

# Loudon County Commission Workshop

Loudon, Tennessee

Tuesday, January 21, 2025

Courthouse Annex

6:00 pm

## AGENDA

To provide public comment, prior to the start of the meeting please write your name on the sign-up sheet located on the podium for the Public Hearing

1) Loudon County Chamber President - Rodney Grugin

- A) Check Presentation to T-Bart
- B) Tourism Update

2) Comments by Members of the General Public

3) Loudon County Codes Enforcement Director - Jim Jenkins

A) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO R-2, MULTI FAMILY RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 044, PARCELS 061.28, 061.29, 061.30 LOCATED 700 FRIENDSVILLE RD, LOUDON COUNTY, TN, SITUATED IN THE 3<sup>RD</sup> LEGISLATIVE DISTRICT

B) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2/F-1, RURAL RESIDENTIAL DISTRICT/FLOODWAY DISTRICT TO A-3/F-1, DEVELOPING AGRICULTURE DISTRICT, FLOODWAY DISTRICT. LOUDON COUNTY TAX MAP 028, PARCEL 071.00 LOCATED 22606 BEALS CHAPEL RD,

LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT, APPROXIMATELY 1.56 ACRES ONLY

- C) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3 DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 056, PARCEL 178.00 LOCATED 930 CORINTH CHURCH RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT
- D) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO CFD COMMUNITY FACILITES DISTRICT, LOUDON COUNTY TAX MAP 017, PARCEL 055.04, LOCATED NORTHSORE DR, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT
- E) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 039, PARCEL 087.02, LOCATED 600 BRADSHAW HOLLOW RD, LOUDON COUNTY, TN, SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT
- F) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 079, PARCELS 109.00 & 111.00 LOCATED 7115 HWY 411, LOUDON COUNTY, TN, SITUATED IN THE 3<sup>RD</sup> LEGISLATIVE DISTRICT

A) Discussion on landfill mud track out and litter

5) Commissioner - Chase Randolph

A) Real Estate Transfer Resolution

4) Mayor - Buddy Bradshaw

J) RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING A PORTION OF ENGL RD, LOCATED IN FORT MADISON SUBDIVISION, LOCATED IN THE 1ST LEGISLATIVE DISTRICT OF LOUDON COUNTY TENNESSEE.

I) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 005J, GROUP A, PARCEL 026.00, LOCATED 673 MONTVIEW RD, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT

H) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT, LOUDON COUNTY TAX MAP 035, PARCEL 074.01, LOCATED 2539 VINEYARD RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

G) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM C-2, GENERAL COMMERCIAL DISTRICT TO R-1 SUBURBAN RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 015, PARCEL 215.00, LOCATED AT 1860 OLD HWY 95, LOUDON COUNTY, TN, SITUATED IN THE 2ND LEGISLATIVE DISTRICT

6) Commissioner – Rosemary Quillen

A) Loudon County Buildings Cleaning Service

7) Commissioner – Adam Waller

A) County Road Acceptance Policy

B) Director of Accounts and Budgets – Erin Rice

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 FROM A-1, AGRICULTURE FORESTRY DISTRICT TO R-2, MULTI FAMILY RESIDENTIAL DISTRICT, LOUDON COUNTY TAX MAP 044, PARCELS 061.28, 061.29, 061.30 LOCATED 700 FRIENDSVILLE RD, LOUDON COUNTY, TN, SITUATED IN THE 3<sup>RD</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 Daily Edition on January 20, 2025 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 700 Friendsville Rd, situated in the 3<sup>rd</sup> Legislative District, referenced by Tax Map 044, Parcels 061.28, 061.29 & 061.30 to be rezoned from A-1 (Agriculture Forestry District) to R-2 (Multi Family Residential District).

