

New Subdivision Regulations

The Town of Signal Mountain will continue to be a desired location to develop, but this does not mean that unnecessary losses of natural resources and environmental quality must be the result.

---Town of Signal Mountain Land Use Plan



Why?

History

- New High School
- Sewer Availability
- Overlay Zone
- Reduced Lot Sizes
- Public Response

Concern about increased density

Overlay zone wasn't supported by Land Use Plan

Recommendation to bring in land use planner

We learned two things:

- We needed a new development model that would address all stakeholders' concerns
- We needed to update our Land Use Plan



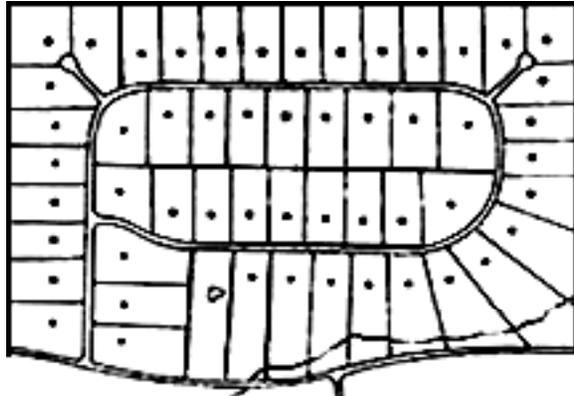
So we...

- Brought in Randall Arendt

Three public meetings

Conservation Subdivisions

New Model—Conservation Subdivisions



- Allows design flexibility
- Protects natural resources
- Is density neutral
- Provides permanently protected conservation land
- Reduces developers' costs
- Reduces municipal maintenance costs

Then we...

- Updated our Land Use Plan with RPA's assistance

What is a Land Use Plan?

- The plan represents the community's vision of the future. That is, the plan contains long-range goals, objectives, and policies that describe how, where, and in what manner the community's physical development will occur.

--Tennessee Planning Commissioner Handbook

What is a Land Use Plan?

- The plan is a guide for decision-making and a blueprint for growth in the community. Elected officials and planning commissioners will rely on and use a thoughtfully prepared plan when they make decisions that affect and shape the community's future.

--Tennessee Planning Commissioner Handbook

What was the process?

- First Public Meeting: Citizens identified strengths, weaknesses & opportunities
- RPA drafted new land use plan based on the results
- Second Public Meeting: Citizens gave input on draft
- RPA refined content
- Planning Commission adopted the new Land Use Plan

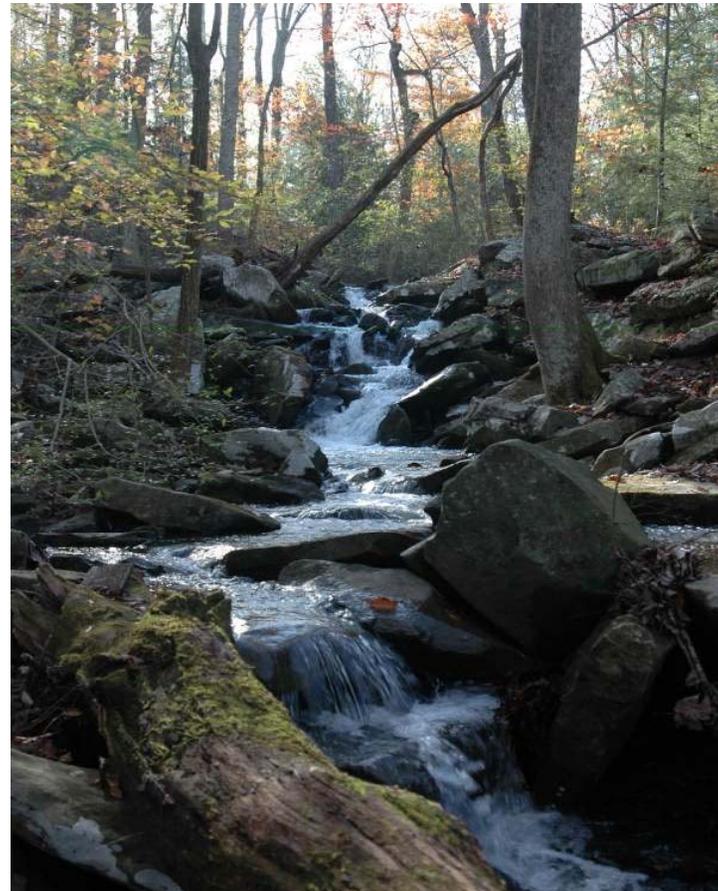
Land Use Plan Goal

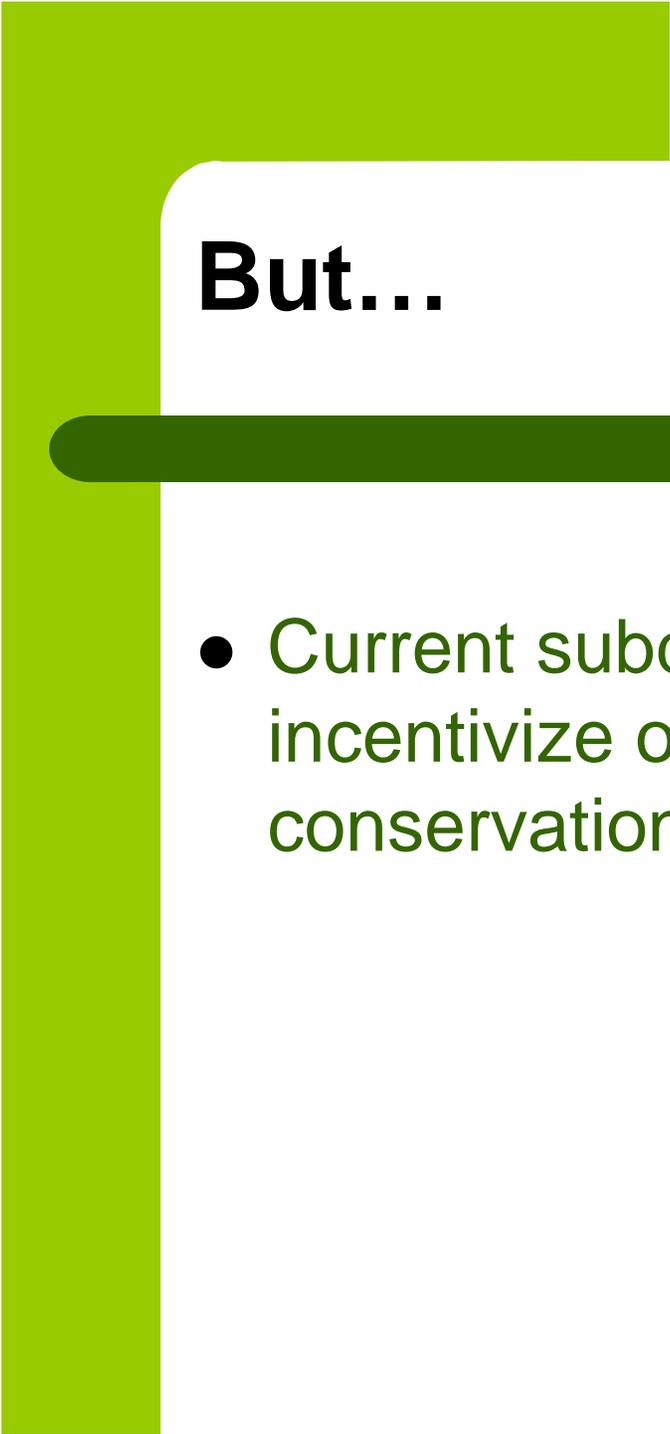
- Preserve and enhance the small town character with a sense of place that consists of distinctive neighborhoods, open spaces, and appropriate-scale development



Land Use Plan Objective

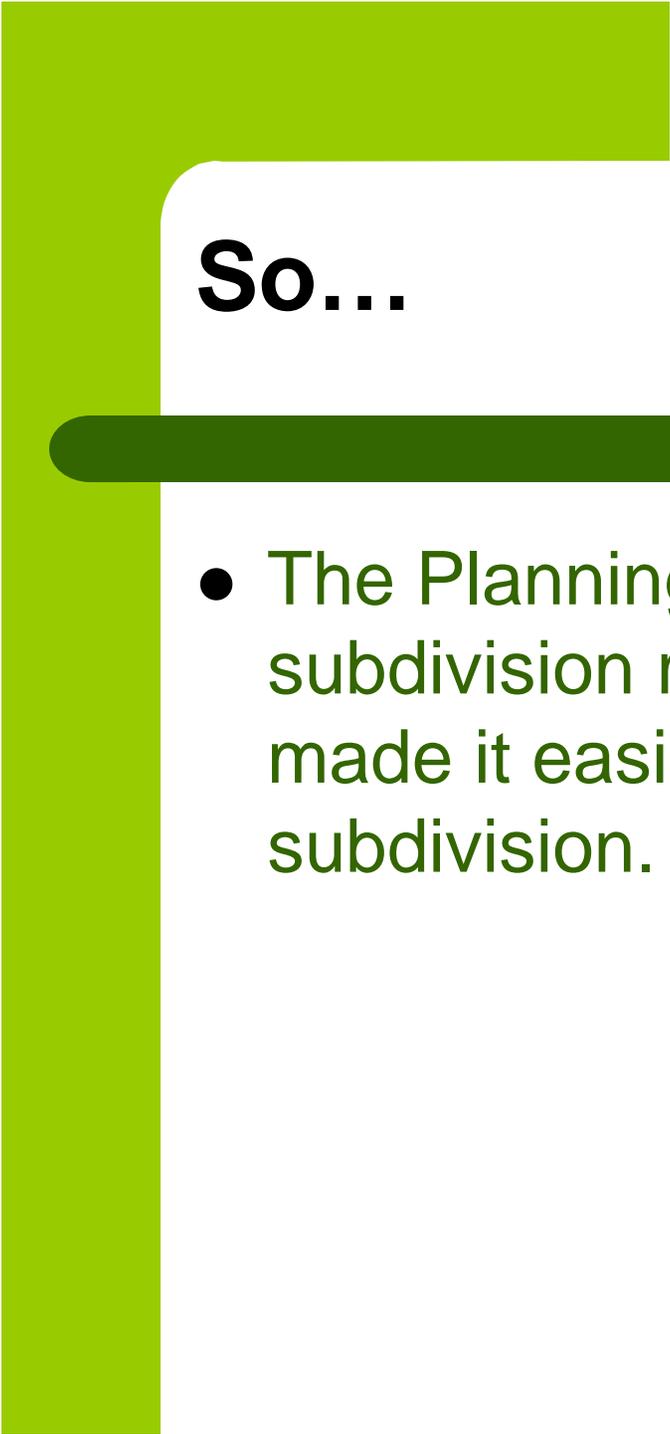
- Open space and natural resource preservation will be promoted through a compact development pattern in the town's developing areas.





But...

- Current subdivision regulations did not incentivize or even make it easy to develop a conservation subdivision



So...

- The Planning Commission developed subdivision regulations that incentivized and made it easier to develop a conservation subdivision.

What was the Process?

- Found model regulations crafted by Tennessee State Planner Ron Cooper
- Merged best of our regulations with the model
- Researched
- Sought comments
- Revised
- Reviewed
- Tested it
- Revised
- Reviewed...

How did we test it?

- Selected an existing subdivision
- Applied our formula to calculate Base Number of Dwelling Units
- Creating hypothetical land configurations to further test it

For Example

50 acres total parcel

-20 acres constrained land

30 acres buildable land

$30 \times .25 = 7.5$ acres to be preserved

$30 - 7.5 = 22.5$ adjusted tract acreage

22.5 divided by $.5 =$ Base # Dwelling Units

Major Differences

OLD

- Single by-right design option
- Conventional with full yield

NEW

- Two by-right design options
- Conservation development with full yield
- Conventional development with half yield

Differences...

Conservation Subdivision: Multiply the Base Number of Dwelling Units by a density factor of **1** = Maximum Number of Lots

Conventional Subdivision: Multiply the Base Number of Dwelling Units by a density factor of **.5** = Maximum Number of Lots

Subdivision Type	Street Frontage	Front Setback	Side Setback	Rear Yard	Min. Lot Size (sq. ft.)	Max. Lot Coverage (sq. ft.)
Conservation	40'	20'	10'	25'	10,890	40%
Conventional	100'	40'	15'	25'	43,560	35%
Minor Subdivision	100'	40'	15'	25'	43,560	35%

New Provisions

- 25% of buildable land must be preserved
- Steep slopes protected
- Traffic study required for larger developments
- Sidewalks required only on one side
- Street width reduced

Concurrent Changes

- Criteria for New Streets – **Completed**
- Changes to Zoning Ordinance – Ready for Council consideration and action

Permitted Uses on Conservation Lands

- A minimum of forty per cent of the Conservation Land shall be maintained in its natural state.
- Livestock uses as permitted in the Zoning Ordinance, except such uses may not use more than half of the minimum required Conservation Lands.
- Neighborhood uses such as greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses.

Permitted Uses

- Active non-commercial recreation areas.
- Water supply, sewage disposal systems, and storm water detention areas designed, landscaped, and available for use as an integral part of the Open Space.
- Easements for drainage, access, sewer or water lines, or other public purposes.
- Underground utility rights-of-way.

Regulations that...

- Support goals of the Land Use Plan
- Permanently protect environmentally sensitive areas
- Reduce building and infrastructure costs
- Reduce municipal maintenance costs
- Allow creative development

Questions?

