

# Loudon County Commission Workshop

Loudon, Tennessee

Monday, June 16, 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

## PUBLIC HEARING

- 1) Mayor Bradshaw and Director of Accounts and Budgets – Erin Rice

A) FY 2025-2026 Budget Proposal

- 2) General Public Comments

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

- 3) Loudon County Codes Enforcement Director – Jim Jenkins

All of these passed 8 / 0

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 A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 036F, GROUP B, PARCEL 002.00 LOCATED 706 GILBERT LANE, 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-1, AGRICULTURE FORESTRY DISTRICT, C-2 GENERAL COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 004, PARCEL 018.00, LOCATED 16020 EL CAMINO LANE, LOUDON COUNTY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT

- 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 005, PARCEL 044.00 LOCATED 1630 MATLOCK RD, LOUDON COUNTY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT, APPROXIMATELY ONE 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-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 067, PARCEL 037.00 LOCATED 4879 CALDWELL RD, LOUDON COUNTY, TN, SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT APPROXIMATELY ONE ACRE ONLY
- 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-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 017, PARCEL 089.00 LOCATED 2028 WILKERSON RD, LOUDON COUNTY, TN, SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT, APPROXIMATELY TWO ACRES ONLY

4) Commissioner – Van Shaver

- A) Consideration of notice to withdraw from the Loudon County Economic Development Agency, two-year notice
- B) Update on Lenoir City's latest annexations(s)

5) Director of Accounts and Budgets – Erin Rice

- A) Budget Committee 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  
A-3, DEVELOPING AGRICULTURE DISTRICT.  
LOUDON COUNTY TAX MAP 036F, GROUP B, PARCEL 002.00  
LOCATED 706 GILBERT LANE, 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 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 706 Gilbert Lane, situated in the 3<sup>rd</sup> Legislative District, referenced by Tax Map 036F, Group B, Parcel 002.00 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 036F, GROUP B, PARCEL 002.00  
LOCATED AT 706 GILBERT LANE, 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-1, ARGICULTURE FORESTRY DISTRICT, C-2 GENERAL COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 004, PARCEL 018.00, LOCATED 16020 EL CAMINO LANE, LOUDON COUNTY, TN, SITUATED IN THE 5TH 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 April 11, 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 16020 El Camino Lane, situated in the 5<sup>th</sup> Legislative District, referenced by Tax Map 004, Parcel 018.00, to be rezoned from A-1 (Agriculture Forestry District) C-2 (General Commercial District) to C-2 (General Commercial 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) C-2 (GENERAL COMMERCIAL DISTRICT) TO C-2 (GENERAL COMMERCIAL DISTRICT)  
REFERENCED BY LOUDON COUNTY TAX MAP 004, PARCEL 018.00  
LOCATED AT 16020 EL CAMINO LANE, LOUDON COUNTY, TN,  
SITUATED IN THE 5<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 005, PARCEL 044.00 LOCATED 1630 MATLOCK RD, LOUDON COUNTY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT, APPROXIMATELY ONE 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 March 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 1630 Matlock Rd, situated in the 5<sup>th</sup> Legislative District, referenced by Tax Map 005, Parcel 044.00 to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately one acre 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: \_\_\_\_\_

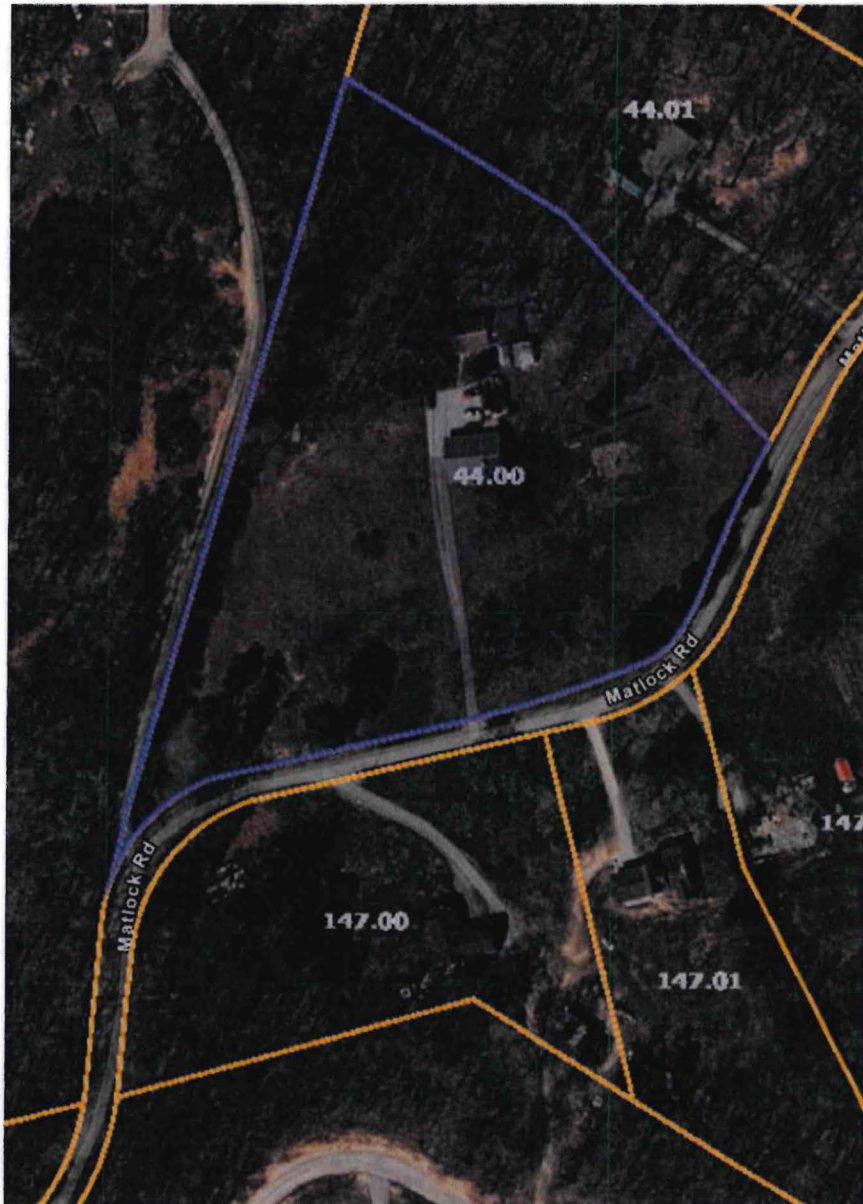
ABSTAINED: \_\_\_\_\_

\_\_\_\_\_  
**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 005, PARCEL 044.00  
LOCATED AT 1630 MATLOCK RD, LOUDON COUNTY, TN,  
SITUATED IN THE 5TH LEGISLATIVE DISTRICT,  
APPROXIMATELY ONE ACRE 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 067, PARCEL 037.00  
LOCATED 4879 CALDWELL RD, LOUDON COUNTY, TN,  
SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT  
APPROXIMATELY ONE 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 4879 Caldwell Rd, situated in the 4th Legislative District, referenced by Tax Map 067, Parcel 037.00 to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District). Approximately one acre only.

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

\_\_\_\_\_  
ATTEST

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LOUDON COUNTY CHAIRMAN

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

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**APPROVED: LOUDON COUNTY MAYOR**

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

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

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

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**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 067, PARCEL 037.00  
LOCATED AT 4879 CALDWELL 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 017, PARCEL 089.00  
LOCATED 2028 WILKERSON RD, LOUDON COUNTY, TN,  
SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT,  
APPROXIMATELY TWO 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,

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

Located 2028 Wilkerson Rd, situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 017, Parcel 089.00 to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District).  
Approximately two acres only.

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

\_\_\_\_\_  
ATTEST

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

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

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**APPROVED: LOUDON COUNTY MAYOR**

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

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**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 017, PARCEL 089.00  
LOCATED AT 2028 WILKERSON RD, LOUDON COUNTY, TN,  
SITUATED IN THE 6TH LEGISLATIVE DISTRICT,  
APPROXIMATELY TWO ACRES ONLY

