

*****AUGUST 14, 2006*****

The Town Council of the Town of Signal Mountain held its regular monthly meeting on Monday, August 14, 2006, at 7:00 p.m. in the Town Hall. Those present were:

Vice-Mayor Steve Ruffin
Councilmember Robert V. Linehart, Jr.
Councilmember Lizetta Paturalski
Councilmember Robert E. White, II

Also present were: Town Manager Diana Campbell
Town Attorney Phillip Noblett
Acting Town Recorder Sherry Morrison
See attached list for other present

Vice-Mayor Ruffin called the meeting to order and led the Pledge of Allegiance to the Flag, and asked Councilmember Linehart to offer the prayer. Roll call found Mayor Leonard absent being out of Town due to the death of his father.

Vice-Mayor Ruffin asked for approval of the minutes of the Special Work Session on July 10, 2006, at 5:30 p.m. Councilmember Linehart moved that the minutes be approved. The motion was seconded by Councilmember White and passed unanimously.

Vice-Mayor Ruffin asked for approval of the minutes of the July 10, 2006, regular meeting at 7:00 p.m. Councilmember Paturalski moved that the minutes be approved. The motion was seconded by Councilmember Linehart and passed unanimously.

Vice-Mayor Ruffin asked for approval of the minutes of the July 30, 2006, Special Work Session at 6:00 p.m. There was not a quorum at the meeting so the minutes could not be approved.

Vice-Mayor Ruffin asked for the approval of the minutes of the August 7, 2006, Special Work Session at 6:00 p.m. Councilmember Linehart moved that the minutes be approved. The motion was seconded by Councilmember Paturalski and passed unanimously.

Vice-Mayor asked for a presentation by the Library Board. Dee Dee Raulston, Chairman of Signal Mountain Library Board asked patrons of the Library to stand. She said she was in attendance to ask that the Council and Town Manager to reassure the Library Board on several points, as they chose a new Librarian, and finalize long-range plans for the Library. She said they appreciated the Council's willingness to work with them in selecting a new Head Librarian. She asked the Council and Town Manager to spell out the particulars of the Library budgeting process that memorials and donations, in honor of individuals and groups, be gifts in addition to the basic Library budget. She said the Board thought the gifts were meant by the donors to be special one-time contributions for

a limited purpose, not to be placed in the general Town funds. She said the Board also thought the funds raised by the dedicated Friends of the Library should supplement the Town Library budget and not considered negatively in the budgeting process because the funds were meant to be added to the Library's offerings and not penalize the Library's funding formula by the Town. She asked the Council to set the operational budget and book budget without consideration of possible donations by any individuals or groups. She said because of the potential of adding 700 new patrons as the annexation plan was implemented this was especially important for the coming year. She also asked for the assurance from the Council that the status of the Town Library would continue in its present form. She said the Library Board, patrons and friends wanted to be able to formulate and implement its long-range plans as part of the Town's long-range plans. Vice-Mayor Ruffin said the Library was a great addition to the Town.

The first resolution brought before the Council was "A RESOLUTION REQUESTING THE SIGNAL MOUNTAIN PLANNING COMMISSION TO STUDY AND ISSUE A WRITTEN REPORT ON THE PROPOSED PLAN OF SERVICES ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, PURSUANT TO T.C.A. §6-51-102, RELATIVE TO ONE HUNDRED SIXTY-SIX (166) DESCRIBED PARCELS OF REAL PROPERTY LYING CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE KNOWN AS FOX RUN SUBDIVISION AND CERTAIN PARCELS ON ANDERSON PIKE ADJACENT TO THE FOX RUN SUBDIVISION, AS SHOWN ON THE ATTACHED MAP". Town Attorney Phil Noblett explained this was a resolution sending the Plan of Services to the Planning Commission. He said this would be annexation of the Fox Run Subdivision and at that time it would come back to the Council for an ordinance for consideration of whether the Town would go into annexing that area after receiving a recommendation from the Planning Commission. Councilmember Linehart moved that the resolution be passed. Councilmember Paturalski seconded the motion and the resolution passed.

The second resolution brought before the Council was "A RESOLUTION REQUESTING THE SIGNAL MOUNTAIN PLANNING COMMISSION TO STUDY AND ISSUE A WRITTEN REPORT ON THE PROPOSED PLAN OF SERVICES ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, PURSUANT TO T.C.A. §6-51-102, RELATIVE TO ONE HUNDRED SEVENTEEN (117) DESCRIBED PARCELS OF REAL PROPERTY LYING CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE KNOWN AS WINDTREE SUBDIVISION AND ADJACENT TO SHACKLEFORD RIDGE ROAD AND CERTAIN PROPERTIES ADJACENT TO WINDTREE SUBDIVISION ON ANDERSON PIKE, AS SHOWN ON THE ATTACHED MAP". Mr. Noblett said, likewise, these parcels were on the north side of Shackleford Ridge Road and resulted in 117 parcels and the Plan of Services was being submitted to the Planning Commission for recommendation for annexation. The Town would decide on whether or not to annex Windtree Subdivision after receiving the written report from the Planning Commission. Councilmember Paturalski moved that the resolution be passed. The motion was seconded by Councilmember White and passed.

Vice-Mayor Ruffin opened the Public Hearing regarding Shackleford Ridge Overlay Zone. He asked that comments be brief so that all who wanted to speak had the opportunity to do so.

Mr. Robert Mastin, 3 Shoal Creek Falls, said he had been involved with this for the last 18 months. Mr. Mastin said at first when the Regional Planning Commission first came up here and talked about potential exciting development where the Middle School was which was on sewer which could be subjected to very small lots if this passed. As a result, he sold his home, moved to Old Towne, hoping that no one would get to him there. He said he was very disappointed, however: for the Town to remove these ladies and gentlemen was abominable. He said it should not be done. He said they were here for free, on their own time and efforts; and, if anyone decided to throw them out they would not be obeying the basic premise of a democratic society. He said he was opposed to the people trying to remove them. Councilmember Linehart said he appreciated Mr. Mastin's comments. He said the ordinance being talked about was for the Shackleford Ridge Overlay Zone, the 744 acres, and the 744 acres only that make up that overlay zone that was defined. He said it would not affect any other part of the Town including whatever might happen with the Signal Mountain Middle School property or any other property other than those 744 acres.

Ms. Barbara Smith, 102 South Drive, in Old Towne, and Dr. Arch Smith, 102 South Drive, who had been on the mountain since 1957 talked about this being an absolutely fabulous place to live and wanted to keep it that way. She thanked the Mayor and men and women serving on the Council and the citizens. She said the Council was asking the people of Signal Mountain to radically change their lives. She asked why the urgency to move so rapidly that hinders we the people deserving adequate time to respond to such a severe request being made by so few of we the people, including some who were not citizens with homes in our city. She said land, yes.... personal homes, no. She said one of the eternal laws lay down for all by God himself is Thou shalt not steal. She said this action planned was an act of thievery. She said what is to be absconded—our time, energy, cost of living expense, our emotional well being, future security, this and much more is being stolen from the people. She said this should be dealt with fairly through time. She said think about the greedy, radical change the Council was asking for by we the people. She asked why should there be such a penalty without trial, without jury, or without judge upon we the people.

Ms. Jennifer Micus, 6 Whispering Pines Drive, asked the Council to really look at the studies. She said her main concern was for the schools. She spoke with Mr. Barker, Principal at Thrasher School, and was appalled that in this state it is allowed to have up to 25 kindergarteners in one room with one teacher. She said Nolan School had about 100 spots available. She said the enrollment was up, the largest kindergarten class ever, and they had added a new teacher. She said her fear was that there would be 25 kindergarteners in a room by the time her child was ready for kindergarten. She asked that the Council look into this.

Mr. Tom Madison first lived at 602 Dunsinane and now 2434 Wood Sorrel Lane in Fox Run. He said he could not believe what he read in the newspaper about how the Council voted in opposition to the people in this area. He said this was a beautiful, wonderful place to live and would like to keep it that way. He said they wanted to elect officials who represented them and what their desires were and what they felt was best for them and their children long-term. He said he was asking the Council to represent the people.

Mr. Joe Dumas, 1111 James Blvd., said previously he thought some of the Councilmembers thought the opposition to this rezoning was just a small group of disgruntled people but he thought the turn out at this meeting was the best there had been for a Council meeting, proving this was a large group of disgruntled people and he thought the Council would do well to listen to the citizens and he hoped they would do that. He said he thought one major aspect of the problem was the timing of this and the fact of it being pushed through in what a lot of people thought was a very short time. He asked what was driving that. He said at a meeting with the WWTA, they wanted to build the sewer by a certain time and therefore the WWTA wanted the Council to rezone now because a person from the WWTA said he did not think the developers would develop unless the zoning was changed. He said the sewers were driving the zoning and he thought that was backwards. He said the zoning should be driving the sewers. He said he thought the best way to handle this was not to make a decision at this meeting and allow this to be decided by the Council that was seated after the November election when the people could express their opinion by electing the folks who best represent their views. He said there was no reason, except the WWTA wanting this that would make it necessary to vote on this before November.

Ms. Mary Hutson, living at 1150 James Blvd. for 27 years, said at the last Council meeting she was concerned about a statement made by a Councilmember when a citizen asked why this could not be slowed down, hold off on the final vote, and do a detailed, thoughtful study of the land use options, transportation, impact by increased population, impact on the schools, etc. She said she did not see how the Council could take a final vote without a plan. She said the State T.C.A. code required it. She said the Town did put a plan in place in 2000, but that plan was based on the Town's zoning regulations. She said the plan was to take into consideration other matters besides transportation, increased population, etc. that may be logically related to the plan such as the fact that we lived on the mountain with limited access. She said the 2000 plan stated the mission of the Town of Signal Mountain was to be a community that preserves its small-town atmosphere by managing growth and requiring development to be orderly and consistent, provides services necessary for the well-being and general welfare of its citizens and endeavors to be a desirable and safe place in which families could live and grow. She said the growth plan said reducing the minimum lot size for residential development was inconsistent with the Town's overall gross residential density and may not have met the Town's stated policies. She said the zoning regulations said that all zoning regulations should be in accordance with a well-considered plan for the development of the Town. She asked if the Council could pass this without a well-thought and considered plan. Mr. Noblett said there was a plan that had been in effect since 2000, and that plan was being considered to be revised. He said land use plans had to be revised because there were

changes that come into play that may not have been contemplated in the year 2000. He said one of the reasons was that there might be a sewer system coming to the areas of development that may not have been discussed in 2000. He said that was where the Planning Commission had requested help from the RPA. Ms. Hutson asked if that should be completed before the final vote. Mr. Noblett said no, that was not required under the State law. Ms. Hutson said the growth plan speaks to WWTA's request for 751 homes over a ten-year period and Karen Rennick's article of November 16 spoke to the fact that the current Residential Estate zoning for that area would, by here calculations, allow for 751 homes. She asked why did the Town have to rezone from Residential Estate for Shackleford Ridge. Councilmember Linehart said he understood Ms. Rennick was doing a mathematical exercise based on gross acres not taking into account land surveys, degree of slope, and buildable acres. He said the other issue from WWTA that there was an issue of density and sewers so when there is a situation where homes were spread further and further apart, there was a higher cost for the sewer to the point it might not be economically feasible for the county to put the sewer in place. Ms. Hutson asked now there were 744 acres, but there would be more included in the future. Councilmember Linehart answered no to the question. He said the Shackleford Ridge overlay was a 744-acre tract, which is the Shackleford Ridge Overlay Zone. Ms. Hutson asked if more land would be added. Councilmember Linehart said he could not imagine it. He said the answer was no. He said it had always been a 744-acre tract and that was what they had been discussing. He said any other inclusion in there would require the same process to go through... Planning Commission, discussion, all the open meetings... essentially the same process. He said he could not imagine that they would do it again, but that this was a specific agreement so the Town could provide sewers and make it a better mountaintop, a better community from an environmental standpoint.

Ms. Racie Miller, 812 James Blvd., said she did agree that a recall was very disturbing. She said she was from a large family and her desire had always been peace and harmony. She said she had lived on the mountain off and on for 51 years and for her to be a part of such a precedent was most disturbing. She said however, the fact that so many people had reached the point of asking for the recall, that showed the level of frustration of not being heard. She said she believed in a democracy that was wrong to take out people who had been elected and then to put in other people. She said the people elected were there to speak for the people but she did not feel this had been done during this process. She said she felt our mountain, our community, with this ordinance was threatened and will never be the same if this ordinance was approved. She said that was the reason for the recall.

Ms. Annette Allen, 501 Brady Point Road, spoke regarding the amount of land this overlay zone could include. She said Section 617 included words that said the overlay zone could expand as sewage services expand. She said according to T.C.A. a copy of the text of every ordinance must be made available to the public during every meeting in which the ordinance is subject to a reading. She wondered if it were possible for someone to print one off. She read from Section 617. She said that would expand it to almost 1500 acres. Mr. Noblett said the same process had to be followed every time. She said the overlay zone paved the way for that process. Mr. Noblett said that was a

decision the Town Council would have to make at that time. Councilmember Linehart said he was not trying to change her mind. He said that did not pave the way, it would require another vote, another study by the Planning Commission, and another process. She asked why go through this process of creating an overlay zone. Councilmember Linehart said that was the process they had gone through. He said this was a deliberate process and took almost a year and hundreds of hours of meetings to go through. Councilmember Linehart asked her what did she mean by go through this process. She said if the overlay zone did not pave the way for future rezoning then why had they spent so much time during the past year. He said to study this 744-acre zoning ordinance. She said he was asked if this could expand and he had said it could not. She said she just read where it could. Councilmember Linehart said it could not without another vote and it would not. She went over some points she found in the 2000 land use plan that had not been talked about fully. She read those. She also read excerpts from the 1997 land use plan. She said it was our duty to save the natural beauty of this mountain.

Ms. Connie Jones, North Palisades, said she had grown up on the mountain. She said she wanted to maintain the integrity of our community. She said our Town wasn't being listened to. She said, in the past, the Council's had always made decisions that were good for the entire Town not just a few. She said this was the citizens' Town. She said Council was elected to serve the citizens. She thanked the Council for their time and efforts. She read from newspaper articles. She said the people were there and wanted to be listened to. She also read from the Mountain Vision Plan. She encouraged the Council to do the democratic thing and stand up for the Town.

Mr. Bruce Wilkey, 4550 Shackleford Ridge Road, said he was fortunate to have three acres, a well, and a septic tank. He said he had never been in the hospital for e-coli and was proof you could live within the limitations of the land. He said Signal Mountain needed to make a choice of whether or not they wanted to do that. He said he had sat in the council room with no more than two or three people whose interests were in development, raising the citizens' voice to say let's go slow, let's study, let's get the best information available about the land so that development decisions could be made based on the character of the land. He talked about five years that he came to meetings regarding limitations on septic tanks on the mountain. He said the decisions that are made in the interest of the people are only made when the people come out and demand that they be made. He said the move to recall Councilmembers was the highest expression of the democratic process. He said he raised an issue when the Hidden Brook Subdivision was under consideration regarding sewers, septic tanks, and other means because of the contamination of the water in Middle Creek with e-coli. He said the Town now had Hamilton County supporting bringing sewers out to Shackleford Ridge to support high density development while 70 percent of Signal Mountain still sat without them in a much higher density situation with many of the residents still having problems today. He said the land use plans in 1996, 1996, and 1997 were brought to the Town by Barge Waggoner Sumner and Cannon from Nashville. He said these people had no axe to grind and were not a special interest group and made recommendations based on what may be considered a textbook of land use. He said it was necessary for them to introduce them to the concept that maybe there should not be development here because of severe

slope or shallow soil or because the vegetation was unique or it was close to a stream. He said after five years the Town Manager left and he thought it was probably because of the frustration of this of trying to bring into this community with its ingrained desire to accommodate development at the management level. He said that now that sewers were available by WWTA at the expense of the Hamilton County taxpayers at large, we are now in a situation where the old consideration of lot sizes could be cast aside and go with very high density development. He said when he ran for Council in 2000 he stated he would support the school pending adequate justification and studies thereof. He said the school was driving development. He said that out of all the meetings, where people had stated they valued natural environment, they wanted open areas, they wanted low-density single family homes, they wanted public safety and the character of the community to remain as it had been, there was nothing in the law that had given consideration to those concerns. He said if there were going to be planning sessions and people attend to state their desires, those desires needed to be translated into resolutions and ordinances of the Town. He said the most important thing to residents of Shackleford Ridge, Birnam Wood, Palisades Drive, any of the subdivisions as they existed was that our Town be given the best leadership it could get and that leadership base every decision it made on a consensus reached with the citizens of the Town for the good of the Town.

Ms. Claire Griesinger, resident of Carriage Hill, said she had a petition signed by 1347 people on the mountain asking the Town Council to delay voting on these rezoning ordinances and so far the Council had ignored these citizens. She said there had been at least six times that the developers had met with Mr. Saieed and Mr. Noblett. She said the developers had been asked for their wish lists during the time the rezoning was being worked on. She said they had not met with any citizens group to ask for their wish list. She said they felt it was in the best interest to move forward as quickly as possible. She asked if they had a reasonable explanation as to why they would make a decision of this magnitude without any input from a citizens group or information from the studies being conducted by the Regional Planning Agency, but not yet finished. She asked Councilmember White if he would answer the question.

Councilmember White said he was not speaking up much because the people were there to heckle and he felt anything he said would be turned around and used against him. He said he believed this was smart growth, controlled growth, it was over 10 to 20 years, he thought it was silly to run a 4-inch line when a 12-inch line could be run and let the growth take place slowly, he said it was better than septic tanks. He said septic tanks ravaged the environment; they were the least friendly to the environment that was his stance that was why he was for it. He said the process had been over a year and there had been many meetings.

Mr. H. C. Bright explained he had bought Mr. Mastin's house and that was what allowed him to live up here. He said he had been hearing that the recall was hateful and an abomination, etc. He said we were all neighbors up here and he thought it was a bad idea to cast this as good versus evil, no matter which side anyone was on. He said he thought the Councilmembers who voted for this really believed what they were doing, that it was

right, there had been enough done and they were right. He said the meetings had been open and it was the residents' fault they did not attend and the meetings were not held in secret. He said the meetings were conducted in an empty room. He said the residents know now and were aware and things were different because they were unaware. He said he did not think it served anybody to say you were just here to heckle. He said they were there to be citizens, to listen and be listened to and that was not heckling that was just paying attention to they did as free people. He said that was the way democracy worked. He said the four Councilmembers who thought the Town needed more development were reasonable people and they believed that and some other number of equally reasonable people did not, then that was what the vote was for. He said if there was an election in November where the people running for Council were clear about where they stood on this, then residents would know if this were a bunch of hecklers or a majority of people who did not want this kind of development. He said he thought it was important to remember that it was being dealt with and, because the pro change Councilmembers had been dealing with it for a long time, he said this was being dealt with as a done deal and the citizens who were opposed to it wanted change. He said that was not the way it was, that was backward. He said people who owned property or who wanted to make money from the development of property had gone to the Town Council and said they would like them to change something... change something that existed and the Council had said they would change that for the good of the citizens. He said then the citizens were saying they did not want the change made for those other people. He said the anti-rezoning people wanted to leave things as they were. He said he was not trying to stand in the way of the livelihood of the developers, but when they got into this there were plenty of studies done on the old zoning laws which had been in place for a long time. He said hold off and let the people decide. He said wait on the election in November and let the Council that came in decide.

Mr. Walt Jenison, Fern Trail, said he and his wife had many concerns about the project. He said he main concern was the road. He said twelve years ago he had a nosebleed that neither his wife nor the paramedics could deal with. He said they put him in the ambulance and started down the mountain and about half way down the mountain he lost consciousness and the EMT did not know if he would make it to Erlanger downtown and went to Erlanger North. He said within the last month a tree blocked the road for two or three hours, a few nights ago an RV had problems at the space house for 45 minutes. He said, fortunately, his problem did not happen on one of those nights. He said he felt the Council had the responsibility for the safety and well being of residents. He said adding two or three thousand more cars was not a good idea. He said he was not against development, but it had to be done with the safety and well being of the residents.

Mr. Matt McClain, Birnam Wood, said he had heard ignorance bred prejudice. He contended there were a lot of people prejudice to this development, but he thought a lot of people might be ignorant about it. He said he did not think it was there fault. He said there were no statistics, no studies. He said Mr. Noblett said a study was not needed. Mr. Noblett said you did not have to have a new land use plan; there had been plenty of studies. Mr. McClain said we were basing this on the old plan and was that the smart thing to do. Mr. Noblett said he was supposed to be giving legal advise to this Council.

He asked could the Council look at all the people there and unequivocally say it was going to be good and the best thing for Signal Mountain. He said if it was he was for it and would stand behind the Council one hundred percent. He asked if it went wrong, if it got bad, if it was detrimental to the community, what was the plan then.

Mr. Dun Monroe, Cherokee Lane, asked had the Council measured the will of the people properly and what could they do now. He said it had been suggested that they delay until the next election, and if re-elected then they had their vote from the people and they had agreed with the Council's ideas. He said the last time he attended a meeting he mentioned having a referendum and was told it was too expensive. He said he could not think of a better way of spending money. Mr. Noblett explained that there was not a vehicle to put this on the ballot. Mr. Noblett said if there was, they would surely have an opportunity to do that but there was not a provision in the Town's charter to allow citizens to put a vote on the ballot. He said the Council had to make the decision as to what would be in the best interest of the Town after all these meetings. Mr. Monroe said maybe the people were at this meeting to say, perhaps, this was not in the best interest of the Town. He said it was never too late to listen.

Mr. David Evans, 1179 James Blvd., said at last month's monthly meeting the Mayor said there was no rush to adopt this ordinance, there was time to do the planning, and Mr. Evans said it would not hurt to do the planning. He said at this point we did not know the impact on education, roads, and the cost of the infrastructure items. He said basically nothing is known about the impact of this growth plan other than lot size. He said that was not a very smart choice to make. He said the WWTA said they did not need a decision on the sewer line until January of next year, which would be after the November election. He said because the Council had the power to do something did not make it right, did not make it just. He said he thought it was time to listen to the people. He said this could be adopted after the election in November on second reading if it were the choice of the Council. He said there was no reason why this Council must move forward now. He said it had been said there was not a rush behind this ordinance, but he did not have enough fingers to count the special meetings that had been held in an effort to ram this thing through. He said that would include the Friday night of the Memorial Day weekend. He said that was not a way to develop citizen input. He said they needed to listen to the people. He said it was false advertising calling this open space planning when talking about quarter acre lots, talking about streets being open space as if mothers could send their kids out in the street to play. He said the citizens had been told there could not be a moratorium. He said he found documents in Mr. Noblett's office that showed where there had been moratoriums in the past. Mr. Noblett said Mr. Evans had been in his office and the Town Hall office collecting data. Mr. Noblett said he was not the Town Attorney when those documents were passed and the Town should have had some sort of charter authority for that action to occur. Mr. Evans then asked the Vice-Mayor if he was aware of the fact that the Council has apparently instructed the Town Attorney not to turn over e-mail documents requested by him pursuant to an open records request. Mr. Noblett said no such statement had been made. Mr. Noblett said the statement made was that until such time as his clients, who are on this Council, had waived any privilege they had with me concerning any statements, he would not release

them. He said as an attorney had had an obligation to follow the rules of professional conduct under Tennessee law, and until such time his clients had waived that privilege, he did not have to turn them over to Mr. Evans. Mr. Evans suggested that the people were the ultimate clients here, and he said he thought it incumbent on the Council to make the documents available to the public before a vote was taken. He said he thought Councilmember White should recuse himself from voting. He thought it was a huge conflict of interest on Mr. White's part.

Councilmember Paturalski said Mr. Evans kept talking about the Friday before Memorial Day meeting as though it was something in secret that the Council did because people might not be able to attend which is totally not what happened at that meeting. She said what happened at that meeting was another delay of this ordinance, one of many delays, in order to further study, further hear the people. She asked him to stop making that sound like something the Council was trying to slide through. She said if that were true they would have voted and passed that day. She said there was no public participation needed for a delay and that was what the people wanted. Councilmember Linehart said he thought it was the day after the meeting in the gym and that setting was not conducive for it so the Council met for a brief time to delay. Vice-Mayor Ruffin then said he had not given any authority to hold any e-mail. He asked if Mr. Evans recalled what the vote was at the last meeting on this ordinance. He told Mr. Evans to realize they were both on the same side.

Ms. Lolly Durant, 715 Signal Mountain Blvd., said for past two days she had had surveyors in her yard, on the front side of Maryland, which went up the hill and to the front of the house, which was Signal Mountain Blvd. She said there were about 5,000 cars going by her house daily. She went out to talk with the men and asked him how they were going to go about installing the sewer, which ran by her house. She said a young man said they were putting in a 4-inch diameter pipeline for the sewer for the school. She also was concerned about the water line and utilities, which ran under Maryland. She asked the Council how they were going to remedy the traffic that came up and down Maryland while they were installing the sewer. She said she was told 20 years ago when she bought her home it was on sewer but she was not. She said the sewer was going in and she had asked if she had to connect to the sewer when the septic line was working beautifully. She said she was told if she were close to a hookup she would be charged a sewer fee. She said her question was how were they going to remedy the traffic flow, 5,000 cars a day, and traffic that backs up from Jamestown to her driveway. She asked was the Town going to build a new road, claim land by eminent domain, and build new roads while they were blasting and ram hoeing by her house. Councilmember Linehart said they would manage the traffic problem just like they would any other construction project. He said it would be an inconvenience and the traffic would have to be detoured. Councilmember Linehart assured her the traffic would be managed while the sewer was being installed. He said there would be a plan put into place. Mr. Linehart said so we do not hear comments about eminent domain in the next few weeks, he thought it was absolutely the wrong thing to do. He said he could not imagine exercising eminent domain over that type of road. He said they would have to look at that situation if it came up.

Mr. P. J. Hon said he was growing up with the Councilmembers sons and daughters. He said he had had no problem with any of their children. He said this was a political battle and residents did not need to get cutthroat at everybody, but he said do not attack other people's opinion when all this was just a political battle. He said they had to live next to each other for years to come, and their children have to live with each other, let us not destroy their lives.

Ms. Jean Anderson said she had been to most of the meetings over the last several months, and the Council's job was really a difficult one. She said Councilmember Linehart really touched a nerve when he talked about the street resurfacing. She said she lived on Louisiana Ave and all the years the Town had been doing resurfacing they had never resurfaced her street. She said she had been amazed and was waiting for her street to become significant enough to be resurfaced. She said she would welcome that. She said she was concerned about people saying over and over that the Council was not listening. She said she did not understand what good it did to listen if you were not willing to compromise, show sincere interest by making some sort of concessions along the way. She said she did not understand why the Council would not open the gym tonight for this meeting. She said it seemed reasonable that it should have been opened tonight. She said something should have been done during the delays instead of just letting time pass. She did not feel they were actively working on this.

Mary Hutson said after the last meeting the Mayor spoke to her and another gentleman about looking at the ordinances with a small group of citizens and perhaps Karen Rennick from RPA. She said she did receive a phone call from him last week about getting together, however; that did not happen because his father became seriously ill. She said he did say he would not be opposed to delaying the vote if something constructive was happening. She encouraged the Council to delay the vote.

Mr. Roy Teal, 6 Stacey Circle, said Councilmember White was right that a sewer line was superior to a septic system. He said failing septic systems was a problem in certain areas and so was urban runoff. He said the Council had spent countless hours on this and he appreciated that. He said there were a number of issues besides the sewer runoff, the septic system potential runoff, traffic, schools, green space area, etc. He said the Council may have studied all that, but he did not know enough about the issues were—what the impact would be on the traffic and schools, etc. He said this might be the best smart growth vote that the Town could have, but the people do not understand that. He said where he lived before he moved to Signal Mountain the town knew what the impact was on all the issues before voting. He suggested to delay the vote until all the residents are educated on this and learn why this was smart growth other than having a sewer line available.

Ms. Mary Seay said the charter said that copies of the text of every ordinance must be made available to the public during every meeting in which the ordinance was subject to a reading. Mr. Noblett said if she wanted copies they would get her one. Several citizens requested a copy of the ordinances.

Ms. Susan Robertson, 115 Riverpoint Road, said she would like to address what Annette Allen had said earlier. She said she had talked with the Mayor about a delay if we could get a citizens committee together and they could look at all these issues. She said Signal Mountain was a small Town. She said the same thing was happening all over the country. She said there were experts out in the world that the Town could bring in to help. She said one in particular was a man named Randall Erin whose whole purpose was conservation development. She said did not see why the residents and Council could not come together and think of a new way for development. She said she was not sure if the old ordinance was any better than the Shackleford Ridge ordinance. She said maybe something different needed to be done and not to rush forward.

Vice-Mayor closed the public hearing and said he appreciated all the comments. The regular meeting resumed and the Vice-Mayor asked for a reading of the ordinances starting with Section 617. A citizen asked how they would know what the Mayor would say about the vote. Councilmember Paturalski said the Mayor had stated it would be fine to continue in his absence. A citizen asked if it were legal, rational or reasonable to vote without everyone present. Mr. Noblett said all they needed was a quorum. Vice-Mayor Ruffin said three Councilmembers wanted to continue with the voting.

The first ordinance to be considered by the Council, on second reading, was "AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 617 TO PROVIDE BOUNDARY GUIDELINES WITHIN THE SHACKLEFORD RIDGE OVERLAY ZONE". Mr. Noblett explained the ordinance. Councilmember Linehart moved that the ordinance be passed on second reading. The motion was seconded by Councilmember White and passed with Councilmembers Linehart, Paturalski and White voting yes and Vice-Mayor Ruffin voting no.

The second ordinance to be considered by the Council, on second reading, was "AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO INCLUDE REVISIONS TO SECTION 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". Mr. Noblett explained the ordinance. Councilmember Linehart moved that the ordinance be passed on second reading. The motion was seconded by Councilmember Paturalski and passed with Councilmembers Linehart, Paturalski, and White voting yes and Vice-Mayor Ruffin voting no.

The third ordinance to be considered by the Council, on second reading, was "AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 618 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". Mr. Noblett explained the ordinance. Councilmember

Paturalski moved that the ordinance be approved on second reading. The motion was seconded by Councilmember White and passed with Councilmembers Linehart, Paturalski, and White voting yes and Vice-Mayor Ruffin voting no.

The fourth ordinance to be considered by the Council, on second reading, was "AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 619 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 OPEN SPACE DESIGN OPTION". Mr. Noblett reviewed the ordinance. Councilmember White moved that the ordinance be approved on second reading. The motion was seconded by Councilmember Linehart and passed with Councilmembers Linehart, Paturalski and White voting yes and Vice-Mayor Ruffin voting no.

The fifth ordinance to be considered by the Council, on second reading, was "AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 620 TO PROVIDE FOR THE SHACKLEFORD RIDGE RESIDENTIAL PLANNED UNIT DEVELOPMENT OPTION". Mr. Noblett reviewed the ordinance. Councilmember Linehart pointed out that the lot size was not reduced. Councilmember White moved that the ordinance be passed on second reading. The motion was seconded by Councilmember Linehart and passed with Councilmembers Linehart, Paturalski, and White voting yes, and Vice-Mayor Ruffin voting no.

The sixth ordinance to be considered by the Council, on second reading, was "AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 621 TO PROVIDE FOR THE SHACKLEFORD RIDGE ALTERNATIVE LOW DENSITY RESIDENTIAL DESIGN OPTION". Mr. Noblett explained the ordinance. Councilmember Paturalski moved that the ordinance be passed on second reading and seconded by Councilmember White. Councilmember White said this was very similar to the ordinance the Town had and it brought down the density and the biggest change was the lot size from one-half acre to one-third acre. He said the Town was founded in 1938 on .28 of an acre and was that way for forty-one (41) years. He said in 1979 it went to one-third acre in 1992 it went to on-half acre because of septic issues. The motion was passed with Councilmembers Linehart, Paturalski, and White voting yes, and Vice-Mayor Ruffin voting no.

The next ordinance to be considered by the Council, on first reading, was "AN ORDINANCE TO AMEND THE RATE OF TAXATION ON ALL TAXABLE PROPERTY IN THE TOWN OF SIGNAL MOUNTAIN HEREINAFTER KNOWN AS THE "FY 2006-2007 BUDGET ORDINANCE" TO PROVIDE REVENUE FOR THE TOWN OF SIGNAL MOUNTAIN DURING THE FISCAL YEAR BEGINNING JULY 1, 2006, AND ENDING JUNE 30, 2007, AND APPROPRIATING SAME TO THE PAYMENT OF THE EXPENSES OF THE MUNICIPAL GOVERNMENT DURING SAID FISCAL YEAR, INCLUDING NECESSARY BOND FINANCING REPAYMENTS FOR THE CONSTRUCTION OF A NEW HIGH SCHOOL/MIDDLE

SCHOOL WITHIN THE TOWN; FIXING THE RATE OF TAXATION ON ALL TAXABLE PROPERTY IN THE TOWN OF SIGNAL MOUNTAIN FOR FISCAL YEAR 2006-2007 AND THE TIME TAXES AND PRIVILEGES ARE DUE, HOW THEY SHALL BE PAID, WHEN THEY SHALL BECOME DELINQUENT; AND PROVIDING FOR INTEREST AND PENALTIES ON ALL DELINQUENT TAXES AND PRIVILEGES OWED TO THE TOWN OF SIGNAL MOUNTAIN AND APPROPRIATING SAME TO THE PAYMENT OF THE EXPENSES OF THE MUNICIPAL GOVERNMENT DURING SAID FISCAL YEAR". Mr. Noblett said when the Town voted to build the high school there was an agreement by the majority of the people of the Town to agree to a tax increase in order to pay a \$7.7 million in bonds that would have to be retired by this community over the next twenty years. Mr. Noblett said it was important to know that was a sunset tax. He said the \$7.7 million was now coming due because construction of the high school had begun. Councilmember Linehart asked if the Council was fixing the rate and what was the rate. Ms Campbell said the rate would be thirty-five cents (.35) per hundred of the assessed value in addition to the 1.425 per hundred that was currently being taxed. Councilmember Linehart moved the ordinance be passed on first reading and was seconded by Councilmember Paturalski. Councilmember White noted the increase was to pay for the indebtedness for the high school and any that growth the Town had would help to pay the debt sooner. Ms. Campbell said that was correct. Councilmember Linehart said it was important to know that the Town had accrued \$675,000 as a result of the sales tax option that was passed in 1999. He said that would be subtracted from the \$7.7 million indebtedness the Town had, so the Town would be taking out bonds closer to \$7.1 million not \$7.7 million.

