

# Loudon County Commission Workshop

Loudon, Tennessee

Monday, March 18, 2024

Courthouse Annex

6:00 pm

## AGENDA

Regular Meeting

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 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 M-1, GENERAL INDUSTRIAL DISTRICT TO A-1 AGRICULTURE FORESTRY DISTRICT. LOUDON COUNTY TAX MAP 032, PARCEL 111.00 LOCATED AT MATLOCK BEND RD EAST, LOUDON COUNTY, TN, SITUATED IN THE 1ST 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, RURAL RESIDENTIAL DISTRICT TO R-1, SUBURBAN-RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 049, PARCEL 169.00. LOCATED 386 COOK DR, LOUDON COUNTY, TN, SITUATED IN THE 1ST LEGISLATIVE DISTRICT

C) Discussion of Article 5

2) Mayor - Buddy Bradshaw

A) Library Board

(Brenda Lutz replacing Amy Cook for the remainder of her term)

3) Commissioner – Chase Randolph

- A) Discussion of hiring legal counsel for County Commission
- B) Approval of ARPA funds – 10K Randolph / 10K Geames for HVAC for Dunbar
- C) Update on the status of the website
- D) Approval of ARPA for local radio WLNT for a generator \$ 1500 Geames / \$ 1500 Randolph

4) Commission Chairman - Henry Cullen

- A) Commendations for Tellico Village and Priority EMS responders who saved a patient at the tennis courts

5) Commissioner - Van Shaver

- A) Discussion of Damage to Davis Lane
- B) Discussion of Planning Office Plat Approval Process

6) Commissioner – Adam Waller

- A) Construction Bonds

7) Director of Accounts and Budgets – Erin Rice

- A) Budget Recommendations



RESOLUTION \_\_\_\_\_

**DRAFT**

**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 M-1, GENERAL INDUSTRIAL DISTRICT TO A-1 AGRICULTURE FORESTRY DISTRICT.  
LOUDON COUNTY TAX MAP 032, PARCEL 111.00  
LOCATED AT MATLOCK BEND RD EAST, LOUDON COUNTY, TN,  
SITUATED IN THE 1ST 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 June 16, 2023 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 Matlock Bend Rd East situated in the 1st Legislative District, referenced by Tax Map 032, Parcel 111.00 to be rezoned from M-1 (General Industrial District) to A-1 (Agriculture Forestry 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: \_\_\_\_\_

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

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

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

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



ILLUSTRATION ATTACHMENT

REZONE FROM M-1 (GENERAL INDUSTRIAL DISTRICT)  
TO A-1 (AGRICULTURE FORESTRY DISTRICT).  
REFERENCED BY LOUDON COUNTY  
TAX MAP 032, PARCEL 111.00. LOCATED MATLOCK BEND RD EAST  
LOUDON COUNTY, TN, SITUATED IN THE  
1<sup>ST</sup> LEGISLATIVE DISTRICT





RESOLUTION \_\_\_\_\_

**DRAFT**

**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 R-1, SUBURBAN-RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 049, PARCEL 169.00. LOCATED 386 COOK DR, LOUDON COUNTY, TN, SITUATED IN THE 1ST 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 September 15, 2023 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 386 Cook Dr, situated in the 1<sup>st</sup> Legislative District, referenced by Tax Map 049, Parcel 169.00 to be rezoned from A-2 (Rural Residential 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: \_\_\_\_\_

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

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

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

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



ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT) TO R-1 (SUBURBAN RESIDENTIAL DISTRICT). REFERENCED BY LOUDON COUNTY TAX MAP 049, PARCEL 169.00  
LOCATED AT 386 COOK DR  
LOUDON COUNTY, TN, SITUATED IN THE  
1<sup>ST</sup> LEGISLATIVE DISTRICT







ARTICLE 5  
ZONING DISTRICTS

SECTION

- 5.010. Classification of Districts
- 5.020. Zoning Map
- 5.030. Zoning District Boundaries
- 5.40. Specific District Regulations
- 5.41. A-1, Agriculture-Forestry District
- 5.42. A-2, Rural Residential District
- 5.43. A-3, Developing Agriculture District
- 5.44. R-1, Suburban Residential District
- 5.45. R-2, Multi-Family Residential District
- 5.46. C-1, Rural Center District
- 5.47. C-2, General Commercial District
- 5.48. M-1, General Industrial District
- 5.49. F-1, Floodway District
- 5.50. O-1, Office-Professional District
- 5.51. R-E, Single Family Exclusive Overlay District
- 5.52. T-1, Telecommunication District
- 5.53. CFD, Community Facilities District

5.010. Classification of Districts. For the purpose of this Resolution the following zoning districts are hereby established in Loudon County, Tennessee:

<u>Zoning District</u>	<u>Abbreviation</u>
Agriculture-Forestry District	A-1
Rural Residential District	A-2
Developing Agriculture District	A-3
Suburban Residential District	R-1
Multi-Family District	R-2
Rural Center District	C-1
General Commercial District	C-2
General Industrial District	M-1
Floodway District	F-1
Office-Professional District	O-1
Single Family Exclusive Overlay District	R-E
Telecommunications District	T-1
Community Facilities District	CFD

5.020. Zoning Maps. The location and boundaries of the zoning districts established by this Resolution are bounded and defined as shown on the map entitled Zoning Maps of Loudon County, Tennessee. The zoning maps or any amendment thereto shall be dated with the effective date of the resolution that adopts same. Prints of the zoning maps

shall be maintained in the office of the Loudon County Building Commissioner and shall be available for inspection by the public at all reasonable times, as long as this Resolution remains in effect.

