

City of Hendersonville



101 Maple Drive North

Hendersonville, TN 37075
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August 23, 2018

WEB Partners
 P.O. Box 100
 Hendersonville, TN 37077-0100

RE: Parcel 159A K 003.02, Old Shackle Island Road

To whom it may concern:

The above-mentioned property is currently zoned Multi-Family Residential (MFR). It is not located within an overlay district. The adjacent property zoning designations are:

North, East: Multi-Family Residential (MFR).
 South, West: Suburban Residential, Medium Density (SR-2)

This property is currently vacant, and there is no active Site Plan approved. Section 6 of the Hendersonville Zoning Ordinance lists the Permitted Uses for this location. This information is available at hvilletn.org.

There do not appear to be any variances, special permits/exceptions, ordinances, or conditions that apply to the subject property. To the best of my knowledge, there are also no unresolved zoning code or building code violations and/or complaints on file in our records.

If you have any questions regarding this item, please contact the Planning Department at (615) 264-5316.

Sincerely,

Lauren Beery
 Planning Assistant

Mayor	Ward One	Ward Two	Ward Three	Ward Four	Ward Five	Ward Six
Jamie Clary	Mark A. Skidmore	Pat Campbell	Arlene Cunningham	Steve Brown	Darrell Woodcock	Jim Waters
Vice Mayor Hamilton Frost, Jr.	Peg Petrelli	Scott Sprouse	Paul Frisbee	Andy Gilley	Hamilton Frost, Jr.	Matthew Stamper

HENDERSONVILLE ZONING ORDINANCE

City of Hendersonville & Hendersonville Planning Region, Zoning Ordinance 2015-16.

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6.1 RESIDENTIAL DISTRICTS PURPOSE

A. RR Rural Residential

The RR Rural Residential District coincides with the "Rural Living" character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate very low density detached residential development, conservation subdivisions, and agricultural uses. These areas are characterized by rolling hills, abundant open space and a high degree of separation between buildings, except in the case of conservation subdivisions. While principal use of the land is detached single-family homes and agricultural uses, complimentary institutional uses, parks and open space are also appropriate.

B. ER Estate Residential

The ER Estate Residential District coincides with the "Rural Living" and "Suburban Living" character areas in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate low density, large lot residential subdivisions and conservation subdivisions. While the principal use of the land is detached single-family homes, complimentary institutional uses, parks and open space are also appropriate.

C. SR-1 Suburban Residential

The SR-1 Suburban Residential District coincides with the "Suburban Living" character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate primarily low density detached residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by primarily detached residential subdivisions which are traditionally auto-dependent and separated from other uses to protect the residential nature.

D. SR-2 Suburban Residential

The SR-2 Suburban Residential District coincides with the "Suburban Living" character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate medium density detached and attached residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by developments that are either entirely detached residential or a combination of

detached residential and attached residential designed in such a manner to blend in with the surrounding developments.

E. WR Waterfront Residential

The WR Waterfront Residential District coincides with the "Waterfront Living" character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate a mixture of residential housing types along with certain water dependent non-residential uses. Developments in this district should maximize being contiguous to the lake by preserving scenic views and lake access for use by the entire development. This district is permitted only with a Planned Development overlay and Master Plan as per Section 8 (Planned Development Districts).

F. MXR Mixed Residential

The MXR Mixed Residential District coincides with the "Mixed-Use Neighborhood" character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate developments that are master planned to include a variety of residential dwelling types along with commercial uses that serve the neighborhood. Complimentary institutional uses are also allowed. The uses in these districts should be integrated in such a way that all types of uses work together to create a cohesive development. This district is permitted only with a Planned Development overlay and Master Plan as per Section 8 (Planned Development Districts).

G. OTR Old Town Residential

The OTR Old Town Residential District coincides with the "Old Town" character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate a mixture of residential dwelling types including single-family detached, attached and multi-family. The district is designed to preserve and enhance the existing residential areas while allowing new construction that complements the existing development patterns. Complimentary institutional uses that would not be detrimental to the residential character of the area are also allowed.

H. MFR Multi-Family Residential

The MFR Multi-Family Residential District coincides with the "Suburban Living" character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate high density attached and multi-family residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. This district can serve as a transitional district between SR-1 and SR-2 districts and more intensive use districts.

MFR

6.2 PERMITTED AND CONDITIONAL USES

Table 1: Residential Districts: Permitted and Conditional Uses lists permitted and conditional uses for the residential districts. A "P" indicates that a use is permitted within that district. A "C" indicates that a use is a conditional use in that district and must obtain a conditional use permit as required in Section 4.5 (Conditional Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district. See Section 7.3 (Interpretation of Unlisted Uses) for uses that are not specifically listed in Table 1.

Use	RESIDENTIAL DISTRICTS										Code	
	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD		
RESIDENTIAL USES												
Assisted Living Facility				C	C		C	C	P	C	P	10.3.A
Bed and Breakfast	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	P	C ⁷	P		
Community Residence, Large (More than 8 persons)								C	P			10.3.B
Community Residence, Small (8 or less persons)	C	C	C	C	C	C	C	P				10.3.B
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P ⁴	P		
Dwelling, Manufactured	P	C										
Dwelling, Townhouse		P ³	P ³	P ³	P ³	P ³	P	P		P ⁵		10.3.E
Dwelling, Multi-Family					P ³	P ⁵	P	P	P ⁴	P ⁵		10.3.E
Independent Living Facility				C	C	C	C	P				10.3.A
Nursing Home							C	C	C	P		10.3.A
Vacation Rental - Deleted by Ord. 2016-16	C	C	C	C	C	C	C	P	P	C		
GOVERNMENT/EDUCATIONAL USES												
Educational Facility, Primary/Secondary	C	C	C	C	C	P	C	P	C	P		
Educational Facility, College/University							C		C	C	C	
Government Facility & Offices	P	P	P	P	P	P	P	P	P	P		
Public Safety Facility	P	P	P	P	P	P	P	P	P	P		
Public Works Facility & Utility	P	P	P	P	P	P	P	P	P	P		
RELIGIOUS USES												
Place of Worship	C	C	C	C	C	P	C	P	P	P		
CULTURAL, RECREATION & ENTERTAINMENT USES												
Community Garden	P	P	C	C	C	C	C	C				
Cultural Facility							P			P	P	
Firing Range, Outdoor	C	C										
Golf Course	P	P	P	P	P	P		P				
Marina	C	C	C	C	P	C	C	C	C	C		
Social Club or Lodge	C	C	C	C	C	C	C	C	C	C		10.3.N
SENIOR USES												
Day Care Center, Adult or Child			C	C	C	C	C	P	P	C		10.3.C
Day Care Home, Adult or Child	C	C	C	C	C	C	C	P		C		10.3.D
Utility, Private												

Regulation	1	2	3	4	5	6	7	8	9	
Max Density (units/ac ²)	0.500	1.3	3	4	4	4	4	15	15	15
Min. Lot Area ³ (sq ft)	12,500	10,000	SF: 7,500 TH: 2,400	SF: 6,500 TH: 2,400	SF: 6,500 TH, MF: 2,400	SF: 6,500 TH, MF: 2,400	SF: 4,000 TH, MF: 2,400	SF: 4,000 TH, MF: 2,400	SF: 4,000 TH, MF: 2,400	
Min. Lot Width ³ (ft)	75	60	SF: 60 TH: 24	SF: 55 TH: 24	SF: 55 TH, MF: 24	SF: 55 TH, MF: 24	SF: 40 TH, MF: 20	SF: 40 TH, MF: 20	SF: 40 TH, MF: 20	
Max. Lot Coverage	25%	30%	SF: 30% TH: 65%	SF: 35% TH: 70%	SF: 40% TH: 70% MF: 40%	SF: 50% TH: 75% MF: 40%	SF: 50% TH: 75% MF: 40%	SF: 50% TH: 75% MF: 40%	SF: 50% TH: 75% MF: 40%	
Max. Building Height (ft)	35	35	35	35	35	35	45	45	45	
Min. Front Yard ^{3,4} (ft)	30	25	SF: 20 TH: 20 ⁵	SF: 20 TH: 20 ⁵	SF: 20 TH: 20 ⁵ MF: 20 ⁵	SF: 20 TH: 20 ⁵ MF: 20 ⁵	NOTE 6	SF: 20 TH: 20 ⁵ MF: 20 ⁵	SF: 20 TH: 20 ⁵ MF: 20 ⁵	
Min. Side Street Yard ^{3,4} (ft)	20	20	SF: 20 TH: 10	SF: 20 TH: 10	SF: 20 TH: 10 MF: 10	SF: 12 TH: 10 MF: 10	NOTE 6	SF: 20 TH: 10 MF: 10	SF: 12 TH: 10 MF: 10	
Min. Side Yard ³ (ft)	10	8	SF: 7 TH: 7 ⁷	SF: 6 TH: 6 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷	SF: 5 TH: 5 MF: 8 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷	SF: 6 TH: 6 ⁷ MF: 8 ⁷	
Min. Rear Yard ³ (ft)	25	20	20 ^{8,9}	20 ^{8,9}	20 ^{8,9}	20 ^{8,9}	20 ⁸	20 ⁸	20 ⁸	