

ORDINANCE NO.: 2018-01

AN ORDINANCE TO AMEND ARTICLE VI SCHEDULE OF DISTRICT REGULATIONS OF THE SIGNAL MOUNTAIN ZONING ORDINANCE REGARDING ALLOWING DAY CARE CENTERS IN THE HIGHWAY COMMERCIAL DISTRICT

WHEREAS, Tennessee Code Annotated (TCA) §§ 13-7-201 through 13-7-210 empower all municipalities to enact zoning regulations and to provide for the administration, enforcement, and amendment thereof; and,

WHEREAS, the Town of Signal Mountain has implemented a comprehensive zoning ordinance as provided for in TCA §§ 13-7-201 through 13-7-210; and

WHEREAS, TCA §13-7-204 authorizes amendments to the zoning ordinance; and

WHEREAS, at their December 7, 2017 meeting, the Signal Mountain Municipal Planning Commission recommended that the current zoning ordinance be amended to allow for day care centers as a use in the Highway Commercial District; and,

WHEREAS, the Town Council has considered and accepted the recommendation of its Planning Commission:

NOW THEREFORE BE IT ORDAINED BY THE TOWN

COUNCIL OF SIGNAL MOUNTAIN, TENNESSEE that the Town of Signal Mountain, Tennessee Zoning Regulations and Amendments be amended as follows:

SECTION 1: Section 608.03. "Principal Uses Permitted" is amended with the addition of items 608.03.20 and 608.03.21, which shall read as follows:

- 608.03.20 Schools, day care centers, or kindergartens operated by governmental units or religious organizations.
- 608.03.21 Schools, day care centers, or kindergartens, except those operated by governmental units or religious organizations; except that such uses shall require a special permit under the terms of Article XII of these regulations.

SECTION 2: Section 1200.03 is amended with the addition of the following text, shown here in italics:

- 1200.03 For schools, daycare centers, or kindergartens other than those operated by governmental units or religious organizations in the High Density

Residential District, *Highway Commercial District*, and Office District; *In consultation with appropriate Town departments, the Board shall review all plans for the points of ingress and egress, parking and loading facilities, provision for drainage and storm water, landscaping and screening, and all applicable building codes that may impact the proposed use, the building and site. In addition, other criteria, including but not limited to noise, traffic generated by the proposed use, odors, etc. that may be detrimental to the public health, safety or welfare of adjacent property owners and the surrounding community may be considered by the Board.*

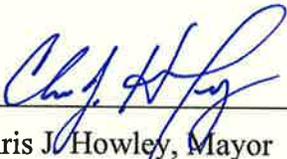
SECTION 3: BE IT FURTHER ORDAINED that this amendment to Article VI of the “Signal Mountain Town Code, Appendix A, the Zoning Ordinance,” shall become effective immediately from and after its passage as provided by law.

Passed First Reading: December 11, 2017

Passed Second Reading: January 8, 2018

Date of Public Hearing: January 8, 2018

Advertised in the Times Free Press: December 15, 2017



Chris J. Howley, Mayor



Recorder

1-8-18

Date

1-8-18

Date