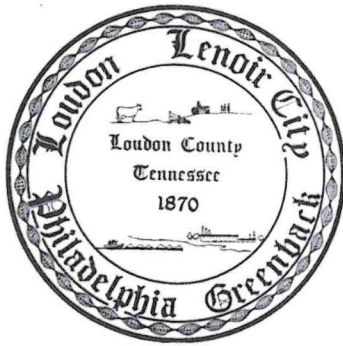




Loudon County Commission Workshop

Loudon, Tennessee

Monday, October 19, 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 or General Public Comments

- 1) Opening of Meeting, Pledge of Allegiance to the Flag of the United States, Invocation by Commissioner Bob Gross
- 2) General Public Comments
- 3) Loudon County Codes Enforcement Director – Jim Jenkins
 - A) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 065, PARCEL 003.00, LOCATED 6263 WASHINGTON PIKE, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT APPROXIMATELY (1) TWO-ACRE LOT
Approved – 8 / 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-1, AGRICULTURE FORESTRY DISTRICT TO A-3, DEVELOPING RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 050.00, LOCATED 11066 UNITIARD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT APPROXIMATELY (3) ONE ACRE LOTS
Approved – 8 / 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 R-1, SUBURBAN RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 026, PARCEL 039.00, LOCATED 2300 HWY 11 WEST, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT
Approved – 8 / Disapproved – 0 by Planning Commission

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 073, PARCEL 010.01, LOCATED 2690 OAKLAND RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT APPROXIMATELY ONE ACRE ONLY

Approved - 8 / Disapproved - 0 by Planning Commission

E) A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE, PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED, TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO A-2, RURAL RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 065, PARCEL 026.04, LOCATED 3558 SUNNYSIDE RD, LOUDON COUNTY, TN, SITUATED IN THE 4TH LEGISLATIVE DISTRICT, FOR (2) 2.5 ACRE LOTS

Approved - 0 / Disapproved - 8 by Planning Commission

F) RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION CLOSING THE TVA OLD EASEMENT, LOCATED ON POPLAR RIDGE ROAD, LOCATED IN THE 1ST LEGISLATIVE DISTRICT OF LOUDON COUNTY TENNESSEE.

Approved - 8 / Disapproved - 0 by Planning Commission

G) A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING SUNFLOWER STREET, CLOVER CIRCLE, POPPY PLACE, SESAME STREET, & LIMELIGHT LANE AT THE FARMSTEAD SUBDIVISION PHASE 1 & 2, INTO THE PUBLIC ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 6TH LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE

Approved - 0 / Disapproved - 8 by Planning Commission

4) Commissioner - Van Shaver

A) Discussion of the Roane State/ Career Center in Lenoir City

5) Director of Accounts and Budgets - Erin Rice

A) Budget Recommendations

RESOLUTION _____

**A RESOLUTION AMENDING THE ZONING MAP OF LOUDON COUNTY, TENNESSEE,
PURSUANT TO CHAPTER SEVEN, §13-7-105 OF THE TENNESSEE CODE ANNOTATED,
TO REZONE FROM A-1, AGRICULTURE FORESTRY DISTRICT TO
A-3, DEVELOPING AGRICULTURE DISTRICT.
LOUDON COUNTY TAX MAP 065, PARCEL 003.00,
LOCATED 6263 WASHINGTON PIKE, LOUDON COUNTY, TN,
SITUATED IN THE 4TH LEGISLATIVE DISTRICT
APPROXIMATELY (1) TWO-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 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 6263 Washington Pike, situated in the 4th Legislative District, referenced by Tax Map 065, Parcel 003.00, to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District). Approximately (1) two 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-1 (AGRICULTURE FORESTRY DISTRICT)
TO A-3 (DEVELOPING AGRICULTURE DISTRICT).
REFERENCED BY LOUDON COUNTY TAX MAP 065, PARCEL 003.00,
LOCATED AT 6263 WASHINGTON PIKE, LOUDON COUNTY, TN,
SITUATED IN THE 4TH LEGISLATIVE DISTRICT
APPROXIMATELY (1) TWO 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-1, AGRICULTURE FORESTRY DISTRICT TO
A-3, DEVELOPING RESIDENTIAL DISTRICT.
LOUDON COUNTY TAX MAP 036, PARCEL 050.00,
LOCATED 11066 UNITIA RD, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT
APPROXIMATELY (3) ONE ACRE LOTS**

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 July 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 11066 Unitia Rd, situated in the 3rd Legislative District, referenced by Tax Map 036, Parcel 050.00, to be rezoned from A-1 (Agriculture Forestry District) to A-3 (Developing Agriculture District). Approximately (3) one acre lots.

