

ORDINANCE NO. 2025-009
AN ORDINANCE AMENDING THE ZONING ORDINANCE,
MORE SPECIFICALLY SECTIONS PERTAINING TO
INDUSTRIAL ONE ZONE

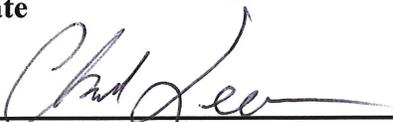
Whereas, the Eagleville Municipal Planning Commission has duly recommended to the Eagleville City Council that the Official Zoning Ordinance of Eagleville, Tennessee, be amended as hereinafter described; and

Whereas, the Eagleville City Council has reviewed such recommendation and had conducted a public hearing thereon.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF EAGLEVILLE, TENNESSEE, that the Official Zoning Ordinance of the City of Eagleville, Tennessee, is hereby amended as shown in Attachment A and that this Ordinance shall become effective on December 19, 2025, in accordance with the Charter of the City of Eagleville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Eagleville, Tennessee, Mayor and the Eagleville Councilmembers.

December 4, 2025
Date


Chad Leeman, Mayor Tennessee

APPROVED AS TO FORM:


Stephen Aymett, City Attorney

Attest: Christina Rivas
Christina Rivas, City Recorder

1st Reading October 23, 2025

2nd Reading December 4, 2025

ATTACHMENT A
ORDINANCE 2025-009

Amend Section 2.020 DEFINITIONS

Add Definition:

CONCRETE BATCHING PLANT: “Concrete batching, processing and manufacture, batch plant.” A site where concrete is manufactured on site for use and delivery elsewhere. This includes the ancillary storage of raw materials, maintenance of plant and equipment, and administrative facilities and staff amenities when conducted or located on the same premises. With approval of the planning commission that proper screening will be created, outdoor storage may be permitted. This does not include rock crushing on site.

Amend Section 4.010 OFF STREET PARKING REQUIREMENTS, adding M. Concrete Batching Plant.

M. Concrete Batching Plant: Not less than one space per concrete truck for any maximum number of trucks that might have overnight stays (spaces should be larger than 9 x 18 to accommodate such truck), one space per each employee on the largest project shift, two spaces for visitors. The applicant can ask for reduced parking if they show it is currently not needed but have the land to accommodate more parking should it be needed, and agree to create such parking should the City determines there is a need. All parking and drive areas shall be paved or concreted, and maintained in good condition.

Amend Section 5.060 and 5.061 A-F

5.060 INDUSTRIAL DISTRICT REGULATIONS

The following regulations shall apply in the Industrial Districts established in ARTICLE V, Section 5.010, of this ordinance.

5.061 I-1, General Industrial District

A. District Description

This district is designed for a wide range of industrial and related uses which conform to a high level of performance standards. This district, **generally located at the southern end of the City**, is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from nonindustrial uses. New residential activities are **not permitted**. **Commercial** establishments and community facilities which provide needed services for industry and are complimentary thereto are permitted. All new industrial uses shall front on arterial streets as designated on the Eagleville Major Thoroughfare Plan. **Uses are anticipated to properly accommodate wastewater discharges through treatment in a sewer or STEP system. The Planning Commission, through guidance of the City Engineer and City Planner, will determine if wastewater can be adequately handled without sewer or STEP system if not available. However, if sewer or STEP are available in a reasonable distance from the property, the use will be required to connect.**

B. Uses Permitted

Uses By Site Plan Approval of the Planning Commission Unless No Change in Use:

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing, except dyeing and finishing of textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.

4. Furniture and fixtures manufacturing
5. Printing, publishing, and allied industries.
6. Fabricated metal products manufacturing except ordnance and accessories.
7. Professional, scientific, and controlling instruments; photographic and optical goods, watches, and clocks manufacturing.
8. Miscellaneous manufacturing including jewelry, silverware, and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials and costume jewelry.
9. Wholesale trade.
10. Office functions only where it is directly related to the industrial establishment in which it is located.
11. Signs and billboards as regulated in ARTICLE IV, Section 4.080
12. Agricultural equipment sales and repair
13. All public utilities, including buildings, necessary structures, storage yards and other related uses.
14. Animal health facilities including veterinary clinics with indoor kennels/runs only.

C. Accessory Uses and Structures

1. Signs in compliance with regulations set forth in ARTICLE IV, Section 4.080.
2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.
3. Accessory off-street parking and loading facilities as required in ARTICLE IV, Section 4.010.

D. Uses Permitted as Special Exceptions

The following uses may be permitted as special exceptions in the I-1 General Industrial District, after review and approval by the Board of Zoning Appeals, in accordance with ARTICLE VI, Section 7.070.

