

STATE OF TENNESSEE :  
COUNTY OF CARROLL :  
TOWN OF HUNTINGDON :

**ORDINANCE NO. 648**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF HUNTINGDON, TENNESSEE, TO REZONE A PORTION OF THE JAMES REALTY (CASH SAVER) PROPERTY (20150 MAIN STREET) TO B-1 (NEIGHBORHOOD BUSINESS) ZONING DESIGNATION FROM ITS EXISTING DESIGNATION OF R-2 (MEDIUM DENSITY RESIDENTIAL).**

**WHEREAS**, pursuant to Tennessee Code Annotated Section 13-7-201 through 13-7-211 empowering the Town to enact the Huntingdon Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

**WHEREAS**, the Town Council deems it necessary, for the purpose of promoting the health, safety and general welfare of the Town to amend said Official Zoning Map; and,

**WHEREAS**, the Huntingdon Municipal/Regional Planning Commission has reviewed said proposed amendment pursuant to Section 13-7-204 of the Tennessee Code Annotated and recommends such amendment to the Huntingdon Town Council; and,

**WHEREAS**, pursuant to Section 13-7-203 of the Tennessee Code Annotated the Mayor and Town Council of the Town of Huntingdon has given due public notice of hearings on said amendments and has held a public hearing; and,

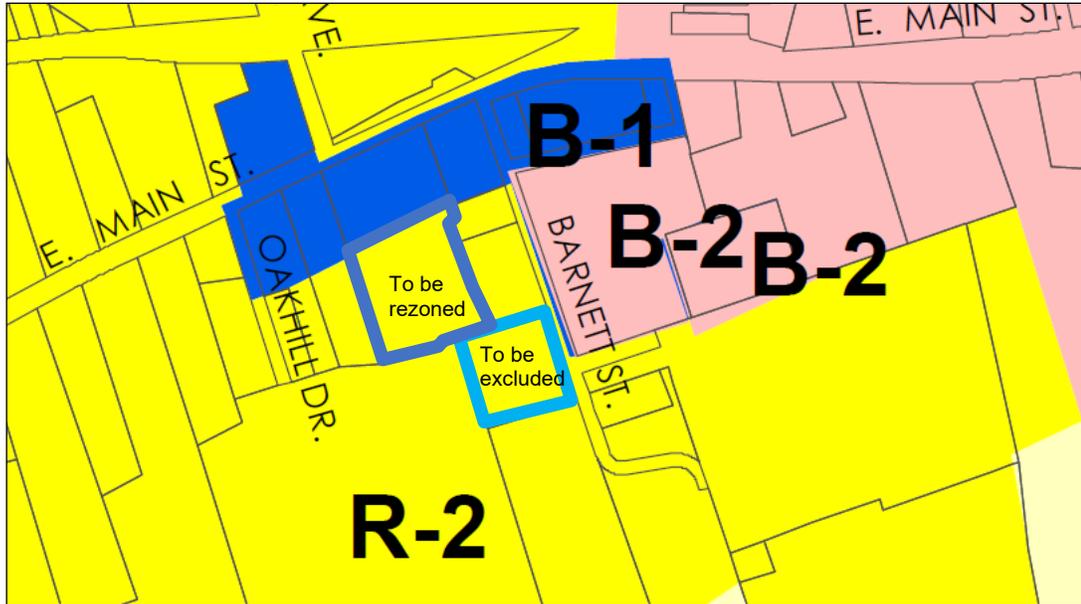
**WHEREAS**, all the requirements of Section 13-7-201 through 13-7-211 of the Tennessee Code Annotated, with regard to the amendment of a zoning ordinance and map by the Planning Commission and subsequent action of the Town Council have been met,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Town Council of the Town of Huntingdon, Tennessee, that the Huntingdon Official Zoning Ordinance be amended as follows:

**SECTION 1.** That the following described portion of property be rezoned from R-2 (Medium Density Residential) to B-1 (Neighborhood Business):

The entirety of Tax Map 73L, Group F, Parcel 3.00 not already zoned B-1, as viewed on Tennessee Property Viewer at <http://tnmap.state.tn.us/assessment/map.aspx>, excluding the following area:

A point being the southeast corner of Tax Map 73L, Group F, Parcel 3.00, thence moving west following the northern property line of Tax Map 73, Parcel, 51.02 to the subject property's southwest corner, and thence moving north following the subject property's western property line to the northeast corner of Tax Map 73L, Group F, Parcel 7.00, and thence moving east to the southwest corner of Tax Map 73L, Group F, Parcel 1.00, thence moving east to the southeast corner of Parcel 1.00; and thence moving south to the point of beginning.



**BE IT FURTHER ORDAINED** by said Council that, pursuant to section 2.08(a) of the town's charter, this ordinance shall be in full force and effect from and after the twentieth day subsequent to its final passage and approval, the welfare of the town requiring it

**BE IF FURTHER ORDAINED** by said Council that, pursuant to section 2.08(d) of the town's charter, a summary of this ordinance shall be published one time in a local newspaper of general circulation in the town within ten days of its final passage and approval, the welfare of the town requiring it.

PASSED ON FIRST READING: November 25, 2025

PUBLIC HEARING HELD: December 16, 2025

PASSED ON SECOND AND FINAL READING: December 16, 2025

APPROVED:

ATTESTED:

Chad Edwards  
Mayor

Kim Carter  
Town Recorder

REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT:

Robert T. Keeton, III  
Town Attorney