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City of Copperhill

Ordinance #10-20-25-00

AN ORDINANCE OF THE CITY OF COPPERHILL, TENNESSEE, TO AMEND THE ZONING ORDINANCE TO CLARIFY AND UPDATE PERMITTED USES IN THE C-2 (GENERAL COMMERCIAL DISTRICT) REGARDING RESIDENTIAL USES

WHEREAS, pursuant to Tennessee Code Annotated § 13-7-201 et seq., municipalities are authorized to enact zoning regulations in order to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the City of Copperhill has adopted zoning regulations in accordance with this authority to guide the development of land within the City; and

WHEREAS, the C-2 (General Commercial District) is currently designated for commercial purposes and does not provide for residential uses as permitted uses; and

WHEREAS, several existing residential dwellings are located within the C-2 District, creating non-conforming uses that pose challenges for enforcement, property transactions, and future planning; and

WHEREAS, it is the intent of the City to clarify the permitted uses within the C-2 District, recognize existing residential uses as conforming, and allow flexibility for future residential use without compromising the primary commercial purpose of the district;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE AS FOLLOWS:

SECTION 1. Amendment to C-2 District Uses.

The permitted uses in the C-2 (General Commercial District) shall be amended to include all permitted uses of the R-2.

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

SECTION 2. Recognition of Existing Residential Uses.

All existing residential dwellings located within the C-2 District as of the effective date of this ordinance shall be considered conforming uses and shall not be treated as non-conforming.

SECTION 3. Commercial Priority Acknowledgment.

Any residential use located within the C-2 District shall be established with the understanding that the district is primarily commercial in nature. Commercial uses are permitted and prioritized, and residents shall not be entitled to relief or protection from impacts normally associated with lawful commercial activities.

SECTION 4. Effect on Other Districts.

This ordinance shall not alter or affect the permitted uses or restrictions within the R-1, R-2, or R-3 districts. These districts shall continue to be governed by their existing regulations.

This ordinance is adopted pursuant to the authority granted under Tennessee Code Annotated § 13-7-201 et seq. and shall take effect upon final passage and adoption, the public welfare requiring it.

This ordinance shall become effective on the ____ day of _____, 2025 upon final passage, the public welfare requiring it.

FIRST READING: ____ day of ____, 2025

SECOND READING: ____ day of _____, 2025

ADOPTED AND APPROVED by the Board of Mayor and Aldermen of the City of Copperhill, Tennessee, this ____ day of _____, 2025.

Notice of the proposed zoning change has been duly posted and published in the *Polk County News*, in compliance with Tennessee Code Annotated § 13-7-203.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO