

ORDINANCE NO. 21-23

AN ORDINANCE TO AMEND SECTION 501 OF THE ZONING ORDINANCE FOR THE TOWN OF MONTEAGLE, TENNESSEE TO INCLUDE ADDITIONAL RESIDENTIAL LAND USES IN THE R-3 HIGH-DENSITY RESIDENTIAL DISTRICT

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 shown on Attachment 1. This amendment permits the following land uses in the R-3 High-Density Residential District: Duplexes, Mobile Homes (double-wide), Single Family Dwellings and Temporary Dwelling Units.

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

First Reading: 12-13-21

Second Reading 1-31-22

Date of Public Hearing: 1-31-22

Maisha Rodman
Mayor, Town of Monteagle

Attest: Debbie Taylor
Town Recorder

facilities (indoor)										
Animal and veterinary facilities (outdoor)		•		•						Section 505
Artisan workshops	•	•		•						Section 506
Automotive fuel sales		•	•							Section 507
Automotive body shops and service facilities		•	•	•						Section 508
Automotive wash facilities		•	•							Section 509
Banks and financial institutions	•	•								
Bed and breakfasts	•	•			•		•	•		Section 510
Breweries and distilleries	•	•	•	•						Section 511
Business and professional offices	•	•								
Commercial kennels					•					Section 515
Commercial recreation and leisure activities		•								Section 516
Convenience stores	•	•	•							Section 517
Drug stores and pharmacies	•	•								
Flea markets		•								
Funeral homes	•	•								
Golf courses and country clubs		•			•	•	•	•	•	
Greenhouses and nurseries	•	•		•	•	•	•	•	•	Section 519
Health clubs, spas, gyms	•	•								
Hotels and motels	•	•	•						•	Section 521
Liquor stores	•	•								Section 523
Mobile home and RV sales		•		•						
Personal service establishments	•	•								Section 528
Restaurants, excluding drive-ins and drive-throughs	•	•	•							Section 531
Restaurants, including drive-ins and drive-throughs		•	•							Section 531
Retail and commercial uses	•	•								
Rooming/boarded houses	•	•				•		•	•	Section 510
Service commercial uses	•	•								
Shooting ranges		•		•						Section 533
Theaters	•	•							•	
Truck stops and fueling stations				•						Section 540
Truck service facilities				•	•					Section 540
Vehicle sales and rental		•								Section 541
Wholesale sales		•		•						

INDUSTRIAL USES	C-1	C-2	C-3	I-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements
General warehouses				●						
Hazardous and flammable materials sales and storage				●						Section 520
Heavy vehicle and equipment service facilities				●						
Industrial uses and services				●						
Junkyards				●						Section 522
Self-storage facilities		●		●						Section 532
Wrecker services				●						Section 542

OTHER LAND USES	C-1	C-2	C-3	I-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements
Accessory structures and uses	●	●	●	●	●	●	●	●	●	Section 502
Agricultural Uses	●	●	●							Section 503
Billboards				●						Section 908
Campgrounds		●						●		Section 512
Cluster developments		●			●	●	●	●	●	Section 514
Planned unit developments (PUDs)					●		●	●	●	Section 529
Recreational vehicles (RVs)		●			●	●	●	●	●	Section 530
Signs, excluding billboards	●	●	●	●	●	●	●	●	●	Chapter 9
Swimming pools	●	●	●		●	●	●	●	●	Section 534
Telecommunications facilities	●	●	●	●	●	●	●	●	●	Section 535
Temporary uses	●	●	●	●	●	●	●	●	●	Section 537

****Uses highlighted in green shall only be granted upon approval of a special exception, per section 1107**