



# Loudon County Commission Workshop

Loudon, Tennessee

Monday, June 15, 2026

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 - Budget Committee Chair
  - A) FY 2026-2027 Budget Proposal
- 2) General Public Comments





# Loudon County Commission Workshop

Loudon, Tennessee

Monday, June 15, 2026

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
- 2) 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-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 049, PARCEL 236.00, LOCATED 1295 COOK DR, LOUDON COUNTY, TN, SITUATED IN THE 1<sup>ST</sup> LEGISLATIVE DISTRICT APPROXIMATELY (2) ONE ACRE LOT  
Approved - 9 / Disapproved - 0 by Planning Commission
  - 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 021L, GROUP A, PARCEL 002.00, LOCATED 921 PHELPS RD, LOUDON COUNTY, TN, SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT, FOR LOT LINE ADJUSTMENT, APPROXIMATELY 1.3 ACRES  
Approved - 9 / Disapproved - 0 by Planning Commission
  - 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 039, PARCEL 118.00, LOCATED JIM DYKE RD, LOUDON COUNTY, TN, SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT, APPROXIMATELY 19.21 ACRES  
Approved - 9 / Disapproved - 0 by Planning Commission

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-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 026, PARCEL 070.00, LOCATED 4075 HWY 11 WEST, LOUDON COUNTY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT

Approved - 9 / Disapproved - 0 by Planning Commission

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-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 081, PARCEL 004.01 LOCATED 2921 MOSS RD, LOUDON COUNTY, TN, SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT FOR (1) ONE ACRE LOT APPROXIMATELY 25 ACRES

Approved - 9 / Disapproved - 0 by Planning Commission

J) RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY

Approved - 8 / Disapproved - 1 by Planning Commission

3) Mayor - Buddy Bradshaw

A) Boards & Committees

Solid Waste Disposal Commission

Tyler Hunsaker

Mike Colacone

4) 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-2, RURAL RESIDENTIAL DISTRICT TO  
A-3, DEVELOPING AGRICULTURE DISTRICT.  
LOUDON COUNTY TAX MAP 049, PARCEL 236.00,  
LOCATED 1295 COOK DR, LOUDON COUNTY, TN,  
SITUATED IN THE 1<sup>ST</sup> LEGISLATIVE DISTRICT  
APPROXIMATELY (2) ONE ACRE LOT**

**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 13, 2026 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 1295 Cook Dr, situated in the 1<sup>st</sup> Legislative District, referenced by Tax Map 049, Parcel 236.00, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately (2) one acre lot.

