

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restrictions, and boundaries set forth in these regulations may from time to time be amended, supplemented, changed or repealed; and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

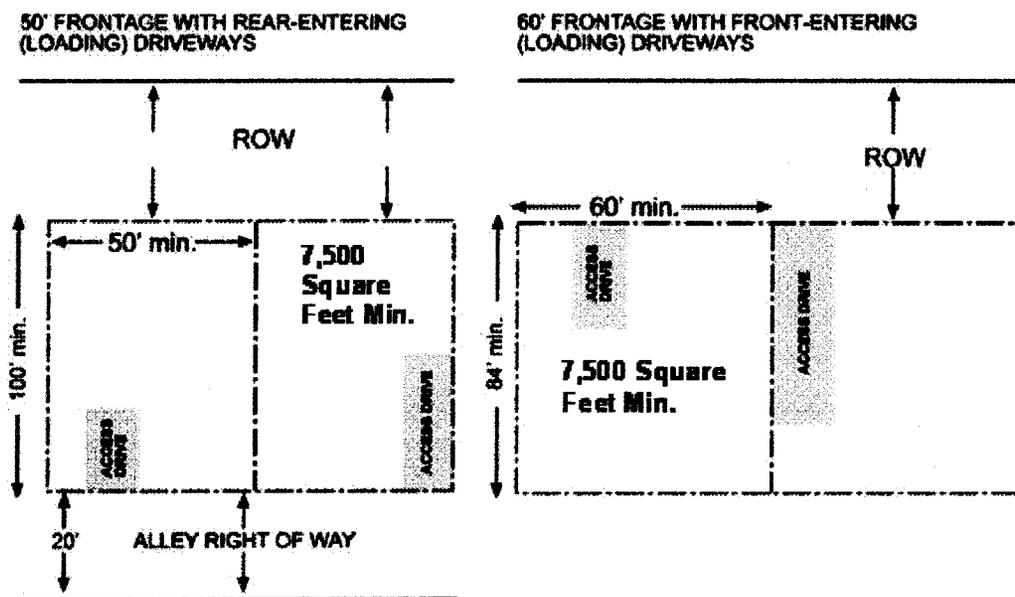
All uses permitted in the Shackleford Ridge Low Density Residential District outside the boundaries of this development site location.

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

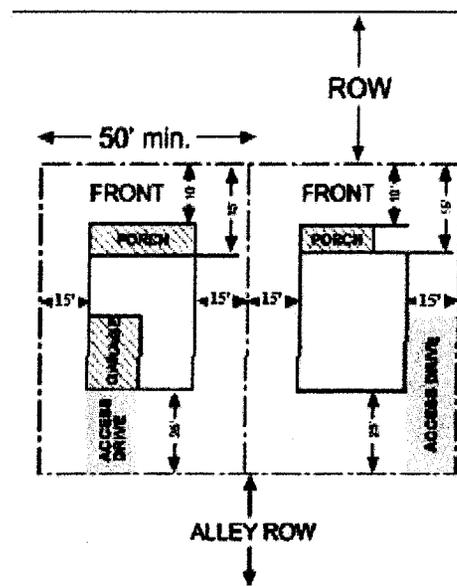


***Original will be changed to 10,900 Square Feet Minimum**

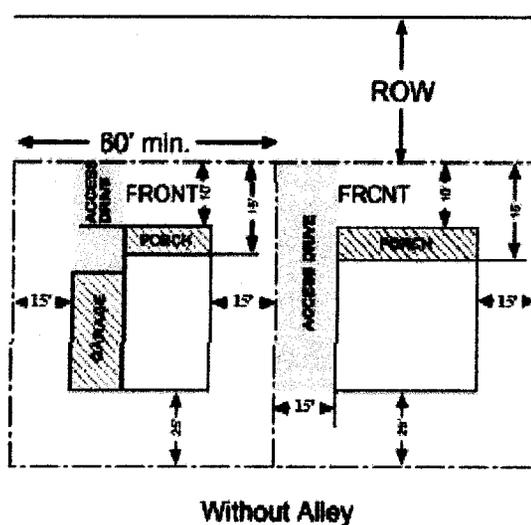
- (7) There shall be a front yard of not less than fifteen (15) feet except that a permanently unenclosed porch, portico, entry landing or similar structure may extend into the required front yard setback area no more than five (5) feet.
- (8) There shall be a side yard on each side of the building of 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

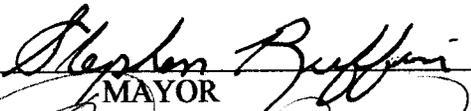
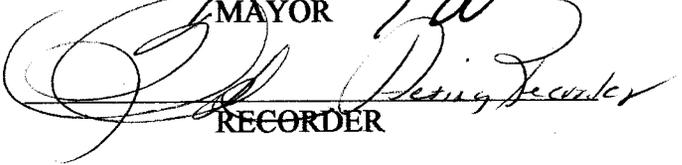
Following review and approval by the Town of Signal Mountain Planning Commission, the Final Plat and Site Plan shall be recorded by the developer.

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