MONTGOMERY COUNTY
TENNESSEE

BUILDING AND CODES DEPARTMENT

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BOARD OF ZONING APPEALS

AGENDA
November 12, 2026
10:00 A.M.
(Building & Codes Conference Room)

CALL TO ORDER/QUORUM CHECK

APPROVAL OF MINUTES OF BZA MEETING: October 8, 2026

ANNOUNCEMENTS / DEFERRALS

PUBLIC COMMENTS *(Limited to cases on the agenda)*

BZA CASE(S):

1. CASE NUMBER: BZA-15-2026 **APPLICANT(S)**: Crucible Metals, LLC

REQUEST: Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) for 'smelting', metal melting, and metal refining for Crucible Metals, LLC.

LOCATION: 1795 Zinc Plant Rd

TAX MAP: 067 **PARCELS:** 015.00 **ZONED:** M-2

REASON FOR REQUEST: This use is required to be reviewed & approved by the Montgomery County BZA in order for the Crucible Metals facility (a proposed integrated non-ferrous and refining facility) to be developed and operate.

2. CASE NUMBER: BZA-16-2026 **APPLICANT(S)**: Crucible Metals, LLC

REQUEST: Requesting a 140' height variance above the maximum allowed 100'; for a total of 240' (Chapter 4, Section 4.1.8 for M-2 Zoning) per the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

LOCATION: 1795 Zinc Plant Rd

TAX MAP: 067 **PARCELS:** 015.00 **ZONED:** M-2

REASON FOR REQUEST: The requested variance is based on the need for an appropriately sized Air Separation Unit cold box, which is essential to the operation of the Crucible Metals facility.

ADJOURNMENT

4.1.8 TABLE – INDUSTRIAL

ZONING	M-1	M-2	M-3
Minimum/Maximum Area For New Zone District	4 acres minimum	10 acres minimum	15 acres minimum
Minimum Lot Area (See Section 4.2.3 For Exceptions)			
• All Uses	N/A	N/A	N/A
Minimum Lot Width (At The Front Setback Line)			
• All Uses	N/A	N/A	N/A
Minimum Frontage Requirement			
• All Uses	25 feet	25 feet	25 feet
Minimum Front/Street Side Yard Setbacks (See Section 4.2.1 For Exceptions)			
• All Uses	50 feet	50 feet	50 feet
Minimum Side Yard Setbacks (See Section 4.2.1. For Exceptions)			
• All Uses	15 feet (1) (2)	50 feet (2) (3)	20 feet (2) (6)
Minimum Rear Yard Setbacks (See Section 4.2.1 For Exceptions)			
• All Uses	20 feet (1) (2)	30 feet (2) (4)	30 feet (2) (6)
Maximum Lot Coverage (All Combined Uses)	N/A	N/A	N/A
Maximum Height of Structures (See Section 4.2.2 for Exceptions			
• All Uses	60 feet (5)	100 feet (5)	45 feet
Site Plan Required (See Section 5.7 For Site Plan Requirements)	Yes	Yes	Yes

HEIGHT

NOTES:

(1) Twenty-five (25) feet excluding loading and docking facilities, if adjoining a residential or agricultural district.
(2) None required if abutting a railroad or spur.
(3) Twenty-five (25) feet required for office buildings.
(4) Fifty (50) feet if abutting a residential or agricultural district.
(5) 45 feet maximum when served by the Montgomery County Volunteer Fire Service.
(6) Forty (40) feet if abutting a residential or agricultural district.