**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: \_\_\_\_\_

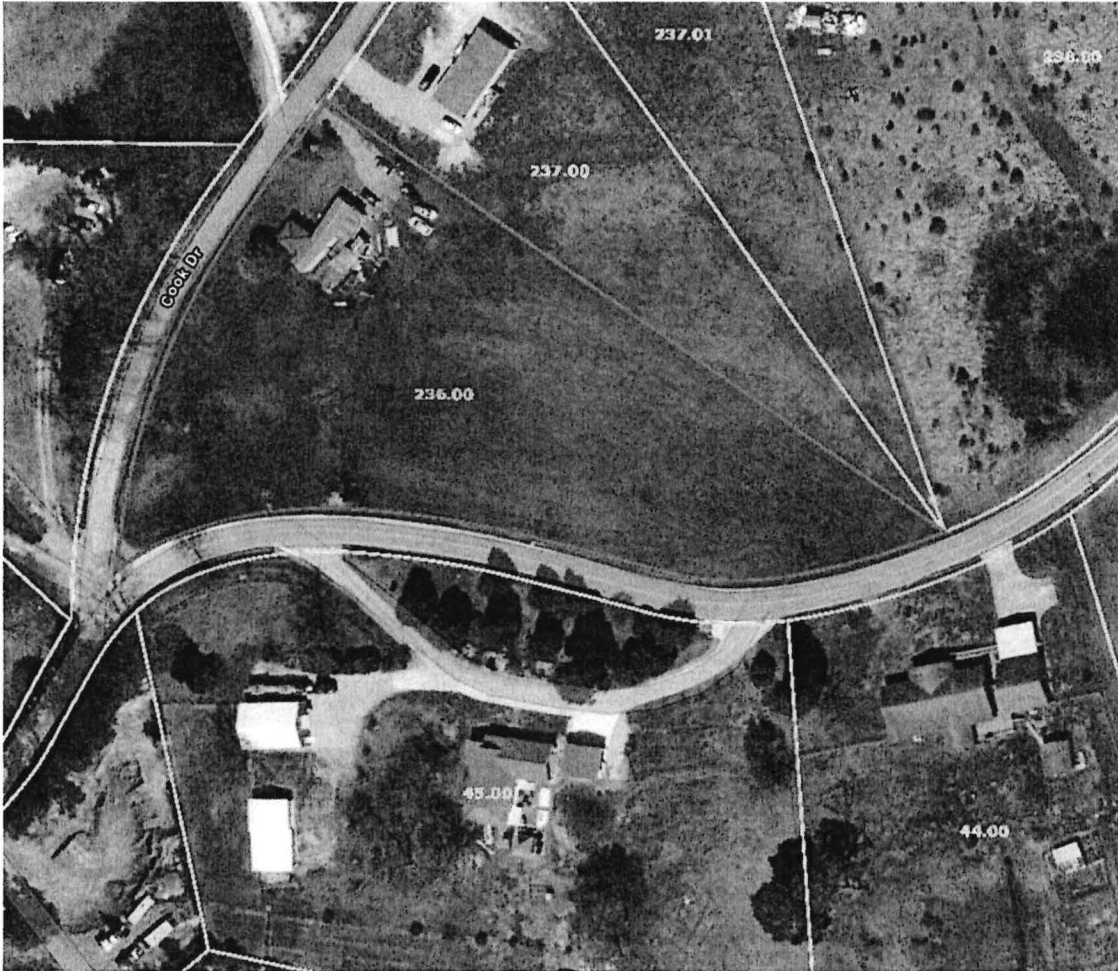
ABSTAINED: \_\_\_\_\_

\_\_\_\_\_  
**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 049, PARCEL 236.00,  
LOCATED AT 1295 COOK DR, LOUDON COUNTY, TN,  
SITUATED IN THE 1<sup>ST</sup> LEGISLATIVE DISTRICT  
APPROXIMATELY (2) ONE ACRE LOT





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 021L, GROUP A, PARCEL 002.00,  
LOCATED 921 PHELPS RD, LOUDON COUNTY, TN,  
SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT, FOR LOT LINE ADJUSTMENT,  
APPROXIMATELY 1.3 ACRES**

**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 17, 2026 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 921 Phelps Rd, situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 021L, Group A, Parcel 002.00, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately 1.3 acres, for lot line adjustment.

**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 021L, GROUP A, PARCEL 002.00,  
LOCATED AT 921 PHELPS RD, LOUDON COUNTY, TN,  
SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT  
APPROXIMATELY 1.3 ACRES, FOR LOT LINE ADJUSTMENT





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 039, PARCEL 118.00,  
LOCATED JIM DYKE RD, LOUDON COUNTY, TN,  
SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT,  
APPROXIMATELY 19.21 ACRES**

**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 17, 2026 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 Jim Dyke Rd, situated in the 4<sup>th</sup> Legislative District, referenced by Tax Map 039, Parcel 118.00, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). For (1) one acre lot, approximately 19.21 acres

**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 039, PARCEL 118.00,  
LOCATED AT JIM DYKE RD, LOUDON COUNTY, TN,  
SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT,  
APPROXIMATELY 19.21 ACRES





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 &  
A-1 AGRICULTURE FORESTRY DISTRICT TO  
A-3 DEVELOPING AGRICULTURE DISTRICT  
LOUDON COUNTY TAX MAP 084, PARCEL 028.00  
LOCATED 465 BLACK RD, LOUDON COUNTY, TN,  
SITUATED IN THE 3<sup>RD</sup> LEGISLATIVE DISTRICT  
FOR (1) FOUR ACRE LOT & (1) ONE ACRE LOT, APPROXIMATELY 5.4 ACRES**

**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 13, 2026 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 465 Black Rd, situated in the 3<sup>rd</sup> Legislative District, referenced by Tax Map 084, Parcel 028.00 to be rezoned from A-1 (Agriculture Forestry District) to A-2 (Rural Residential District) & A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District) for (1) four acre lot & (1) one acre lot, Approximately 5.4 acres

