

Requested by: Regional Planning Commission

1:30 p.m.

JW

**RESOLUTION OF THE WILLIAMSON COUNTY
BOARD OF COMMISSIONERS TO ADOPT AMENDMENTS TO THE
2013 OFFICIAL ZONING MAP,
ORIGINALLY ADOPTED MAY 14, 2012,
REGARDING A MAP CORRECTION**

WHEREAS, on May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance and Official Zoning Map, and established an effective date of January 1, 2013; and

WHEREAS, following the adoption of the 2013 Official Zoning Map, a mistake was discovered in the zoning designation of one parcel located along North Berry's Chapel Road; and

WHEREAS, Map 37, Parcel 032.00, 2121 North Berry's Chapel Road, Franklin, Tennessee 37069, 8th Voting District, is incorrectly designated Neighborhood Conservation (NC), when the correct zoning designation should be Suburban Infill and Conservation (SIC); and

WHEREAS, property owner Charles Moore has been notified in person and in writing of said mapping mistake and requested this corrective action; and

WHEREAS, on November 14, 2013, the Regional Planning Commission conducted its official public hearing on this map amendment, which a copy of said map is attached hereto as Attachment A and incorporated herein; and

WHEREAS, based upon its consideration of all of the information presented and the public hearing, the Williamson County Regional Planning Commission has recommended the adoption of the map amendment as presented to the 2013 Official Zoning Map; and

WHEREAS, the Board of County Commissioners finds and determines that the best interests of Williamson County and its citizens will be served by the adoption of this map amendment to the 2013 Official Zoning Map, as recommended by the Regional Planning Commission; and

WHEREAS, due notice has been published and a public hearing has been held as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners at its regular meeting on this the 10th day of March, 2014, after conducting the public hearing as required by law, hereby adopts the amendment to the 2013 Official Zoning Map, which is attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the date upon which this amendment to the Official Zoning Map shall be effective and enforced is March 10, 2014.



Jack Walton, County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: 8 Against: 0

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Elaine Anderson, County Clerk

Jack Walton, Commission Chairman

Rogers C. Anderson, County Mayor

Date

Rogers C. Anderson
Williamson County Mayor



Planning Department
Michael Matteson, Director

WILLIAMSON COUNTY GOVERNMENT

STAFF REPORT

Related to Resolution # 3-14-4

Upon adoption of the 1988 Williamson County Zoning Ordinance the property in question was zoned Suburban Estate (SE). At that time, the Official Zoning Map reflected the property's correct zoning. However, in 2008 when Staff was preparing new zoning maps, the boundary of the Neighborhood Conservation (NC) district was inadvertently expanded to include this parcel. Since that time, the Official Zoning Map has improperly shown the property in question within the Neighborhood Conservation (NC) zoning district.

On May 14, 2012 the County Commission adopted the 2013 Williamson County Zoning Ordinance and Official Zoning Map, effective January 1, 2013. Unaware of the previous mapping error, Staff inadvertently carried forward the mistake when preparing the new Official Zoning Map. As a result, the property in question was incorrectly zoned Neighborhood Conservation (NC) on the 2013 Official Zoning Map. The property in question should have been zoned Suburban Infill and Conservation (SIC), which follows the established zoning translation of the previous Suburban Estate (SE) district to the Suburban Infill and Conservation (SIC) district.

Based on these findings, coupled with the fact that this rezoning was the direct result of a mapping error and the mislabeled zoning designation on the current Official Zoning Map, Staff recommends the rezoning of this property from Neighborhood Conservation (NC) to Suburban Infill and Conservation (SIC), and that the 2013 Official Zoning Map, effective January 1, 2013, be revised to reflect this change. The property owner has been notified in person and in writing, and has requested the zoning change. At their November 2013 meeting, the Planning Commission voted unanimously to forward the Resolution to the County Commission for consideration with a recommendation for adoption.



ATTACHMENT A

**AMENDMENT TO THE OFFICIAL ZONING MAP REGARDING THE FOLLOWING
TAX MAPS, PARCELS AND ZONING DISTRICTS:**

**TO REZONE FROM NEIGHBORHOOD CONSERVATION (NC) TO SUBURBAN INFILL
AND CONSERVATION (SIC): TAX MAP 37, PARCEL 032.00**



2121 N BERRYS CHAPEL RD

CURRENT ZONING

- NC - Neighborhood Conservation
- SIC - Suburban Infill and Conservation



2/14/14
1:30 p.m.

RESOLUTION NO. 3-14-5

Requested by: Planning Department

**A RESOLUTION TO AMEND THE ZONING ORDINANCE TEXT,
ORIGINALLY ADOPTED MAY 14, 2012, AS IT RELATES TO AREAS OF SLIPPAGE SOILS**

WHEREAS, on May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance ("2013 Zoning Ordinance") and Official Zoning Map, and established an effective date of January 1, 2013; and

WHEREAS, the current Ordinance addresses disturbance in areas of slippage soils; and

WHEREAS, in administering the Ordinance, the Planning Department has recognized that some clarification is necessary relating to disturbance of those slippage soils for certain uses, specifically passive recreation uses and the installation of driveways and minor utilities; and

WHEREAS the proposed amendments will serve to clarify when these areas may be disturbed and what protection standards are required in conjunction with any disturbance; and

WHEREAS, on February 13, 2014, the Williamson County Regional Planning Commission conducted its official Public Hearing on these amendments, which are attached hereto and incorporated herein; and

WHEREAS, based upon its consideration of all the information, public comment and its own Public Hearing, the Williamson County Regional Planning Commission has recommended the adoption of the amendments as presented; and

WHEREAS, the Board of County Commissioners finds and determines that the best interests of Williamson County and its citizens will be served by the adoption of these amendments to the 2013 Zoning Ordinance as recommended by the Regional Planning Commission; and

WHEREAS, due notice has been published and a public hearing has been held as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners at its regular meeting on this the 10th day of March, 2014, after conducting the public hearing as required by law, hereby adopts the amendments to the 2013 Williamson County Zoning Ordinance, which are attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amendments will be effective and enforced on this the 10th day of March, 2014.


County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: 10 Against: 0

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Elaine Anderson, County Clerk

Jack Walton, Commission Chairman

Rogers C. Anderson, County Mayor

Date

Rogers C. Anderson
Williamson County Mayor



Planning Department
Michael Matteson, Director

WILLIAMSON COUNTY GOVERNMENT

RESOLUTION RELATED TO THE AMENDMENT OF THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING AREAS OF SLIPPAGE SOILS

STAFF REPORT

Section 13.03 of the Zoning Ordinance relates to the protection of areas of steep topography and slippage soils. In general, this Section prohibits land disturbance in areas of very steep slopes in excess of 25 percent and also on areas of slippage soil on slopes exceeding 15 percent.

There is currently an exclusion from this prohibition for passive recreational uses, minor utilities and driveways on very steep slopes. However, in administering the Zoning Ordinance, staff discovered that this same exclusion does not currently exist for these uses on areas of slippage soils on slopes exceeding 15 percent. Staff believes that such an exclusion is appropriate, subject to proper geotechnical reports, design and oversight.

As such, this Text Amendment clarifies that land disturbing activities in areas of slippage soils on slopes in excess of 15 percent may occur for passive recreation uses, minor utilities and driveways, subject to proper reports, design and supervision by a geotechnical engineer.

Staff recommends approval of this Text Amendment. At their February 2014 meeting, the Planning Commission voted unanimously to forward the Resolution to the County Commission for consideration with a recommendation for adoption.



Section 13.03: Steep Topography and Slippage Soil Protection Standards

(A) APPLICABILITY

This Section shall apply to all land disturbing activity and development activities proposed on:

- (1)** Properties that contain slopes of 15 percent or more;
- (2)** Hilltops and ridgetops; and
- (3)** Slippage soils.

(B) STEEP SLOPES

(1) Measurement of Steep Slopes

- a)** The restrictions on development on steep slopes refer to existing (pre-development) site conditions.
- b)** Slopes shall be determined by dividing the vertical rise in elevation by the horizontal run of the same slope and converting the result into a percentage value.

(2) Identification of Steep Slope Areas

Steep slope areas are classified into one of the following categories:

a) Moderately Steep Slope Areas

Moderately steep slope areas are areas with slopes from 15 to 25 percent.

b) Very Steep Slope Areas

Very steep slope areas are areas with slopes in excess of 25 percent.

(3) Minimum Size of Steep Slope Areas

The steep slope standards of this Section do not apply to isolated steep slope areas that are less than 5,000 square feet in area. For purposes of this provision, the entire contiguous area of the steep slopes shall be included in the minimum size calculation, regardless of the number of individual lots or property lines involved.

(4) Protection Standards

a) Very Steep Slopes

- 1)** Where open space is required as part of a development, all very steep slope areas shall be preserved as open space, subject to **Error! Reference source not found. Error! Reference source not found.**

- ii) Where open space is not required as part of a development, very steep slope areas may be located on a lot, provided that the area(s) is not located within a building envelope or areas subject to land disturbing activities.

b) Moderately Steep Slopes

Where moderately steep slopes are located within a building envelope, an engineered site plan shall be required. All roads and driveways located within moderately steep slope areas shall follow natural contour lines to the maximum extent practicable.

(5) General Prohibition on Land Disturbance

Land disturbing activities, including but not limited to clearing, excavation, grading, construction, reconstruction, and investigative land disturbing activities such as test wells, are prohibited on any very steep slope area, except for the following activities:

- a) Passive recreation uses, including trails for non-motorized use only;
- b) Minor utilities and driveways, subject to standards in the Williamson County Subdivision Regulations and this Subsection;
- c) No driveways or minor utilities shall cross very steep slopes greater than 50 percent;
- d) Where driveways and/or minor utilities cross very steep slopes between 25 and 50 percent, the applicant must submit a geotechnical study with findings that:
 - i) Such driveway and/or minor utility will not have significant adverse visual, environmental or safety impacts, or appropriate engineering or other measures will be taken by the developer to substantially mitigate any such adverse impact; and
 - ii) No alternative location for access or minor utilities is feasible or available.

(C) HILLTOPS AND RIDGETOPS

(1) Identification of Hilltop and Ridgetop Areas

- a) Hilltops and ridgetops are areas of land with a slope of less than 15 percent, located directly above moderately steep and/or very steep slope areas (See [Section 13.01:\(B\)\(2\) Identification of Steep Slope Areas.](#)), and that are completely surrounded by such steep slope areas. See Figure 13.03-A: Hilltops and Ridgetops.

Figure 13.03-A: Hilltops and Ridgetops

- b) Hilltops and ridgetops may be exempted from the requirements of this Section where the applicant can demonstrate to the Planning Director that the hilltop or ridgetop is less predominate than surrounding features and/or that proposed development activities will achieve better aesthetic and structural results than the protection standards established in this Section.

Section 13.03: Steep Topography and Slippage Soil Protection Standards

(A) APPLICABILITY

This Section shall apply to all land disturbing activity and development activities proposed on:

- (1)** Properties that contain slopes of 15 percent or more;
- (2)** Hilltops and ridgetops; and
- (3)** Slippage soils.

(B) STEEP SLOPES

(1) Measurement of Steep Slopes

- a)** The restrictions on development on steep slopes refer to existing (pre-development) site conditions.
- b)** Slopes shall be determined by dividing the vertical rise in elevation by the horizontal run of the same slope and converting the result into a percentage value.

(2) Identification of Steep Slope Areas

Steep slope areas are classified into one of the following categories:

a) Moderately Steep Slope Areas

Moderately steep slope areas are areas with slopes from 15 to 25 percent.

b) Very Steep Slope Areas

Very steep slope areas are areas with slopes in excess of 25 percent.

(3) Minimum Size of Steep Slope Areas

The steep slope standards of this Section do not apply to isolated steep slope areas that are less than 5,000 square feet in area. For purposes of this provision, the entire contiguous area of the steep slopes shall be included in the minimum size calculation, regardless of the number of individual lots or property lines involved.

(4) Protection Standards

a) Very Steep Slopes

- 1)** Where open space is required as part of a development, all very steep slope areas shall be preserved as open space, subject to **Error! Reference source not found. Error! Reference source not found.**

(2) Protection Standards

- a) Where open space is required as part of a development, a minimum of 80percent of each hilltop and ridgetop area shall be preserved as open space, subject to **Error Reference source not found. Error Reference source not found.**
- b) Where open space is not required as part of a development, hilltop and ridgetop areas may be located on a lot, provided that a minimum of 80 percent of the hilltop and ridgetop area(s) are not located within a building envelope or areas subject to land disturbing activities.
- c) Development and uses on hilltops and ridgetops shall be planned to minimize disturbance to soil geology, hydrology, and environmental features.

(D) SLIPPAGE SOILS

Slippage soils shall be those where the parent material is Colluvium, e.g., Delrose as classified by the Natural Resources Conservation Service (NRCS).

(1) Identification of Slippage Soils

The applicant shall hire a qualified soil scientist or geotechnical engineer to identify all areas of slippage soils present on the subject property, whenever the Williamson County Soil Survey indicates the presence of slippage soils on such property. The soil scientist or geotechnical engineer shall determine the extent and depth of this soil on the site.

