

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TOWN OF SIGNAL MOUNTAIN
ZONING ORDINANCE REGARDING MINIMUM LOT SIZE FOR
MINOR SUBDIVISIONS

WHEREAS, Tennessee Code Annotated (TCA) §§ 13-7-201 through 13-7-210 empower all municipalities to enact zoning regulations and to provide for the administration, enforcement, and amendment thereof; and,

WHEREAS, the Town of Signal Mountain has implemented a comprehensive zoning ordinance as provided for in TCA §§ 13-7-201 through 13-7-210; and

WHEREAS, TCA §13-7-204 authorizes amendments to the zoning ordinance; and

WHEREAS, the Signal Mountain Municipal Planning Commission has reviewed and considered the minimum lot size for minor subdivisions in existing subdivision and the unique circumstances that arise within previously platted subdivisions and lots of record; and,

WHEREAS, the Signal Mountain Municipal Planning Commission recommends an amendment to the minimum lot size for minor subdivisions in existing subdivisions in the Low Density Residential zoning district; and,

WHEREAS, the Town Council has considered and accepted the recommendation of its Planning Commission:

NOW THEREFORE BE IT ORDAINED BY THE TOWN
COUNCIL OF SIGNAL MOUNTAIN, TENNESSEE that the Town of
Signal Mountain, Tennessee Zoning Regulations and Amendments be
amended as follows:

SECTION 1: Section 603.02.2 is amended to add the following language at the conclusion of the ** section of the table in subsection b. to read:

The minimum lot size for a minor subdivision within an existing subdivision may be reduced to an area not less than the average lot size for contiguous properties provided that no lot shall be created below 10,890 square feet in area. Likewise, if street frontage of contiguous lots is less than 100 feet, the street frontage may be reduced to the average frontage of contiguous lots provided that no lot shall have less than 75 feet of street frontage. All lots must have street frontage on a publicly dedicated and accepted street right-of-way. Lots created from this provision shall not be allowed reduced setbacks under Section 817 of this ordinance.

SECTION 3: BE IT FURTHER ORDAINED that this amendment to the definitions and district requirements in the “Signal Mountain Town Code, Appendix A, the Zoning Ordinance,” shall become effective immediately from and after its passage as provided by law.

Passed First Reading: _____
Passed Second Reading: _____
Date of Public Hearing: _____
Advertised in the Times Free Press: _____

Mayor

Recorder

Date

Date