**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: \_\_\_\_\_

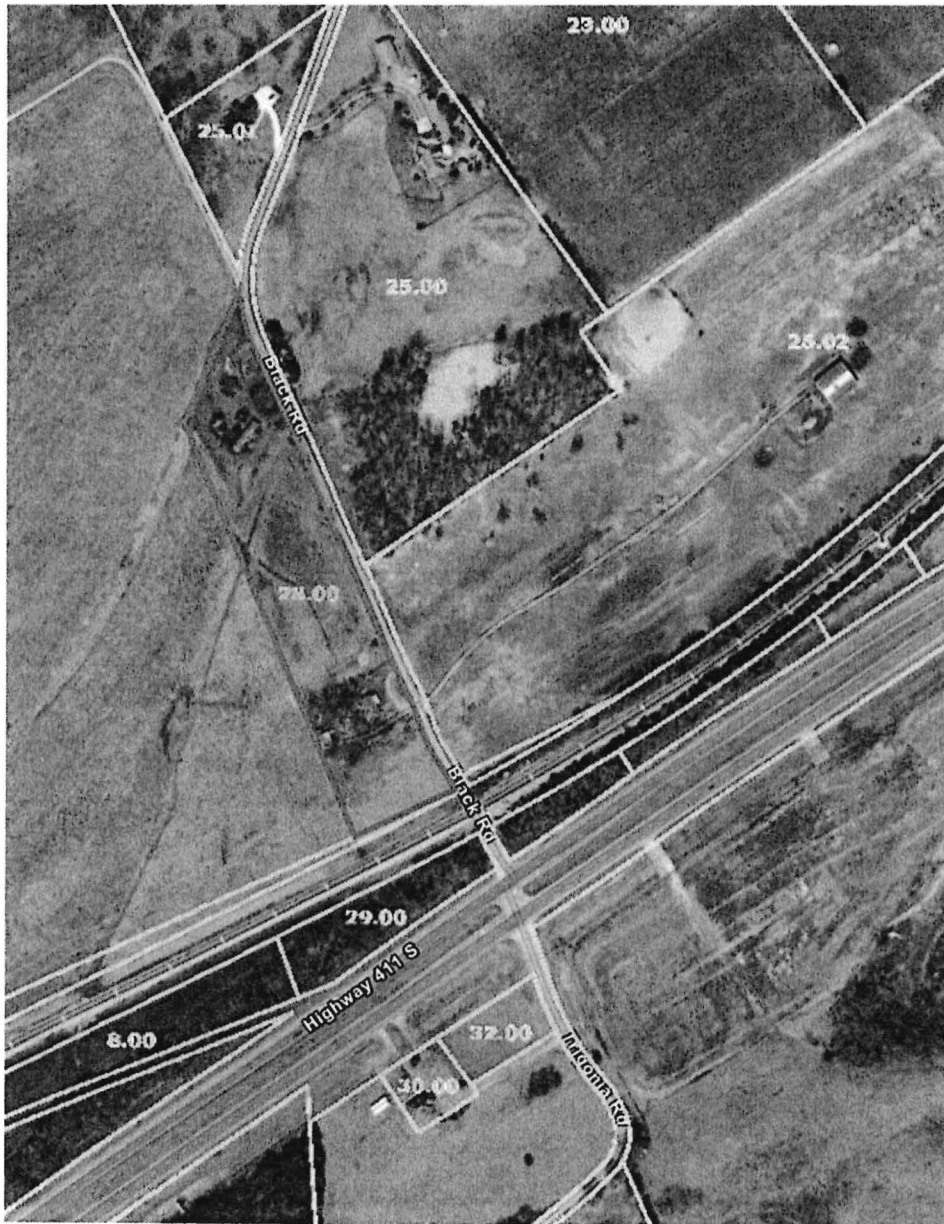
ABSTAINED: \_\_\_\_\_

\_\_\_\_\_  
**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) & A-1 (AGRICULTURE FORESTRY DISTRICT TO  
A-3 (DEVELOPING AGRICULTURE DISTRICT)  
REFERENCED BY LOUDON COUNTY TAX MAP 084, PARCEL 028.00,  
LOCATED AT 465 BLACK RD, LOUDON COUNTY, TN,  
SITUATED IN THE 3<sup>RD</sup> LEGISLATIVE DISTRICT FOR (1) FOUR ACRE LOT & (1) ONE ACRE LOT  
APPROXIMATELY 5.4 ACRES