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 036, PARCEL 050.00,
LOCATED AT 11066 UNITIA RD, LOUDON COUNTY, TN,
SITUATED IN THE 3RD LEGISLATIVE DISTRICT
APPROXIMATELY (3) ONE ACRE LOTS



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 C-2 GENERAL COMMERCIAL DISTRICT, LOUDON COUNTY TAX MAP 026, PARCEL 039.00, LOCATED 2300 HWY 11 WEST, 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 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 2300 Hwy 11 West, situated in the 5th Legislative District, referenced by Tax Map 026, Parcel 039.00, to be rezoned from R-1 (Suburban Residential District) 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 R-1 (SUBURBAN RESIDENTIAL DISTRICT)
TO C-2 (GENERAL COMMERCIAL DISTRICT)
REFERENCED BY LOUDON COUNTY TAX MAP 009, PARCEL 034.00
LOCATED AT 2300 HWY 11 WEST, 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-3, DEVELOPING AGRICULTURE DISTRICT.
LOUDON COUNTY TAX MAP 073, PARCEL 010.01,
LOCATED 2690 OAKLAND RD, LOUDON COUNTY, TN,
SITUATED IN THE 4TH 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 May 15, 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 2690 Oakland Rd, situated in the 4th Legislative District, referenced by Tax Map 073, Parcel 010.01 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

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 073, PARCEL 010.01,
LOCATED AT 2690 OAKLAND RD, LOUDON COUNTY, TN,
SITUATED IN THE 4TH 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-2, RURAL RESIDENTIAL DISTRICT.
LOUDON COUNTY TAX MAP 065, PARCEL 026.04,
LOCATED 3558 SUNNYSIDE RD, LOUDON COUNTY, TN,
SITUATED IN THE 4TH LEGISLATIVE DISTRICT, FOR (2) 2.5 ACRE LOTS**

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 11, 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 3558 Sunnyside Rd, situated in the 4th Legislative District, referenced by Tax Map 065, Parcel 026.04, to be rezoned from A-1 (Agriculture Forestry District) to A-2 (Rural Residential District) for (2) 2.5 acre lots

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 065, PARCEL 026.04,
LOCATED AT 3558 SUNNYSIDE RD, LOUDON COUNTY, TN,
SITUATED IN THE 4TH LEGISLATIVE DISTRICT FOR (2) 2.5 ACRE LOTS



RESOLUTION _____

**RESOLUTION ADOPTED BY THE LOUDON COUNTY COMMISSION
CLOSING THE TVA OLD EASEMENT, LOCATED ON POPLAR RIDGE
ROAD, LOCATED IN THE 1ST LEGISLATIVE DISTRICT OF LOUDON
COUNTY TENNESSEE.**

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

WHEREAS, the Loudon County Regional Planning Commission has received a request from property owner located Poplar Ridge Road, to close TVA Old Easement Tax Map 034, Parcel 008.00

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

WHEREAS, identified affected property owners were notified and a public notice and description of the request appeared in the Loudon County Daily Edition on November 14, 2025, consistent with the provisions of Loudon County's procedure for closing a public road; and

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

The county's portion., located at Parcels 008.00, Tax Map 034, situated in the 1st Legislative District, being more specifically shown on the attached illustration, incorporated herein.

