

**2014-2015 RESOLUTIONS
SUBDIVISION REGS**

	A	B	C	D	E	F	G
1							
2							
3	ORIGINAL		AMEND/DELETE	REPLACE WITH		RESOLUTION	
4	SECTION					DATE	
5							
6	2-107.5		5-105.303	5-105.305		7/3/2014	
7							
8	5-105			5-105.305		7/3/2014	
9							
10	2-102.2		2-102.2			3/5/2015	
11							
12	4-112.3		4-112.3			3/5/2015	
13							
14	4-103.201		4-103.201			3/5/2015	
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**A RESOLUTION TO AMEND THE
SUBDIVISION REGULATIONS FOR THE
TOWN OF SIGNAL MOUNTAIN, TENNESSEE**

WHEREAS, Tennessee Code Annotated (TCA) § 13-4-01 empowers municipalities to establish municipal planning commissions, and;

WHEREAS, the Town of Signal Mountain has properly established a municipal planning commission, and;

WHEREAS, Tennessee Code Annotated § 13-4-303 enables municipal planning commissions to establish and amend subdivision regulations, and;

WHEREAS, the Signal Mountain Municipal Planning Commission seeks to amend the Subdivision Regulations for the Town of Signal Mountain, Tennessee, and;

WHEREAS, a public notice was issued and a public hearing was conducted in order to receive public comments, in accordance with TCA § 13-4-303,

NOW, THEREFORE, BE IT RESOLVED, that the Signal Mountain Municipal Planning Commission does hereby amend the Signal Mountain Subdivision Regulations as follows:

Section 1: Subsection 2-107.5 Notations and Certifications shall be amended by deleting the text "Subsection 5-105.303 (Plat notations)" and replacing it with "Subsection 5-105.305 (Final Plat Notations)."

Section 2: Section 5-105 FINAL SUBDIVISION PLAN is amended by adding a new subsection as 5-105.305 Final Plat Notations to read as follows:

5-105.305 Final Plat Notations

Required signatures for final plats shall be placed in a signature block which conforms to the specifications of Article 5 of the Hamilton County Subdivision Regulations. In addition, the following signatures are required for all plats:

- Planning Commission Secretary
- Hamilton County GIS
- Planning Commission Staff Review
- Town Manager

Other signatures may be required based on the nature of the subdivision.

NOW THEREFORE, BE IT RESOLVED that on this day, July 3, 2014, the Signal Mountain Municipal Planning Commission hereby adopts this resolution amending the Signal Mountain Subdivision Regulations. This resolution shall become effective immediately following the public hearing and approval of the Signal Mountain Municipal Planning Commission.

Date Advertised in the Times Free Press Community News: _____

7-3-14

Public Hearing Date



Wayne Williams, Chairman

7-3-14

Date of Adoption



Melissa Cantrell, Secretary

**A RESOLUTION TO AMEND THE
SUBDIVISION REGULATIONS FOR THE
TOWN OF SIGNAL MOUNTAIN, TENNESSEE
PERTAINING TO MINOR SUBDIVISION APPROVALS**

WHEREAS, Tennessee Code Annotated (TCA) § 13-4-101 empowers municipalities to establish municipal planning commissions, and;

WHEREAS, the Town of Signal Mountain has properly established a municipal planning commission, and;

WHEREAS, Tennessee Code Annotated § 13-4-303 enables municipal planning commissions to establish and amend subdivision regulations, and;

WHEREAS, the Signal Mountain Municipal Planning Commission seeks to amend the Subdivision Regulations for the Town of Signal Mountain, Tennessee, and;

WHEREAS, a public notice was issued and a public hearing was conducted in order to receive public comments, in accordance with TCA § 13-4-303,

NOW, THEREFORE, BE IT RESOLVED, that the Signal Mountain Municipal Planning Commission does hereby amend the Signal Mountain Subdivision Regulations as follows:

Section 1: The introductory text to Section 2-102.2 Special Exception to Approval Procedure for Minor Subdivisions is amended to read the following:

A minor subdivision including miscellaneous platting situations described in section 2-109.1, 2-109.2, and 2-109.4, may be approved by the Town Manager in the instance where all of the following conditions are met:

NOW THEREFORE, BE IT RESOLVED that on this March 5, 2015 the Signal Mountain Municipal Planning Commission hereby adopts this resolution amending the Signal Mountain Subdivision Regulations. This resolution shall become effective immediately following the public hearing and approval of the Signal Mountain Municipal Planning Commission.