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, F-1 FLOODWAY DISTRICT, TO A-3, DEVELOPING AGRICULTURE DISTRICT, F-1 FLOODWAY DISTRICT LOUDON COUNTY TAX MAP 028, PARCEL 049.00, LOCATED 18102 BEALS CHAPEL RD, LOUDON COUNTY, TN, SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT, APPROXIMATELY 3.84 ACRES**

**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 17, 2026 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 18102 Beals Chapel Rd, situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 028, Parcel 049.00, to be rezoned from A-2 (Rural Residential District) F-1 (Floodway District) to A-3 (Developing Agriculture District) , F-1 (Floodway District) Approximately 3.84 acres

**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) F-1 (FLOODWAY DISTRICT)  
TO A-3 (DEVELOPING AGRICULTURE DISTRICT) F-1 (FLOODWAY DISTRICT)  
REFERENCED BY LOUDON COUNTY TAX MAP 028, PARCEL 049.00,  
LOCATED AT 18102 BEALS CHAPEL RD, LOUDON COUNTY, TN,  
SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT  
APPROXIMATELY 3.84 ACRES





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 R-1, SUBURBAN RESIDENTIAL DISTRICT TO CFD, COMMUNITIES FACILITIES DISTRICT, LOUDON COUNTY TAX MAP 010, PARCEL 105.00, LOCATED 6069 HWY 70 E, LOUDON COUNTY, TN, SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT, FOR A PORTION OF THE PROPERTY**

**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 19, 2026 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 6069 Hwy 70 E, situated in the 5th Legislative District, referenced by Tax Map 010, Parcel 105.00, to be rezoned from R-1 (Suburban Residential District) CFD (Communities Facilities District). For a portion of the property, approximately 9.5 acres