The Council next considered, on first reading, "AN ORDINANCE AMENDING SECTION 18-107 OF THE TOWN CODE TO ESTABLISH A RATE SCHEDULE FOR WATER RATES WITHIN THE TOWN OF SIGNAL MOUNTAIN". Ms. Campbell brought up two changes to this ordinance. She said it stated it would begin November 1 but that should read October 1. She said the other change was the Town had planned to change tap-on fees which had not be changed in over twenty years and the Town would like to change that to \$650 for house tap-on and \$350 for a yard meter. Ms. Campbell said Tennessee American Water was increasing the Town's rate by 4.1 per cent and the Town was increasing the rate by the same amount. Councilmember Linehart moved that the ordinance pass on first reading as amended. There was a motion to pass as amended by Councilmember Linehart was seconded by Councilmember White and passed unanimously on first reading.

The last ordinance to come before the Council on first reading was "AN ORDINANCE CHANGING THE NAME OF EDWARDS POINT ROAD BEGINNING AT MIDDLE CREEK TO THE INTERSECTION OF SHACKLEFORD RIDGE ROAD TO "TIMBERLINKS" DRIVE". Mr. Noblett said the Town would have to regulate the speed on Timberlinks Drive and Shackleford Ridge Road. He said Timberlinks and Shackleford Ridge Road splits and Timberlinks Drive went on out to Edwards Point and that Edwards Point would be changed to Timberlinks Drive. Councilmember Linehart moved that the ordinance be approved on first reading. Councilmember Paturalski seconded the motion and it passed unanimously.

Ms. Leigh Ann Dolan, 1200 James Blvd., addressed the Council regarding changing the school speed limit sign on James Blvd. further down, and she wanted to thank the Mayor and Councilmembers and the Chief for getting that done.

Mr. Jeff Holland, 213 Timberlinks Drive, asked why Ms. Durant, who spoke earlier about the sewer being installed beside her home, had to hook on to the sewer if her septic tank was working properly. He asked why would she have to pay for the sewer if she did not want it. Mr. Noblett said the Town did not have a requirement to do that. Mr. Noblett said the WWTA had a sewer system and it was whatever their requirements were. He said if the system was available and the homeowner did not tap on, there could be some charges which the WWTA imposes that throughout the county. Councilmember Linehart said it was highly unlikely that she would have to pay that fee because it was highly unlikely that she would be able to tap on at that point. He said the pressure would be too great at that point to tap on and if she could not tap on physically, then she could not be charged.

Ms. Lou Oliphant had no report from the Planning Commission.

Ms. Campbell brought an item about the 1999 sales tax referendum. She said in July 2004 that sales tax referendum was no longer valid for the Town. She said the countywide referendum made it a countywide tax. She stated last year the Council voted to take the tax that was collected and the interest and make it a designation of Fund Balance for the high school. She said Town was getting ready to do audit and financial statements for this year and she wanted to know what the Council wanted to do about that amount of money. She said the Town had collected or the amount of tax that would represent the half of the one-half percent sales tax went to Hamilton County and they returned half of it to us. She said the tax amounted to \$81,566.05 and interest collected on that money in a separate account was \$31,083.01. She wanted to know if the Council would like to designate that for the high school. Councilmember Paturalski moved that the money be designated for the high school. Councilmember White seconded the motion. Councilmember Linehart said there was a half-cent sales tax that the Town voted on itself in 1999. He said the Town collected that money from 1999 to 2004 for everything purchased within the Town of Signal Mountain then when the new county tax went into place, the county essentially took that half-cent sales tax. He said the Town gathered \$675,000 from 1999-2004 which would be applied to the \$7.7 million and the post-2004 the county took that half cent sales tax. He said the Town did not get it, but they returned a quarter cent to the Town in July, but; it was no longer legally required to go to what the Town voted for in 1999, which was high school construction. He said it was designated but not legally required. Ms. Campbell said that was correct. The motion for resolution was passed unanimously.

Councilmember White recognized Hershel Dick and thanked him for some foresight and things he believed in when he was Town Manager. He also thanked Diana Campbell and Boyd Veal. Councilmember White said our police and EMS services were great. He thanked every one for helping with his child who had been injured recently.

Vice-Mayor Ruffin thanked the people for their comments and neighbor-ship and decorum this evening. He said this was a wonderful Town.

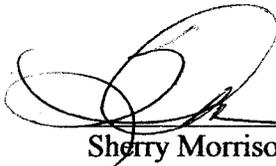
Ms. Campbell said we had been looking at a personnel manual and had come up with one issue that had not been thought of before—sharing vacation or compensation time leave. She said there was an issue of one of the Town employees who had totally used up all his leave, he was very seriously ill, his wife was seriously ill. Ms. Campbell requested from the Council to allow the policy to be instituted for the next four weeks, until the September meeting, so that employees who wanted could share vacation or comp time with this employee. Councilmember Linehart said the thought it was incredible that employees would share their vacation and comp time. Councilmember Linehart moved that the Town Manager be authorized to institute this policy for 30 days. The motion was seconded by Councilmember Paturalski and passed unanimously.

Mr. Noblett said he had a question. He said something came up during the meeting about developers paying impact fees and there was some concern about why the Town had not done that. He said if there was any availability under the law to do that, he was not averse to doing that and would advise the Town to do so. He said the State of Tennessee did not generally did not recognize development impact fees on developments unless there was some private act authority which would allow the Town to do so. He said the Town charter did not contain that and if the charter could be amended to consider that, that would be an option.

A citizen asked if part of the newly renamed roadway was state property. Mr. Noblett said it was but the Town had annexed it and it was now a part of the Town.

With no further business, the meeting was adjourned.

Stephen Ruffin, Vice-Mayor



Sherry Morrison, Acting Town Recorder

Date: August 14, 2006

NAME	ADDRESS
1. Carolyn Fendler	4 Paulson Ct S.M.T.M
2. DICK & CHERYL GRAMM	425 JAMES
3. Sally Dickerson	176 Woodcliff Circle Jay
4. Art Dickerson	" " " "
5. JACOB & CHRISMAN	605 MAAR DR.
6. Rolly Durant	716 Signal Mtn. Blvd
7. Emogene Lewis	339 S. Palisades Dr.
8. Marynet Paule	119 Wolf Dr.
9. Wanda	709 Jones
10. In	Colony
11. Brenda Ross	411 Glenway Ave
12. Betty Dutton	1544 Main Brook Circle
13. Ray Wicks	609 Chalk Alley
14. Howard Hale	119 COLF DRIVE
15. Cathy Baker	1032 David Dr.
16. James T Smith	127 Oak Dr.
17. R Bruce Welkey	4530 Shackelford Rd.
18. Mary Anne Wilby	4550 Shackelford Ridge Rd.
19. Brenda Smith	
20. Tom & De Francescon	
21. Chereé + Joe Dumas	1111 James Blvd.

Date: August 14, 2006

NAME	ADDRESS
1. John Housharp	509 Brady Point Road
2. Sally Batts	106 Arrow Drive
3. Bob Scott	1230 Mountain Brook Cir.
4. Ann Hoodley	43 Creechage H. II
5. OLLIE BENTON	409 BRADY Pt Rd
6. Bob Anderson	520 Fern Trail
7. Mary Beth McClure	908 Dunsinane Rd
8. Larry McClure	908 Dunsinane Rd
9. Paul Wood	937 Plum
10. George Lea	100 James Blvd
11. Pauline Sauer	1220 Mountain Brook Circle
12. Thom Garner	1220 Mountain Brook Circle
13. Cleo Long	703 Inverness Dr.
14. Joann Kerley	1096 Andlewick Ct
15. Margaret Spitzer	505 Rolling Way
16. Ann Smith	102 So. Dr.
17. Ann Reiss	510 Rolling Way
18. Emily G. Patten	212 Inverness Drive
19. Rachel Park	1022 Signal Rd.
20. Clyde L. Jacobs	9 Oliver Court
21. Beth Jacobs	9 Oliver Court

Date: August 14, 2006

NAME	ADDRESS
1. <u>Greg Goodgame</u>	<u>1112 Glamis Circle</u>
2. <u>Danny Chisholm</u>	<u>402 Rolling Way</u>
3. <u>Gordon "Buddy" Hulsan III</u>	<u>5014 Old Chestnut Ave RB</u>
4. <u>Marilyn Hulsan</u>	<u>1637 Sgt. Keys</u>
5. <u>Taylor Bill</u>	<u>601 Signal Blvd</u>
6. <u>Morris Kish</u>	<u>833 Fairmount Ave. Signal Mtn.</u>
7. <u>Bill & Diane Hunt</u>	<u>1 Silver Bow Ln. Signal Mtn</u>
8. <u>Robert E. KIGHTON</u>	<u>301 LAUREL ST.</u>
9. <u>David Reed</u>	<u>202 Primrose Way</u>
10. <u>HAROLD D. HEMD</u>	<u>24 Ridge Rock Dr 37377</u>
11. <u>Pat Utley</u>	<u>1108 Applewood Cir</u>
12. <u>Ede Utley</u>	<u>" " "</u>
13. <u>Judy Martin</u>	<u>409 Tenn. Ave 37377</u>
14. <u>Frank Martin</u>	<u>" "</u>
15. <u>Noel Durant</u>	<u>715 Signal Mtn Blvd 37377</u>
16. <u>Judy Frank</u>	<u>1110 Crown Point Rd West 37377</u>
17. <u>Marin Vial</u>	<u>303 N. Palisades Dr. 37377</u>
18. <u>Chris Young</u>	<u>7 Carriage Hill</u>
19. <u>Annika Young</u>	
20. <u>Judy Chapman</u>	<u>161 Woodcliff Cir.</u>
21. <u>Larry Chapman</u>	<u>Signal</u>

Date: _____

NAME	ADDRESS
1. Gregg Brown	47 Cool Springs Rd
2. Carol Woods	802 Sig Mt Blvd 118
3. Susan Jones	524 Signal Mt Blvd 37377
4. Phyllis Cheaf	827 Cherokee LN/3737
5. Jimmie	1103 Applewood Cir
6. Ragan	185 Woodcliff Cir
7. Laura Peric	914 Shady Circle
8. C. Stenberg	108 Riverpoint Rd
9. Chris Anderson	1107 Crown Pt Rd W.
10. David Pruitt	1210 Toft
11. Ellen Pruitt	1210 Toft
12. Julie Goebel	3803 Windyex
13. R. Varner	607 Albee Rd
14. Hal Dault	903 Shady Circle
15. Coughlin Cooper	206 Grayson Rd
16. Ned Cooper	206 Grayson Rd
17. Christy Hester	2437 Wood Sorrell Ln
18. Laura Keywold	170 S. Charles St.
19. Mary Rowland	108 Crown Pt Rd. W
20. Leah Conner	33 Carriage Hill
21. Ryan WEA	5 Rock Haven Lane

THIS SHOULD HAVE BEEN HELD IN GYM 11748
 TO ALLOW ALL OF US TO HEAR/PARTICIPATE.
 THIS IS VERY POOR PLANNING -

Date: August 14, 2006

TONY ESTES
 107 S. PAULINE DR.

NAME	ADDRESS
1. Mary Cook	129 Arrow Dr.
2. BARBARA M. Smith	102 South Dr. 37377
3. Eppie Dickson	2 Windy Way
4. Raymond	3005 Winslow Court
5. Sherry Lyngess	3005 Wingfield Court
6. Michael A. Patten	212 Sworness Drive
7. James B. Taylor, Jr.	1101 Glens Circle
8. John Turner Jr.	507 Boulder Pl.
9. John Selma	7 Windy Way
10. Paul M. Hendricks	31 Mtn Orchard Path
11. Deedee Raulston	Library Board
12. Jim & Judy Young	12 20 MAJESTIC OAKS Dr.
13. John & Sherry Lawrence	905 ARDEN WAY
14. Jean Dolan	100 4 Ladder
15. Lee Oliphant	996 Cherokee Lane
16. Robin Gaylor	1062 Whipperwill Dr
17. Josephine Boyer	922 Kyrle -
18. Frank Kuhn	968 Signal Rd
19. Allan Sattley	#3 Promised Cruise
20. Julie Knighton	301 Laurel St.
21. Linda Kirk	833 Fairmount Ave.

I Agree!
 C. Smith

Town Meeting

8/14/06

Name	Address
Juui Daniel	1243 Mtn Brook Circle
C. E. Addis	703 Miles Rd
Ginger Kachline	7 Prentice Lane
Donna Mattes	38 Middle Creek Rd
Nancy Ryan Prince	903 Glamis Circle
Don KEYBLDS	104 PRIMROSE Ln
Bill Prince	903 Glamis Circle
Dobby Etko	107 S. Palisades Dr
Jamie Moyer	186 FLA AVE
Ellis Umbarger	937 Ravine Rd.
Charlene Smith	105 Druid Dr
Judee Ratzel	400 Brady Pt
Heanne Dolan	1200 James Blvd

TOWN MEETING
8/14/06

Name	Address
Phyllis Stube	10 # Rims Pond
Billy Steele	21
Roy TEAL	6 STACEY CIR.
Martha Stenberg	108 River Point Rd
Anne Rittenberry	904 Crown Pt. W.
Matt McClain	1115 Crown Point Rd W.
D.N. CANTRELL	105 South Dr
J. CANTRELL	" "
Dena Brenda Monroe	909 Cherokee Ln
Jan & Christi Maden	2134 Wood Avall
Susan E. Jahn	160 Woodcliff Cir
Dino Cantrell	160 Woodcliff Cir
Richard W. Brewer	352 Oakmont Lane
Scott & Jennifer Miers	6 Whispering Pine
Bill & Sue GAREY	315 High Crest Rd.
Martyn Rogers	105 Riverpoint Rd.
Sherry Ellis	5 Rock Haven Ln
Marion Mullican	10 Rock Haven Ln
Kulona	33 Carriage Hill
TONY ESTES	1075. PARADES DR.
Chris Cole	320 Green Gorge rd
Russ HOLME	1109 GLAMIS CIRCLE
Randy Hufbanks	1108 Woodbine Way
Cecilia L. Goodrich	312 Creekshire Drive
Nardon Garry	315 High Crest Rd.

11751

Kenn Decosin
P.D.

38 Old Reddy Way

RESOLUTION NO. R2006-29

A RESOLUTION REQUESTING THE SIGNAL MOUNTAIN PLANNING COMMISSION TO STUDY AND ISSUE A WRITTEN REPORT ON THE PROPOSED PLAN OF SERVICES ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, PURSUANT TO T.C.A. §6-51-102, RELATIVE TO ONE HUNDRED SIXTY-SIX (166) DESCRIBED PARCELS OF REAL PROPERTY LYING CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE KNOWN AS FOX RUN SUBDIVISION AND CERTAIN PARCELS ON ANDERSON PIKE ADJACENT TO THE FOX RUN SUBDIVISION, AS SHOWN ON THE ATTACHED MAP.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, That Signal Mountain Regional Planning Commission be and is hereby requested to study and issue a written report on the proposed Plan of Services attached hereto and made a part hereof by reference, pursuant to T.C.A. §6-51-102, to the Town Council of the Town of Signal Mountain, Tennessee relative to one hundred sixty-six (166) described parcels of real property lying contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, known as Fox Run Subdivision and certain parcels on Anderson Pike adjacent to the Fox Run Subdivision, as described herein below and as shown on the attached map.

All roads and accepted right of ways in the Fox Run Subdivision shown on the attached map including streets named Bee Tree Lane, Blue Teal Lane, Bristlecone Lane, Bugle Call Way, Cloudcrest Trail, Fox Run Drive, Hobblebush Lane, Pintail Lane, Reynard Trail, Sly Fox Lane, Wingfield Court, Wood Sorrell Lane, and Woodlair Way, and all properties including all property within the following maps and parcels:

Hamilton County Tax Map # 089 013	Hamilton County Tax Map # 089 014
Hamilton County Tax Map # 089.014.01	Hamilton County Tax Map # 089 015
Hamilton County Tax Map # 089J A 010	Hamilton County Tax Map # 089J A 011
Hamilton County Tax Map # 089J A 012	Hamilton County Tax Map # 089J A 013
Hamilton County Tax Map # 089J A 014	Hamilton County Tax Map # 089J A 015
Hamilton County Tax Map # 089J A 016	Hamilton County Tax Map # 089J A 017
Hamilton County Tax Map # 089J A 018	Hamilton County Tax Map # 089J A 019
Hamilton County Tax Map # 089J A 020	Hamilton County Tax Map # 089J A 021
Hamilton County Tax Map # 089J A 022	Hamilton County Tax Map # 089J A 023
Hamilton County Tax Map # 089J A 024	Hamilton County Tax Map # 089J A 025
Hamilton County Tax Map # 089J A 026	Hamilton County Tax Map # 089J A 027
Hamilton County Tax Map # 089J A 028	Hamilton County Tax Map # 089J A 029
Hamilton County Tax Map # 089J A 030	Hamilton County Tax Map # 089J A 031
Hamilton County Tax Map # 089J A 032	Hamilton County Tax Map # 089J A 032.01
Hamilton County Tax Map # 089J A 032.02	Hamilton County Tax Map # 089J A 032.03
Hamilton County Tax Map # 089J A 033	Hamilton County Tax Map # 089J A 033.01
Hamilton County Tax Map # 089J A 033.02	Hamilton County Tax Map # 089J A 034
Hamilton County Tax Map # 089J A 035	Hamilton County Tax Map # 089J A 036
Hamilton County Tax Map # 089J A 037	Hamilton County Tax Map # 089J A 038
Hamilton County Tax Map # 089J A 039	Hamilton County Tax Map # 089J A 040
Hamilton County Tax Map # 089J A 041	Hamilton County Tax Map # 089J A 042
Hamilton County Tax Map # 089J A 043	Hamilton County Tax Map # 089J A 044

Hamilton County Tax Map # 089J A 045	Hamilton County Tax Map # 089J A 046
Hamilton County Tax Map # 089J A 047	Hamilton County Tax Map # 089J A 048
Hamilton County Tax Map # 089J A 049	Hamilton County Tax Map # 089J A 050
Hamilton County Tax Map # 089O A 001	Hamilton County Tax Map # 089O A 002
Hamilton County Tax Map # 089O A 003	Hamilton County Tax Map # 089O A 004
Hamilton County Tax Map # 089O A 005	Hamilton County Tax Map # 089O A 006
Hamilton County Tax Map # 089O A 006.01	Hamilton County Tax Map #089O A 006.02
Hamilton County Tax Map # 089O A 006.03	Hamilton County Tax Map # 089O A 007
Hamilton County Tax Map # 089O A 008	Hamilton County Tax Map # 089O A 009
Hamilton County Tax Map # 089O A 010	Hamilton County Tax Map # 089O A 011
Hamilton County Tax Map # 089O A 012	Hamilton County Tax Map # 089O A 013
Hamilton County Tax Map # 089O A 014	Hamilton County Tax Map # 089O A 015
Hamilton County Tax Map # 089O A 016	Hamilton County Tax Map # 089O A 017
Hamilton County Tax Map # 089O A 018	Hamilton County Tax Map # 089O A 019
Hamilton County Tax Map # 089O A 020	Hamilton County Tax Map # 089O A 021
Hamilton County Tax Map # 089O A 021.01	Hamilton County Tax Map # 089O A 022
Hamilton County Tax Map # 089O A 023	Hamilton County Tax Map # 089O A 024
Hamilton County Tax Map # 089O A 025	Hamilton County Tax Map # 089O A 026
Hamilton County Tax Map # 089O A 027	Hamilton County Tax Map # 089O A 028
Hamilton County Tax Map # 089O A 029	Hamilton County Tax Map # 089O A 030
Hamilton County Tax Map # 089O B 001	Hamilton County Tax Map # 089O B 002
Hamilton County Tax Map # 089O B 003	Hamilton County Tax Map # 089O B 004

Hamilton County Tax Map # 0890 B 005	Hamilton County Tax Map # 0890 B 006
Hamilton County Tax Map # 0890 B 007	Hamilton County Tax Map # 0890 B 008
Hamilton County Tax Map # 0890 B 009	Hamilton County Tax Map # 0890 B 010
Hamilton County Tax Map # 0890 B 011	Hamilton County Tax Map # 0890 B 012
Hamilton County Tax Map # 0890 B 013	Hamilton County Tax Map # 0890 B 014
Hamilton County Tax Map # 0890 B 015	Hamilton County Tax Map # 0890 B 016
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Hamilton County Tax Map # 0890 E 004

Hamilton County Tax Map # 0890 E 002

Hamilton County Tax Map # 0890 E 004

Hamilton County Tax Map # 0890 E 006

Hamilton County Tax Map # 0890 E 008

Hamilton County Tax Map # 0890 E 010

Hamilton County Tax Map # 0890 G 001

Hamilton County Tax Map # 0890 H 002

Hamilton County Tax Map # 0890 H 004

Hamilton County Tax Map # 0890 C 027

Hamilton County Tax Map # 0890 C 029

Hamilton County Tax Map # 0890 C 031

Hamilton County Tax Map # 0890 C 033

Hamilton County Tax Map # 0890 C 035

Hamilton County Tax Map # 0890 C 039

Hamilton County Tax Map # 0890 E 001

Hamilton County Tax Map # 0890 E 003

Hamilton County Tax Map # 0890 E 005

Hamilton County Tax Map # 0890 E 003

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Hamilton County Tax Map # 0890 E 009

Hamilton County Tax Map # 0890 E 011

Hamilton County Tax Map # 0890 H 001

Hamilton County Tax Map # 0890 H 003

Hamilton County Tax Map # 098 002

Stephen Ruffin
VICE-MAYOR

14 August 2006
DATE

PAN/kac

[Signature]
RECORDER

08-14-2006
DATE

**PROPOSED PLAN OF SERVICES
 IN ACCORDANCE WITH
 TENNESSEE CODE ANNOTATED § 6-51-102
 MARCH, 2006**

The Town Council of the Town of Signal Mountain, Tennessee hereby proposes the following Plan for Provision of Services for certain properties lying contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, known as Fox Run Subdivision and certain parcels on Anderson Pike adjacent to the Fox Run Subdivision which are shown on the attached map and described as follows:

All roads and accepted right of ways in the Fox Run Subdivision shown on the attached map including streets named Bee Tree Lane, Blue Teal Lane, Bristlecone Lane, Bugle Call Way, Cloudcrest Trail, Fox Run Drive, Hobblebush Lane, Pintail Lane, Reynard Trail, Sly Fox Lane, Wingfield Court, Wood Sorrell Lane, and Woodlair Way, and all properties including all property within the following maps and parcels:

Hamilton County Tax Map # 089 013	Hamilton County Tax Map # 089 014
Hamilton County Tax Map # 089.014.01	Hamilton County Tax Map # 089 015
Hamilton County Tax Map # 089J A 010	Hamilton County Tax Map # 089J A 011
Hamilton County Tax Map # 089J A 012	Hamilton County Tax Map # 089J A 013
Hamilton County Tax Map # 089J A 014	Hamilton County Tax Map # 089J A 015
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Hamilton County Tax Map # 0890 E 010

Hamilton County Tax Map # 0890 E 011

Hamilton County Tax Map # 0890 G 001

Hamilton County Tax Map # 0890 H 001

Hamilton County Tax Map # 0890 H 002

Hamilton County Tax Map # 0890 H 003

Hamilton County Tax Map # 0890 H 004

Hamilton County Tax Map # 098 002

A. POLICE

Patrolling, radio directed response to calls for assistance, crime prevention services, traffic control and accident prevention services and other police protection and support using present personnel and equipment will be provided on the effective date of annexation.

