Loudon County Commission Workshop

Loudon, Tennessee

Monday, November 16, 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 Whitfield

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-2, RURAL RESIDENTIAL DISTRICT TO A-3, DEVELOPING AGRICULTURE DISTRICT. LOUDON COUNTY TAX MAP 028, PARCEL 011.03, LOCATED 17165 BEALS CHAPEL RD, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT, APPROXIMATELY (1) ONE-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, F-1 FLOODWAY DISTRICT TO CFD, COMMUNITIES FACILITIES DISTRICT, LOUDON COUNTY TAX MAP 018, PARCEL 045.01, LOCATED 6869 BREAZEALE RD, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT, FOR APPROXIMATELY 3 ACRES

   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 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 (4) ONE-ACRE LOTS

Approved – 8 / Disapproved – 0 by Planning Commission

D) RESOLUTION EXTENDING THE TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY

Approved – 7 / Disapproved – 0 / Abstained – 1 by Planning Commission

E) RESOLUTION FURTHER EXTENDING THE TEMPORARY MORATORIUM ON THE APPROVAL OF RESIDENTIAL SUBDIVISIONS CONNECTING TO COUNTY ROADS

Approved – 8 / Disapproved – 0 by Planning Commission

4) Mayor – Buddy Bradshaw

A) 2027 Loudon County Commission Meeting Dates

B) 2027 Loudon County Government Holidays

5) Commissioner – Jason Tuttle

A) Loudon County Noise Resolution

6) Commissioner – Bob Gross

A) Shaw Family Property Zoning Issue

7) Commissioner - Van Shaver

A) Update on the Roane State/ Career Center in Lenoir City

8) Commissioner – Rick Dramm

A) Discussion of Leasing Vacant Space at Roane State

9) 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 028, PARCEL 011.03, LOCATED 17165 BEALS CHAPEL RD, LOUDON COUNTY, TN, SITUATED IN THE 6TH LEGISLATIVE DISTRICT, APPROXIMATELY (1) 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 June 12, 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 17165 Beals Chapel Rd, situated in the 6th Legislative District, referenced by Tax Map 028, Parcel 011.03, to be rezoned from A-2 (Rural Residential District) to A-3 (Developing Agriculture District). Approximately (1) 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 028, PARCEL 011.03,
LOCATED AT 17165 BEALS CHAPEL RD, LOUDON COUNTY, TN,
SITUATED IN THE 6TH LEGISLATIVE DISTRICT
APPROXIMATELY (1) 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-1, AGRICULTURE FORESTRY DISTRICT, F-1 FLOODWAY DISTRICT TO CFD, COMMUNITIES FACILITIES DISTRICT, LOUDON COUNTY TAX MAP 018, PARCEL 045.01, LOCATED 6869 BREAZEALE RD, LOUDON COUNTY, TN, SITUATED IN THE 5TH LEGISLATIVE DISTRICT, FOR APPROXIMATELY 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 June 12, 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 6869 Breazeale Rd, situated in the 5th Legislative District, referenced by Tax Map 018, Parcel 045.01, to be rezoned from A-1 (Agriculture Forestry District) F-1 (Floodway District) to CFD (Communities Facilities District). For approximately 3 acres. This rezone request is for the current property owners only, if property is sold the zone will revert to the original A-1 zoning.

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) F-1 (FLOODWAY DISTRICT)
TO CFD (COMMUNITIES FACILITIES DISTRICT)
REFERENCED BY LOUDON COUNTY TAX MAP 018, PARCEL 045.01,
LOCATED AT 6869 BREAZEALE RD, LOUDON COUNTY, TN,
SITUATED IN THE 5TH LEGISLATIVE DISTRICT , FOR APPROXIMATELY 3 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 RESIDENTIAL DISTRICT. LOUDON COUNTY TAX MAP 036, PARCEL 050.00, LOCATED 11066 UNITIA RD, LOUDON COUNTY, TN, SITUATED IN THE 3RD LEGISLATIVE DISTRICT APPROXIMATELY (4) 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 October 16, 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 (4) 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 (4) ONE-ACRE LOTS



LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION _____

RESOLUTION EXTENDING THE TEMPORARY MORATORIUM ON THE APPROVAL OF DATA CENTER FACILITY OPERATIONS IN LOUDON COUNTY

WHEREAS, on June 29, 2026, the Loudon County Board of Commissioners ("Commission") adopted Resolution No. 062926–N imposing a temporary moratorium on the approval of Data Center facility operations in Loudon County (the "Moratorium"). A true and correct copy of Resolution No. 062926–N and the minutes of the Commission meeting adopting the same are attached hereto as **Exhibit A**; and

