

ORDINANCE 165

AN ORDINANCE AMENDING THE "ZONING ORDINANCE OF PLAINVIEW, TENNESSEE" BY PERMITTING MORE THAN ONE PRINCIPAL DWELLING ON PARCELS IN THE AR-1 DISTRICT

WHEREAS, The Plainview Board of Mayor and Aldermen, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the 'Zoning Ordinance of Plainview, TN';

WHEREAS, to protect and enhance the public health, safety, and welfare of the residents of Plainview, the City has deemed it in the public interest to permit multiple dwelling units on individual parcels in the AR-1 Agricultural Zone, with restrictions;

WHEREAS, the Plainview Municipal Planning Commission has forwarded its recommendation of approval to the Board of Mayor and Aldermen regarding the amendment to the "Zoning Ordinance of Plainview, Tennessee";

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Plainview, Tennessee:

Section 1. That Article VII. Section A, Subsection 7 shall be added as follows:

7. Special Exceptions

a. Multiple dwellings.

Multiple dwellings may be constructed on a parcel in the ~~AR-1~~ ^{AR-1} District, up to a maximum of 4 dwellings. Density limits and setbacks per Section VIII must be adhered to. Site plan/layout must be presented to the planning commission.

Section 2. This ordinance shall be effective from and after the second reading, the public welfare requiring it.

Passed on First Reading: _____, 2024.

Passed on Second Reading: _____, 2025.

Public Hearing Held: _____, 2025.

City Recorder

Mayor

Certified by the Plainview Municipal Planning Commission _____, 2024.

Secretary