(2) Protection Standards

When a qualified soil scientist identifies areas of slippage soils, the following protection standards shall apply:

a) Slippage soils on slopes of 15 percent or greater

- i) Where open space is required as part of a development, all land containing slippage soils on slopes of 15 percent or greater shall be preserved as open space, subject to **Error Reference source not found. Error Reference source not found.**
- ii) Where open space is not required as part of a development, land containing slippage soils on slopes of 15 percent or greater may be located on a lot, provided that the area(s) is not located within a building envelope or areas subject to land disturbance activities.

b) Slippage soils on slopes of less than 15 percent

Where slippage soils on less than 15 percent slopes are located in areas of a site that will be subject to land disturbing activities, the following requirements shall be met:

- i) A geotechnical engineer shall prepare a report identifying the location, character, and extent of the slippage soil areas. The report shall include a design for proper drainage and construction of development.

- ii) Development identified in the report prepared in accordance with Paragraph (i) above shall be designed by a qualified geotechnical engineer. The design shall be in compliance with the geotechnical report.
- iii) The development shall be supervised and certified upon completion by a geotechnical engineer in order to ensure that all development is in compliance with the approved design.

(3) General Prohibition on Land Disturbance

Land disturbing activities, including but not limited to clearing, excavation, grading, construction, reconstruction, and investigative land disturbance activities such as test wells, are prohibited on any area of slippage soils on slopes of 15 percent or greater, except the following activities:

- a) Passive recreation uses, including trails for non-motorized use only;
- b) Minor utilities and driveways, subject to standards in the Williamson County Subdivision Regulations and this Subsection;
- c) Where driveways and/or minor utilities cross areas of slippage soils on slopes of 15 percent or greater, the following requirements shall be met:
 - i) A geotechnical engineer shall prepare a report identifying the location, character, and extent of the slippage soil areas. The report shall include a design for proper drainage and construction of the driveway(s) and/or minor utilities.
 - ii) Driveways and/or minor utilities identified in the report prepared in accordance with Paragraph (i) above shall be designed by a qualified geotechnical engineer. The design shall be in compliance with the geotechnical report.
 - iii) Construction of the driveway(s) and/or minor utilities shall be supervised and certified upon completion by a geotechnical engineer in order to ensure that construction is in compliance with the approved design.

(2) Protection Standards

- a) Where open space is required as part of a development, a minimum of 80percent of each hilltop and ridgetop area shall be preserved as open space, subject to **Error! Reference source not found. Error! Reference source not found.**
- b) Where open space is not required as part of a development, hilltop and ridgetop areas may be located on a lot, provided that a minimum of 80 percent of the hilltop and ridgetop area(s) are not located within a building envelope or areas subject to land disturbing activities.
- c) Development and uses on hilltops and ridgetops shall be planned to minimize disturbance to soil geology, hydrology, and environmental features.

(D) SLIPPAGE SOILS

Slippage soils shall be those where the parent material is Colluvium, e.g., Delrose as classified by the Natural Resources Conservation Service (NRCS).

(1) Identification of Slippage Soils

The applicant shall hire a qualified soil scientist or geotechnical engineer to identify all areas of slippage soils present on the subject property, whenever the Williamson County Soil Survey indicates the presence of slippage soils on such property. The soil scientist or geotechnical engineer shall determine the extent and depth of this soil on the site.

(2) Protection Standards

When a qualified soil scientist identifies areas of slippage soils, the following protection standards shall apply:

- a) **Slippage soils on slopes of 15 percent or greater**
 - I) Where open space is required as part of a development, all land containing slippage soils on slopes of 15 percent or greater shall be preserved as open space, subject to **Error! Reference source not found. Error! Reference source not found.**
 - II) Where open space is not required as part of a development, land containing slippage soils on slopes of 15 percent or greater may be located on a lot, provided that the area(s) is not located within a building envelope or areas subject to land disturbance activities.
- b) **Slippage soils on slopes of less than 15 percent**

Where slippage soils on less than 15 percent slopes are located in areas of a site that will be subject to land disturbing activities, the following requirements shall be met:

 - I) A geotechnical engineer shall prepare a report identifying the location, character, and extent of the slippage soil areas. The report shall include a design for proper drainage and construction of development.

2/14/14
1:30 pm
JW

RESOLUTION NO. 3-14-6

Requested by: Planning Department

**RESOLUTION OF THE WILLIAMSON COUNTY
BOARD OF COMMISSIONERS TO ADOPT AMENDMENTS TO THE
2013 WILLIAMSON COUNTY ZONING ORDINANCE,
ORIGINALLY ADOPTED MAY 14, 2012, REGARDING
THE CORRECTION OF VARIOUS TYPOGRAPHICAL ERRORS
AND OTHER MINOR ERRORS**

- WHEREAS,** on May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance ("2013 Zoning Ordinance") and Official Zoning Map, and established an effective date of January 1, 2013; and
- WHEREAS,** the 2013 Zoning Ordinance currently contains within the text various typographical errors and other minor errors; and
- WHEREAS,** these proposed amendments will rectify those various typographical errors and other errors; and
- WHEREAS,** on January 9, 2014, the Williamson County Regional Planning Commission conducted its official Public Hearing on these amendments, which are attached hereto and incorporated herein; and
- WHEREAS,** based upon its consideration of all the information, public comment and its own Public Hearing, the Williamson County Regional Planning Commission has recommended the adoption of the amendments as presented; and
- WHEREAS,** the Board of County Commissioners finds and determines that the best interests of Williamson County and its citizens will be served by the adoption of these amendments to the 2013 Zoning Ordinance as recommended by the Regional Planning Commission; and
- WHEREAS,** due notice has been published and a public hearing has been held as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.
- NOW, THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners at its regular meeting on this the 10th day of March, 2014, after conducting the public hearing as required by law, hereby adopts these amendments to the 2013 Williamson County Zoning Ordinance, which are attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.
- NOW, THEREFORE, BE IT FURTHER RESOLVED,** that these amendments will be effective and enforced on this the 10th day of March, 2014.


County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: 2 Against: 0

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Elaine Anderson, County Clerk

Jack Walton, Commission Chairman

Rogers C. Anderson, County Mayor

Date

Rogers C. Anderson
Williamson County Mayor



Planning Department
Michael Matteson, Director

WILLIAMSON COUNTY GOVERNMENT

STAFF REPORT

Correction of Typographical Errors and Other Minor Corrections of the 2013 Zoning Ordinance

On May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance ("2013 Zoning Ordinance") and Official Zoning Map, and established an effective date of January 1, 2013. While administering the Zoning Ordinance, Staff noted a number of typographical errors, internal reference corrections and other minor errors. The proposed amendments aim to correct those errors, which are noted in red on the attachment to the Resolution.

At their January 2014 meeting, the Planning Commission voted unanimously to forward the Resolution to the County Commission for consideration with a recommendation for adoption.



Summary of Proposed Amendments

- 1) **Article 1, Section 1.07, Table 1.07-1: Translation to New Zoning Districts:**
 - **Addition of College Grove Village (CGV) District to Suburban Estate (SE) District;**

- 2) **Article 10, Section 10.02, Table 10.02-6: Dimensional Standards for the Suburban and Infill Conservation District:**
 - **Zoning District in Table's name is currently Suburban and Infill Conservation. Should be Suburban Infill and Conservation.**

- 3) **Article 10, Section 10.02, Table 10.02-13: Dimensional Standards for the College Grove Village Core Subarea:**
 - **Expansion of Minimum Lot widths and Front yard setbacks for the various sized lots; and**
 - **Clean up of Side and Rear Yard setbacks columns.**

- 4) **Article 10, Section 10.02, Table 10.02-14: Dimensional Standards for the College Grove Village General Subarea:**
 - **Expansion of Minimum Lot widths and Front yard setbacks for the various sized lots; and**
 - **Clean up of Side and Rear Yard setbacks columns.**

- 5) **Article 10, Section 10.02, Table 10.02-15: Dimensional Standards for the Village Core Subarea:**
 - **Zoning District in Table's name is currently labeled as Village Core. Zoning District should be Leiper's Fork Village Core Subarea.**

- 6) **Article 10, Section 10.02, Table 10.02-16: Dimensional Standards for the General Village Subarea:**
 - **Zoning District in Table's name is currently labeled as General Village Subarea. Zoning District should be Leiper's Fork Village General Subarea.**

- 7) **Article 10, Section 10.07, Table 10.07-2: Summary Table of Minimum Setbacks.**
Changes within the 'A' District:
 - **Side and Rear yard setbacks for Traditional Subdivision was inadvertently placed in the wrong columns.**
 - a) **The Side Yard Setback should be 50 feet instead of 100 feet; and**
 - b) **The Rear Yard Setback should be 100 feet instead of 50 feet.**

- 8) **Article 10, Section 10.07, Table 10.07-3: Summary Table of Minimum Lot Widths.**
Changes within the 840C District:
 - **Traditional Subdivisions 1 acre to 2.99 acres had minimum lot widths of 130 feet and 160 feet. The minimum lot width should have been 130 feet; and**
 - **Traditional Subdivisions 3 acres to 4.99 acres had minimum lot widths of 200 feet and 250 feet. The minimum lot width should have been 160 feet.**

- 9) **Article 11, Section 11.01, Table 11.01-1: Table of Allowed Uses:**
- **Use Type: Animal Boarding Facilities, Currently references Section 11.03(D)(1)a) within the Additional Requirements Column. Should reference Section 11.03(D)(2).**
 - **Use Type: Cultural Institutions, Currently references Section 11.03(C)(6) within the Additional Requirements Column. Should reference Section 11.03(C)(7).**
 - **Use Type: Private Recreational Centers, Currently references Section 11.03(D)(7) within the Additional Requirements Column. Should reference Section 11.03(D)(8).**
- 10) **Article 14, Section 14.03, Table 14.03-1: Open Space Set Aside.**
- **Addition of Open Space Set Aside requirements (in percentages) for both the College Grove Village (CGV) and the Leiper's Fork Village (LFV) District's Core and General Subareas.**
 - a) **Open Space requirements for the College Grove Village District**
 - 1) **Major Traditional Subdivisions—20%**
 - 2) **Nonresidential Uses—40%**
 - 3) **Residential Institutional—40%**
 - b) **Open Space requirements for the Leiper's Fork Village Core District Subarea**
 - 1) **Major Traditional Subdivisions—20%**
 - 2) **Nonresidential Uses—40%**
 - 3) **Residential Institutional—40%**
 - c) **Open Space requirements for the Leiper's Fork Village General District Subarea**
 - 1) **Major Traditional Subdivisions—25%**
 - 2) **Nonresidential Uses—40%**
 - 3) **Residential Institutional—40%**

Table I.07-1: Translation to New Zoning Districts, Currently Reads

TABLE I.07-1: TRANSLATION TO NEW ZONING DISTRICTS	
CURRENT ZONING DISTRICT NAME	NEW ZONING DISTRICT NAME
RURAL ZONING DISTRICTS	
No Previous Zoning District	A - Agricultural District
R - Rural District E - Estate District	RD-5 - Rural Development District 5
	RP-5 - Rural Preservation District 5
	MGA-5 - Municipal Growth Area District 5
CC- Crossroads Center District	V - Village District
	CGV - College Grove Village District,
	LFV - Leiper's Fork Village District
	Future GV - Grassland Village District, and Future TV - Triune Village District
	H - Hamlet District
	MGA-H - Municipal Growth Area-Hamlet District
RESIDENTIAL ZONING DISTRICTS	
SE - Suburban Estate District	RD-1 - Rural Development District 1
	RP-1 - Rural Preservation District 1
	SIC - Suburban Infill and Conservation
S - Suburban District	V - Village District
	Future GV - Grassland Village District
	RD-1 - Rural Development District 1
	MGA-1 - Municipal Growth Area District 1
	MGA-H - Municipal Growth Area-Hamlet District
No Previous Zoning District	MGA-1 - Municipal Growth Area District 1
	MGA-5 - Municipal Growth Area District 5
NC - Neighborhood Conservation District	NC - Neighborhood Conservation District
NCT - Neighborhood Conservation Trailer District	NCMH - Neighborhood Conservation Manufactured Housing District
MH - Mobile Home District	[Deleted Zoning District]
RS - Restricted Single-Family Floating District	[Deleted Zoning District]
U - Urban Floating District	[Deleted Zoning District]
IC - Interchange Overlay District	840C - 840 Center District
OVERLAY ZONING DISTRICTS	
AP - Airport Overlay District	AP - Airport Overlay District
M - Mining Overlay District	[Deleted Zoning District]

Table I.07-1: Translation to New Zoning Districts, Change to:
Addition of CGV-College Grove Village District to SE-Suburban Estate District