5.030. Zoning District Boundaries. Unless otherwise indicated on the zoning map or zoning map amendment, the district boundaries are lot lines, center lines of streets or alleys, or the Loudon County boundary lines as they exist at the time of the enactment of the Zoning Resolution. Questions concerning the exact locations of district boundaries shall be determined by the Loudon County Board of Zoning Appeals.

Where a district boundary line divides a lot existing at the time this Resolution takes effect and the major portion of said lot is in the less restricted district, the regulations relative to that district may extend as well to such portion of said lot as is not more than twenty (20) feet within the more restricted district.

Where the property on one side of a street between two intersecting streets is in a business or industrial district and the property on the intersecting street, except the corner or corners, is in a residential district, the business or industrial use shall be limited to the property facing or fronting the street zoned for business or industry throughout the block and any property in the rear thereof facing or fronting the intersecting street, even though it appears to be in a business or industrial district, shall be governed by the use prevailing on the intersecting street. It is the purpose of this Resolution to limit business and industrial uses to the property facing or fronting the street zoned for business or industry and to prohibit business or industrial uses facing or fronting the street zoned for residential uses. In all cases of ambiguity due to the actual layout of the property or other circumstances, the Board of Zoning Appeals shall have authority to determine on which street the business or industrial use shall face or front so that the intent of the resolution shall be observed.

5.40. Specific District Regulations. The following regulations shall apply in the thirteen zoning districts established in Section 5.010 of this resolution:

5.41. A-1 Agriculture-Forestry District

A. District Description

This district is intended to preserve space for agricultural and forestry. The primary intent of the A-1 District is to minimize conflicts between agricultural and forestry activities and various nonfarm activities; to permit lands best suited for intense agricultural uses to be preserved for these purposes; and to prevent lands unsuitable for development of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, from being encroached upon by these incompatible land uses. Areas assigned to the A-1 District are primarily areas where growth of an urban or non-rural nature is deemed undesirable for one or

more of the reasons outlined above. The following regulations shall apply in the A-1 Agriculture-Forestry District as defined on the Zoning Maps of Loudon County, Tennessee:

**B. Uses Permitted:**

In the A-1, Agriculture-Forestry District, the following uses and their accessory uses are permitted:

1. Agricultural and forestry uses and their accessory structures, as defined in Article 2.
2. Detached single-family dwellings.
3. Agricultural processing including cotton ginning and compressing, corn shelling, hay baling and threshing services.
4. Animal husbandry services including veterinarian services, animal hospital services and poultry hatchery services.
5. Forestry activities and related services.
6. Fisheries and related services.
7. Prefabricated dwelling.
8. One roadside stand for the sale of agriculture or forestry products produced on the premises provided that such stand does not exceed an area of three hundred (300) square feet and that it is located not nearer than thirty-five (35) feet from the roadway.
9. Customary home occupations as regulated in Article 4, Section 4.040.
10. Mobile Homes

**C. Uses Permitted as Special Exceptions:**

In the A-1, Agriculture-Forestry District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060.

1. Commercial feed lots which comply with all applicable state and federal laws.



2. On-site tenant houses for farm workers who are of a seasonal or permanent nature, provided the applicant produces a written statement by the Tennessee Department of Environment and Conservation approving the sewage disposal system for the structures(s) and provided the applicant provides sufficient evidence as to the need for such tenant houses(s).
3. Arts and crafts festivals.

The aforementioned activity may be permitted subject to the following:

- a. Shall be limited to artists and craftsmen displaying original work, including antiques and related activities connected with such festival.
- b. Limits to no more than six (6) festivals per year (not exceeding four (4) days each) throughout the County with no one sponsor permitted to schedule more than two (2) events annually.
- c. Events shall be restricted to county civic groups or events sponsored by such groups.
- d. The Board of Zoning Appeals shall review each application and approval or disapproval shall be based on the quality of the event, impacts on the immediate area and suitability of plans as addressed in Subsection V.
- e. Sponsor of the event shall provide the following:
  - i. Site plans for the property indicating the location of all exhibit areas, parking, rest rooms, access, etc.
  - ii. Projected number of visitors per day
  - iii. Traffic flow diagram
  - iv. Location of all residences within a one-half (1/2) mile radius of property to be considered.
  - v. Written narrative describing security and emergency services.

#### 4. Light Manufacturing Uses

Light manufacturing uses are permitted as a special exception subject to provisions herein established. In considering the special exception, the Board shall consider impacts on adjoining properties and determine whether the proposed use meets the spirit and intent of this resolution. Approval of a special

exception may be granted provided the following requirements are met and subject to such restrictions as the Board may deem necessary:

- Use is permitted only on the same property as a primary residence and shall be located in an accessory structure.
- The manufacturing use (process and storage) shall not occupy more than 1,500 square feet.
- There shall be no exterior storage of materials nor shall the exterior appearance of the structure indicate that any use is occurring which would not be customarily permitted as an accessory use within the district.
- There shall be no more than three (3) persons employed at any one time.
- The applicant for the special exception shall reside in the primary residence and shall be employed in the manufacturing operation.
- The property shall be not less than three (3) acres in size. Light Manufacturing Uses Permitted as a Special Exception:
  - Woodworking
  - Light metal fabrication
  - Furniture Upholstering
  - Arts and crafts manufacturing
  - Any use of a similar character

5. Daycare Centers – To serve up to 12 clients with no more than two (2) employees.

6. Riding Stables and Dog Kennels and Boarding Facilities (see Section 4.125)

D. Uses Prohibited:

In the A-1, Agriculture-Forestry District, all uses except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations:

All uses permitted in the A-1, Agriculture Forestry District shall comply with the following requirements except as provided in Article 6.



1. Front Yard: The minimum depth of the front yard shall be fifty (50) feet. All accessory buildings shall be located in the rear or side of the lot unless it is one (1) acre or greater in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure.
2. Rear Yard: The minimum depth of the rear yard shall be fifty (50) feet for the principal structure and five (5) feet for any permitted accessory structures.
3. Side Yard: The side yard shall be a minimum of thirty (30) feet for a single-story structure, plus an additional five (5) feet for each additional story, and five (5) feet for any permitted accessory structures.
4. Land Area: No farm, ranch, or other parcel of land shall be reduced in area to provide separate lots or building sites of less than five (5) acres in area. However, where there is an existing lot of record of less than five (5) acres on **May 1, 2024**, this lot may be utilized for the construction of one single-family dwelling.
5. Maximum Lot Coverage: Main farm and agricultural accessory buildings shall cover no more than fifteen (15) percent of the total land area.  
  
Permitted non-agricultural or forestry uses, both principal and accessory, shall cover no more than thirty (30) percent of the total land area.
6. Lot Width: No lot shall be less than one hundred and fifty (150) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or thirty-six (36) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirements: As regulated in Article 4, Section 4.010.

#### 5.42. A-2 Rural Residential District

##### A. District Description

This district is intended to be utilized in areas where, due to remoteness, impermeability or shallowness of soils, the absence of the necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. Although the A-2 District is primarily a rural district, it also provides for low-density residential development with lot sizes for single-family dwellings being less restrictive than those of the A-1 Agriculture-Forestry District. In addition, a primary objective of the A-2 District is to prevent

undesirable urban sprawl and to exclude land uses which demand a level of urban services which are impossible or uneconomical to provide. The following regulations shall apply in the A-2 Rural Residential District as defined on the Zoning Maps of Loudon County, Tennessee:

B. Uses Permitted:

In the A-2 Rural Residential District, the following uses and their accessory uses are permitted.

1. Agricultural and forestry uses and their accessory structures, as defined in Article 2.
2. Detached single-family dwellings.
3. Agricultural processing includes cotton ginning and compressing, corn shelling, hay baling and threshing services.
4. Animal husbandry services including veterinarian services, animal hospital services and poultry hatchery services.
5. Forestry activities and related services.
6. Fisheries and related services.
7. Prefabricated dwelling.
8. Public and informational signs.
9. Customary home occupation as regulated in Article 4, Section 4.040.
10. Mobile Homes.

C. Uses Permitted as Special Exceptions:

In the A-2 Rural Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060.

1. Riding stables and kennels and Boarding Facilities (see Section 4.125)
2. Daycare Centers – To serve up to 12 clients with no more than two (2) employees.

D. Uses Prohibited In the A-2, Rural Residential District, all uses except those uses of their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations

All uses permitted in the A-2, Rural Residential District, shall comply with the following requirements except as provided in Article 6.

1. Front Yard: The minimum depth of the front yard shall be forty (40) feet. All accessory buildings shall be located in the rear or side of the lot unless it is one (1) acre or greater in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure.
2. Rear Yard: The minimum depth of the rear yard shall be thirty (30) feet for the principal structure and five (5) feet for any permitted accessory structures.
3. Side Yard: The side yards shall be a minimum of thirty (30) feet for a single-story structure, plus an additional five (5) feet for each additional story, and five (5) feet for any permitted accessory structures.
4. Land Area: No farm, ranch, or other parcel of land shall be reduced in area to provide separate lots or building sites of less than two and a half (2.5) acre in area. However, where there is an existing lot of record of less than two and a half (2.5) acres on **May 1, 2024**, this lot may be utilized for the construction of one single-family dwelling.
5. Maximum Lot Coverage: Main farm or agricultural accessory buildings shall cover no more than fifteen (15) percent of the total land area. Permitted none- agricultural uses, both principal and accessory, shall cover no more than thirty (30) percent of the total land area.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or thirty-six (36) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirements: As regulated in Article 4, Section 4.010.