**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: \_\_\_\_\_

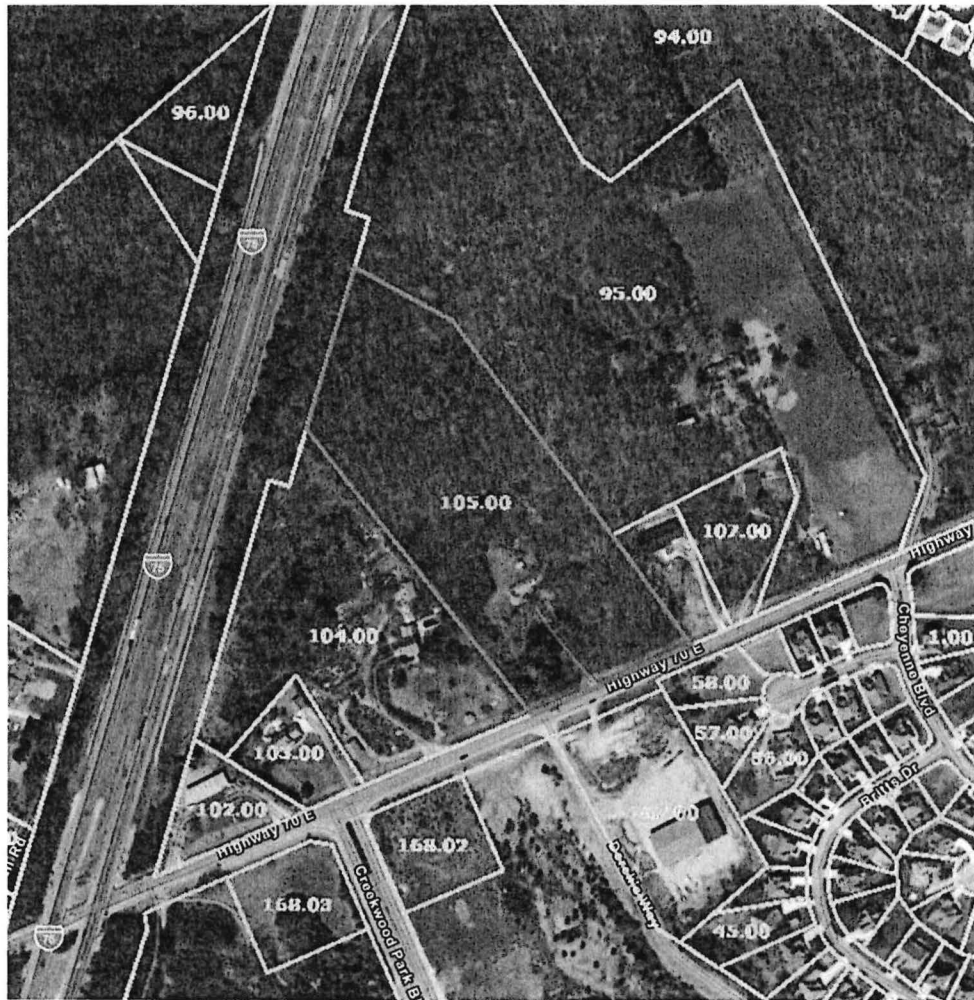
\_\_\_\_\_  
**ATTEST: SECRETARY LOUDON COUNTY REGIONAL PLANNING COMMISSION**

Dated:

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

ILLUSTRATION ATTACHMENT

REZONE FROM R-1 (SUBURBAN RESIDENTIAL DISTRICT)  
TO CFD (COMMUNITIES FACILITIES DISTRICT)  
REFERENCED BY LOUDON COUNTY TAX MAP 010, PARCEL 105.00,  
LOCATED AT 6069 HWY 70 E, LOUDON COUNTY, TN,  
SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT, FOR A PORTION OF THE PROPERTY  
APPROXIMATELY 9.5 ACRES





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 021L, GROUP A, PARCEL 001.00,  
LOCATED 857 PHELPS RD, LOUDON COUNTY, TN,  
SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT, FOR LOT LINE ADJUSTMENT,  
APPROXIMATELY 1.40 ACRES**

**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 17, 2026 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 857 Phelps Rd, situated in the 6<sup>th</sup> Legislative District, referenced by Tax Map 021L, Group A, Parcel 001.00, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately 1.4 acres, for lot line adjustment.

**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 021L, GROUP A, PARCEL 001.00,  
LOCATED AT 857 PHELPS RD, LOUDON COUNTY, TN,  
SITUATED IN THE 6<sup>TH</sup> LEGISLATIVE DISTRICT  
APPROXIMATELY 1.4 ACRES, FOR LOT LINE ADJUSTMENT





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 026, PARCEL 070.00,  
LOCATED 4075 HWY 11 WEST, LOUDON COUNTY, TN,  
SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT, FOR (1) ONE ACRE LOT  
APPROXIMATELY 26.51 ACRES**

**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 13, 2026, 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 4075 Hwy 11 West. situated in the 5<sup>th</sup> Legislative District, referenced by Tax Map 026, Parcel 070.00 to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District) for (1) one acre lot. Approximately 26.51 acres