1. Retail and convenience commercial uses
2. Transmission and Communication Towers and Stations
3. Animal health facilities including veterinary clinics with outdoor kennels/runs allowed
4. Building materials and sales
5. Lumber and wood products manufacturing
6. Automotive service and repairs, including sale of gas, oil, tires and other goods and services required in the operation of automobiles
7. Liquor Stores as per the Municipal Code
- 8. Concrete Batching Plants**

E. Uses Prohibited

In the I-1 General Industrial District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the I-1, General Industrial District, shall comply with the following requirements:

1. Minimum Lot Size

Where **adequate** public water and sewer service is available, there shall be required a minimum of two (2) acres. In areas where only public water is available, there shall be a minimum of five

(5) acres. No industrial land uses shall be permitted in areas where a public water supply is not available.

Lot Width at Required Building Setback

250 ft.

Minimum Lot Width at Road Frontage

250 ft. (35 ft. in a cul-de-sac)

2. Minimum Yard Requirements

- a. Front Yard Setback
- b. Side Yard Setback
- c. Rear Yard Setback

100 ft.*
75 ft.*
100 ft.*

Corner lots will be treated in a way such that all facades facing streets will be held to front setback standards and sides abutting neighboring property will be held to side setback standards. Atypical lots may require Planning Commission interpretation.

***A variance for setbacks may be considered if the Board of Zoning Appeals finds that the use is buffered in such a way that the same effect is achieved with a greater setback. In no case shall any setback be less than 50 feet.**

3. Maximum Lot Coverage

On any lot or tract containing one or more structures, the area occupied by all structures, including accessory structures shall not exceed fifty (50) percent of the total area.

4. Height Requirements

No principal structure shall exceed forty (40) feet in height, except as provided in ARTICLE VI, Section 6.030. No accessory structure shall exceed ~~twenty (20)~~ thirty (30) feet in height or one and a half stories.

5. Parking Space Requirements

As regulated in ARTICLE IV, Section 4.010

6. Accessory Structures

- a. ~~With the exception of Signs, accessory structures shall meet the same setbacks as the principal building, not be erected in any required front yard.~~
- b. ~~Accessory structures shall be located at least fifty (50) feet from any side lot line, from the rear lot line, and from any building on the same lot, except where the side yard abuts or is adjacent to a residential district, in which case the minimum setback for that side yard shall be twenty (20) feet.~~

7. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be maintained a landscaped strip at last ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

Amend Section 6.030 Exceptions to Height Limitations

The height limitation of forty (40) feet of Section 5.061 F 4 shall not apply to church spires, belfies, cupolas and domes not intended for human occupancy; monuments, water towers, transmission towers, windmills, chimneys, smokestacks, conveyors, flag poles, radio towers, masts, silos and aerials. **However, such structures listed above in this section as exempt from the height regulations shall be reviewed by both the Planning Commission and Design**

Review Committee to ensure minimal impact to the skyline. Earth colors (browns, light blues, grays) are strongly encouraged, with colors being complimentary to the main building. No signage, logo or company color scheme is permitted on any part of any structure that is higher than forty (40) feet. No items listed in this section shall exceed eighty-five (85) feet without a variance and a proven necessity for the height. Additionally, structures shall be reviewed by the Fire Chief or his/her designee to ensure adequate fire protection.

Amend Section 7.070 PROCEDURE FOR AUTHORIZING SPECIAL EXCEPTIONS, SECTION J TO BECOME SPECIFIC STANDARDS FOR INDUSTRIAL ACTIVITIES, with remaining sections to be renumbered accordingly.

J. Specific Standards for Industrial Activities

A special exception shall not be granted for the commercial activities specified below unless the standards established therein are met as a part of the conditions for issuing such permit in the applicable districts.

1. Conditions for Industrial Uses

- a. The location, size, and design of such facilities shall be situated so that the proposed development shall be compatible with the development within the surrounding area thus reducing the impact upon the surrounding area.
- b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.
- c. The off-street parking requirements shall be based on the type of use and the needs of the use to adequately accommodate the expected groups of people.
- d. The site plan for such facilities shall be approved by the planning commission taking into account the above conditions as well as any other pertinent factors related to the use and operation of such facilities.
- e. When an application primarily uses trucks to ship in and out materials, the route of trucks shall be considered.
- f. The Applicant shall provide for how the use will not become a nuisance to neighboring properties and overall, in the City by showing ways that will be used to mitigate noise, dust, traffic, odor, or any other aspect which could have negative impacts.
- g. The washing of vehicles must be done so in a way as to contain contaminated water so that it does not enter into storm drains or contaminate land.
- h. Accessory structures may be permitted which are incidental and subordinate to the principal structure.
- i. The Planning Commission and/or Board of Appeals may require enhanced landscaping to mitigate and screen areas of concern.