

DRAFT

RESOLUTION 2023-601

A RESOLUTION OF THE TOWN OF WALDEN, TENNESSEE GRANTING A SPECIAL USE PERMIT TO WALDENS RIDGE UTILITY DISTRICT IN ACCORDANCE WITH ZONING ORDINANCE SECTION 8.01

WHEREAS, Walden's Ridge Utility District has requested a special use permit for an emergency pump station at the property located at 505 Miles Road (Hamilton County Tax Map 098K A 009) in accordance with Walden Zoning Ordinance Section 8.01; and

WHEREAS, the special use permit application included a request to subdivide the property into two lots of approximately 0.5 acres and 1.5 acres, below the minimum required lot size of 20 acres in the A-1 Agricultural zone, but in accordance with Walden Zoning Ordinance Section 8.02, which states, "In granting the Special Permit, the Board of Mayor and Aldermen may, in addition to granting uses detailed in this Ordinance, allow exceptions in minimum site area (lot) requirements."

WHEREAS, the Zoning Ordinance requires that "[t]he Board shall determine that the proposed use will not be in conflict with the adopted plans of the Town of Walden and shall generally consider (i) the effect the proposed use will have on adjacent property; (ii) the public health, safety, morals and general welfare; and (iii) the need for such development"; and

WHEREAS, the Walden Planning Commission, at their regular meeting on September 28, 2023, reviewed the application, found it to be consistent with the adopted plans of the Town of Walden, and has recommended approval of both the special use permit and the request to allow the property to be subdivided into lots of approximately 0.5 acres and 1.5 acres; and

WHEREAS, upon the recommendation of the staff planner from the Southeast Tennessee Development District that the proposed use is appropriate, and upon the Board finding that the proposed use will not be in conflict with the adopted plans of the Town of Walden generally considering (i) the effect the proposed use will have on adjacent property; (ii) the public health, safety, morals and general welfare; and (iii) the need for such development; therefore

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WALDEN, TENNESSEE, as follows:

1. That there be and is hereby granted a Special Use Permit for the construction of an emergency pump station as requested on the property located at 505 Miles Road (Hamilton County Tax Map 098K A 009).
2. That there is hereby granted an exception to the minimum lot size required by the A-1 Agricultural zone for the property at 505 Miles Road (Hamilton County Tax Map 098K A 009), and upon the submission of a plat meeting the specifications of the Walden Subdivision Regulations, the property may be subdivided into two lots of approximately 0.5 and 1.5 acres, in accordance with Section 8.02 of the Walden Zoning Ordinance.

10/17/23

YEA:

NAY:

Mayor

Town Recorder