

ORDINANCE NUMBER 17-03

**AN ORDINANCE OF THE TOWN OF MONTEAGLE, TENNESSEE,  
AMENDING THE ZONING MAP TO REZONE PROPERTY AT 829 DIXIE LEE HIGHWAY  
FROM C-3 INTERCHANGE COMMERCIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT**

WHEREAS TCA § 13-7-201 allows municipal governments the authority to regulate land use through zoning of its jurisdictional territory; 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 the municipal zoning map and provides for that process; and

WHEREAS the planning commission provided an opportunity submit comments in favor of or against the proposed rezoning at an advertised public hearing held in conjunction with its regular meeting on May 2, 2017; and

WHEREAS the planning commission, at its meeting on June 26, 2017, determined the proposed rezoning met the Grounds for an Amendment as outlined in Section 6.090 of the Monteagle Zoning Ordinance and recommended \_\_\_\_\_ the rezoning by a vote of 3/0; and

WHEREAS the board of mayor and aldermen provided an opportunity submit comments in favor of or against the proposed rezoning at an advertised public hearing prior to the final reading of this ordinance; and

BE IT ORDAINED by the Town of Monteagle, Tennessee, as follows:

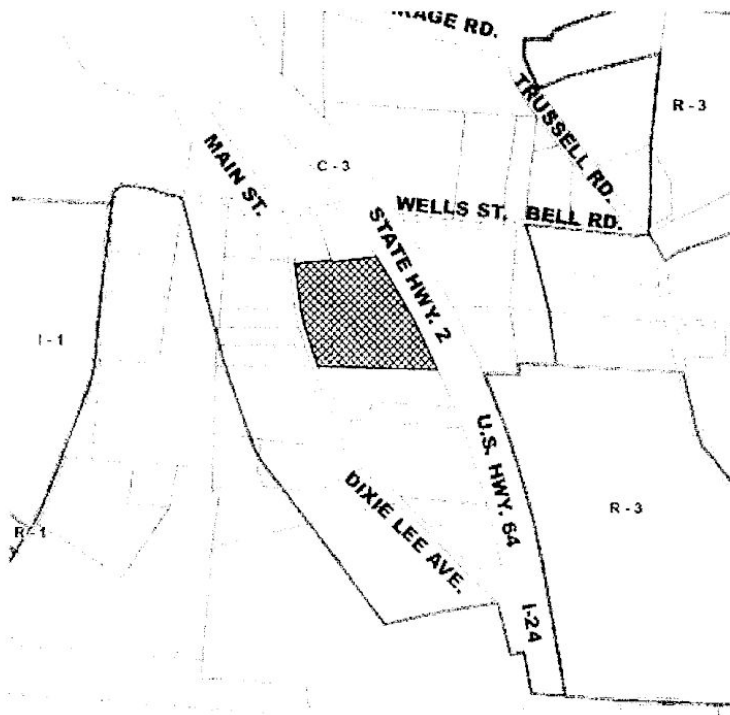
SECTION 1. The official zoning map is hereby amended by rezoning property located at 829 Dixie Lee Highway (Marion County tax map 040 parcel 005.00) from C-3 Interchange Commercial District to I-1 Light Industrial District. This property is the same as that described in Deed Book 384 page 627 ROMC.

BE IT FURTHER ORDAINED that every section, sentence, clause, and phrase of this ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not effect or impair any other section, sentence, clause, or phrase.


# Monteagle, Tennessee

Dixie Lee Hwy. Rezoning Request C-3 to I-1  
Marion County Tax Map 040, Parcel 005.00

Ordinance No. \_\_\_\_\_



### Legend

 Subject Area

Map Prepared By:  
Community Development  
Southeast Tennessee Development District  
Chattanooga, TN  
Geographic Information Systems

This map is for planning purposes only.  
This is not an engineering map.

Source: SETDD & 2017 TNBMF Data

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### NOTICE OF A PUBLIC HEARING

The Monteagle Board of Mayor & Aldermen will conduct a public hearing in conjunction with its regularly scheduled meeting at 6:00pm June 26, 2017, at Monteagle City Hall. The purpose of this hearing is to receive comments on the proposed rezoning of property located at 829 Dixie Lee Highway (Marion County Tax Map 040 Parcel 005.00) from C-3 Interchange Commercial District to I-1 Light Industrial District. All interested parties are encouraged to attend.

### MAILING LIST

All property owners within 500 feet, West of I-24

Viral & Paruben Lala	742 Dixie Lee Ave	Monteagle	TN	37356
Gene & Kimberly Nixon	PO Box 248	Monteagle	TN	37356
James David Oliver	850 West Main St	Monteagle	TN	37356
Richland South LLC	749 Duncan St	Brentwood	TN	37027
Paul & Ruth Hua	1215 Payne Dr	Los Altos	CA	94024
Harold Martin	1422 Sparta St	McMinnville	TN	37110
Judy Davenport	PO Box 218	Monteagle	TN	37356
Jacky Richard French	931 Dixie Lee Ave	Monteagle	TN	37356
Donna French	PO Box 18	Monteagle	TN	37356
Jeffrey Kern	829 Dixie Lee Ave	Monteagle	TN	37356
Fred Messick	815 Dixie Lee Ave	Monteagle	TN	37356
Rodney Kilgore	801 Dixie Lee Ave	Monteagle	TN	37356
Mary Smith Shannonhouse	PO Box 897	Tracy City	TN	37387
John Lewis Knost & Lee Parker	640 Elgin Ave	Monteagle	TN	37356
Bible Baptist Church	360 Wells St	Monteagle	TN	37356
Barbara Teasley	348 Wells St	Monteagle	TN	37356