
BONDS FOR BLAIR BEND INDUSTRIAL PARK JOINTLY WITH
THE CITY OF LOUDON

WHEREAS, the County of Loudon, and the City of Loudon, as a part of an intergovernmental project, developed the Blair Bend Industrial Park; and

WHEREAS, the Blair Bend Industrial Park has evolved as a prime location for heavy industrial concerns in Loudon County, with several prospects currently evaluating the possibility of locating in the Blair Bend Industrial Park; and

WHEREAS, Federal and State pollution control standards, the organic loading capacity of the Loudon Wastewater Plant, and the changing characteristics of industrial wastes increasingly requires industries to maintain private wastewater pretreatment facilities; and

WHEREAS, modifying the Loudon Wastewater Treatment Plant to accept higher organic loadings will be of great benefit to the parties in attracting new heavy industry to Blair Bend Industrial Park, and will also assist in better serving existing industry located in the park; and

WHEREAS, it would be beneficial to have a commitment from the two governments, in a continued joint venture, to provide, along with existing and potential industry, for the financial means to modify the existing Loudon Wastewater Treatment Plant; and

WHEREAS, the Loudon County Industrial Director, together with the Blair Bend Industrial Committee, has proposed a financing package for improvements to the Loudon Wastewater Treatment Plant which provides that the County and the City issue Two Million Dollars (\$2,000,000.00) in tax-exempt bonds, which would equal approximately one-third (1/3) of the projected Six

Exhibit 2

Million Dollar (\$6,000,000.00) cost of the new wastewater treatment facilities; and

WHEREAS, the proposed financial package requests that the County be responsible for Seventy-Five Percent (75%) of the bonds, and the City be responsible for the remaining Twenty-Five Percent (25%) of the bonds, this ratio being the approximate present ratio of the tax structure; and

WHEREAS, the proposed financial package intends to subsidize the remaining Four Million Dollar (\$4,000,000.00) cost of the new wastewater treatment facilities with One Million Five Hundred Thousand Dollars (\$1,500,000.00) in federal and state grants, with the balance of the cost to be obtained from user fees; and

WHEREAS, it would be in the best interests of the County of Loudon and the City of Loudon to proceed with the engineering of the proposed wastewater facilities, and to delay the actual construction of the facilities until at least one new industrial prospect has formally committed to locate in the Blair Bend Industrial Park;

NOW, THEREFORE, BE IT RESOLVED by the County Commission of Loudon County, in regular session assembled, that its intent and commitment is to adopt the program and plans as developed by the Loudon County Industrial Director and the Blair Bend Industrial Park Committee, and that it specifically commits itself to be responsible for Seventy-Five Percent (75%) of the proposed Two Million Dollar (\$2,000,000.00) bond issue, with the payment on the debt service for the bonds to be derived from the incremental tax revenues generated by new industries locating in Blair Bend Industrial Park.

BE IT FURTHER RESOLVED that the County Executive is authorized to commit in writing to prospective new industries the

intent of the County to participate in this new program.

This the 5th day of October, 1987.

APPROVED:


County Executive

ATTEST:

County Clerk

PREPARED BY:


County Attorney