

MINUTES
BZA
OCTOBER 4, 2022
4:30 PM

PRESENT: CHAIRMAN, BILL BEARD
MARILYN RODMAN
MICHAEL PARMLEY
DE DE CLEMENTS
RICHARD BLACK
NATE WILSON

ABSENT: MATT UNDERHILL

After the meeting was called to order Mr. Michael Parmley made a motion to approve the minutes of July 5, 2022. Mr. Richard Black seconded the motion and it passed 6/0.

The purpose of the meeting is an application for Special Exception to allow campgrounds at 355 Wells Street that was recently rezoned to R-3 Tax Map 40 Parcel No. 003.00 Marion County. There was discussion and comments from the citizens. Mr. Nate Wilson made a motion to approve this request for special exception for a campground at this location. Mr. Richard Black seconded the motion and it passed unanimously 6/0.

There being no other business the meeting was adjourned at 5:05 pm.

Respectfully submitted,



CHAIRMAN, BILL BEARD



CITY RECORDER, DEBBIE TAYLOR

Monteagle Board of Zoning Appeals
Tuesday, October 4th, 2022, 4:30 pm CST

Town Hall
24 Dixie Lee Avenue
Monteagle, TN 37356

Agenda

- Nate Wilson
- Richard Black
- Dede Clement
- Bill Beard Matthew Underhill
- Michael Parmley Marilyn Rodman, Mayor

I. Call to Order

II. Approval of Previous Meeting Minutes

A. June 7th, 2022

III. New Business

A. Application for Special Exception

- a. Applicant is requesting special exception to permit campgrounds in recently rezoned R-3 property at 355 Well Street.
- b. Tax Map 40 Parcel No. 003.00 (Marion)

IV. Adjournment

APPLICATION FOR SPECIAL EXCEPTION

TOWN OF MONTEAGLE, TENNESSEE

16 DIXIE LEE AVENUE, MONTEAGLE, TN 37356 (PHYSICAL) | PO BOX 127, MONTEAGLE, TN 37356 (MAILING)

PHONE: (931) 924-2265 / FAX: (931) 924-2264

Notice to Special Exception Applicants: The board of zoning appeals is authorized to grant special exceptions from the general requirements of the Monteagle zoning ordinance only for those scenarios and developments for which such special exception authorization has been granted by the Monteagle board of mayor and alderman. The BZA is authorized to impose such conditions it deems necessary to protect the public health and safety and to ensure the spirit and intent of the zoning ordinance is upheld.

COMPLETE ALL APPLICABLE SECTIONS AND SUBMIT REQUIRED MATERIALS.

APPLICANT INFORMATION	
Name: <u>James David Oliver</u>	Phone: <u>423-421-8412</u>
Mailing Address: <u>844 West Main Street</u>	Email: <u>jdoliver@thesmokehouse.com</u>
PROJECT INFORMATION	
Name of Project or Development for which Special Exception is Requested: <u>Monteagle Villages at Monteagle</u>	
Physical Address of Project or Development: <u>355 Wells Street</u>	
Tax Map No. <u>Marion County Map 40 0003.00</u>	Current Zoning: (Circle) R-1 R-2 R-3 R-4 I-D C-1 C-2 C-3 I-1
SPECIAL REQUEST INFORMATION	
Specific section and zoning requirement for which special exception is requested: <u>512 Campgrounds</u>	
Describe special exception request: (Example: Request to place additional dwelling unit on property) <u>To Allow this specific property 512 Campground Use</u>	
Describe justification for special exception, including how the request meets the applicable evaluation criteria. <u>The proposed project is a vacation resort and incorporates Cabin rentals and RV-Camping overnight parking</u>	
<i>Attach additional pages if necessary and provide documentation (e.g. site plan, architectural renderings, subdivision plat) that may assist with application review.</i>	

I hereby certify that the information provided on this application is true and correct. I understand that this application and any supplemental materials will be presented in public meetings and that the Monteagle board of zoning appeals may conduct a public hearing on my request. I also understand that this application does not provide any guarantee that the board of zoning appeals will grant the requested special exception.

Applicant: J. Oliver, Property owner Date: 9/13/2022

CITY USE ONLY			
Office Review	Application fee:	Staff Initial For Payment:	Payment Date:
Planning Action	Date Referred to Planning Staff:	Date of BZA Meeting:	BZA Final Action:

ORDINANCE NO. 10-22

AN ORDINANCE TO AMEND SECTION 501 OF THE ZONING ORDINANCE FOR THE TOWN OF MONTEAGLE, TENNESSEE TO INCLUDE CAMPGROUNDS AS A USE GRANTED UPON APPROVAL OF A SPECIAL EXCEPTION IN R-3, PER SECTION 1107

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 campgrounds in R-3 as a use granted upon approval of a special exception, per Section 1107.

