

**ORDINANCE #211-2021-02**

**AN ORDINANCE TO AMEND THE TROUSDALE COUNTY ZONING RESOLUTION  
ARTICLE III, SECTION 3.010 AND ARTICLE IV, SECTION 4.070  
TO ADD SIDEWALK REQUIREMENTS**

**WHEREAS**, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this amendment to the County Commission; and

**WHEREAS**, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:**

**Section 1:** That Article III of the Zoning Resolution of Trousdale County, Tennessee be amended by the addition of Section 3.100, Pedestrian Circulation, which reads as follows:

*See 'ATTACHMENT, Section 1'*

**Section 2:** That Article IV, Section 4.070 of the Zoning Resolution of Trousdale County, Tennessee be amended by the addition of new language requiring sidewalks and pedestrian ways be shown on proposed sketches for conservation subdivisions, which reads as follows:

*See 'ATTACHMENT, Section 2'*

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*Recommended by Planning Commission March 8, 2021*

*Public Hearing to be held on April 26, 2021*

|                 |                       |          |                               |              |
|-----------------|-----------------------|----------|-------------------------------|--------------|
|                 |                       | 1M _____ |                               |              |
| First Reading:  | <b>March 22, 2021</b> | 2m _____ | Voice Vote of General Consent | Absent _____ |
|                 |                       | 1M _____ |                               |              |
| Second Reading: | <b>April 26, 2021</b> | 2m _____ | Voice Vote of General Consent | Absent _____ |

**Approved:**

**Approved:**

**Attest:**

*Dwight Jewell, Commission Chairman*

*Stephen Chambers, Mayor*

*Rita Crowder, County Clerk*

**Section 1:**

**THE ZONING RESOLUTION OF TROUSDALE COUNTY, TENNESSEE**

*ARTICLE III*

*GENERAL PROVISIONS*

**3.100 PEDESTRIAN CIRCULATION**

Planning for safe, comfortable, and pleasant movement of pedestrians in and through sites on sidewalks is important for the health of Hartsville Trousdale County. Circulation Plans shall address pedestrian circulation in accordance with the following standards:

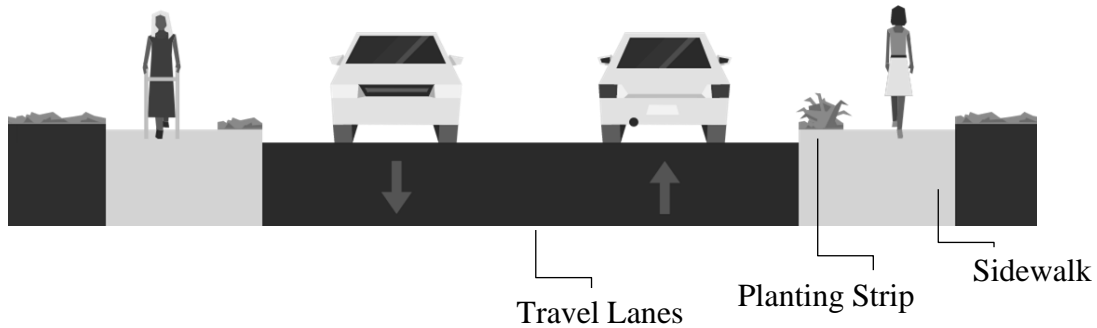
- A. All commercial, industrial, multifamily, and mixed-use development shall provide a network of onsite pedestrian walkways to and between the following areas:
  - 1. Entrances to each building on the site, including pad site buildings;
  - 2. Public sidewalks or walkways on adjacent properties;
  - 3. Along public rights-of way that extend to the boundaries shared with the subject development when sidewalks presently exist upon property that directly adjoins the subject development, or are included within a plan for pedestrian ways;
  - 4. Adjacent public transit station areas, transit stops, park and ride facilities, or other transit facilities;
  - 5. Adjacent parks, trails, schools, and recreation centers; and
  - 6. Adjacent non-residential development, as determined by the Planning Commission.
- B. Sidewalks Required  
Sidewalk construction shall be required for all new developments unless an exception is issued by the Planning Commission.
- C. Exceptions to Sidewalk Requirements  
The Planning Commission may consider and issue an exception to sidewalk requirements when justification is provided for not including sidewalks such as
  - 1. Topography;
  - 2. Absence of surrounding uses that may generate pedestrian activity, such as schools, major employers, transit stops, government offices, hotels, and public housing;
  - 3. Lack of intensity of surrounding residential development; and
  - 4. Lack of proximate sidewalk infrastructure to tie into.

#### D. Sidewalk Standards

Sidewalks when required shall comply with the following requirements:

1. Shall be constructed in accordance with the following table;

| Class of Street      | Sidewalk Width         |  | Planting Strip                    |
|----------------------|------------------------|--|-----------------------------------|
|                      | Residential Public Way | Nonresidential Public Way<br>(Industrial, Commercial; Other) | Residential and<br>Nonresidential |
| Minor Public Way     | 5 feet wide            | 6 feet wide  | 2 feet wide                       |
| Collector Public Way | 5 feet wide            | 6 feet wide  | 5 feet wide                       |
| Arterial Public Way  | 5 feet wide            | 6 feet wide  | 5 feet wide                       |



2. Pedestrian paths for internal use or connecting to a larger trail system may be 4 feet wide;
3. The minimum sidewalk width per Item 1 shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc.;
4. Sidewalks along public ways shall be installed at the back of the right of way with a strip of grassed or landscaped planting area, in accordance with the table in Item 1 separating all sidewalks from adjacent curbs, except within ten feet of intersections where no grass strip will be required. In such locations where site constraints do not permit the required grass area per the table in Item 1, the Planning Commission may allow a reduced setback of the sidewalk. Such relief shall be the minimum deviation that will make possible the reasonable use of the site.
5. Pedestrian paths shall be distinguishable from traffic lanes by painted markings, pavement material, texture, or raised in elevation (striped asphalt does not count); and
6. Shall have adequate lighting for security and safety.

**Section 2:**

**THE ZONING RESOLUTION OF TROUSDALE COUNTY, TENNESSEE**

*ARTICLE IV*

*SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS*

**4.070 CLUSTER RESIDENTIAL DEVELOPMNET (SUBDIVIDED)**

**HIGHLIGHT DENOTES PROPOSED ADDITION**

A. Procedure for Approval

1. Initial Sketch and Consultation

Before preparing a formal proposal for cluster residential development, the applicant shall submit five (5) copies of a sketch of the proposed development to the Planning Commission as a basis for reaching general agreement on major aspects of the project. The sketch shall indicate, at a scale no smaller than 1" = 200':

- **boundaries and acreage of the site**
- **number and building types of dwelling units**
- **arrangement of streets, sidewalks and pedestrian ways, structures, and lots**