

SECTION 231**SRA****SINKHOLE RETENTION AREA****SECTION 231.1 GENERAL DESCRIPTION**

The SRA District is intended to regulate the use of lands considered vital to the natural drainage system of the city. The regulations set forth in this section shall apply to those areas of Cookeville designated as sinkhole retention areas.

The SRA District is an overlay district and may be located within the limits of any other zoning district. This district will not change the original zoning of the affected properties, but rather will add restrictions and limitations designed to prevent the malfunction of sinkholes and natural drainage ways.

SECTION 231.2 PERMITTED USES AND STRUCTURES

The following uses are permitted within and identified sinkhole retention areas:

- 231.2A Within zoning districts permitting residential uses such as lawns, gardens, parking areas, and open space or landscaped areas
- 231.2B Within zoning districts permitting commercial and industrial uses such as loading areas, parking areas, and open space or landscaped areas
- 231.2C Private and public recreation uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails
- 231.2D Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming and wild crop harvesting
- 231.2E Any use which the Building Official determines to be compatible with the intent of this district

SECTION 231.3 USES PERMITTED BY SPECIAL REVIEW

Uses and structures permitted in the underlying zone may be permitted in sinkhole retention area only upon application to the Planning Commission and subject to the following conditions:

- 231.3A The applicant shall submit to the Planning Commission evidence that the proposed use can be protected from inundation by retaining wall, levee, or other means without undue interference either with the flow of any watercourse or with any necessary retention basin.

- 231.3B Upon consideration of said evidence by the Planning Commission, the applicant may be granted a permit with protective measures stipulated as being conditional to approval of the permit
- 231.3C No building permit and no use and occupancy permits shall be issued until and unless the above conditions have been met to the satisfaction of the Building Official
- 231.3D All subdivision proposals and other new development plans are required to record the boundaries of the SRA District. This boundary may differ from the established SRA only on approval noted on said plat or plans.

SECTION 231.4 PROHIBITED USES AND STRUCTURES

- 231.4A Any use which is not specifically permitted above or permitted by special review and contractual agreement with the City of Cookeville as prescribed below.
- 231.4B Any excavation or placing of fill material except by special review and contractual agreement with the City of Cookeville as prescribed below.

SECTION 231.5 STANDARDS FOR REVIEW

In all areas designated SRA where a use is proposed that is not specifically permitted, review by the Planning Commission will include a site plan showing all of the following items:

- 231.5A Scale not less than 1 inch = 100 feet
- 231.5B Two foot contour intervals
- 231.5C Location of sinkholes
- 231.5D Location of natural and man-made drainage ways
- 231.5E Zoning of adjacent properties
- 231.5F Any other features deemed appropriate by the Building Official

SECTION 231.6 CONFLICT WITH OTHER PROVISIONS

- 231.6A The requirements of the SRA District are additional to those contained in the basic underlying zoning districts.
- 231.6B Where any conflicts exist between the provisions of this Section and any other provisions of this Zoning Code or any other ordinance, code, law, rule, regulation or policy of the City of Cookeville, these provisions shall not be construed as permitting any land use which is prohibited or permitted only as a special exception within the basic zoning district.

SECTION 231.7 INTERPRETATION OF DISTRICT BOUNDARIES

Where interpretation is needed as to the exact location of any boundaries relating to the SRA District, the Building Official shall make the necessary interpretation.