

Loudon County Commission Workshop

Loudon, Tennessee

Monday, March 17, 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) General Public Comments

*(General Public is only allowed to speak on items germane to items on the agenda)
T.C.A. § 8-44-112*

2) Loudon County Codes Enforcement Director – Jim Jenkins

A) RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 5 ZONING DISTRICTS, SECTION 5.46 C-1 RURAL CENTER DISTRICT, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105

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 A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 051, PARCEL 046.09 LOCATED 28374 HWY 95, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT, APPROXIMATELY 1 TO 1 ½ 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-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 019, PARCEL 120.00 LOCATED 13118 EAST HOTCHKISS VALLEY RD, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT, APPROXIMATELY 1 ACRE ONLY

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-1, AGRICULTURE FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT LOUDON COUNTY TAX MAP 044, PARCEL 041.00 LOCATED 25688 HWY 321, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT

3) Director of Accounts and Budgets - Erin Rice

A) Budget Recommendations

RESOLUTION _____

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 5 ZONING DISTRICTS, SECTION 5.46 C-1 RURAL CENTER DISTRICT, PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105

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 Resolution of Loudon County, Tennessee, 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 Loudon County Commission that the Zoning Resolution of Loudon County, Tennessee, Section 5.46 C-1 Rural Center District be amended as follows:

That subsection B. Uses Permitted: shall be amended by adding the following:

4. Detached single-family dwellings.
5. Prefabricated dwellings.
6. Mobile homes.
7. Customary home occupations as regulated in Article 4, Section 4.040.

That subsection E. Dimensional Regulations: shall be amended by adding the following:

1. Front Yard: The minimum depth of the front yard for residential and non-residential uses thirty (30) feet.
2. Rear Yard: The minimum depth of the rear yard for (a) residential uses twenty-five (25) feet; (b) non-residential uses twenty (20) feet.
3. Side Yard: The minimum width of the side yard for (a) residential uses twenty (20) feet for single story structures, plus five (5) feet for each additional story; (b) non-residential uses twenty (20) feet for single-story structures, plus ten (10) additional feet for each additional story.
4. Land Area:
 - c. Residential – no lot or parcel of land shall be reduced in size to provide separate lots, for single-family dwellings, of less than one (1) acre.

However, where there is an existing lot of record of less than the minimum land areas outlined above, at the time of adoption of this Resolution, this lot may be utilized for the construction of one single-family dwelling, provided said lot is not less than 15,000 square feet where public water supply is available and one (1) acre where public water supply is not available.

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 March 11, 2025 are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

**ATTEST: SECRETARY LOUDON COUNTY
REGIONAL PLANNING COMMISSION**

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 051, PARCEL 046.09 LOCATED 28374 HWY 95, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT, APPROXIMATELY 1 TO 1 ½ 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 February 14, 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 28374 Hwy 95, situated in the 3rd Legislative District, referenced by Tax Map 051, Parcel 046.09 to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately 1 to 1 ½ 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: _____

DISAPPROVED: _____

ABSTAINED: _____

ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION
Dated:

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-2 (RURAL RESIDENTIAL DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 051, PARCEL 046.09
LOCATED AT 28374 HWY 95, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT,
APPROXIMATELY 1 TO 1 ½ 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-1, AGRICULTURE FORESTRY DISTRICT TO
A-3, DEVELOPING AGRICULTURE DISTRICT.
LOUDON COUNTY TAX MAP 019, PARCEL 120.00
LOCATED 13118 EAST HOTCHKISS VALLEY RD, LOUDON COUNTY, TN,
SITUATED IN THE 5TH LEGISLATIVE DISTRICT, APPROXIMATELY 1 ACRE 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 February 17, 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 13118 East Hotchkiss Valley Rd, situated in the 5th Legislative District, referenced by Tax Map 019, Parcel 120.00 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: _____

