

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restrictions, and boundaries set forth in these regulations may from time to time be amended, supplemented, changed or repealed; and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

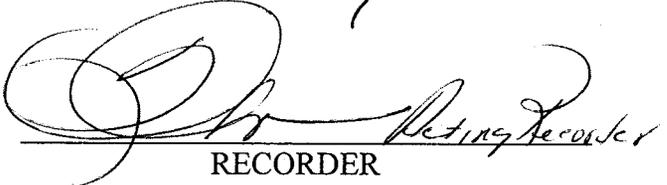
The R-E District is also intended to provide opportunities for personal recreational uses and the non-commercial use of a few animals for parcels with a minimum lot size of three (3) acres, subject to approval by the Board of Zoning Appeals.

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