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

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

ATTEST

LOUDON COUNTY CHAIRMAN

DATE: _____

APPROVED: LOUDON COUNTY MAYOR

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

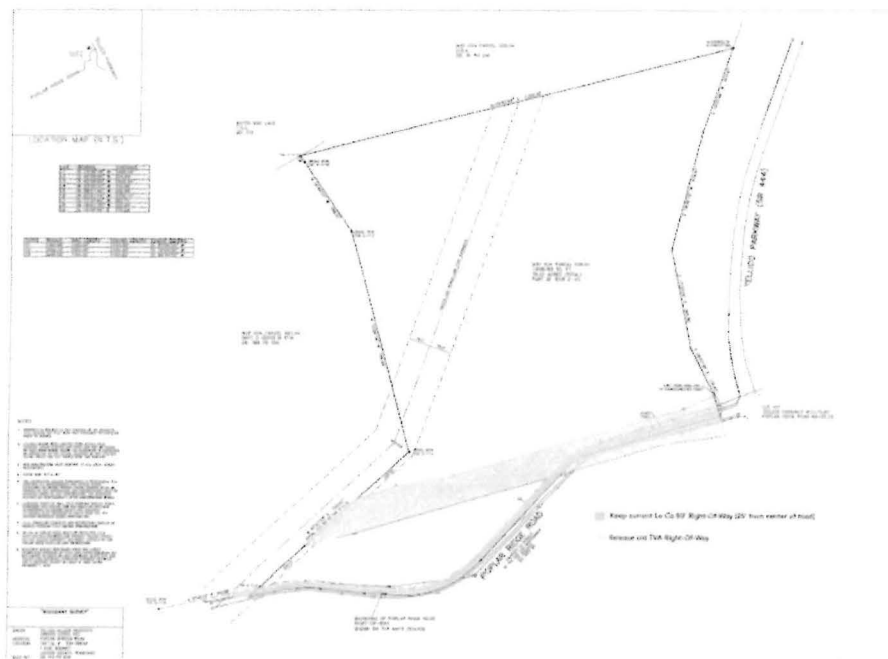
APPROVED: _____

DISAPPROVED: _____

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

Dated: _____

**ROAD CLOSURE OF TVA OLD EASEMENT,
REFERENCED BY LOUDON COUNTY TAX MAP 034, PARCEL 008.00
LOCATED ON POPLAR RIDGE RD, LOUDON COUNTY, TN,
SITUATED IN THE 1ST LEGISLATIVE DISTRICT**



RESOLUTION _____

**A RESOLUTION OF THE LOUDON COUNTY COMMISSION ACCEPTING
SUNFLOWER STREET, CLOVER CIRCLE, POPPY PLACE, SESAME STREET, &
LIMELIGHT LANE AT THE FARMSTEAD SUBDIVISION PHASE 1 & 2, INTO THE
PUBLIC ROADWAY SYSTEM, SAID ROAD LOCATED IN THE 6th LEGISLATIVE
DISTRICT OF LOUDON COUNTY, TENNESSEE**

WHEREAS, the Loudon County Commission has the authority under Tennessee Code Annotated to accept the dedication of roads, to adopt policies and standards for the acceptance of new roads and to reopen previously closed county roads; and

WHEREAS, the Loudon County Regional Planning Commission has received a request from the property owners of The Grove of Cedar Hills Subdivision to accept the following roads into the County Road system:

- 1) Sunflower Street
- 2) Clover Circle
- 3) Poppy Place
- 4) Sesame Street
- 5) Limelight Lane

WHEREAS, the Loudon County Regional Planning Commission approved the preliminary and final plat for the construction of the road and right of way dedication consistent with the minimum requirements of the subdivision regulations for Loudon County; and

WHEREAS, the Loudon County Road Superintendent has inspected the road and recommends acceptance of the road as a Loudon County Public Road.

NOW, THEREFORE, BE IT RESOLVED, that the Loudon County Commission approves the acceptance of this road, as shown on the attached map and described in this resolution, into the County's public roadway system.

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

This Resolution adopted _____

Attest, County Court Clerk

Loudon County Chairman

Approved: Loudon County Mayor

The vote on the question of approval of this Resolution by the Planning Commission is as follows:

APPROVED: _____

DISAPPROVED: _____

ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
DATE:

A RESOLUTION OF THE LOUDON COUNTY COMMISSION
ACCEPTING SUNFLOWER STREET, CLOVER CIRCLE, POPPY PLACE, SESAME STREET
& LIMELIGHT LANE LOCATED AT FARMSTEAD SUBDIVISION PHASE 1 & 2
INTO SAID ROAD SYSTEM
LOCATED IN THE 6th LEGISLATIVE DISTRICT OF LOUDON COUNTY, TENNESSEE

