



REZONING PROCEDURE

Rezoning is a procedure available to property owners in the Town of Greeneville who are interested in changing the current zoning district of their property to another zoning classification. A rezoning is necessary in cases where a property owner wants to use his/her property in a manner which is not permitted in the zoning district in which the property is located.

The rezoning process can be long. Typically, rezonings are evaluated on basis of how (1) the proposed zoning district relates to the existing plan of development of the area, (2) the proposed development will fit into the principles of more flexible and mixed-uses, attainable housing, mature areas standards, dynamic development standards, negotiated large developments, better webbing, and scheduled maintenance, and (3) the surrounding property owners may be affected by the rezoning.

Rezoning can be complex and controversial. Therefore, a preapplication conference with Town Planner is highly advised.

