

ORDINANCE NO. 311

AN ORDINANCE AMENDING REGULATIONS FOR PLANNED UNIT DEVELOPMENTS AND COMMERCIAL AND MULTI FAMILY SITE PLANS BY ADDING A REQUIREMENT REGARDING ACCESS ROAD WIDTH AND CONDITION AND REQUIRING A TRAFFIC STUDY BE DONE IN CERTAIN CASES

WHEREAS, section 13-7-204 of the Tennessee Code Annotated allows municipalities to amend their zoning regulations; and

WHEREAS, the Board of Mayor and Alderman has determined it in the public interest to ensure adequate infrastructure is in place before commercial or multi-family development can occur within the Town of Pittman Center; and

WHEREAS, the Pittman Center Planning Commission has forwarded its recommendation to the Board of Mayor and Aldermen regarding the proposed amendment to the *Zoning Ordinance of Pittman Center, Tennessee*;

NOW, THEREFORE, BE IT ORDAINED By the Mayor and Board of Aldermen of the Town of Pittman Center, Tennessee:

Section 1. Chapter IV, minor subsection 11-416 Site Plan Review of the *Zoning Ordinance of the Town of Pittman Center, Tennessee* is hereby amended by adding:

o. Any proposed development that is accessed by a road that is either less than 18' in width or not paved with asphalt or concrete must submit a traffic study with the site plan, detailing the volume of automobile traffic being added by the proposed development, the adequacy of the existing roads, and improvements that need to be made. The town may then commission an independent review of that traffic study, and require improvements be made before development can proceed. Where road pavement is to be increased, an engineered drainage and erosion control plan must be provided, and there must be a minimum of 40' of Right-of-Way. Given the mountainous terrain of Pittman Center, public safety precautions such as guard rails shall be installed where appropriate.

Section 2. Chapter IV, minor subsection 11-413 Standards for Planned Unit Development of the *Zoning Ordinance of the Town of Pittman Center, Tennessee* is hereby amended by adding:

10. Access Road. Any proposed PUD that is accessed by a road that is either less than 18' in width or not paved with asphalt or concrete must submit a traffic study with the preliminary PUD plan, detailing the volume of automobile traffic being added by the proposed development, the adequacy of the existing roads, and improvements that need to be made.

The town may then commission an independent review of that traffic study, and require improvements be made before development can proceed. Where road pavement is to be increased, an engineered drainage and erosion control plan must be provided, and there must be a minimum of 40' of Right-of-Way. Given the mountainous terrain of Pittman Center, public safety precautions such as guard rails shall be installed where appropriate.

Section 3. This ordinance shall take effect following its final passage, the public welfare requiring it.

Certified by the planning commission: June 14, 2021.

Rammy M. Richards Secretary

Passed on First Reading: July 15, 2021.

Passed on Second Reading: September 16, 2021.

Public Hearing: September 16, 2021.

Jerry McLeskey
Mayor

Rammy Watt Rockwell
City Administrator