#### 5.43. A-3 Developing Agricultural District

##### A. District Description

The Developing Agriculture District is composed primarily of general farming areas where some development of single-family residential is occurring. The regulations for this district are designed to encourage a compatible relationship between agriculture and residential subdivisions in the district. The regulations are intended to allow low rural residential densities, compatible agricultural activities, without encouraging commercial development or multi-family development. The following regulations shall apply in the A-3 Developing Agricultural District as defined on the Zoning Maps of Loudon County, Tennessee:

##### B. Uses Permitted:

In the A-3 Agricultural Residential District, the following uses and their accessory uses are permitted.

1. Agricultural and forestry uses and their accessory structures, as defined in Article 2.
2. Detached single-family dwellings.
3. Prefabricated dwelling.
4. Customary home occupations as regulated in Article 4, Section 4.040.
5. Mobile Homes

##### C. Uses Permitted as Special Exceptions:

In the A-3 Agricultural Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060.

1. Daycare Centers - Daycare Centers – To serve up to 12 clients with no more than two (2) employees.

##### D. Uses Prohibited

In the A-3 Agricultural Residential District, all uses except those uses of their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

#### E. Dimensional Regulations

All uses permitted in the A-3 Agricultural Residential District, shall comply with the following requirements except as provided in Article 6.

1. Front Yard: The minimum depth of the front yard shall be thirty (30) feet. All accessory buildings shall be located in the rear or side of the lot unless it is one (1) acre or greater in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure.
2. Rear Yard: The minimum depth of the rear yard shall be thirty (30) feet for the principal structure and five (5) feet for any permitted accessory structures.
3. Side Yard: The side yards shall be a minimum of twenty (20) feet for a single-story structure, plus an additional five (5) feet for each additional story, and five (5) feet for any permitted accessory structures.
4. Land Area: No farm, ranch, or other parcel of land shall be reduced in area to provide separate lots or building sites of less than one (1) acre in area.
5. Maximum Lot Coverage: Main farm or agricultural accessory buildings shall cover no more than fifteen (15) percent of the total land area. Permitted agricultural uses, both principal and accessory, shall cover no more than thirty (30) percent of the total land area.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or thirty-six (36) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirements: As regulated in Article 4, Section 4.010.

#### 5.44. R-1 Suburban Residential District

##### A. District Description

The R-1, Suburban-Residential District, is intended to provide areas which are suitable for low-density single family residential development. This district is particularly suitable for areas adjacent or near urban areas, where an adequate public water supply is available. The following regulations shall apply in the R-1 Suburban Residential District as defined on the Zoning Maps of Loudon County, Tennessee:



#### B. Uses Permitted

In the R-1, Suburban-Residential District, the following uses and their accessory uses are permitted:

1. Detached single-family dwellings.
2. Prefabricated dwelling.
3. Mobile home.
4. Customary home occupation as regulated in Article 4, Section 4.040.

#### C. Uses Permitted as Special Exceptions:

In the R-1, Suburban-Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060.

1. Daycare Centers – To serve up to 12 clients with no more than two (2) employees.

#### D. Uses Prohibited:

In the R-1, Suburban-Residential District, all uses except those uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

#### E. Dimensional Regulations:

All uses permitted in the R-1, Suburban-Residential District, shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The minimum of the front yard shall be thirty (30) feet. All accessory buildings shall be located in the rear or side of the lot unless it is one (1) acre or greater in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure.
2. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet for the principal structure and five (5) feet for any permitted accessory structure.
3. Side Yard: The side yard shall be a minimum of fifteen (15) feet for one and two-story structures, plus five (5) additional feet of side yard for each additional story over two, and five (5) feet for any permitted accessory structure.

4. Land Area: No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than 21,780 square feet in area (1/2 acre). Where there is an existing lot of record of less than 21,780 square feet, at the time of adoption of this Resolution, this lot may be utilized for the construction of one single-family dwelling, providing the lot in question has a public water supply and providing that said lot of record is not less than 7,500 square feet in area.
5. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel or the buildable area of said lot as defined by the front, side, and rear yard setbacks, whichever is less.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or thirty-six (36) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirement: As regulated in Article 4, Section 4.010.

#### 5.45. R-2 Multi-Family District

##### A. District Description

The Multi-Family District is intended to provide areas that are suitable for duplexes, multi-family, and cluster option developments. This district is particularly suitable for areas adjacent or near urban areas, where an adequate public water and public wastewater service is available. The principal uses of the land range from single-family to multi-family uses. The following regulations shall apply in the R-2 Multi-Family District as defined on the Zoning Maps of Loudon County, Tennessee:

##### B. Uses Permitted

In the R-2, Urban-Residential District, the following uses and their accessory uses are permitted:

1. Single family dwellings
2. Duplexes.
3. Prefabricated dwelling.

4. Rooming and boarding house
5. Mobile homes.
6. Mobile Home Parks
7. Customary home occupation as regulated in Article 4, Section 4.040

C. Uses Permitted as Special Exceptions:

In the R-2, Urban-Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060.

