



# *Town of Signal Mountain* **TENNESSEE**

Rezoning is the process by which property is changed from one zoning district to another.

- The owner of the property can apply for the rezoning or special permit
- Three month process (typically)
- Involves staff review and public hearings at Planning Commission and Town Council
- Planning Commission may recommend either approval, approval with conditions, denial or deferral of an application

own Council acts on the application and the decision is final

**Zoning Ordinance**

**Signal Mountain Existing**

**Shackleford Ridge Proposed**

<u>Minimum Lot Size</u>	<u>Density</u>	<u>Minimum Development</u>
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**Low Density Residential**

Single family dwellings

21,780 sq ft ( 2-unstated) 1 lot

14,520 ( 3-unstated) 1 lot

**Medium Density Residential**

Single & two family dwellings

21,780 sq ft (2-unstated) 1 lot

Medium Density Not included except PUD

**High Density Residential**

Single  
Two family dwellings  
Three family  
Four family  
Apartment houses

15,000 sq ft (2.9-unstated) 1 lot  
20,000 sq ft  
25,000 sq ft  
30,000 sq ft  
30,000 sq ft +  
4,000 ea unit over 4

High Density Not included except PUD

**Planned Unit Development -**

Low Density District

none 4 per gross ac 5 acres

none 4 per gross ac 2 acres

Medium Density District

none 5.5 per gross ac 5 acres

none 5.5 per gross ac 5 acres

High Density District

none 7 per gross ac 5 acres

none 7 per gross ac 5 acres

**Open Space Design Overlay Zone-**

Low Density District

10,900 sq ft 2.5 unstated 10 acres

7,500 sq ft 4 per gross ac 5 acres

Medium Density District

10,900 sq ft 2.5 unstated 10 acres

Medium & High Density Not included

High Density District

10,900 sq ft 3.4 unstated 10 acres  
(bonus of 5% depending on zone)

**Shackleford Ridge Alternate Low Density**

Single family dwellings

No current provisions

9,600 sq ft 3 per gross ac 5 acres

	Signal Mtn. (existing)	(Shackleford Ridge Overlay Zone Residential Estate) § 614	(Shackleford Ridge Overlay Zone SR-LDR Sewered Proposal) § 618	(Shackleford Ridge Overlay Zone Low Density Open Space Subdivision Design Option) § 619	(Shackleford Ridge Overlay Zone Residential Planned Unit Development Option SR-RPUD) § 620	(Shackleford Ridge Overlay Zone Alternative Proposal SR-ALDR) § 621
<b>LDR</b>	<b>LDR</b>	<b>SR-RE</b>	<b>SR-LDR</b>	<b>OPEN SPACE SUBDIVISION</b>	<b>SR-RPUD</b>	<b>SR-ALDR</b>
<b>Min lot size</b>	21,780 sq. ft. (100 X 217)	14,520 sq. ft. 75x193.6 ft	14,520 sq. ft. 75 X 193.6 ft	7,500 sq. ft. 75 x 100 ft	No minimum	9,600 sq. ft. 75 X 128
<b>frontage</b>	100'	100/75' on cul de sac	75/60' on cul de sac	60/50' on rear loading drives		75/60' on cul de sac
<b>front yard</b>	40'	40'	30'	15'	25' from exterior property line/ 30' from street	25'
<b>side yard</b>	15'	15'	15'	15'	15' separation between buildings	15'
<b>Max Density</b>	2 units acre	2.4 units per acre - 20% roads	2.4 units per acre - 20% roads	4 dwelling units/acre	4 dwelling units per acre	3 dwellings units/acre
				Minimum Development site area: 5 acres	Minimum Development Site: 2 acres	Minimum Development Site: 5 acres
				Open Space Required: 35% (roads and utilities included)	Some open space required	No open space required
				Site Plan & Review Process is required	Site plan & Review Process is required	Site plan & Review Process is required
		*3 acre minimum development for large animals (horses)		Permitted uses: Single-family detached residential	Permitted Uses: Single-family detached, townhomes, two-family dwellings	
<b>MDR</b>		<b>No provisions for medium density residential</b>	<b>No provisions for medium density residential</b>	<b>No provisions for medium density residential</b>	<b>Medium-density development</b>	<b>No provisions for medium density</b>
<b>Min lot size</b>	Single-family: 21,780 sq. ft. Two-family and higher: 21,780 sq. ft.				No minimum	
<b>frontage</b>	100'					
<b>front yard</b>	40'				25' from exterior property line/ 30' from street	
<b>side yard</b>	15'				Not closer than 15 ft to other bldgs	
					5.5 dwelling units per acre	
					Minimum Development Site: 5 acres	
					Some open space required	
					Site plan & Review Process is required	
	No site plan is currently required				Permitted Uses: Single-family detached, townhomes, two-family dwellings	
					Requires rezoning to MDR	
<b>HDR</b>	<b>HDR</b>	<b>No provisions for high density residential</b>	<b>No provisions for high density residential</b>	<b>No provisions for high density residential</b>	<b>Higher-density development</b>	<b>No provisions for high density</b>
<b>Min lot size</b>	15,000 sq. ft.				No minimum	
	Two-family: 20,000 sq. ft./Three-family: 25,000 sq. ft./Four-family: 30,000 sq. ft.					
	Multi-family (over 4): 20,000+10,000+4,000 for each additional					
<b>frontage</b>	100'					
<b>front yard</b>	40'				25' from exterior property line/ 30' from street	
<b>side yard</b>	15'				Not closer than 15 ft to other bldgs	
					7 dwelling units per acre	
					Minimum Development Site: 5 acres	
					Some open space required	
					Site plan & Review Process is required	
					Permitted Uses: Single-family detached, townhomes, two-family dwellings	
					Requires rezoning to HDR	
<b>Townhouse</b>	<b>RTD</b>	<b>No provisions for townhouses</b>	<b>No provision for townhouses</b>	<b>No provision for townhouses</b>	<b>Permitted through PUD special permit</b>	<b>Townhouses permitted</b>
<b>Min lot size</b>	1,250 sq. ft. / Max 4 du/acre					



*Town of Signal Mountain*  
**TENNESSEE**

Presentation will be available on the  
Town's website:

[www.signalmtntown.org](http://www.signalmtntown.org)