TABLE I.07-1: TRANSLATION TO NEW ZONING DISTRICTS	
CURRENT ZONING DISTRICT NAME	NEW ZONING DISTRICT NAME
RURAL ZONING DISTRICTS	
No Previous Zoning District	A - Agricultural District
R - Rural District E - Estate District	RD-5 - Rural Development District 5
	RP-5 - Rural Preservation District 5
	MGA-5 - Municipal Growth Area District 5
CC- Crossroads Center District	V - Village District
	CGV - College Grove Village District,
	LFV - Leiper's Fork Village District
	Future GV - Grassland Village District, and Future TV - Triune Village District
	H - Hamlet District
	MGA-H - Municipal Growth Area-Hamlet District
RESIDENTIAL ZONING DISTRICTS	
SE - Suburban Estate District	RD-1 - Rural Development District 1
	RP-1 - Rural Preservation District 1
	SIC - Suburban Infill and Conservation
	CGV - College Grove Village District
S - Suburban District	V - Village District
	Future GV - Grassland Village District
	RD-1 - Rural Development District 1
	MGA-1 - Municipal Growth Area District 1
	MGA-H - Municipal Growth Area-Hamlet District
No Previous Zoning District	MGA-1 - Municipal Growth Area District 1
	MGA-5 - Municipal Growth Area District 5
NC - Neighborhood Conservation District	NC - Neighborhood Conservation District
NCT - Neighborhood Conservation Trailer District	NCMH - Neighborhood Conservation Manufactured Housing District
MH - Mobile Home District	[Deleted Zoning District]
RS - Restricted Single-Family Floating District	[Deleted Zoning District]
U - Urban Floating District	[Deleted Zoning District]
IC - Interchange Overlay District	840C - 840 Center District
OVERLAY ZONING DISTRICTS	
AP - Airport Overlay District	AP - Airport Overlay District
M - Mining Overlay District	[Deleted Zoning District]

Table 10.02-6: Dimensional Standards for the Suburban and Infill Conservation District, Currently Reads: (Zoning District's Designation is currently incorrect)

TABLE 10.02-6: DIMENSIONAL STANDARDS FOR THE SUBURBAN AND INFILL CONSERVATION DISTRICT			
DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	Traditional Subdivisions	1 acre	1 acre
	Conservation Subdivisions	8,000 square feet [See Section 10.02:(F)(2)c.]	
Maximum Gross Residential Density	Traditional Subdivisions	1.0 unit per acre	Not Applicable
	Conservation Subdivisions	1.2 units per acre	
Minimum Lot Width	Traditional Subdivisions 1 acre to 2.99 acres	130 feet	130 feet
	Traditional Subdivisions 3 acres to 4.99 acres	160 feet	
	Traditional Subdivisions 5 acres or Greater	200 feet	
	Conservation Subdivisions	60 feet	
Front Yard Setback	Traditional Subdivisions 1 acre to 4.99 acres	60 feet	60 feet
	Traditional Subdivisions 5 acres or Greater	100 feet	
	Conservation Subdivisions	25 feet	
Side Yard Setback	Traditional Subdivisions	20 feet	35 feet
	Conservation Subdivisions	5 feet	
Rear Yard Setback	Traditional Subdivisions	60 feet	60 feet
	Conservation Subdivisions	30 feet	
Maximum Height	All Subdivisions	3.0 stories	3.0 stories

Table 10.02-6: Dimensional Standards for the Suburban and Infill Conservation District, Change to:

Change Table's name to reflect District's correct designation

TABLE 10.02-6: DIMENSIONAL STANDARDS FOR THE SUBURBAN INFILL AND CONSERVATION DISTRICT			
DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
Minimum Lot Area	Traditional Subdivisions	1 acre	1 acre
	Conservation Subdivisions	8,000 square feet [See Section 10.02-(F)(2)c.]	
Maximum Gross Residential Density	Traditional Subdivisions	1.0 unit per acre	Not Applicable
	Conservation Subdivisions	1.2 units per acre	
Minimum Lot Width	Traditional Subdivisions 1 acre to 2.99 acres	130 feet	130 feet
	Traditional Subdivisions 3 acres to 4.99 acres	160 feet	
	Traditional Subdivisions 5 acres or Greater	200 feet	
	Conservation Subdivisions	60 feet	
Front Yard Setback	Traditional Subdivisions 1 acre to 4.99 acres	60 feet	60 feet
	Traditional Subdivisions 5 acres or Greater	100 feet	
	Conservation Subdivisions	25 feet	
Side Yard Setback	Traditional Subdivisions	20 feet	35 feet
	Conservation Subdivisions	5 feet	
Rear Yard Setback	Traditional Subdivisions	60 feet	60 feet
	Conservation Subdivisions	30 feet	
Maximum Height	All Subdivisions	3.0 stories	3.0 stories

Table 10.02-13: Dimensional Standards for the College Grove Village Core Subarea, Currently Reads:

TABLE 10.02-13: DIMENSIONAL STANDARDS FOR THE COLLEGE GROVE VILLAGE CORE SUBAREA		
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
MINIMUM LOT AREA	15,000 square feet	Not Applicable
MAXIMUM GROSS RESIDENTIAL DENSITY	3.0 units per acre	Not Applicable
MINIMUM LOT WIDTH	50 feet	No minimum
FRONT YARD SETBACK	20 feet	5 feet
	30 feet maximum	15 feet maximum ¹
SIDE YARD SETBACK	5 feet	0 feet
	20 feet on corner lot	10 feet on corner lot
REAR YARD SETBACK	30 feet	30 feet
MAXIMUM BUILDING SIZE	Not Applicable	10,000 square feet ¹
MAXIMUM HEIGHT	3.0 stories	3.0 stories

¹ The maximum Front Yard Setback and the maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities

Table 10.02-13: Dimensional Standards for the College Grove Village Core Subarea, Change to:

Changes are in Red

TABLE 10.02-13: DIMENSIONAL STANDARDS FOR THE COLLEGE GROVE VILLAGE CORE SUBAREA		
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
MINIMUM LOT AREA	15,000 square feet	Not Applicable
MAXIMUM GROSS RESIDENTIAL DENSITY	3.0 units per acre	Not Applicable
MINIMUM LOT WIDTH	Traditional Subdivisions 1 Acre to 2.99 acres	No minimum
	Traditional Subdivisions 3 Acre to 4.99 acres	
	Traditional Subdivisions 5 acres or greater ¹	
FRONT YARD SETBACK	Traditional Subdivisions 1 Acre to 4.99 acres	5 feet 15 feet maximum ¹
	Traditional Subdivisions 5 acres or greater	
SIDE YARD SETBACK	5 feet	0 feet
	20 feet on corner lot	10 feet on corner lot
REAR YARD SETBACK	30 feet	30 feet
MAXIMUM BUILDING SIZE	Not Applicable	10,000 square feet ¹
MAXIMUM HEIGHT	3.0 stories	3.0 stories

¹ The maximum Front Yard Setback and the maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities

Table 10.02-14: Dimensional Standards for the College Grove General Village Subarea, Currently Reads:

TABLE 10.02-14: DIMENSIONAL STANDARDS FOR THE COLLEGE GROVE GENERAL VILLAGE SUBAREA		
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
MINIMUM LOT AREA	½ acre	1 acre
MAXIMUM GROSS RESIDENTIAL DENSITY	2.0 units per acre	Not Applicable
MINIMUM LOT WIDTH	75 feet	100 feet
FRONT YARD SETBACK	50 feet	50 feet
SIDE YARD SETBACK	20 feet	25 feet
REAR YARD SETBACK	30 feet	30 feet
MAXIMUM BUILDING SIZE	Not Applicable	10,000 square feet ¹
MAXIMUM HEIGHT	3.0 stories	3.0 stories

¹ The Maximum Building Size requirement does not apply to Religious Institutions or Educational Facilities.

Table 10.02-14: Dimensional Standards for the College Grove General Village Subarea, Change to:
Changes are in Red

TABLE 10.02-14: DIMENSIONAL STANDARDS FOR THE COLLEGE GROVE GENERAL VILLAGE SUBAREA			
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES	
MINIMUM LOT AREA	15,000 square feet	Not Applicable	
MAXIMUM GROSS RESIDENTIAL DENSITY	3.0 units per acre	Not Applicable	
MINIMUM LOT WIDTH	Traditional Subdivisions 1 Acre to 2.99 acres	No minimum	
	Traditional Subdivisions 3 Acre to 4.99 acres		75 feet
	Traditional Subdivisions 5 acres or greater ¹		150 feet
FRONT YARD SETBACK	Traditional Subdivisions 1 Acre to 4.99 acres	50 feet	
	Traditional Subdivisions 5 acres or greater		50 feet
SIDE YARD SETBACK	20 feet	25 feet	
REAR YARD SETBACK	30 feet	30 feet	
MAXIMUM BUILDING SIZE	Not Applicable	10,000 square feet ¹	
MAXIMUM HEIGHT	3.0 stories	3.0 stories	

¹ The Maximum Building Size requirement does not apply to Religious Institutions or Educational Facilities.

Table 10.02-15: Dimensional Standards for the Village Core Subarea, Currently Reads: (Zoning District's Designation is currently incorrect)

TABLE 10.02-15 : DIMENSIONAL STANDARDS FOR THE VILLAGE CORE SUBAREA		
Dimensional Standards	Residential Structures	Nonresidential Structures
Minimum Lot Area	10,000 square feet	N/A
Max. Gross Res. Density	4 units per acre	N/A
Minimum Lot Width	Traditional Subdivisions 1 acre to 2.99 acres	40 feet
	Traditional Subdivisions 3 acres to 4.99 acres	
	Traditional Subdivisions 5 acres or Greater	150 feet
Front Yard Setback	Traditional Subdivisions 1 acre to 4.99 acres	20 feet 40 feet maximum
	Traditional Subdivisions 5 acres or Greater	
Side Yard Setback	5 feet 20 feet on corner lot	0 feet 10 feet on corner lot
Rear Yard Setback	30 feet	30 feet
Maximum Building Size	N/A	7,500 square feet ¹
Maximum Height	2 stories	2 stories
¹ The maximum Front Yard Setback and the maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities.		

Table 10.02-15: Dimensional Standards for the Leiper's Fork Village Core Subarea, Change to:

Change Table's name to reflect District's correct designation

TABLE 10.02-15 : DIMENSIONAL STANDARDS FOR THE LEIPER'S FORK VILLAGE CORE SUBAREA		
Dimensional Standards	Residential Structures	Nonresidential Structures
Minimum Lot Area	10,000 square feet	N/A
Max. Gross Res. Density	4 units per acre	N/A
Minimum Lot Width	Traditional Subdivisions 1 acre to 2.99 acres	40 feet
	Traditional Subdivisions 3 acres to 4.99 acres	
	Traditional Subdivisions 5 acres or Greater	150 feet
Front Yard Setback	Traditional Subdivisions 1 acre to 4.99 acres	20 feet 40 feet maximum
	Traditional Subdivisions 5 acres or Greater	
		5 feet 25 feet maximum¹
Side Yard Setback	5 feet 20 feet on corner lot	0 feet 10 feet on corner lot
Rear Yard Setback	30 feet	30 feet
Maximum Building Size	N/A	7,500 square feet¹
Maximum Height	2 stories	2 stories
¹ The maximum Front Yard Setback and the maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities.		

Table 10.02-16: Dimensional Standards for the General Village Subarea, Currently Reads: (Zoning District's Designation is currently incorrect)

TABLE 10.02-16: DIMENSIONAL STANDARDS FOR THE GENERAL VILLAGE SUBAREA			
Dimensional Standards	Residential Structures		Nonresidential Structures
Minimum Lot Area	1 Acre		1 Acre
Max. Gross Res. Density	2 units per acre		N/A
Minimum Lot Width	Traditional Subdivisions 1 acre to 2.99 acres	75 feet	100 feet
	Traditional Subdivisions 3 acres to 4.99 acres		
	Traditional Subdivisions 5 acres or Greater	150 feet	
Front Yard Setback	Traditional Subdivisions 1 acre to 4.99 acres	30 feet	50 feet
	Traditional Subdivisions 5 acres or Greater		
Side Yard Setback	20 feet		25 feet
Rear Yard Setback	30 feet		30 feet
Maximum Building Size	N/A		7,500 square feet ¹
Maximum Height	2 stories		2 stories
¹ The Maximum Building Size requirement does not apply to Religious Institutions or Educational Facilities.			

Table 10.02-16: Dimensional Standards for the Leiper's Fork Village General Subarea, Change to:

Change Table's name to reflect District's correct designation

TABLE 10.02-16: DIMENSIONAL STANDARDS FOR THE LEIPER'S FORK VILLAGE GENERAL SUBAREA			
Dimensional Standards	Residential Structures	Nonresidential Structures	
Minimum Lot Area	1 Acre	1 Acre	
Max. Gross Res. Density	2 units per acre	N/A	
Minimum Lot Width	Traditional Subdivisions 1 acre to 2.99 acres	75 feet	100 feet
	Traditional Subdivisions 3 acres to 4.99 acres		
	Traditional Subdivisions 5 acres or Greater	150 feet	
Front Yard Setback	Traditional Subdivisions 1 acre to 4.99 acres	30 feet	50 feet
	Traditional Subdivisions 5 acres or Greater		
Side Yard Setback	20 feet	25 feet	
Rear Yard Setback	30 feet	30 feet	
Maximum Building Size	N/A	7,500 square feet¹	
Maximum Height	2 stories	2 stories	
¹ The Maximum Building Size requirement does not apply to Religious Institutions or Educational Facilities.			