WHEREAS, the Moratorium was adopted to allow the Commission, the Loudon County Regional Planning Commission ("Planning Commission"), and the Planning and Codes Director time 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, to address concerns related to Data Center facility operations, including infrastructure burdens, limited employment opportunity growth, noise, extraordinary electrical power consumption, and other impacts that may not align with the long-term economic goals and character of local rural and residential communities in the unincorporated areas of Loudon County; and

WHEREAS, the Commission finds that such review remains ongoing and that additional time is necessary to complete the development, consideration, and adoption of appropriate Data Center facility operation standards, rules and/or regulations; and

WHEREAS, the Commission further finds that allowing the Moratorium to expire prior to completion of such work could result in Data Center facility approvals that adversely impact the health, safety, and welfare of the citizens of the County;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this ___ day of _____, 2026, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, as follows:

1. Extension of Moratorium. The Moratorium previously adopted by the Commission on June 29, 2026, is hereby extended in its entirety, and all terms, conditions, definitions, and requirements set forth therein shall remain in full force and effect without modification unless expressly stated herein.

2. Duration of Extension. This extension shall remain in effect for a period of six (6) months immediately following the expiration of the original Moratorium, without interruption, unless earlier terminated by:

a. Adoption by the Commission of updated Data Center facility operation standards, rules, and/or regulations; or

b. Further action of the Commission modifying, rescinding, or further extending the Moratorium.

3. Continuing Effect. Except as expressly extended herein, all provisions of the original Moratorium shall remain unchanged and in full force and effect.

4. 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.

ATTEST: _____

Riley Wampler, County Clerk

_____

William Satterfield, 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 _____, 2026 are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

ATTEST: _____

Planning Commission Secretary

LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION _____

RESOLUTION FURTHER EXTENDING THE TEMPORARY MORATORIUM ON THE APPROVAL OF RESIDENTIAL SUBDIVISIONS CONNECTING TO COUNTY ROADS

WHEREAS, on December 15, 2025, the Loudon County Board of Commissioners ("Commission") adopted Resolution No.121525-A imposing a temporary moratorium on the approval of certain residential subdivisions connecting to County Roads (the "Moratorium"). A true and correct copy of Resolution No.121525-A and the minutes of the Commission meeting adopting the same are attached hereto as **Exhibit A**; and

WHEREAS, on June 1, 2026, the Commission adopted Resolution No.061126-F extending the Moratorium for a period of six (6) months immediately following the expiration of the original Moratorium (the "First Extension"). A true and correct copy of Resolution No.061126-F and the minutes of the Commission meeting adopting the same are attached hereto as **Exhibit B**; and

WHEREAS, the Moratorium was adopted, and subsequently extended, to allow the Commission, the Loudon County Regional Planning Commission ("Planning Commission"), and the County Road Superintendent ("Superintendent") time to review and recommend updated roadway standards and development requirements to ensure safe and adequate infrastructure within Loudon County, Tennessee ("County"); and

WHEREAS, the Commission finds that such review remains ongoing and that additional time is necessary to complete the development, consideration, and adoption of appropriate roadway and subdivision standards; and

WHEREAS, the Commission further finds that allowing the Moratorium, as previously extended, to expire prior to completion of such work could result in development approvals that adversely impact the health, safety, and welfare of the citizens of the County;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this ___ day of _____, 2026, with a quorum being present and a majority of the entire membership of the Commission voting in the affirmative, as follows:

1. Further Extension of Moratorium. The Moratorium adopted by the Commission on December 15, 2025, and extended by Resolution No. 061126-F on June 1, 2026, is hereby further extended in its entirety, and all terms, conditions, definitions, and requirements set forth therein shall remain in full force and effect without modification unless expressly stated herein.

2. Duration of Extension. This further extension shall remain in effect for a period of six (6) months immediately following the expiration of the extension granted by Resolution No. 061126-F, without interruption, unless earlier terminated by:

a. Adoption by the Commission of updated roadway and subdivision standards; or

b. Further action of the Commission modifying, rescinding, or further extending the Moratorium.

3. Continuing Effect. Except as expressly extended herein, all provisions of Resolution No. 121525-A, as extended by Resolution No. 061126-F, shall remain unchanged and in full force and effect.

4. 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.

