

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restrictions, and boundaries set forth in these regulations may from time to time be amended, supplemented, changed or repealed; and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.

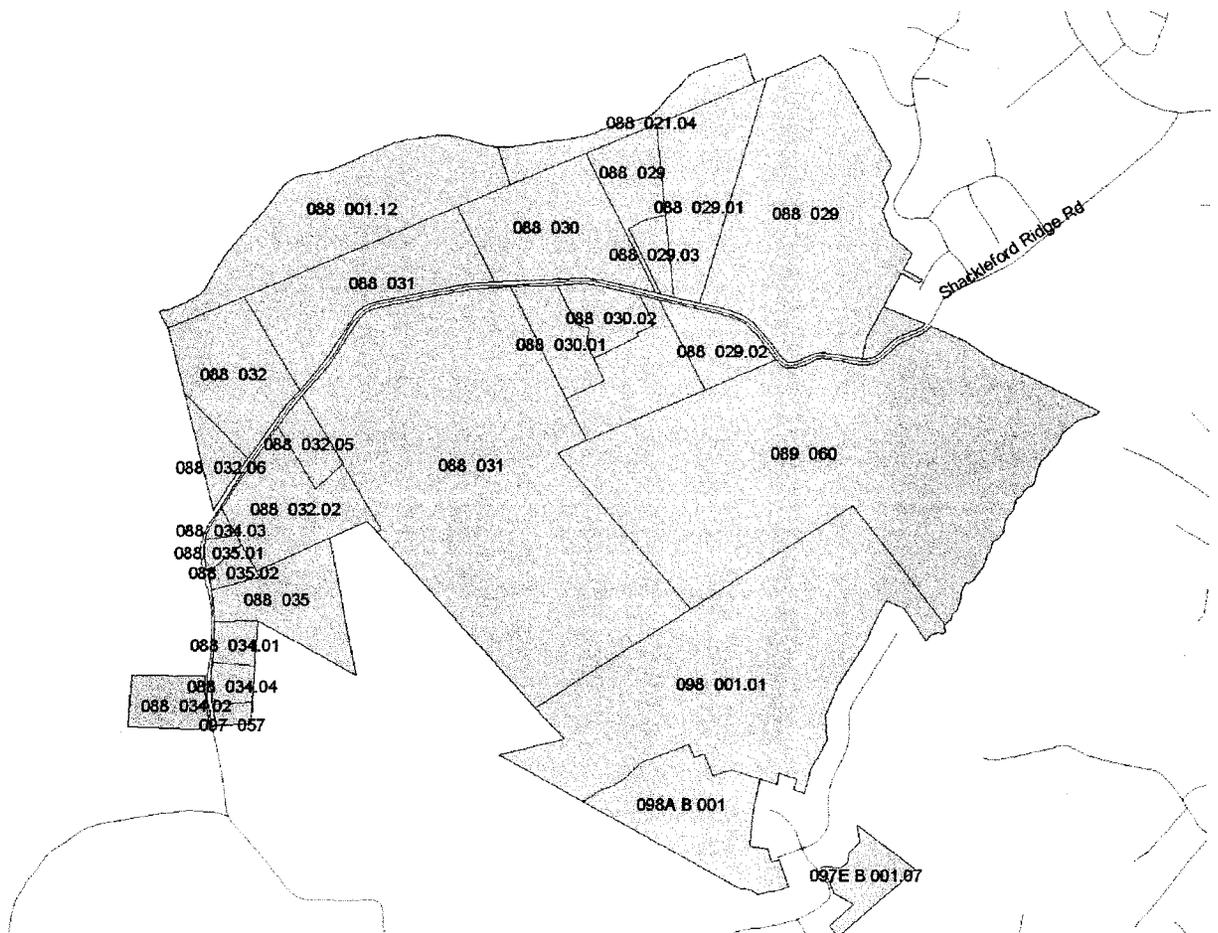
Within this overlay zone the permissible options for development may have more density than in other areas of the Town due to the availability of sewer connections within this zone which are proposed to be provided by the Hamilton County Water and Wastewater Treatment Authority. The increases in density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



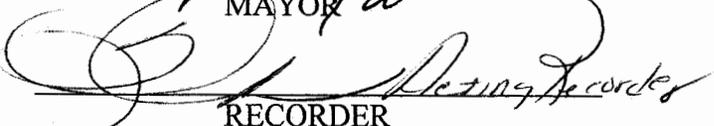
All parcels within the overlay zone are as follows:

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