Table 10.07-2: Summary Table of Minimum Setbacks for A District, Currently Reads: (Side Yard Setback and Rear Yard Setback Inadvertently Placed in Wrong Columns)

TABLE 10.07-2: SUMMARY TABLE OF MINIMUM SETBACKS								
DISTRICT	STRUCTURE TYPE	FRONT YARD SETBACK			SIDE YARD SETBACK		REAR YARD SETBACK	
		TRADITIONAL SUBDIVISIONS 1 ACRE TO 4.99 ACRES	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS
A	Residential Structures	Not Applicable	100 feet	Not Applicable	100 feet	Not Applicable	50 feet	Not Applicable
	Nonresidential Structures	100 feet			50 feet	Not Applicable	50 feet	Not Applicable

Table 10.07-2: Summary Table of Minimum Setbacks for A District, Change to:
Changes are in Red

TABLE 10.07-2: SUMMARY TABLE OF MINIMUM SETBACKS								
DISTRICT	STRUCTURE TYPE	FRONT YARD SETBACK			SIDE YARD SETBACK		REAR YARD SETBACK	
		TRADITIONAL SUBDIVISIONS 1 ACRE TO 4.99 ACRES	TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS	TRADITIONAL SUBDIVISIONS	CONSERVATION SUBDIVISIONS
A	Residential Structures	Not Applicable	100 feet	Not Applicable	50 feet	Not Applicable	100 feet	Not Applicable
	Nonresidential Structures	100 feet			50 feet	Not Applicable	50 feet	Not Applicable

Table 10.07-3: Summary Table of Minimum Lot Widths for 840C District, Currently Reads: (Multiple measurements placed in Traditional Subdivision Columns (1 acre to 2.99 acres, and 3 acres to 4.99 acres) where there should only be a single measurement.)

TABLE 10.07-3: SUMMARY TABLE OF MINIMUM LOT WIDTHS							
DISTRICT	STRUCTURE TYPE	MINIMUM LOT WIDTH					
		TRADITIONAL SUBDIVISIONS 1 ACRE TO 2.99 ACRES		TRADITIONAL SUBDIVISIONS 3 ACRES TO 4.99 ACRES		TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	CONSERVATION SUBDIVISIONS
840C	Residential Structures	130 feet	160 feet	200 feet	250 feet	200 feet	60 feet
	Nonresidential Structures	100 feet					
NOTES:							
[1] See also Error! Reference source not found.: Error! Reference source not found..							
[2] See also Error! Reference source not found.: Error! Reference source not found..							

Table 10.07-3: Summary Table of Minimum Lot Widths for 840C District, Change to:
Changes are in Red

TABLE 10.07-3: SUMMARY TABLE OF MINIMUM LOT WIDTHS							
DISTRICT	STRUCTURE TYPE	MINIMUM LOT WIDTH					
		TRADITIONAL SUBDIVISIONS 1 ACRE TO 2.99 ACRES		TRADITIONAL SUBDIVISIONS 3 ACRES TO 4.99 ACRES		TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER	CONSERVATION SUBDIVISIONS
840C	Residential Structures	130 feet	160 feet	200 feet	200 feet	200 feet	60 feet
	Nonresidential Structures	100 feet					
NOTES:							
[1] See also Error! Reference source not found.: Error! Reference source not found..							
[2] See also Error! Reference source not found.: Error! Reference source not found..							

**Table 11.01-1: Table of Allowed Uses for Animal Boarding Facility,
Currently Reads: (Additional Requirement Column References Wrong
Section)**

TABLE 11.01-1: TABLE OF ALLOWED USES															ADDITIONAL REQUIREMENTS							
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED																						
USE CATEGORY	USE TYPE	A	RP-5	RD-5	V	H	CGV	GV	LPV	TV	RP-1	RD-1	SC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	B40C		
AGRICULTURAL USE CLASSIFICATION																						
Animal Care	Animal Boarding Facilities	P	S	S																P	S	Section 11.03(D)(1)a

**Table 11.01-1: Table of Allowed Uses for Animal Boarding Facility,
Change to:
Changes are in Red**

TABLE 11.01-1: TABLE OF ALLOWED USES															ADDITIONAL REQUIREMENTS							
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED																						
USE CATEGORY	USE TYPE	A	RP-5	RD-5	V	H	CGV	GV	LPV	TV	RP-1	RD-1	SC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	B40C		
AGRICULTURAL USE CLASSIFICATION																						
Animal Care	Animal Boarding Facilities	P	S	S																P	S	Section 11.03(D)(2)

**Table 11.01-1: Table of Allowed Uses for Cultural Institutions,
Currently Reads: (Additional Requirement Column References Wrong
Section)**

TABLE 11.01-1: TABLE OF ALLOWED USES																					
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED																					
USE CATEGORY	USE TYPE	A	RP-5	RD-5	V	H	CGV	GV	LFV	TV	RP-1	RD-1	SC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	B/C	ADDITIONAL REQUIREMENTS
AGRICULTURAL USE CLASSIFICATION																					
Institutions	Cultural Institutions				P	P	P		P							P			P	P	Section 11.03(C)(6)

**Table 11.01-1: Table of Allowed Uses for Cultural Institutions, Change
to:
Changes are in Red**

TABLE 11.01-1: TABLE OF ALLOWED USES																					
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED																					
USE CATEGORY	USE TYPE	A	RP-5	RD-5	V	H	CGV	GV	LFV	TV	RP-1	RD-1	SC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	B/C	ADDITIONAL REQUIREMENTS
AGRICULTURAL USE CLASSIFICATION																					
Institutions	Cultural Institutions				P	P	P		P							P			P	P	Section 11.03(C)(7)

Table 11.01-1: Table of Allowed Uses for Private Recreational Centers, Currently Reads: (Additional Requirement Column References Wrong Section)

TABLE 11.01-1: TABLE OF ALLOWED USES															ADDITIONAL REQUIREMENTS							
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED																						
USE CATEGORY	USE TYPE	A	RP-5	RD-5	V	H	CGV	GV	LFV	TV	RP-1	RD-1	SC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	840C		
AGRICULTURAL USE CLASSIFICATION																						
Recreation/ Entertainment Facilities	Private Recreational Centers		P	P	P	P	P		P		P	P	P	P	P	P	P	P	P		P	Section 11.03(D)(7)

Table 11.01-1: Table of Allowed Uses for Private Recreational Centers, Change to:
Changes are in Red

TABLE 11.01-1: TABLE OF ALLOWED USES															ADDITIONAL REQUIREMENTS							
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED																						
USE CATEGORY	USE TYPE	A	RP-5	RD-5	V	H	CGV	GV	LFV	TV	RP-1	RD-1	SC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	840C		
AGRICULTURAL USE CLASSIFICATION																						
Recreation/ Entertainment Facilities	Private Recreational Centers		P	P	P	P	P		P		P	P	P	P	P	P	P	P	P		P	Section 11.03(D)(8)

Table 14.03-1: Open Space Set Aside, Currently Reads: (Addition of College Grove Village and Leiper's Fork Village to Table)

TABLE 14.03-1: OPEN SPACE SET-ASIDE	
DISTRICT AND TYPE OF USE	MINIMUM PERCENTAGE OF GROSS SITE AREA DESIGNATED AS OPEN SPACE
A DISTRICT	
All Use Types	None
RD-5 AND RP-5 DISTRICTS	
Conservation Subdivisions	60%
Major Traditional Subdivisions	30%
Nonresidential Uses	60%
RD-1, RP-1, AND SIC DISTRICTS	
Conservation Subdivisions	50%
Major Traditional Subdivisions	25%
Multi-Family Dwellings	50%
Nonresidential Uses	50%
V AND H DISTRICTS	
Conservation Subdivisions	50%
Major Traditional Subdivisions	20%
Multi-Family Dwellings	40%
Nonresidential Uses	40%
Residential Institutional	40%
Retirement Communities	40%
MGA DISTRICT	
Major Traditional Subdivisions	30%
Nonresidential Uses	60%
NC AND NCMH DISTRICTS	
Major Traditional Subdivisions	25%
Mobile Home Parks	50%
Nonresidential Uses	50%
840C DISTRICT	
Congregate Assisted Living Centers and Congregate Independent Living Centers	50%
Conservation Subdivisions	50%
Major Traditional Subdivisions	25%
Multi-Family Dwellings	50%
Nonresidential Uses	50%
Residential Institutional	40%
Retirement Communities	40%
Skilled Nursing Facilities	50%
AP DISTRICT	
Nonresidential Uses	Based on the Underlying Zoning District

Table 14.03-1: Open Space Set Aside, Change to:
Changes are in Red

TABLE 14.03-1: OPEN SPACE SET-ASIDE	
DISTRICT AND TYPE OF USE	MINIMUM PERCENTAGE OF GROSS SITE AREA DESIGNATED AS OPEN SPACE
A DISTRICT	
All Use Types	None
RD-5 AND RP-5 DISTRICTS	
Conservation Subdivisions	60%
Major Traditional Subdivisions	30%
Nonresidential Uses	60%
RD-1, RP-1, AND SIC DISTRICTS	
Conservation Subdivisions	50%
Major Traditional Subdivisions	25%
Multi-Family Dwellings	50%
Nonresidential Uses	50%
V AND H DISTRICTS	
Conservation Subdivisions	50%
Major Traditional Subdivisions	20%
Multi-Family Dwellings	40%
Nonresidential Uses	40%
Residential Institutional	40%
Retirement Communities	40%
CGV DISTRICT	
Major Traditional Subdivisions	20%
Nonresidential Uses	40%
Residential Institutional	40%
LPV CORE DISTRICT SUBAREA	
Major Traditional Subdivisions	20%
Nonresidential Uses	40%
Residential Institutional	40%
LPV GENERAL DISTRICT SUBAREA	
Major Traditional Subdivisions	25%
Nonresidential Uses	40%
Residential Institutional	40%
MGA DISTRICT	
Major Traditional Subdivisions	30%
Nonresidential Uses	60%
NC AND NCMH DISTRICTS	
Major Traditional Subdivisions	25%
Mobile Home Parks	50%
Nonresidential Uses	50%

TABLE 14.03-1: OPEN SPACE SET-ASIDE

DISTRICT AND TYPE OF USE	MINIMUM PERCENTAGE OF GROSS SITE AREA DESIGNATED AS OPEN SPACE
840C DISTRICT	
Congregate Assisted Living Centers and Congregate Independent Living Centers	50%
Conservation Subdivisions	50%
Major Traditional Subdivisions	25%
Multi-Family Dwellings	50%
Nonresidential Uses	50%
Residential Institutional	40%
Retirement Communities	40%
Skilled Nursing Facilities	50%
AP DISTRICT	
Nonresidential Uses	Based on the Underlying Zoning District

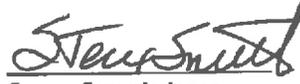
2/14/14
1:30 p.m.

RESOLUTION NO. 3-14-7

Requested by: Planning Department

**RESOLUTION OF THE WILLIAMSON COUNTY
BOARD OF COMMISSIONERS TO ADOPT AMENDMENTS TO THE
2013 WILLIAMSON COUNTY ZONING ORDINANCE,
ORIGINALLY ADOPTED MAY 14, 2012, REGARDING
PARKING WITHIN RURAL RETREATS**

- WHEREAS,** on May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance ("2013 Zoning Ordinance") and Official Zoning Map, and established an effective date of January 1, 2013; and
 - WHEREAS,** the 2013 Zoning Ordinance contained provisions requiring that parking within rural retreats be surfaced according the general parking standards as articulated in Section 17.05 (B) (3); and
 - WHEREAS,** at the request of several citizens, Planning Department Staff undertook a review of this surfacing requirement as it pertained to rural retreats; and
 - WHEREAS,** during the course of this review, Planning Staff concluded that amending the surfacing requirement would be more in keeping with the attributes that typify rural retreats; and
 - WHEREAS,** on the basis of this review, Planning Department Staff developed amendments to the 2013 Zoning Ordinance, attached herewith as Attachment A; and
 - WHEREAS,** on January 9, 2014, the Williamson County Regional Planning Commission conducted its official Public Hearing on this amendment, which is attached hereto and incorporated herein; and
 - WHEREAS,** based upon its consideration of all the information, public comment and its own Public Hearing, the Williamson County Regional Planning Commission has recommended the adoption of the amendment as presented; and
 - WHEREAS,** the Board of County Commissioners finds and determines that the best interests of Williamson County and its citizens will be served by the adoption of this amendment to the 2013 Zoning Ordinance as recommended by the Regional Planning Commission; and
 - WHEREAS,** due notice has been published and a public hearing has been held as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.
- NOW, THEREFORE, BE IT RESOLVED,** that the Williamson County Board of Commissioners at its regular meeting on this the 10th day of March, 2014, after conducting the public hearing as required by law, hereby adopts the amendment to the 2013 Williamson County Zoning Ordinance, which is attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.
- NOW, THEREFORE, BE IT FURTHER RESOLVED,** that the amendment will be effective and enforced on this the 10th day of March, 2014.


County Commissioner


County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: 9 Against: 0

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Elaine Anderson, County Clerk

Jack Walton, Commission Chairman

Rogers C. Anderson, County Mayor

Date



Rogers C. Anderson
Williamson County Mayor

Planning Department
Michael Matteson, Director

WILLIAMSON COUNTY GOVERNMENT

RESOLUTION RELATED TO THE AMENDMENT OF THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PARKING REQUIREMENTS FOR RURAL RETREAT USES

STAFF REPORT

Since the adoption of the Zoning Ordinance, Staff has been approached by a number of individuals interested in developing Rural Retreats, both limited and extensive. In several instances, concerns have been raised regarding the required surfacing of the parking areas.

Section 17.05 (B) (3) of the Zoning Ordinance stipulates that the surfacing for access drives, off-street parking, loading and drive-through areas be "asphalt, concrete, brick, stone or pavers". Certain uses, such as single-family dwellings, agricultural uses, temporary uses, and areas consisting of three or fewer spaces are exempted from this requirement.

Rural Retreats are something of a hybrid land use, characterized by larger land areas (15 and 20 acres for limited and extensive, respectively), and tend toward event venues for weddings, corporate retreats and the like. Required off-street parking is based on the size of the facility and potential number of attendees. The general standards for parking area surfacing were imposed on this class of land uses, perhaps without accounting for the aesthetic impact that this type of surfacing may have on a class of land uses that, by their nomenclature would infer a rural setting. This incongruence has been pointed out by several applicants.

The proposed amendment would exempt Rural Retreat uses from the surfacing requirement; however, surfaced area would be required for the spaces dedicated to handicapped accessible parking, at the current ratio established by the ADA for same. This amendment would not preclude an applicant from providing a surfaced parking area; rather, it would offer the applicant the option to determine what might work best for their enterprise, while serving the legitimate concern that handicapped accessible parking is available on a surfaced area. Finally, the proposed amendment provides some incentive to minimize the amount of land dedicated to surfaced parking, thus serving the site both aesthetically and environmentally (i.e. storm water run-off).

These amendments should strike the appropriate balance between the public and private interests. At their January '14 meeting, the Williamson County Regional Planning Commission voted unanimously to recommend to the Williamson County Board of Commissioners that these amendments be adopted.



Section 17.05: Off-Street Parking, Loading, and Drive-Through General Standards

(A) APPLICABILITY

The standards of this Section shall apply to the following:

- (1)** New developments involving construction of a new structure;
- (2)** Establishment of a new land use;
- (3)** Existing developments involving construction of a new structure, expansions, or enlargements of existing structures. Additional off-street parking, loading, and drive-through areas are required to serve only the new structure, or the expansion or enlargement of the existing structure; and
- (4)** Changes of use that would result in the requirement for more off-street parking, loading, or drive-through areas than the existing use requires.

(B) GENERAL STANDARDS FOR OFF-STREET PARKING, LOADING, OR DRIVE-THROUGH AREAS

The following are general standards applicable to all parking, loading, and drive-through areas:

(1) Use of Parking, Loading or Drive-Through Areas

All vehicular parking areas, drive-through areas, and loading spaces required by this Section shall be used only for those purposes. Any other use, including but not limited to vehicular storage, vehicle sales, vehicular repair work, vehicle service, or display of any kind, shall constitute a separate use of the space, which is only allowed in accordance with the provisions of this Ordinance.

(2) Delineation of Spaces

Off-street parking areas of four or more spaces and loading spaces shall include painted lines, bumper stops, or other methods of identifying individual parking and loading spaces, thus distinguishing such spaces from aisles.

(3) Surfacing

a) All access drives, off-street parking, loading, and drive-through areas shall be surfaced with asphalt, concrete, brick, ~~stone, or pavers or stone-pavers~~, except as provided for in Section 17.08(C): Alternative Materials.

b) Exemptions:

- 1)** Single-family dwellings, those use types within the Agriculture Use Category, all Temporary Uses and Structures listed in Table 17.05-1: Permitted Temporary Uses and, and any off-street parking areas consisting of three or fewer spaces shall be exempt from this surfacing requirement.

- II) Rural Retreats, Extensive and Limited; with the exception of, handicapped parking spaces, which shall be provided at a minimum ratio of 1 space for every 25 required spaces and shall be surfaced with asphalt, concrete, brick, or stone-pavers, except as provided for in Section 17.08(C) Alternative Materials.**

RESOLUTION NO. 3-14-8

Requested by: **Commissioner Brockman**

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP, ORIGINALLY ADOPTED MAY 14, 2012, AS IT RELATES TO AMENDING THE ZONING DISTRICT OF PROPERTIES WITHIN TWO RIVERS SUBDIVISION

- WHEREAS,** on May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance ("2013 Zoning Ordinance") and Official Zoning Map, and established an effective date of January 1, 2013; and
- WHEREAS,** the 2013 Official Zoning Map designated the specific Zoning District Rural Preservation-1 (RP-1) for properties within Two Rivers Residential Subdivision; and
- WHEREAS,** there are nineteen (19) parcels subject to this Map Amendment, and the property owners of all of those parcels have requested that the Zoning District applicable to their properties be amended, a list of the Map and Parcel numbers of each property is attached hereto as Attachment A with a map denoting the current zoning on Attachment B; and
- WHEREAS,** the property owners of the nineteen (19) parcels wish to have their properties rezoned to the Rural Preservation-5 (RP-5) Zoning District, with evidence of this desire submitted via Petition to the Community Development Department, with originals on file in the Community Development Department; and
- WHEREAS,** the chief distinction between the existing Zoning District and the proposed Zoning District relates to the density of residential development allowed, which is as follows: Rural Preservation-1 (RP-1): 1 dwelling unit per acre; and Rural Preservation-5 (RP-5): 1 dwelling unit per 5 acres; and
- WHEREAS,** these property owners have requested a "down zoning" of their properties in that the requested Zoning District is more restrictive than the existing Zoning District from the standpoint of allowable residential density; and
- WHEREAS,** should the Board of County Commissioners approve said Map Amendment, the Official Zoning Map will appear as in Attachment C; and
- WHEREAS,** Section 4.05 of the Williamson County Zoning Ordinance, a copy of which is attached hereto as Attachment D, provides guidance by outlining factors that may be considered by the Board of Commissioners in considering a Map Amendment to the Official Zoning Map; and
- WHEREAS,** those factors were considered by the Williamson County Regional Planning Commission in its evaluation of this request; and
- WHEREAS,** this request has been evaluated by the Regional Planning Commission in relation to the Williamson County Comprehensive Land Use Plan and found that it is not inconsistent with the Plan; and
- WHEREAS,** on February 13, 2014, the Regional Planning Commission conducted its official Public Hearing on this Map Amendment, after providing due notice; and
- WHEREAS,** based upon its consideration of all the information, public comment and its own Public Hearing, the Regional Planning Commission has recommended the adoption of the Map Amendment as presented; and
- WHEREAS,** the Board of County Commissioners finds and determines that the best interests of the citizens of Williamson County and the health, safety and general welfare of the of the citizens of Williamson County will be served by the adoption of the Map Amendment to the 2013 Official Zoning Map as recommended by the Regional Planning Commission; and
- WHEREAS,** the Board of County Commissioners finds and determines that the Map Amendment is in harmony with the surrounding community and is not inconsistent with the Comprehensive Land Use Plan; and

WHEREAS, due notice has been published and a public hearing has been held by the Board of County Commissioners as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners at its regular meeting on this the 10th day of March, 2014, after conducting the public hearing as required by law, hereby adopts the Map Amendment to the 2013 Williamson County Official Zoning Map, which is attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amendment will be effective and enforced on this the 10th day of March, 2014.



County Commissioner



County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: 10 Against: 0

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Elaine Anderson, County Clerk

Jack Walton, Commission Chairman

Rogers C. Anderson, County Mayor

Date

Rogers C. Anderson
Williamson County Mayor



Planning Department
Michael Matteson, Director

WILLIAMSON COUNTY GOVERNMENT

STAFF REPORT

Related to Resolution #3-14-8

The applicants have requested a Map Amendment in order to rezone nineteen (19) parcels in the Two Rivers subdivision from their present zoning of Rural Preservation-1 (RP-1) to Rural Preservation-5 (RP-5). A signed petition making this request has been received from the owners of each of these parcels.

The chief distinction between the existing Zoning District and the proposed Zoning District relates to the density of residential development allowed, which is as follows:

Rural Preservation-1 (RP-1): 1 dwelling unit per acre
Rural Preservation-5 (RP-5): 1 dwelling unit per 5 acres

Essentially, these property owners have requested a "down-zoning" of their properties in that the requested Zoning District is more restrictive than the existing Zoning District from the standpoint of allowable residential density. The lots in this subdivision are all greater than 5 acres in size.

Section 4.05 of the Zoning Ordinance provides some guidance in such matters by outlining a number of factors that should be considered when evaluating a request for a Map Amendment (See Attachment 15-2). Staff believes that a number of these factors may be viewed as supporting this request. One of the key factors that should be considered is the extent to which a proposed Map Amendment is consistent with the County's Comprehensive Land Use Plan. Staff does not believe the existing zoning in this area is inconsistent with the Comprehensive Plan. However, an argument can also be made that the requested zoning is not inconsistent with the overall goals and policies of the Plan.

Based on these findings, coupled with the fact that the property owners are voluntarily requesting that a more restrictive Zoning District be applied to the properties, Staff recommends that the requested Map Amendment for these properties be approved. At their February 2014 meeting, the Planning Commission voted unanimously to forward the Resolution to the County Commission for consideration with a recommendation for adoption.



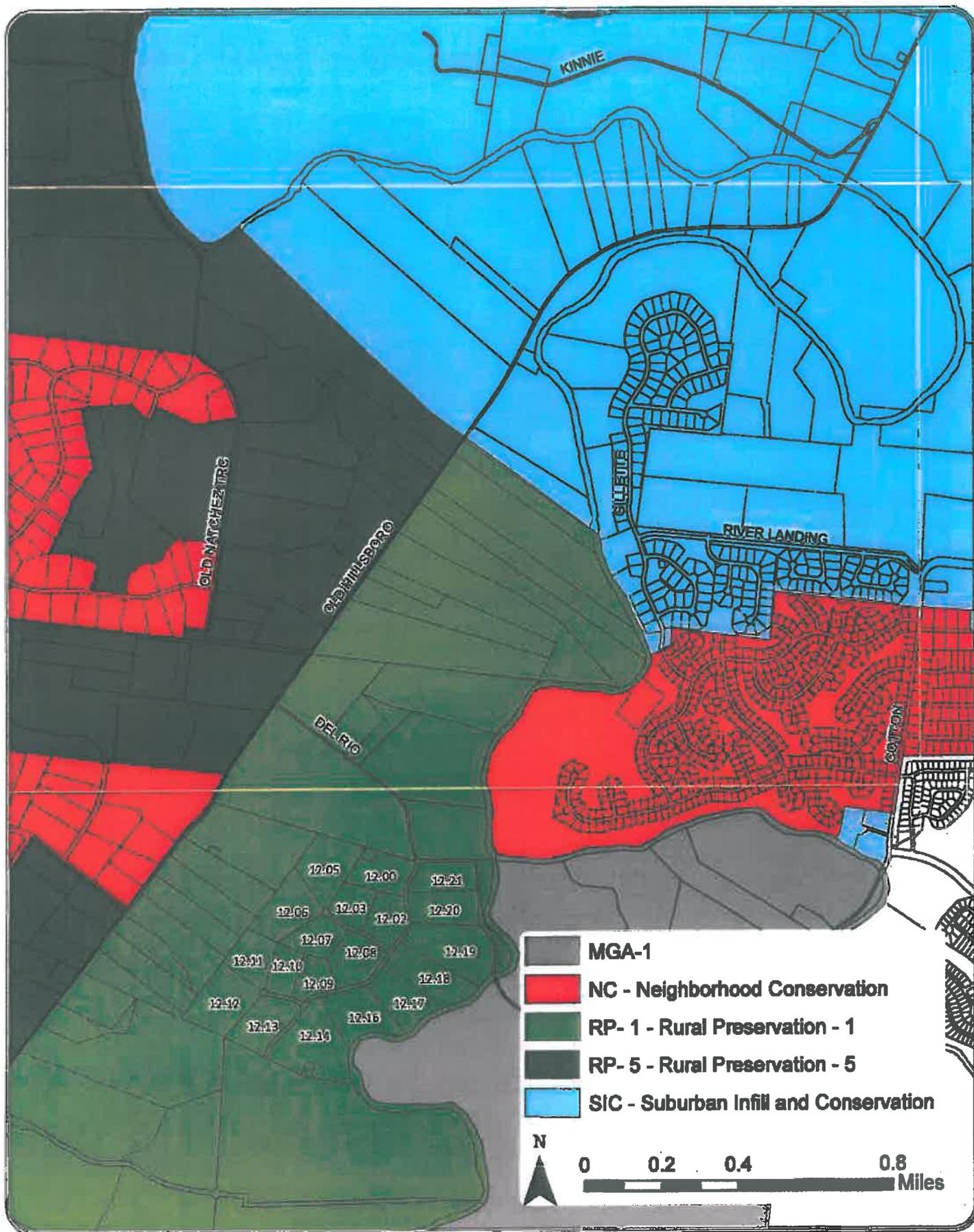
ATTACHMENT A

AMENDMENT TO THE 2013 OFFICIAL ZONING MAP REGARDING THE FOLLOWING TAX MAP, PARCELS AND ZONING DISTRICT:

TO REZONE FROM RURAL PRESERVATION-1 (RP-1) TO RURAL PRESERVATION-5 (RP-5): TAX MAP 51, PARCELS 12.00, 12.02, 12.03, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12.16, 12.17, 12.18, 12.19, 12.20 and 12.21