1. Mobile home parks, subject to the provisions of Article 4, Section 4.100.
2. Multi-family dwellings. In order to provide for the orderly development of multi-family housing in areas conducive to such development the following specifications and guidelines shall be followed in granting a special exception:

Multi-family dwellings shall be:

- i. located adjacent to arterials and/or collector roads;
- ii. served by public utility water and public wastewater treatment facility;
- iii. located near areas of intense urban activity and necessary community facilities;
- iv. designed to provide permanent open and recreational space for residents;
- v. designed with a maximum area density of 2 living units per acre;
- vi. located in areas where the use will not conflict with the character of the surrounding area.

Approval of an apartment complex consists of a two-stage process, a preliminary approval for a site selection and a final approval consisting of a site design. A site plan shall be submitted with the following information:

- i. The site location of the proposed use/structure including a location map and the scale of such a map.
- ii. Drainage system plan to include but not limited to the location of enclosed storm sewers and appurtenances, open channels, and swales on property lines and/or back lot lines, and contour lines at five (5) foot intervals.
- iii. Size and dimensions of the proposed building(s) and a drawing of all setbacks.
- iv. Parking area design, number of parking spaces, and design of those spaces.
- v. Location of any signage and the dimensions of such sign(s) which will advertise the use of the buildings.



- vi. Location and design of all entrances and exits onto a public road.

#### D. Cluster Development Option

Purpose: The cluster development option is established to encourage clustering of residential development promoting more creative design options based on the size, shape, natural resources of a site; constraints which have direct implications for development. The primary purpose of the option is to maintain open space, preservation of natural environmental features and enhance design which may not be practical under traditional development standards.

##### Objectives:

- \* Maintain the same density standards of the district
- \* Promote connection to public sewage systems to reduce environmental impacts
- \* Reduce construction and maintenance costs (public and private)
- \* Enhance opportunities for creative design
- \* Encourage design which utilizes open space as part of the development

Requirements: The following general requirements are established for developments utilizing the cluster development option:

- \* Minimum lot area shall not be less than 15,000 sq. ft.
- \* Required connection to public sewage system.
- \* Establishment of association/entity to supervise and maintain open space.
- \* Open space shall be integrated throughout the development, including sensitive environmental areas and identified as part of the subdivision approval process.
- \* Minimum setback requirements: front-25 feet, side-15 feet, rear-20 feet.
- \* Minimum lot width at the building setback line shall not be less than 100 feet.
- \* Paved sidewalks, not less than 4 feet in width and located not less than 6 feet from the edge of the roadway.
- \* Density shall be based on the total developable land area less 25% for infrastructure. The total number of lots or density shall be determined based on a 21,780 sq. ft. scenario.

#### E. Dimensional Regulations:

All uses permitted in the R-2, Urban-Residential District, shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The minimum of the front yard shall be thirty (30) feet.

2. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet for the principal structure and five (5) feet for any permitted accessory structure.
3. Side Yard: The side yard shall be a minimum of fifteen (15) feet for one and two-story structures, plus five (5) additional feet of side yard for each additional story over two, and five (5) feet for any permitted accessory structure.
4. Land Area: No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than 21,780 square feet in area (1/2 acre).
5. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel or the buildable area of said lot as defined by the front, side, and rear yard setbacks, whichever is less.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or thirty-six (36) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirement: As regulated in Article 4, Section 4.010.

#### 5.46 C-1 Rural Center District

##### A. District Description:

The C-1 Rural Center District recognizes the need to provide for areas within Loudon County where residents of the more isolated agriculture and rural residential districts and for residents located beyond the limits of service of the four municipalities can receive certain merchandising and technical services. In Loudon County, several small rural centers exist, primarily to provide such convenience goods and services to residents of the surrounding areas. These centers serve a necessary economic function and the mixed land uses that characterize these centers are not particularly detrimental. This district is intended to be a flexible zone which is necessary in a rural center. It is designed to allow for change and growth within these areas, but also to prevent this mixture of land uses from unnecessarily spreading into the adjacent countryside.

The following regulations shall apply in the C-1 Rural Center District, as defined on the Zoning Maps of Loudon County, Tennessee:



B. Uses Permitted:

1. Agriculturally oriented commercial or light industrial uses.
2. Individual retail stores, professional and services offices, and boarding houses, not to exceed 5,000 square feet.
3. Service stations and automobile repair, excluding auto body repair establishments, not to exceed 5,000 square feet, subject to the provisions of Article 4, Section 4.060.

C. Uses Permitted as Special Exceptions

In the C-1 Rural Center District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance Article 7, Section 7.060.

1. Livestock, sales or feeding yards.
2. Kennels or animal hospitals.
3. Funeral parlors.
4. Drive-in commercial establishments.

D. Uses Prohibited

In the C-1, Rural Center District, all uses except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations:

All uses permitted in the C-1, Rural Center District, shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The minimum depth of the front yard for thirty (30) feet.
2. Rear Yard: The minimum depth of the rear yard for twenty (20) feet.
3. Side Yard: The minimum width of the side yard for twenty (20) feet for single-story structures, plus ten (10) additional feet for each additional story.

4. Land Area: The following land area will be required in the C-1, Rural Center District:
  - a. Commercial - no lot or parcel of land shall be reduced in size to produce separate lots for commercial uses of less than 22,000 square feet in area where public water is available. Where no public water is available, commercial lots shall be a minimum of one (1) acre in area and the proposed sewage disposal system must be approved by the Tennessee Department of Environment and Conservation.
  - b. Manufacturing - no lot or parcel of land shall be reduced in size to provide separate lots for manufacturing uses of less than five (5) acres in area where public water is available and where the method of sewage disposal has been approved by the Tennessee Department of Environment and Conservation. Where no public water is available, manufacturing uses shall not be permitted in the C-1, Rural Center District.
5. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed forty (40) percent of the total area of such lot or parcel.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or thirty-six (36) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirements: As regulated in Article 4, Section 4.010.

#### 5.47. C-2 General Commercial District

##### A. General Description.

The C-2, General Commercial district is a general commercial and business district located at specific sites customarily along certain arterials and major collector roads with adequate utilities on property physically suitable for such uses and where business uses shall not conflict with adjacent residential and agriculture uses of land. Special emphasis is placed on the physical design of such developments in order to promote the unique scale and character of the community and to protect and enrich the unique qualities of these uses to insure compatibility with the community.

The following regulations shall apply in the C-2 Rural Center District, as defined on the Zoning Maps of Loudon County, Tennessee:

B. Permitted uses.

The expanding nature of commercial and business uses prevents identifying all permitted uses which would customarily be located in the district. The following uses and their accessory uses, in addition to being permitted, shall guide other uses not specifically identified which are of a similar nature.

1. Retail
2. Office
3. Convenience stores
4. Professional Services
5. Lodging and Restaurants
6. Repair Services, except vehicle or equipment repair
7. Wholesale business
8. Automotive and marine sales
9. Agriculture related sales
10. Nursery and garden sales
11. Day Care Centers
12. Funeral Homes
13. Medical Facilities
14. Financial Services
15. Veterinary Services
16. Dentist and Medical Office



### C. Uses Permitted as a Special Exception.

The following uses and their related accessory uses may be permitted as a special exception. The decision to allow such uses will depend on the infrastructure necessary to accommodate such uses within the area and compatibility of adjacent uses and zones. In approving such uses the Board may impose reasonable conditions and restrictions in addition to the requirements established in this resolution to insure the health, safety, general welfare and physical appearance of the community.

1. Mobile homes sales lots
2. Automotive repair services (body and engine repair)
3. Storage Warehouse (except industrial storage)
4. Transfer or storage terminal
5. Trucking terminals
6. Wrecker Services
7. Amusement facilities
8. Stadiums and Coliseums
9. Implement and machinery sales and services

### D. Uses Prohibited.

1. All other uses except those specifically permitted or of a similar nature, or permitted as a special exception
2. Sexually Oriented Adult Businesses

### E. Dimensional Regulations.

All structures within the district shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The front yard setback shall not be less than thirty (30) feet.
2. Rear Yard: The rear yard setback shall not be less than twenty (20) feet, except where vehicular access will be provided to the rear of the lot, in which case a minimum rear setback of thirty (30) feet shall be required

3. Side Yard: The side yard setback shall not be less than twenty (20) feet
4. Land Area: No lot shall be used for commercial purposes unless said lot has a minimum lot area of not less than 20,000 square feet, provided said lot is served by public water and an approved sanitary disposal system. Where public water is not available, the minimum land area shall not be less than three (3) acres. Multiple structures may be permitted on a single lot provided that all applicable area and space requirements have been complied with and provided all buildings comply with the Loudon County Adopted Building Codes.
5. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback.
6. Height Requirement. No building shall exceed three stories or forty (40) feet in height, except as provided for in Article 6, section 6.030.
7. Lot Area Coverage. There is no maximum lot area coverage within the district.
8. Parking. The number of parking spaces shall be determined by standards in section 4.010 of this Resolution. All parking areas and drives shall be paved with sufficient base, binder and surface to adequately accommodate the anticipated traffic type and volumes. The periphery of all parking areas and entrances shall be curbed with a minimum of 6 inches of extruded concrete curbing or similar material. Parking and storage areas shall maintain a minimum of five (5) feet at each side and rear property lines. These areas shall be permanently maintained as a buffer/landscaped area.
9. Exterior Storage and Loading Areas. Exterior storage of materials, equipment, or damaged automobiles or parts shall not be permitted unless approved by the Board of Zoning Appeals. Any storage area permitted shall be landscaped or screened utilizing appropriate building materials. Loading areas shall be screened utilizing appropriate building materials, landscaping or earthen berms. Exterior solid waste disposal containers shall be enclosed.
10. Signs. In addition to section 4.090, the following provisions apply to the use of sign structures on any commercially zoned property. Signs shall be considered, in the C-2 district, as accessory structures incidental to the permitted use or use permitted as a special exception. The content of sign(s) shall not be regulated only the physical characteristics of the sign structure. One free standing structure, not to exceed twenty (20) feet in height, is permitted not to exceed 120 square feet in area per sign face; two minor sign structures, customarily intended for directional purposes, are permitted not to exceed three (3) feet in height and not exceeding four (4) square feet in area per structure. Signs

attached to the wall of the primary structure (s) shall be permitted. The total area for such signs shall be calculated based on the length of the building facade facing the primary road. Wall signs shall not exceed 1 square foot per lineal foot of building facade and shall not be located above the building eaves.

