

RESOLUTION NO: 2025 -03

**RESOLUTION TO PLACE A 180 DAY MORATORIUM ON MAJOR SUBDIVISIONS
WITHIN THE A-1 AGRICULTURAL-FORESTRY DISTRICTS**

WHEREAS, the Coffee County Commission (the "Commission") previously adopted Resolution No. 2006-39 entitled Revised Zoning Resolution of Coffee County, Tennessee, which Resolution has been amended by subsequent resolutions (such Resolution, as amended, the "Zoning Resolution"); and

WHEREAS, the Coffee County Planning Commission (the "Planning Commission") has recommended that the Commission place a one hundred eighty day (180) moratorium on new major subdivision plat reviews within the A-1 Agricultural-Forestry Districts to allow the Planning Commission time to review the Zoning Resolution and propose changes to the Commission related to major subdivisions in the A-1 Agricultural-Forestry Districts.

NOW, THEREFORE, THE COMMISSION RESOLVES AS FOLLOWS:

RESOLVED, that the Commission places a temporary one hundred eighty day (180) moratorium on new major subdivision plat reviews within the A-1 Agricultural-Forestry Districts to allow the Planning Commission time to review the Zoning Resolution and propose changes to the Commission related to major subdivisions in the A-1 Agricultural-Forestry Districts.

RESOLVED FURTHER, that this temporary moratorium shall not apply to any major subdivisions already proposed or submitted prior to the enactment of this Resolution.

RESOLVED FURTHER, that this temporary moratorium shall automatically terminate at the end of the one hundred eightieth day following its passage. Alternatively, the Planning Commission may terminate this moratorium at any time prior to its automatic expiration by a majority vote of its members at a regular meeting or a special meeting called for such purpose.

RESOLVED FURTHER, that no other aspects or provisions of the Zoning Resolution shall be affected by this temporary moratorium.

THIS RESOLUTION shall take effect on March 11, 2025, the public welfare demanding it.

APPROVED this ____ day of March, 2025.

APPROVED:

ATTEST:

Dennis Hunt, County Mayor

Teresa H. McFadden, County Clerk

SPONSORS:

DRAFT

RESOLUTION NO. 2025-04**RESOLUTION TO AMEND COFFEE COUNTY ZONING RESOLUTION 2006-39
TO REZONE PROPERTY ON MAP 110, PARCEL 032.32 OWNED BY RANDY
ANDERSON LOCATED AT 4212 OLD MANCHESTER HIGHWAY FROM
RS-1, TO C-2, GENERAL COMMERCIAL DISTRICT**

WHEREAS, the statutes of Tennessee authorize the County to establish zoning requirements and pursuant thereto the Coffee County Commission has heretofore adopted Resolution No. 2006-39 by appropriate action of the Coffee County Commission on November 21, 2006; and

WHEREAS, Randy Anderson, the owner of property located at 4212 Old Manchester Highway and particularly described on Map 110, Parcel 032.32, has requested to rezone a portion of his property from RS-1, to C-2, General Commercial District; and

WHEREAS, it is the recommendation of Tullahoma's Planning Commission that the portion of the subject property should not be rezoned from RS-1, to C-2, General Commercial District; and

WHEREAS, based on the governing language of Resolution 2006-39, Article IV, Section 4.030 Zoning District Boundaries, the recommendation is deemed inappropriate and the Commission approves the request to rezone this parcel.

NOW BE IT THEREFORE RESOLVED:

That in order to accomplish the foregoing, the portion of the property of Randy Anderson, located at 4212 Old Manchester Highway and more particularly described on Map 110, Parcel 032.32, currently zoned RS-1 shall be rezoned to C-2, General Commercial District.

THIS RESOLUTION shall take effect immediately on passage, the public welfare demanding it.

APPROVED AND SO ORDERED this the _____ day of _____, 2024.

APPROVED

ATTESTED

Dennis A. Hunt
Coffee County Mayor

Teresa McFadden
Coffee County Clerk

Sponsor _____

Sponsor _____

DRAFT

RESOLUTION NO. 2025 – 05
RESOLUTION TO AMEND RESOLUTION 2006-39
REVISED ZONING RESOLUTION OF COFFEE COUNTY

DRAFT
Attachment
11.9.2

WHEREAS, Coffee County has heretofore by Resolution 2006-39 adopted a Zoning Resolution, which resolution has been amended by subsequent resolutions; and

WHEREAS, provisions of T.C.A. § 13-7-101 et. Seq authorizes such actions by the County, and

WHEREAS, the current minimum lot size in Appendix 4 of Resolution 2006-39 allows the subdivision of property that is in direct conflict with the descriptive language of Section 4.041 A-1 Agricultural-Forestry District, and

WHEREAS, Resolution 2006-39 and its related documents require that major subdivisions with interior streets/roads must meet minimum dimensional standards for those streets/roads but neglects to require the minimum dimensional standards of the public streets/roads that the interior streets/roads of the major subdivision will intersect with, and

WHEREAS, Resolution 2006-39 includes Minimum Fire Flow in the definitions but lacks critical descriptive terminology, and

NOW BE IT RESOLVED by the governing body of Coffee County, Coffee County does hereby amend its Zoning Resolution 2006-39 as follows:

1. APPENDIX 4, Section I amended as follows:

- **Categories A., B., C., minimum lot size 5 acres**
- **Note 1.) to say “Minor subdivisions less than 5 acres are allowed by variance**
- **Note 2.) is deleted**

2. Major subdivision streets/roads must intersect with public streets/roads with existing:

DRAFT

- 50 feet right of way width
- 20 feet pavement width

3. – Definitions of Fire Flow in the Zoning Resolution amended to add the words “to the point of origin” at the end of the existing language and before the period.

BE IT FURTHER RESOLVED by the governing body of Coffee County, that the other codes previously adopted by reference and everywhere in the Resolution 2006-39 not specifically changed by this resolution shall remain adopted without change. As to any conflict, the later adopted code shall control.

THIS RESOLUTION shall take effect on March 12, 2025, the public welfare demanding it.

APPROVED AND SO ORDERED this the _____ day of _____, 2025

APPROVED:

ATTESTED:

DENNIS A. HUNT

TERESA McFADDEN

SPONSORS

RESOLUTION NO. 2025-06

**A RESOLUTION TO ESTABLISHING ZONING RESOLUTIONS FOR SOLAR
ENERGY SYSTEMS AS A PERMITTED USE IN THE SOLAR ENERGY ZONING
DISTRICT AND ESTABLISHING REGULATIONS GOVERNING THE
DEVELOPMENT OF SOLAR ENERGY SYSTEMS**

WHEREAS, the Coffee County Commission (the “Commission”) previously adopted Resolution No. 2006-39 entitled Revised Zoning Resolution of Coffee County, Tennessee, which Resolution has been amended by subsequent resolutions (such Resolution, as amended, the “Zoning Resolution”); and

WHEREAS, the Coffee County Planning Commission (the “Planning Commission”) has recommended that the Commission amend the Zoning Resolution by adopting the following described text to establish zoning regulations related to solar energy.

NOW, THEREFORE BE IT RESOLVED by the Commission as follows:

1. Definitions.

- A. Solar Energy System (“SES”) means a device or structural design feature that provides for the collection of solar energy for electricity generation, consumption, or transmission or for thermal, residential, or utility scale application. For purposes of this section, SES refers only to (1) photovoltaic SESs that convert solar energy directly into electricity through a semiconductor device, or (2) solar thermal systems that use collectors to convert the sun’s rays into useful forms of energy for water heating, space heating, or space cooling. SES includes all components of the electricity generating facility (inverters, transformers, switchgear, substations, communications infrastructure, and other ancillary or related equipment), but does not include transmission lines or generation tie lines connecting the SES to a utility-owned substation.
- B. Integrated Solar Energy System (“ISES”) means an SES where solar materials are incorporated into building materials, such that the two are reasonably indistinguishable, or where solar materials are used in place of traditional building components, such that the SES is structurally an integral part of a house, building, or other structure. An ISES may be incorporated into, among other things, a building façade, skylight, shingles, canopy, ground mount system, light, or parking meter.
- C. Accessory Solar Energy System (“ASES”) means an SES that is (i) structurally mounted to the roof of a house, building or other structure, (ii) located on property for which the primary use is not related to the production of energy, or (iii) located on the same property as the house, building or other structure in which the energy from the SES is consumed or on property adjacent thereto.

- D. Ground Mounted Solar Energy System ("GSES") means an SES that is structurally mounted to the ground and is larger than twenty (20) acres within the fenced area required by Section 4.B. of this Resolution. If an SES qualifies as either an ISES or an ASES, it shall not be considered a GSES.

2. Applicability.

- A. This Resolution applies to any SES to be installed and constructed after the effective date of the Resolution.
- B. SES constructed prior to the effected date of this Resolution shall not be required to meet the requirements of this Resolution.
- C. Any upgrades, modifications or changes to an existing SES which alters the size or placement of such SES by fifty percent (50%) or more, however, shall comply with the provisions of this Resolution.

3. Application Requirements. Each applicant shall submit the following to the building official or if no building official then the chair of the Planning Commission:

- A. A complete application form and supporting documentation including payment of all required applicant fees.
- B. Documentation demonstrating the ownership of subject parcel(s).
- C. Proof the applicant has authorization to act upon the owner's behalf.
- D. Identification of intended utility company who will interconnect to the facility.
- E. Site Analysis including aerial imagery and detailed description of existing site features including unique physiographic features.
- F. Site Plan documentation depicting the facility and required site improvements including, but not limited to, extent of vegetation disturbance, buffering and landscape plan including wildlife corridor plan, grading plan, erosion and sediment control plan, placement of facilities, access driveway(s) and parking area(s), utilities, and stormwater management plan.
- G. Detailed Decommissioning Plan including description of financial surety to be provided.
- H. Construction Schedule.

4. **ASES Development Standards.**

- A. ASESs shall comply with the provisions of the National Electrical Safety Code and the other applicable codes previously adopted by the County. In the event there is a conflict in standards among applicable codes, the code with the higher standard shall be used.
- B. The design of the ASES shall conform to current industry standards.
- C. In heat transfer systems, flammable liquids or gases shall not be used as the transfer medium. The transfer medium shall not have a flash point less than fifty (50) degrees above the design maximum non-operating temperature attained in the collector.
- D. A site plan for the ASES is to be reviewed and approved by the Planning Commission.

5. **GSES Development Standards.**

- A. Site Plan. A GSES (not on rooftops) is subject to site plan review and approval by the Planning Commission.
- B. Security Fence. A GSES shall be enclosed by perimeter fencing of at least six (6) feet in height sufficient to prevent unauthorized access. The security fencing shall be placed on the interior of the buffer area (not to be seen by other properties). The fence shall be maintained at all times of operation and decommissioning.
- C. Setbacks. A GSES shall be subject only to the following setbacks: (a) solar panel structures shall be set back at least fifty feet (50') from all property lines unless a lesser setback is approved as a variance by the Board of Zoning Appeals, and, (b) solar panel structures shall be set back at least one hundred feet (100') from all residential dwelling units occupied at the time of site plan review. The setback requirements of this section do not apply to internal parcels within the same GSES.
- D. Support Structures. The design of support buildings and related structures shall use materials, colors, textures, screening, and landscaping that will blend the facilities to the natural setting and surrounding structures. The maximum height of a support building and related structure shall be twenty-five feet (25') as required in the zoning classification of the subject parcel(s).
- E. Access. A permanent access road or driveway and parking area will be constructed and maintained by the owner. The access road or driveway and parking area will be stabilized with gravel, asphalt, or concrete to minimize dust and impacts to adjacent properties.

- F. Noise. A GSES must not create increased noise levels that are discernable to nearby residential uses.
- G. Glare. A GSES must not produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling public roads.
- H. Underground Wiring. All electrical interconnection and distribution lines within the GSES project boundary shall be underground.
- I. Electrical. A GSES shall comply with the provisions of the National Electrical Safety Code, latest edition, and other applicable codes adopted by the County. In the event there is a conflict in standards among applicable codes, the code with the higher standard shall be used. GSESs shall also conform to all applicable industry standards.
- J. Electric Power Provider. A GSES shall be subject to the requirements of the electric power utility providing grid electrical power to the property where such system(s) are to be located.
- K. Landscape Buffering. A GSES shall have, to the extent reasonably practicable, a visual buffer of natural vegetation, fencing, and/or plantings, that upon maturation, would provide a visual screen to reduce the view of the GSES from residential dwelling units on adjacent lots that are occupied at the time of site plan review. Notwithstanding anything to the contrary this section, existing natural tree growth and natural landforms along the perimeter of a GSES that create a reasonably sufficient visual buffer shall satisfy the requirements of this section.

The applicant shall identify an access corridor for wildlife to navigate through the solar facility. The proposed wildlife corridor shall be shown on the site plan submitted to the planning commission. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.

- L. Ground cover. Ground cover shall be native vegetation and maintained in accordance with established requirements and best management practices.
- M. Lighting. Lighting shall use fixtures approved by the Planning Commission to minimize off-site glare, and it is the duty of the applicant prove to the satisfaction of the planning commission this is the minimum amount necessary for safety and security purposes.
- N. Signage. A GSES shall have signs (a) stating the risks that may result from contact with a GSES, (b) identifying the owner or operator of the GSES, and, (c) providing a 24-hour emergency contact phone number. All signs displayed with respect to a GSES shall comply with the requirements of the applicable zoning district for displaying advertisements.

- O. Site Maintenance. Native vegetation shall be planted and maintained to stabilize the site for the duration of the facility's use and operation. Weed control and mowing shall be performed based upon a schedule approved as part of the site plan approval. Panels shall be repaired or replaced when either nonfunctional or in visible disrepair.
- P. Decommissioning. Unless otherwise approved by the Planning Commission, decommissioning of a GSES shall begin no later than twelve (12) months after a GSES has permanently ceased to generate electricity, at which time the owner or operator of the GSES shall restore and reclaim the site within twenty-four (24) months after a GSES has permanently ceased to generate electricity. Notwithstanding anything to the contrary, a GSES will not be considered to have permanently ceased to generate electricity unless it has failed to diligently pursue the production of, or restoration of, the GSES's ability to produce, electricity for at least twelve (12) consecutive months. The owner or operator of the GSES shall provide the Planning Commission with a copy of its decommissioning plan for their review and approval and evidence of its decommissioning security to the extent required pursuant to 2022 Tenn. Pub. Acts 866. No decommissioning security shall be required other than that provided for pursuant to 2022 Tenn. Pub. Acts 866.
- Q. FAA. A GSES shall conform with any applicable Federal Aviation Administration requirements and, if required, secure any necessary approvals prior to commencement of construction of the GSES.
- R. Non-GSES Development. Notwithstanding anything provided herein, an ISES and ASES shall be permitted so long as the primary use is permitted. Any other SES that does not qualify as a GSES will be permitted as of right in the Solar Energy Zoning District.

6. Roof Mounted Solar Energy System Development Standards.

- A. A solar energy system shall conform to the height requirement of the district not to exceed thirty-five (35) feet.
- B. The solar system must not produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling public roads.
- C. Roof-mounted solar collectors shall be placed in a location least visible from the public street and adjacent properties, without significantly reducing the operating efficiency of the collectors. The location of the roof-mounted solar collector shall be approved as part of the site plan approval.
- D. Roof-mounted collectors shall be mounted in-plane on a gabled, hipped, or mansard roof with no extensions above the roof surface except for the actual thickness of the panel.

- E. For buildings with flat roofs, the solar system should be installed so that it cannot be seen from the public street.
- F. Accessor equipment, particularly plumbing and related fixtures, should be installed in an attic space or not be visible from the front of the principal structure.

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption, the public health, safety and welfare requiring it.

Approved and adopted by the Coffee County Commission at a duly called meeting on March 11, 2025.

APPROVED:

ATTEST:

Dennis Hunt, County Mayor

Teresa H. McFadden, County Clerk

SPONSORS:
