

**Advertisement to Publish in a Local Newspaper**

**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 [Date] Sept 25 2023 at [Time] 5:00 at Monteagle City Hall, 16 Dixie Lee Avenue. The purpose of this hearing is to receive public comments on a proposed amendment to the Town of Monteagle Zoning Ordinance to [Describe] 17-23.

Copies of the proposed ordinance are available for public inspection during regular business hours at Town Hall.

All interested parties are encouraged to attend.

Greg Maloof, Mayor  
Town of Monteagle

ORDINANCE NO. 17-23

**AN ORDINANCE TO AMEND SECTION 501 OF THE MONTEAGLE ZONING ORDINANCE TO MOVE TRUCK STOPS, FUELING STATIONS, PARKING AREAS, AND TRUCK SERVICE FACILITIES TO BE A USE ON REVIEW WITH A SPECIAL EXCEPTION APPROVAL REQUIRED BY THE BOARD OF ZONING APPEALS IN THE TOWN OF MONTEAGLE**

- 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 with at least fifteen (15) days' notice being given of the public hearing; 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: Amend the language in Section 501 Schedule of Permitted Uses to make truck stops, fueling stations, truck parking lots, and truck service facilities a use permitted only with a special exception from the BZA in the C-3 Interchange Commercial District as follows:**

| BUSINESS AND COMMERCIAL USES                         | C-1 | C-2 | C-3 | I-1 | R-1 | R-2 | R-3 | R-4 | I-D | Additional Requirements |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------------------------|
| Truck stops, fueling stations, & truck parking areas |     |     | ●   |     |     |     |     |     |     | <u>Section 541</u>      |
| Truck service facilities                             |     |     | ●   | ●   |     |     |     |     |     | <u>Section 541</u>      |

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