B. TRAFFIC ENGINEERING

Traffic Engineering and installation of signs and other traffic control devices to be installed as required throughout the annexation area, will be provided when the need is established by appropriate traffic studies.

C. FIRE

1. Fire protection by present personnel and the equipment of the fire fighting force within the limitations of available water and distance from fire stations will be provided on the effective date of annexation.

2. Additional fire services such as those made available through the Town's fire prevention staff and arson investigation will be made available on the effective date of annexation.

3. Within six (6) months after annexation, the location of fire hydrants shall be determined and installed in those areas where water mains of adequate size are available. Placement of hydrants will be on the basis of nationally-accepted standards defined by the National Fire Underwriters' Association. As additional water lines are extended into the annexation area by Walden's Ridge Utility Service, if not presently served, fire hydrants shall be installed as required by the above-mentioned standard when the population density or need for hydrant services is sufficient to cost effectively extend hydrant services into the annexed property as determined in the discretion of the Town Manager and the Town Council.

4. Within six (6) months after annexation, a study will be completed to determine the need for construction of a fire substation to provide services to the annexed area on property owned by the Town and to assure the continued compliance with standards established by the National Fire Underwriters appropriate to maintain the existing fire insurance rating for all citizens within the Town.

D. REFUSE COLLECTION

The same regular refuse collection now provided by the Town will be extended to the annexed area on the effective date of annexation.

E. ROAD AND STREET CONSTRUCTION AND REPAIR; SIGNS AND LIGHTING, AND STORMWAYTER AND DRAINAGE

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary to maintain normal traffic flow), removal of snow and/or sanding of streets during icing conditions will be provided to the annexed area on the effective date of annexation.

2. Routine maintenance, on the same basis as is provided within the present Town limits, will be provided to the annexed area on the effective date of annexation.

3. Within six (6) months of annexation, street name signs will be installed as needed in all substantially developed areas of the annexed area.

4. Street lights will be installed within the annexed area under the same standards as now prevail in the present Town limits as needed.

5. Stormwater and drainage services for all streets within the annexed area will be studied within six months after the effective date of annexation. Erosion and drainage services which are currently provided to all existing streets within the present Town limits shall be provided to the annexed area on the effective date of annexation.

F. PLANNING AND ZONING

The planning and zoning jurisdiction of the Town will be extended to the annexed area on the effective date of annexation. Town Planning services and zoning regulations will thereafter encompass the annexed area. Pending a review of the present zoning classifications within the annexed area by the Town of Signal Mountain Planning Commission and the Town Council within six (6) months of the effective date of annexation, the property within the annexed area shall be reclassified to a temporary classification of R-E Residential Estate District and shall be entitled to any use allowed pursuant to Article 614 of the Town's Zoning Ordinance.

G. RECREATION AND OTHER TOWN PROGRAMS

1. All recreational areas accessibility and programs which are provided for present Town residents will be made available to the residents of the annexed area upon the effective date of annexation in the same manner as such programs are available to current Town residents.

2. All current recreation programs such as swimming, summer camps, baseball, flag football, basketball, tennis will be made available to residents of the annexed area upon the effective date of annexation in the same manner as such programs are available to current Town residents.

3. Access to the Town Library and the Mountain Arts Community Center facilities shall be made available to the residents of the annexed area upon the effective date of annexation in the same manner as such accessibility and programs are provided to current Town residents.

H. WATER SYSTEM

Water for all annexed properties will continue to be provided within the annexed area in the same manner as water service is currently provided by the Walden's Ridge Utility District.

I. ELECTRICAL SERVICE

Electricity will continue to be provided within the annexed area in the same manner as electric service is currently provided by the Electric Power Board of Chattanooga.

J. SEWER SYSTEM

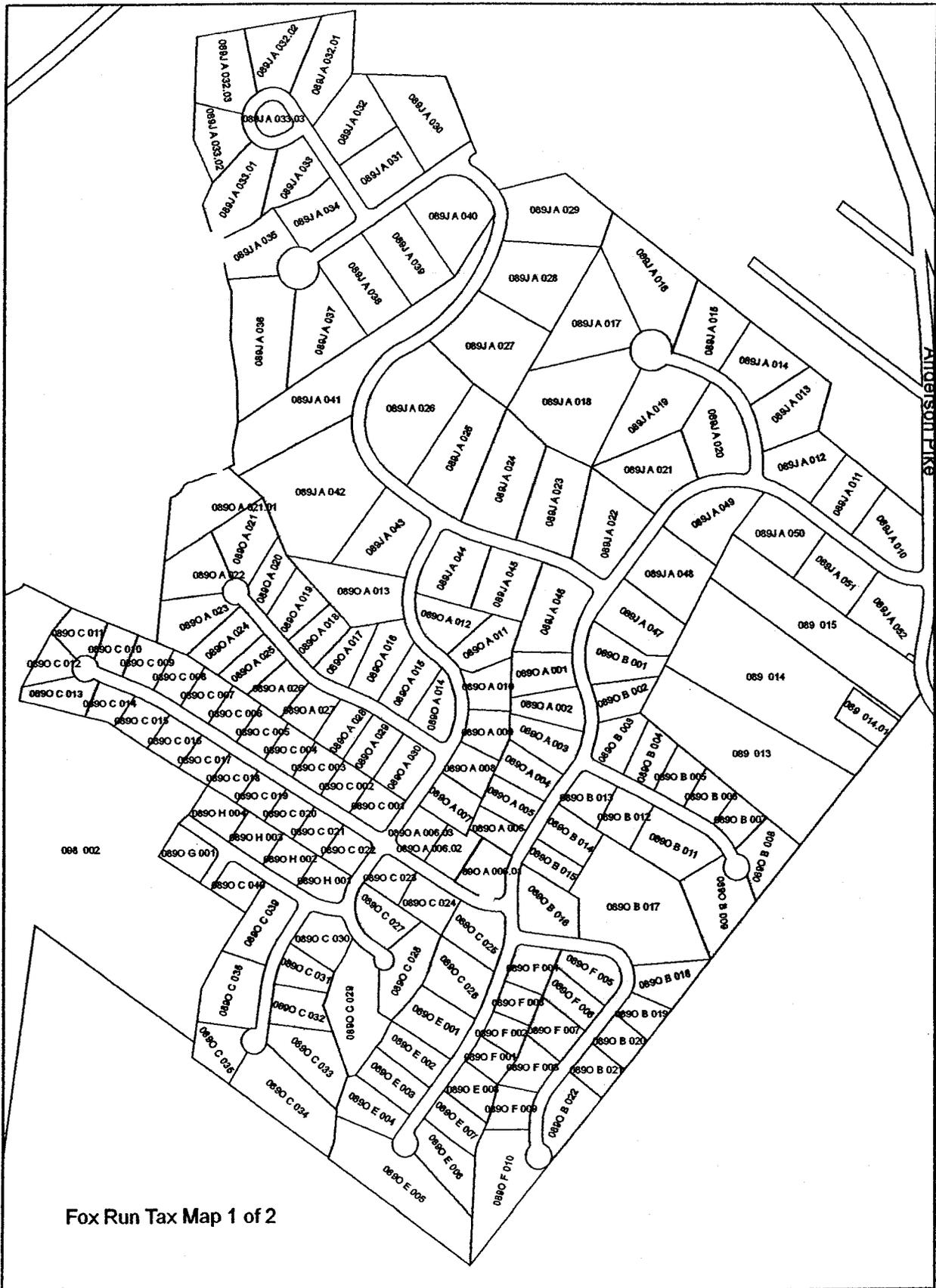
Sewer services for any properties within the annexed area will continue to be provided in the same manner as such sewer services are currently provided by the Hamilton County Water and Wastewater Authority to the extent that sewer lines are constructed and available within the annexed area. The construction of new sewer lines within the annexed area will occur when the density of development makes new sewer lines feasible and funds for the construction of necessary sewer lines are made available as determined by the Hamilton County Water and Wastewater Authority and its board.

K. INSPECTION/CODE ENFORCEMENT

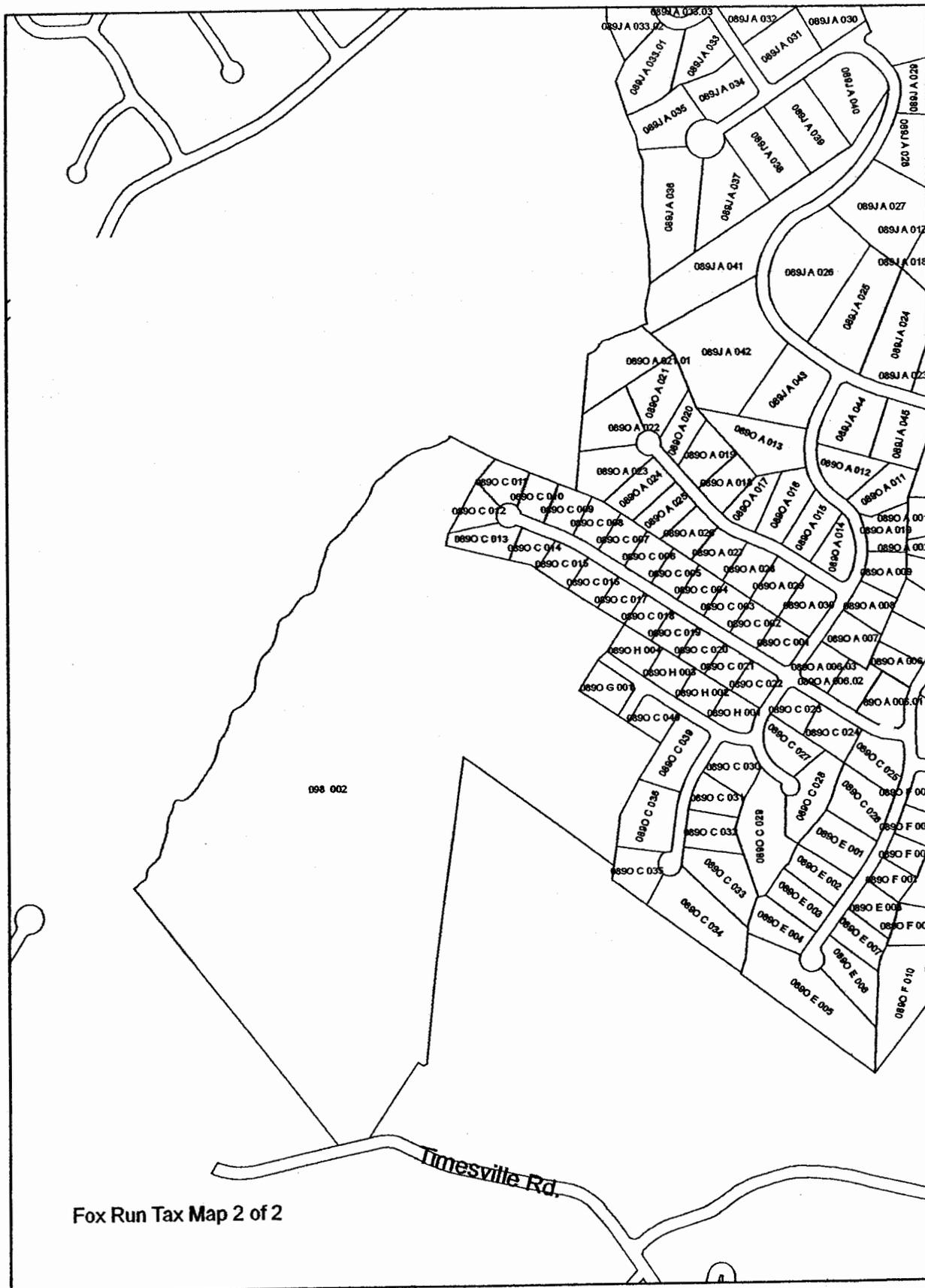
The Town of Signal Mountain currently provides inspection and code enforcement services (building, electrical, plumbing, gas, and unsafe building services) to all areas within the Town limits. These same inspection and code enforcement services will be provided to the newly annexed area upon the effective date of annexation.

L. ANIMAL CONTROL

The Humane Educational Society currently provides the services of animal control and enforces the Town's leash laws and other animal control ordinances to all areas within the Town limits. These same services will be provided to the newly annexed area upon the effective date of annexation.



Fox Run Tax Map 1 of 2



Fox Run Tax Map 2 of 2

RESOLUTION NO. R2006-30

A RESOLUTION REQUESTING THE SIGNAL MOUNTAIN PLANNING COMMISSION TO STUDY AND ISSUE A WRITTEN REPORT ON THE PROPOSED PLAN OF SERVICES ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, PURSUANT TO T.C.A. §6-51-102, RELATIVE TO ONE HUNDRED SEVENTEEN (117) DESCRIBED PARCELS OF REAL PROPERTY LYING CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE KNOWN AS WINDTREE SUBDIVISION AND ADJACENT TO SHACKLEFORD RIDGE ROAD AND CERTAIN PROPERTIES ADJACENT TO WINDTREE SUBDIVISION ON ANDERSON PIKE, AS SHOWN ON THE ATTACHED MAP.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE, That Signal Mountain Regional Planning Commission be and is hereby requested to study and issue a written report on the proposed Plan of Services attached hereto and made a part hereof by reference, pursuant to T.C.A. §6-51-102, to the Town Council of the Town of Signal Mountain, Tennessee relative to one hundred seventeen (117) described parcels of real property lying contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, known as Windtree Subdivision and adjacent to Shackleford Ridge Road and certain properties adjacent to Windtree Subdivision on Anderson Pike, as described herein below and as shown on the attached map.

All roads and accepted rights of way in the Windtree Subdivision shown on the attached map, including streets named Covington Lane, Mountain Hollow Drive, Scenic Hollow Lane, Silver Springs Drive, Valleydale Lane, Walking Stick Road, Windtree Hollow Lane, and

Windtree Drive and including all property with the following Hamilton County maps and parcels numbers:

Hamilton County Tax Map # 089 003.05	Hamilton County Tax Map # 089A B 012
Hamilton County Tax Map # 089A B 012.01	Hamilton County Tax Map # 089A B 013
Hamilton County Tax Map # 089A B 014	Hamilton County Tax Map # 089A B 015
Hamilton County Tax Map # 089A B 016	Hamilton County Tax Map # 089A B 017
Hamilton County Tax Map # 089A B 018	Hamilton County Tax Map # 089A B 019
Hamilton County Tax Map # 089A B 020	Hamilton County Tax Map # 089A B 021
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Hamilton County Tax Map # 089A B 021.04	Hamilton County Tax Map # 089A B 021.05
Hamilton County Tax Map # 089A B 021.06	Hamilton County Tax Map # 089A B 021.07
Hamilton County Tax Map # 089A B 021.08	Hamilton County Tax Map # 089H A 001
Hamilton County Tax Map # 089H A 002	Hamilton County Tax Map # 089H A 003
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 Hamilton County Tax Map # 089I D 017

Stephen Ruffin
 VICE-MAYOR

14 August 2006
 DATE

PAN/kac

[Signature]
 RECORDER

08-14-2006
 DATE

**PROPOSED PLAN OF SERVICES
 IN ACCORDANCE WITH
 TENNESSEE CODE ANNOTATED § 6-51-102
 MARCH, 2006**

The Town Council of the Town of Signal Mountain, Tennessee hereby proposes the following Plan for Provision of Services for certain properties lying contiguous to the present corporate limits of the Town of Signal Mountain, Tennessee, known as Windtree Subdivision and adjacent to Shackleford Ridge Road and certain properties adjacent to Windtree Subdivision on Anderson Pike which are shown on the attached map and described as follows:

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Hamilton County Tax Map # 089I D 010

Hamilton County Tax Map # 089I D 011

Hamilton County Tax Map # 089I D 012

Hamilton County Tax Map # 089I D 013

Hamilton County Tax Map # 089I D 014

Hamilton County Tax Map # 089I D 015

Hamilton County Tax Map # 089I D 016

Hamilton County Tax Map # 089I D 017

Hamilton County Tax Map # 089I D 018

A. POLICE

Patrolling, radio directed response to calls for assistance, crime prevention services, traffic control and accident prevention services and other police protection and support using present personnel and equipment will be provided on the effective date of annexation.

B. TRAFFIC ENGINEERING

Traffic Engineering and installation of signs and other traffic control devices to be installed as required throughout the annexation area, will be provided when the need is established by appropriate traffic studies.

C. FIRE

1. Fire protection by present personnel and the equipment of the fire fighting force within the limitations of available water and distance from fire stations will be provided on the effective date of annexation.

2. Additional fire services such as those made available through the Town's fire prevention staff and arson investigation will be made available on the effective date of annexation.

3. Within six (6) months after annexation, the location of fire hydrants shall be determined and installed in those areas where water mains of adequate size are available. Placement of hydrants will be on the basis of nationally-accepted standards defined by the National Fire Underwriters' Association. As additional water lines are extended into the annexation area by Walden's Ridge Utility Service, if not presently served, fire hydrants shall be installed as required by the above-mentioned standard when the population density or need for hydrant services is sufficient to cost effectively extend hydrant services into the annexed property as determined in the discretion of the Town Manager and the Town Council.

4. Within six (6) months after annexation, a study will be completed to determine the need for construction of a fire substation to provide services to the annexed area on property owned by the Town and to assure the continued compliance with standards established by the National Fire Underwriters appropriate to maintain the existing fire insurance rating for all citizens within the Town.

D. REFUSE COLLECTION

The same regular refuse collection now provided by the Town will be extended to the annexed area on the effective date of annexation.

E. ROAD AND STREET CONSTRUCTION AND REPAIR; SIGNS AND LIGHTING, AND STORMWAYTER AND DRAINAGE

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary to maintain normal traffic flow), removal of snow and/or sanding of streets during icing conditions will be provided to the annexed area on the effective date of annexation.

2. Routine maintenance, on the same basis as is provided within the present Town limits, will be provided to the annexed area on the effective date of annexation.

3. Within six (6) months of annexation, street name signs will be installed as needed in all substantially developed areas of the annexed area.

4. Street lights will be installed within the annexed area under the same standards as now prevail in the present Town limits as needed.

5. Stormwater and drainage services for all streets within the annexed area will be studied within six months after the effective date of annexation. Erosion and drainage services which are currently provided to all existing streets within the present Town limits shall be provided to the annexed area on the effective date of annexation.

F. PLANNING AND ZONING

The planning and zoning jurisdiction of the Town will be extended to the annexed area on the effective date of annexation. Town Planning services and zoning regulations will thereafter encompass the annexed area. Pending a review of the present zoning classifications within the annexed area by the Town of Signal Mountain Planning Commission and the Town Council within six (6) months of the effective date of annexation, the property within the annexed area shall be reclassified to a temporary classification of R-E Residential Estate District and shall be entitled to any use allowed pursuant to Article 614 of the Town's Zoning Ordinance.

G. RECREATION AND OTHER TOWN PROGRAMS

1. All recreational areas accessibility and programs which are provided for present Town residents will be made available to the residents of the annexed area upon the effective date of annexation in the same manner as such programs are available to current Town residents.

2. All current recreation programs such as swimming, summer camps, baseball, flag football, basketball, tennis will be made available to residents of the annexed area upon the effective date of annexation in the same manner as such programs are available to current Town residents.

3. Access to the Town Library and the Mountain Arts Community Center facilities shall be made available to the residents of the annexed area upon the effective date of annexation in the same manner as such accessibility and programs are provided to current Town residents.

H. WATER SYSTEM

Water for all annexed properties will continue to be provided within the annexed area in the same manner as water service is currently provided by the Walden's Ridge Utility District.

I. ELECTRICAL SERVICE

Electricity will continue to be provided within the annexed area in the same manner as electric service is currently provided by the Electric Power Board of Chattanooga.

J. SEWER SYSTEM

Sewer services for any properties within the annexed area will continue to be provided in the same manner as such sewer services are currently provided by the Hamilton County Water and Wastewater Authority to the extent that sewer lines are constructed and available within the annexed area. The construction of new sewer lines within the annexed area will occur when the density of development makes new sewer lines feasible and funds for the

construction of necessary sewer lines are made available as determined by the Hamilton County Water and Wastewater Authority and its board.

K. INSPECTION/CODE ENFORCEMENT

The Town of Signal Mountain currently provides inspection and code enforcement services (building, electrical, plumbing, gas, and unsafe building services) to all areas within the Town limits. These same inspection and code enforcement services will be provided to the newly annexed area upon the effective date of annexation.

L. ANIMAL CONTROL

The Humane Educational Society currently provides the services of animal control and enforces the Town's leash laws and other animal control ordinances to all areas within the Town limits. These same services will be provided to the newly annexed area upon the effective date of annexation.

ORDINANCE NO. 2006-14**AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTIONS 617 TO PROVIDE BOUNDARY GUIDELINES WITHIN THE SHACKLEFORD RIDGE OVERLAY ZONE.**

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 has participated in work sessions over the past seven (7) 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 certain lot size reduction and design options for development as 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 section 617 should be made to 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 the creation of a new section 617 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 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 sewer areas within the Town and through future annexation of areas within the Urban Growth Boundaries of the Town.

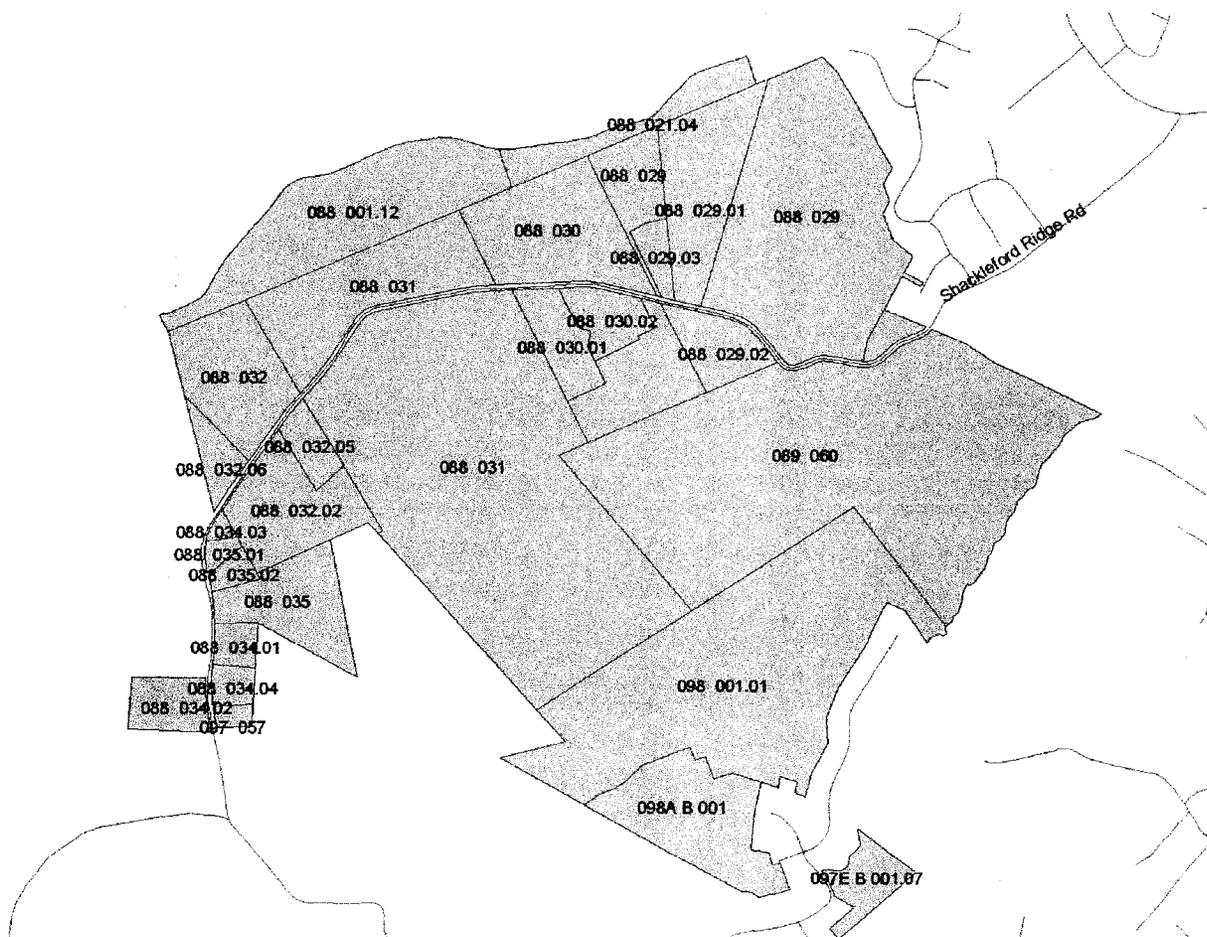
Within this overlay zone the permissible options for development may have more density than in other areas of the Town due to the availability of sewer connections within this zone which are proposed to be provided by the Hamilton County Water and Wastewater Treatment Authority. The increases in density 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 may be permitted for lots within the boundaries of this overlay zone only 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:



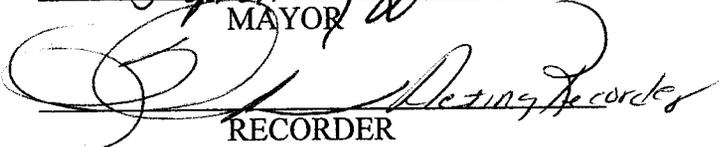
All parcels within the overlay zone are as follows:

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		034.02	088 034.02
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 2. 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 7/10, 2006.

Passed Second Reading 8-14, 2006.


MAYOR

RECORDER

PAN/kac

ORDINANCE NO. 2006-15

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.

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 has participated in work sessions over the past seven (7) 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;

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.

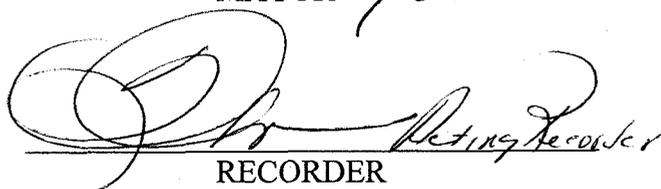
The R-E District is also intended to provide opportunities for personal recreational uses and the non-commercial use of a few animals for parcels with a minimum lot size of three (3) acres, subject to approval by the Board of Zoning Appeals.

SECTION 2. That 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 7/10, 2006.

Passed Second Reading 8-14, 2006.


MAYOR


RECORDER

PAN/kac

ORDINANCE NO. 2006-16

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 618 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.

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 has participated in work sessions over the past seven (7) 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 certain lot size reduction and design options for development as 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 zoning regulations should be included which are set forth in a new section 618 and that certain revisions should be made to 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; and

WHEREAS, the Signal Mountain Planning Commission has recommended the adoption of a new section 618 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 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 Shackelford 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 five (5) 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 2. 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 7/10, 2006.

Passed Second Reading 8-14, 2006.


MAYOR


RECORDER

PAN/kac

ORDINANCE NO. 2006-17

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 619 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 OPEN SPACE DESIGN OPTION.

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 has participated in work sessions over the past seven (7) 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 certain lot size reduction and design options for development as 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 zoning regulations should be included which are set forth in a new section 619 and that certain revisions should be made to 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; and

WHEREAS, the Signal Mountain Planning Commission has recommended the adoption of a new section 619 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 AS FOLLOWS:

SECTION 1. 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 sewerred. 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.
- (8) Any development under this design option shall maintain a buffer of natural native species vegetation of at least thirty (30) feet in depth adjacent to wetlands and surface waters, including creeks, streams, springs, lakes, and ponds. In areas where slopes exceed fifteen (15%) percent, a minimum fifty (50) foot buffer shall be provided.
- (9) Any development under this design option in wooded areas where the sense of enclosure is a feature, should maintain a "no-build, no-cut," buffer from the public street right of way of thirty (30) feet to preserve existing vegetation.

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:

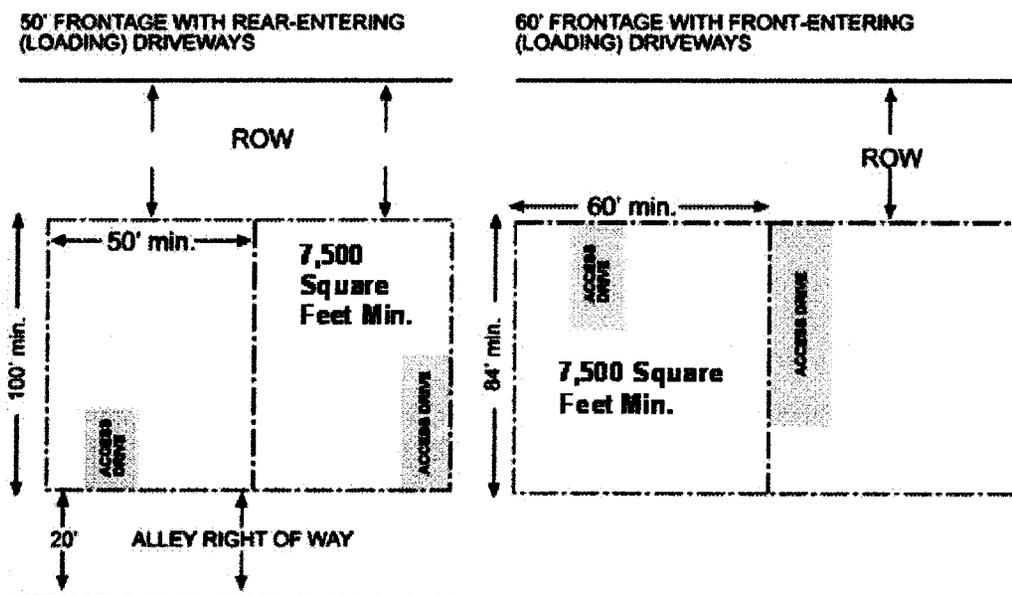
All uses permitted in the Shackleford Ridge Low Density Residential District outside the boundaries of this development site location.

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 ten thousand nine hundred (10,900) 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

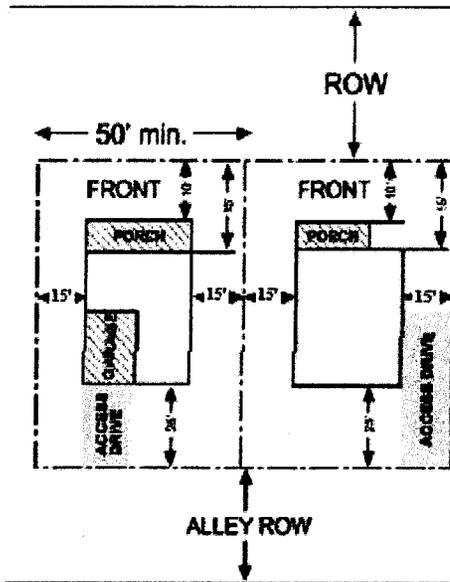


***Original will be changed to 10,900 Square Feet Minimum**

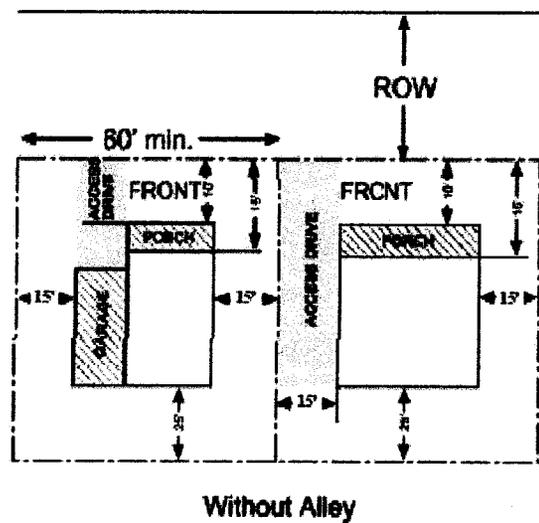
- (7) There shall be a front yard of not less than fifteen (15) feet except that a permanently unenclosed porch, portico, entry landing or similar structure may extend into the required front yard setback area no more than five (5) feet.
- (8) There shall be a side yard on each side of the building of 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 twenty-five percent (25%) 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, and other areas designated by the developer and approved by the Town Planning Commission on the Subdivision Plat. Open space shall not include road right of ways. 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

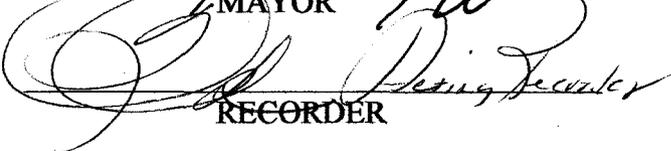
Following review and approval by the Town of Signal Mountain Planning Commission, the Final Plat and Site Plan shall be recorded by the developer.

SECTION 2. 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 7/10, 2006.

Passed Second Reading 8-14, 2006.


MAYOR

RECORDER

PAN/kac

ORDINANCE NO. 2006-18

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 620 TO PROVIDE FOR THE SHACKLEFORD RIDGE RESIDENTIAL PLANNED UNIT DEVELOPMENT OPTION.

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 has participated in work sessions over the past seven (7) 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 certain lot size reduction and design options for development as 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 zoning regulations should be included which are set forth in a new section 620 and that certain revisions should be made to 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; and

WHEREAS, the Signal Mountain Planning Commission has recommended the adoption of the creation of a new section 620 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 AS FOLLOWS:

SECTION 1. 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 five (5) 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. Any development site for SR-RPUD shall have at least fifty (50) feet of road frontage from a street.

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 There shall be at least one and one-half (1 1/2) parking spaces per dwelling unit for apartment houses;

620.04.01.04 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 2. 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 7/10, 2006.

Passed Second Reading 8-14, 2006.


MAYOR


RECORDER

PAN/kac

ORDINANCE NO. 2006-19

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 621 TO PROVIDE FOR THE SHACKLEFORD RIDGE ALTERNATIVE LOW DENSITY RESIDENTIAL DESIGN OPTION.

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 has participated in work sessions over the past seven (7) 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 certain lot size reduction and design options for development as 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 zoning regulations should be included which are set forth in a new section 621 and that certain revisions should be made to 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; and

WHEREAS, the Signal Mountain Planning Commission has recommended the adoption of the creation of a new section 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 AS FOLLOWS:

SECTION 1. 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 two and one quarter (2.25) 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 10,900 square feet, subject to an overall density of no greater than two and one-quarter (2.25) 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

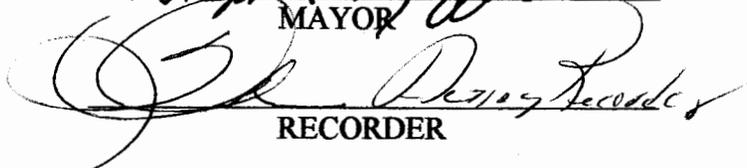
Following review and approval by the Town of Signal Mountain Planning Commission, the Final Plat and Site Plan shall be recorded by the developer.

SECTION 2. 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 7/10, 2006.

Passed Second Reading 8-14, 2006.


MAYOR

RECORDER

PAN/kac