



City of Loudon, Tennessee

Loudon Regional Planning Commission

AGENDA
LOUDON CITY HALL
2480 Hwy. 72 N.
WEDNESDAY, February 5, 2025
12:30 P.M.

1. Call to Order
2. Pledge of Allegiance and Roll Call

Debbie Hines, Chairman
Kevin Bookout
Dennis Brennan, Vice-Chairman
Ham Carey
Tim Dixon

Tim Henley, Secretary
Kelly Brewster
David Meers
Clayton Pangle
Scott Wilson

3. Approval of Minutes – December 4, 2024 Meeting
4. New Business;
 - A. Item for Discussion: Potential amendment of Article II of the Loudon Subdivision Regulations.
 - B. Item for Discussion: Consideration for amendments to Sections 14-203, 14-408 and 14-409 of the Loudon Zoning Ordinance.
5. Additional Public Comments
6. Announcements and/or comments from Board/Commission
7. Adjournment

Tenn. Code Ann. § 13-3-402

Copy Citation

Current through the 2024 Regular Session.

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13-3-402. Regional planning commission platting authority — Recording plat by county register — Variances.

(a)

(1) From and after the time when the regional planning commission of any region, as defined and created by the department of economic and community development, has adopted a regional plan which includes at least a major road plan or has progressed in its planning to the state of the making and adoption of a major road plan, and has filed a certified copy of such major road plan in the office or offices of the county register or registers of the county or counties lying in whole or in part in such region, then no plat of a subdivision of land within such region, other than land located within the boundaries of any municipal corporation, shall be filed for record or recorded until it has been approved by such regional planning commission or the staff of the regional planning commission if this responsibility has been delegated to the staff by the regional planning commission as provided in subsection (c), and such approval endorsed in writing on the plat by the secretary of the commission or by another designee of the regional planning commission; provided, that if the plat of subdivision divides the tract into no more than twenty-five (25) lots if the development received preliminary plan approval through the regional planning commission, or five (5) lots if the development did not require preliminary plan approval through the regional planning commission, the approval may be endorsed in writing on the plat by the secretary of the commission or by another designee of the regional planning commission without the approval of the regional planning commission, and upon certification by the regional planning commission, or by the planning staff of the regional planning commission if the commission has delegated this responsibility to its planning staff pursuant to subsection (c), that the subdivision complies with such regulations governing a subdivision of land as have been adopted by the regional planning

commission pursuant to § 13-3-403; provided further, that no request for variance from such regulations has been requested.

(2) No plat shall be submitted to or approved by the regional planning commission or the staff of the regional planning commission if this responsibility has been delegated to the staff by the regional planning commission as provided in subsection (c) unless it is submitted by the owner of the property to be subdivided by the plat, or a governmental entity. "Owner," for purposes of this section, means the legal or beneficial owner or owners of all the land proposed to be included in the proposed subdivision, or the holder of a written option or contract to purchase the land, or the attorney or authorized representative of any of the aforementioned.

(b) A county register shall not receive, file, or record a plat of a subdivision, or an amendment, modification, or correction to a recorded plat of a subdivision, without the approval of the regional planning commission, or the planning staff of the regional planning commission if this responsibility has been delegated to the planning staff pursuant to subsection (c), when and as required by this part. Each such plat so filed shall include the most recent recorded deed book number and page number for each deed constituting part of the property being platted. Notwithstanding this subsection (b), an easement or survey attached to an easement granted to the state, a county, municipality, metropolitan government, or entity of the state, county, municipality or metropolitan government, shall not constitute an amendment, modification, or correction of a recorded plat of a subdivision.

(c)

(1) A regional planning commission may delegate the responsibility for approval of a subdivision plat to the staff of the regional planning commission by a majority vote of the regional planning commission that is taken in a public meeting after being placed on the regional planning commission's meeting agenda and notice being provided as required for other matters before the regional planning commission.

