

**MONTEAGLE TOWN COUNCIL  
PUBLIC HEARING  
ORDINANCE 04-25 & ORDINANCE 05-25  
MAY 19, 2025  
4:45 PM**

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

**This is a public hearing to discuss Ordinance 04-25 to create section 544 Small Box Discount stores and make small box discount stores a permitted use in the C-3 interchange commercial district and Ordinance 05-25 to rezone Grundy County tax map 1107f b parcel 002.00 from R-3 to C-2.**

**CITIZENS**

**Ms. Martha Ann Pilcher asked if the box store ordinance is passed will it allow the Dollar General to be built on the old flea market property. There was discussion on this subject.**

**There were no comments on the rezoning issue.**

**Alderman Sargent moved to adjourn the public hearing. Alderman Wilson seconded the motion and it passed 5/0.**

**Respectfully Submitted,**

  
\_\_\_\_\_  
**Mayor Greg Maloof**

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

ORDINANCE NO. 04-25

**AN ORDINANCE TO AMEND THE MONTEAGLE ZONING ORDINANCE TO CREATE SECTION 544 SMALL BOX DISCOUNT STORES AND MAKE SMALL BOX DISCOUNT STORES A PERMITTED USE IN THE C-3 INTERCHANGE COMMERCIAL DISTRICT 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 day's (21) 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 the language in Chapter 5 Land Use Schedule and Regulation by adding Section 544 Small Box Discount Stores as follows:**

**Add: Section 544 Small Box Discount Stores**

A retail establishment with a usable floor area of less than 15,000 square feet that offers for sale a combination of shopping and consumer goods and continuously offers a majority of the items in its inventory for sale at discounted prices.

**Section 2: Amend the language in Section 501 Schedule of Permitted Uses by adding Small Box Discount Stores as follows:**

**Add:**

BUSINESS AND COMMERCIAL USES	C-1	C-2	C-3	I-1	R-1	R-2	R-3	R-4	I-D	Additional Requirements
Small Box Discount Stores			●							

**Section 3: 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:** 4-28-25

**Final Reading:** \_\_\_\_\_

**Date of Public Hearing:** \_\_\_\_\_

\_\_\_\_\_  
**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.*

ORDINANCE NO. 05-25

**AN ORDINANCE TO AMEND THE ZONING MAP FOR THE TOWN OF  
MONTEAGLE TO REZONE GRUNDY COUNTY TAX MAP 107F B PARCEL 002.00  
FROM R-3 HIGH DENSITY DISTRICT TO C-2 HIGHWAY COMMERCIAL  
DISTRICT,**

**SAID PROPERTY BEING LOCATED IN THE TOWN OF MONTEAGLE, TENNESSEE**

**WHEREAS,** the authority granted in Tennessee Code Annotated (TCA), § 13-7-201, allows for the zoning of territory within a municipality; and

**WHEREAS,** the Monteagle Municipal-Regional Planning Commission has implemented zoning districts as provided for in TCA, § 13-7-202; and

**WHEREAS,** TCA § 13-7-204, authorizes amendments to a zoning map; and

**WHEREAS,** in accordance with TCA, § 13-7-203, subsection (a), a public hearing was held prior to the adoption of this zoning map amendment; and

**WHEREAS,** in accordance with TCA, § 13-7-203, subsection (b), the Monteagle Municipal-Regional Planning Commission reviewed and recommended the zoning map amendment herein described to the Monteagle Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT ORDAINED** by the Monteagle Board of Mayor and Aldermen that the Monteagle, Tennessee Zoning Map should be amended as follows:

The following parcel described shall be rezoned to C-2 Highway Commercial District, in their entirety or to the extent of the Town's Corporate Limits:

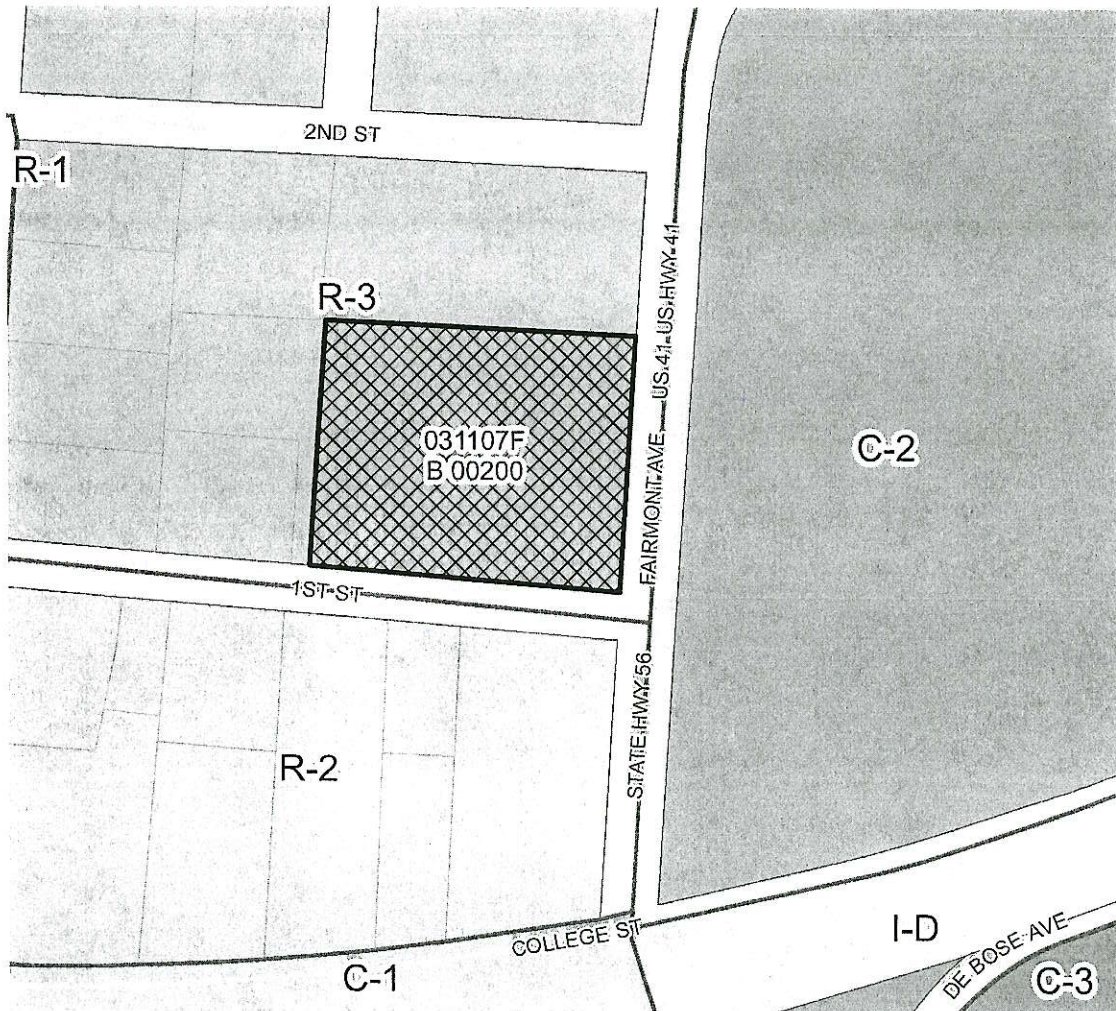
Tax Map 107F B Parcel 002.00 as noted in the attached map.

# Monteagle, Tennessee

Grundy County Tax Map 107F B Parcel 002.00

Rezoning Request from R-3 to C-2

Ordinance No. \_\_\_\_\_



## Legend

	Area to be rezoned to C-2		R-2 Medium Density Residential District		C-2 Highway Business District
	R-1 Low Density Residential District		R-3 High Density Residential District		C-3 Interchange District
	R-4 General Residential District		C-1 Central Business District		I-1 Light Industrial District
					I-D Institutional Development District

Map Prepared By:  
Community Development  
Southeast Tennessee Development  
Chattanooga, TN  
Geographic Information Systems

This map is for planning purposes only.  
This is not an engineering map.

Source: SETDD & 2025 TNCOT Data



0 100 200 400 Feet

Date: 4/2/2025

**NOW, BE FURTHER ORDAINED** that this ordinance shall become effective immediately after final reading and passage by the Board of Mayor and Aldermen.

**Reviewed by the Monteagle Regional Planning Commission:** \_\_\_\_\_

**Public Hearing Advertised on:** \_\_\_\_\_

**Date of Public Hearing:** \_\_\_\_\_

**Approved First Reading:** \_\_\_\_\_

**Approved Second Reading:** \_\_\_\_\_

\_\_\_\_\_  
**Mayor**

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

Approved as to form: \_\_\_\_\_ **(Town Attorney)**



# City of Monteagle, TN. Sign In Sheet

Ord 04-25 Ord 05-25

Date: 05 19 20 25

Welcome and please sign in:

Debbie Taylor

Greg Malool

Dan Sargent

Alan Lan

Grant W. Fletcher

Mike Wilson

James F. Luckman

Deb Banks

Roy But

Randy Zell

Martha Ann Pilcher

Mark

Jessie Savalero

Tony Gelliam

Debra Reed

Lucy L. Keeble

Laura Sims

Jeffrey Sims