**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: 8

DISAPPROVED: 0

ABSTAINED: \_\_\_\_\_

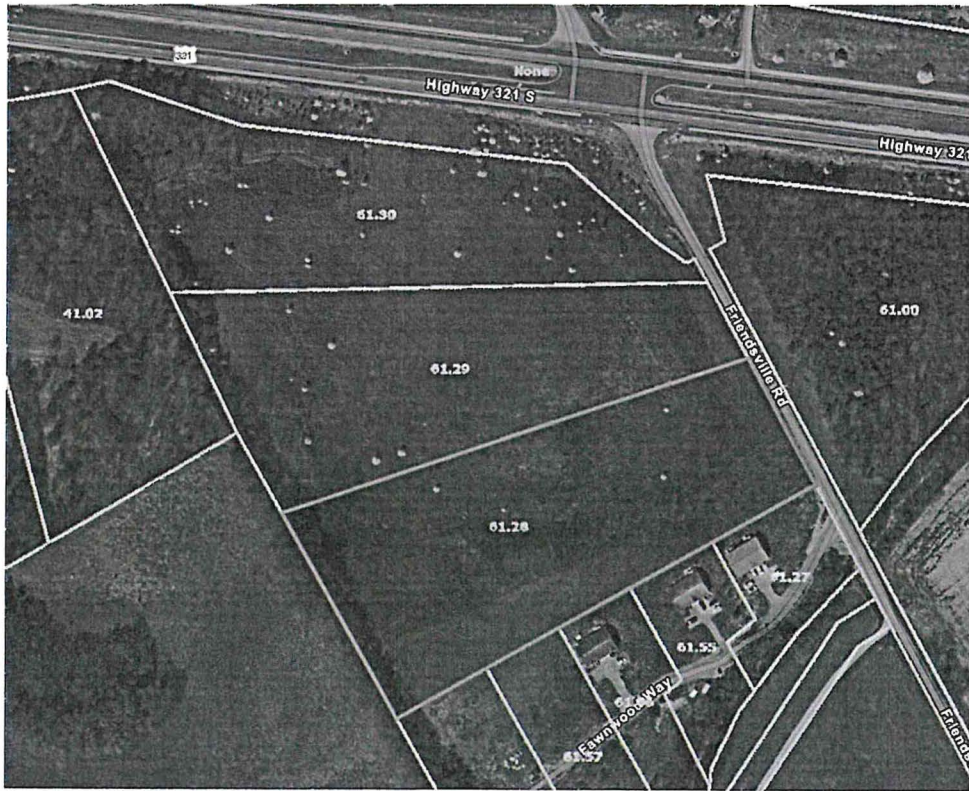
*Priscilla Y McDev*  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

Dated: 1-17-25

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURE FORESTRY DISTRICT)  
TO R-2 (MULTI FAMILY RESIDENTIAL DISTRICT).  
REFERENCED BY LOUDON COUNTY  
TAX MAP 044, PARCELS 061.28, 061.29 & 061.30  
LOCATED AT 700 FRIENDSVILLE RD  
LOUDON COUNTY, TN, SITUATED IN THE  
3<sup>RD</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 FROM A-2/F-1, RURAL RESIDENTIAL DISTRICT/FLOODWAY DISTRICT TO A-3/F-1, DEVELOPING AGRICULTURE DISTRICT, FLOODWAY DISTRICT.  
LOUDON COUNTY TAX MAP 028, PARCEL 071.00  
LOCATED 22606 BEALS CHAPEL RD, LOUDON COUNTY, TN,  
SITUATED IN THE 6TH LEGISLATIVE DISTRICT,  
APPROXIMATELY 1.56 ACRES ONLY**

**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 Daily Edition on January 20, 2025 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 22606 Beals Chapel Rd, situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 028, Parcel 071.00 to be rezoned from A-2/F-1 (Rural Residential District, Floodway District) to A-3/F-1 (Developing Agriculture District, Floodway District) Approximately 1.56 acres only

**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: 8

DISAPPROVED: 0

ABSTAINED: \_\_\_\_\_

*Penelope G. Metzger*  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

Dated: 1-17-25

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-2/F-1 (RURAL RESIDENTIAL DISTRICT/FLOODWAY DISTRICT)  
TO A-3/F-1 (DEVELOPING AGRICULTURE DISTRICT/FLOODWAY DISTRICT).  
REFERENCED BY LOUDON COUNTY TAX MAP 028, PARCEL 071.00  
LOCATED AT 22606 BEALS CHAPEL RD,  
LOUDON COUNTY, TN, SITUATED IN THE  
6TH LEGISLATIVE DISTRICT, APPROXIMATELY 1.56 ACRES ONLY





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 FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 056, PARCEL 178.00 LOCATED 930 CORINTH CHURCH RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH 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 Daily Edition on January 20, 2025 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 930 Corinth Church Rd, situated in the 4<sup>th</sup> Legislative District, referenced by Tax Map 056, Parcel 178.00 to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District).

**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: 8

DISAPPROVED: 0

ABSTAINED: \_\_\_\_\_

Patricia G. McNew  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION  
Dated: 1-17-25

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)  
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).  
REFERENCED BY LOUDON COUNTY TAX MAP 056, PARCEL 178.00  
LOCATED AT 930 CORINTH CHURCH RD,  
LOUDON COUNTY, TN, SITUATED IN THE  
4TH 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 FROM A-2, RURAL RESIDENTIAL DISTRICT TO CFD COMMUNITY FACILITES DISTRICT, LOUDON COUNTY TAX MAP 017, PARCEL 055.04, LOCATED NORTSHORE DR, LOUDON COUNTY, TN, SITUATED IN THE 6TH 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 Daily Edition on January 20, 2025 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 Northshore Dr, situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 017, Parcel 055.04, to be rezoned from A-2 (Rural Residential District) to CFD (Community Facility District)

**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: 8

DISAPPROVED: 0

ABSTAINED: \_\_\_\_\_

*Pamela G. McLea*

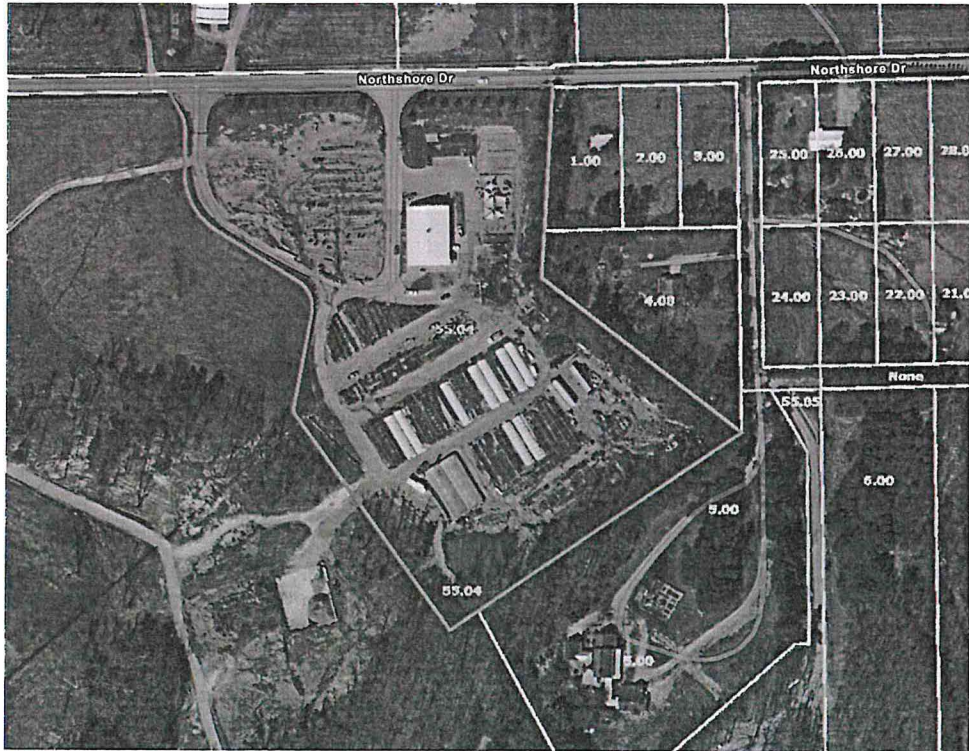
ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION

Dated: 1-17-25

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)  
TO CFD (COMMUNITY FACILITY DISTRICT)  
REFERENCED BY LOUDON COUNTY TAX MAP 017, PARCEL 055.04  
LOCATED AT NORTSHORE DR,  
LOUDON COUNTY, TN, SITUATED IN THE  
6TH 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 FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 039, PARCEL 087.02, LOCATED 600 BRADSHAW HOLLOW RD, LOUDON COUNTY, TN, SITUATED IN THE 4<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 Daily Edition on December 13, 2024 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 600 Bradshaw Hollow Rd, situated in the 4<sup>th</sup> Legislative District, referenced by Tax Map 039, Parcel 087.02, to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District).

