

619. Planned Development Districts. The regulations established in this section for planned residential, commercial and industrial districts are intended to provide optional methods of land development which encourage imaginative solutions to environmental design problems. A planned development permits design innovation, Encourages a maximum choice of types of environment, and optional methods of land development, which encourage imaginative solutions to environmental design problems. The goal is a development plan in which buildings, land use, transportation facilities, utility systems and open spaces are integrated through overall design. The planned development permits the placement of buildings on land without adherence to conventional lot-by-lot approach common to traditional zoning. By planning the total parcel rather than the single lot, flexibility is provided in the building site, thereby permitting a mixture of housing and building types and uses as well as the grouping of units to create more useable open space for the preservation of significant natural features.

The Washington County Board of County Commissioners hereby establishes a planned residential district (PRD), planned business district (PBD), a planned manufacturing district (PMD), and a planned residential- business district (PR-BD). These districts shall be shown on the zoning map of Washington County, TN and shall be established as follows:

619.1. A request for a planned development district shall not become effective unless it is first submitted to the Washington County Planning Commission for approval or disapproval.

619.2. Following approval or disapproval by the planning commission and a public hearing as provided by law, the Washington County Board of County Commissioners may, by a favorable vote of a majority of the entire membership of said Board of Commissioners, create a planned development district as herein provided.

619.3. From and after the approval of any zone for a planned development district, it shall be unlawful to commence the filling or leveling of any land or the excavation for, or the construction of any building including accessory buildings, until such time as the owner or developer of the proposed development has submitted and received approval of a comprehensive development plan by the Washington County Planning Commission.

619.4. Uses Permitted:

619.4.1. PRD-1, PRD-2, PRD-3 Planned residential Districts: The purpose of the planned residential districts is to permit optional methods of residential development; low, medium, and high-density development. These zones would permit development to other than the traditional single lot development yet maintain the character of a neighborhood. The PRD classification may be utilized to promote flexibility in the design of a planned residential development while maintaining the current residential density and integrity of the surrounding development.

619.4.1.1. The following uses are permitted in the planned development district: Single family attached and detached dwellings, two family dwellings, multi-family dwellings, and the customary accessory structures.

619.4.1.2. Residential uses shall meet the following density standards:

619.4.1.2.1. PRD-1 2.4 dwelling units per acre.

619.4.1.2.2. PRD-2 6.5 dwelling units per acre if sanitary sewers are available.
2.4 dwelling units per acre if no sanitary sewers are available.

619.4.1.2.3. PRD-3 16 dwelling units per acre if sanitary sewers are available.
2.4 dwelling units per acre if no sanitary sewers are available.

619.4.2. Planned business district (PBD).

PBD-1 Any use permitted in the B-1 and B-2 zoning districts.

PBD-2 Any use permitted in the B-3 and B-4 zoning districts.

619.4.3. Planned manufacturing district (PMD). Any use permitted in any manufacturing district except automobile wrecking, salvage and junkyards; hazardous and non hazardous waste disposal.

619.4.3.1. Adult Oriented Establishments

619.4.3.1.1. Adult Oriented Establishments: Because adult oriented establishments have a deteriorating effect on property values, create higher crime rates in the area, create traffic congestion, and depress nearby residential neighborhoods and retail districts, these activities will only be permitted when minimum conditions are met.

619.4.3.1.2. The following minimum conditions must be complied with for a site to be approved for adult entertainment activities:

619.4.3.1.3. The site shall not be less than one thousand feet from any residentially zoned property at the time of approval for an adult entertainment activity.

619.4.3.1.4. The site shall not be less than one thousand feet from the site of any public amusement or entertainment activity, including, but not limited to, the following: arcades, motion picture theaters, bowling alleys, marinas, golf courses, playgrounds, ice skating or roller skating rinks or arenas, zoos, community centers and similar amusements offered to the general public.

619.4.3.1.5. The site shall not be less than one thousand feet from any area devoted to public recreation activity.

619.4.3.1.6. The site shall not be less than one thousand feet from any school, library, day care center, park, church, mortuary or hospital.

619.4.3.1.7. The site shall not be less than one-half mile from any other adult entertainment business site.

619.4.3.1.8. Measurement shall be made from the nearest recorded property line of the lot on which the adult oriented establishment is situated to the nearest property line or boundary of the above mentioned uses, measuring a straight line on the Washington County Zoning Map.

619.4.3.1.9. Maps showing existing land use and zoning within one-half mile of the proposed site should be submitted with an application for Use on Review approval along with site plans, surveys or other such special information as might reasonably be required by the Washington County Planning Commission for use in making a thorough evaluation of the proposal.

619.4.4. Planned residential- business district (PR-BD). Any use permitted in the R-3A residential district and any use permitted in the B-1 business districts, B-2 business districts, and golf courses. The total area of the development parcel for residential purposes including streets, parking and open space shall not be less than 50 percent of the total development, area excluding open spaces between the boundaries of the tract as outlined in Section 619.5.1 of this Resolution.

619.4.5. Mobile home parks are not permitted in the planned residential-business district (PR-BD).

619.5. Area Regulations:

619.5.1. The open spaces between the boundaries of the tract and proposed buildings or structures shall not be less than twenty-five (25) feet in depth, shall not be used for any purpose whatsoever except as an open area in which walks and driveways may be permitted for ingress and egress directly to the premises, and for rights-of-way for utilities and drainage channels, and shall be developed and maintained as landscaped area.

619.5.2. Residential uses shall meet the density standards as provided in the R-3A (High Density) Residential District.

619.5.3. In order to allow flexibility in design there shall be no requirement for a front, rear, or side yard except as provided in Section 619.5.1. However, the planning commission may require the comprehensive development plan to show additional front, rear and side yards in order to protect the health, safety and welfare of the residents of Washington County.

619.5.4. No commercial or industrial structure shall exceed 35% of the total lot area.

619.6. General Requirements:

619.6.1. The comprehensive development plan shall be prepared by an architect, engineer, surveyor or contractor licensed by the State of Tennessee.

619.6.2. A planned development applicant may elect to develop the site in successive stages. The stages and expected development periods shall be shown on the comprehensive development plan.

619.6.3. Any changes to the approved comprehensive development plan shall be resubmitted to and approved by the planning commission.

619.6.4. Building, grading permits. These permits shall not be issued until after approval of the comprehensive development plan by the planning commission. The building official, however, shall revoke any permit issued in reliance on said plans at such time as it becomes obvious that the project is not in compliance with the approved plan.

619.6.5. Following the completion of any stage of development as shown on the comprehensive development plan, the builder or developer may make application to the zoning administrator for a certificate of occupancy; however, no building or structure or use for which a zoning compliance permit has been issued shall be used or occupied until the zoning administrator, after final inspection, issues a certificate of occupancy indicating his opinion that all provisions of the comprehensive development have been complied with. A certificate of occupancy shall not be issued until all conditions of the staged comprehensive development plan are met.

619.6.6. Time limitations. Any approved comprehensive development plan or any building permit issued in reliance thereon shall expire after a period of twelve months from and after its approval, if it is not in compliance with the development plan. The development plan or permit may be extended for a period of one year by the zoning administrator for good cause shown.

619.6.7. Signs. The use of signs or similar devices for the purpose of advertisement or identification within the planned development area, exclusive of governmental signs, intended to:

619.6.8.1. Residence "For Sale Signs." One sign not exceeding four (4) square feet in area may be erected and maintained on each lot or parcel of real property located in any (PRD) to advertise the leasing, rental or sale of said lot or parcel of real property.

Residential signs identifying the development may be permitted at or near the entrance to

the development provided the design, scale, material and location are in harmony with and complimentary to the overall development.

619.6.8.2. Construction signs - nonresidential. A sign not more than thirty-six (36) square feet in area and not illuminated will be permitted on premises and must be removed immediately upon completion of the building or project.

619.6.8.3. Identification signs - no residential. Signs in the PBD and PMD districts will be permitted provided that the design, scale, material, and location thereof is in harmony with and complimentary to the overall development; such signs may also be illuminated provided that they shall be properly shaded so that the source of light will not be visible.

619.6.8. Off-Street Automobile Parking. Off-street parking for any planned development district shall meet the requirements as specified in Section 502 of this Resolution.

619.7. Comprehensive Development Plan. In accordance with Section 619.3 a comprehensive development plan shall be submitted to and approved by the appropriate regional planning commission for any PRD district, PBD district, PMD district, and PR-BD district prior to the issuance of any building permit by the zoning administrator. The comprehensive development plan shall comply with the following requirements.

619.7.1. A survey and description of the planned district and proof of ownership of the land included in the district.

619.7.2. A site plan showing existing significant features, including trees, buildings, streets, utility lines, easements, rights-of-way, existing land use and contours at vertical intervals of not more than five feet.

619.7.3. Proposed traffic circulation and access plans, parking areas and pedestrian walks.

619.7.4. Landscaping in accordance with Appendix A, *Landscape Manual*.

619.7.5. Proposed construction sequence for buildings, landscaping and other uses.

619.7.6. Proposed building elevations, materials and dimensions.

619.7.7. Plans for sewers, water, fire hydrants and drainage facilities.

619.7.8. Such other information as may be required by the planning commission.