

**ORDINANCE NO. 08-169**

**AN ORDINANCE TO AMEND THE MUNICIPAL ZONING  
ORDINANCE NO. 95-20 OF THE TOWN OF UNICOI,  
TENNESSEE BY ADDING A NEW SECTION 701.11, PUBLIC AND  
EMERGENCY FACILITIES.**

**WHEREAS**, Sections 13-7-201 – 13-7-211 of the Tennessee Code Annotated provides the Town of Unicoi, Tennessee with the powers and authority to enact local municipal zoning codes; and

**WHEREAS**, said sections provide a process for the amendment of local municipal zoning codes; and

**WHEREAS**, the Town of Unicoi, Tennessee Mayor and Board of Aldermen feel it to be in the best interest and to the best general welfare of the citizens of the Town of Unicoi, Tennessee to amend the local municipal zoning codes;

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Board of Aldermen of the Town of Unicoi, Tennessee that Article IV, General Provisions, Section 701.11 Public and Emergency Facilities, of the Town of Unicoi Municipal Zoning Ordinance No. 95-20 is hereby added to read as follows:

701.11 A special exemption may be granted by the Board of Zoning Appeals for any public, semi-public, and emergency facilities located on an arterial road that meets the intent of this zoning district, and is compatible with the surrounding land use. The Board of Zoning Appeals shall consider the impact on the surrounding properties including visual obtrusiveness, proposed ingress and egress, noise, lighting, drainage, and any other conditions that they conclude are necessary to minimize adverse impacts.

**NOW, THEREFORE BE IT FURTHER ORDAINED**, by the Board of Mayor and Aldermen of the Town of Unicoi, Tennessee that this ordinance shall be effective from and after its passage, the public welfare requiring it.

Approved by the Planning Commission: August 4, 2008

- 712.3.1 Retail, medical offices and service uses, except for those described in subsection 712.1, and 712.2 of this section.
- 712.3.2 Warehousing industry.
- 712.4 Dimensional requirements. The minimum and maximum dimensional requirements for the Planned Business District are as follows:
  - 712.4.1 Minimum requirements
    - Lot area, 25,000 square feet
    - Lot frontage, 100 feet;
    - Front yard, 30 feet
    - Each side yard, 20 feet
    - Rear yard, 30 feet
    - Maximum height 70 feet

Approved by the Planning Commission: August 4, 2008

Voting by the Board, as follows, on August 18, 2008:

First Reading:

	<u>AYE</u>	<u>NAY</u>
Dwight Bennett	_____	_____
Mark Ramsey	_____	_____
Ken Kisiel	_____	_____
Vice-Mayor Doug Hopson	_____	_____
Mayor Johnny Lynch	_____	_____

Voting by the Board, as follows, on September 22, 2008:

Second and Final Reading:

	<u>AYE</u>	<u>NAY</u>
Dwight Bennett	_____	_____
Mark Ramsey	_____	_____
Ken Kisiel	_____	_____
Vice-Mayor Doug Hopson	_____	_____
Mayor Johnny Lynch	_____	_____

Public Hearing Held: September 22, 2008

\_\_\_\_\_  
Johnny Lynch, Mayor

Attest:

\_\_\_\_\_  
City Recorder