

ORDINANCE NO. 19-08

AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING ACCESS EASEMENTS FOR LIMITED RESIDENTIAL SUBDIVISION PROPOSALS

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 limited residential subdivision proposals to ensure the driveway access to a property provides adequate and convenience of access to property; and,

WHEREAS, The City's Zoning Ordinance intent includes but is not limited to conserving the taxable value of land and buildings throughout the city by permitting a residential one lot subdivision on properties in excess of the minimum lot area requirements of the particular property zoning classification due to the limited property width along public streets in relation to the length of the property; and,

WHEREAS, This amendment to the Zoning Ordinance is to provide consistent regulations between the City Subdivision Regulations for when an access easement is permitted for public street access for a proposed residential one lot subdivision; and,

WHEREAS, The White House Planning Commission at the March 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 3.030 (B) is hereby amended as listed in "EXHIBIT A"

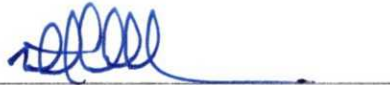
SECTION 2. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of White House for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice 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: May 16, 2019 PASSED

Second Reading: June 20, 2019 PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

“EXHIBIT A”

Zoning Ordinance Article III General Provisions, 3.030 Lot Must Access to a Public Road

~~Deleted Section~~

3.030 Lot Must Access to a Public Road

All buildings and building lots shall have permanent access to a public road. This access must meet one of the following criteria for access and be constructed to maximize sight distance and limited to ensure that traffic congestion as a result of turning movements is reduced to a minimum.

- A. Agricultural and residential lots located on existing roads or those constructed as a part of a subdivision shall front on an accepted public road a minimum of fifty (50) feet, unless the lot abuts a cul-de-sac in which case the frontage shall be thirty (30) feet.
- B. Individual agricultural and residential lots are permitted that only has access provided by fifty (50) foot ingress-egress easement. This easement shall only serve one individual building lot ~~and not be part of the required road frontage for another lot.~~