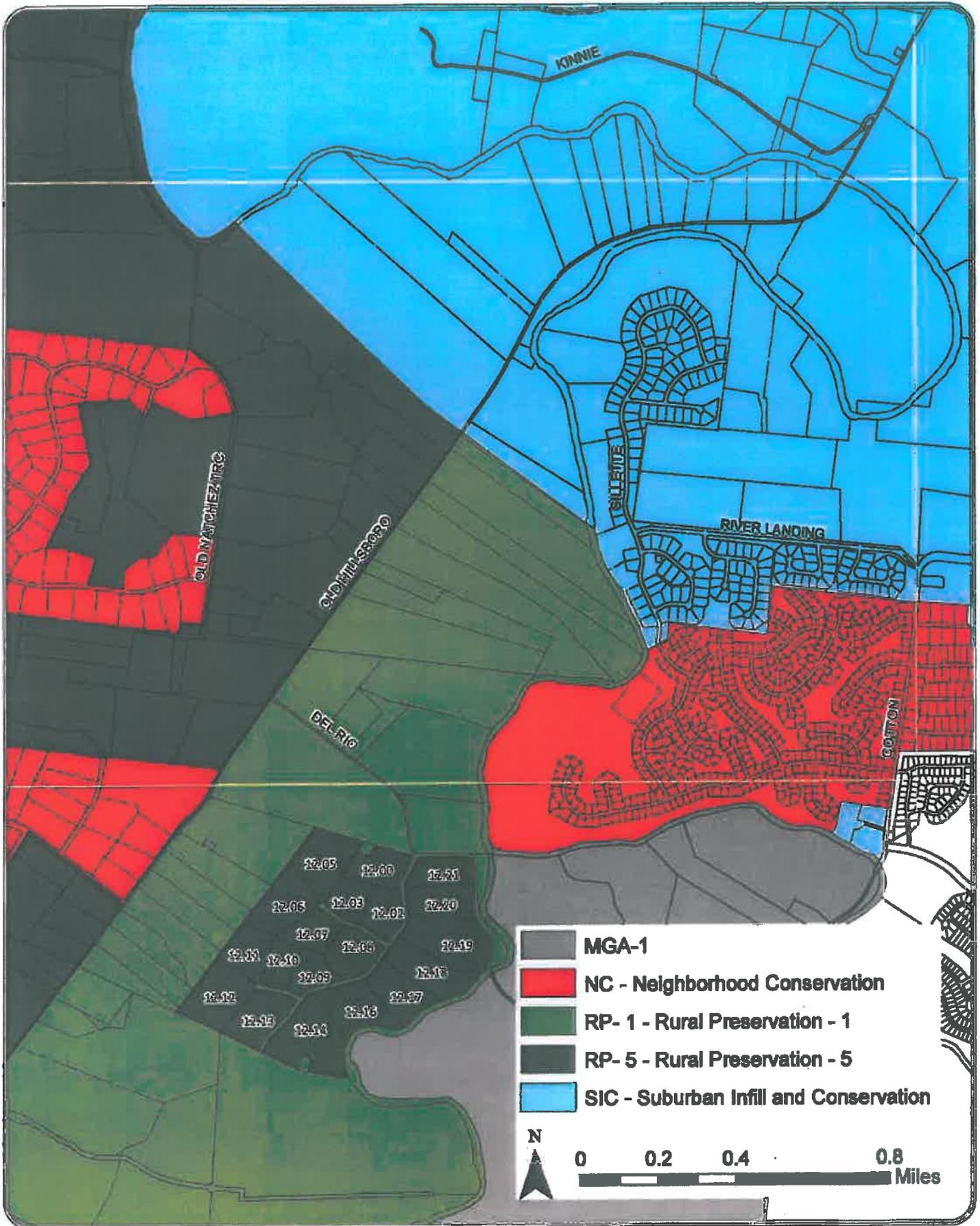
ATTACHMENT B: CURRENT ZONING BY PARCEL

DISCLAIMER: This map was created by Williamson County Planning Staff and was compiled from the most authoritative information available. The County is not responsible for any errors or omissions contained herein.



ATTACHMENT C: PROPOSED ZONING BY PARCEL

DISCLAIMER: This map was created by Williamson County Planning Staff and was compiled from the most authentic information available. The County is not responsible for any errors or omissions contained herein.



ATTACHMENT D

ARTICLE 4: OFFICIAL ZONING MAP OR ZONING TEXT AMENDMENTS
SECTION 4.05: ZONING MAP AMENDMENT STANDARDS

- (2) The County Commission shall hold a public hearing on the application in accordance with Section 3.10: Notice for Public Hearings and Section 3.11: Public Hearing Procedures.
- (3) After close of the hearing, the County Commission shall consider the application, relevant support materials, the staff report, the Planning Commission's recommendation, and any comments given by the public.
- (4) The County Commission, by a majority vote of the total membership, shall take one of the following actions based on the standards in Section 4.05: Zoning Map Amendment Standards or Section 4.06: Zoning Text Amendment Standards:
 - a) Approval of the application as submitted;
 - b) Approval of the application with minor modifications;
 - c) Denial of the application; or
 - d) Remand of the application back to the Planning Commission for further consideration.
- (5) If the proposed amendment is approved, the County Commission's decision shall become effective as stated in the Resolution.

Section 4.05: Zoning Map Amendment Standards

Amending the Official Zoning Map (Rezoning) is a legislative act solely granted to the County Commission. The Planning Commission and County Commission shall consider the following factors in their actions:

- (A) Whether and the extent to which the proposed amendment is consistent with the Williamson County Comprehensive Land Use Plan and any other applicable County-adopted plans;
- (B) Whether and the extent to which there are changed conditions that require an amendment;
- (C) Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- (D) Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- (E) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- (F) Whether and the extent to which the proposed amendment would encourage development prior to the availability of necessary services and infrastructure;
- (G) Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- (H) Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- (I) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Section 4.06: Zoning Text Amendment Standards

Amending the text of this Ordinance is a legislative act solely granted to the County Commission. The Planning Commission and County Commission shall consider the following factors in their actions:

- (A) Whether and the extent to which the proposed amendment is consistent with the Williamson County Comprehensive Land Use Plan and all applicable County-adopted plans;
- (B) Whether the proposed amendment is in conflict with any provision of this Ordinance;

2/14/14

1:30 p.m.

JW

RESOLUTION NO. 3-14-9

Requested by: Commissioner Brockman

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP, ORIGINALLY ADOPTED MAY 14, 2012, AS IT RELATES TO AMENDING THE ZONING DISTRICT OF PROPERTIES ALONG OLD HILLSBORO ROAD AND DEL RIO PIKE

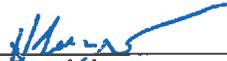
- WHEREAS,** on May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance ("2013 Zoning Ordinance") and Official Zoning Map, and established an effective date of January 1, 2013; and
- WHEREAS,** the 2013 Official Zoning Map designated specific Zoning Districts, including Rural Preservation-1 (RP-1), Rural Preservation-5 (RP-5) and Suburban Infill and Conservation (SIC) for properties along Old Hillsboro Road and Del Rio Pike; and
- WHEREAS,** there are thirty-one (31) parcels subject to this Map Amendment, and the property owners of all of those parcels have requested that the Zoning Districts applicable to their properties be amended, a list of the Map and Parcel numbers of each property is attached hereto as Attachment A; and
- WHEREAS,** A portion of those thirty-one (31) parcels are currently zoned Rural Preservation-1 (RP-1) and a portion of the parcels are currently zoned Suburban Infill and Conservation (SIC), with the current zoning denoted on Attachment B hereto; and
- WHEREAS,** the property owners of the thirty-one (31) parcels wish to have their properties rezoned to the Rural Preservation-5 (RP-5) Zoning District, with evidence of this desire submitted via Petition to the Community Development Department, with originals on file in the Community Development Department; and
- WHEREAS,** the chief distinction between the existing Zoning Districts and the proposed Zoning District relates to the density of residential development allowed, which is as follows: Suburban Infill & Conservation (SIC): 1.2 dwelling units/acre; Rural Preservation-1 (RP-1): 1 dwelling unit per acre; and Rural Preservation-5 (RP-5): 1 dwelling unit per 5 acres; and
- WHEREAS,** these property owners have requested a "down zoning" of their properties in that the requested Zoning District is more restrictive than the existing Zoning Districts from the standpoint of allowable residential density; and
- WHEREAS,** should the Board of County Commissioners approve said Map Amendment, the Official Zoning Map will appear as in Attachment C; and
- WHEREAS,** Section 4.05 of the Williamson County Zoning Ordinance, a copy of which is attached hereto as Attachment D, provides guidance by outlining factors that may be considered by the Board of Commissioners in considering a Map Amendment to the Official Zoning Map; and
- WHEREAS,** those factors were considered by the Williamson County Regional Planning Commission in its evaluation of this request; and
- WHEREAS,** this request has been evaluated by the Regional Planning Commission in relation to the Williamson County Comprehensive Land Use Plan and found that it is not inconsistent with the Plan; and
- WHEREAS,** on September 12, 2013, the Regional Planning Commission conducted its official Public Hearing on this Map Amendment, after providing due notice; and
- WHEREAS,** based upon its consideration of all the information, public comment and its own Public Hearing, the Regional Planning Commission has recommended the adoption of the Map Amendment as presented; and
- WHEREAS,** the Board of County Commissioners finds and determines that the best interests of the citizens of Williamson County and the health, safety and general welfare of the of the citizens of Williamson County will be served by the adoption of the Map Amendment to the 2013 Official Zoning Map as recommended by the Regional Planning Commission; and

WHEREAS, the Board of County Commissioners finds and determines that the Map Amendment is in harmony with the surrounding community and is not inconsistent with the Comprehensive Land Use Plan; and

WHEREAS, due notice has been published and a public hearing has been held by the Board of County Commissioners as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners at its regular meeting on this the 10th day of March, 2014, after conducting the public hearing as required by law, hereby adopts the Map Amendment to the 2013 Williamson County Official Zoning Map, which is attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amendment will be effective and enforced on this the 10th day of March, 2014.



County Commissioner



County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: 9* Against: 0

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

*Regional Planning Commission recommended the proposed map amendments excluding Map 051 Parcel 010.08

Elaine Anderson, County Clerk

Jack Walton, Commission Chairman

Rogers C. Anderson, County Mayor

Date



WILLIAMSON COUNTY GOVERNMENT

STAFF REPORT

Related to Resolution #3-14-9

The applicants have requested a Map Amendment in order to rezone thirty (30) parcels along Old Hillsboro Road and Del Rio Pike from their present zoning, which is a combination of Suburban Infill & Conservation (SIC) and Rural Preservation-1 (RP-1) to Rural Preservation-5 (RP-5). A signed petition making this request has been received from the owners of each of these parcels. You will notice that the Resolution regarding this Item refers to thirty-one (31) parcels. However, the petition related to Map 51, Parcel 10.08 was withdrawn by the property owner prior to the Planning Commission's consideration of this request.

The chief distinction between the existing Zoning Districts and the proposed Zoning District relates to the density of residential development allowed, which is as follows:

Suburban Infill & Conservation (SIC): 1.2 dwelling units/acre
Rural Preservation-1 (RP-1): 1 dwelling unit per acre
Rural Preservation-5 (RP-5): 1 dwelling unit per 5 acres

Essentially, these property owners have requested a "down zoning" of their properties in that the requested Zoning District is more restrictive than the existing Zoning Districts from the standpoint of allowable residential density.

Section 4.05 of the Zoning Ordinance provides some guidance in such matters by outlining a number of factors that should be considered when evaluating a request for a Map Amendment (See Resolution Attachment D). Staff believes that a number of these factors may be viewed as supporting this request. One of the key factors that should be considered is the extent to which a proposed Map Amendment is consistent with the County's Comprehensive Land Use Plan. Staff does not believe the existing zoning in this area is inconsistent with the Comprehensive Plan. However, an argument can also be made that the requested zoning is not inconsistent with the overall goals and policies of the Plan. The area where there appears to be less consistency between the requested Map Amendment and the Comprehensive Plan is the area currently zoned Suburban Infill & Conservation, which mirrors the Comprehensive Plan recommendation for this area. However, in evaluating this request, Staff believes that the Harpeth River forms a logical geographic boundary and that the area south of the river within the area currently zoned SIC is very similar in character with the properties further to the south that are currently zoned Rural Preservation-1 or Rural Preservation-5.



Based on these findings, coupled with the fact that the property owners are voluntarily requesting that a more restrictive Zoning District be applied to the property, Staff recommends that the requested Map Amendment for these 30 properties (which excludes Map 51, Parcel 10.08) be approved. At their September 2013 meeting, the Planning Commission voted unanimously to forward the Resolution (excluding Map 51, Parcel 10.08) to the County Commission for consideration with a recommendation for adoption.

Following the Planning Commission's recommendation regarding this Map Amendment, the owners of two parcels (Map 51, Parcel 11.04 and Map 51, Parcel 11.05) have withdrawn their request. Therefore, the County Commission action on this Map Amendment must exclude those parcels.