DISAPPROVED: _____

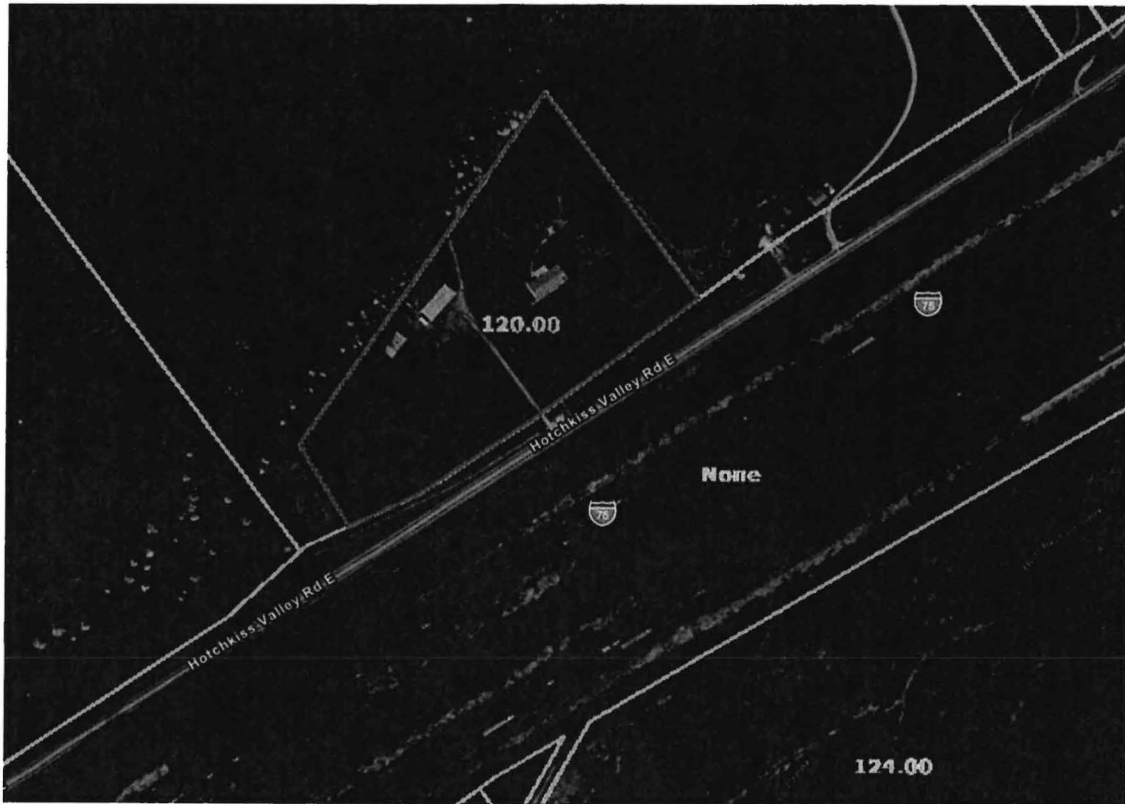
ABSTAINED: _____

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

RESOLUTION NO. _____

ILLUSTRATION ATTACHMENT

REZONE FROM A-1 (AGRICULTURE FORESTRY DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 019, PARCEL 120.00
LOCATED AT 13118 EAST HOTCHKISS VALLEY RD LOUDON COUNTY, TN,
SITUATED IN THE 5TH 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-2, RURAL RESIDENTIAL DISTRICT
LOUDON COUNTY TAX MAP 044, PARCEL 041.00
LOCATED 25688 HWY 321, LOUDON COUNTY, TN,
SITUATED IN THE 3RD 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 February 14, 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 25688 Hwy 321, situated in the 3rd Legislative District, referenced by Tax Map 044, Parcel 041.00, to be rezoned from A-1 (Agriculture Forestry District) to A-2 (Rural 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-1 (AGRICULTURE FORESTRY DISTRICT)
TO A-2 (RURAL RESIDENTIAL DISTRICT)
REFERENCED BY LOUDON COUNTY TAX MAP 044, PARCEL 041.00
LOCATED AT 25688 HWY 321, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT

