ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO INCLUDE REVISIONS TO SECTIONS 614 OF THE ZONING ORDINANCE TO PROVIDE FOR REDUCED SQUARE FOOTAGE OF 14,520 SQUARE FEET ON SEWERED RESIDENTIAL ESTATE LOTS WITHIN THE SHACKLEFORD RIDGE OVERLAY ZONE; AND TO AMEND THE ZONING ORDINANCE TO ADD NEW SECTIONS 617, 618, 619, 620, AND 621 TO PROVIDE FOR REDUCED LOT SIZES ON SEWERED LOTS WITHIN THE SHACKLEFORD RIDGE OVERLAY ZONE AND TO PROVIDE LOT SIZE, FRONTAGE, HEIGHT AND AREA, DENSITY AND PARKING REGULATIONS FOR THE SHACKLEFORD RIDGE LOW DENSITY RESIDENTIAL DISTRICT; SHACKLEFORD RIDGE LOW DENSITY OPEN SPACE SUBDIVISION DESIGN OPTION; SHACKLEFORD RIDGE RESIDENTIAL PLANNED UNIT DEVELOPMENT OPTION; AND SHACKLEFORD RIDGE ALTERNATIVE LOW DENSITY RESIDENTIAL DESIGN OPTION AS SET FORTH IN THESE AMENDMENTS TO THE SIGNAL MOUNTAIN ZONING ORDINANCE.

WHEREAS, pursuant to Article XVIII of the Signal Mountain Zoning Ordinance, standards, restrictions, and boundaries set forth in these regulations may from time to time be amended, supplemented, changed or repealed; and

WHEREAS, the Signal Mountain Planning Commission and two (2) members of the Signal Mountain Town Council have participated in work sessions over the past three (3) months in reviewing current language and to provide recommendations and changes to the Signal Mountain Zoning Ordinance due to the proposed sewer line development in connection with the Signal Mountain High School which is scheduled to begin during the summer of 2006 and which will result in sewer line connections which may be available for future development adjacent to Shackleford Ridge Road over the next three (3) years; and

WHEREAS, the Planning Commission has determined that an overlay zone containing specific parcels of land adjacent to Shackleford Ridge Road is the only projected area for sewer line extension in the foreseeable future and that zoning restrictions should be revised within the overlay zone boundary but not throughout the Town due to available infrastructure improvements which will become available over the next five (5) years within the Town; and

WHEREAS, the Planning Commission has determined that lot size reductions and the five (5) additional design options for development set forth in these amendments are in the interest of the Town of Signal Mountain due to the availability of foreseeable sewer connections; and that certain additional design option regulations should be included which are set forth in new sections 617, 618, 619, 620, and 621 and that certain revisions should be made to Section 614 of the Zoning Ordinance to provide for reduced square footage of lots and specific density for residential development desired by the Town within the Shackleford Ridge Overlay Zone, much of which is currently zoned Residential Estate; and

WHEREAS, the Signal Mountain Planning Commission has recommended the adoption of these revisions to Section 614 and the creation of new sections 617, 618, 619, 620, and 621 to the Signal Mountain Zoning Ordinance in the interests of public health, safety, and general welfare pursuant to T.C.A. §§ 13-4-104 and 13-7-204;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE

SECTION 1. That Section 614 and 614.01 of the Signal Mountain Zoning Ordinance are deleted in their entirety and the following language is substituted in lieu thereof:

614 Residential Estate District (R-E)

614.01 The regulations set forth in this article shall apply to the district designation of the R-E Residential Estate District. The R-E District is intended to promote the preservation and establishment of areas for Low-Density Residential Development with a minimum lot size of a lot that will have a septic tank for sewage disposal shall be determined by the number of bedrooms in the house to be built, on such lot as follows:

1, 2 or3 BDR	21,780 square feet
4 BDR	25,000 square feet
5 BDR	32,670 square feet
6 BDR	37,670 square feet
Over 6 BDR	5,000 square feet per additional bedroom

The larger minimum lot sizes for lots where houses will be built that will have more bedrooms than 3 that are specified above apply only to lots on septic tanks, not lots on public sewers. For lots on public sewers within the Shackleford Ridge Overlay Zone, as defined at § 617 of this zoning ordinance, the minimum lot size shall be 14,520 square feet. For any lots on public sewers outside the boundaries of the Shackleford Ridge Overlay Zone, the minimum lot size shall be 21,780 square feet.

The minimum frontage of each lot shall be one hundred (100) feet, except a minimum of seventy-five (75) feet on a cul-de-sac. The minimum lot depth shall be one hundred (100) feet.

The R-E District is also intended to provide opportunities for personal recreational uses and the non-commercial use of a few animals for parcels with a minimum lot size of three (3) acres, subject to approval by the Board of Zoning Appeals.

SECTION 2. That a new Section 617 entitled "Shackleford Ridge Overlay Zone (SROZ)" is added to the Zoning Ordinance as follows:

617 Shackleford Ridge Overlay Zone (SROZ)

Purpose: This overlay zone shall only apply to a defined boundary of properties located adjacent to Shackleford Ridge Road within the Town of Signal Mountain as shown. It is intended that the boundaries of this Overlay Zone may be increased over time with the expansion of sewered areas within the Town and through future annexation of areas within the Urban Growth Boundaries of the Town.

Within this overlay zone the permissible options for development may have more density than in other areas of the Town due to the availability of sewer connections within this zone which are proposed to be provided by the Hamilton County Water and Wastewater Treatment Authority. The increases in density within this overlay zone have been made possible by the plans for construction of a Signal Mountain High School adjacent to Shackleford Ridge which may result in the need for additional density of residential housing and will result in increased infrastructure and services requirements on the Town.

In connection with this overlay zone, the permissible options for development set forth in sections 614, 615, 618, 619, 620 and 621 may be permitted for lots within the boundaries of this overlay zone after applications for rezoning are considered by the Town Planning Commission and approved by the Town Council.

