

Area Plan 7				
Page	Location	Proposed Change	Common to all Plans	Category
7	3rd paragraph	Remove this sentence: <i>"These community hubs are the logical centers for growth over time as infrastructure allows and are important to the surrounding community."</i>		Overly Broad Statements
19	Resiliency	Remove the bullet point: Require Geo-technical, Environmental, Traffic, and Stormwater reports for new development		New Regulations
60	Table 6	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows		Density
64	Development Standards	insert the bullet point paragraph that begins with the words "Behind said buffer" beneath the bullet point paragraph that begins with the words "For exterior street" - Changing to proper location in this section		New Regulations
64	Development Standards	amend bullet point paragraph "Floodplains" by changing "two thirds" to "three fourths" and the number "67" to "75"		New Regulations
65	Suburban Residential	Insert the words "the average" between the words "unless" and "all"		New Regulations
69	Rural Corridor	Remove the development standards		New Regulations
82	Conservation Subdivisions	Remove first bulleted paragraph: <i>Base density should remain low and rezoning to higher densities should only occur in incorporated areas where sewer capacity and emergency services are available or at identified center Place Types if infrastructure compatible with the recommended density can be provided.</i>		Overly Broad Statements
82	Centers	Remove first sentence of first bulleted paragraph: <i>The majority of future development in Area 7 should be located within the incorporated town boundaries of Signal Mountain and Town of Walden.</i>		Overly Broad Statements
89	4.2.3	Amend as follows: Amend second bulleted paragraph in first column to read as follows: <i>Upon the approval of a rezoning application, the applicable Area Plan will be amended as necessary to conform to the new zoning designation.</i>		Amendment process
89	4.2.3	Delete the entire second column the begins with <i>"Hamilton County and RPA will develop criteria for plan amendments using the following considerations"</i>		Amendment process
90-99	Table 7	Our recommendation is to either eliminate this Table entirely, or at a minimum remove the column entitled "Case Study/Example Ordinance" and Column entitled "Timing"		New Regulations
Appendix I	2.7.3	Delete		New Regulations

Area Plan 8				
Page	Location	Proposed Change	Common to all Plans	Category
14	Flood Plain & Drainage	Delete sentence that states: <i>(Lower density residential development patterns with large, clustered lots, setbacks from flood plain and roadways, and significant open Areas are recommended in this Area).</i>		Overly Broad Statements
62	Table 6	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows		Density
66	Countryside Residential	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows		
66	Countryside Residential	Delete CR 2.5 Place Type		Density
66	Development Standards	insert the bullet point paragraph that begins with the words "Behind said buffer" beneath the bullet point paragraph that begins with the words "For exterior street" - Changing to proper location in this section		New regulations
66	Development Standards	amend bullet point paragraph "Floodplains" by changing "two thirds" to "three fourths" and the number "67" to "75"		New regulations
67	Suburban Residential	Insert the words "the average" between the words "unless" and "all"		New regulations
71	Rural Corridor	Delete Development Standards		New regulations
85	Plan Amendment Process and Updates	Amend as follows: Amend second bulleted paragraph in first column to read as follows: <i>Upon the approval of a rezoning application, the applicable Area Plan will be amended as necessary to conform to the new zoning designation.</i>		Amendment process
85	Plan Amendment Process and Updates	Delete the entire second column the begins with "Hamilton County and RPA will develop criteria for plan amendments using the following considerations"		Amendment process
86-95	Table 7	Our recommendation is to either eliminate this Table entirely, or at a minimum remove the column entitled "Case Study/Example Ordinance" and Column entitled "Timing"		New regulations

Area Plan 9				
Page	Location	Proposed Change	Common to all Plans	Category
31	Second paragraph	Remove second sentence – <i>“These constraints dictate that residential and commercial densities should remain low”.</i>		Overly Broad Statements
35	Item 2	delete this phrase in Item 2: <i>“Further road congestion must be avoided and necessary infrastructure improvements will be required to support new development.”</i>		Overly Broad Statements
35	Item 3	Delete this sentence: <i>“Prohibiting development in the floodplain ensures necessary storage of floodwaters.”</i>		New regulation
35	Item 4	Delete this sentence – <i>“The predominant development pattern of single family residential on larger lots will be maintained”.</i>		Overly Broad Statements
37		4.2 in first sentence - remove the words "subdivison plat approvals."		New regulation
37		4.2 In 3rd sentence, remove the words "effects on evacuation"		New regulation
38	Table 7	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows. Eliminate CR 2.5 Place Type.		Density
39	Countryside Residential	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows		Density
39	Development Standards	insert the bullet point paragraph that begins with the words "Behind said buffer" beneath the bullet point paragraph that begins with the words "For exterior street" - Changing to proper location in this section		New regulation
39	Development Standards	amend bullet point paragraph "Floodplains" by changing "two thirds" to "three fourths" and the number "67" to "75"		New regulation
40	Suburban Residential	Insert the words "the average" between the words "unless" and "all"		New regulation
45	Rural Corridor	Remove the development standards		New regulation
46	4.2.3	Amend as follows: Amend second bulleted paragrpah in first column to read as follows: <i>Upon the approval of a rezoning application, the applicable Area Plan will be amended as necessary to conform to the new zoning designation.</i>		Amendment process
46	4.2.3	Delete the entire second column the begins with <i>"Hamilton County and RPA will develop criteria for plan amendemtns using the following considerations"</i>		Amendment process

