

ORDINANCE NO.: 2018-07

AN ORDINANCE TO REZONE PARCEL 108A D 034 FROM LOW DENSITY RESIDENTIAL DISTRICT TO MEDIUM DENSITY RESIDENTIAL DISTRICT

WHEREAS, Tennessee Code Annotated (TCA) § 13-7-201, allows for the zoning of territory within a municipality; and

WHEREAS, TCA §13-7-204 authorizes amendments to a zoning map; and

WHEREAS, in accordance with TCA § 13-7-203 subsection (b), the Signal Mountain Municipal Planning Commission approved and recommended the zoning amendment herein described to the Town Council; and

WHEREAS, in accordance with TCA § 13-7-203, subsection (a), a public hearing was held prior to final reading of this ordinance;

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

SECTION 1. The parcel designated as Hamilton County Tax Map 108A D 034, also known as 1161 Ridgeway Avenue, is hereby zoned Medium Density Residential District (MDR) within the Town and shall be designated as so zoned on the Town Zoning Map. A legal description of the property can be found in Hamilton County Deed Book 10635, Page 0544.

SECTION 2. Rezoning of the aforementioned property shall be subject to the following conditions:

1. The property shall only be allowed one access point onto Ridgeway Avenue.
2. A maximum of two parking spaces shall be allowed in front of the primary structure. All other parking must be located to the side or rear of the primary structure.
3. There shall be a 100-foot setback from the rear property line of the development. All other setbacks shall comply with the Zoning Ordinance.

Failure to comply with any of these conditions shall result in this ordinance becoming null and void.

SECTION 3. This Ordinance shall become effective immediately from and after its Final passage as provided by law and all zoning maps for the Town shall include such property as

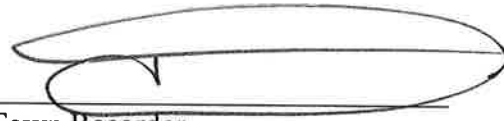
Medium Density Residential District unless otherwise changed by the Town Council in accordance with Tennessee law.

Date of Public Hearing: August 13, 2018

Passed First Reading: July 27, 2018

Passed Second Reading: August 13, 2018


Chris J. Howley, Mayor


Town Recorder