ATTEST: _____
Riley Wampler, County Clerk

_____
William Satterfield, 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 _____ ___, 2026 are as follows:

APPROVED: _____

DISAPPROVED: _____

ABSTAINED: _____

ATTEST: _____
Planning Commission Secretary

LOUDON COUNTY COMMISSION
2027 Loudon County Commission Meeting Dates

County Commission Meetings	Workshop Meetings
January 4th	January 19th (Tuesday)
February 1st	February 16th (Tuesday)
March 1st	March 15th
April 5th	April 19th
May 3th	May 17th
June 7th	June 21st
June 28th (Budget Approval)	July 19th
August 2nd	August 16th
September 7th (Tuesday)	September 20th
October 4th	October 18th
November 1st	November 15th
December 6th	December 20th
Commission Meetings are at 6PM at Annex	**Workshops are at 6PM at Annex**

Workshop Meetings Schedule

4:00 PM – 4:30 PM	Capitol Projects Committee	County Office Building
4:30 PM – 5:00 PM	Purchasing Committee	County Office Building
3:00 PM – 5:30 PM	Budget Committee	County Office Building
6:00 PM	Commission Workshop	Courthouse Annex

** Commission Meeting Agendas are posted at www.loudoncounty-tn.gov prior to meeting **

2027 Loudon County Government Holidays

Day	Date	Holiday
Friday	January 1st	New Year's Day
Monday	January 18th	Martin Luther King Jr. Day
Monday	February 15th	President's Day
Friday	March 26th	Good Friday
Monday	May 31th	Memorial Day
Monday	July 5th	Independence Day
Monday	September 6th	Labor Day
Thursday	November 11th	Veteran's Day
Thursday	November 25th	Thanksgiving
Friday	November 26th	Day after Thanksgiving
Friday	December 24th	Christmas Eve
Monday	December 27th	Christmas Day

LOUDON COUNTY, TENNESSEE
BOARD OF COMMISSIONERS
RESOLUTION_____

RESOLUTION TO AUTHORIZE THE EXERCISE BY THE COUNTY OF CERTAIN POWERS GRANTED TO MUNICIPALITIES UNDER T.C.A. § 6-2-201(22) AND TO ADOPT STANDARDS GOVERNING EXCESSIVE NOISE

WHEREAS, the Tennessee General Assembly, through Tenn. Code Ann. § 5-1-118, has authorized counties, by resolution of their respective legislative bodies, to exercise certain powers granted to municipalities under Tenn. Code Ann. § 6-2-201, including subsection (22); and

WHEREAS, Tenn. Code Ann. § 6-2-201(22) empowers municipalities to "[d]efine, prohibit, abate, suppress, prevent and regulate all acts, practices, conduct, businesses, occupations, callings, trades, uses of property and all other things whatsoever detrimental, or liable to be detrimental, to the health, morals, comfort, safety, convenience or welfare of the inhabitants" and to exercise general police powers; and

WHEREAS, the Loudon County Board of Commissioners ("Commission") has determined that it would be beneficial to the inhabitants of Loudon County, Tennessee ("County") to adopt and exercise these regulatory authorities and general police powers with respect to the regulation of excessive noise; and

WHEREAS, Tenn. Code Ann. § 5-1-118(c)(1) requires that any resolution adopting these powers, and any subsequent regulations enacted thereunder, must be approved by a two-thirds (2/3) vote of the Commission;

NOW, THEREFORE, BE IT RESOLVED, by the Loudon County Board of Commissioners, in regular session assembled this _____ day of _____, 2026, with a quorum being present and two-thirds of the entire membership of the Commission voting in the affirmative that:

1. **Authority Granted**. Pursuant to Tenn. Code Ann. §§ 5-1-118 and 6-2-201(22), the County hereby exercises the powers granted to municipalities to regulate all acts, practices, conduct, businesses, occupations, callings, trades, uses of property and all other things whatsoever detrimental, or liable to be detrimental, to the health, morals, comfort, safety, convenience or welfare of the inhabitants and to exercise general police powers.

2. **Applicability and Limitations**. The exercise of such powers by the County shall be in accordance with all limitations provided in Tenn. Code Ann. § 5-1-118. Such authority shall not apply to those activities, businesses or uses of property and business occupations and practices which are exempted from regulation by Tenn. Code Ann. § 5-1-118(c)(2).

3. **Declaration of Nuisance**. The Commission finds that excessive noise is detrimental to the physical, mental and social well-being of the citizens of the County as well as to their comfort, living conditions, general welfare and safety and hereby declares it necessary to provide for more effective regulation of excessive noise. It is the intent of this Resolution to establish standards that will eliminate or reduce unnecessary and excessive noise, which is physically harmful and otherwise detrimental to individuals and the community in the enjoyment of life, property and conduct of business.

4. **Definitions**. As used in this Resolution, the following terms shall have the following meanings, unless the context clearly indicates that a different meaning is intended.

a. "Ambient noise" means the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far.

b. "A-weighted sound pressure level" mean the sound pressure level in decibels as measured on a sound level meter using the A-weighting network, as defined in American National Standard S1.4-1983 (R 1997). The level so read is designated dB(A).

c. "County" means Loudon County, Tennessee.

d. "Commercial use" means activity within or upon a premise where offices, clinics, kennels, shopping and service establishments exist and none of the gross floor area meets the definition of residential use, as set forth below.

e. "dB(A)" means the sound level shown in a reading made on the dB(A) scale.

f. "Decibel (dB)" means a unit for measuring the volume of a sound, equal to twenty (20) times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is twenty micropascals (twenty (20) micronewtons per square meter).

g. "Impulsive sound" means sound of short duration, usually less than one second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, drop forge impacts, and the discharge of firearms.

h. "Industrial use" means any activity within or upon a premise where manufacturing, processing or fabrication of goods or products takes place.

i. "Motor vehicle" means any motor vehicle required to be registered by the department of safety for the state, pursuant to Title 55 of the Tennessee Code.

j. "Person" means any individual, association, partnership, or corporation, and includes any officer or employee thereof.

k. "Public premise" means all real property, including appurtenances thereon, which is owned or controlled by any public governmental entity and shall include streets, alleys, parks and navigable waterways, but shall not include real property leased to any nongovernmental entity for residential, commercial or industrial use, as defined herein.

l. "Real property boundary" means a line along the ground surface, and its vertical extension, which separates the real property owned by one (1) person or entity from that owned by another person or entity, but not including intrabuilding real property divisions.

m. "Repair" means the restoration of a broken, damaged, or failed device, equipment, part, or property to an acceptable operating or usable condition or state.

n. "Residential use" means any premises lawfully used for human habitation under the ordinances of the County and the laws of the state and shall include schools, churches, hospitals, nursing homes, and similar institutional facilities. For purposes of this Resolution only, premises adjoining, adjacent to or opposite hospitals or nursing homes shall also be deemed residential use.

o. "Sound pressure" means the average rate at which sound energy is transmitted through a unit area in a specific direction.

p. "Sound pressure level meter" means an instrument used for measurement of the intensity of sound and accurately calibrated in decibels. Readings shall be made on a dB(A) scale.

5. **Standards**. No person shall cause, suffer, allow, or permit sound from any source which, when measured from the real property boundary of the source of the sound, is in excess of the following standards:

a. *Residential use.*

i. When the offending sound emanates from a residential use between the hours of 7:00 a.m. and 9:59 p.m., sound which has an A-weighted sound

pressure level of 65 dB(A), or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).

ii. When the offending sound emanates from a residential use between the hours of 10:00 p.m. and 6:59 a.m., sound which has an A-weighted sound pressure level of 60 dB(A), or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).

b. *Commercial use.*

i. When the offending sound emanates from a commercial use between the hours of 7:00 a.m. and 9:59 p.m., sound which has an A-weighted sound pressure level of 80 dB(A), or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).

ii. When the offending sound emanates from a commercial use between the hours of 10:00 p.m. and 6:59 a.m., sound which has an A-weighted sound pressure level of 75 dB(A), or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).

c. *Industrial use.* When the offending sound emanates from an industrial use, continuous or impulsive sound which has an A-weighted sound pressure level of 80 dB(A).

d. No person shall cause, suffer, allow, or permit from any source within a public premise any airborne sound which, when measured from the source of the sound, has an A-weighted sound pressure level in excess of 65 dB(A), or any impulsive sound which has an A-weighted sound pressure level of 80 dB(A). This subsection shall not apply to legitimate government operations.

e. Sound, whether continuous or impulsive, shall be measured at approximately five (5) feet above grade, using a slow meter response setting and using a windscreen when appropriate.

6. **General Prohibitions**.

a. Consistent with other provisions of this Resolution, and in addition thereto, it shall be unlawful for any person within the limits of the County to make, produce, cause, suffer, continue or allow to be produced or continued by human voice, machine, animal, or device, or any combination of same, any unreasonably loud, unusual, disturbing, or unnecessary noise which:

i. Disturbs the peace and quiet of any neighborhood;

ii. Which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area; or

iii. Which otherwise injures or endangers the comfort, repose, health, peace, safety, or welfare of others or injures or endangers personal or real property.

b. The standards which shall be considered in determining whether a violation of this section exists shall include, but shall not be limited to the following:

i. The frequency of the noise;

ii. The intensity of the noise;

iii. Whether the nature of the noise is usual or unusual;

iv. The frequency and intensity of the ambient noise, if any;

v. The proximity of the noise to residential sleeping facilities;

vi. The nature and land use of the area within which the noise emanates;

vii. The population density of the inhabitation of the area within which the noise emanates;

viii. The time of the day the noise occurs;

ix. The duration of the noise; and

x. Whether the noise is recurrent, intermittent, or constant.

c. The following acts are declared to be unreasonably loud, unusual, or unnecessary noises in violation of this Resolution, even if the noises referred to do not violate the noise level standards set forth in section 5:

i. *Animals.* The keeping of any animal, bird, or fowl which by frequent barking, howling, crying, singing, or causing any other frequent or long-continued noise, disturbs the comfort and repose of any person in the vicinity.

ii. *Defect in vehicle or noisy load.* The use of any automobile, motorcycle, or other vehicle so out of repair or loaded in such a manner as to create loud or unnecessary grating, grinding, rattling or other noise.

iii. *Drums and other attention-attracting devices.* The use of any drum or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show or sale.

iv. *Exhausts.* The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or motorboat engine except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.

v. *Horns and signaling devices on vehicles.*

A. The sounding of any horn or signal device on any automobile, motorcycle, bus, truck, or vehicle:

1. While not in motion, except as a danger signal that another vehicle is approaching apparently out of control or otherwise dangerously; or

2. If in motion, except:

a. After or as brakes are being applied and deceleration of the vehicle is intended;

b. Before passing another vehicle as a signal of intent to so pass;

c. Where state motor vehicle statutes require the sounding of such a horn or signaling device; or

d. When otherwise necessary as a danger signal.

B. Whenever the sounding of any horn or signaling device is permitted or required, such sound shall not be unreasonably loud or harsh and shall not be for an unreasonable duration of time.

vi. *Pneumatic devices.* The use of any mechanical devices operated by compressed air unless the noise created thereby is effectively muffled and reduced.

vii. *Radios, sound devices, etc.* The playing of any radio, musical instrument, or any other sound device, including but not limited to loudspeakers or other devices for reproduction or amplification of sound, in such a manner of with such volume, giving emphasis during the hours between 10:00 p.m. and 6:59 a.m.,

as to annoy or disturb the quiet, comfort, or repose of any person in any dwelling, hotel, or other type of residence, or of any person in the vicinity.

viii. *Steam whistles.* The blowing of any steam whistle attached to any stationary boiler, except to give notice of the time to begin or stop work, or as a warning of fire or danger, or upon request of proper County authorities.

ix. *Sound trucks.* The use or operation on or upon the public streets in the County of any device known as a sound truck, or any loudspeaker, sound amplifier or other instrument of any kind or character which emits therefrom loud and raucous noises and is attached to and upon any vehicle operated or standing upon the County streets.

x. *Yelling, shouting, hooting, etc.* Yelling, shouting, whistling, or singing on the public streets, or at any time or place so as to annoy or disturb the quiet, comfort, or repose of any person in any dwelling, hotel, or other type of residence, or of any person in the vicinity.

7. **Noise from Motor Vehicle**. Consistent with other provisions of this Resolution, and in addition thereto, no person shall use or operate any radio, tape player, record player, compact disc player or any similar device in or on a motor vehicle located on the public streets of the County, or within a public park, within a public parking lot or on any other public premise within the County, which is audible to a person of normal hearing sensitivity more than fifty (50) feet from such vehicle, nor shall any person use or operate any radio, tape player, record player, compact disc player or any similar device in or on a motor vehicle located on private property which is audible to a person of normal hearing sensitivity more than fifty (50) feet outside the real

property boundary of said property. Words and phrases need not be discernible for said sound to be "audible", and said sound shall include bass reverberation.

8. **Continuing Violations**. Each violation of this Resolution shall be considered a separate offense, and any violation continuing more than one-half (½) hour or reoccurring within one-half (½) hour shall be considered a separate offense for each half hour of violation.

9. **No Warning Required**. Nothing contained in this Resolution shall be construed as requiring any warning to any person before the enforcement of the provisions of this Resolution.

