

MEMORANDUM

TO: Gainesboro Regional Planning Commission

FROM: Shannon Copas, Staff Planner

DATE: February 26, 2025

SUBJECT: March 4, 2025 Planning Commission Meeting

The Gainesboro Regional Planning Commission will hold its regular monthly meeting at 6:00 p.m. on Tuesday, March 4, 2025, at Gainesboro City Hall. The agenda for the meeting is as follows:

1. Call to order.
2. Approval of Previous Meeting Minutes.
3. Mayor's Report on Community Projects and Activities.
4. Staff Planner's Report.
5. Roaring River Cultural Alliance – Community Updates (if available)
6. Discussion on Updating the Proposed Zoning Ordinance.
7. Other business as necessary.
8. Adjournment.

Next Scheduled Meeting: April 1, 2025

TRADITIONAL RESIDENTIAL DISTRICT

(T-R)

1. **INTENT.** It is the intent of this district to maintain the character of the many older homes and lots within the corporate limits. These areas consist of lots that are smaller and contain existing older homes/structures that were built years before zoning. Most of these homes do not meet the traditional setbacks or minimum lot sizes found in the R-1 Zone. This zone is established to maintain these structures and lots, and try to minimize nonconforming lots or setbacks for structures. It is also intended that this district is to only be extended to abutting properties instead of being used to zone noncontiguous areas that are not associated with older neighborhoods.
2. **USES PERMITTED.** In order to achieve the intent of the T-R Zoning District, as shown on the Zoning Map of Gainesboro, Tennessee, the following uses are permitted:
 - a. Single-family homes.
 - b. Daycare.
 - d. Bed and Breakfast.
 - f. Public Park.
 - u. Use, Public and semi-public.
 - v. Customary home occupations.
 - w. Customary accessory buildings or structures.
3. **AREA REGULATIONS.** All buildings shall be set back from road right-of-way line and lot lines to comply with the following yard requirements.
 - a. **Lot area -**
Minimum required lot area except for single-family detached residential structures7,500 Square Feet.
Minimum required lot area for single family detached residential structures with public Sewer to be determined by Local Health Department.
 - b. **Lot width -**
Minimum required lot width at front of building for all buildings and structures 50 ft.
 - c. **Front yard -**
Minimum required front yard depth for all buildings and Structures..... 20 ft.
 - d. **Rear yard -**
Minimum required rear yard depth for all buildings and structures 10 ft.
 - e. **Side yards -**
Minimum required side yard widths for all buildings and structures 10 ft.
 - f. **Corner Lots -**
Minimum required width adjoining street 20 ft.

4. **PARKING SPACE REQUIREMENTS.** Due to the nature of this area parking shall be a minimum of on space. As regulated in **Article IV, Section 2.**
5. **VISION CLEARANCE.** As regulated in **Article IV, Section 4.**
6. **ACCESS CONTROL.** As regulated in **Article IV, Section 5.**
7. **ACCESSORY USES.** As regulated in **Article IV, Section 6.**