**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: 0

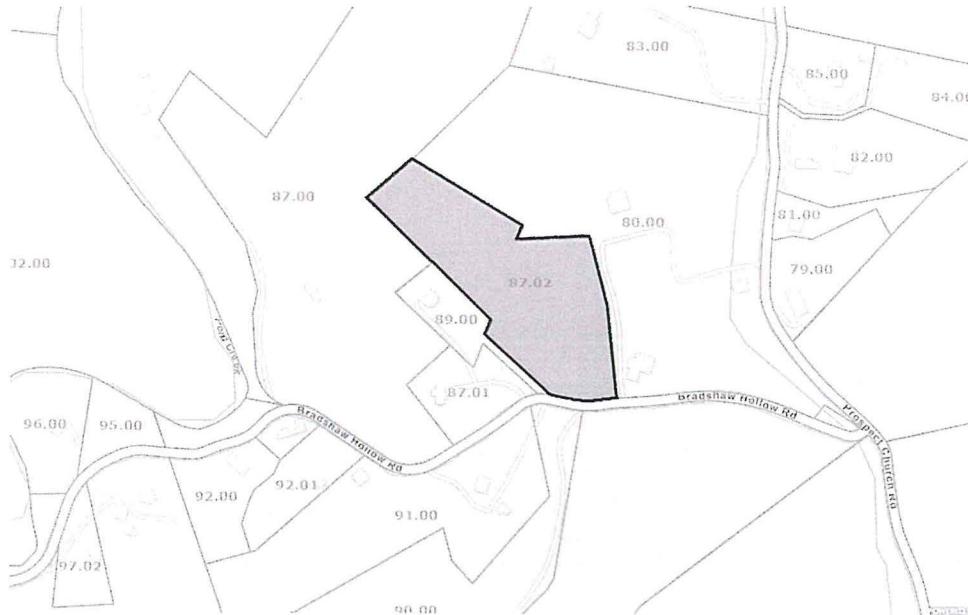
ABSTAINED: \_\_\_\_\_

Pamela G. McNew  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION  
Dated: 12-13-24

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURE FORESTRY DISTRICT)  
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).  
REFERENCED BY LOUDON COUNTY TAX MAP 039, PARCEL 087.02  
LOCATED AT 600 BRADSHAW HOLLOW RD, LOUDON COUNTY, TN,  
SITUATED IN THE 4<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 FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 079, PARCELS 109.00 & 111.00 LOCATED 7115 HWY 411, LOUDON COUNTY, TN, SITUATED IN THE 3<sup>RD</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 Daily Edition on December 13, 2024 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 7115 Hwy 411, situated in the 3<sup>rd</sup> Legislative District, referenced by Tax Map 079, Parcels 109.00 & 111.00 to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District).

**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: 0

ABSTAINED: \_\_\_\_\_

Patricia A. McNew  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION

Dated: 12-13-24

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)  
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).  
REFERENCED BY LOUDON COUNTY TAX MAP 079, PARCELS 109.00 & 111.00  
LOCATED AT 7115 HWY 411 LOUDON COUNTY, TN,  
SITUATED IN THE 3<sup>RD</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 FROM C-2, GENERAL COMMERCIAL DISTRICT TO R-1 SUBURBAN RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 015, PARCEL 215.00, LOCATED AT 1860 OLD HWY 95, LOUDON COUNTY, TN, SITUATED IN THE 2ND 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 Daily Edition on December 13, 2024 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 1860 Old Hwy 95, situated in the 2nd Legislative District, referenced by Tax Map 015, Parcel 215.00, to be rezoned from C-2 (General Commercial District) to R-1 (Suburban Residential District)

**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

ABSTAINED: \_\_\_\_\_

Pamela S. McNew  
\_\_\_\_\_  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

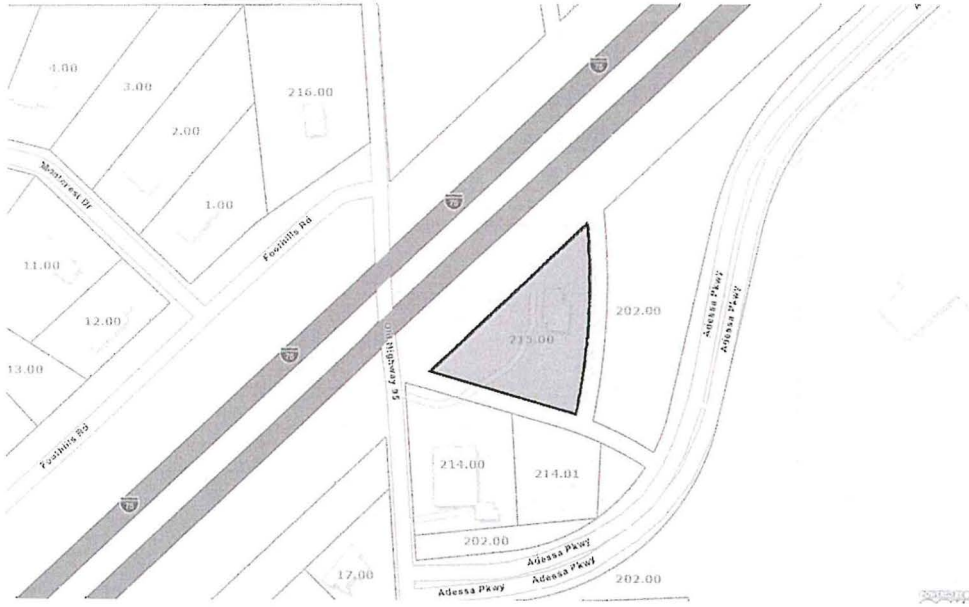
Dated: 12-13-24



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

ILLUSTRATION ATTACHMENT

REZONE FROM C-2 (GENERAL COMMERCIAL DISTRICT)  
TO R-1 (SUBURBAN RESIDENTIAL DISTRICT).  
REFERENCED BY LOUDON COUNTY TAX MAP 015, PARCEL 215.00  
LOCATED 1860 OLD HWY 95, LOUDON COUNTY, TN  
SITUATED IN THE 2ND 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 FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 035, PARCEL 074.01, LOCATED 2539 VINEYARD RD, LOUDON COUNTY, TN, SITUATED IN THE 3<sup>RD</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 Daily Edition on December 13, 2024 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 2539 Vineyard Rd, situated in the 3<sup>rd</sup> Legislative District, referenced by Tax Map 035, Parcel 074.01, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District).

**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: 0

ABSTAINED: \_\_\_\_\_

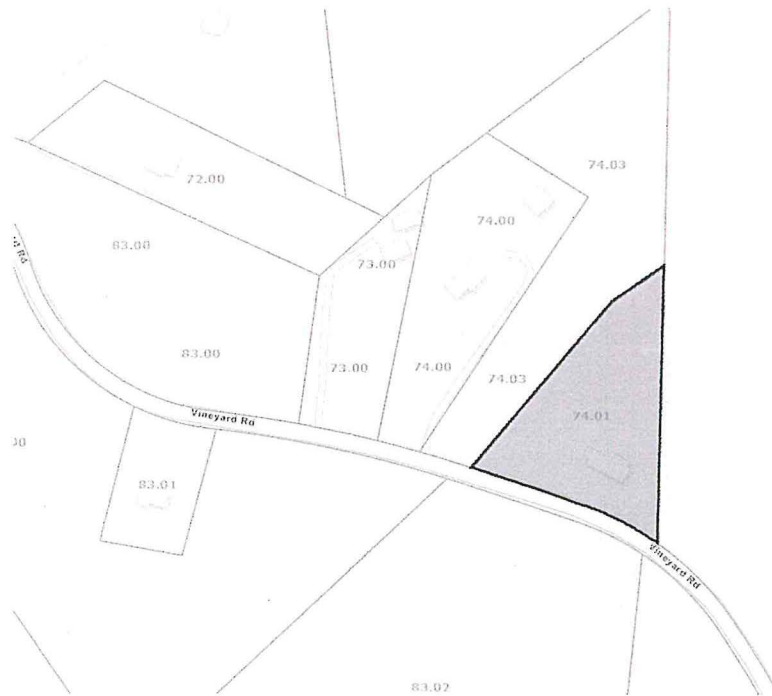
Pamela G. McNew  
ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION

Dated: 12-13-24

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)  
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).  
REFERENCED BY LOUDON COUNTY TAX MAP 035, PARCEL 074.01,  
LOCATED AT 2539 VINEYARD RD, LOUDON COUNTY, TN,  
SITUATED IN THE 3<sup>RD</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 FROM A-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 005J, GROUP A, PARCEL 026.00, LOCATED 673 MONTVIEW 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

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**WHEREAS**, a notice of public hearing and a description of the resolution appeared in, The Daily Edition on December 13, 2024 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 673 Montview Rd, situated in the 5<sup>th</sup> Legislative District, referenced by Tax Map 005J, Group A, Parcel 026.00 to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District).

