

ORDINANCE NO. 2006-19

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADD A NEW SECTION 621 TO PROVIDE FOR THE SHACKLEFORD RIDGE ALTERNATIVE LOW DENSITY RESIDENTIAL 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restrictions, and boundaries set forth in these regulations may from time to time be amended, supplemented, changed or repealed; and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 621 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 the creation of a new section 621 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 621 entitled "Shackleford Ridge Alternative Low Density Residential Design Option (SR-ALDR)" is added to the Zoning Ordinance as follows:

621 Shackleford Ridge Alternative Low Density Residential Design Option (SR-ALDR)

621.01 Purpose: To allow development of single sewerred lots with a density of up to three dwelling units per gross acre within the Shackleford Ridge Overlay Zone and requiring larger lot sizes than are currently allowed in unincorporated areas of Hamilton County for lots connected to sewers. The purpose of this design option has limited permitted uses and shall allow the Town to maintain an overall density, which is no greater than two and one quarter (2.25) units per gross acre based upon a minimum acreage of 5 acres in size and requiring an approved site plan by the Town Planning Commission and Town Council before any construction may occur under this design option.

621.02 Permitted Uses:

621.01.01 Single-family dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis;

- 621.01.02 Townhomes; which are constructed pursuant to the requirements under § 615 of this zoning ordinance;
- 621.01.03 Parks, playgrounds, and community buildings;
- 621.01.04 Golf Courses, except driving ranges, miniature courses, "Par" 3 courses, and other similar commercial operations;
- 621.01.05 Fire Halls and other public buildings;
- 621.01.06 Churches, except that a buffer strip of twenty-five (25) feet is required for all side and rear yards abutting residential property;
- 621.03 Height and Area Regulations:
- 621.02.01 The building height of any building shall not exceed thirty-five (35) feet, except that a building may exceed those 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.
- 621.02.02 All lots developed under this design option shall be constructed on public sewers, and the minimum lot size under this design option shall be no less than 10,900 square feet, subject to an overall density of no greater than two and one-quarter (2.25) units per gross acre for lots zoned for development under this design option. Any lots built on septic systems within this design option shall be required to comply with the minimum lot sizes required for Low Density Residential Zones as set forth in Section 603.02.02 or the applicable zoning regulations of the developable lot for such permitted use at the time any structure is built on the lot.
- 621.02.03 The minimum frontage of each lot within this design option shall be seventy-five (75) feet, except a minimum of sixty (60) feet on a cul-de-sac. The minimum lot depth shall be one hundred (100) feet.
- 621.02.04 There shall be a front yard which is not less than twenty-five (25) feet within this design option.
- 621.02.05 There shall be a side yard on each side of the building not less than fifteen (15) feet within this design option. On corner lots, the front yard requirement shall apply to the side street side yard.
- 621.02.06 There shall be a 5 acre minimum site area and approved site plan for any subdivision developed under this design option.

621.02.07 There shall be a rear yard of not less than twenty- five (25) feet within this design option.

621.03 Off-Street Parking Regulations:

621.03.01 Off-street parking within this design option shall be provided on the same lot as the structure or on a Low Density Residential District lot adjacent to the lot on which the structure or use is located in accordance with the following requirements:

621.03.01.01 There shall be two (2) parking spaces for each dwelling unit.

621.03.01.02 There shall be one (1) parking space for every three (3) seats in the main auditorium of churches and other public buildings.

621.03.01.03 Parking space for golf courses shall be in an amount satisfactory to the Town and approved by the Town Council.

621.05 Site Plan Requirements and Review Process Within This District:

All developers utilizing this Shackleford Ridge Alternative Low Density Residential Design 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 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

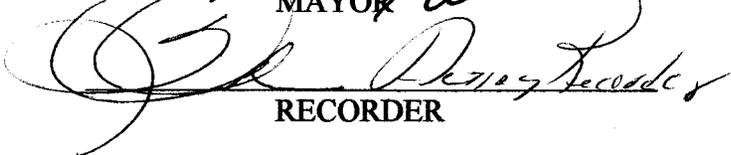
Following review and approval by the Town of Signal Mountain Planning Commission, the Final Plat and Site Plan shall be recorded by the developer.

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