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

First Reading: June 27, 2022
Second Reading: July 25, 2022
Date of Public Hearing: July 25, 2022

Mark Campbell Hobson
Mayor, Town of Monteagle

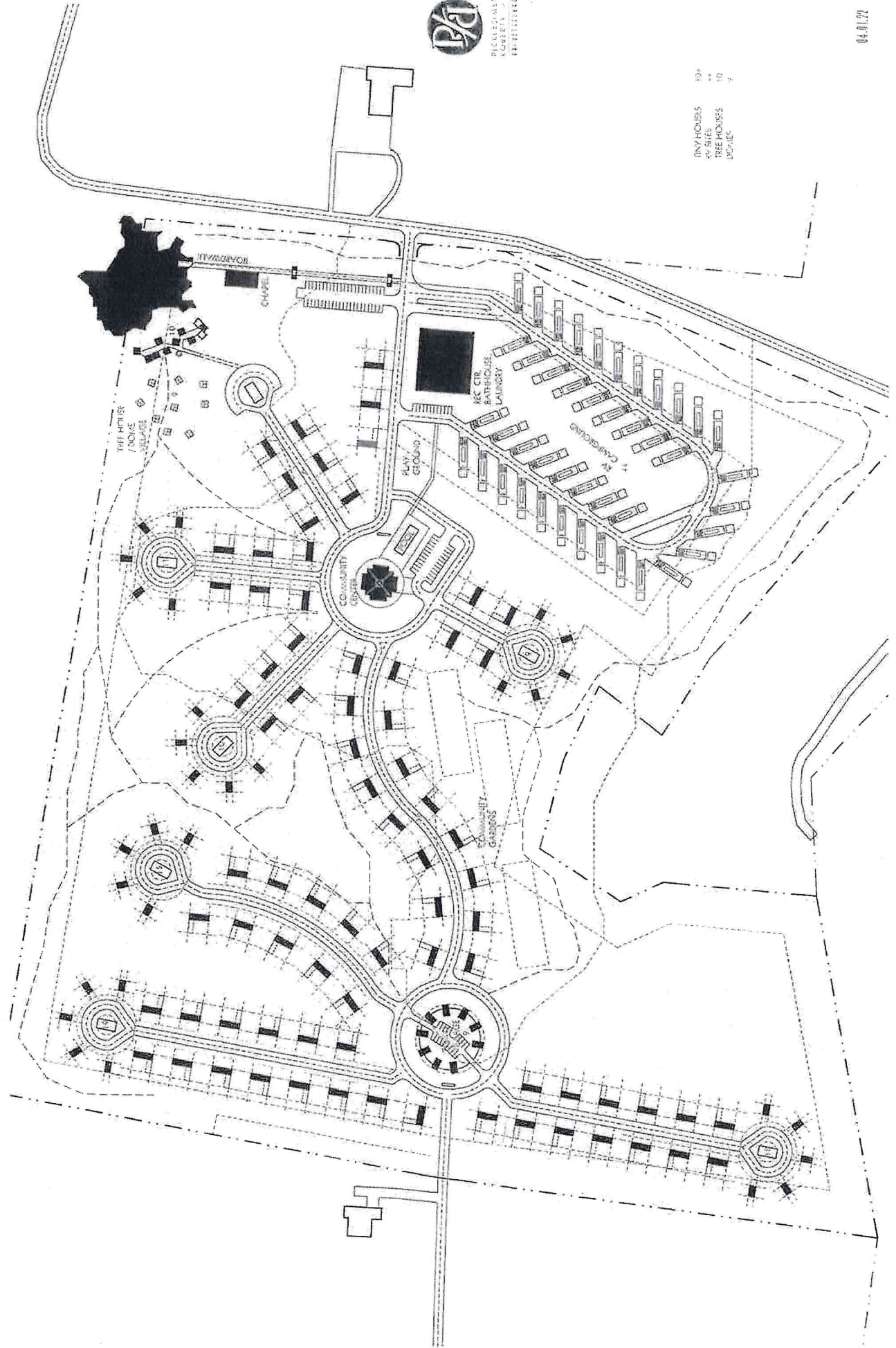
Attest: Debbie Taylor
Town Recorder



PLANNING
ARCHITECTURE
LANDSCAPE

04.01.20

- 10' INY HOUSES
- 15' SITES
- 20' TREE HOUSES
- 25' DRIVE



MICHAEL D. FARMLEY
Bill Beard
Dede Clements
JOHN ADAMS
Amanda Farmley
Nancy Ladd
John Holleman
JD Oliver
Richard Black
Janet Miller-Schmidt
Peter Beasley
Greg Malool
Marilyn Campbell - Redman

Michael Farmley
Bill Beard
Dede
Amanda Farmley
Nancy Ladd
John Holleman
JD Oliver
L
Peter Beasley
Greg Malool