Date Advertised in the Times Free Press: 2-17-15

3-5-15
Public Hearing Date

3-5-15
Date of Adoption


Wayne Williams, Chairman


Charlie Poss, Secretary

**A RESOLUTION TO AMEND THE
SUBDIVISION REGULATIONS FOR THE
TOWN OF SIGNAL MOUNTAIN, TENNESSEE
PERTAINING TO CONSERVATION SUBDIVISION SEPTIC SYSTEMS**

WHEREAS, Tennessee Code Annotated (TCA) § 13-4-101 empowers municipalities to establish municipal planning commissions, and;

WHEREAS, the Town of Signal Mountain has properly established a municipal planning commission, and;

WHEREAS, Tennessee Code Annotated § 13-4-303 enables municipal planning commissions to establish and amend subdivision regulations, and;

WHEREAS, the Signal Mountain Municipal Planning Commission seeks to amend the Subdivision Regulations for the Town of Signal Mountain, Tennessee, and;

WHEREAS, a public notice was issued and a public hearing was conducted in order to receive public comments, in accordance with TCA § 13-4-303,

NOW, THEREFORE, BE IT RESOLVED, that the Signal Mountain Municipal Planning Commission does hereby amend the Signal Mountain Subdivision Regulations as follows:

Section 1: Section 4-112.3 Individual Disposal System Requirements shall be amended by deleting the text and replacing it with the following:

If public sanitary sewers are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and the size of the tile fields or other secondary treatment device, shall be approved by the Hamilton County Groundwater Protection. The entire subsurface sewage disposal system (septic tank), including all drainage fields associated therewith, shall be located on the lot the principal structure of such system is to serve.

Hamilton County Groundwater Protection may prohibit installation of sewage disposal facilities utilizing soil absorption systems where such systems will not function due to high groundwater, flooding or unsuitable soil characteristics. The Planning Commission may require that the developer note on the face of the final plat and any deed of conveyance that soil absorption fields are prohibited in designated areas.

State-approved, on-site alternative sewage disposal systems must be owned and maintained by a certified wastewater utility.

Section 2: Subsection 4-113.3 Lot Requirements shall be amended by deleting the text of section 4-113.306 Location of Utility Systems and replacing it with the following:

Since the most suitable conditions for wells and sewage disposal systems are generally not well distributed throughout a site, conservation design allows smaller lots to be concentrated where the best conditions exist. Provided the entire subsurface sewage disposal system (septic tank), including all drainage fields associated therewith, shall be located on the lot the principal structure of such system is to serve.

State-approved, on-site alternative sewage disposal systems may be allowed. Such a system serving the dwelling units in a conservation subdivision may, upon approval, of the Hamilton County Groundwater Protection and the Planning Commission have absorption fields or similar facilities located in conservation lands provided that adequate spacing is available between adjacent properties and no disturbance of the conservation lands occurs.

The applicant shall be responsible for securing and recording all maintenance and access easements necessitated as a result of this design alternative and shall be noted as a condition on the plat.

NOW THEREFORE, BE IT RESOLVED that on this day, March 5, 2015 the Signal Mountain Municipal Planning Commission hereby adopts this resolution amending the Signal Mountain Subdivision Regulations. This resolution shall become effective immediately following the public hearing and approval of the Signal Mountain Municipal Planning Commission.

Date Advertised in the Times Free Press: 2-17-15

3-5-15
Public Hearing Date


Wayne Williams, Chairman

3-5-15
Date of Adoption


Charlie Poss, Secretary

**A RESOLUTION TO AMEND THE REQUIREMENTS FOR A
TRAFFIC IMPACT STUDY IN THE SUBDIVISION REGULATIONS FOR
THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE**

WHEREAS, Tennessee Code Annotated (TCA) § 13-4-101 empowers municipalities to establish municipal planning commissions, and;

WHEREAS, the Town of Signal Mountain has properly established a municipal planning commission, and;

WHEREAS, Tennessee Code Annotated § 13-4-303 enables municipal planning commissions to establish and amend subdivision regulations, and;

WHEREAS, the Signal Mountain Municipal Planning Commission seeks to amend the Subdivision Regulations for the Town of Signal Mountain, Tennessee, and;

WHEREAS, a public notice was issued and a public hearing was conducted in order to receive public comments, in accordance with TCA § 13-4-303,

NOW, THEREFORE, BE IT RESOLVED, that the Signal Mountain Municipal Planning Commission does hereby amend the Signal Mountain Subdivision Regulations as follows:

Section 1: Subsection 4-103.201 Requirements for a Traffic Impact Study shall be amended by deleting the following text:

“The Planning Commission or the Town Manager may require a traffic impact study (TIS) before approval of a preliminary plat for any development that contains:”

Section 2: Subsection 4-103.201 Requirements for a Traffic Impact Study shall be amended by adding the text below in place of the text deleted in Section 1 of this resolution:

“The Planning Commission or the Town Manager may require a traffic impact study (TIS) before approval of a preliminary plat for any major subdivision when deemed necessary due to the nature of the proposed development, the traffic patterns of the area and/or the nature of nearby land uses. Provided that a TIS shall be required for any development that contains:”

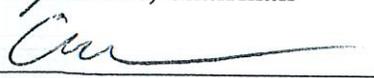
NOW THEREFORE, BE IT RESOLVED that on this day, March 5, 2015, the Signal Mountain Municipal Planning Commission hereby adopts this resolution amending the Signal Mountain Subdivision Regulations. This resolution shall become effective immediately following the public hearing and approval of the Signal Mountain Municipal Planning Commission.

Date Advertised in the Times Free Press: 2-17-15

3-5-15
Public Hearing Date

3-5-15
Date of Adoption


Wayne Williams, Chairman


Charlie Poss, Secretary