(2) A regional planning commission may only delegate the responsibility for approval of a subdivision plat that includes:

(A) No more than twenty-five (25) lots and only if the development received preliminary plan approval through the regional planning commission; or

(B) No more than five (5) lots if the development did not require preliminary plan approval through the regional planning commission; provided, that:

(i) The subdivision complies with such regulations governing a subdivision of land as adopted by the regional planning commission pursuant to § 13-3-403;

(ii) No request for a variance from such regulations has been requested; and

(iii) A division of land requiring new road or utility construction is not approved by the planning staff under this subsection (c) unless the plan received preliminary approval by the regional planning commission.

(3) A regional planning commission shall not delegate to its planning staff the authority to preliminarily approve, finalize approval of, or certify a subdivision plat, regardless of the number of lots proposed for the subdivision plan, consistent with the parameters of this section, unless each county and municipal

legislative body, lying in whole or in part within, and subject to, the jurisdiction of the regional planning commission, approves such delegation by a majority vote of their respective legislative bodies.

(d) A regional planning commission may grant variances to subdivision regulations, if such variances are adopted at a public meeting of the commission.

History

Acts 1935, ch. 35, § 1; C. Supp. 1950, § 3493.10; impl. am. Acts 1972, ch. 542, § 15; Acts 1976, ch. 803, § 1; 1977, ch. 267, § 1; T.C.A. (orig. ed.), § 13-302; Acts 1981, ch. 73, § 1; 1988, ch. 554, § 1; 1989, ch. 591, §§ 1, 6; 2004, ch. 576, § 2; 2006, ch. 547, § 1; 2006, ch. 644, §§ 1, 3, 5; 2018, ch. 1000, §§ 2-4; 2022, ch. 994, §§ 1-3.

TENNESSEE CODE ANNOTATED

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CHAPTER 2**ZONING CODE****SECTION****14-201. Zoning Code and Zoning Map****14-202. Purpose of Zoning Code****14-203. Definitions**

14-201. ZONING CODE AND ZONING MAP. Title 14, Chapters 2 through 9, inclusive of this code shall be known as the zoning code, and a map entitled "Zoning Map of Loudon, Tennessee," dated _____, 1976, and referred to in this code as the zoning map and all explanatory matter thereon is hereby made a part of the zoning code and is on file in the office of the city recorder.

14-202. PURPOSE OF ZONING CODE. The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan for the purpose of promoting the public health, safety, convenience, order, prosperity, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fires, floods, panic, and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. They have been made with reasonable consideration among other things as to the character of each district and its peculiar uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

14-203. DEFINITIONS. For the purpose of this zoning code and in order to carry out the provisions and intentions as set forth herein, certain words, terms, and phrases are to be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular; the word "person" includes a firm, partnership, or corporation as well as an individual; the term "shall" is always mandatory and not directory; and the word "may" is permissive. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

The following words, terms, and phrases are hereby defined as follows and shall be interpreted as such throughout the zoning code. Terms not herein defined shall have the meaning customarily assigned to them.

ACCESSORY BUILDING: A subordinate building, the use of which is incidental to that of a main building and located on the same lot therewith.

ACCESSORY USE: A use customarily incidental, appropriate, and sub-ordinate to the principal use of land or buildings and located upon the same lot therewith.

ADULT BOOKSTORE: An establishment with 1% or more of its sales attributable to books, magazines, motion pictures, videos, periodicals and other materials which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined herein) for the sale to or for the observation by patrons therein.

ADULT MOTION PICTURE THEATER: A public place, whether open or enclosed, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "Specified Sexual Activities" or "Specified Anatomical Areas" (as defined therein) for the observation by patrons therein.

ALLEY: A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility and public service purposes.

ALTERNATIVE TOWER STRUCTURE: Man-made trees, clock towers, bell steeples, light poles, power poles or structures and similar alternative-design mounting structures that camouflage or conceal the presence of towers or antennas.

ANTENNA: Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

AREA, BUILDING: The total areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces, and steps.

AUTOMOBILE WRECKING: The dismantling, storage, sale, or dumping of used motor vehicles, trailers, or parts thereof.

BOARD: The Loudon Board of Zoning Appeals.

BUILDING AREA OF A LOT: That portion of a lot bounded by the required rear yard, side yards, and the building setback line.

BUILDING: Any structure intended for shelter, housing, or enclosure of persons, animals, or chattel, including tents, lunch wagons, dining cars, and similar structures whether stationary or movable.

BUILDING INSPECTOR: The zoning and codes officer or his authorized representative appointed by the city.

BUILDING, MAIN OR PRINCIPAL: A building in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

BUILDING PERMIT: A document permitting the erection of a structure in conformity with local regulations.

BUILDING SETBACK LINE: A line delineating the minimum allowable distance between the property line and a building on a lot, within which no building or other structure shall be placed except as otherwise provided.

CABARET: Any restaurant, bar, dance hall, nightclub or other such public place, which features exotic dancers, strippers, male or female impersonators or similar entertainers.

CONSTRUCTION/DEMOLITION: wastes means wastes, other than special wastes, resulting from construction, remodeling, repair, and demolition of structures and from road building. Such wastes include but are not limited to bricks, concrete, and other masonry materials, soil, rock, lumber, road spoils, rebar and paving material.

CREMATORY: The building or portion of a building that houses one (1) or more cremation chambers used for the reduction of body parts or bodies of deceased persons to cremated remains and the holding facility. CREMATORY includes crematorium.

DWELLING: A house, duplex, or other building used primarily as an abode except that the word "dwelling" shall not include mobile homes, trailers, tents, motels, or other structures designed or used primarily for transient residents.

DWELLING MULTIPLE: A dwelling designed for occupancy by three (3) or more families living independently of each other.

DWELLING UNIT: One or more rooms and a single kitchen designated as a unit for occupancy by only one family for cooking, living, and sleeping purposes.

ELECTRIC SERVICE: The furnishing of electric power and energy for lighting, heating, power or any other purpose for which electric power and energy can be used.

ELECTRIC UTILITY: Any public or private entity engaged in generating and/or transmission and/or distribution of electric power and energy for lighting, heating, power or any other purpose for which electric power and energy can be used.

FAA: Federal Aviation Administration.

FCC: Federal Communications Commission.

FILL AREA: means the area containing waste placed in final disposal and not including earthen berms or other facility appurtenances.

HEIGHT: When referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.

HEIGHT OF BUILDING: The vertical distance from the established average sidewalk grade, street grade, or finished grade at the building line, whichever is the highest, to the highest point of the building.

JUNK YARD OR SALVAGE YARD: A lot, land or structure, or part thereof, used primarily for the collection, storage and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition or for the sale of parts thereof.

LOADING AND UNLOADING SPACE: An area ten (10) feet by forty (40) feet with a fourteen (14) foot height clearance providing for the standing, loading, or unloading of a truck or other vehicle.

LOT: A piece, parcel, or plot of land in one ownership, which may include one or more lots of record, occupied or to be occupied by one principal building and its accessory buildings including the open spaces required under this ordinance.

LOT LINES: The boundary dividing a given lot from the street, an alley or adjacent lots.

LOT OF RECORD: A lot which is part of a subdivision recorded in the office of the county register of deeds, or a lot described by metes and bounds, the descriptions of which has been recorded in the office of the county register of deeds prior to the effective date of this zoning code.

MASSAGE: Shall mean the administering by any person by any method of exerting or applying pressure, friction, moisture, heat or cold to the human body, and/or the rubbing, stroking, kneading, pounding, tapping, or otherwise manipulating a part or whole of the human body or the muscles or joints thereof, by any physical or mechanical means. Massage shall also mean the giving, receiving, or administering of a bath to any person or the application of oil, lotion, or body paint to any person.

MASSAGE PARLOR: Any premise, public place, place of business or membership club where there is conducted the business or activity of furnishing, providing or giving for a fee or any other form of consideration a massage service or procedure. This definition shall not apply nor be construed to include a hospital, nursing home, medical clinic or the office of a duly licensed physician, surgeon, physical therapist, chiropractor, osteopath or licensed massage therapist, licensed through the State of Tennessee, Division of Health Related Board. Nor shall this definition be construed to include a barbershop or beauty salon operated by a duly licensed barber or cosmetologist.

MINOR: Any person less than eighteen years of age.

MOBILE HOME OR TRAILER: A movable living unit designed for year-round occupancy having no foundation other than wheels, jacks, or skirtings, which is capable of being moved, towed, or transported by another vehicle.

MANUFACTURED HOME COMMUNITY: Any area, tract, site, or plot of land whereupon mobile homes as herein defined are placed, located, or maintained, and shall include all equipment thereof.

NON-CONFORMING USE: A building, structure, or use of land existing at the time of enactment of the zoning code or subsequent amendment thereto which does not conform to the regulations of the district in which it is located.

NOXIOUS MATTER: Material (in gaseous, liquid, solid, particulate, or any other form) which is capable of causing injury to living organisms, chemical reactions, or detrimental effects upon the social, economic, or psychological well-being of individuals.

OPEN SPACE: An area on the same lot with a main building which is open, unoccupied, and unobstructed by structures from the ground to the sky except as otherwise provided in the zoning code.

PARKING LOT: An off-street facility including parking spaces with adequate provisions for drives and aisles for maneuvering and obtaining access, and for entrance and exit.

PARKING SPACE: An off-street space available for parking one motor vehicle and having an area of not less than two hundred (200) square feet exclusive of passageways and driveways giving access thereto, and having access to a street or alley.

PERSON: Any individual, firm, partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, estate, trust, receiver, trustee, syndicate, or any other group or combination acting as a unit.

PRINCIPAL USE: The specific primary purpose for which land or a building is used. Sign, billboard, or other advertising device: Any structure or part thereof or device attached thereto or represented thereon, which shall display or include any letter, words, model, banner, flag, pennant, insignia, or representation used as, or which is in the nature of an announcement, direction, or advertisement. The word "sign" includes the word "billboard" or any other type of advertising device, but does not include the flag, pennant, or insignia of any nation, state, city, or other political units.

SEXUALLY ORIENTED ADULT BUSINESSES: Retail uses devoted to the sale, distribution, viewing or provision of services that are characterized by emphasis upon the depiction of "Specified Sexual Activities" or "Specified Anatomical Areas", herein defined. Sexually oriented adult businesses include, but are not limited to, adult bookstores, adult night clubs/bars, adult motion picture theaters, cabarets, massage parlors, adult theaters, and all other businesses which regularly feature materials, acts or displays involving sexual excitement or enticements.

SPECIFIED ANATOMICAL SEXUAL AREAS:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks or anus.
2. Human female breasts below a point immediately above the top of the areola, even if completely and opaquely covered; or
3. Human male genitals in a discernibly rigid state even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITY:

1. Human genitals in a state of actual or simulated sexual stimulation or arousal;
2. Acts of actual or simulated human masturbation, sexual intercourse or sodomy;
3. Actual or simulated fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts;
4. Sexually oriented torture, beating or the infliction of pain;
5. Erotic touching, fondling or other such contact with an animal by a human being; or
6. Human excretion, urination, menstruation, vaginal or anal irrigation as part of or in connection with any of the activities set forth above.

STORY: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above; or any portion of a building between the topmost floor and the roof, which is used for human occupancy in which the floor area with eight (8) feet or more head clearance equals fifty (50) percent or more of floor area of the next story below. Provided it is not used as a dwelling unit, a top floor in which the floor area with eight (8) feet or more of head clearance equals less than fifty (50) percent of the floor area of the story next below shall be a "half-story." A basement shall be considered as a story if more than half of its height is above the average ground level from which the "height of a building" is measured or if it is used for residential purposes.

STREET: A public or private thoroughfare which affords the principal means of access to abutting property.

STRUCTURE: Any combination of materials, including buildings, constructed or erected, the use of which requires location on the ground or attachment to anything having location on the ground and including among other things, signs, billboards, and fences.

SWIMMING POOLS: An outdoor swimming pool shall be any pool or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth of any point greater than one and one-half (1-1/2) feet.

TEMPORARY STRUCTURE: A structure that does not have a continuous permanent foundation, that involves no grading or site improvements, and that, when removed, results in no physical alteration of the site.

TEMPORARY USE: A use established for a fixed period of time, with intent to

discontinue such use upon the expiration of such time, and that does not involve the construction or alteration of any permanent structure.

TOWER: Any structure that is designed and constructed primarily for the purpose of Supporting one or more antennas for telephone, radio and similar communication purposes, Including self-supporting lattice towers, guyed towers, or monopoly towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and other similar structures. This term includes the structure and any support structures.

TRAVEL TRAILER: A vehicular, portable structure designed as a temporary dwelling for travel, recreation, and vacation uses.

TRAVEL TRAILER PARK: A plot of land designed and equipped to accommodate travel trailers for short periods of time.

TRUCK STOP: A facility intended to provide services to the trucking industry including, but not limited to, parking for extended or overnight stay, restaurants, motels, truck washing and repair services, both facilities and game rooms for drivers, in addition to fueling services.

USE: The purpose for which land or a building or other structure is designed, arranged, or intended, or for which it is or may be occupied or maintained.

YARD: A yard is an open space on the same lot with a principal building, open, unoccupied, and unobstructed by buildings from the ground to the sky except as otherwise provided in this ordinance, provided that accessory buildings may be located in a rear yard.

YARD, FRONT: The yard extending across the entire width of the lot between the nearest part of the principal building, including porches, and the front lot line.

YARD, REAR: The yard extending across the entire width of the lot between the nearest part of the principal building, including porches, and the rear lot line.

YARD, SIDE: The yard extending along the side lot line from the front yard to the rear yard, and lying between the side lot line and the nearest part of the principal building, including covered porches.

- a. Grocery stores, drug stores, barber and beauty shops, laundry and dry cleaning pick up stations, doctors and dentist offices, established for the convenience of the neighborhood.
2. Uses and structures permitted on review by the Board of Zoning Appeals.
3. Prohibited uses and structures. Manufacturing uses or any commercial or other use not specifically permitted or permissible on review by the Board of Zoning Appeals.
 - a. Mobile homes, manufactured homes or other temporary structures. *(Amended by Loudon City Council 2/9/04.)*
 - b. Truck stops
4. Area regulations
 - a. Minimum lot width at building line...50 ft.
 - b. Minimum depth of front yard.....35 ft.
 - c. Minimum depth of rear yard.....20 ft.
 - d. Minimum width of side yards.....10 ft. each

No building in the C-3, Local business district shall exceed one (1) story in height. Also, no building in the C-3 district shall exceed two thousand (2,000) square feet in area.

14-408. M-1, LIGHT INDUSTRIAL DISTRICT. This district is established to provide for manufacturing, warehousing, and similar light industrial uses. Within the M-1, Light Industrial District, as shown on the Zoning Map of Loudon, Tennessee. The following regulations plus other appropriate provisions of this zoning code shall apply:

1. Permitted uses and structures.
 - a. Railroad and motor vehicle transportation, including truck terminals and truck stops.
 - b. Aircraft transportation.
 - c. Marine transportation.

- d. Communication Towers, in compliance with Section 14-615, Performance Standards for Permitting Telecommunication Towers and Antennas.
- e. Public utilities.
- f. Wholesale trade.
- g. Retail trade - building materials, hardware, and farm equipment.
- h. Warehousing and storage services.
- i. Agricultural processing.
- j. Food and kindred products manufacturing not including meat products manufacturing.
- k. Textile mill products manufacturing.
- l. Apparel and other finished products manufacturing made from fabrics and similar materials.
- m. Lumber and wood products manufacturing.
- n. Furniture and fixtures manufacturing.
- o. Printing, publishing, and allied industries.
- p. Rubber and miscellaneous plastic products.
- q. Stone, clay, and glass products manufacturing.
- r. Fabricated metal products manufacturing not including ordinance and accessories.
- s. Professional, scientific, and controlling instruments manufacturing.
- t. Small article manufacturing - jewelry; musical instruments; toys; pens, pencils, and other office and artists' materials; costume jewelry; tobacco; and motion picture production.
- u. Signs and billboards subject to the provisions of Section 14-604.

- v. Any use or structure customarily incidental to the above uses.
2. Prohibited uses and structures. Any use or structure not specifically permitted or permitted on review by the Board of Zoning Appeals is prohibited.
 3. Area regulations. All buildings and structures shall be located so as to comply with the following minimum requirements:
 - a. Minimum depth of front yard...30 ft.
 - b. Minimum depth of rear yard....20 ft.
 - c. Minimum width of side yard:
 - 1-story building10 feet each side
 - 2-story building.....15 feet each side
 - 3-story building.....20 feet each side
 - d. There shall be no required minimum lot area for industrial districts except as should be needed to satisfy the above space requirements and requirements pertaining to off-street parking and loading, respectively.
 4. Environmental controls. The applicant for a building permit in the M-1, Light Industrial District must present, as a part of the application, documentation demonstrating that the proposed industry will not represent a hazard to the community safety, health, welfare, or amenity. This includes, but is not limited to, the following:
 - a. Documentation that a proposed use will be served by adequate water and wastewater facilities approved by the Loudon Board of Utilities and the Tennessee Department of Public Health.
 - b. Documentation that adequate means are available for the disposal of all solid waste.
 - c. Documentation that proposed industrial uses will comply with all applicable federal, state, and local air and water pollution control laws and/or regulations.

The Building Inspector shall not issue a building permit for any industrial use he believes may have the potential to be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration,

and the like, and those uses deemed dangerous due to potential explosion hazards, threat of fire, or poisonous fumes. Any of the above uses shall be permitted only on written approval of the Board of Zoning Appeals under the provisions of Section 14-804 and subject to such conditions and safeguards as may be required by said Board in the interests of public health, safety, and welfare.

14-409. M-2, HEAVY INDUSTRIAL DISTRICT. This industrial district is provided for heavy manufacturing uses and processes. Within the M-2, Heavy Industrial District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus other appropriate provisions of this zoning code shall apply:

1. Permitted uses and structures.
 - a. All uses permitted in the M-1, Light Industrial District.
 - b. Meat products manufacturing.
 - c. Paper and allied products manufacturing.
 - d. Chemicals and allied products manufacturing.
 - e. Petroleum refining and related services.
 - f. Primary metal industries.
 - g. Mining activities and related services.
 - h. Crematory(ies) and crematorium(s) (human or animal). (*amended by City Council 12/16/13*)
 - i. Any use or structure customarily incidental to the above uses.
2. Uses and structures permitted on review by the Board of Zoning Appeals
 - a. Sexually Oriented Adult Businesses, in compliance with Section 14-616, Sexually Oriented Adult Businesses
3. Prohibited uses and structures. Any use or structure not specifically permitted is prohibited.
4. Area regulations. All buildings, structures, and principal operations shall be located so as to comply with the following minimum requirements:

- a. Minimum depth of front yard...40 feet
 - b. Minimum depth of rear yard....25 feet
 - c. Minimum width of side yards:
 - 1-story building20 feet each side
 - 2-story building.....25 feet each side
 - 3-story building.....30 feet each side
5. Environmental controls. The applicant for a building permit in the M-2, Heavy Industrial District must present, as a part of the application, documentation demonstrating that the proposed industry will not represent a hazard to the community safety, health, welfare, or amenity. This includes, but is not limited to, the following:
- a. Documentation that a proposed use will be served by adequate water and wastewater facilities approved by the Loudon Board of Utilities and the Tennessee Department of Public Health.
 - b. Documentation that adequate means are available for the disposal of all solid waste.
 - c. Documentation that proposed industrial activities will comply with all applicable federal, state, and local air and water pollution control laws and/or regulations.

14-410. F-1, FLOODPLAIN DISTRICT (see title 14, chapter 4)

14-411. P-1, PROFESSIONAL AND CIVIC DISTRICT. The purpose of this district is to provide areas for the development of professional offices and services, hospitals, schools, churches and other places of public assembly. Regulations are designed to control development in such a manner as to not be incompatible with permitted residential uses. Within the P-1, Professional and Civic District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus other applicable provisions of the Zoning Ordinance shall apply:

- 1. Permitted uses and structures.
 - a. Any use permitted and as regulated in the R-2, High Density Residential district.