10. **Exceptions.** None of the terms or prohibitions contained in this Resolution shall apply to or be enforced against:

a. Any vehicle of the County or a public utility while engaged in necessary public business.

b. Excavations or repairs of bridges, streets or highways by or on behalf of the County or the state during the night, when the public welfare and convenience renders it impossible to perform such work during the day.

c. Emergency activities of the County or the state and emergency activities of public utilities when they are seeking to provide electricity, water or other public utility services and the public health, safety or welfare is involved.

d. Any special event authorized pursuant to the law, rules and regulations of the County.

e. Excavation, construction, demolition, repair, paving or alteration of buildings or streets. This exception shall not apply to such excavation, construction, demolition, repair, paving or alteration of buildings or streets in a residential use between the hours of 6:00 p.m. and 7:00 a.m. except in case of urgent necessity in the interest of

public health and safety, and then only with a permit from the building inspector. If the building inspector should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways between the hours of 6:00 p.m. and 7:00 a.m., and if he shall further determine that loss or inconvenience would result to any party in interest, he may grant permission for such work to be done between the hours of 6:00 p.m. and 7:00 a.m. upon application being made at the time the permit for the work is awarded or during the progress of the work.

f. Use of domestic power equipment (including but not limited to power lawn mowers, leaf blowers, trimmers, snowblowers, tillers, saws, sanders, drills or similar devices) between 8:00 a.m. and 9:00 p.m.

g. Attendant on-site noise connected with the actual performance of organized sporting events on school campuses and in publicly owned parks or facilities.

h. Warning devices on authorized emergency vehicles and on motor vehicles used for traffic safety purposes.

i. Amplified and unamplified bells and chimes on schools, public buildings and other places of assembly.

j. Use of motor vehicles for the collection and/or compacting of refuse, except that such vehicles shall not operate between 10:00 p.m. and 7:00 a.m. in a residential use.

k. Cleaning and maintenance of parking lots and access roadways held open to the public, but only when such activities are not feasible between 7:00 a.m. and 10:00 p.m.

l. Any aircraft in flight subject to federal law regarding noise control and any helicopter in the act of landing or taking off, provided such landing or taking off is otherwise lawful.

m. Air conditioning and refrigeration units appurtenant to a permanent structure, so long as the unit or any of its component parts is not so out of repair as to create loud or unnecessary grating, grinding, rattling or other noise.

n. Human sounds emanating from children twelve (12) years of age or under, including but not limited to speech and utterances of laughter, cries, and sounds associated with play.

o. Security alarms on structures or motor vehicles, except that such alarms must terminate operation within five (5) minutes after activation for continuous airborne sound and within fifteen (15) minutes for impulsive sound unless otherwise provided in this Resolution.

p. Religious or political gatherings and other activities protected by the First Amendment of the United States Constitution.

11. **Special Noise Permits**. The building official shall, upon proper application, grant special permits for limited exceptions from the provisions of this Resolution.

a. Special noise permits shall be issued only for events occurring on Friday, Saturday or a federally recognized holiday, and shall be effective only between the hours of 7:00 a.m. and 10:00 p.m. Special noise permits shall be limited to a single day, and no more than two (2) permits shall be issued to any premises in any twelve-month period, regardless of any change in ownership of the premises.

b. Any person seeking a special noise permit pursuant to this section shall file an application with the building official, which application shall contain specific information regarding the nature of the event for which the permit is sought, including the anticipated duration of the event, the address of the premises for which the permit is sought, the name (and address, if different from the premises for which the permit is sought) of the person seeking the permit, an acknowledgment of responsibility of the applicant for any violations of this Resolution resulting from noncompliance with the terms of the permit, and the signature of the applicant. Said application shall be filed no less than three (3) business days prior to the effective date of the permit.

c. Upon receipt of a properly executed and signed application, the building official shall issue a special noise permit to the applicant, which permit shall exempt the premises specified in the permit from the provisions of sections 5, 6, and 7 of this Resolution for the date specified in the permit, except that sound emitted from the premises shall in no way exceed the standards set forth in section 5 of this Resolution by more than 10 dB(A).

d. Noncompliance with any conditions of the permit or any of the provisions of this section shall invalidate the permit and subject the applicant and any other person on the premises to all provisions of this Resolution.

e. The permit shall be displayed prominently on the premises covered by the permit.

12. **General Sessions Jurisdiction and Penalties**. The General Sessions Court for Loudon County, Tennessee, shall have jurisdiction to adjudicate alleged violations of this Resolution and shall also have authority to impose fines on those individuals and entities the

General Sessions Court determines have violated one or more provisions of this Resolution. Any fine imposed by the General Sessions Court for a violation of this Resolution shall not exceed fifty dollars ($50.00).

13. **Repealer and Severability**. All prior resolutions, regulations, or policies of the County inconsistent with this Resolution are hereby repealed to the extent of such inconsistency and replaced by the standards and regulations contained within this Resolution. If any provision of this Resolution is held invalid, the remaining provisions shall remain in full force and effect.