ATTACHMENT A

**AMENDMENT TO THE OFFICIAL ZONING MAP REGARDING THE FOLLOWING
TAX MAPS, PARCELS, AND ZONING DISTRICTS:**

**TO REZONE FROM SUBURBAN INFILL AND CONSERVATION (SIC) TO RURAL
PRESERVATION-5 (RP-5): TAX MAP 038, PARCELS 12.00, 11.00, 5.01, 5.02, 5.00, 4.00,
4.01, 4.02, 16.00, 3.01, 16.01, 17.00, AND 18.00;**

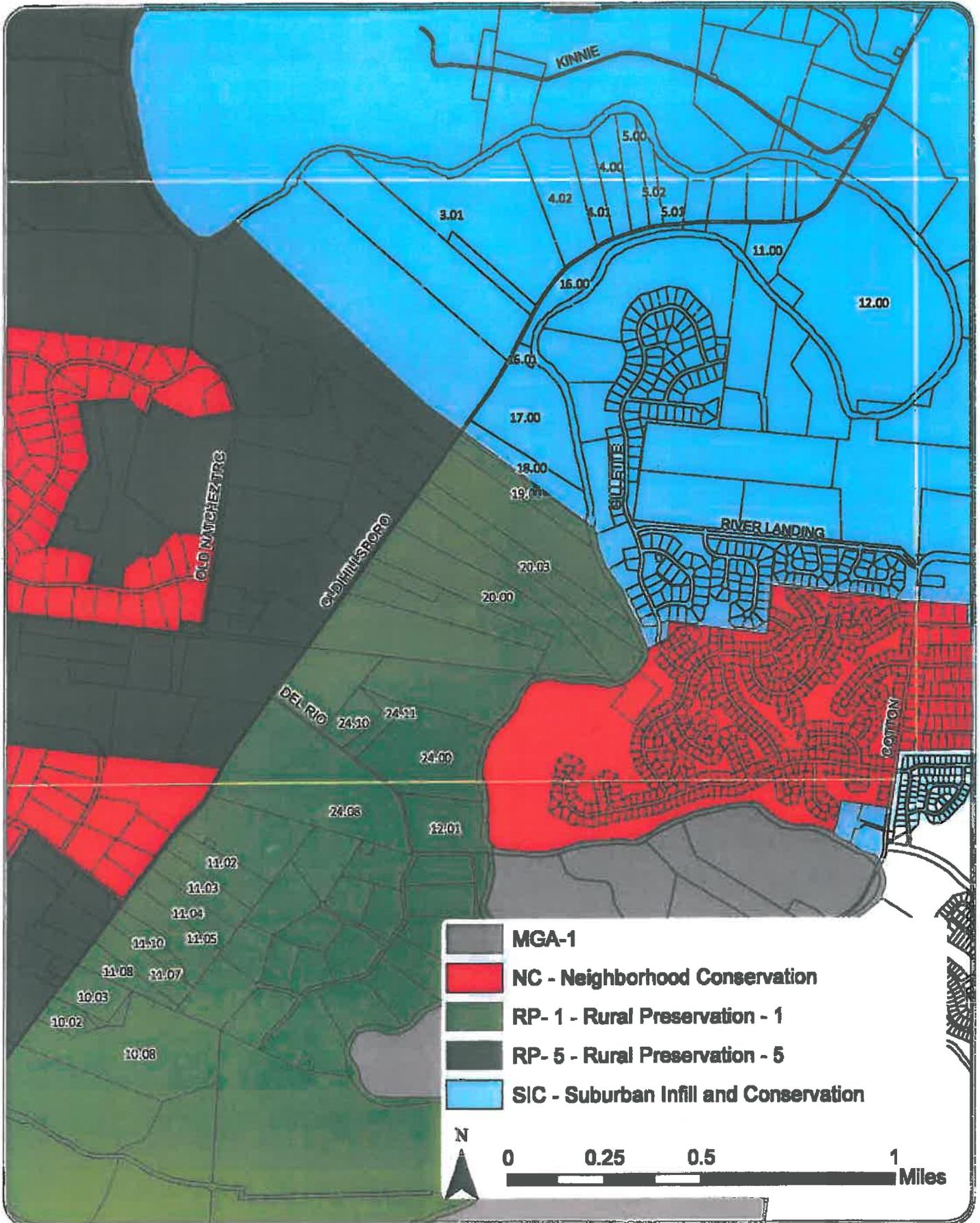
**TO REZONE FROM RURAL PRESERVATION-1 (RP-1) TO RURAL PRESERVATION-5
(RP-5): TAX MAP 038, PARCELS 19.00, 20.03, 20.00, 24.10, 24.11, 24.00, AND 24.08; AND**

**TO REZONE FROM RURAL PRESERVATION-1 (RP-1) TO RURAL PRESERVATION-5
(RP-5): TAX MAP 051 PARCELS 12.01, 11.02, 11.03, 11.04, 11.05, 11.10, 11.07, 11.08, 10.03,
10.02 AND 10.08*.**

- * The petition for Tax Map 051, Parcel 10.08 was withdrawn by the property owner prior to consideration by the Planning Commission. Therefore, the Planning Commission recommendation does not include this parcel

ATTACHMENT B: CURRENT ZONING BY PARCEL

DISCLAIMER: This map was created by Williamson County Planning Staff and was compiled from the most accurate information available. The County is not responsible for any errors or omissions contained herein.



ATTACHMENT D

ARTICLE 4: OFFICIAL ZONING MAP OR ZONING TEXT AMENDMENTS
SECTION 4.05: ZONING MAP AMENDMENT STANDARDS

- (2) The County Commission shall hold a public hearing on the application in accordance with Section 3.10: Notice for Public Hearings and Section 3.11: Public Hearing Procedures.
- (3) After close of the hearing, the County Commission shall consider the application, relevant support materials, the staff report, the Planning Commission's recommendation, and any comments given by the public.
- (4) The County Commission, by a majority vote of the total membership, shall take one of the following actions based on the standards in Section 4.05: Zoning Map Amendment Standards or Section 4.06: Zoning Text Amendment Standards:
 - a) Approval of the application as submitted;
 - b) Approval of the application with minor modifications;
 - c) Denial of the application; or
 - d) Remand of the application back to the Planning Commission for further consideration.
- (5) If the proposed amendment is approved, the County Commission's decision shall become effective as stated in the Resolution.

Section 4.05: Zoning Map Amendment Standards

Amending the Official Zoning Map (Rezoning) is a legislative act solely granted to the County Commission. The Planning Commission and County Commission shall consider the following factors in their actions:

- (A) Whether and the extent to which the proposed amendment is consistent with the Williamson County Comprehensive Land Use Plan and any other applicable County-adopted plans;
- (B) Whether and the extent to which there are changed conditions that require an amendment;
- (C) Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- (D) Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- (E) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- (F) Whether and the extent to which the proposed amendment would encourage development prior to the availability of necessary services and infrastructure;
- (G) Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- (H) Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- (I) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Section 4.06: Zoning Text Amendment Standards

Amending the text of this Ordinance is a legislative act solely granted to the County Commission. The Planning Commission and County Commission shall consider the following factors in their actions:

- (A) Whether and the extent to which the proposed amendment is consistent with the Williamson County Comprehensive Land Use Plan and all applicable County-adopted plans;
- (B) Whether the proposed amendment is in conflict with any provision of this Ordinance;

2/14/14
1:30 p.m.
JW

RESOLUTION NO. 3-14-10

Requested by: Commissioner Brockman

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP, ORIGINALLY ADOPTED MAY 14, 2012, AS IT RELATES TO AMENDING THE ZONING DISTRICT OF PROPERTY ON OLD HILLSBORO ROAD

- WHEREAS,** on May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance ("2013 Zoning Ordinance") and Official Zoning Map, and established an effective date of January 1, 2013; and
- WHEREAS,** the 2013 Official Zoning Map designated specific Zoning Districts, including Rural Preservation-5 (RP-5) and Suburban Infill and Conservation (SIC) for properties along Old Hillsboro Road; and
- WHEREAS,** there is (1) parcel subject to this Map Amendment, and the property owner has requested that the Zoning District applicable to the property be amended, the Map and Parcel number of the property is attached hereto as Attachment A; and
- WHEREAS,** this parcel is currently zoned Suburban Infill and Conservation (SIC), with the current zoning denoted on Attachment B hereto; and
- WHEREAS,** the property owner wishes to have the property rezoned to the Rural Preservation-5 (RP-5) Zoning District, with evidence of this desire submitted via Petition to the Community Development Department, with originals on file in the Community Development Department; and
- WHEREAS,** the chief distinction between the existing Zoning District and the proposed Zoning District relates to the density of residential development allowed, which is as follows: Suburban Infill & Conservation (SIC): 1.2 dwelling units/acre; and Rural Preservation-5 (RP-5): 1 dwelling unit/ 5 acres; and
- WHEREAS,** this property owner has requested a "down zoning" of their property in that the requested Zoning District is more restrictive than the existing Zoning District from the standpoint of allowable residential density; and
- WHEREAS,** should the Board of County Commissioners approve said Map Amendment, the Official Zoning Map will appear as in Attachment C; and
- WHEREAS,** Section 4.05 of the Williamson County Zoning Ordinance, a copy of which is attached hereto as Attachment D, provides guidance by outlining factors that may be considered by the Board of County Commissioners in considering a Map Amendment to the Official Zoning Map; and
- WHEREAS,** those factors were considered by the Williamson County Regional Planning Commission in its evaluation of this request; and
- WHEREAS,** this request has been evaluated by the Regional Planning Commission in relation to the Williamson County Comprehensive Land Use Plan and found that it is not inconsistent with the Plan; and
- WHEREAS,** on December 12, 2013, the Regional Planning Commission conducted its official Public Hearing on this Map Amendment, after providing due notice; and
- WHEREAS,** based upon its consideration of all the information, public comment and its own Public Hearing, the Regional Planning Commission has recommended the adoption of the Map Amendment as presented; and
- WHEREAS,** the Board of County Commissioners finds and determines that the best interests of the citizens of Williamson County and the health, safety and general welfare of the citizens of Williamson County will be served by the adoption of the Map Amendment to the 2013 Official Zoning Map as recommended by the Regional Planning Commission; and
- WHEREAS,** the Board of County Commissioners finds and determines that the Map Amendment is in harmony with the surrounding community and is not inconsistent with the Comprehensive Land Use Plan; and

WHEREAS, due notice has been published and a public hearing has been held by the Board of County Commissioners as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners at its regular meeting on this the 10th day of March, 2014, after conducting the public hearing as required by law, hereby adopts the Map Amendment to the 2013 Williamson County Official Zoning Map, which is attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amendment will be effective and enforced on this the 10th day of March, 2014.



County Commissioner



County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: _____ Against: _____

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Elaine Anderson, County Clerk

Jack Walton, Commission Chairman

Rogers C. Anderson, County Mayor

Date

Rogers C. Anderson
Williamson County Mayor



Planning Department
Michael Matteson, Director

WILLIAMSON COUNTY GOVERNMENT

STAFF REPORT

Related to Resolution #3-14-10

The applicant has requested a Map Amendment in order to rezone a roughly 9.8 acre parcel on Old Hillsboro Road from its present zoning of Suburban Infill & Conservation (SIC) to Rural Preservation-5 (RP-5). A signed petition making this request has been received from the owner of this parcel.

The chief distinction between the existing Zoning District and the proposed Zoning District relates to the density of residential development allowed, which is as follows:

Suburban Infill & Conservation (SIC): 1.2 dwelling units per acre
Rural Preservation-5 (RP-5): 1 dwelling unit per 5 acres

Essentially, this property owner has requested a "down-zoning" in that the requested Zoning District is more restrictive than the existing Zoning District from the standpoint of allowable residential density.

Section 4.05 of the Zoning Ordinance provides some guidance in such matters by outlining a number of factors that should be considered when evaluating a request for a Map Amendment (See Resolution Attachment D). Staff believes that a number of these factors may be viewed as supporting this request. One of the key factors that should be considered is the extent to which a proposed Map Amendment is consistent with the County's Comprehensive Land Use Plan. Staff does not believe the existing zoning in this area is inconsistent with the Comprehensive Plan. However, an argument can also be made that the requested zoning is not inconsistent with the overall goals and policies of the Plan. The existing zoning mirrors the Comprehensive Plan recommendation for this area. However, in evaluating this request, Staff believes that the Harpeth River forms a logical geographic boundary and that the area south of the river within the area currently zoned SIC is very similar in character with the properties further to the south that are currently zoned Rural Preservation-1 or Rural Preservation-5.

Based on these findings, coupled with the fact that the property owner is voluntarily requesting that a more restrictive Zoning District be applied to the property, Staff recommends that the requested Map Amendment for this property be approved. At their December 2013 meeting, the Planning Commission voted unanimously to forward the Resolution to the County Commission for consideration with a recommendation for adoption.



