

**Monteagle Board of Zoning Appeals**  
**Tuesday, October 4<sup>th</sup>, 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**

**MINUTES  
MONTEAGLE BOARD OF ZONING APPEALS  
JUNE 7, 2022  
4:30 PM**

**PRESENT:**                   **CHAIRMAN BILL BEARD  
RICHARD BLACK  
MICHAEL PARMLEY  
DEDE CLEMENTS  
NATE WILSON  
MARILYN RODMAN**

**ABSENT:**                   **MATTHEW UNDERHILL**

The meeting of the Monteagle Board of Zoning Appeals was called to order by Chairman Bill Beard. Nate Wilson made a motion to approve the minutes of November 15, 2021. Richard Black seconded the motion and it passed unanimously 6/0.

The purpose of this meeting is a special exception. The applicant is requesting building height special exception to build a 4-story Hampton Inn Hotel. Tax Map No. 0221-A-004.01. There was discussion on fire protection and Fire Chief Travis Wilson and Fire Chief Chip Shane was present to discuss this issue. Sewanee Fire Department has a ladder truck and will assist Monteagle if we need them. After discussion the board decided they didn't have enough information. Nate Wilson made a motion to table this until July 5, 2022. They need to have the requirements from the Fire Marshall, a flow review and a

**written agreement with Sewanee Fire Department. Richard Black seconded the motion and it passed unanimously 6/0.**

**There being no other business the meeting adjourned at 5:36 pm.**

**Respectfully Submitted,**

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**Chairman, Bill Beard**

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**City Recorder, Debbie Taylor**

# 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 <b>C-3</b> 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			
<b>Office Review</b>	Application fee:	Staff Initial For Payment:	Payment Date:
<b>Planning Action</b>	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

Markus Campbell Hobbs  
Mayor, Town of Monteagle

Attest:

Debbie Taylor  
Town Recorder

- TINY HOUSES 10#
- RV SITES 44#
- TREE HOUSES 10
- DOMES 9

