

MEMORANDUM

TO: Gainesboro Regional Planning Commission

FROM: Shannon Copas, Staff Planner

DATE: July 28, 2026

SUBJECT: August 4, 2026 Planning Commission Meeting

The agenda for the meeting is as follows:

1. Call to order.
2. Approval of Previous Meeting Minutes.
3. Roaring River Cultural Alliance – Pocket Park Update
4. Mayor’s Report on Community Projects and Activities
5. Review of Zoning Amendment Updating and Allowing Commercial/Residential Mixed Uses Within the C-1 Zone (See Proposed Ordinance)
6. Other business as necessary.
7. Adjournment.

Next Scheduled Meeting: September 8, 2026

ORDINANCE NO.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN GAINESBORO, TENNESSEE: TO INCLUDE COMMERCIAL/RESIDENTIAL MIXED USES AS A PERMITTED USE WITHIN THE C-1 COMMERCIAL ZONE OF GAINESBORO

WHEREAS, the Town of Gainesboro desires to include mixed commercial/residential uses within the C-1 Central Commercial District, and

WHEREAS, the Town of Gainesboro desires to allow for the design and development of innovative housing forms and commercial uses that incorporate a higher density living situation and at the same time preserve the historic downtown area, and

WHEREAS, the Town of Gainesboro desires to reasonably regulate such housing forms in order to efficiently utilize buildable space within the central business district/downtown area while encouraging buildings of high architectural quality and are compatible with the established streetscape character and patterns, and

WHEREAS, the Town of Gainesboro seeks to allow greater variety of housing types and commercial uses that attract residents to the central business district, and;

WHEREAS, the grant of power and the process for adoption of a zoning ordinance is found in Tennessee Code Annotated 13-7-201 through 13-7-203, and;

WHEREAS, the Gainesboro Regional Planning Commission reviewed and recommended that these types of facilities be allowed only within the Industrial District/Zone within the corporate limits of Gainesboro, on ____, 2026, and;

WHEREAS, pursuant to the requirements of TCA, Section 13-7-203, the Town of Gainesboro conducted a public hearing prior to the final reading and adoption of this ordinance to allow for community input into the ordinance amendment(s) herein described;

BE IT ENACTED by the Board of Mayor and Alderman for the Town of Gainesboro; Tennessee as follows:

Section 1. Article V, Specific District Regulations, Section 3 – Central Commercial District, be amended to include the following as a Permitted Use(s):

Mixed Commercial/Residential Developments – These types of uses shall adhere only to regulations that pertain to commercial uses within the C-1 Commercial Zone.

Section 2. Article III, General Provisions, Section 7 – Off-Street Automobile Storage (Parking), be amended to include the following wording regarding mixed use commercial and residential uses within the C-1 Commercial Zone:

Mixed Commercial/Residential Developments – These types of uses are exempt from the parking requirements if legally located within the C-1 Commercial Zone.

Section 3. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word in this Ordinance is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of this Ordinance.

Section 4. This Ordinance shall be effective from and after its passage and final reading, as provided by law, the public welfare requiring it.

Section 5. Effective Date. This ordinance shall take effect and be in full force upon its final passage as required by law.

Passed 1st Reading _____

Passed 2nd Reading _____

PUBLICATION OF NOTICE (21 Day Notice): _____

PUBLIC HEARING HELD: _____

Mayor

Date

Recorder

Date