

ORDINANCE NO. 645

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CLINTON, TENNESSEE, CHAPTER SIX, ADDING SECTION 14-613, P-1, MIXED USE PARK DISTRICT.

RECOMMENDATION BY CRPC: X FOR ADOPTION
 AGAINST ADOPTION

DATE: October 14, 2019

PUBLIC HEARING HELD: November 25, 2019

PUBLIC NOTICE PUBLISHED: November 6, 2019
 in Clinton Courier-News

1st READING: October 28, 2019

2nd READING: November 25, 2019

WHEREAS, The Clinton City Council, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the zoning ordinance and the "Zoning Map of Clinton, Tennessee",

WHEREAS, the Clinton Municipal Planning Commission reviewed proposed zoning amendments on *October 14, 2019* and recommended amending the zoning ordinance accordingly; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Clinton, Tennessee that the following sections of the Zoning Ordinance of the City of Clinton, Tennessee:

Section 1. **Section 14-613, P-1, Mixed Use Park District** is hereby added as follows:

14-613. P-1. Mixed Use Park District. It is the purpose and intent of this district to afford relatively large areas providing multiple recreation and related uses offering a variety of community amenities including, but not limited to: recreation, dining, retail, lodging and indoor and outdoor event venues for use by the general public while balancing the proportion of developed and undeveloped open space land that will be preserved and add to the quality of life in the Clinton.

- A. In order to achieve the purpose and intent of the P-1 Mixed Use Park District, as shown on the zoning map of the City of Clinton, Tennessee, the following regulations apply and uses are permitted:
1. Agricultural uses including orchards, vineyards, crop farming, tree and shrub nurseries, and greenhouses.
 2. Restaurants, taverns, retail trade, gift shops, and *limited* services related to recreational opportunities within the park.
 3. Related management offices and business incubator offices, with related equipment and maintenance storage buildings.
 4. Public assembly and cultural activities, parks, museums, art galleries, libraries, motion picture viewing and similar profit or non-profit cultural facilities.
 5. Meeting rooms to be used for public and private meetings for educational, religious civic functions, clubs, and lodges.
 6. Outdoor recreation activities including hiking, biking, canoeing, kayaking, running, climbing, and playgrounds with related rental and service vendors including food trucks.
 7. Condominiums and multi-family dwelling units for the purpose of residential occupancy, attached or detached, with single or multiple stories.
 8. Outdoor events including concerts, demonstrations, races, exhibitions, carnivals, weddings, graduations, reunions and similar activities.
 9. Publicly owned utility buildings and uses, excluding waste collection or transfer sites, following approval by the planning commission as required in Tennessee Code Annotated, 13-4-104.
 10. Signs as regulated in Section 14-309.
 11. Necessary customary accessory uses and structures permitted only by approval of the planning commission on a case-by-case basis.
 12. Off-street parking as provided shall meet the applicable provisions in Sections 14-302 - 14-307. Off-street parking shall be evaluated on a case-by-case basis during the site plan review process.
 13. Prior to the issuance of building permits for all new construction, site plans as

required by Section 14-310, shall be reviewed and approved by the planning commission to determine if the projects meet all requirements and are in keeping with the comprehensive planning program of the City of Clinton, Tennessee. *The planning commission has the discretion to impose requirements beyond the minimum site plan requirements if deemed necessary.*

14. The Board of Zoning Appeals may hear and determine if any use not listed as a permitted use is of the same general character as other permitted uses in the district and is consistent with the intent and purpose of the district.

B. In order to achieve the purpose and intent of the P-1 Mixed Use Park District, as shown on the zoning map of the City of Clinton, Tennessee, the following uses may be permitted as a special exception by the board of zoning appeals:

1. Food and beverage production facilities for on-site consumption, retail and wholesale sales.
2. Temporary lodging in hotel or motel buildings. Temporary camping in designated areas not to exceed seven (7) consecutive days.

C. Yard Requirements:

1. Minimum Lot Size: 15 acres
2. Applicable Setbacks to rights-of-ways, access easements, and lot lines:
 - Front: 30 feet
 - Side: 15 feet
 - Rear: 25 feet
3. Locational Requirements: Property devoted to this district shall have river access.

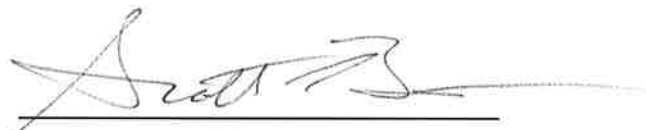
D. Review Process

An overall concept plan shall be submitted to the planning commission in addition to a site plan for the proposed multiple uses. Plans will conform to all applicable regulatory standards of Sections 14-308, 14-310, and any other applicable standard of the zoning code. There shall be a minimum of four (4) interrelated uses initially proposed with a proportion of the gross area of the zoned property devoted to a particular use including open space and/or set-aside natural preservation areas.

Adopted this 25th day of November 2019.



City Recorder



Mayor

