

ATTACHMENT

Proposed Changes to Articles 17, 19 and 23-Williamson County Zoning Ordinance regarding the Elimination of the Roadway Capacity Adjustment (Traffic Sheds), and relocation provisions related to Traffic Studies.

Delete the contents of Article 19: Road Capacity Adjustment in its entirety and replace with “Article 19: Reserved”.

Amend Article 23: Section 23.04: Definitions to delete the definition of Traffic Shed.

Remove references to Article 19 and Traffic Shed throughout the entirety of Zoning Ordinance as they may appear.

Correct references to Traffic Studies throughout the entirety of Zoning Ordinance as they may appear.

Add a new Section 17.13: Traffic Studies

Section 17:13: Traffic Studies

(A) EXEMPTIONS

The following use types in Tables 11.01-1 and 11.01-2: Table of Allowed Uses shall be exempt from the provisions of this Section:

- (1) Agricultural;
- (2) Single-family dwellings on parcels of record;
- (3) Mobile homes
- (4) Institutional single-family homes (1-8 residents)
- (5) Traditional subdivisions – minor;
- (6) All residential use types generating 0.2 peak hour trips or less per acre; and
- (7) All nonresidential use types generating 10 peak hour trips or less per acre.

(B) TRAFFIC STUDY REQUIREMENT

Except where otherwise exempted in Section 17:13(A) above, a Traffic Study must be conducted in accordance with the County’s Traffic Study Guidelines for all development of land in the unincorporated County. The general procedure for such studies is as follows:

- (1) Prior to commencement of a traffic study, the County’s traffic engineering consultant will provide the applicant with a scope of work outlining the study area as well as the specific methodology to be utilized in the study;
- (2) The applicant shall conduct the study in accordance with the scope of work and shall submit said study to the County a minimum of 14 days prior to the submittal deadline for the development project that is subject to the study;

- (3) The County's traffic engineering consultant will review the study and will provide a letter summarizing the consultant's findings and outlining recommended improvements that the developer will be required to make in order to mitigate traffic impacts that will be generated by the proposed development; and
- (4) The recommendations of the County's traffic engineering consultant will be incorporated into the conditions of approval for the development that was subject to the study.

(C) ROADWAY IMPROVEMENTS

- (1) No developer-implemented improvements within the right-of-way shall occur unless such improvements are approved by the Highway Superintendent, the Williamson County Highway Commission, or the Tennessee Department of Transportation, as applicable. Written notice of this approval shall be received by the Planning Department staff prior to consideration of the development proposal by the Planning Commission.
- (2) Right-of-way acquisition, construction easement acquisition and/or utility relocation necessary for implementing the roadway improvements shall be the responsibility, and at the expense, of the developer.
- (3) Developer-implemented roadway improvements shall be constructed in accordance with the phasing recommended by the County's traffic engineering consultant.
- (4) If right-of-way has been obtained for roadway improvements that would provide additional capacity, and if the County determines that public funds have been committed that would provide for the completion of these roadway improvements prior to the completion of the proposed development, then this additional capacity may be factored into the findings of the traffic study.