**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: \_\_\_\_\_

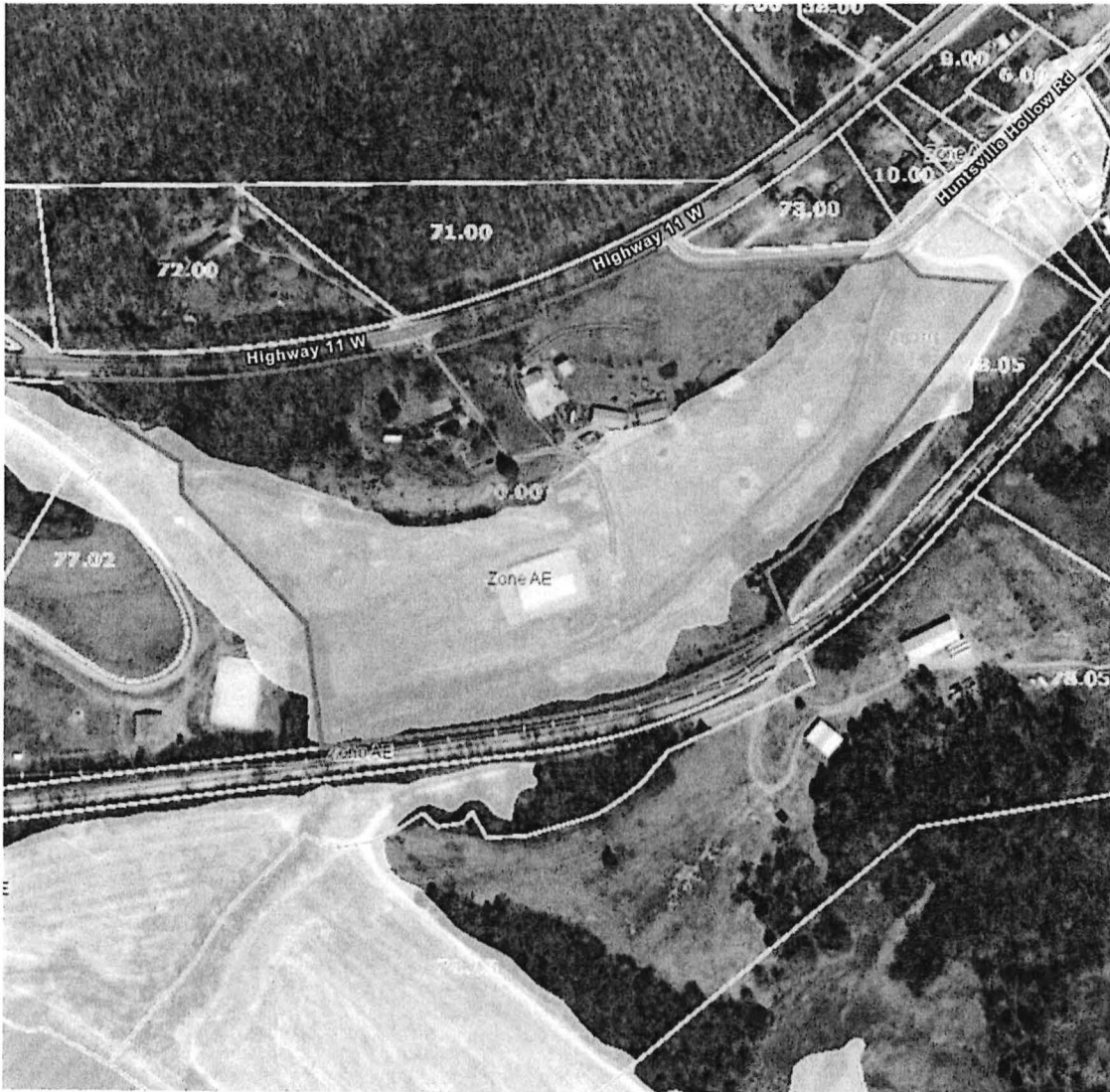
ABSTAINED: \_\_\_\_\_

\_\_\_\_\_  
**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 026, PARCEL 070.00,  
LOCATED AT 4075 HWY 11 WEST, LOUDON COUNTY, TN,  
SITUATED IN THE 5<sup>TH</sup> LEGISLATIVE DISTRICT  
FOR (1) ONE ACRE LOT,  
APPROXIMATELY 26.51 ACRES





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 081, PARCEL 004.01  
LOCATED 2921 MOSS RD, LOUDON COUNTY, TN,  
SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT FOR (1) ONE ACRE LOT  
APPROXIMATELY 25 ACRES**

**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 19, 2026 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 2921 Moss Rd, situated in the 4<sup>th</sup> Legislative District, referenced by Tax Map 081, Parcel 004.01, to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District) for (1) one acre lot, approximately 25 acres

**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 081, PARCEL 004.01,  
LOCATED AT 2921 MOSS RD, LOUDON COUNTY, TN,  
SITUATED IN THE 4<sup>TH</sup> LEGISLATIVE DISTRICT, FOR (1) ACRE LOT  
APPROXIMATELY 25 ACRES





**LOUDON COUNTY, TENNESSEE  
BOARD OF COMMISSIONERS  
RESOLUTION \_\_\_\_\_**

**RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE APPROVAL OF  
DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY**

WHEREAS, the Loudon County Board of Commissioners (“Commission”) recognizes the need to address land-use regulations for current and emerging technologies not yet covered by existing planning and/or zoning regulations including but not limited to “data mining” centers, “data processing” centers, and/or “Artificial Intelligence data” or “AI data” centers (herein referenced as Data Center facilities); and

