

Proposed Change	Area Plan and Location	Reason for Change
Change Countryside Residential density to 1.5 du/acre if on septic, 3 du/acre if on sewers or decentralized sewer systems or if new approved technology allows (make change in all appropriate areas of all plans)	All Plans	Reducing permitted density in areas where septic systems are used will apply to the majority of the unincorporated county. Allowing up to 3 homes/acre where there is sewer coverage, decentralized systems or another approved technology will allow for future growth.
Countryside Residential - Development Standards: amend bullet point paragraph "Floodplains" by changing "two thirds" to "three fourths" and the number "67" to "75"	All Plans	Reduce development in floodplains by 25% is reasonable.
Suburban Residential Development Standards - Sidewalks to be required unless <u>average</u> lot size is 1 acre or above.	All Plans	Reasonable to require sidewalks in subdivisions where the average lot size is 1 acre or less.
Rural Corridor Place Type - Remove Development Standards requiring 30' wide planted landscape buffer and require 50' setback for houses on principal and minor arterial roads.	All Plans	The Countryside Residential Place Type already requires a 30' wide planted landscape buffer. Requiring a 50' setback is excessive except on principal and minor arterial roads.
Plan Amendment Process - Change the Plan amendment cadence to allow amendments for one side of the river every other month, the other side of the river every other month (make change in all appropriate areas of all plans).	All Plans	Allowing plan amendments (needed only where a rezoning is requested that is inconsistent with the Plan) 6 times per year for areas on each side of the river is a reasonable compromise.
Remove all Appendices except for Chamber letter	All Plans	The RPA has already agreed to remove all Appendices except for the letter from the Chamber of Commerce. The Appendices add nothing substantive to the Plan.
Plan Amendment Process and Updates Section: Delete the entire section that begins with "Hamilton County and RPA will develop criteria for plan amendments using the following considerations"	All Plans	This section allows the County and the RPA to add requirements for Plan amendments after the Plan is adopted.
Implementation Matrix - Delete "Case Study /Example Ordinance Column"	All Plans	This column contains references to the rules, regulations and laws of other cities, counties, states, government departments, etc. Without specifying what is meaningful about the referenced documents, this simply adds confusion to the Plan.
Page 19 - Remove the bullet point: Require Geo-technical, Environmental, Traffic, and Stormwater reports for new development	Area 7	Current regulations contain specific requirements regarding reports required for new development. The Plan should not have this undefined reference to generic report requirements that can be interpreted to add new reports to the process.
Page 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>	Area 7	This statement can be read to permit rezonings only in certain incorporated areas and not in unincorporated areas.
Page 82 - Centers -Remove first sentence of first bulleted paragraph: The majority of future development in Area 7 should be located within the incorporated town boundaries of Signal Mountain and Town of Walden.	Area 7	This statement can be read to permit development only in certain incorporated areas and not in unincorporated areas.
Page 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>	Area 8	This broad statement is not necessary and density should be governed by the Place Type for this Area, with any topographical/flood related constraints to be handled through the engineering requirements currently in place.
Delete CR 2.5 Place Type	Area 8 and 9	Not needed based on changes above for CR density. The CR 2.5 areas should be converted to CR if sewer is not available or to SR if sewer is available.
Page 31 - Second Paragraph: Remove second sentence - "These constraints dictate that residential and commercial densities should remain low".	Area 9	This statement can be read to require less density than permitted by the Place Types.
Page 35 - Item 2: delete this phrase in Item 2: "Further road congestion must be avoided and necessary infrastructure improvements will be required to support new development."	Area 9	This statement can be read broadly to prohibit development based on any increase to road congestion or a lack of desired infrastructure improvements. New developments should be evaluated based on engineering studies required by current regulations.
Page 35 - Item 3: Delete this sentence: "Prohibiting development in the floodplain ensures necessary storage of floodwaters."	Area 9	Development in the floodplain is not prohibited under current regulations and the Area Plans should not supersede existing law/regulations.
Page 35 - Item 4: Delete this sentence - "The predominant development pattern of single family residential on larger lots will be maintained".	Area 9	Development should be based on the lot sizes and density allowed under zoning and the Area Plan (Place Types). This statement can be read to require "large lots", an undefined concept.
Page 37 - 4.2: in first sentence - remove the words "subdivision plat approvals."	Area 9	The Plan should not apply to subdivision plat approvals. Plat approvals are governed by the subdivision regulations. In the resolutions proposed at the June Commission meeting, the RPA proposed an amendment to the Plans that relates to this.
Page 74 - Policy 15.3.1: Delete phrase "or be required to pay for regional solutions".	Area 13	The Plan should not introduce a requirement that developers pay for regional solutions for flood issues.
Page 74 - Policy 7.13.1: 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.	Area 13	This sentence, as proposed, requires development to "remain at rural densities". The density should be governed by the Place type requirements and existing zoning.
Page 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".	Area 13	This statement can be read to permit rezonings only in certain incorporated areas and not in unincorporated areas outside of Soddy Daisy.