

ORDINANCE NUMBER 25-881

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION FOR APPROXIMATELY 5.6 ACRES LOCATED ON PETER AVE FROM I-1 TO GENERAL COMMERCIAL C-2.

WHEREAS, it becomes necessary from time to time to make changes to the Monterey Zoning Ordinance and Monterey Zoning Map, and

WHEREAS, the Town of Monterey was petitioned by the Hope in Christ Fellowship Church, property owner, to rezone property located at 315 Peter Ave from I-1 to C-2, General Commercial District, and

WHEREAS, the proposed use of the area to be rezoned from I-1 to C-2 is a proposed house of worship, and

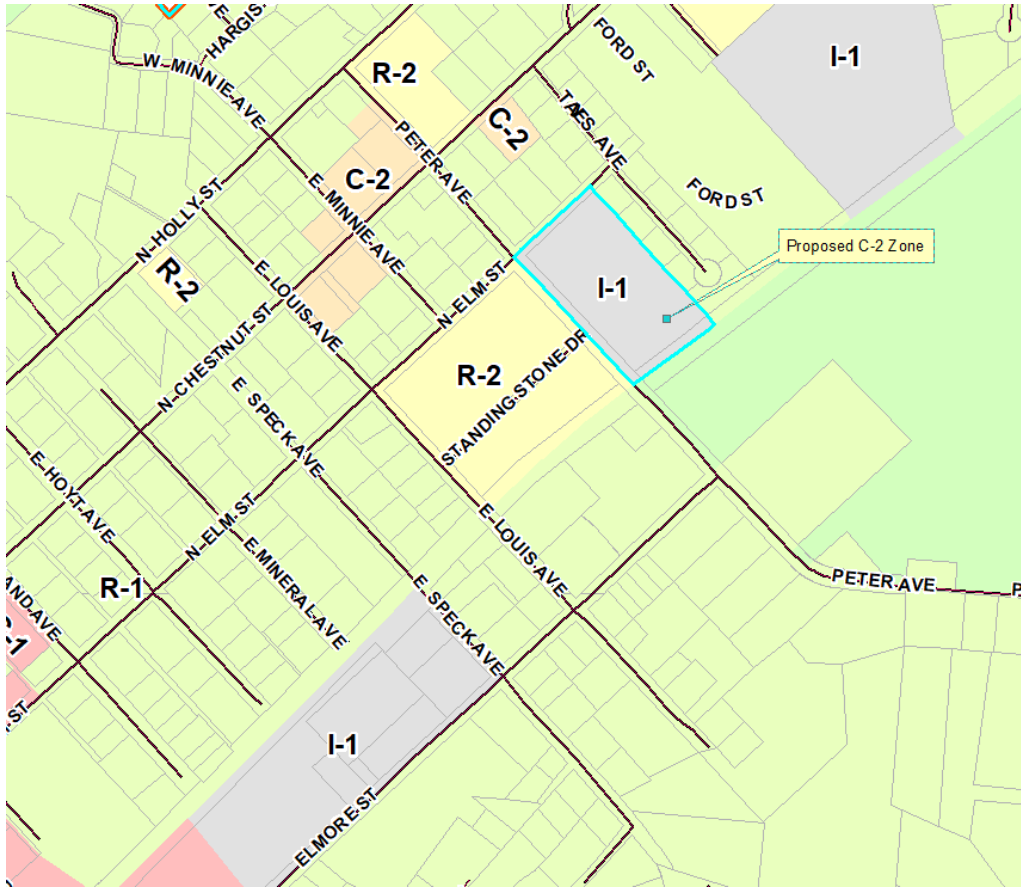
WHEREAS, *Tennessee Code Annotated* Section 13-7-201 etc. provides that the zoning classification of certain properties may be amended, and

WHEREAS, Notice of Public Hearing was published _____ in the Herald-Citizen newspaper as required by Tennessee Code Annotated, and

WHEREAS, the Monterey Planning Commission voted to send the request to the board of mayor and alderman with a recommendation that the zoning classification of property located at 315 Peter Ave (Specifically parcel 048N-C-029.00 and surrounding rights-of-way) be changed from I-1 Industrial District to General Commercial District C-2 on September 18, 2025.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF MONTEREY, TENNESSEE THAT:

SECTION 1: The Zoning Classification of approximately 5.6 acres of property located at 315 Peter Ave, is hereby changed from C-1 Limited Commercial to C-2, General Commercial District, consisting of Map 048N, Group C, Parcel 029.00 and associated street rights-of-way, being graphically depicted on the following map:



SECTION 2: The Zoning Map of Monterey, Tennessee, is hereby amended as graphically depicted.

SECTION 3: This Ordinance will take effect following the Third and Final Reading.

Passed First Reading _____

Passed Second Reading _____

Passed Third Reading _____

Date of Public Hearing _____

Attest:

Mayor of Monterey

Recorder

SCHEDULE FOR PASSAGE OF ORDINANCE

9/18/25	P.C. RECOMMENDATION
10/6/25	1st READING OF ORDINANCE
10/6/25	2nd READING OF ORDINANCE
11/3/25	3rd READING OF ORDINANCE
10/8/25	PUBLIC NOTICE PUBLISHED (Minimum of 21 days before November Meeting)
11/3/25	PUBLIC HEARING - THIRD READING

This notice needs to run a minimum of 15 days before the public hearing.

HERALD-CITIZEN -- PLEASE RUN ONCE AS A LEGAL NOTICE IN THE **10/8/25** EDITION OF THE HERALD CITIZEN AND BILL THE TOWN OF MONTEREY

NOTICE OF PUBLIC HEARING

The Monterey Mayor and Aldermen will hold a Public Hearing on Monday, November 3, 2025 at 7:00 PM at the Monterey City Hall concerning changing the zoning classification of approximately 5.6 acres of property located on Peter Av, from Industrial I-1 to C-2, General Commercial District, consisting of Map 048N, Group C, Parcel 029.00 and associated street rights-of-way. The public is invited to attend.