

ORDINANCE NO.: 2018-03

AN ORDINANCE TO AMEND THE SIGNAL MOUNTAIN ZONING ORDINANCE AND OFFICIAL ZONING MAP THROUGH THE DELETION OF THE SPECIALTY COMMERCIAL DISTRICT AND THE INCORPORATION OF THE PLANNED COMMERCE CENTER DISTRICT INTO 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 and map 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 map; and

WHEREAS, the Signal Mountain Municipal Planning Commission has reviewed the Zoning Ordinance and determined that the town's commercial districts should be simplified, and has recommended the Zoning Ordinance and map be amended by eliminating the Specialty Commercial District and incorporating the Planned Commerce Center District into the Highway Commercial District; and,

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

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 and the Official Zoning Map be amended as follows:

SECTION 1: Section 303 is amended through the deletion of the term "Planned Shopping Center."

SECTION 2: Section 601.01 is amended with the deletion of "Specialty Commercial District" and "Planned Commerce Center District" from the list of zoning districts. The introductory text of this section shall also be amended to state that there are ten (10) zoning districts.

SECTION 3: Section 606 is hereby deleted in its entirety.

SECTION 4: Section 607.02 is hereby amended to read as follows:
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/Arterial or Collector street frontage. Access from a minor or local street is only allowed by special review of the Board of Zoning Appeals as outlined in Section 607.09.

SECTION 5: Section 608.02 is hereby amended to read as follows:
608.02 Location

Highway Commercial Districts shall be located to utilize Major/Arterial street frontage. Access from a collector or minor/local streets is only allowed in certain cases by special review of the Board of Zoning Appeals as outlined in Section 608.09.

SECTION 6: Section 608.03.07 is amended with the deletion of the word “discount.”

SECTION 7: Section 608.03 is hereby amended with the addition of new sections 608.03.22, 608.03.23, and 608.03.24, which shall read as follows:

608.03.22 General service and retail uses including but not limited to: hardware, paint, and wallpaper stores; camera shops, florist shops, hobby shops, stationery stores, apparel stores, shoe stores, variety stores, jewelry stores, radio and television stores, music stores, pet stores, barber shops, beauty shops; cleaning and laundry agencies without major processing on the premises and establishments with coin operated equipment for laundry and dry cleaning; shoe repair shops; repair establishments for household articles and appliances; repair garages for the repair and testing of internal combustion engines, provided that no outdoor storage of wrecked or inoperative vehicles or parts shall be permitted in this district.

608.03.23 Medical and dental facilities, except hospitals and assisted living facilities are permitted only as Special Exception by Town Council as noted in Section 608.05.01.

608.03.24 Planned Commerce Centers, provided all sites be at least 5 acres in total size and receive access from and have at least 400 feet of frontage on a major/arterial street.

SECTION 8: Section 608.06.02 is deleted in its entirety.

SECTION 9: Section 608.09 is amended to read as follows:
608.09 Access to Site

Vehicular access shall be permitted only from major/arterial streets except by special permission of the Board of Zoning Appeals where unusual circumstances make accessways from collector or minor streets practicable without adverse effects on property along such streets. Pedestrian access may be permitted at any location on the site.

SECTION 10: Section 610 is deleted in its entirety.

SECTION 11: Section 816 is amended with the deletion of all references to the Specialty Commercial District and Planned Commerce Center District.

SECTION 12: Section 1200.06 is amended with the deletion of the reference to the Planned Commerce Center District.

SECTION 13: Section 1200.07 is amended with the deletion of the reference to the Planned Commerce Center District.

SECTION 14: Section 1500 is amended with the deletion of all references to the Specialty Commercial District.

SECTION 15: All property zoned Planned Commerce Center District (PCCD) on the Official Zoning Map at the passage of this ordinance is hereby rezoned to Highway Commercial District (HCD).


SECTION 16: BE IT FURTHER ORDAINED that this amendment to the Town of Signal Mountain, Tennessee Zoning Regulations and Amendments and the Official Zoning Map shall become effective immediately from and after its passage as provided by law.

Passed First Reading: March 12, 2018


Passed Second Reading: April 9, 2018

Date of Public Hearing: April 9, 2018

Advertised in the Times Free Press: March 16, 2018



Chris J. Howley, Mayor



Recorder

4-9-18

Date

4-9-18

Date