



ORDINANCE NO. 22-508
TOWN OF MOUNT CARMEL, TENNESSEE
AN ORDINANCE TO AMEND THE CODE OF ORDINANCES BY
CHANGING TITLE 14 AS NEEDED TO UPDATE VARIOUS
ZONING RULES AS SHOWN BELOW

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN AS FOLLOWS:

WHEREAS Town policy for residential lots of less than an acre is that any accessory building needs to be on the same lot as the residence and such policy needs to be codified, and

WHEREAS, the Planning Commission does not need to be involved in changes to cell phone towers such as antenna changes, and

WHEREAS, section 14-603(3)(n) contains an error which needs correcting, and

WHEREAS, the side and rear setback for all business districts needs to be modified,

IT IS HEREBY ORDAINED TO MAKE THE FOLLOWING CHANGES TO THE ZONING CHAPTER OF THE MUNICIPAL CODE in order to protect the public health and welfare:

SECTION I. That Title 14, of the Code of Ordinances is changed as follows

- (1) Section 14-613(3)(l) add the following at the end of the section: However, such review shall not require Planning Commission involvement.
- (2) Section 14-613(3)(m) change "planning commission" to "building inspector" in the last sentence of this section.
- (3) Section 14-613(3)(n) change FCC to fee in the last sentence of this section.
- (4) Section 14-1001 Table 1: For zoning districts B-1, B-2, B-3, B-4, MX-1, MX-2, and M-1 change the required side setback to 5 feet and the rear setback to 10 feet.

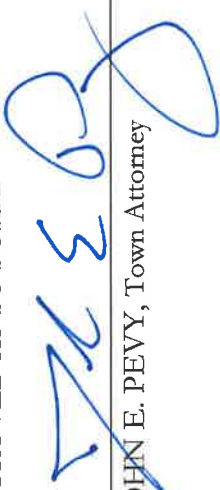
SECTION II. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the Town of Mount Carmel, Tennessee requiring it.

These changes were recommended by the Planning Commission at its December 7, 2021 meeting.

ATTEST:


MIKE HOUSEWRIGHT, City Recorder

APPROVED AS TO FORM:


JOHN E. PEVY, Town Attorney


PAT STILWELL, Mayor

MOTION:				
SECOND:				
1 st READING	AYES	NAYS	OTHER	
Alderman Mindy Fleishour				
Alderman John Gibson				
Alderman Jim Gilliam				
Alderman Steven McLain				
Alderman Darby Patrick				
Vice-Mayor Tresa Mawk				
Mayor Pat Stilwell				
TOTALS				

MOTION:				
SECOND:				
2 nd READING	AYES	NAYS	OTHER	
Alderman Mindy Fleishour				
Alderman John Gibson				
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TOTALS				

ORDINANCE 2022-508

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES BY CHANGING TITLE 14 AS NEEDED TO UPDATE VARIOUS ZONING RULES AS SHOWN BELOW.

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN AS FOLLOWS:

WHEREAS Town policy for residential lots of less than an acre is that any accessory building needs to be on the same lot as the residence and such policy needs to be codified, and

WHEREAS, the Planning Commission does not need to be involved in changes to cell phone towers such as antenna changes, and

WHEREAS. section 14-603(3)(n) contains an error which needs correcting, and

WHEREAS, the side and rear setback for all business districts needs to be modified,

IT IS HEREBY RESOLVED TO MAKE THE FOLLOWING CHANGES TO THE ZONING CHAPTER OF THE MUNICIPAL CODE in order to protect the public health and welfare:

SECTION I. That Title 14, of the Code of Ordinances is changed as follows

- Pass 10/26*
- (1) Section 14-603(1) add the following at the end of the section: On parcels in residential districts, the accessory building must be on the same lot as the principal building and may not be built before the principal unless principal and accessory are being permitted at the same time.
 - (2) Section 14-613(3)(l) add the following at the end of the section: However, such review shall not require Planning Commission involvement.
 - (3) ~~Section~~ 14-613(3)(m) change "planning commission" to "building inspector" in the last sentence of this section.
 - (4) Section 14-613(3)(n) change FCC to fee in the last sentence of this section.
 - (5) Section 14-1001 Table 1: For zoning districts B-1, B-2, B-3, B-4, MX-1, MX-2, and M-1 change the required side setback to 5 feet and the rear setback to 10 feet.

SECTION II. That this ordinance shall take effect from and after the date of its passage and publication, as the law directs, the public welfare of the Town of Mount Carmel, Tennessee requiring it.

*Passed less (C) which is 1/14
2-24-22*

These changes were recommended by the Planning Commission at its December 7, 2021 meeting.

Pat Stilwell Mayor
Pat Stilwell, Mayor

ATTEST:

Mike Housewright, Recorder