

ORDINANCE 99-50

AN ORDINANCE OF THE TOWN OF UNICOI, TENNESSEE TO AMEND THE ZONING ORDINANCE 95-20 TO ESTABLISH A PLANNED BUSINESS DISTRICT

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Unicoi, Tennessee, that the Zoning Ordinance 95-20 be amended to include a Planned Business District, as follows:

712. Planned Business District

712.1 Principal Uses. Principal uses permitted in the Planned Business District are as follows:

712.1.1 Uses that provide the traveling public with convenient services, typical of major highway interchanges, including gasoline service stations, restaurants, motels and hotels, gift shops and other similar shops.

712.1.2 Governmental uses

712.1.3 Public and private utilities to serve residents of the area

712.1.4 Retail and shopping centers and shopping malls.

712.1.5 Overnight camping , cabins and trailer facilities

712.1.6 Single family residential units

712.2 Accessory uses. Accessory uses which are supportive of the principal uses permitted in the Planned Business District as follows: swimming pools, tennis courts, offices and parking facilities.

712.3 Prohibited Uses. Uses prohibited in the Planned Business District are as follows:

712.3.1 Retail and service uses, except for those described in subsection 712.1, and 712.2 of this section.

712.3.2 Offices, 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

Submittals – site plan approval by Planning Commission..

712.4.2 Maximum permitted

Lot coverage shall be 35 percent

Voting by the Board, as follows:

First Reading:

Ted Hopson
Johnny Lynch
Howard Street
Marsha Edwards
Mayor Hensley

<u>Aye</u>	<u>No</u>
✓	—
✓	—
✓	—
✓	—
✓	—

Second Reading:

Ted Hopson
Johnny Lynch
Howard Street
Marsha Edwards
Mayor Hensley

<u>Aye</u>	<u>No</u>
✓	—
✓	—
✓	—
✓	—
✓	—

Passed
2nd Rdy
3-20-00

Charles M. Hensley
Charles M. Hensley, Mayor

ATTEST:

Marcia V. Johnson
Marcia V. Johnson, Town Recorder

Approved as to form:

Lois Shults-Davis, Town Attorney