#### 5.48. M-1 General Industrial District

##### A. District Description:

The M-1, General Industrial District, is intended to provide areas in which the principal use of land is for manufacturing, processing, assembling, fabrication of materials, and warehousing or storage. These land uses generally do not depend primarily on frequent personal visits by clients or customers, but generally require good accessibility to major rail, water, or highway transportation routes. The following regulations shall apply in the M-1 General Industrial District, as defined on the Zoning Maps of Loudon County, Tennessee.

##### B. Uses Permitted:

In the M-1, General Industrial District, the following uses and their accessory uses are permitted:

1. Food and kindred products manufacturing, except meat products;
2. Textile mill products manufacturing except dyeing and finishing of textiles;
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing;
4. Lumber and wood products manufacturing;
5. Furniture and fixtures manufacturing;
6. Printing, publishing and allied industries;
7. Stone, clay, and glass products manufacturing;
8. Fabricated metal products manufacturing except ordinance and accessories;
9. Professional, scientific, and controlling instruments; photographic and optical goods, watches and clocks manufacturing;
10. Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods



manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions; tobacco manufacturing, motion picture production;

11. Transportation, communication and utilities, excluding airports, and solid waste disposal.
12. All types of wholesale trade;
13. Office functions only where it is directly related to the industrial establishment in which it is located;
14. Signs and billboards as regulated in Article 4, Section 4.0
15. Sexually Oriented Adult Businesses.

#### C. Uses Permitted as Special Exceptions

In the M-1, General Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060.

1. Lots or yards for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials;
2. Automobile wrecking, salvage, and junkyards, subject to the provisions of Article 4, Section 4.110;
3. Meat products manufacturing;
4. Dying and finishing of textiles;
5. Paper and allied products manufacturing;
6. Chemicals and allied products manufacturing;
7. Petroleum refining and related industries
8. Rubber and miscellaneous plastic products manufacturing;
9. Primary metal industries;
10. Ordnance and accessories manufacturing;

11. Concrete and asphalt plants/facilities;

12. High Density Block Chain Data Centers (Crypto Currency Mining) Facilities. Note:  
*Facilities must use immersion systems only.*

D. Uses Prohibited:

In the M-1, General Industrial District, all uses, except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

1. Front Yard: The minimum depth of the front yards shall be thirty (30) feet.
2. Rear Yard: The minimum depth of the rear yard shall be thirty (30) feet. No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.
3. Side Yard: The minimum depth of the side yard shall be twenty (20) feet, except that side yards for industrial lots adjacent to suburban-residential, rural residential, or rural center districts shall be a minimum of fifty (50) feet. No yard shall be required for that portion of a lot which fronts on a railroad or rail spur line.
4. Land Area: Where public water and sewer service is available, there shall be required a minimum land area of two (2) acres. In areas where only public water is available, there shall be a minimum of five (5) acres. No industrial land use shall be permitted in areas where a public water supply is not available, except where the Board of Zoning Appeals has determined that such use does not require a supply of potable water in its manufacturing operation. In such instances, the Board may grant written approval of the use and shall not be less than five (5) acres.
5. Maximum Lot Coverage: No maximum lot coverage shall be imposed in the M-1 District.
6. Lot Width: No lot shall be less than one hundred fifty (150) feet wide at the building setback line.
7. Height Requirement: No height limitations shall be imposed in the M-1, General Industrial District, except as provided in Article 6, Section 6.030.
8. Parking Space Requirement: As regulated in Article 4, Section 4.010.

5.49. F-1, Flood Damage Prevention Overlay District

A. Development activities conducted within the Flood Damage Prevention Overlay District are subject to specific requirements designed to protect the public's health, safety, and welfare and maintain Loudon County's eligibility in the National Flood Insurance Program (NFIP). Any development within a special flood hazard area must meet the requirements specified in Loudon County's Adopted Flood Damage Prevention Resolution.

5.50. O-1, Office Professional District.

A. District Description

The purpose of this district is to create a district which is compatible with adjacent residential areas and serves as a transitional zone between residential and other incompatible land uses. The district is intended to promote quality development which promotes clustering of buildings surrounded by landscaped yards and open spaces. The district shall be established within areas in close proximity to arterials and which will directly serve the residential areas in the immediate vicinity. The district is primarily office in nature. Public water is required.

The following regulations shall apply in the O-1 Rural Center District, as defined on the Zoning Maps of Loudon County, Tennessee:

B. Uses Permitted

Within the O-1, Office-Professional District, the following uses and their accessory uses are permitted.

