

ORDINANCE NO. 2009-14

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE TO INCLUDE REVISIONS TO ARTICLE VI, SECTIONS 607.02 AND 607.03 OF THE ZONING ORDINANCE TO PROVIDE FOR A CHANGE IN THE LOCATION REQUIREMENTS FOR COMMUNITY COMMERCIAL DISTRICT AND TO ADD FITNESS CENTER AS A PERMITTED USE IN THE COMMUNITY COMMERCIAL DISTRICT.

---

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restrictions, and boundaries set forth in these regulations may from time to time be amended, supplemented, changed or repealed; and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 held a public hearing on June 4, 2009, to consider recommendations and changes to the Signal Mountain Zoning Ordinance which will allow new development to occur on the property formerly occupied by the Signal Mountain Middle School on Ault Road; and

WHEREAS, the Planning Commission has determined that the changes to the Community Commercial District are in the best interests of the Town and consistent with the Land Use Plan adopted by the Town;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE

SECTION 1. That Article VI, Section 607.02 of the Signal Mountain Zoning Ordinance is deleted in its entirety and the following language is substituted in lieu thereof:

607.02

Location.

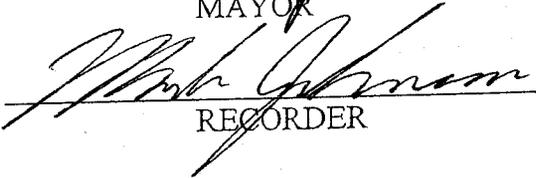
The Town's major streets allow activities to take place through the safe and efficient movement of people and goods with minimal delay or interference from conflicting vehicle movements. Community Commercial Districts shall be located to utilize Major Street frontage or be in close proximity to access these corridors. If frontage is not possible along a major street, property shall be located along a Collector Road within 500' of a Major Street right-of-way and should be identified as appropriate for that development form in the Town's adopted Land Use Plan.

SECTION 2. That Section 607.03 of the Signal Mountain Zoning Ordinance is amended to include a new principle Use permitted in the Community Commercial District as a "Fitness Center" which shall be a new Section 607.03.19.

SECTION 3. 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 6/8, 2009.

Passed Second Reading 7/13, 2009.

  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
RECORDER

PAN/kac