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

ATTEST: _____

Riley Wampler, County Clerk

_____

William Satterfield, Chairman, Loudon County, Tennessee
Board of Commissioners

DATE: _____

APPROVED: _____

Rollen (Buddy) Bradshaw, Loudon County Mayor

Date: November 5, 2026

To:

Commissioner Chase Randolph, Loudon County Commissioner, District 1

100 River Road

Loudon, Tn 37774

Commissioner Bob Gross, Loudon County Commissioner

District 1

123 Okema Lane

Loudon, TN 37774

Mr. Billy Pickel, Loudon County Road Superintendent

292 Blair Bend Drive

Highway Department

Loudon, TN 37774

From:

Paul, Toni, and Shayne Shaw

537 Engel Road

Loudon, TN 37774

Subject: Urgent Notice: City of Loudon Municipal Overreach & Deeded County Access Corridor (Blair Lane / Blair Bend Drive)

Dear Commissioners Mr. Gross, and Mr. Randolph / Superintendent

Pickel,

We are writing to you as Loudon County residents and property owners regarding an ongoing jurisdictional and property rights issue along Blair Lane and Blair Bend Drive.

Our parcel remains entirely within Loudon County jurisdiction (unannexed). Our official boundary survey confirms **770.70 feet of continuous legal right-of-way frontage** terminating at an established iron corner pin at the intersection of Blair Lane.

The City of Loudon passed Ordinance 2011-12 to establish Blair Lane and give it a City street name. The Loudon City Planning Commissison recently voted to send their approval to the City Counsil's Office to recommend the abandonment of Blair Lane and transfer the public right-of-way along Blair Lane to a private corporate entity. While the City Council removed the ordinance from its agenda following our formal objections regarding inverse condemnation and county jurisdiction, City officials are continuing efforts—including filing revised municipal boundary maps with the State Comptroller—to bypass county authority and proceed with this closure.

Because municipal authority ends strictly at corporate city limits, the City of Loudon cannot unilaterally abandon, alter, or restrict a public right-of-way that serves as the primary commercial access for an unannexed County parcel without formal Loudon County review, coordination, and consent.

- **Split Maintenance Precedent:** Road jurisdiction in this immediate area carries documented split-maintenance history (e.g., the established county/city maintenance split on Webb Drive).

. **Active Encroachment & Physical Reality**

- **Daily Obstruction:** Industrial truck idling and parking along the paved right-of-way shoulder continuously obstructs our 770.70 feet of deeded frontage and blocks our entrance multiple times per week, when in reality, when the Blair Bend Inustrial Committee decided to finally repave one portion of the industrial park, with the added monies they received from then Tate & Lyle, and Speciality, they made their staging areas on our side of the shoulder instead of one 'their' side of Blair Bend. Actually, now Primient has that portion of the shoulder of the road on the right of way, littered with barrels and cones to prevent parking. I was told we could NOT place any obstructions on the right of way to deter trucks.
- **Good-Faith Offer Rejected:** We offered a reasonable compromise to run our deeded boundary straight down to Blair Bend Drive, which Primient rejected.

4. What We Are Asking Loudon County to Do

1. **Assert County Oversight:** Request that the County Commission and Highway Superintendent formally notify the City of Loudon that any right-of-way alteration affecting county access requires County review.
2. **Review Comptroller Map Filings:** Verify whether the City's newly submitted boundary maps attempt to unilaterally re-classify county rights-of-way or affect county tax parcel lines.
3. **Protect County Taxpayers:** Ensure that municipal actions do not strip commercial value or cause inverse condemnation of unannexed county land.

4. Proof of Historical Agricultural & County Status

Most municipal codes (including the City of Loudon's zoning and animal control ordinances) strictly limit or prohibit keeping large livestock like cattle—especially within industrial or residential city zones.

The fact that James (Bear) Webb leased and ran cattle on this parcel for years demonstrates:*"Bear Webb operated and leased this parcel for cattle grazing for years without municipal restriction—a land use that is consistent with Loudon County agricultural zoning, not City industrial zoning. This further establishes that our property has maintained an unbroken history as a County parcel, and the City cannot retroactively apply municipal restrictions or wipe out our County road frontag*

- **Historical Agricultural/County Use:** Running livestock is standard agricultural land use under Loudon County zoning (such as A-1 or A-2 agricultural zones).
- **Lack of Municipal Character:** The land was never developed, treated, or serviced as city municipal land. It operated as rural county acreage.

5. Legal Protections Under Tennessee Law

Even if the City attempts to claim the area was annexed or subjected to city ordinances, two key principles under Tennessee law protect established uses:

A. Tennessee Right to Farm Act (T.C.A. § 43-26-101 et seq.)

Under state law, established agricultural operations (including livestock grazing) are protected from retroactive municipal restrictions. A municipality cannot easily pass an ordinance that suddenly makes an ongoing, long-standing agricultural activity illegal on private land.

