



*Historic*  
**LOUDON**  
T E N N E S S E E  
1817  
*History, Hospitality, and Southern Charm*



## City Planner

The City of Loudon is seeking a highly motivated and qualified City Planner. This position reports directly to the City Engineer and is responsible for providing planning consulting and administrative services for the Loudon Regional Planning Commission, City Officials and Staff, and citizens at large. This position should be considered a public service, to assist with applications and basic planning related inquiries. The position is responsible for working with planning, zoning, subdivision and general development, site plan review, transportation planning, customer service, and related recommendations, records and reports.

The ideal candidate will be:

- ❖ A Visionary, Team Builder and Influencer
- ❖ An excellent Communicator and Customer Servant
- ❖ An excellent Project Manager, Collaborator and Leader

Qualified applicants may send resumes (in WORD format) to:  
[cityjobs3@cityofloudontn.org](mailto:cityjobs3@cityofloudontn.org)  
Resumes will be accepted until the position is filled



# QUALIFICATIONS

## Education & Experience

The following combinations of education and experience will be considered:

- Bachelors in Planning from a PAB accredited program, AICP candidate, and minimum of two years of experience.
- Related degree<sup>1</sup>, AICP candidate, and a minimum of four years of experience. <sup>1</sup>Related degrees include: architecture, landscape architecture, civil engineering, political science, public administration, geography, or sociology.
- An equivalent combination of education and/or planning experience.

## Essential Duties and Responsibilities

- Assist with basic planning related inquiries and applications, and provide information and guidance to public officials, developers and their associates, or citizens at large.
- Process applications to the Loudon Regional Planning Commission, Board of Zoning Appeals, and Historic Zoning Commission.
- Organize Pre-Application meetings and coordinate with applicants and their representatives through the review process.
- Coordinate applications review with relevant Loudon City/Utilities staff and agencies.
- Review applications for conformance to relevant zoning ordinance, subdivision regulation, and other rules and policies.
- Review and prepare recommendations on Site Plans, Preliminary and Final Subdivision Plats, Zoning Amendments, requests to the Board of Zoning Appeals, etc.
- Originate or participate in studies for amendments of zoning and development regulations, economic development programs, historic preservation activities, and other planning related tasks, i.e., demographic studies, etc.
- Maintain and update long range plans for land use, transportation, public facilities, capital budgets and similar policies as needed.
- Participate in maintenance of the official zoning map of Loudon, management of City GIS and related mapping systems, and data management functions.
- Maintain department files and plans in accordance with Tennessee and the City of Loudon records management practices, policies and procedures.
- Assist City staff with resolution of property related issues and complaints.
- Complete special projects and perform other duties as assigned.

## Residency

Residency within the City of Loudon not required but living within a reasonable commute of the City is expected.

## Benefits

The City of Loudon pays 100% Employee Medical, Dental, and Vision Insurance and 100% Dependent insurance coverage!!!

Medical, Dental, and Vision Insurance:

- Medical & Dental (BCBS)
- Vision (self-funded)
- Prescription Drug

Short-term Disability: Cafeteria + ALFAC/Allstate Life Insurance: \$75,000 benefit

Retirement: Defined Benefit Plan through Tennessee Consolidated Retirement System (TCRS)

Professional Development & Memberships  
Vacation Leave: 2 weeks / 80 hours per year  
Sick Leave: 8 hours per month

## Equal Opportunity

The City of Loudon is an Equal Opportunity Employer which values public service, equal opportunity and the importance of diversity in the workplace. The organization is committed to a workforce building and serving the community's residents and businesses with a commitment to these values: **Responsibility, Respect, Teamwork, Honesty and Diversity / Inclusion.** Veterans, all genders & ethnicities are encouraged to apply. Tennessee is an at-will employment state.

## Confidentiality

**"Under Tennessee law employment applications may be subject to open records requests."**

# History of **LOUDON**, Tennessee



Prehistorically, the 'state' was occupied by a loose collection of native peoples from Mexico, South America and the Caribbean Islands. Prior to the arrival of European explorers arrived, the area was occupied by the Yuchi / Uchee peoples who were replaced by in-migration the Cherokee and Chiska (Chickasaw) after disease ravaged and emptied the area. By the 18th century, the area was home to the Chickasaw, Upper Creeks and Yuchis. Tennessee comes from the Creek / Cherokee word *Taeno-si*, the ancient name given to the *Tennessee River*.

By the late 1700's, settlers had built homes on the banks of the Tennessee River. The busiest part of early Loudon was the waterfront, where steamboats lined the wharf to load and unload cargo. Tennessee was admitted to the Union on June 1, 1796, as the 16th state and earned the nickname "The Volunteer State" due to the many Tennessean volunteers during the War of 1812. What is now Tennessee was initially part of North Carolina, and later part of the Southwest Territory.

In 1817, James, John and Wiley Blair and family begin controlling traffic across the river. They dubbed the community Blair's Ferry. The small town consisted only of a steamboat landing, a store and a few houses. Blair's Ferry prospered with the arrival of the railroad in the 1850's, and the Town was renamed Loudon in 1858, in honor of the nearby Fort Loudoun, a colonial era fort and Military Leader / Scottish Nobleman. The Loudon Railroad Bridge became a key strategic objective during the Civil War. Due to its quick economic growth and central location within the county, Loudon was chosen as the county seat in the 1870's. [Source](#)

Today Loudon is a thriving city with a clear vision: *becoming a community where people want to live, work, visit and raise a family*. A city proud of the past and focused on the future!

## More details about Loudon's History:

- <http://www.weloveloudon.com/index.html>
- <https://apalacheresearch.com/2021/10/16/tennessee-formerly-contained-native-american-immigrants-from-mexico-south-america-and-the-caribbean-islands/>



# CITY SERVICES & STATISTICS

The City of Loudon's 62 full-time employees provide a wide-range of municipal services to the City's 6,200 residents with a FY2023 operating budget of \$11 million. Employees and residents take pride in their city's services.

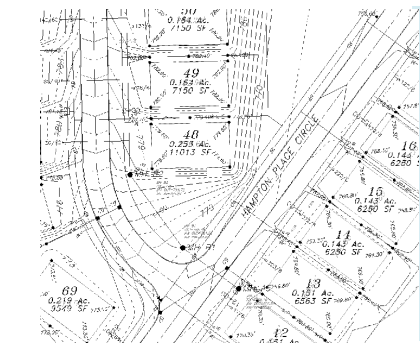
Key departments include:

City Recorder & Finance, Facilities & Maintenance, Engineering, and Public Safety.



## City Recorder & Finance

Responsible for Public Records, Meetings, Agendas, Ordinances and Resolutions; Budget Preparation, Procurement, Collection of Alcohol & Business & Property Taxes, Court & Permit Fees.



## Engineering

Civil Engineering planning, surveying, mapping, design and construction management services to the City and LUB including design and coordination of \$150 million in capital projects currently in development or under construction.



## Facilities & Maintenance

Responsible for Sanitation / Recycling / Solid Waste, Street / Sidewalks, Parks/Fields/Trails/ Pavilions/Pool/ Courts/Docks and all Recreation Programs.

>125 miles of streets & alleyways, >3,120 tons of debris / solid waste collected annually, 115 acres of parks, 9 miles of trails, and 60 public toilets.



## Public Safety

Fire responds to an annual average >1,300 service calls from 2 stations; 17 FTEs / 21 PTEs.

Police responds to an annual average of >9,500 service calls; 17 FTEs / 9 PTEs.



# GEOGRAPHY

Loudon, Tennessee is a livable, urban city with a small town feel located in East Tennessee, 34 miles southwest of Knoxville located along both sides of the Tennessee River and is part of the **Knoxville Metropolitan Statistical Area**.



Loudon is midway between Cincinnati, Atlanta, Nashville and Charlotte, and within a day's drive over 1/2 of the nation's population. Principal U.S. industrial markets including Boston, New York, Pittsburgh, Chicago, Dallas, and Miami, are within a two day's drive.

The City has an incorporated area of 9.6 square miles—9.3 sq/mi is land and 0.3 sq/mi is water.

## Air Travel

- **McGhee Tyson Airport (TYS)** In Knoxville (35 mi) is serviced by Allegiant Air, American Eagle and Delta Air Lines.
- **Nashville International (BNA)** (166mi) is served mainly by Southwest Airlines, American Airlines and Delta Air Lines.
- **Hartsfield-Jackson Atlanta International Airport (ATL)** (194 mi) is served by Delta Air Lines, Delta Connection, Southwest Airlines, Frontier Airlines, Spirit Airlines, British Airways, and Air France.

## Driving Distances

- Knoxville, TN (.5 hrs)
- Nashville, TN (4 hrs)
- Memphis, TN (5.4 hrs)
- Atlanta, GA (2.5 hrs)
- Charlotte, NC (4.2 hrs)
- Washington, D.C. (7.5 hrs)
- Pittsburgh, PA (8 hrs)
- Detroit, MI (8 hrs)
- New Orleans, LA (8.2 hrs)
- Chicago, IL (8.4 hrs)
- Orlando, FL (9 hrs)
- Dallas, TX (12 hrs)

# COMMERCE

Loudon is a prime destination for advanced manufacturing companies that have recognized the area offers access to world-class science and technology centers, manufacturing, corporate services, creative media services, energy, and transportation. Tennessee's business-friendly environment has no personal income tax on wages and salaries, and the state has the lowest state debt per capita in the country and the second lowest in the U.S. for state and local tax taxes paid per capita (Source: [www.tnecd.com](http://www.tnecd.com))

The top employment sectors are: *Hi-Tech / Research, retail trade, manufacturing, healthcare, education, and government / public administration.*

## Top 10 Employers in the Knoxville MSA

Business	Sector	FTEs	Business	Sector	FTEs
Covenant Health	Health Care	11,357	Oak Ridge National Laboratory	Hi-tech; Research	5,772
Knox County Schools	Education	9,558	University of Tennessee Medical center (UHS)	Education	5,387
The University of Tennessee - Knoxville	Education	8,959	Clayton Homes, Inc.	Construction	5,047
Y-12 National Security Complex	Government	7,800	DENSO Manufacturing Tennessee, Inc.	Manufacturing	5,000
Wal-Mart Stores, Inc.	Retail	6,863	Dollywood Co./Dollywood Splash Country	Recreation / Entertainment	4,500

(Source: [www.eteda.org](http://www.eteda.org))



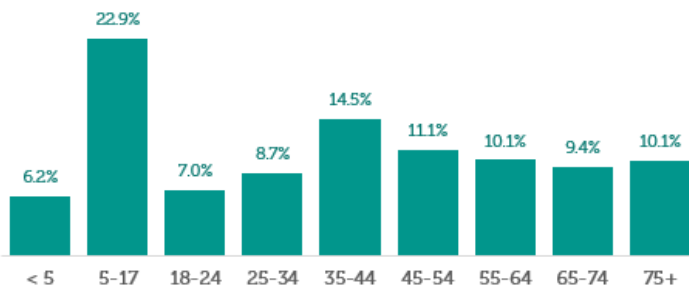
## DEMOGRAPHICS

### Population

2020 projections show a population of 5,992 with an increase in 2022, reaching 6,317.

### Age Distribution

The median age in Loudon is 43 (TN average is 39). The largest segment of the local population are those between the ages of 5-17 (23%) followed by 35-44 (15%) - reflecting a youthful community.



### Ethnic Composition

The U.S. Census Bureau estimates, the city's gender and ethnicity composition to be 50.3% Female, 49.7% Male, 71.1% White, 24.1% Hispanic or Latino, 3.7% Asian, 1.1% Black or African American.

### Median Income

The median household income in Loudon is \$52,794. The median property value in 2021 was around \$161,400. Unemployment is around 3.3%

### Education

27.5% of the residents have attained a higher degree:

- 2.3% Doctorate and Professional
- 5.4% Master's
- 13.9% Bachelor's
- 5.9% Associate's

44.2% High School Diploma / some college  
28.3% no High School diploma.

### Cost of Living

Cost of Living in Loudon is 79/100 - 21% lower than the national average. Housing is 51.1% lower than the national average.

### CLIMATE

Loudon has a mild climate with hot summers and cold winters. In summer the temperatures can reach up to 90°F, while in winter temperatures can drop below 32°F.

Loudon receives an average of 46" of rain annually. The wetter season lasts from March to August, with a greater than 34% chance of a given day. Snow is rare, typically only seen in the higher elevations near the city.