**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: 0

ABSTAINED: \_\_\_\_\_

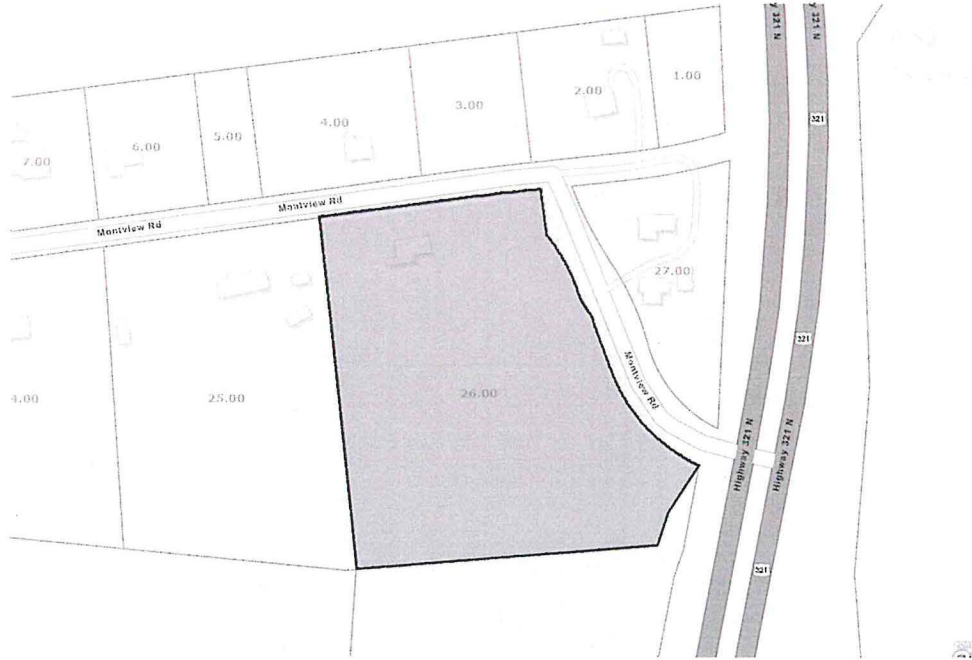
Pamela G McKew  
ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION

Dated: 12-13-24

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

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)  
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).  
REFERENCED BY LOUDON COUNTY TAX MAP 005J, GROUP A, PARCEL 026.00  
LOCATED AT 673 MONTVIEW RD, LOUDON COUNTY, TN,  
SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT







RESOLUTION \_\_\_\_\_

**RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION  
CLOSING A PORTION OF ENGEL RD, LOCATED IN PORT MADISON  
SUBDIVISION, LOCATED IN THE 1ST LEGISLATIVE DISTRICT OF LOUDON  
COUNTY TENNESSEE.**

**WHEREAS**, the chief legislative body of the county has the authority, under Tennessee Code Annotated, to accept the dedication of roads, close existing roads, adopt standards for the acceptance of new roads and reopen previously closed or abandoned roads; and

**WHEREAS**, the Loudon County Regional Planning Commission has received a request from property owner located 500 Engel Rd, to close a portion of Engel Road, Tax Map 033K, Group E, Parcel 015.00

**WHEREAS**, applicant feels the described roadway has no present nor future public use, and desires that any county encumbrance caused by the presence of the right-of-way be removed; and

**WHEREAS**, identified affected property owners were notified and a public notice and description of the request appeared in the Loudon County Daily Edition on December 13, 2024, consistent with the provisions of Loudon County's procedure for closing a public road; and

**WHEREAS**, the Loudon County Regional Planning Commission has reviewed this matter, including the recommendation of the County Road Superintendent, and based on its investigation has determined that the closure of said road will not adversely affect any property owners or the present or future function of the County's roadway system, and recommends the closure a portion of said road, described as follows:

The county's portion., located at Parcel 033K, Group E, Tax Map 033K, situated in the 1<sup>st</sup> Legislative District, being more specifically shown on the attached illustration, incorporated herein.

**WHEREAS**, the County Commission feels the closure of the roadway is not detrimental to the community or to the present or future function of the County roadway system;

**NOW, THEREFORE, BE IT RESOLVED** by the Loudon County Commission, in regular session assembled on this 3<sup>rd</sup> day of February 2025 that the afore described section of the roadway is hereby closed, with any interest the County has in the roadway being hereby relinquished as provided by law.

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

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
LOUDON COUNTY CHAIRMAN

DATE: \_\_\_\_\_

\_\_\_\_\_  
APPROVED: LOUDON COUNTY MAYOR

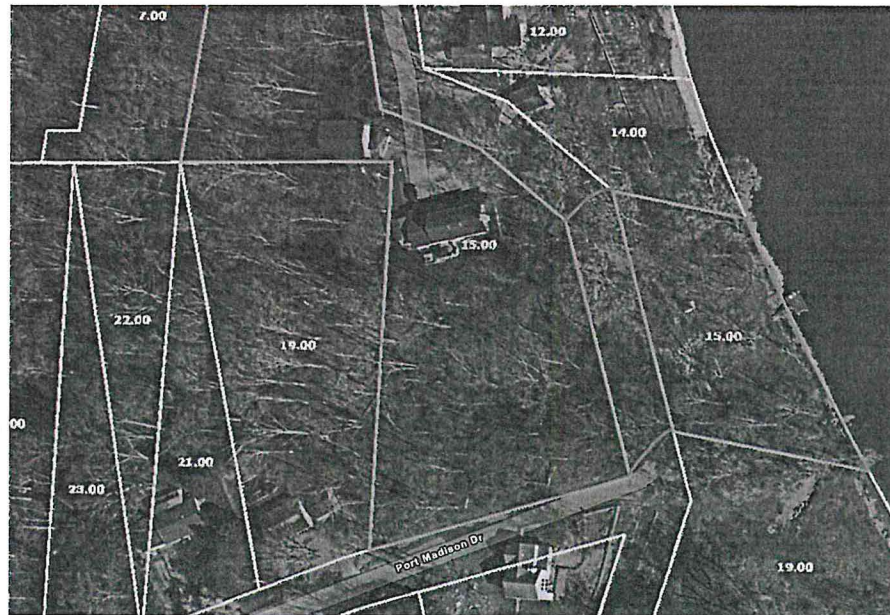
The votes on the question of approval of this Resolution by the Planning Commission are as follows:

APPROVED: 6

DISAPPROVED: 0

*Pamela G. McNew*  
ATTEST: SECRETARY LOUDON COUNTY  
REGIONAL PLANNING COMMISSION

Dated: 12-13-24





**A RESOLUTION REQUESTING THE 114<sup>th</sup> SESSION OF THE TENNESSEE GENERAL ASSEMBLY TO ALLOCATE ONE HALF OF THE REAL ESTATE TRANSFER TAX TO THE COUNTY, WHERE THE TAX WAS COLLECTED, ON A RECURRING BASIS.**

**WHEREAS,** for many years, the State of Tennessee has imposed a tax of \$0.37 per \$100 of value for the privilege of publicly recording documents evidencing all transfers of realty, whether by deed, court deed, decree, partition deed, or other instrument evidencing transfer of any interest in real estate; and

**WHEREAS,** although this tax is collected locally, it is currently remitted to the State and the revenue is not made available for use by local officials to address needs in the community where the tax is collected; and

**WHEREAS,** county governments have few revenue options available to them for funding the many crucial governmental services mandated by state law and are therefore largely dependent upon property tax to fund these services; and

**WHEREAS,** county governments have been fiscally disciplined, allowing Tennessee to remain a low property tax burden state; however, county budgets are increasingly strained by factors such as inflation, challenges in recruiting and retaining qualified staff, and requirements to meet state mandates like increasing teacher compensation; and

**WHEREAS,** many counties are experiencing rapid population growth as families are choosing to move to Tennessee and settle in its communities, adding to the demand for county services and infrastructure which are necessary to maintain the quality of life all Tennesseans expect and deserve; and

**WHEREAS,** as the State continues to experience revenue collections in excess of budgeted estimates, allocating one half of the real estate transfer tax on a recurring basis to the county where collected would take pressure off local property taxes and allow for investment in infrastructure and services without unduly burdening state finances and without increasing the rate of this tax;

**NOW, THEREFORE, BE IT RESOLVED BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED:**

The County of Loudon hereby requests that one half of the tax collected pursuant to *Tennessee Code Annotated* § 67-4-409 be shared with the County where collected on a recurring basis.

**BE IT FURTHER RESOLVED:**

That the Loudon County Mayor, Chairman of the Loudon County Commission and the County Clerk certify and forward this resolution to the members of the Tennessee General Assembly representing this County.

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.**



**RESOLUTION \_\_\_\_\_**

**A RESOLUTION AMENDING THE MUNICIPAL AND REGIONAL SUBDIVISION REGULATIONS OF LOUDON COUNTY, PHILADELPHIA, GREENBACK, AND THE PLANNING REGIONS OF LENOIR CITY AND LOUDON, ARTICLE III, GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, A. STREETS, SECTION 2. RELATION TO ADJOINING STREET SYSTEM.**

**WHEREAS**, the Regional Planning Commissions, in accordance with Tennessee Code Annotated §13-3-401 through §13-3-411 and §13-4-301 through §13-4-309, may adopt and amend regulations governing the subdivision of land; and

**WHEREAS**, subdivisions must be conceived, designed, and developed in accordance with the sound rules and proper minimum standards as established in the Regional and Municipal Subdivision Regulations to protect the interests of the entire community; and

**WHEREAS**, subdivisions of land become a public responsibility in that public services customary to urban areas must be provided and the welfare of the entire community is thereby affected in many important respects; and

**WHEREAS**, the Regional Planning Commissions strive to cooperate with local authorities by conforming to consistent guidelines of community development; and

**WHEREAS**, a notice of public hearing and a description of the resolution appeared in the Loudon County newspaper, the Daily Edition on \_\_\_\_\_, consistent with the provisions of Tennessee Code Annotated, §13-7-105, and

**NOW, THEREFORE, BE IT RESOLVED** by the Regional Planning Commissions that the Subdivision Regulations be amended as follows:

That in Article III, General requirements and Minimum Standards of Design, A. Streets, Section 2. Relation to Adjoining Street System, be amended by adding the following text after the second paragraph:

Any subdivision with more than 9 lots or developments with more than 9 units shall only be approved to connect to streets or roads that measure a minimum of twenty feet or more in width measured from inside white line to inside white line. The width must be an average of twenty feet measured at 1:10 mile increments, with no less than four equal spaced measurements, from the entrance of the subdivision or development to the nearest road that measures 20 feet or more inside white line to inside white line. Plans for connection to a road that is unstriped must detail that the road will be striped and meet the regulations on the preliminary and final plats.

Any subdivision with more than Fifty (50) lots or developments with more than Fifty (50) units shall provide a traffic study conducted by a qualified engineer to address the road conditions and any additional improvements that may be required for traffic safety. (i.e. turn lanes, deceleration lanes, additional shoulders, intersection improvements, or width.) The traffic

study shall use the ADTC based on the most recent study conducted by the Tennessee Department of Transportation. If a TDOT ADTC is not available, a traffic count must be conducted at the expense of the developer. A 3 peak-day average is required and shall not include days recognized as holidays by Loudon County. This study shall take into consideration property uses in the area that could increase traffic volume during certain periods of time. (i.e. churches, permitted commercial activities, recreational areas.)

Any required offsite improvements to roads, drainage, utilities, or ROW acquisition are the responsibility of the developer to negotiate with the Road Superintendent and any additional parties involved. Any agreement must be in writing and supplied to the Planning staff prior to preliminary plat approval. Due to the various road conditions and drainage infrastructure, all proposed improvement plans must be submitted and approved by the Road Superintendent, planning staff, and all other parties involved. Road improvements shall comply with Article IVB, Appendix II, and Appendix III of the Loudon County Subdivision Regulations. Additional requirements may be requested by the Loudon County Road Superintendent.

A letter of credit shall be in place prior to any onsite work for the development or any required offsite improvements to the county road or drainage infrastructure in the county ROW. The letter of credit shall remain in place for a period of one year after the final plat has been approved and recorded for any required maintenance or repairs needed. Once the waiting period has passed, the letter of credit will be released upon request by the developer and approval from the Road Superintendent.

This section shall also apply to any future division of the same property within one year of consideration of any plat involving that property, and to overall platting of any land in phases.

These regulations shall apply to all land in Loudon County proper, including county land inside the Urban Growth Boundaries of Greenback, Philadelphia, Loudon, Lenoir City, and any municipal land or land located in an adjacent jurisdiction connecting to a county road.

**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 on June are as follows:

APPROVED: \_\_\_\_\_

DISAPPROVED: \_\_\_\_\_