

**TOWN OF COOPERTOWN**

**ORDINANCE 2025-017**

**AMEND COOPERTOWN ZONING ORDINANCE  
FARMHOUSE CLUSTER ZONE**

*Whereas*, the Coopertown Planning Commission has adopted a Zoning Ordinance to promote the general welfare of the citizens of Coopertown;

*Whereas*, amendments to zoning regulations and zoning districts within the Town require constant review and updates; and

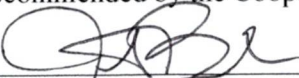
*Whereas*, such proposal has been accepted and recommended by the Coopertown Planning Commission to the Coopertown Board of Mayor and Aldermen for adoption.

**BE IT ORDAINED** by the Board of Mayor and Aldermen of Coopertown, Tennessee, that Section 3.030 (E) of the Coopertown Zoning Ordinance be amended.

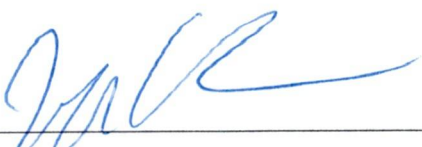
[see 'ATTACHMENT']

**NOW THEREFORE BE IT ORDAINED** by the Board of Mayor and Aldermen of the Town of Coopertown that these amendments shall govern development within the Town, the public welfare demanding it.

Recommended by the Coopertown Municipal Planning Commission on Tuesday, February 9, 2026.

  
\_\_\_\_\_  
Shane Gordon, Chairman

Passed First Reading: 3.24.2026  
Passed Second Reading: 4.28.2026

  
\_\_\_\_\_  
Jeff Smith, Mayor

ATTEST:

  
\_\_\_\_\_  
Emily McKeller, City Recorder

**'ATTACHMENT'**

Amend Section 3.030 in Article III by adding amending Paragraph E. (Highlighted language indicates language to be added. Language that is ~~struck through~~ indicates language to be deleted.)

E. In the A, Agricultural District subdivisions of no more than five (5) parcels with a lot size of five (5) acres or greater are permitted provided they meet the following conditions:

(1) All lots must meet the minimum setback requirements for an A, Agricultural District, as set forth in Subsection 5.041.

(2) Provide a thirty (30) foot ingress-egress easement for these lots and construct a twenty (20) foot ~~double bituminous~~ drive that may be surfaced with gravel or asphalt to each lot for access. If the drive is gravel, then the 50' of the drive immediately adjoining any public or private street it connects to must be paved.

~~(3) There must be a turnaround every 1,000 feet to serve the farmhouse cluster exclusively. All portions of the easement shall be constructed with the capacity to support all emergency vehicles.~~

~~(4) No parking is allowed along the access road. Parking pads may be constructed adjoining the road.~~

~~(3) All private roads shall meet the standards of Section 4-108, of the Subdivision Regulations.~~

(54) Obtain one driveway permit for the private road coming off the public road from the Town in accordance with the Coopertown Subdivision Regulations and other Town requirements.

~~(65) Each development containing private roads must adopt and record a permanent covenant that addresses maintenance of the private road(s) and access for each lot. The recorded covenant must contain a yearly assessment to each lot for the maintenance of the road. Such covenants shall also contain the provisions and requirements by which the owners may petition the Town to accept the private road as a public road.~~

(76) Provide a statement on the recorded ~~plat~~ deed and covenants stating that the owners of the private road are required to obtain the required right-of-way and bring the road up to current road standards for a residential road as set forth in the Coopertown Subdivision Regulations before petitioning the Town to accept it as a public street.

(87) All private roads are required to be a minimum of two hundred (200) feet apart on minor and collector streets and four hundred (400) feet apart on arterial roads.

(9) Construction plan must show proposed drainage improvements for the access road.