

**RESOLUTION AMENDING THE ZONING RESOLUTION OF MONTGOMERY COUNTY, TENNESSEE,
AS IT PERTAINS TO SMELTING, METAL MELTING, and METAL REFINING**

WHEREAS, the Clarksville Montgomery County Regional Planning Commission voted to initiate a Montgomery County Zoning Resolution amendment at their regular meeting on August 25, 2026, regarding including Smelting, Metal Melting, and Metal Refining into the zoning resolution; and

WHEREAS, the Montgomery County Zoning Resolution has historically recognized metal melting, smelting, and refining as industrial activities subject to appropriate zoning review; and

WHEREAS, during a prior amendment to the Zoning Resolution, smelting, metal melting, and metal refining were removed from the list of permitted on review uses, and the removal appears to have been inadvertent; and

WHEREAS, the County finds that restoring metal melting, smelting, and refining as a permitted-by-review use, subject to minimum site area, residential separation, and setback requirements, will provide appropriate opportunities for industrial development while protecting surrounding properties and the general welfare of the community.

WHEREAS, the County Commission has been furnished with the Regional Planning Commission's recommendation and resolution at their informal session of the commission on October 5, 2026; and

WHEREAS, the County Commission agrees that these changes are for the overall benefit of the citizens and businesses of Montgomery County.

NOW, THEREFORE BE IT RESOLVED, by the Montgomery County Board of Commissioners assembled in regular session on the 19th day of October 2026, this legislative body updates and amends the zoning resolution of Montgomery County, Tennessee in the following manner:

ADD the following definition alphabetically:

Smelting, Metal Melting, or Metal Refining: An industrial process involving the melting, extraction, recovery, separation, concentration, purification, or refining of metallic materials, ores, concentrates, residues, by-products, or metal-bearing compounds to produce metals, alloys, or metallic compounds. Such processes may utilize thermal, chemical, electrolytic, hydrometallurgical, or other metallurgical processes.

Under Table 3.4.7 Industrial Uses
Add The Following Row Alphabetically

Uses	Agricultural		Residential											Office		Commercial					Industrial		
	AG	AGC	E1	EM1	E1A	EM1A	R1	R1A	RM1	RM2	R2D	R3	R4	OP	O1	C1	C2	C3	C4	C5	M1	M2	M3
Smelting, Metal Melting, or Metal Refining																						PR	

INSERT AND RENUMBER THE SECTIONS APPROPRIATELY

5.2.4.# Smelting, Metal Melting, or Metal Refining

1. Minimum Acreage: 100 acres
2. Minimum Distance from a Residential Zoned parcel excluding AG: 500 feet, unless a 300 foot Landscape Buffer is installed, then a reduction to 350 feet is permissible.
3. Minimum Setbacks from all zones not M-1 or M-2: 100 feet

Duly passed and approved this 19th day of October 2026.

Sponsor _____

Commissioner _____

Approved _____

County Mayor

Attested: _____

County Clerk

Date of Public Hearing: October 5, 2026