B. Pre-Existing Non-Conforming Use ("Grandfathering")

Under T.C.A. § 13-7-208, if land was used for a lawful agricultural purpose prior to any municipal zoning changes or city boundary adjustments, that use receives statutory protection. The City cannot use its local municipal codes to strip away historical land rights or retroactively penalize historical agricultural operations.

We respectfully request a brief meeting or site visit with you on Blair Lane to review our survey boundaries and ensure that Loudon County's authority and our deeded county access rights are fully protected before any municipal actions proceed.

Thank you for your time, leadership, and dedication to Loudon County property owners.

Sincerely,

Toni, Paul, and Shayne Shaw

CC: Commissioners Randolph, Gross, and Superintendent of Roads Mr. Billy Pickel

Roane State/ Career Center

Revenue Excess-Loss

Year	Total	Lenoir City	Loudon County
2016-2017	$51,911.00	$20,764.00	$31,146.00
2017-2018	$44,243.00	$17,697.00	$26,545.00
2018-2019	$42,443.00	$16,979.00	$25,469.00
2019-2020	$36,267.00	$14,507.00	$21,760.00
2020-2021	$39,383.00	$15,753.00	$23,629.00
2021-2022	$24,887.00	$9,955.00	$14,932.00
2022-2023	-$9,302.00	-$3,721.00	-$5,581.00
2023-2024	$9,282.00	$3,713.00	$5,569.00
2024-2025	-$27,151.00	-$10,860.00	-$16,291.00
2025-2026	-$14,665.00	-$5,866.00	-$8,799.00
10 Year Totals	$197,298.00	$78,921.00	$118,379.00
Loss Last 4 Years	$41,836.00	$16,734.00	$25,102.00

In 10 Years Utility Bills Have Increased from Around $75,000.00 to $120,000.00

Roane State/Career Center

Revenue	2025-2026	2024-2025	2023-2024	2022-2023	2021-2022	2020-2021	2019-2020	2018-2019	2017-2018	2016-2017	TOTAL
Lease/Rentals	$48,413.20	$52,414.30	$48,500.70	$48,913.20	$74,826.17	$75,017.28	$74,742.28	$75,167.28	$75,167.28	$74,717.28	$647,878.97
Utility Reimbur	$96,662.83	$92,387.15	$66,285.93	$90,178.98	$89,304.31	$73,654.56	$84,544.71	$83,516.50	$78,215.22	$77,260.06	$832,010.25
Total Rev.	**$145,076.03**	**$144,801.45**	**$114,786.63**	**$139,092.18**	**$164,130.48**	**$148,671.84**	**$159,286.99**	**$158,683.78**	**$153,382.50**	**$151,977.34**	**$1,479,889.22**
Expenditures											Total
Coordinator	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00	$8,400.00
Communi.				$543.12	$1,270.06	$1,275.46	$1,179.36	$1,008.80	$972.12	$922.58	$4,268.00
Lenoir City	$0.00	$0.00	$3,713.07	$0.00	$9,955.18	$15,753.21	$14,507.04	$16,979.68	$17,697.28	$20,764.60	$43,928.50
Maintenance	$1,917.28	$1,068.27	$251.41	$1,699.94	$2,843.87	$1,506.72	$1,406.23	$7,203.23	$6,057.02	$3,936.42	$10,693.72
Pest Control	$1,138.86	$921.60	$1,416.84	$403.20	$1,416.96	$472.32	$490.00	$515.32	$492.00	$510.00	$6,259.78
Cont Services	$34,492.51	$62,984.29	$32,590.34	$53,880.88	$49,152.67	$23,736.22	$33,298.69	$21,834.08	$21,451.34	$17,006.42	$290,135.60
Utilities	$120,508.99	$105,255.13	$69,522.79	$90,178.99	$82,610.87	$80,347.98	$84,544.75	$83,546.54	$78,215.22	$75,683.04	$632,969.50
Loudon Co.	$0.00	$0.00	$5,569.61	$0.00	$14,932.75	$23,629.81	$21,760.55	$25,469.51	$26,545.90	$31,146.91	$65,892.72
Other Charges							$175.00	$175.00		$60.00	$175.00
Trustee Com.	$484.12	$524.13	$522.57	$489.12	$748.12	$750.12	$725.37	$751.62	$751.62	$747.37	$4,243.55
Total Exp.	**$159,741.76**	**$171,953.42**	**$114,786.63**	**$148,395.25**	**$164,130.48**	**$148,671.84**	**$159,286.99**	**$158,683.78**	**$153,382.50**	**$151,977.34**	**$1,066,966.37**