

**MONTEAGLE CITY COUNCIL  
PUBLIC HEARING  
ORDINANCE 03-25  
APRIL 28, 2025  
4:45 PM**

**PRESENT:**                   **MAYOR GREG MALOOF  
NATE WILSON  
DAN SARGENT  
DEAN LAY  
GRANT FLETCHER**

**This is a public hearing to discuss Ordinance 03-25 an ordinance to amend the zoning ordinance to add additional requirements for Special Exceptions.**

**CITIZENS**

**Mr. Jesse Goodman asked what the special exceptions are.  
Alderman Wilson read the five exceptions.**

**There being no other comments Alderman Sargent moved to adjourn the public hearing. Alderman Grant seconded the motion and it passed 5/0 at 4:48 pm.**

**Respectfully Submitted,**

  
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**Mayor Greg Maloof**

  
\_\_\_\_\_  
**City Recorder Debbie Taylor**

ORDINANCE NO. 03-25

AN ORDINANCE TO AMEND THE MONTEAGLE ZONING ORDINANCE TO ADD  
ADDITIONAL REQUIREMENTS FOR SPECIAL EXCEPTIONS  
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 twenty-one (21) 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 Section 1107 Special Exceptions, Letter C. Conditions and Restrictions by adding additional requirements as follows:**

- Existing:** C. Conditions and Restrictions. In approving a special exception request, the BZA shall abide by any and all restrictions or conditions imposed by this ordinance. In addition, the BZA may impose such conditions or restrictions upon the proposed uses of buildings or land it deems necessary in the furtherance of the general purposes of this ordinance and to protect the public safety.
- Add:** The following requirements must be met before the BZA may grant the special exception:
- a. The special exception request must conform to any current growth or development plans adopted by the Town of Monteagle.
  - b. The special exception request will not adversely affect traffic in the area. A traffic study may be required by the BZA to fulfill this requirement. If a traffic study is required, it will be done at the cost of the applicant.
  - c. The special exception request will not adversely affect nearby residential areas. Additional landscaping or any other necessary restrictions may be required by the BZA to fulfill this requirement.

- d. The special exception request will not create undue burden on public services including water, sewer, fire and police protection. Written verification from the public utilities may be required by the BZA to fulfill this requirement.
- e. The special exception request will not adversely affect the environment surrounding the proposed use. Stormwater runoff will conform to the Monteagle Stormwater Ordinance. Written verification from the Town Engineer may be required by the BZA to fulfill this requirement.

**Section 2: Any Ordinance, Resolution, Motion or parts thereof in conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction; such holding will not affect any other portion of this Ordinance.**

**NOW, THEREFORE, BE IT FURTHER ORDAINED THAT** this Ordinance shall become effective immediately from and after its date of final passage.


First Reading: 3-31-25

Final Reading: 4-28-25

Date of Public Hearing: 4-28-25

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Mayor

ATTEST:   
Town Recorder

*A Signed Copy must be returned to a staff planner of the Southeast Tennessee Development District to update and incorporate the amendment into the official zoning ordinance.*





# City of Monteagle, TN. Sign In Sheet

Ordinance 03-25

Date: April 28 2025

Welcome and please sign in:

Debbie Taylor

Meg Mahol

Mathew Pilcher

Debra Reed

Dianne Ramsey

Jessica Savaloro

Karen Butler

Joe Cochran

Tom Walker