

ORDINANCE NO. 19-06

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO DEFINE REVISED ACCESS CONTROL REGULATIONS CONSISTENT WITH THE CITY SUBDIVISION REGULATIONS

WHEREAS, The City's Zoning Ordinance intent includes but is not limited to promoting and protecting the public health, safety, convenience, and general welfare of the people by reviewing site developments proposals to ensure the driveway access to the property and developments provides adequate and convenience of access to property; and,

WHEREAS, The White House Planning Commission recently adopted amendments to the Subdivision Regulations to define driveway access locations for new developments on collector and arterial streets to increase driveway spacing to provide safe and optimal driveway access locations and improved traffic flow of the City's major roadways; and,

WHEREAS, These amendments to the Zoning Ordinance are to provide consistent regulations between the City Subdivision Regulations and Zoning Ordinance for new driveway access locations; and,

WHEREAS, The White House Planning Commission at the February 11, 2019 meeting reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners; and

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE, AS FOLLOWS:

SECTION 1. That the zoning ordinance being the municipal zoning ordinance of City of White House, Tennessee section 3.090 (B) and 3.090 (C) is hereby amended as listed in "EXHIBIT A"

SECTION 2. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of White House for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of White House, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of White House, the most restrictive shall in all cases apply.

First Reading: April 18, 2019 PASSED

Second Reading: May 16, 2019 PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

“EXHIBIT A”

Zoning Ordinance Article III General Provisions, 3.090 Access Control

New Section

~~Deleted Section~~

In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply:

- B.** *Except for roadway access points on collector and arterial streets on the City's Major Roadway Thoroughfare Plan*, there shall be one access drive/driveway per one hundred feet (100) of roadway lot frontage, or fraction thereof. ~~There shall be no more than two (2) points of access to any one public road for each four hundred (400) feet of lot frontage, or fraction thereof, provided, however, that lots less than two hundred (200) feet of frontage shall have no more than one point of access to any one public street. Lots over four hundred (400) feet in width will be allowed one (1) additional drive for each five hundred (500) feet of frontage over the required four hundred (400) feet.~~

Access points on collector streets designated on the City's Major Roadway Thoroughfare Plan shall be a minimum of three hundred (300) feet spacing and on arterial streets designated on the City's Major Roadway Thoroughfare Plan the minimum spacing shall be six hundred (600) feet. The Planning Commission can review alternative access designs regarding access locations including engineering traffic study supporting the access locations.

- C.** No point of access shall be allowed within thirty (30) feet of the curb line (or roadway shoulder when there are no curbs) of a public intersection. *On collector streets the minimum spacing shall be one hundred and fifty feet (150) and on arterial streets the minimum spacing shall be two hundred and fifty feet (250). Alternatives designs and spacing may be reviewed by the Planning Commission with engineering traffic studies.*