

## **ORDINANCE 2025-103**

### **AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RIDGETOP TO REZONE TWO (2) PROPERTIES ON GREER ROAD FROM R1 LOW DENSITY RESIDENTIAL TO C1 GENERAL COMMERCIAL**

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to enhancing the character and stability of business, commercial areas, and promoting the orderly and beneficial development of such areas; and,

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to providing sufficient space, in appropriate locations in proximity to established residential areas, for local retail and service trades catering specifically to the recurring shopping needs of the occupants of nearby residences; and,

**WHEREAS**, the City's Land Use and Transportation Policy Plan defines the future commercial use of the area, and,

**WHEREAS**, The City's Planning Commission has reviewed and discussed this proposed amendment and voted on March 27, 2025, to recommend its passage to the Board of Mayor and Aldermen based on the designation of the area of the properties on the City's 2002 Land Use and Transportation Policy Plan; and,

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF RIDGETOP, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That the Official Zoning Map adopted by Ordinance No. 95-34 entered on second reading on March 21, 1995 being the municipal zoning map of Ridgetop, Tennessee, be and the same is hereby amended as follows:

By changing the existing R1, Low Density Residential zoning classification replacing the property zoning designation to C1, General Commercial properties attached as "EXHIBIT A" and described as follows:

THE 2.00 ACRE PROPERTY REFERENCED AS 5047 GREER ROAD-TAX MAP 137K GROUP A PARCEL 028.00 AND THE 3.4 ACRE PROPERTY REFERENCED AS 5049 GREEN ROAD- TAX MAP 137K GROUP A PARCEL 029.00 AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF ROBERTSON COUNTY, TENNESSEE.

**SECTION 2.** That the Board of Mayor and Aldermen of the City of Ridgetop, Tennessee, hereby certify that this Ordinance has been submitted to the Planning and Zoning Commission of the City of Ridgetop for a recommendation, and a notice of hearing thereon has been ordered after at least ten (10) days' notice of the time and place of said meeting has been published in a newspaper circulated in the City of Ridgetop, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Ridgetop, the most restrictive shall in all cases apply.

Passed First Reading: April 15, 2025

Public Hearing: May 13, 2025

Passed Second Reading: May 13, 2025

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MAYOR TIM SHAW

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CITY RECORDER

## ORDINANCE NO. 2025-103

### EXHIBIT A

Robertson County Tax Map/Parcel 132 K Group A Parcel 028.00- 2 Acres at 5047 Greer Road  
Robertson County Tax Map/Parcel 132 K Group A Parcel 029.00 – 3.4 Acres at 5049 Greer Road

