

TN Zoning Details

SEC 3.4 TRADITIONAL NEIGHBORHOOD DISTRICT

3.4.1 INTENT. The intent of the Traditional Neighborhood District is to accommodate existing medium- to high-density residential neighborhoods and provide opportunities for new single- and multi-family residential. A range of housing types is permitted with density based on characteristics of the site and compatibility with surrounding uses. A limited number of support uses and low-impact non-residential uses are permitted.

3.4.2 MINIMUM LOT REGULATIONS

A. Commercial Building

1. Minimum Lot Size: 10,000 square feet
2. Minimum Lot Width at Building Line: 100 feet
3. Minimum Public Street Frontage: 60 feet
4. Direct access to public water and sewer is required.

B. Multi-Family Residential and/or Mixed-Use Building

1. Minimum Lot Size: 10,000 square feet minimum, plus 4,000 square feet for each additional residential unit
2. Minimum Lot Width at Building Line: 100 feet
3. Minimum Public Street Frontage: 60 feet
4. Direct access or access through common area to public water and sewer is required.

C. One-family Dwelling

1. Lots within ¼ mile of any Suburban Neighborhood Zoning District, shall be a minimum of 9,000 square feet and have a minimum of 60 feet of lot width at the building line in order to provide for edge transition. Exception: where the subject property is separated from the Suburban Neighborhood Zoning District by floodplain, a highway or interstate, or other similar factors, and where future public street access or developed common area connecting the two areas is not physically feasible, this regulation may be waived by the approving authority.
2. Minimum Lot Size: 6,000 square feet
3. Minimum Lot Width at Building Line: 50 feet
4. Minimum Public Street Frontage: 20 feet
5. Direct access to public water and sewer is required.

D. Two-family Dwelling

1. Minimum Lot Size: 9,000 square feet
2. Minimum Lot Width at Building Line: 75 feet
3. Minimum Public Street Frontage: 40 feet
4. Direct access to public water and sewer is required.

3.4.3 PERMITTED DEVELOPMENT AND APPROVAL TYPE REQUIRED:

Development	Administrative Development Approval	Administrative Development Approval with Additional Criteria	Quasi-Judicial Special Use Permit	Legislative Conditional Zoning
Accessory Structures and Uses				
Accessory Dwelling Unit		●		
Building (storage, workshop, garage, greenhouse, etc.)	●			
Carport	●			
Cemetery		●		
Child Care		●		
Deck / Patio	●			
Dog Park		●		
Fences and Walls	●			
Gazebo	●			
Hayfield		●		
Home Occupation		●		
Park	●			
Parking Lot		●		
Parish	●			
Playground	●			
Pond		●		
Reforestation		●		
Swimming Pool		●		
Temporary Health Care Structures		●		
Timbering		●		
Utility Station		●		
Development	Administrative Development Approval	Administrative Development Approval with Additional Criteria	Quasi-Judicial Special Use Permit	Legislative Conditional Zoning
Principal Structures and Uses				
Bed and Breakfast Home (8 guest rooms or less)				●
Expansion of Existing Building	●			
Existing Commercial Building for Religious Institution Use	●			
Existing Commercial Building for Cultural Facility	●			
Existing Commercial Building for Governmental Agency	●			
Existing Commercial Building for Recreational Facility, Indoor	●			

Development	Administrative Development Approval	Administrative Development Approval with Additional Criteria	Quasi-Judicial Special Use Permit	Legislative Conditional Zoning
Principal Structures and Uses (Continued)				
Existing Commercial Building for Public or Private School Use	●			
Conversion of existing building(s) to multifamily residential where the previous use was not multifamily (10 new residential units or less)	●			
Conversion of existing building(s) to multifamily residential where the previous use was not multifamily (more than 10 new residential units)				●
Hayfield		●		
One-family, and up to Four-Family Dwelling structure	●			
Park, Public	●			
Pond		●		
Reforestation		●		
Replacing a Manufactured Home		●		
Special Event		●		
Stable		●		
Temporary Use		●		
Timbering		●		
Utility Station		●		
Development	Administrative Development Approval	Administrative Development Approval with Additional Criteria	Quasi-Judicial Special Use Permit	Legislative Conditional Zoning
New Development				
Construction of new commercial building for religious institution	●			
Construction of new commercial building for school	●			
Construction of new Multifamily Development (up to 10 units)	●			
Construction of new Multifamily Development (more than 10 units)				●
Construction of new One-Family and up to Four-Family Dwelling(s) Development (up to 10 units)	●			
Construction of new One-Family and up to Four-Family Dwelling(s) Development (more than 10 units)				●
Construction of new public street - 100 linear feet or less		●		

Development	Administrative Development Approval	Administrative Development Approval with Additional Criteria	Quasi- Judicial Special Use Permit	Legislative Conditional Zoning
New Development (Continued)				
Construction of new public street - more than 100 linear feet				
Construction of new Recreational Facility, indoor, Private				
Construction of new Recreational Facility, outdoor, Private				
Planned Development - Traditional Neighborhood				