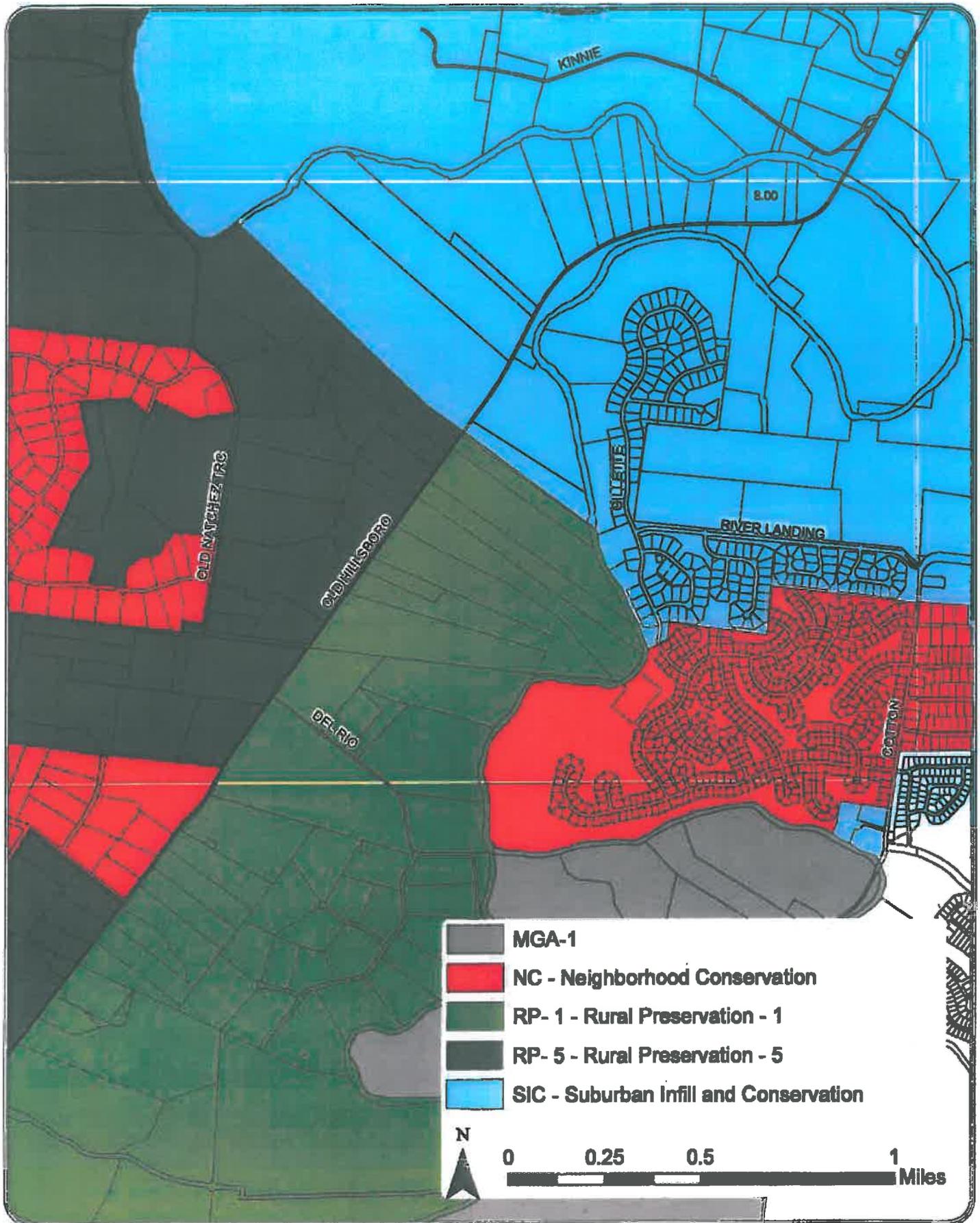
ATTACHMENT A

**AMENDMENT TO THE OFFICIAL ZONING MAP REGARDING THE FOLLOWING
TAX MAPS, PARCELS AND ZONING DISTRICTS:**

**TO REZONE FROM SUBURBAN INFILL AND CONSERVATION (SIC) TO RURAL
PRESERVATION-5 (RP-5): TAX MAP 38, PARCEL 08.00**

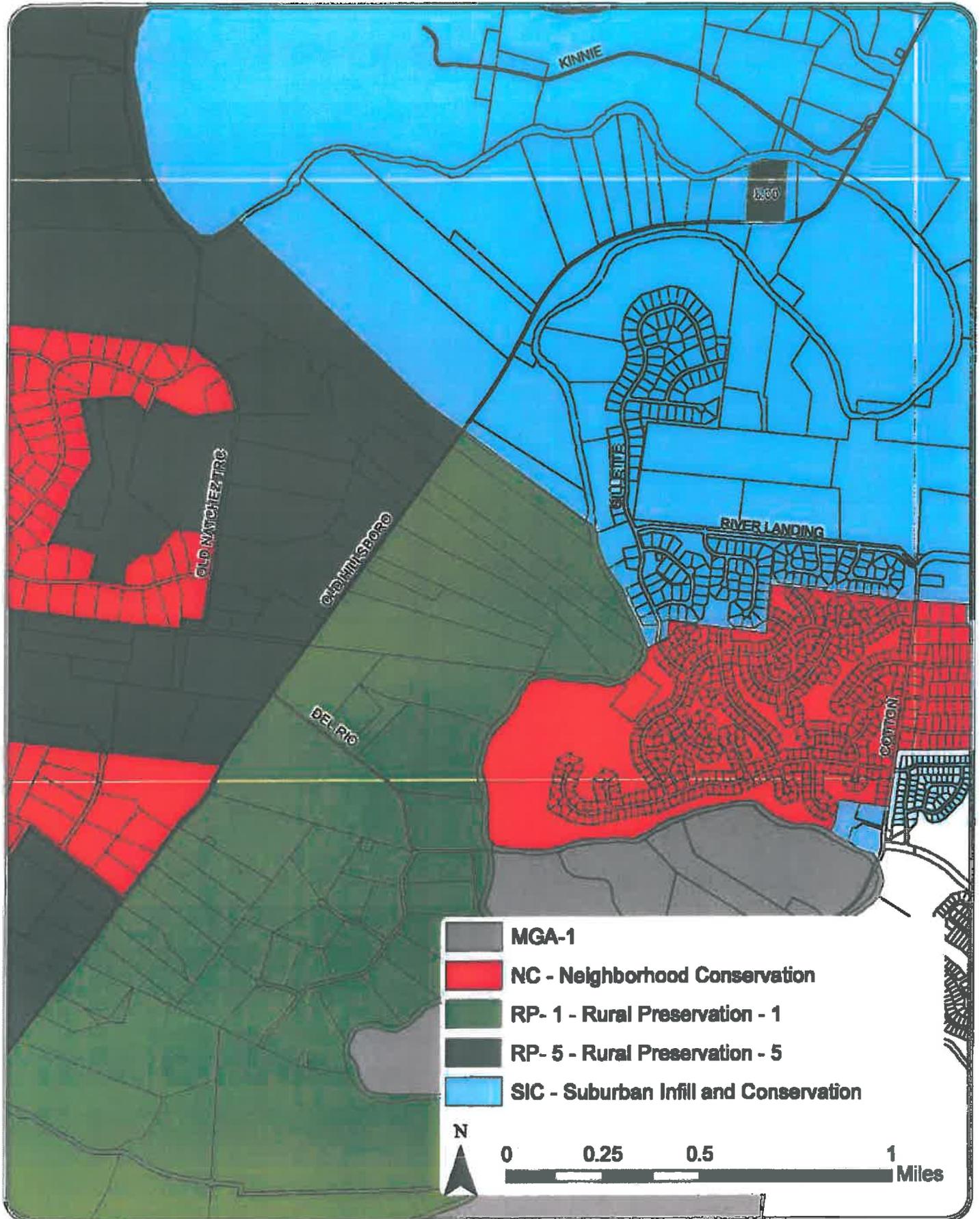
ATTACHMENT B: CURRENT ZONING BY PARCEL

DISCLAIMER: This map was created by Williamson County Planning Staff and was compiled from the most authentic information available. The County is not responsible for any errors or omissions contained herein.



ATTACHMENT C: PROPOSED ZONING BY PARCEL

DISCLAIMER: This map was created by Williamson County Planning Staff and was compiled from the most authentic information available. The County is not responsible for any errors or omissions contained herein.



ATTACHMENT D

ARTICLE 4: OFFICIAL ZONING MAP OR ZONING TEXT AMENDMENTS
SECTION 4.05: ZONING MAP AMENDMENT STANDARDS

- (2) The County Commission shall hold a public hearing on the application in accordance with Section 3.10: Notice for Public Hearings and Section 3.11: Public Hearing Procedures.
- (3) After close of the hearing, the County Commission shall consider the application, relevant support materials, the staff report, the Planning Commission's recommendation, and any comments given by the public.
- (4) The County Commission, by a majority vote of the total membership, shall take one of the following actions based on the standards in Section 4.05: Zoning Map Amendment Standards or Section 4.06: Zoning Text Amendment Standards:
 - a) Approval of the application as submitted;
 - b) Approval of the application with minor modifications;
 - c) Denial of the application; or
 - d) Remand of the application back to the Planning Commission for further consideration.
- (5) If the proposed amendment is approved, the County Commission's decision shall become effective as stated in the Resolution.

Section 4.05: Zoning Map Amendment Standards

Amending the Official Zoning Map (Rezoning) is a legislative act solely granted to the County Commission. The Planning Commission and County Commission shall consider the following factors in their actions:

- (A) Whether and the extent to which the proposed amendment is consistent with the Williamson County Comprehensive Land Use Plan and any other applicable County-adopted plans;
- (B) Whether and the extent to which there are changed conditions that require an amendment;
- (C) Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- (D) Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- (E) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- (F) Whether and the extent to which the proposed amendment would encourage development prior to the availability of necessary services and infrastructure;
- (G) Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- (H) Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- (I) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Section 4.06: Zoning Text Amendment Standards

Amending the text of this Ordinance is a legislative act solely granted to the County Commission. The Planning Commission and County Commission shall consider the following factors in their actions:

- (A) Whether and the extent to which the proposed amendment is consistent with the Williamson County Comprehensive Land Use Plan and all applicable County-adopted plans;
- (B) Whether the proposed amendment is in conflict with any provision of this Ordinance;

2/14/14
1:30 p.m.
JW

RESOLUTION NO. 3-14-11

Requested by: Commissioner Brockman

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP, ORIGINALLY ADOPTED MAY 14, 2012, AS IT RELATES TO AMENDING THE ZONING DISTRICT OF PROPERTIES ALONG OLD HILLSBORO ROAD

- WHEREAS,** on May 14, 2012, the Board of County Commissioners adopted the Update to the Zoning Ordinance ("2013 Zoning Ordinance") and Official Zoning Map, and established an effective date of January 1, 2013; and
- WHEREAS,** the 2013 Official Zoning Map designated specific Zoning Districts, including Rural Preservation-1 (RP-1), Rural Preservation-5 (RP-5) and Suburban Infill and Conservation (SIC) for properties along Old Hillsboro Road; and
- WHEREAS,** there are nine (9) parcels subject to this Map Amendment, and the property owners of all of those parcels have requested that the Zoning Districts applicable to their properties be amended, a list of the Map and Parcel numbers of each property is attached hereto as Attachment A; and
- WHEREAS,** A portion of those nine (9) parcels are currently zoned Rural Preservation-1 (RP-1) and a portion of the parcels are currently zoned Suburban Infill and Conservation (SIC), with the current zoning denoted on Attachment B hereto; and
- WHEREAS,** the property owners of the nine (9) parcels wish to have their properties rezoned to the Rural Preservation-5 (RP-5) Zoning District, with evidence of this desire submitted via Petition to the Community Development Department, with originals on file in the Community Development Department; and
- WHEREAS,** the chief distinction between the existing Zoning Districts and the proposed Zoning District relates to the density of residential development allowed, which is as follows: Suburban Infill & Conservation (SIC): 1.2 dwelling units/acre; Rural Preservation-1 (RP-1): 1 dwelling unit per acre; and Rural Preservation-5 (RP-5): 1 dwelling unit per 5 acres; and
- WHEREAS,** these property owners have requested a "down zoning" of their properties in that the requested Zoning District is more restrictive than the existing Zoning Districts from the standpoint of allowable residential density; and
- WHEREAS,** should the Board of County Commissioners approve said Map Amendment, the Official Zoning Map will appear as in Attachment C; and
- WHEREAS,** Section 4.05 of the Williamson County Zoning Ordinance, a copy of which is attached hereto as Attachment D, provides guidance by outlining factors that may be considered by the Board of County Commissioners in considering a Map Amendment to the Official Zoning Map; and
- WHEREAS,** those factors were considered by the Williamson County Regional Planning Commission in its evaluation of this request; and
- WHEREAS,** this request has been evaluated by the Regional Planning Commission in relation to the Williamson County Comprehensive Land Use Plan and found that it is not inconsistent with the Plan; and
- WHEREAS,** on October 10, 2013, the Regional Planning Commission conducted its official Public Hearing on this Map Amendment, after providing due notice; and
- WHEREAS,** based upon its consideration of all the information, public comment and its own Public Hearing, the Regional Planning Commission has recommended the adoption of the Map Amendment as presented; and
- WHEREAS,** the Board of County Commissioners finds and determines that the best interests of the citizens of Williamson County and the health, safety and general welfare of the citizens of Williamson County will be served by the adoption of the Map Amendment to the 2013 Official Zoning Map as recommended by the Regional Planning Commission; and

WHEREAS, the Board of County Commissioners finds and determines that the Map Amendment is in harmony with the surrounding community and is not inconsistent with the Comprehensive Land Use Plan; and

WHEREAS, due notice has been published and a public hearing has been held by the Board of County Commissioners as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners at its regular meeting on this the 10th day of March, 2014, after conducting the public hearing as required by law, hereby adopts the Map Amendment to the 2013 Williamson County Official Zoning Map, which is attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amendment will be effective and enforced on this the 10th day of March, 2014.



County Commissioner



County Commissioner

COMMITTEES REFERRED TO AND ACTION TAKEN:

Regional Planning Commission: For: 7 Against: 0

Commission Action Taken: For: _____ Against: _____ Pass: _____ Out: _____

Elaine Anderson, County Clerk

Jack Walton, Commission Chairman

Rogers C. Anderson, County Mayor

Date