

ORDINANCE NO. 03-19

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO ADD PROVISIONS FOR AGRICULTURAL USES IN THE C-1, C-2, AND C-3 ZONING DISTRICTS ON PARCELS OF AT LEAST 50 ACRES OR MORE IN THE TOWN OF MONTEAGLE, TENNESSEE**

**WHEREAS**, *Tennessee Code Annotated (TCA)* § 13-7-201 provides the authority for the zoning of territories within a municipality; and

**WHEREAS**, the Monteagle Regional Planning Commission has certified zoning districts as provided for in *TCA* § 13-7-202; and

**WHEREAS**, *TCA* § 13-7-204 authorizes amendments to a zoning map and text of the zoning ordinance; and

**WHEREAS**, in accordance with *TCA* § 13-7-203, subsection (a), the Monteagle Regional Planning Commission has approved and recommended the zoning ordinance amendments herein described to the Monteagle Mayor and Board of Aldermen; and

**WHEREAS**, in accordance with *TCA* § 13-7-203 subsection (a), an advertised public hearing was held regarding this zoning ordinance amendment.

**BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF MONTEAGLE, TENNESSEE**, that Section 501, Schedule of Permitted Uses, be amended as follows:

- Section 1.** Edit Section 501 table, subsection "Other Land Uses", to include "Agricultural Uses" within C-1, C-2, and C-3 zones;
- Section 2.** Include the following within Chapter Five as Section 503:
- This use includes tilling of soil, the raising of crops, horticulture, and gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including agricultural industry or business, such as fruit or vegetable-packing plants, animal hospitals, or similar uses.
    - o Agricultural uses are permitted on a single parcel of at least 50 or more acres.
- Section 4.** Renumber all following sections in Chapter Five sequentially beginning with 504 to maintain alphabetical order.

**BE IT FURTHER ORDAINED THAT** this Ordinance shall be effective immediately upon final passage, the public welfare requiring it.

First Reading: February 25, 2019

Second Reading March 25, 2019

Date of Public Hearing: March 25, 2019

Dain Angley  
Mayor, Town of Monteagle

Attest: Debbie Taylor  
Town Recorder