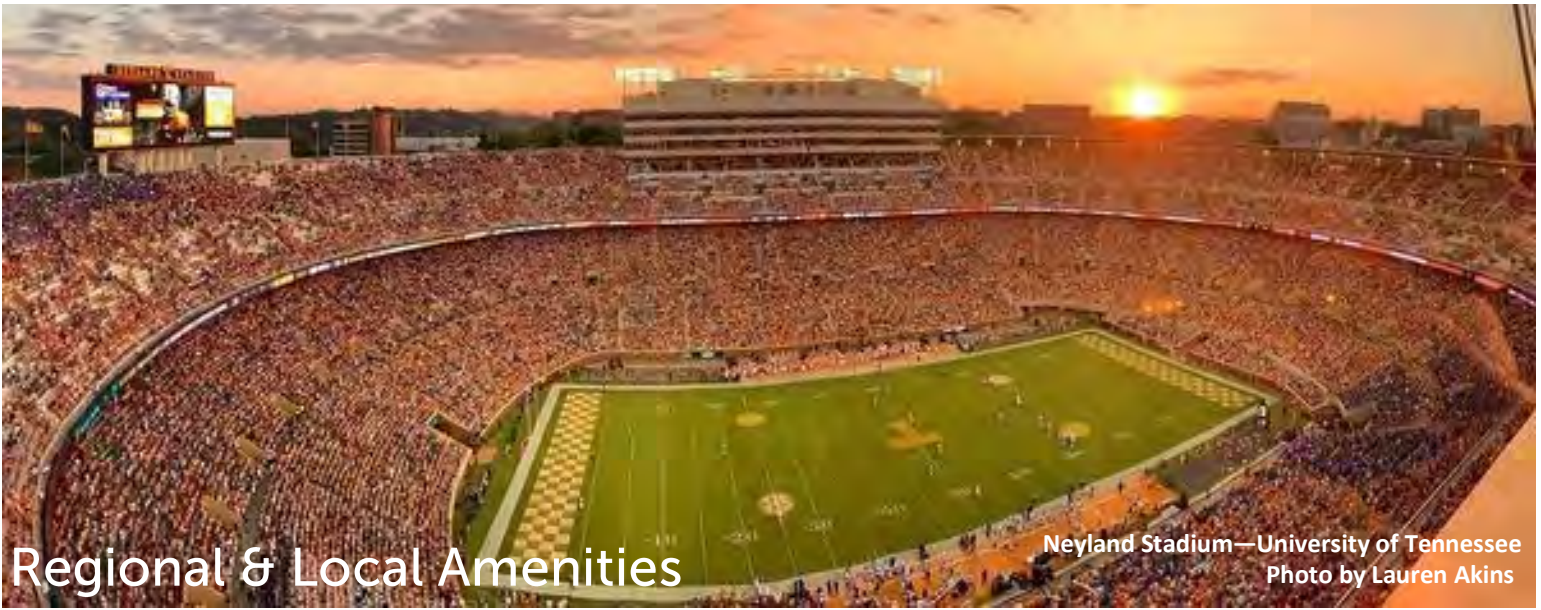
The area generally enjoys sunny clear days throughout the year, making it an ideal place for outdoor activities such as hiking and swimming.

#1 city to live in Tennessee (Knoxville)

#21 Best place to live in the US (Knoxville)

#51 Best Place to Retire in the US

~ US News and World Report 2023



## Regional & Local Amenities

Neyland Stadium—University of Tennessee  
Photo by Lauren Akins

Don't miss out on the opportunity to enjoy the sights and sounds of every season! Within minutes of leaving home, residents can:

- Attend world-class cultural events and concerts at the **Historic Lyric Theater**.
- Bike, walk or run the miles of walking trails along the **Tennessee River** or parks throughout the city.
- Beautiful Loudon is home to several top-rated golf courses, designed by some of the sport's biggest names, including **Greg Norman**.
- Browse numerous shops and boutiques and **Farmers Market** between Spring and late Summer.
- Experience the *Hatfields & McCoys Dinner Theater*, *Titanic Nerf & Crayola* attractions, water parks, comedy shows, and night life in **Pigeon Forge** and **Gatlinburg**.



Historic Loudon County Courthouse



Loudon's renovated & restored **Historic Downtown** has a variety of delicious restaurants and local merchants including antiques, art, quilting, boutiques and other specialty shops.



Pigeon Fo



Anakesta Mountaintop Adventure Park



## Regional & Local Amenities

The stunning background of the **Great Smoky Mountains** offers an array of lakes, rivers and an incredible landscape, Loudon offers visitors an incredible outdoor experience, with miles of walking trails and several municipal parks with activities for all ages. Boating, canoeing and kayaking are extremely popular—and Loudon County is known as one of the best fishing and hunting counties in Tennessee.

Within a short drive from Loudon:

- Visit the **Great Smoky Mountains National Park** (one of the world’s most biological diverse sanctuaries), **Bald River Falls**, or the **East Lakeshore Trail at Tellico Lake** - part of the **National Recreation Trail**.
- **The Lost Sea** - America’s largest underground caverns and lake
- **The Tennessee National Gold Club**.
- Visit **Pigeon Forge**, **Fort Loudoun State Historic Park**, **Dollywood**, or **Ripley’s Aquarium of the Smokies**.
- Knoxville’s **University of Tennessee Athletics**, **Art and Museums**, **Zoo**, **Orchestra**, **Opera**, **Ballet**, and other musical venues and international cultural centers.

