

ORDINANCE NO. 07-22

**AN ORDINANCE TO AMEND SECTION 708 PLANT CLASSIFICATIONS
OF THE ZONING ORDINANCE OF
THE TOWN OF MONTEAGLE, TENNESSEE**

- WHEREAS,** the authority granted in Tennessee Code Annotated (TCA), Section 13-7-201, allows for the zoning of territory within a municipality; and
- WHEREAS,** the Monteagle Board of Mayor & Aldermen has implemented zoning districts as provided for in TCA, Section 13-7-202; and
- WHEREAS,** TCA Section 13-7-204 enables a municipality with the authority to amend zoning ordinances and zoning maps; and
- WHEREAS,** in accordance with TCA, Section 13-7-203(A), an advertised public hearing was held prior to the adoption of this zoning ordinance amendment; and
- WHEREAS,** in accordance with TCA, Section 13-7-203(B), the Monteagle Municipal-Regional Planning Commission approved and recommended the zoning amendment herein described to the Monteagle Board of Mayor and Aldermen;
- WHEREAS,** pursuant to the requirements of TCA, Section 13-7-204, the planning commission has recommended amendments to the zoning ordinance, as herein described; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor & Aldermen of the Town of Monteagle, Tennessee that the Monteagle Zoning Ordinance be and hereby is amended as shown below:

Section 1: Section 708 Plant Classifications, shall be amended by including the following sentence to the first paragraph:

In areas where designated wetlands are present, the property owner/developer/landscape architect shall install adequate landscaping that addresses the intent and purpose of this ordinance as well as fulfilling the requirements of the Tennessee Department of Environment and Conservation.

NOW, THEREFORE, BE IT FURTHER ORDAINED THAT this Ordinance shall become effective immediately from and after its date of final passage.

First Reading: March 21, 2022

Final Reading: April 25, 2022

Date of Public Hearing: April 25, 2022

Marilyn C. Rodman
Mayor

ATTEST: Debbie Taylor
Town Recorder

NOTICE OF PUBLIC HEARING

In accordance with Tennessee Code Annotated (TCA) 13-7-203, notice is hereby given of a public hearing to be held on 4-25 at 5:45 at the Monteagle Town Hall. The purpose of this hearing is to receive public input on a proposed amendment to the Monteagle Zoning Ordinance to amend **Section 708 - Plant Classifications**. The amendment would require developers to fulfill both the Monteagle Zoning Ordinance landscape requirements and TDEC's requirement for planting native plant species in designated wetland areas.

Copies of the proposed zoning ordinance amendment are available for public inspection during regular business hours at town hall.

All interested parties are encouraged to attend.

Honorable Marilyn Rodman
Mayor