Area Plan 12				
Page	Location	Proposed Change	Common to all Plans	Category
62	Table 8	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows		Density
66	Countryside Residential	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows. Eliminate CR2.5 Place Type		Density
66	Development Standards	insert the bullet point paragraph that begins with the words "Behind said buffer" beneath the bullet point paragraph that begins with the words "For exterior street" - Changing to proper location in this section		New regulations
66	Development Standards	amend bullet point paragraph "Floodplains" by changing "two thirds" to "three fourths" and the number "67" to "75"		New regulations
	Development Standards	Amend to say that the County will adopt the same slope ordinance as the city		
67	Suburban Residential	Development Standards: Insert the words "the average" between the words "unless" and "all"		New regulations
71	Rural Corridor	Delete Development Standards		New regulations
89	Amendment Process & Plan Updates	Amend as follows: Amend the first bulleted paragraph in second column to read as follows: <i>Upon the approval of a rezoning application, the applicable Area Plan will be amended as necessary to conform to the new zoning designation.</i>		Amendment process
89	Amendment Process & Plan Updates	Delete the entire section that begins with <i>"Hamilton County and RPA will develop criteria for plan amendemtns using the following considerations"</i>		Amendment process
90-99	Table 7	Our recommendation is to either eliminate this Table entirely, or at a minimum remove the column entitled "Case Study/Example Ordinance" and Column entitled "Timing"		New regulations
82	5.12.4	Delete		New regulations

Area Plan 13				
Page	Location	Proposed Change	Common to all Plans	Category
60	Table 7	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows		Density
64	Countryside Residential	Change Countryside Residential density to 2 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if technology allows. Eliminate CR2.5 Place Type		Density
64	Development Standards	insert the bullet point paragraph that begins with the words "Behind said buffer" beneath the bullet point paragraph that begins with the words "For exterior street" - Changing to proper location in this section		New regulations
64	Development Standards	amend bullet point paragraph "Floodplains" by changing "two thirds" to "three fourths" and the number "67" to "75"		New regulations
64	Development Standards	Amend to say that the County will adopt the same slope ordinance as the city		New regulations
65	Suburban Residential	Development Standards: Insert the words "the average" between the words "unless" and "all"		New regulations
69	Rural Corridor	Delete Development Standards		New regulations
74	Policy 5.13.1	The second sentence should be deleted and replaced with the following: Developments in known flood should be required to provide engineered stormwater plans to deal with flood issues.		New regulations
75	Policy 7.13.2	Replace the first sentence with the following sentence: The lack of sewer and water infrastructure, constraints on emergency services, undulating terrain, and floodprone low lands in Area 13 make it important to insure that developments are appropriately engineered and serviced.		Overly Broad Statements
77	General	Delete the first paragraph in this section that states: "Constraints to sewer access, emergency services, and water infrastructure dictate that larger scale commercial and residential developments above base zoned A-1 density are not appropriate in Area 13 outside of existing incorporated communities, i.e. Soddy-Daisy".		Overly Broad Statements
83	Amendment Process & Plan Updates	Amend as follows: Amend the second bulleted paragraph in second column to read as follows: "Upon the approval of a rezoning application, the applicable Area Plan will be amended as necessary to conform to the new zoning designation."		Amendment process
	Amendment Process & Plan Updates	Delete the entire section that begins with "Hamilton County and RPA will develop criteria for plan amendments using the following considerations"		Amendment process
84-92	Table 7	Our recommendation is to either eliminate this Table entirely, or at a minimum remove the column entitled "Case Study/Example Ordinance" and Column entitled "Timing"		New regulations
Appendix I	1.13.2	Delete		Overly Broad Statements
Appendix I	1.13.5	Delete		Overly Broad Statements
Appendix I	4.13.4	Delete		New regulations
Appendix I	5.13.3	Delete		New regulations
Appendix I	5.13.4	The second sentence should be deleted and replaced with the following: Developments in known flood areas should be required to provide engineered stormwater plans to deal with flood issues.		New regulations
Appendix I	7.13.1	Revise to read as follows: The lack of sewer and water infrastructure, constraints on emergency services, undulating terrain, and floodprone low lands in Area 13 make it important to insure that developments are appropriately engineered and serviced.		Overly Broad Statements