

ORDINANCE 2026-2

AN ORDINANCE TO AMEND THE MILLINGTON MUNCIPAL CODE, TITLE 14,
ZONING AND LAND USE CONTROL, CHAPTER 5, DEFINITIONS, AND
CHAPTER 7, COMMERCIAL DISTRICT PROVISIONS, TO INCLUDE LANGUAGE
REGARDING CONVENIENCE STORES WITH FUEL PUMPS AND GAS STATIONS

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-201 through 13-7-204 the City of Millington is empowered to adopt a Municipal Zoning Ordinance and Map and provide for its administration and enforcement; and

WHEREAS, the Board of Mayor and Aldermen deem it necessary, for the purpose of promoting the health, safety, morals and general welfare of the City to amend said Ordinance to revise language concerning convenience stores with fuel pumps and gas stations; and

WHEREAS, pursuant to Tennessee Code Annotated, Sections 13-7-203 and 13-7-204, on December 15, 2025, the Millington Planning Commission did review at a duly advertised public hearing and recommend approval of the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Mayor and Aldermen for the City of Millington, Tennessee, the Millington Zoning Ordinance be amended to add the following language:

14-501: (126) "Convenience Store with Fuel Pumps" A retail establishment that sells a limited range of everyday items, such as snacks, beverages, and household goods, and includes fuel pumps for the sale of gasoline, diesel, or other motor vehicle fuels.

14-501: (127) "Gas Station" A facility primarily engaged in the retail sale of gasoline, diesel, or other motor vehicle fuels, which may or may not include ancillary services such as vehicle repair or retail vehicle parts and accessories.

14-501: (128) "Functional Classification Intersection" An intersection of the centerlines of two roads classified as a collector, arterial, or expressway as defined by the FHWA (Federal Highway Administration) guidelines and approved by the Memphis MPO (Metropolitan Planning Organization).

14-501: (129) "Fuel Station Buffer" A 500 ft. buffer that extends from the intersection of the Functional Classification Intersection where a Convenience Store with Fuel Pumps and Gas Station may locate in the appropriate zoning district.

14-501: (130) "Fuel Station Front Door" The primary public entrance to the convenience store with fuel pumps or gas station, as designated in the site plan submitted for permitting.

14-702: (n) Convenience Store with Fuel Pumps and Gas Stations.

- (i) No more than two (2) convenience stores with fuel pumps or gas stations shall be permitted at any single intersection with a Functional Classification Intersection.
- (ii) New convenience stores with fuel pumps or gas stations shall be located within 500 feet from a Functional Classification Intersection, measured from the point of intersection of the centerlines of the intersecting roads to the front door of the proposed establishment.
- (iii) For those Fuel Station Buffers that overlap only two (2) convenience stores with fuel pumps or gas stations may be located within the combined buffers. An applicant may seek a special use exception from the Board of Zoning Appeals for those areas where Fuel Station Buffers overlap and are limited to (2) convenience stores with fuel pumps or gas stations.
- (iv) Convenience stores with fuel pumps or gas stations may not have their doors or windows covered with advertisements, paintings, signs, or merchandise.
- (v.) For those buffer zones that abut unincorporated Shelby County, only one convenience store with fuel pumps or gas station shall be allowed.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon its second and final passage.

Public Hearing:

First Reading: January 12, 2025

Final Reading:

Larry Dagen, Mayor

Karen Findley, City Clerk