1. Professional and business offices. These shall include, but not limited to, offices for attorneys, architects, engineers, insurance and real estate agents, physicians, chiropractors, dentists, accountants, and brokers;
2. Medical/health care clinics & offices;
3. Funeral homes;
4. Day cares;
5. Financial service businesses;
6. Travel agencies;
7. Personnel services;



## 8. Pharmacies.

### C. Uses Prohibited

1. All uses not specifically permitted.
2. Signs and billboards except as permitted in Article 4.090.

### D. Dimensional Regulations

All uses in the O-1, Office-Professional District, shall comply with the following requirements except as provided in Article 6.:

1. Front yard: The minimum depth of the front yard shall be forty (40) feet for one story structures and fifty (50) feet for two story structures.
2. Rear yard: The minimum depth of the rear yard shall be twenty-five (25) feet.
3. Side yard: The minimum depth of the side yard shall be twenty (20) feet for one story structures and twenty-five (25) feet for two story structures.
4. Land area: The minimum land area required shall be one (1) acre.
5. Maximum lot coverage: In order to reduce incompatibilities with adjacent residential uses and promote quality developments with emphasis on open space, the total land area covered by buildings, and parking areas shall not exceed forty (40) percent.
6. Lot width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height requirement: No building shall exceed two (3) stories or forty (40) feet in height, except as provided in Article 6, Section 6.030
8. Parking space requirements: As regulated in Article 4, Section 4.010.

## 5.51. R-E Single Family Exclusive Overlay District

### A. District Description.

The R-E District is a restricted residential overlay district which places additional restrictions on property within the base district. The overlay district may be placed over

any residential base district. The district is intended to be used for established well-defined single family residential uses.

These areas are intended to be defined and protected from the encroachment of uses and structures which do not contribute to well established stable single family areas.

#### B. Conditions for Designating an R-E Zone

Prior to an area being considered for such a designation, a petition shall be presented to the Planning Commission containing not less than 75 percent of all property owners who support the Overlay zone on their property. Said petition shall include a map of the area and proposed district boundaries.

#### C. Uses Permitted

1. Detached single family dwellings.

#### D. Uses Permitted as Special Exception

1. Temporary mobile homes for medical variances.

#### E. Uses Prohibited

1. Mobile homes and mobile home parks;
2. Customary home occupations or any nonresidential use;
3. All uses except those uses specifically permitted or permitted upon approval as a special exception by the board are prohibited.

#### F. Dimensional Regulations

The base zone requirements shall apply.

### 5.52 T-1 Telecommunication District

#### A. District Description.

The T-1 District is established to govern the location of telecommunication towers and antennas. Telecommunication towers and antennas can only be located in the T-1 District. The T-1 District can only be used in the A-1 Agriculture-Forestry District and the C-2 General Commercial District. The leased area for each telecommunication tower or antenna must individually be rezoned T-1 prior to any construction. Telecommunication towers and antennas located in the T-1 District must meet all

requirements in Section 4.230 (Development Standards for Permitting Telecommunications Towers and Antennas) of the Zoning Resolution of Loudon County, Tennessee.

B. Uses Permitted

1. Telecommunication towers and antennas

C. Uses Prohibited

In the T-1, Telecommunication District, all uses except those uses permitted are prohibited.

5.53 CFD Community Facility District

A. District Description.

These special uses are intended to meet community needs throughout the county and provide locations where special services and facilities may be needed in an area because of the nature of the facility and resources that are required. The following regulations shall apply in the CFD Community Facility District as defined on the Zoning Maps of Loudon County, Tennessee:

A. Uses Permitted:

In the CFD District, the following uses and their accessory uses are permitted:

1. Utility facilities necessary for the provision of public services. (Telecommunication tower and antennas are specifically excluded.)
2. Places of assembly
3. Churches and Places of Worship
4. Travel Trailer Parks
5. Public or private educational institutions and libraries.
6. Governmental buildings including emergency services facilities, Police Stations, Jails, Fire Stations, and other public safety facilities.
7. Public & private recreational and community facilities.



8. Event Venues
9. Auxiliary Parking
10. Commercial Solar Facilities
11. Airports
12. Marinas
13. Sanitary landfill operations, subject to the approval from TDEC, Solid waste disposal, subject to the approval of by TDEC.
14. The surface and subsurface mining or quarrying of natural mineral resources and related services. Concrete and asphalt plants/facilities are not considered an accessory use to these uses.
15. Cemeteries subject to the provisions of Article 4, Section 4.120.

E. Dimensional Regulations:

All uses permitted in the CFD, Community Facility District, shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The minimum of the front yard shall be forty (40) feet for the principal and accessory structures.
2. Rear Yard: The minimum depth of the rear yard shall be thirty (30) feet for the principal and accessory structures.
3. Side Yard: The side yard shall be a minimum of twenty (20) feet for one and two-story structures, plus five (5) additional feet of side yard for each additional story over two for the principal and accessory structures.
4. Land Area: No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than two acres in area (2 acre).
5. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel or the buildable area of said lot as defined by the front, side, and rear yard setbacks, whichever is less.

6. Lot Width: No lot shall be less than one hundred (150) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or forty (40) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirement: As regulated in Article 4, Section 4.010.