Boundary description of Shackleford Ridge Overlay Zone

The Shackleford Ridge Overlay Zone shall only apply to a defined boundary of properties located adjacent to Shackleford Ridge Road within the Town of Signal Mountain which are described below and are shown on the map and legal description set forth as follows:

This overlay zone shall include the following map and parcels of tracts located within the Town of Signal Mountain:

(MAP INSERTED HERE)

All parcels within the overlay zone are as follows:

MAP	GROUP	PARCEL	TAX_MAP_NO
089		060	089 060
088		001.12	088 001.12
088		021.04	088 021.04
088		029	088 029
088		029	088 029
088		029.01	088 029.01
088		029.02	088 029.02
088		029.03	088 029.03
088		030	088 030
088		030	088 030
088		030.01	088 030.01
088		030.02	088 030.02
088		031	088 031
088		031	088 031
088		032	088 032
088		032.02	088 032.02
088		032.05	088 032.05
088		032.06	088 032.06
088		034	088 034
088		034.01	088 034.01
088		034.03	088 034.03
088		034.04	088 034.04
088		035	088 035
088		035.01	088 035.01
088		035.02	088 035.02
089		060	089 060
097		057	097 057
097E	B	001.07	097E B 001.07
098		001.01	098 001.01
098A	B	001	098A B 001

SECTION 3. That a new Section 618 entitled "Shackleford Ridge Low Density Residential District (SR-LDR)" is added to the Zoning Ordinance as follows:

618. Shackleford Ridge Low Density Residential District (SR-LDR)

618.01 Permitted Uses:

618.01.01 Single family dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis.

618.01.02 Schools, day care centers or kindergartens operated by governmental units or religious organizations;

618.01.03 Parks, playgrounds, and community buildings;

618.01.04 Golf courses, except driving ranges, miniature courses and other similar commercial operations;

618.01.05 Fire halls and other public buildings;

618.01.06 Churches, except that a buffer strip of twenty-five (25) feet is required for all side and rear yards abutting residential property;

618.01.07 Accessory uses and buildings customarily incidental and subordinate to the above;

618.01.08 Day care homes;

618.01.09 Home Occupation (See Section 303 of this Ordinance)

618.01.10 Garage sales, estate sales, rummage sales, and flea markets involving the sale of personal property by a resident on their property. The frequency of these sales at any one address shall not exceed four (4) days in any calendar year.

618.01.11 Residential Homes for Handicapped and/or Aged Persons Operated on a Commercial Basis: The Town Council may issue a Special Permit for a Residential Home for Handicapped and/or Aged Persons under the terms specified in Article XII of this Ordinance, provided that the Home shall not contain more than (8) handicapped and/or aged persons. Such a facility may include up to two (2) additional persons (plus their dependents) acting as houseparents or guardians, who need not be related to each other or to any of the handicapped or aged persons residing in the facility. Upon approval of a Special Exceptions Permit, the applicant must apply for a license for a "Residential Home for the Aged" from the Tennessee Department of Public Health; or shall apply for license for a "Boarding Home Facility", or a "Large Group Home Facility", to be submitted to the Tennessee Department of Mental Health and Mental Retardation, as the case may be. Prior to operating either of the above, both the Special Permit and the State License must be obtained.

618.02 Height and Area Regulations:

618.02.01 The building height of any building shall not exceed thirty-five (35) feet, except that a building may exceed those height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet the building shall be set back one (1) additional foot from all property lines, provided, however, that in no event shall the building height of any building exceed forty (40) feet.

618.02.02 For all lots on public sewers within this district, the minimum lot size shall be 14,520 square feet. Any lots built on septic systems within this district shall be required to comply with the minimum lot sizes required for Low Density Residential Zones outside this Overlay Zone as set forth in Section 603.02.02 or the applicable zoning regulations of the developable lot at the time any structure is built on the lot.

The minimum frontage of each lot within this district shall be seventy-five (75) feet, except a minimum of sixty (60) feet on a cul-de-sac. The minimum lot depth shall be one hundred (100) feet.

618.02.03 There shall be a front yard of not less than thirty (30) feet within this district.

618.02.04 There shall be a side yard on each side of the building not less than fifteen (15) feet within this district. On corner lots, the front yard requirement shall apply to the side street side yard.

618.02.05 There shall be a rear yard of not less than twenty-five (25) feet within this district.

618.03 Off-Street Parking Regulations:

618.03.01 Off-street parking within this district shall be provided on the same lot as the structure or on a Low Density Residential District lot adjacent to the lot on which the structure or use is located in accordance with the following requirements:

618.03.01.01 There shall be two (2) parking spaces for each dwelling unit.

618.03.01.02 There shall be one (1) parking space for every three (3) seats in the main auditorium of churches and other public buildings.

618.03.01.03 Parking space for golf courses shall be in an amount satisfactory to the Town Manager and approved by the Town Council.

618.04 Special Exceptions for Planned Unit Development:

Flexibility in the arrangement of residential uses through the use of a Planned Unit Development within this district may be permitted by the Town Council as special exceptions in the Shackleford Ridge Overlay Zone Low Density Residential District, provided that the minimum size of any tract of land sought to be used for such planned unit development shall be two (2) acres and that a desirable environment through the use of good design procedures is assured, allowing flexibility in individual yard requirements to provide for multiple dwelling units, townhouses and two family units, except that such use or uses shall require a special permit under the terms of Article VI, Section 620 of this Ordinance.

SECTION 4. That a new Section 619 entitled "Shackleford Ridge Low Density Open Space Subdivision Design Option (SR-LDOS)" is added to the Zoning Ordinance as follows:

619 Shackleford Ridge Low Density Open Space Subdivision Design Option (SR-LDOS)

619.01 Statement of Intent:

It is the intent of this section to provide an alternative standard for development of single-family residential neighborhoods within a defined boundary adjacent to Shackleford Ridge Road which is expected to be fully sewered. This development standard is designed to encourage open space design combined with a traditional or connected street network after the installation of sewers for such development. In addition to a subdivision plat, all developments proposed under these standards require site plan review by Regional Planning Agency staff before approval by the Town Planning Commission in order to determine their appropriateness in each instance. These standards are considered minimum standards and do not prevent the development from exceeding these requirements in terms of open space, landscaping, and lot and frontage standards.

619.02 Site Design Principles:

(1) Development within the boundaries of this development area should be encouraged where adequate services are available.

(2) Site design and intensity should be sensitive to environmental constraints resulting from the existing land features and strive to preserve and maintain deciduous woodlands, floodplains, wetlands and steep slopes from clearing, grading, filling or unwarranted construction.

(3) The development should provide open space that is reasonably contiguous, and whose configuration does not fragment the open space into remnant parcels which are not usable for social activity and recreation. Where applicable, the open space should be connected to similar facilities off site.

(4) The development should provide quality public spaces such as streets, sidewalks, parks and squares where citizens come to know each other and promote collective security.

(5) House lots should be grouped closely together in order to reduce road lengths and to preserve open space.

(6) When tracts are developed with 200 lots or more roads should be designed as networks, with interconnecting links when such road connectivity is possible. When tracts are constructed with 200 lots or more, road systems should be designed to connect with adjacent development or provide for the possible connection to connecting streets if development occurs. In a like manner, trails and sidewalks should interconnect with existing or proposed facilities unless the proposed development is limited to 200 lots.

(7) Access should be provided from individual house lots to open space areas to the maximum extent possible.

619.03 Site Design Process:

The site designer should design the open space subdivision utilizing the following suggested process. **First**, the site should be examined for special features and natural characteristics or resources. This entails mapping environmental elements of the site including the slopes, floodplains, sinkholes, utility recharge areas, historic features, streams, watercourses, and deciduous woodlands. **Second,** the designer should locate open spaces, meadows, shoreline borders and special scenic vistas and add these features to the site elements previously mapped. **Third,** select house sites which in large measure avoid the identified limitations and take advantage of the site's special characteristics. **Fourth,** based on these house site locations, configure the road alignments and pedestrian connections. **Finally,** add lot lines based on the required road frontage and lot square footage standards.

619.04 Permitted Uses:

All uses permitted in the Shackleford Ridge Low Density Residential District outside the boundaries of this development site location.

619.05 Height and Area Regulations:

(1) The minimum development site area for any project developed under these standards is five (5) acres.

(2) All property developed under these standards must be served by public sanitary sewers.

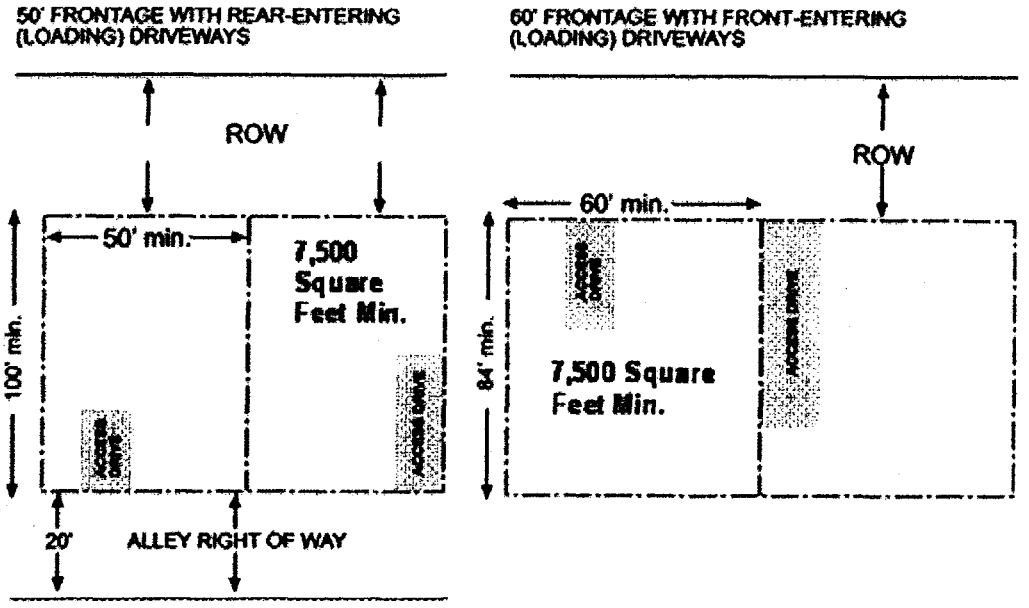
(3) No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, except that a building may exceed these height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet the building shall be set back one (1) additional foot from all property lines, provided, however, that in no event shall the building height of any building exceed forty (40) feet.

(4) The minimum building site area within the area of this design option shall be seven thousand five hundred (7,500) square feet for lots on sewer lines within these boundaries. Any lots not built on sewer lines shall comply with the applicable requirements for Open Space Design Overlay Zone which are referenced at § 616 of these regulations or the applicable zone for such use.

(5) Maximum density shall not exceed four (4) dwelling units per acre of gross development area.

(6) The minimum lot frontage with front-entering (loading) driveways and garages is sixty (60) feet. For rear loading driveways and garages, the minimum lot frontage is fifty (50) feet.

TYPICAL LOT CONFIGURATION



(7) There shall be a front yard of not less than fifteen (15) feet except that a permanently unenclosed porch, portico, entry landing or similar structure may extend into the required front yard setback area no more than five (5) feet.

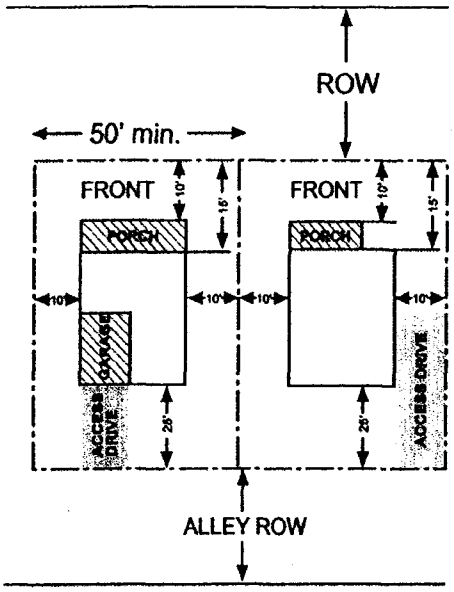
(8) There shall be a side yard on each side of the building of not less than fifteen (15) feet except that an entry landing, portico, or chimney may extend into the required side yard no more than five (5) feet. For corner lot side yard requirements, all setbacks shall be not less than fifteen (15) feet from any right of way.

