

ORDINANCE NO. 1058

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF SWEETWATER, TENNESSEE BY ADDING A SPECIAL EXCEPTION ON BUILDING HEIGHT LIMIT IN THE M1 ZONE

WHEREAS, the Sweetwater Board of Mayor and Commissioners, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the zoning ordinance and the zoning map of the City of Sweetwater; and

WHEREAS, the City of Sweetwater deems it in the public interest to attract and retain industrial development to grow our economic base and provide opportunities to our working-age residents; and

WHEREAS, in furtherance of this goal, recognizing the needs of relevant industries, it is recommended to allow a somewhat taller building height than is standard for other commercial construction; and

WHEREAS, the City believes this can be done without harming the public health, safety, and welfare by creating a special exception in the M1 Industrial zone that applies only to the I-75 corridor, thereby protecting the architectural integrity and scale of the rest of the City; and

WHEREAS, the Sweetwater Planning Commission has forwarded its recommendation of approval to the Board of Mayor and Commissioners regarding the amendment to the "Zoning Map of Sweetwater, Tennessee;"

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the City of Sweetwater, Tennessee:

Section 1. That Chapter 3, Section 14-314, M-1 Industrial Zoning District, be amended by adding the following (additions in **bold**, deletions in ~~strikethrough~~):

(7) Special Exceptions. The Board of Zoning Appeals (BZA) may increase maximum building heights in the M1 zone to fifty (50) feet if the property is in the I-75 corridor and the BZA determines that it will not adversely affect any adjacent property owner or cause a hazard to the travelling public.

Section 2. This Ordinance shall take effect from and after the required public hearing and final reading, the public welfare requiring it.

Passed on first reading

Oct. 6, 2025

Passed on second reading

Nov. 3, 2025

Public Hearing

Nov. 3, 2025

Angie Ann Kyle

Mayor

Sonya Creesh

Recorder

Certified to the Sweetwater Board of Mayor and Commissioners this _____ day of _____ by the Sweetwater Planning Commission, with approval recommended.

