

ORDINANCE NO. 345

AN ORDINANCE AMENDING ORDINANCE NUMBER 333, MAY 8, 2007, KNOWN AS THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE BY AMENDING ARTICLE V, 5.051.4 R-4, Mixed Density Residential - Planned Unit Development (MDR-PUD) District ORDINANCE

WHEREAS, the ASHLAND CITY Municipal-Regional Planning Commission has recommended that the Zoning Ordinance of ASHLAND CITY be amended as herein provided, and;

WHEREAS, the Mayor and Council has given due consideration to said recommendation and has conducted a Public Hearing as required by law, now;

BE IT ORDAINED BY THE BOARD OF MAYOR AND COUNCIL OF ASHLAND CITY, TENNESSEE THAT ORDINANCE NUMBER 345 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

Section 1. Delete the following text in Section E. (1) "buildings," and amend to read, "units."

5.051.4 R-4, Mixed Density Residential - Planned Unit Development (MDR-PUD) District

E. Conditional and Dimensional Regulations.

1. No more than three (3) out of every ten (10) dwelling units in a Mixed Density Residential Development shall be multifamily dwelling units.
2. An exclusively multifamily development shall not be permitted In the R-4 Mixed Density Residential Planned Unit Development
3. Submission of a housing need analysis, traffic impact study, school impact study, and infrastructure need analysis together with the Site Plan.
4. A Concept Application and Review are required before submission to the Planning Commission.
5. Approved densities shall be determined in reliance on the growth management policies of the Growth Plan, and on the submission and review of items in compliance with 5.051.4 (E) [3].
6. The planning commission and/or the Mayor and Council are not obligated to grant the maximum density permitted.
7. Minimum Lot Size, Yard Requirements, Lot Coverage:
  - a. As Recommended by the Planning Commission and approved by the Mayor and Council

- b. R-4 Districts shall reserve not less than thirty (30) percent of the gross acreage as usable common open space.
  - c. Where land is dedicated to the city for public purposes, this land may be included as part of the usable common open space requirement.
  - d. Consult the Ashland City Design Standards, Subdivision Regulations, PUD regulations, and Zoning Book for other requirements.
8. All R-4 projects require an approved, written agreement between the owner/contractor/developer and the Ashland City Council.
9. All R-4 projects are subject to Subdivision Regulations, and RPUD Zoning Regulations where appropriate and not in conflict with R-4 specific regulations.

**SECTION II. LEGAL STATUS PROVISIONS**

**Section A. Conflict with Other Ordinances**

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of ASHLAND CITY, Tennessee, the most restrictive shall in all cases apply.

**Section B. Validity**

If any section, clause, provision, or portion of this Ordinance shall be held to be 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 of itself invalid or unconstitutional.

**Section C. Effective Date**

This Ordinance shall become effective 20 days on or after its final passage, in accordance with the Charter of ASHLAND CITY, Tennessee, the public welfare demanding it.

Approved and adopted by the Mayor and Council of Ashland City, TN, this 10 day of June, 2008.

6-10-08  
Date:

Gary Norwood  
Gary Norwood, Mayor of ASHLAND CITY, Tennessee

Attest:  
Michael Schaeffer

Phyllis Schaeffer, City Recorder ASHLAND CITY, Tennessee

Date of Publication of ASHLAND CITY MUNICIPAL 5.051.4 R-4, Mixed Density Residential - Planned Unit Development (MDR-PUD) District

1st Reading 5-13-08  
Public Hearing 6-10-08  
2nd Reading 6-10-08