

TOWN OF COOPERTOWN, TENNESSEE

ORDINANCE NO. 2026-016

**AN ORDINANCE TO AMEND ZONING ORDINANCE
ARTICLE VI, SECTIONS 6.030, 6.031, AND 6.032**

WHEREAS, the Board of Mayor and Aldermen for the Town of Coopertown may, pursuant to its charter and general laws of the State of Tennessee, enact and amend zoning ordinance regulations for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the Board of Mayor and Aldermen for the Town of Coopertown intend to enhance the visual appearance of roads, streets and thoroughfares within the Town while providing sufficient travel information/direction and service availability within the Town; and

WHEREAS, the Board of Mayor and Aldermen desire to control the size, design, placement and location of signs and other advertising structures within the Town.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Coopertown, Tennessee, that the Coopertown Zoning Ordinance be amended as follows (deleted text in ~~strike through~~, added text highlighted):

Amend Section 6.030 by deleting (4) (a) (i) and renumber accordingly:

~~(1) Must have direct access to a State Highway~~

Amend Section 6.031 by adding new (B) (2):

2. Location requirements

Mixed Use Residential/Commercial developments must have direct access and at least 100 feet of frontage on a State Highway.

The sections of the State Highway within 0.5 miles (or up to point of termination of the State Highway if it terminates less than 0.5 miles from the proposed access) of the point of access for the proposed Mixed Use Residential/Commercial development must meet current TDOT standards.

Amend Section 6.032 (B) (2):

2. Location requirements

Mixed Use Industrial/Commercial developments must have direct access and at least 100 feet of frontage on a collector, minor arterial, or major arterial identified on the currently approved Coopertown Major Street Plan. Any development must be within 2 road miles of Interstate 24.

The sections of the collector, minor arterial, or major arterial within 0.5 miles (or up to point of termination of the State Highway if it terminates less than 0.5 miles from the proposed access) of the point of access for the proposed Mixed Use Residential/Commercial development must meet current Town of Coopertown standards.

Land that is currently zoned as IA General Industrial District or IB Heavy Industrial District and/or identified on Illustration 13, Coopertown Development Plan Concept for Interstate Industrial is eligible for MUIC application. Mixed Use Residential/Commercial developments must have direct access and at least 100 feet of frontage on a State Highway.

Amend Section 6.030 (B) (2) by adding the following:

- v. Phase 1 Environmental Site Assessment Report
- w. Archeological Phase 1 Survey
- x. Geotechnical Report

Amend Section 6.030 (C) (1):

Application for Final Master Development Plan Approval

Following approval of a Preliminary Master Development Plan by the Board of Mayor and Aldermen, the landholder may make application to the Planning Commission for approval of Final Master Development Plan for all or a portion, provided the portion is consistent with the staging schedule approved with the Preliminary Master Development Plan, of the proposed mixed use development. No action shall be taken on any Final Master Development Plan for any portion of a mixed use development until the landholder demonstrates that all land included within the portion of the development for which final approval is requested is owned by the landholder and that any options have been closed.

The application for final plan approval shall include all aspects of the preliminary application, the proposed Final Master Development Plan, other required drawings, specifications, covenants, easements, and conditions and forms of surety as were set forth by the Planning Commission resolution of preliminary approval. Copies of legal documents required by the Commission for dedication or reservation of common open space and/ or for the creation of a nonprofit association to own and manage the commonly held property shall also be submitted.

Submission of Final Master Development Plan will include a Traffic Impact Study (TIS) prepared at developer's expense for the proposed development. The applicant will discuss the scope of the TIS with Town of Coopertown staff prior to the development of the TIS.

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 July 20, 2026.

Shane Gordon
Shane Gordon, Chairman

Passed First Reading: 8.25.2026

Passed Second Reading: 9.22.2026

Jeff Smith
Jeff Smith, Mayor

ATTEST:
Emily McKellar
Emily McKellar, City Recorder