



ORDINANCE # 2015 – 241

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE OF THE TOWN OF UNICOI, TENNESSEE FOR THE PURPOSE OF ALLOWING OUTDOOR RECREATION, TOURISM, AND EDUCATION IN THE A-1 GENERAL AGRICULTURAL DISTRICT.

Whereas, Sections 13-7-201 – 13-7-212 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 Municipal Planning Commission met on July 13th, 2015 for the purpose of considering this ordinance amendment and recommended approval of the ordinance to the Board of Mayor and Aldermen; and

Whereas, the Town of Unicoi, Tennessee Board of Mayor and Aldermen recognizes 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 Unicoi Municipal Zoning Ordinance to allow certain outdoor uses in the A-1 District;

Now Therefore be it Ordained, by the Board of Mayor and Aldermen of the Town of Unicoi, Tennessee that the Town of Unicoi Municipal Zoning Ordinance is hereby amended.

1. Article III., Definitions, is amended to add the following definition and is renumbered accordingly:

Outdoor recreation, tourism, and education: A broad class of commercial and noncommercial uses tied to the land and open space including but not limited to outdoor

Second Reading and Final Reading:

	<u>Aye</u>	<u>No</u>
Alderman Jeff Linville	___	___
Alderman Kathryn Bullen	___	___
Alderman Phillip Hensley	___	___
Vice-Mayor Doug Hopson	___	___
Mayor Johnny Lynch	___	___

Johnny Lynch, Mayor

Larry Rea, City Recorder

Lois Shults-Davis, Town Attorney

tours and storytelling, sports facilities, campgrounds, horse tracks, and motorized vehicle tracks.

2. Article IV. General Provisions, Section 410, is amended to require site plans for non-residential, non-agricultural uses in the A-1 District:

410. Site Plan Review

A site plan shall be submitted to the planning commission prior to the issuance of a building permit in the following Zoning Districts: B-1, B-2, B-3, B-4, M-1, M-2, and PBD Districts, or any duplex, two-family, and multi-family developments. In addition, a site plan shall be submitted to the planning commission prior to the issuance of a building permit for non-residential, non-agricultural uses permitted in the A-1 District.

3. Article VII. Provisions Governing Use Districts, is amended to add Section 701.11 as follows:

701.11. Outdoor recreation, tourism, and education and accessory uses such as gift shops, snack stands, and equipment stores.

Be it Further Ordained, that this ordinance shall be effective from and after its passage, the public welfare requiring it.

Approval denied by the Planning Commission on July 13th, 2015.

Voting by the Board, as follows, on July 20th, 2015:

First Reading:

	<u>Aye</u>	<u>No</u>
Alderman Jeff Linville	___	___
Alderman Kathryn Bullen	___	___
Alderman Phillip Hensley	___	___
Vice-Mayor Doug Hopson	___	___
Mayor Johnny Lynch	___	___

Voting by the Board, as follows, on August 17th, 2015: