

Proposed Changes to the Zoning Ordinance



Zoning: The separation or division of a municipality into districts, the regulation of buildings and structures in such districts in accordance with their construction and the nature and extent of their use, and the dedication of such districts to particular uses designed to serve the general welfare.

Building Blocks of Planning

- Land Use Plan
- Subdivision Regulations
- Zoning Ordinances



The land use plan tells the elected officials the direction the town wants to go.



The subdivision regulations and the zoning ordinance work together to get us there.

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

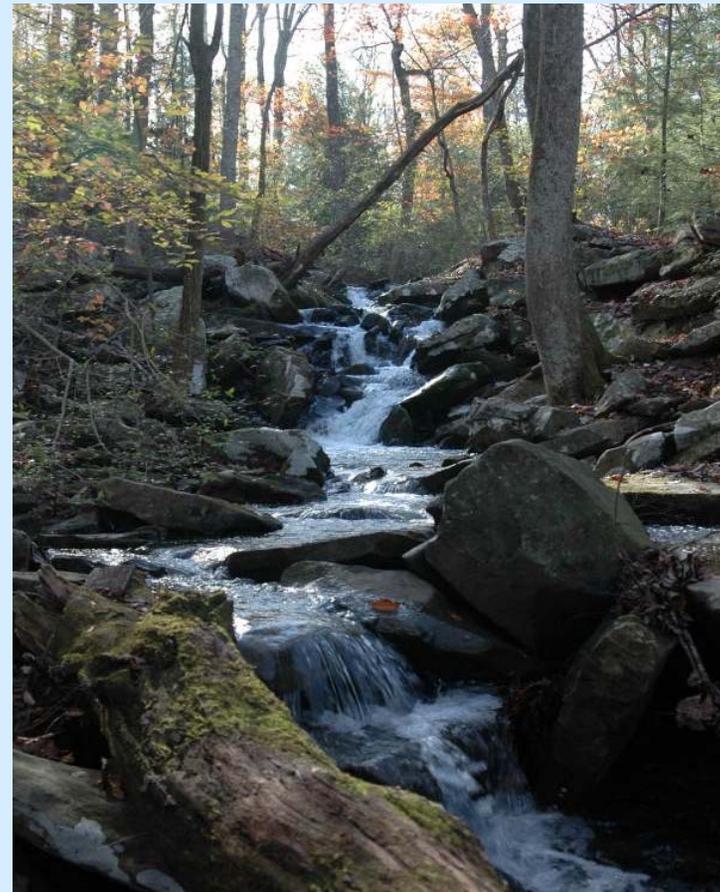
Land Use Plan Goal

- 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.



- Land Use Plan adopted 2008
- New Subdivision Regulations adopted 2013
- Zoning Amendments

What changes?

- Requirements that support new subdivision regulations
- Definitions for new terms & clearer definitions for old terms
- Other changes

New Bulk Requirements

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

*Lots on septic may be subject to additional acreage requirements as established by Hamilton County Ground Water Protection.

**For minor subdivision being developed within an existing subdivision, the developer shall use the most frequently occurring front setback on the street. The same shall apply for a single infill lot.

What it means

- Conservation Subdivisions get full potential yield and reduced lot sizes, setbacks & frontage in exchange for setting aside 25% of the buildable land
- Conventional Subdivisions get half the potential yield

What Other Changes?

- We are deleting Section 616, Open Space Design Overlay Zone
- We are decreasing the height of an accessory building in the Residential Estate Zone from 35' to 18'
- We are removing Section 804 which allows as many homes on a lot as it will hold.
- We are clarifying the intention of certain sections.

