

TOWN OF COOPERTOWN, TENNESSEE

ORDINANCE NO. 2025-022

**AN ORDINANCE TO AMEND ZONING ORDINANCE
ARTICLE IV, SECTION 4.050**

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

Whereas, certain Zoning Ordinance amendments have been compiled by the Coopertown Planning Commission and recommended 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 4.050, of Article VI be amended by adding new item D.:

4.050 GASOLINE SERVICE STATION RESTRICTIONS

The following regulations shall apply to all gasoline services stations:

- A. There shall be a building setback from all street right-of-way lines of a distance of not less than fifty (50) feet, except for canopies designed to cover the gasoline pump islands.
- B. Gasoline pumps and canopies shall not be located closer than fifteen (15) feet to any right-of-way line.
- C. Sign requirements as established in Section 4.080 shall be met.
- D. **Installation of underground components, including but not limited to fuel storage tanks and piping, shall require documentation of a geophysical investigation. The minimum limits of the geophysical investigation shall extend at least 50 feet beyond the footprint of the buried components. The findings from the geophysical investigation shall be submitted with the applicant's site plan for review by the Town.**

BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COOPERTOWN, that this shall be effective immediately upon its passage and publication of its caption in a newspaper of general circulation within the Town of Coopertown.

Recommended by the Coopertown Municipal Planning Commission on

November 17, 2025

Shane Gordon

Shane Gordon, Chairman

Passed First Reading: December 16, 25

Passed Second Reading: February 24, 26

Jeff Smith
Jeff Smith, Mayor

ATTEST:

Emily McKellar
Emily McKellar, City Recorder