(9) There shall be a rear yard of not less than twenty-five (25) feet for lots with front-entering driveways, except that permanently unenclosed porch, portico, entry landing or similar structure five (5) feet in width may extend into the required rear yard no more than five (5) feet. For lots with rear entering driveways and using alleys for access, there shall be a rear yard of not less than eighteen (18) feet except that a permanently unenclosed porch, portico, entry landing or similar structure five (5) feet in width may extend into the required rear yard no more than five (5) feet.

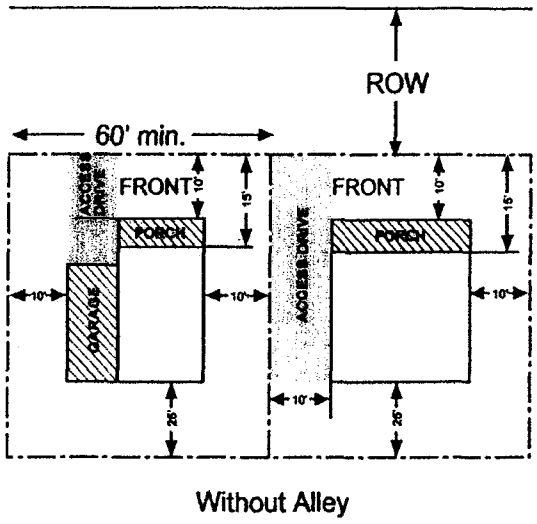
(10) For residential structures with front-entering (loading) driveways and garages, the garage door is encouraged to be set back from the front face of the structure eight (8) feet or more. [See Typical Lot Configuration and typical house footprint shown below and incorporated herein.]

TYPICAL LOT CONFIGURATION

TYPICAL HOUSE FOOTPRINT 50' LOT



TYPICAL HOUSE FOOTPRINT 60' LOT



(11) Under this development option, the developer shall construct sidewalks, or an equivalent paved internal pedestrian circulation system unless such construction is not feasible due to slope, topography, or narrowness of the right-of-way in the development. The minimum width of such sidewalks shall be three (3) feet, if on both sides, and five (5) feet, if on one side, or include an equivalent paved internal pedestrian system. These sidewalks are to be built to standards as specified in the jurisdictional Subdivision Regulations.

(12) Street trees may be incorporated along all public streets on lots developed under these provisions at a maximum planting interval of twenty-five (25) feet or located according to a Street Tree Plan approved by Town Manager. These trees should have an expected mature height of at least thirty-five (35) feet and are to be installed at a minimum height of twelve (12) feet. All plantings must be trees. Plants which are commonly identified as a shrub are not acceptable. In planting the street trees, it is preferable to plant any required tree behind the outside edge of the sidewalk if the planting strip between the sidewalk and the curb is less than six (6) feet wide.

(13) Detached accessory buildings are not permitted within this Design option.

(14) A minimum of thirty-five percent (35%) of the gross site area must be set aside as open space (as shown on the site plan). This open space set aside is in addition to areas which are in a designated Floodway zone. Fragmentation of open space should be minimized and therefore no parcel of open space should be less than one-fourth (1/4) acre in size, except for areas specifically designed as village greens, ball fields, buffers, pocket parks, and trail links. The open space should be immediately accessible to

the maximum number of house lots on adjacent parcels or through pedestrian linkages to these open areas. Open space may include utility easements, road right of ways and other areas designated by the developer and approved by the Town Planning Commission on the Subdivision Plat. The open space shall remain undivided and may be owned and managed by a homeowners' association, the Town of Signal Mountain or a recognized land trust or conservancy. The ownership will be specified on the Subdivision Plat.

(15) Where required, public or private alley rights-of-way or easements shall be a minimum of twenty (20) feet in width. These alleys are to be built according to specifications of the Town Manager.

(16) Rights-of-way shall be designed to maximize the connections between streets in any development which is proposed with more than 200 lots. The use of cul-de-sacs should be minimized. Future connections to connecting streets may be required as deemed necessary or where future development is anticipated.

619.06 Site Plan Requirements and Review Process:

All developers utilizing this Shackleford Ridge Open Space Subdivision Option shall adhere to the following steps in processing a design: **First**, the developer shall review the Conceptual Layout Plan and the Existing Site Conditions Map with the Town Manager and the Regional Planning Agency staff; **Second**, based on approved design, the developer shall submit a preliminary plat for review and consideration by the Town Planning Commission; **Third**, following approval by the Town Planning Commission, the developer shall submit a final subdivision plat and a final site plan for review by the Town Manager and Regional Planning Agency staff and approval by the Town Planning Commission; and **Fourth**, the approved subdivision plat and final site plan shall be recorded in the Register's Office of Hamilton County.

(1) Existing Site Conditions Map and Conceptual Layout Plan Review Process

The developer shall review the proposed site development plan with the Town Manager and Regional Planning Agency staff prior to the submittal of the Preliminary Plat. The purpose of this review is to evaluate existing site characteristics and to review the proposed design of the subdivision. At this mandatory review meeting, the developer is required to furnish the Regional Planning Agency staff with an existing conditions map and a scaled conceptual layout plan of the proposed development. Although not mandatory, an on-site visit should be held in conjunction with this initial site design review. The conceptual layout plan and the existing Site Conditions Map shall be submitted to the Regional Planning Agency. As required, staff members of other public agencies will be consulted prior to

conceptual layout plan approval. The submittal of this plan shall not be construed to be submission of a subdivision plat.

A. Existing Site Conditions Map

The following are the required elements which must be portrayed on the Existing Site Conditions Map:

1. Minimum scale of one inch equals fifty feet (1" = 50'), with Graphic Scale and North Arrow;
2. Topographic features depicted at a maximum five (5) foot contour interval;
3. Historic features (i.e. structures or sites listed or eligible for inclusion on the National Register of Historic Places, State recognized historic structures or sites);
4. Areas of flood hazard, including designated Flood Hazard District and Floodways;
5. Generalized type and location of existing vegetation;
6. Existing utility easements; and
7. Property lines.

B. Conceptual Layout Plan

The following are required elements which must be portrayed on the Conceptual Layout Plan:

1. Minimum scale: One inch equals fifty feet (1" = 50');
2. Depict vehicular access including proposed rights-of-ways, alleys, common drives and easements;
3. Depict any pedestrian circulation, easements or trails other than those sidewalks required by these regulations;
4. Depict or list the lots which are permitted to have front parking access;
5. Depict common open space(s) and by note on the final plat, show proposed ownership of the common open space;
6. Depict recreation facilities or other similar community design features, such as gazebos.
7. Depict Street and landscaping design features.
8. Depict the lot layout showing the proposed lot scheme. This layout is designed to display the general lot configuration and does not require surveyed dimensional data.

(2) Subdivision Plat/Development Plan Review Process

Based on evaluation and approval by the Town Manager and the Regional Planning Agency review staff, the developer must submit a preliminary plat for review. The preliminary plat must conform to the requirements of the jurisdictional subdivision regulations and the design and layout of the

approved Conceptual Layout Plan. After submission to and approval of the Preliminary Plat by the Town Planning Commission, the Final Plat must be submitted, reviewed and approved by the Town Manager and the Regional Planning Agency staff.

In addition, the site developer shall prepare a scaled final site plan for attachment to the Final Plat. If the desired design elements can be depicted on the Final Subdivision Plat, a separate site plan is not required. If a separate document is attached to the subdivision plat as an addendum, its format will conform to subdivision plat standards and it will be referenced on the subdivision plat as an addendum or attachment.

A. Final Site Plan

The Final Site Plan shall depict the final subdivision design and include the following elements:

1. Minimum scale: One inch equals fifty feet (1" = 50');
2. Proposed building and accessory structures;
3. Required landscaping, including streetscape details;
4. Location of open space, public parks and recreation facilities;
5. Street and alley layout;
6. Pedestrian circulation system; and
7. Additional details and design features which are required by ordinance or as recommended by the Planning Agency review staff and required by the Town Manager.

(3) Recordation of the Final Plat and Site Plan

Following review and approval by the Town of Signal Mountain Planning Commission, the Final Plat and Site Plan shall be recorded by the developer.

SECTION 5. That a new Section 620 entitled "Shackleford Ridge Residential Planned Unit Development Option (SR-RPUD)" is added to the Zoning Ordinance as follows:

620. Shackleford Ridge Residential Planned Unit Development Option(SR-RPUD)

620.01 Purpose:

620.01.01 The purpose of this Planned Unit Development option (sometimes hereinafter referred to as SR-RPUD) is to provide opportunities to create more desirable environments through the application of flexible and diversified land development standards under a comprehensive plan and program professionally prepared for development within a defined boundary which is expected to be fully sewered.

This Planned Unit Development option is intended to be used to encourage the application of new techniques and technology to community development which will result in superior living or development arrangements with lasting values. It is further intended to achieve economies in land development, maintenance, street systems, and utility networks while providing building groupings for privacy, usable and attractive open spaces, safe circulation, and the general well being of the inhabitants. This design option shall only be allowed on lots connected to public sewers within the boundaries of the Shackleford Ridge Overlay Zone at the time any building permit is requested from the Town of Signal Mountain.

620.01.02 There shall be three (3) classifications of a Planned Unit Development. A SR-RPUD may be located in a low density, moderate-density, or high density residential district. The permitted uses within Planned Unit Developments in each of the districts are as follows:

620.02 Permitted Uses in Shackleford Ridge Design Option SR-RPUD's:

620.02.01 Single family dwellings;

620.02.02 Two-family dwellings which are permitted under §§ 604 and 605 of this zoning ordinance.;

620.02.03 Townhouses; which are constructed pursuant to the requirements under § 615 of this zoning ordinance;

620.02.04 Schools;

620.02.05 Parks, playgrounds, and community buildings;

620.02.06 Golf courses, except driving ranges, miniature courses, "Par" 3 courses, and other similar commercial operations;

620.02.07 Fire halls and other public buildings;

620.02.08 Churches;

620.02.9 Accessory uses and buildings customarily incidental and subordinate to the above.

620.03 Height and Area Regulations:

620.03.01 The building height of any building shall not exceed thirty-five (35) feet, except that a building may exceed these height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet, the building shall be set back one (1) additional foot from all property and/or building lot lines, provided

further, that in no event shall the building height of any building exceed forty (40) feet;

620.03.02 The minimum development site for SR-RPUD, for any permitted Low-Density Residential District use within the Shackleford Ridge Overlay Zone, shall be at least two (2) acres. The minimum development site for a SR-RPUD for any Moderate or High Density Residential District use permitted under § 620.02 of this zoning ordinance within the Shackleford Ridge Overlay Zone shall be five (5) acres;

620.03.03 No free-standing building shall be closer than fifteen (15) feet to any other free standing building and no closer than twenty five (25) feet to the exterior property line, and no closer than thirty (30) feet to an exterior street.

620.04 Off-Street Parking Regulations:

620.04.01 Off-street parking shall be provided on a site within the Planned Unit Development adjacent to the building in accordance with the following requirements:

620.04.01.01 There shall be at least two (2) parking spaces per dwelling units for townhouses, duplexes, and single-family dwellings;

620.04.01.02 There shall be at least one (1) parking space for every three (3) seats in the main auditorium of churches and other public buildings;

620.04.01.03 Parking spaces for parks, playgrounds, and community buildings in the development may be required according to the design of the Planned Unit Development.

620.05 General Provisions:

620.05.01 A SR-RPUD within this Overlay Zone will be shown on the zoning map when the final PUD Plan has been approved by the Town Planning Commission. A SR-RPUD within this Overlay Zone shall be located within an area zoned Low, Moderate, or High Density Residential depending upon the use designated prior to development which shall be delineated on the zoning map.

620.05.02 In addition, a SR-RPUD to be located in a High Density Residential District within this Overlay Zone shall be:

620.05.02.01 Located along, or within five hundred (500) feet of a major street of at

least collector status, provided access to said street is approved by the Town Council; and

620.05.02.02 Located and situated to be in accord with the Town's Land Use and Transportation Plan.

620.05.03 No outdoor storage shall be permitted.

620.06 Site Improvements:

620.06.01 All dedicated public streets shall be constructed in accordance with plans and specifications furnished by the Town Manager on rights of way having a minimum width of fifty (50) feet.

620.06.02 To utilize this SR-RPUD design option within this Overlay Zone, the developer shall construct sidewalks, or an equivalent paved internal pedestrian circulation system unless such construction is not feasible due to slope, topography, or narrowness of the right-of-way in the development. The minimum width of such sidewalks shall be three (3) feet, if on both sides, and five (5) feet, if on one side, or include an equivalent paved internal pedestrian system.

620.06.03 Curbs and drainage systems shall be constructed in accordance with standard plans and specifications furnished by the Town Manager.

620.06.04 Storm drainage structures shall be constructed in accordance with standard plans and specifications furnished by the Town Manager.

620.06.05 Fire hydrants shall be installed in a location approved by the Town Manager.

620.06.06 To utilize this SR-RPUD design option a sanitary sewer system approved by the WWTA must be connected to any structure.

620.07 Computation of Density:

620.07.01 Within the Shackleford Ridge Overlay Zone on lots connected to sewers, the maximum number of dwelling units in this SR-RPUD design option for any use permitted within the Shackleford Ridge Low Density Residential District shall be computed by multiplying the gross acreage to be developed by four (4), excluding any area to be developed as a church or school.

620.07.02 Within the Shackleford Ridge Overlay Zone on lots connected to sewers, the maximum number of dwelling units in this SR-RPUD design option for any use within the Moderate Density Residential District permitted at § 604 of this zoning ordinance shall be computed by multiplying the gross acreage to be developed by five and one-half (5.5), excluding any area to be developed as a church or school.

620.07.03 Within this Shackleford Ridge Overlay Zone on lots connected to sewers, the maximum number of dwelling units in this SR-RPUD design option for any use permitted within the High Density Residential District at § 605 of this zoning ordinance shall be computed by multiplying the gross acreage to be developed by seven (7), excluding any area to be developed as a church or school.

620.07.04 Where district boundaries for two (2) or more residential districts divide one (1) tract of land proposed for this SR-RPUD design option, the maximum number of dwelling units shall be computed by multiplying the gross acreage within each district by the densities given above, and adding the numbers for the whole tract. The allowed maximum number of dwelling units may be located anywhere within the tract, in accordance with these regulations.

620.08 Open Space Requirements:

620.08.01 On site usable recreation and open space shall be provided within this SR-RPUD Design Option. Such area shall be set aside for open space or recreation purposes only. It is intended to serve the residents of this SR-RPUD design option, and should therefore be easily accessible to them. If this SR-RPUD design option is to be of individually owned units, then this space shall be maintained in common ownership, established in the appropriate legal manner.

620.08.02 Said open space shall be maintained in one of the following methods:

620.08.02.01 By the developer or management authority of the SR-RPUD;

620.08.02.02 By a Homeowners' Association established by deed restrictions;

620.08.02.03 In the event that the Town Planning Commission approves the dedication of such open space to the Town and the Town Council accepts such public open space, the Town may thereafter maintain such public open space.

620.09 Staging:

620.09.01 The applicant may elect to develop the site in successive stages in a manner indicated in the Planned Unit Development Plan; however, each such stage shall be substantially complete within itself.

620.09.02 The Planning Commission may recommend that the Town Council require that development be done in stages if public facilities are not adequate to service the entire development initially.

620.10 Changes and Modifications:

620.10.01 Major Changes:

Major changes in the Shackleford Ridge Residential Planned Unit Development Plan after it has been adopted shall be considered the same as a new petition and shall be made in accordance with the procedures specified in this Section.

620.10.02 Minor Changes:

620.10.02.01 Minor changes in the Shackleford Ridge Residential Planned Unit Development Plan may be approved by the Town Manager and RPA staff provided that such changes;

620.10.02.01.01 Do not increase the densities;

620.10.02.01.02 Do not change the outside (exterior) boundaries;

620.10.02.01.03 Do not change any use;

620.10.02.01.04 Do not materially change the location or amount of land devoted to specific land uses;

620.10.02.01.05 Do not significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developer;

620.10.02.01.06 All changes to the SR-RPUD plan, minor or major, shall be recorded.

620.11 Application Procedure for Shackleford Ridge Residential Planned Unit Development:

(1) To obtain a Special Exceptions Permit to develop a Shackleford Ridge Residential Planned Unit Development under this design option, the developer shall first submit a Shackleford Ridge Residential Preliminary Planned Unit Development Plan to the Chattanooga-Hamilton County Regional Planning Agency staff and to the Town Manager for review and recommendation to the Town Planning Commission. The Preliminary SR-RPUD Plan shall be drawn at a minimum scale of one inch equals one hundred feet (1" = 100'), and shall:

(a) define the location, size, accessibility, and existing zoning of the proposed site;
(b) indicate the surrounding type of development and land use;
(c) set forth the type of development proposed, the density of the proposed development, and the location of all structures (except free-standing single family structures), parking areas, and open space;

(d) show a plan for streets, thoroughfares, public utilities, school, and other public or community uses.

(e) In addition to the above, the Planning Commission or Town Council may require such other additional information as may be determined necessary to adequately review the proposed development.

(2) The Town Planning Commission shall hold a public hearing on the proposed Preliminary SR-RPUD Plan. Notice and publication of such public hearing shall conform to the procedures prescribed in Article XVIII of this zoning ordinance.

(3) Upon the recommendation for approval, approval with conditions, or disapproval by the Town Planning Commission, the Preliminary SR-RPUD Plan shall be submitted to the Town Council for consideration, public hearing, and action.

(4) The recommendation of the Town Planning Commission shall be accompanied by a report stating the reasons for the approval or disapproval of the Preliminary SR-RPUD Plan, with specific reference to, but not limited to, the following conditions:

(a) The property adjacent to the area included in the plan will not be adversely affected;

(b) The plan is consistent with the intent and purpose of this ordinance to promote public health, safety, and general welfare.

(c) That the building shall be used only for single-family dwellings, two-family dwellings, or multi-family dwellings, and the usual accessory uses such as private or storage garages, storage space, and for community activities, including school and/or churches.

(d) There is a need for such development in the proposed location.

(e) There is a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

(5) No Preliminary SR-RPUD under this design option shall be approved by the Town Council unless it is first submitted to the Town Planning Commission.

(6) The resolution by the Town Planning Commission approving a Preliminary and Final SR-RPUD Plan under this design option shall have attached thereto, as an exhibit, the official SR-RPUD Plan.

(7) Upon approval, or approval with conditions, of the Preliminary SR-RPUD Plan by the Town Planning Commission, the developer may complete a Final SR-RPUD Plan for review by the Chattanooga-Hamilton County Regional Planning Agency staff (RPA) and the Town Manager.

(8) At the discretion of the developer, the SR-RPUD Plan under this design option may be submitted as a Preliminary and Final together.

(9) The Final SR-RPUD Plan, if submitted separately and after approval of a Preliminary SR-RPUD Plan, shall substantially conform to the Preliminary SR-RPUD Plan.

(10) When a Final SR-RPUD Plan under this design option is approved or approved with conditions, by the RPA staff and the Town Manager, they shall submit their recommendation to the Town Planning Commission recommending that the Final SR-RPUD be approved or approved with conditions. The Final SR-RPUD drawing, together with a list of any conditions not shown on the drawing, shall be

attached to the RPA staff recommendation. The Town Planning Commission then shall submit a resolution to the Town Council of its recommendations on any final SR-RPUD plan prior to any action by the Town Council.

(11) After notice and publication as provided in Article XVIII, the Town Council shall hold a public hearing to review the Final SR-RPUD Plan and to take legislative action.

(12) Final legislative action on a change of zoning in conjunction with a SR-RPUD Plan under this design option shall be contingent upon the issuance of the Special Exceptions Permit for the Final SR-RPUD Plan reviewed by the Board of Zoning Appeals under Article XII of this zoning ordinance and approved by the Town Council.

(13) The Town Council, by resolution, may approve or approve with conditions, the Final SR-RPUD Plan and issue a Special Exceptions Permit. A copy of the Final SR-RPUD drawing together with any conditions not shown on the drawing shall be attached to the Resolution as exhibits.

(14) Approval of the Preliminary SR-RPUD Plan shall expire twenty-four (24) months after its approval by the Town Council if the Final SR-RPUD Plan under this design option has not been submitted to the RPA Staff and the Town Manager.

(15) Submittal of a Final SR-RPUD Plan shall constitute an automatic permanent extension of the Preliminary SR-RPUD Plan; or if the Preliminary SR-RPUD Plan expires prior to submittal of a Final SR-RPUD Plan, the Town Council may grant an extension for an additional period not to exceed one (1) year upon condition that no major changes have been made to the Plan under this design option as originally approved, and provided that no other reason or circumstance, as determined by the Town Manager and the Planning Commission staff, warrants resubmittal to the Town Planning Commission.

(16) Any Special Exceptions Permit under this design option issued on the basis of a Final SR-RPUD Plan or Preliminary and Final SR-RPUD Plan together shall expire twenty-four (24) months from and after its approval if said Plan has not been recorded in the Office of the County Register. If the Special Exceptions Permit expires prior to recording of the Final SR-RPUD Plan or Preliminary and Final SR-RPUD Plan, the Town Council may grant an extension for an additional period not to exceed one (1) year.

(17) A Special Exceptions Permit may be revoked by the Town Council upon written report by the Town Manager that the SR-RPUD under this design option is not being constructed in conformance with the Plan as recorded.

(18) If the Special Exceptions Permit shall expire or is revoked by resolution of the Town Council, no other building permit shall be issued for any construction whatsoever upon the land area covered by the SR-RPUD Plan until a decision is made by the Town Council as to whether such land area, or any part thereof, shall be rezoned; and if the decision is that it should be rezoned, then no building permit shall be issued until such rezoning is finally effectuated by ordinance.

(19) If the Special Exceptions Permit is revoked, the Town Manager shall have the responsibility for notifying the staff of the Chattanooga-Hamilton County Regional Planning Agency. The Town Building Official, after having given said

notice, may thereafter upon proper application issue building permits for construction upon said land area consistent with the then prevailing or existing zoning on such land.

(20) No building permit shall be granted under this design option until after issuance of the Special Exceptions Permit and the recording of the Final SR-RPUD Plan in the Office of the County Register. There shall be no start of construction prior to recording of the Final SR-RPUD Plan. The Town Manager shall revoke any building permit issued in reliance upon said Plan, as finally approved, at such time as it reasonably appears that such Plan is not being complied with; and notice thereof shall be given to the RPA staff. During such time as a Final SR-RPUD Plan is in effect, no building permit for any other construction purpose not in accordance with such plan shall be issued.

SECTION 6. That a new Section 621 entitled "Shackleford Ridge Alternative Low Density Residential Design Option (SR-ALDR)" is added to the Zoning Ordinance as follows:

621 Shackleford Ridge Alternative Low Density Residential Design Option (SR-ALDR)

621.01 Purpose: To allow development of single sewered lots with a density of up to three dwelling units per gross acre within the Shackleford Ridge Overlay Zone and requiring larger lot sizes than are currently allowed in unincorporated areas of Hamilton County for lots connected to sewers The purpose of this design option has limited permitted uses and shall allow the Town to maintain an overall density which is no greater than three units per gross acre based upon a minimum acreage of 5 acres in size and requiring an approved site plan by the Town Planning Commission and Town Council before any construction may occur under this design option.

621.02 Permitted Uses:

621.01.01 Single family dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis;

621.01.02 Townhomes; which are constructed pursuant to the requirements under § 615 of this zoning ordinance;

621.01.03 Parks, playgrounds, and community buildings;

621.01.04 Golf Courses, except driving ranges, miniature courses, "Par" 3 courses, and other similar commercial operations;

621.01.05 Fire Halls and other public buildings;

621.01.06 Churches, except that a buffer strip of twenty-five (25) feet is required for all side and rear yards abutting residential property;

621.03 Height and Area Regulations:

621.02.01 The building height of any building shall not exceed thirty-five (35) feet, except that a building may exceed those height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet the building shall be set back one (1) additional foot from all property lines, provided, however, that in no event shall the building height of any building exceed forty (40) feet.

621.02.02 All lots developed under this design option shall be constructed on public sewers, and the minimum lot size under this design option shall be no less than 9,600 square feet, subject to an overall density of no greater than three units per gross acre for lots zoned for development under this design option. Any lots built on septic systems within this design option shall be required to comply with the minimum lot sizes required for Low Density Residential Zones as set forth in Section 603.02.02 or the applicable zoning regulations of the developable lot for such permitted use at the time any structure is built on the lot.

621.02.03 The minimum frontage of each lot within this design option shall be seventy-five (75) feet, except a minimum of sixty (60) feet on a cul-de-sac. The minimum lot depth shall be one hundred (100) feet.

621.02.04 There shall be a front yard which is not less than twenty-five (25) feet within this design option.

621.02.05 There shall be a side yard on each side of the building not less than fifteen (15) feet within this design option. On corner lots, the front yard requirement shall apply to the side street side yard.

621.02.06 There shall be a 5 acre minimum site area and approved site plan for any subdivision developed under this design option.)

621.02.07 There shall be a rear yard of not less than twenty- five (25) feet within this design option.

621.03 Off-Street Parking Regulations:

621.03.01 Off-street parking within this design option shall be provided on the same lot as the structure or on a Low Density Residential District lot adjacent to the lot on which the structure or use is located in accordance with the following requirements:

621.03.01.01 There shall be two (2) parking spaces for each dwelling unit.

621.03.01.02 There shall be one (1) parking space for every three (3) seats in the main auditorium of churches and other public buildings.

621.03.01.03 Parking space for golf courses shall be in an amount satisfactory to the Town and approved by the Town Council.

621.05 Site Plan Requirements and Review Process Within This District:

All developers utilizing this Shackleford Ridge Alternative Low Density Residential Design Option shall adhere to the following steps in processing a design: **First**, the developer shall review the Conceptual Layout Plan and the Existing Site Conditions Map with the Town Manager and the Regional Planning Agency staff; **Second**, based on approved design, the developer shall submit a preliminary plat for review and consideration by the Town Planning Commission; **Third**, following approval by the Town Planning Commission, the developer shall submit a final subdivision plat and a final site plan for review by the Town Manager and Regional Planning Agency staff and approval by the Town Planning Commission; and **Fourth**, the approved subdivision plat and final site plan shall be recorded in the Register's Office of Hamilton County.

(1) Existing Site Conditions Map and Conceptual Layout Plan Review Process

The developer shall review the proposed site development plan with the Town Manager and Regional Planning Agency staff prior to the submittal of the Preliminary Plat. The purpose of this review is to evaluate existing site characteristics and to review the proposed design of the subdivision. At this mandatory review meeting, the developer is required to furnish the Regional Agency staff with an existing conditions map and a scaled conceptual layout plan of the proposed development. Although not mandatory, an on-site visit should be held in conjunction with this initial site design review. The conceptual layout plan and the existing Site Conditions Map shall be submitted to the Regional Planning Agency. As required, staff members of other public agencies will be consulted prior to conceptual layout plan approval. The submittal of this plan shall not be construed to be submission of a subdivision plat.

A. Existing Site Conditions Map

The following are the required elements which must be portrayed on the Existing Site Conditions Map:

1. Minimum scale of one inch equals fifty feet (1" = 50'), with Graphic Scale and North Arrow;
2. Topographic features depicted at a maximum five (5) foot contour interval;

3. Historic features (i.e. structures or sites listed or eligible for inclusion on the National Register of Historic Places, State recognized historic structures or sites);
4. Areas of flood hazard, including designated Flood Hazard District and Floodways;
5. Generalized type and location of existing vegetation;
6. Existing utility easements; and
7. Property lines.

B. Conceptual Layout Plan

The following are required elements which must be portrayed on the Conceptual Layout Plan:

1. Minimum scale: One inch equals fifty feet (1" = 50');
2. Depict vehicular access including proposed rights-of-ways, alleys, common drives and easements;
3. Depict any pedestrian circulation, easements or trails other than those sidewalks required by these regulations;
4. Depict or list the lots which are permitted to have front parking access;
5. Depict common open space(s) and by note on the final plat, show proposed ownership of the common open space;
6. Depict recreation facilities or other similar community design features, such as gazebos.
7. Depict Street and landscaping design features.
8. Depict the lot layout showing the proposed lot scheme. This layout is designed to display the general lot configuration and does not require surveyed dimensional data.

(2) Subdivision Plat/Development Plan Review Process

Based on evaluation and approval by the Town Manager and the Regional Planning Agency review staff, the developer must submit a preliminary plat for review. The preliminary plat must conform to the requirements of the jurisdictional subdivision regulations and the design and layout of the approved Conceptual Layout Plan. After submission to and approval of the Preliminary Plat by the Town Planning Commission, the Final Plat must be submitted, reviewed and approved by the Town Manager and the Regional Planning Agency staff.

In addition, the site developer shall prepare a scaled final site plan for attachment to the Final Plat. If the desired design elements can be depicted on the Final Subdivision Plat, a separate site plan is not required. If a separate document is attached to the subdivision plat as an addendum, its format will conform to subdivision plat standards and it will be referenced on the subdivision plat as an addendum or attachment.

A. Final Site Plan

The Final Site Plan shall depict the final subdivision design and include the following elements:

1. Minimum scale: One inch equals fifty feet (1" = 50');
2. Proposed building and accessory structures;
3. Required landscaping, including streetscape details;
4. Location of open space, public parks and recreation facilities;
5. Street and alley layout;
6. Pedestrian circulation system; and
7. Additional details and design features which are required by ordinance or as recommended by the Planning Agency review staff and required by the Town Manager.

(3) Recordation of the Final Plat and Site Plan

Following review and approval by the Town of Signal Mountain Planning Commission, the Final Plat and Site Plan shall be recorded by the developer.

SECTION 7. That this Ordinance shall become effective after the Town Council conducts a public hearing on this zoning amendment with at least fifteen (15) days notice of the time and place of such hearing, as required by T.C.A. § 13-7-203. After such public hearing has been conducted, this Ordinance shall become effective immediately from and after its passage as provided by law.

Passed First Reading _____, 2006.

Passed Second Reading _____, 2006.

_____
MAYOR

_____
RECORDER

PAN/kac