

ORDINANCE 21-992

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO DEFINE CRITICAL LOTS AND ENGINEER DESIGN PLAN REQUIREMENTS FOR PERMIT APPLICATIONS

WHEREAS, the City of Goodlettsville contains land areas with steep slopes, designated floodplains and floodways, and creek and streams areas which are natural property characteristics that without proper engineer design associated with alterations can create erosion, slope failure, negative alterations of surface and underground storm water flow, and increased risk of flooding; and,

WHEREAS, the City of Goodlettsville's intention is for property owners to make improvements on their property per adopted regulations while limiting the negative impact of features defined as critical to protect the natural features of the property and adjacent properties; and,

WHEREAS, the City's Zoning Ordinance, intent and purpose includes regulating the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residence, business, commercial, manufacturing, and other specified uses; and,

WHEREAS, the Goodlettsville Planning Commission at the March 1, 2021 regularly scheduled meeting voted to recommend its passage to the Board of Commissioners and discussed that the amendment is to provide engineer review of alterations of critical lot areas, and

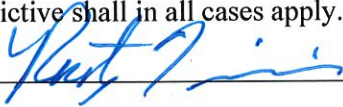
NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended Section 14-208 (S) Critical Lot Plan including an additional section as shown in "EXHIBIT A"

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville 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 Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) day 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 Goodlettsville, the most restrictive shall in all cases apply.


MAYOR RUSTY TINNIN


CITY RECORDER

Passed First Reading: MARCH 11, 2021

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed Second Reading: April 8, 2021

ORDINANCE 21-992

“EXHIBIT A”

AMENDMENT

New Section 14-208 (S) Critical Lot Plan

CRITICAL LOT PLAN:

CRITICAL LOT: Any land with slopes exceeding twenty (20%) percent, problematic soils, wetlands, streams and creeks, sink holes, and FEMA, Federal Emergency Management Agency designated floodplain/floodways.

An engineering design plan completed by a State of Tennessee licensed engineer is required with any land disturbance, driveway, and building permit applications including site improvements impacting critical lot areas which includes removal of trees and vegetation providing stabilization of the critical lot areas. The design plan to include all proposed site improvements in the critical lot areas with existing and proposed grading, slope protection and stabilization design, erosion control design, tree preservation areas, complete retaining wall designs, positive drainage around building foundations, any pipe or ditch designs, and protection of adjacent properties from erosion and any tree damage.

The engineering design plan would not be required for projects associated with Planning Commission approved site plans or development plans unless specified with these plan approvals, limited alterations less than 1,000 sq. ft. to critical lot defined areas that are not within designated flood plains and floodways or stream, creek, and wetland protection buffers. Developments proposals located on the land containing designated flood plains and flood zones but not including any alterations of these flood areas only need to include a State of Tennessee licensed surveyor prepared plot plan with applicable permit applications. This section does not alter any applicable provisions of the City's Storm Water Construction Ordinance and Flood Zone requirements