WHEREAS, Data Center facilities provide limited economic growth compared to the immense burden likely imposed upon the County infrastructure, provide limited employment opportunity growth, and which may not align with the long-term economic goals of Loudon County as identified and understood at this time; and

WHEREAS, Data Center facilities and their operations generate significant, continuous noise from industrial-grade cooling systems, fans, compressors, and other equipment, which can negatively impact public health, property values, and citizens’ rights to the peaceful enjoyment of nearby communities; and

WHEREAS, such facilities and their operations consume extraordinary levels of electrical power, often equivalent to the electrical needs of thousands of homes, placing enormous strain on local utilities and potentially increasing local residential ratepayers’ costs; and

WHEREAS, several Tennessee counties and multiple jurisdictions nationwide have either restricted or prohibited Data Center facility operations due to concerns over electrical grid strain, noise nuisances, fire hazard risks, and comparative lack of community benefit; and

WHEREAS, the Loudon County Board of Commissioners has a responsibility and duty to protect the health, safety, welfare, and property values of its citizens and to ensure responsible land-use planning that preserves the character of local rural and residential communities of the unincorporated areas of Loudon County;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this \_\_\_ day of \_\_\_\_\_, 2025, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, that the following Moratorium on the approval of Data Center facility operations is hereby adopted:

1. Temporary Moratorium Established. Effective immediately upon passage of this Resolution, the Planning and Codes Director shall not approve any proposed location, construction, operation, permitting, vesting, etc., of Data Center facilities within Loudon County.

2. Planning Consideration. The Loudon County Planning and Codes Director is hereby requested to study land uses and provide recommendations regarding potential changes to the Loudon County zoning and/or planning rules and regulations and any other appropriate regulations.

3. Definition of Data Center facilities. In this Moratorium, the term “Data Center” facility is defined pursuant to Tenn. Code Ann. § 7-70-101 where “Data Center” means a building that:

a. Primarily contains:

i. Electronic equipment used to process, store, or transmit digital information; and

ii. Environmental control equipment necessary to maintain proper operating conditions for the electronic equipment described in subdivision 3(a)(i); and

iii. Is projected to have a peak electric demand of fifty megawatts (50 MW) or more during the first three (3) years of operation; and

b. Does not include:

i. A facility owned or operated by the state of Tennessee; or

ii. A facility owned or operated by a provider of telecommunications, broadband, internet, cable, mobile, or wireless telecommunications services, or by a broadband internet access provider, if the facility primarily supports telecommunications or wireless telecommunications network operations or broadband internet access services.

4. Filing Prohibitions. Data Center facilities, including any associated AI data, data mining, data processing operations, etc., are hereby prohibited during such Moratorium from filing preliminary development plans, final development plans, and/or applications for building permits, etc., that may entitle them to any vesting rights, and are prohibited from locating, constructing, or operating in Loudon County during said Moratorium.

5. Approval Prohibitions. During such Moratorium, no County permits, zoning approvals, building approvals, utility extensions, building permits, text amendments, and/or development agreements, etc., shall be issued for the purpose of establishing a Data Center facility, of any form or kind for such operations within Loudon County.

6. Exceptions. This prohibition shall not apply to standard commercial or industrial businesses that are permitted and that use data processing equipment for their internal business operations.

7. Duration of Moratorium. This Moratorium shall remain in effect until the first of the following occurs:

- a. The expiration of a period of six (6) months from the date of its adoption;
- b. The Commission adopts by resolution updated Data Center facility operation standards; or
- c. The Moratorium is extended, modified, or rescinded by further action of the Commission.

8. Severability. If any provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

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

*[signatures on the following page]*

ATTEST:

\_\_\_\_\_  
Riley Wampler, County Clerk

\_\_\_\_\_  
Henry Cullen, Chairman, Loudon County, Tennessee  
Board of Commissioners

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

APPROVED:

\_\_\_\_\_  
Rollen (Buddy) Bradshaw, Loudon County Mayor

The votes on the question of approval of this Resolution by the Planning Commission on \_\_\_\_\_  
\_\_, 2025 are as follows:

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

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

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

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary