

**ORDINANCE NO. 1089**

**AN ORDINANCE TO AMEND 'THE ZONING ORDINANCE OF THE CITY OF ATHENS, TENNESSEE,' SO AS TO AMEND THE OFFICIAL ZONING MAP TO REZONE THE PROPERTY LOCATED AT 1303 FRYE STREET FROM I-1 (LIGHT INDUSTRIAL DISTRICT) TO M-1 (MEDICAL DISTRICT) SAID AREA BEING LOCATED WITHIN THE CORPORATE LIMITS OF ATHENS, TENNESSEE.**

**BE IT ORDAINED BY THE CITY OF ATHENS, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That the Official Zoning Map of Athens, Tennessee, identified and referred to in Section 3.02 of said Zoning Ordinance, be amended to show the following described property and zoning designation as described within the body of this ordinance and shown on the attached illustration titled; "Rezoning Request by Dan Dillion for 1303 Frye Street (Tax Map 056N Group A Parcel 022.00) from I-1 (Light Industrial District) to M-1 (Medical District)" said property being within the corporate limits of Athens, Tennessee:

**Area Description (I-2 to M-1)**

The parcel to be rezoned from I-1 to M-1 is shown on McMinn County Tax Map as Tax Map 056N Group A Parcel 022.00. The parcel is further described on the attached illustration that has been created from the Official Zoning Map of the City of Athens, Tennessee.

**SECTION 2.** Any Ordinance, Resolution, Motion or parts thereof in conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction, such holding will not affect any other portion of this Ordinance.


**SECTION 3. BE IT FURTHER ORDAINED,** that this Ordinance shall take effect upon final passage and as provided by law. As required by TENNESSEE CODE ANNOTATED, Section 13-7-203, a Public Hearing subject to fifteen day's notice has been held, and this ordinance meets the requirements of TENNESSEE CODE ANNOTATED, Section 13-7-201 through 13-7-210, including the approval of all necessary agencies.

**PASSED ON FIRST READING:** July 21, 2020

**PASSED ON SECOND READING:** August 18, 2020

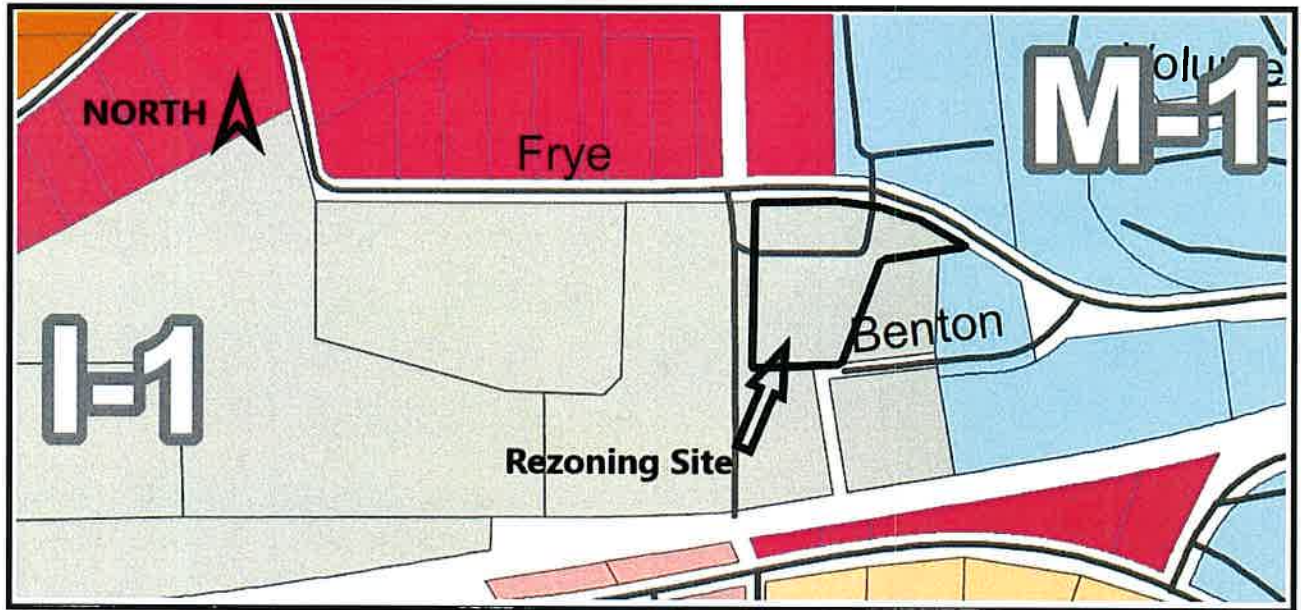
**DATE OF PUBLIC HEARING:** August 18, 2020

  
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C. SETH SUMNER, City Manager

  
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CHARLES T. BURRIS, II, Mayor

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
H. CHRIS TREW, City Attorney

**Rezoning Request by Dan Dillion for 1303 Frye Street (Tax Map 056N Group A Parcel 022.00) from I-1 (Light Industrial District) to M-1 (Medical District)**



- 5. Recommendation on rezoning request by Dan Dillion** to change a parcel identified as Tax Map 056N Group A Parcel 022.00 located at 1303 Frye Street from to I-1 Light Industrial District to M-1 Medical District containing approximately 2.29 acres.

Mr. Casteel said the owner is requesting a use that is not allowed in the I-1 Light Industrial District, the parcel exceeds the M-1 requirement district. Mr. Matthews will be representing Mr. Dillion.

Chairman Hamilton said the property in question is the old Bed Company on Frye Street.

Mrs. Garrett asked them to explain what they plan to do with the building.

Mr. Matthews said Mr. Hamptons' plan is provide a ministry with transitional counseling. He us up an running in Madisonville, it is offices, it is counseling services, group meetings, money management classes, it is kind of like an incubator to get people back activated into the workforce.

Chairman Hamilton asked if there was a residential portion to this on short term basis.

The answer was yes.

Chairman Hamilton said he assumes it is not permanent housing.

Mr. Matthews said it is not permanent housing, but it could be six-months to a year.

Mrs. Witt-McMahan asked who the demographic they will be serving.

Mr. Hampton said they take drug addicts and alcoholics and work with them and transition them back into the workforce. They never go anywhere by themselves, and they have a van they transport them in. Right now, they are in Madisonville in a 3100 sq. ft. and it is not big enough and here is over 9000 sq. ft. All of their men basically work in Athens anyway at UGO Warehouse. They are really working with them. They eventually want to hold around 40 people with two in a room and always house staff.

Mr. Matthews said the part that they like, is these guys have to be referred to the program. They pay a fee to come into. The building has 32 compartmental rooms in it. It is independent and not downtown.

Mr. Hampton said they have been in Madisonville 4 ½ years answering Chairman Hamilton question and they judge their success rate just by paying their child support, keeping a job, saving \$200 a week, et. and even graduation rates. He said Capstar Bank/Athens Federal help them.

Chairman Hamilton said this is a zoning change and if it is successful a anything in that M-1 District will be allowed.

Mr. Casteel said the M-1 will make it more marketable than the Industrial Zone.

Mrs. Hardaway asked if this program was comparable to Women at the Well.

Mr. Matthews said they work to get men to become head of their households as they should. Many programs will let them get government assistance, but they will not.

MOTION: Recommend to City Council that the property be rezoned to M-1.

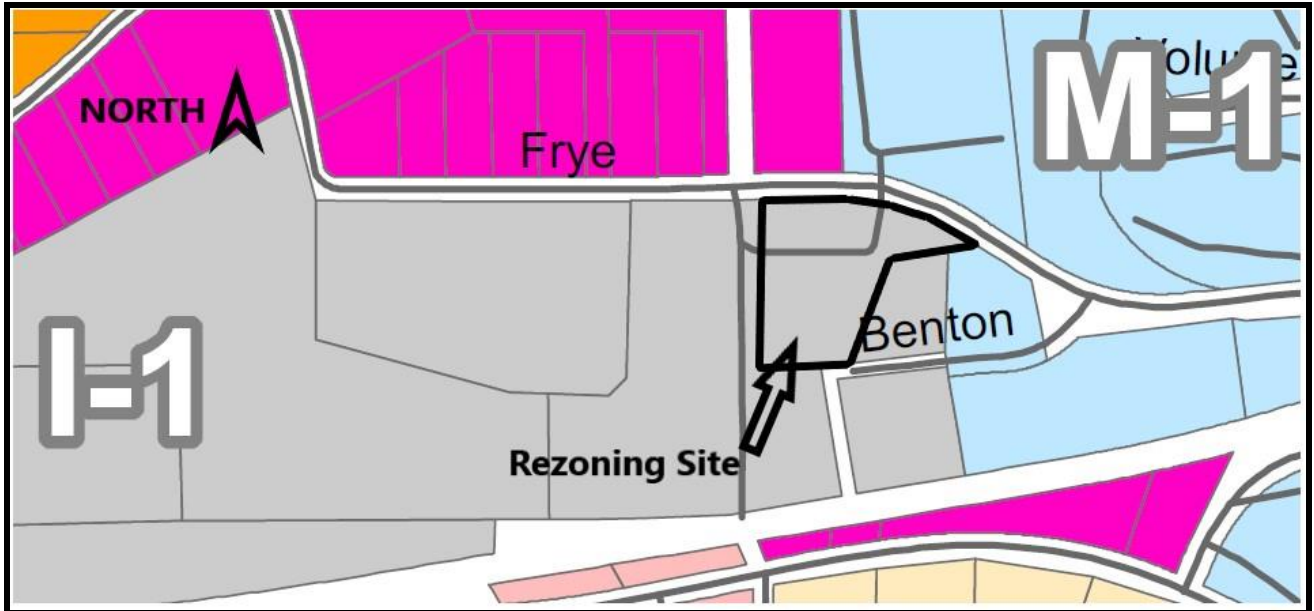
MADE: Jordan Curtis

SECOND: Frances Witt-McMahan

VOTE: Unanimous

MOTION PASSED

5. **Recommendation on rezoning request by Dan Dillion** to change a parcel identified as Tax Map 056N Group A Parcel 022.00 located at 1303 Frye Street from to I-1 Light Industrial District to M-1 Medical District containing approximately 2.29 acres.



The owner is requesting this change to allow an M-1 use that is not allowed in the I-1 Light Industrial zone on this parcel. The parcel is over 2 acres in size and meets/exceeds the M-1 district minimum size requirements. There is M-1 located across Frye Street along the north side of the parcel and the M-1 district touches a portion of one of the southern property lines adjacent to the east corner of property.

**Staff recommends approval of the rezoning request from I-1 Light Industrial to M-1 Medical District**