

**SECTION 232A****RAO****REDEVELOPMENT AREA OVERLAY DISTRICT  
(As amended by Ordinance No. O19-09-13)****SECTION 232A.1 GENERAL DESCRIPTION**

The RAO, Redevelopment Area Overlay, District is intended to encourage and incentivize new, converted or renovated residential or mixed use development to advance the goals, objectives and policies of the City of Cookeville as specified in the Cookeville 2030 Plan, or the most recently adopted future land use plan. It has a primary purpose of providing a mechanism for the redevelopment, revitalization, rehabilitation, and general improvement of areas within the City of Cookeville as identified within the Cookeville 2030 Plan, or the most recently adopted future land use plan, as being in need of such action or other areas within the city as may be determined to be in need of such action.

As a means of providing incentives for redevelopment in RAO Districts the Planning Commission and City Council may waive or modify minimum development requirements as specified in this Section.

**SECTION 232A.2 PROCEDURE FOR THE ESTABLISHMENT OF RAO DISTRICT**

The RAO District is an overlay zone that may be superimposed in addition to existing zoning classifications provided the provisions of Section 233.10 of this Zoning Code and the provisions contained in this Section are complied with.

**SECTION 232A.3 CRITERIA FOR RAO DISTRICT**

To qualify for RAO District overlay zoning the Planning Commission and City Council shall determine that the following criteria are met:

232A.3A The area proposed for RAO overlay zoning is within an area identified in the Cookeville 2030 Plan as being in need redevelopment/revitalization or is within another area in the city determined to be in need of such action. If an area has not been identified in the Cookeville 2030 Plan, or the most recently adopted future land use plan, the Planning Commission and City Council shall determine whether significant public benefit will result from the creation of an RAO district based on one (1) or more of the following criteria:

1. Removal of dilapidated or condemned structures
2. Restoration of deteriorated structures
3. Removal of nonconforming uses
4. Restoration of brownfield area
5. Restoration or preservation of environmentally sensitive area

232A.3B The structures within the proposed RAO District are predominantly in need of rehabilitation or redevelopment

232A.3C The creation of the RAO District will not cause undue traffic nor overburden the city's community facilities (water, sewer, solid waste, etc.)

232A.3D The area proposed for RAO zoning shall be in one (1) ownership, or, if in several ownerships, the proposal shall be filed jointly by all owners of the property included in the development plan

232A.3E The site shall be of a configuration suitable for the proposed redevelopment

**SECTION 232A.4 USES PERMITTED**

The uses permitted in the underlying zoning district shall be permitted in the RAO District

**SECTION 232A.5 MINIMUM SIZE**

To qualify for RAO zoning the site shall contain a minimum of one (1) acre when located within an area identified in the Cookeville 2030 Plan as being in need of revitalization/redevelopment and shall contain a minimum of two (2) acres when not located in such an area. An area of less than the minimum size may be considered if, due to the number of dilapidated or condemned structures or other factors, it can be demonstrated that significant public benefit can be achieved. The minimum size may also be waived when the proposed RAO zoning is an extension of an existing RAO District.

**SECTION 232A.6 MAXIMUM DENSITY**

The overall density for single-family, duplex, townhouse and condominium developments shall not exceed twenty (20) dwelling units per acre. For multi-family developments the overall density shall not exceed the density specified in the underlying zoning.

**SECTION 232A.7 MINIMUM YARD REQUIREMENTS**

The setback, lot size, lot coverage and yard requirements shall be established for each individual project by the Planning Commission. In establishing these requirements the Planning Commission shall consider such factors as the proposed intensity of the project and the existing character of the neighborhood.

**SECTION 232A.8 MINIMUM PARKING REQUIREMENTS**

The off-street parking requirements of Section 205 of this Zoning Code shall apply; however, they may be modified by the Planning Commission.

**ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED.**

**SECTION 232A.9 ACCESS AND CURB CUTS**

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

**SECTION 232A.10 LIMITATIONS ON SIGNS**

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

**SECTION 232A.11 EROSION AND STORM WATER MANAGEMENT**

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

**SECTION 232A.12 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS**

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply; however, they may be modified by the Planning Commission.

**SECTION 232A.13 SIDEWALK REQUIREMENTS**

The sidewalk requirements of Section 209 of this Zoning Code shall apply; however, they may be modified by the Planning Commission.

**SECTION 232.14 ARCHITECTURAL STANDARDS**

The architectural design requirements of Section 208A of this Zoning Code shall apply. The use of brick, stone, stucco or wood shake for the front facades of structures and the use of wood, wood shake or fiber-cement siding for the balance of structures is recommended.

**SECTION 232A.15 PROCESS FOR APPROVAL**

The following process shall be adhered to for the approval of RAO zoning:

**232A.15A Preliminary Consultation**

The property owner and/or developer shall meet with the Director of the Planning Department and/or the City Manager to determine whether the property proposed for RAO zoning would be appropriate.

**232A.15B Submittal of Request for Overlay Zoning and Written Statement**

The property owner and/or developer shall submit a request for overlay zoning and a written statement to the Planning Department. The written statement shall, at a minimum, include the following:

1. The statement shall specify in detail what objectives of the Cookeville 2030 Plan would be met and what public benefits would be achieved as a result of the planned development.
2. Existing land use and structure survey indicating the condition of the structure(s) within the area proposed for RAO zoning. Photographs illustrating existing conditions and the structure(s) to be removed shall also be submitted.
3. Types of proposed structures and improvements as a means of explaining the general character of the proposed redevelopment project.
4. Expected Development Schedule consisting of a timeline indicating when construction will begin, the removal of existing structures, and the rate of development. If the project will involve stages, then the approximate starting dates for each stage and the rate of development for each stage shall be indicated.

232A.15C Submittal of Preliminary RAO Concept Plan

1. The property owner and/or developer shall submit a Preliminary RAO Concept Plan that shall include site, floor and elevation plans to the Planning Department. The plans shall, at a minimum, depict the following:
  - a. Site plans shall depict information as required in Section 233.5A of this Zoning Code
  - b. Floor plans shall depict the layout of each floor of the proposed structure(s)
  - c. Elevation plans shall consists of scaled architectural drawings of the building elevations for all sides of all structures with materials identified for walls, roofs, trim and windows. The drawings shall be of sufficient detail to explain the type and, if applicable, color of proposed exterior finishes.
2. Two (2) copies of the Preliminary RAO Concept Plan must be submitted to the Planning Department, along with a fee of \$200.00. The Preliminary RAO Plan will not be accepted for consideration until all information described above has been submitted. The Preliminary RAO Plan will be taken for a minimum one-month study period for Planning Staff review for compliance with the provisions and requirements of this Zoning Code.

232A.15D Planning Commission Review

1. The Director of the Planning Department shall submit the overlay zoning request, written statement and required plans to the Planning Commission for its review and recommendation.
2. The Planning Commission shall hold a Public Hearing and consider action on the Preliminary RAO Concept Plan within sixty (60) days of formal acceptance of the application and plan for study. The Secretary of the Planning Commission will advertise by means of a legal notice, the date, time, and place of the meeting at which the Planning Commission will hold a Public Hearing and consider approval of the Preliminary RAO Plan.
3. The Planning Commission shall submit the overlay zoning application and the Preliminary RAO Concept Plan to the City Council, with its recommendations as to approval, modifications, denial and/or special conditions and safeguards.

## 232A.15E City Council Approval

Upon receipt of the Preliminary RAO Concept Plan and the Planning Commission's recommendations, the City Council will set a date for the Public Hearing. After holding the Public Hearing and reviewing the Preliminary RAO Plan, the application for overlay zoning and the Planning Commission's recommendations, the City Council will consider enactment of the overlay zoning ordinance for the site of the proposed RAO.

## 232A.15F Expiration of Preliminary RAO Concept Plan

Approval of the Preliminary RAO Concept Plan will expire six (6) months after the effective date of the overlay zoning action of the City Council, if no Final RAO Plan has been submitted to and approved by the Planning Commission. Extensions, totaling no more than eighteen (18) months after the effective date of overlay zoning action by the City Council, may be granted by the Planning Commission upon written request by the developer, stating the reasons for needing the extension.

## 232A.15G Submission of Final RAO Plan and Preliminary Subdivision Plat

1. The final RAO Plan shall be submitted to the Planning Department, along with a fee of \$100.00. In developments involving the proposed transfer of land within the RAO, a Preliminary Subdivision Plat will be required with the submission of the Final RAO Plan, which will be reviewed by the Planning Commission for compliance with the Preliminary RAO Concept Plan and with the requirements of this Zoning Code. The Preliminary Subdivision Plat must conform to the requirements of the Subdivision Regulations.
2. The Final RAO Plan shall substantially conform to the Preliminary RAO Concept Plan, and will be submitted for the entire RAO. The addition of any use not approved in the Preliminary RAO Concept Plan, any increases in the number of dwelling units, or other substantial changes as determined by the Director of the Planning Department shall require the submittal of an amended Preliminary RAO Concept Plan which shall be approved by the Planning Commission and City Council.
3. The developer may choose to construct the RAO in stages or sections, each of which must be clearly identified on the Final RAO Plan.
4. The Planning Commission's approval of the Final RAO Plan and Preliminary Subdivision Plat is required before construction can begin. After receiving approval of the Final RAO Plan from the Planning Commission, the Final RAO Plan must be registered in the Office of the Putnam County Register.
5. The Final RAO Plan must include the following information:
  - a. Engineering drawings and maps drawn at a scale of not more than one (1) inch = fifty (50) feet.
  - b. Finished topography of the site, with contours of not more than five (5) foot vertical intervals.
  - c. Circulation diagram(s) indicating movement of vehicles, goods and pedestrians within the RAO area, and to and from existing thoroughfares. The following should also be included with the circulation plan:

- 1) Street and sidewalk layout.
  - 2) Street widths of pavement and right-of-way.
  - 3) Street cross-sections.
  - 4) Any proposed special engineering features and/or traffic regulation devices.
- d. Off-street parking and loading plan, with ground coverage of parking areas indicated.
  - e. Areas to be conveyed, dedicated, or reserved for parks, parkways, and other public or semi-public open space uses and including any improvements which are to be deeded as part of a common use area.
  - f. Each building site and common open area, including the location, height and bulk of all buildings and structures, landscaping and other improvements. Also, the type, use and number of units for each structure, and elevation and perspective drawings of structures.
  - g. Floor plan of each structure to be built.
  - h. Proposed utilities including sewers, both sanitary and storm, gas lines, water lines, and electric lines showing connections to existing systems, and easements for such and the location of fire hydrants.
  - i. Location, function and ownership of all open spaces, except those open spaces included in fee-simple lots.
  - j. Final drafts of all proposed covenants and grants of easement, particularly those pertaining to common open space.
  - k. Computations of coverage by all buildings, structures, recreational facilities and parking lots within the RAO.
  - l. Development Schedule consisting of a timeline indicating when construction will begin, the removal of existing structures, and the rate of development. If the project will involve stages, then the approximate starting dates for each stage and the rate of development for each stage shall be indicated.

232A.15H Modifications to Final RAO Plan

Minor modifications to the Final RAO Plan may be submitted to the Planning Department for review and approval. If the Planning Department determines that the modification is substantially different from the Preliminary RAO Plan and/or involves a change in the intent of the character of the RAO, then the modification shall be considered an amendment and will be forwarded to the Planning Commission for approval, at which time a Public Hearing will be held. The addition of any use not approved in the Final RAO Plan as well as any increases in the number of dwelling units shall be considered amendments requiring the approval of the Planning Commission.

232A.15H Issuance of Building Permits

No building permits may be issued and no final plat may be approved on land within the RAO site until the Planning Commission has approved the Final RAO Plan.

232A.15I Submittal of Final Subdivision Plat

1. In developments involving the transfer of land within the RAO, a Final Subdivision Plat, conforming to the Cookeville Subdivision Regulations, must be submitted to the Planning Commission for review and approval by one of the following methods:
  - a. After completion of construction of all streets, utilities, and any other areas, buildings or structures to be dedicated to a public agency; or
  - b. After submitting a Financial Guarantee, in an amount to be determined by the Planning Commission, to cover the cost of construction of any and all improvements to be dedicated to a public agency, such as streets and utilities.
2. The Final Subdivision Plat must be recorded in the Office of the Putnam County Register, before transfer of ownership of units in the RAO.
3. Final Plat Is a Part of the Zoning Code  
When a Final Subdivision Plat is approved by the Planning Commission as a part of a Planned Residential Development then said plat shall become of a part of this Zoning Code.

232A.15J RAO Overlay Zoning Null and Void When Final RAO Plan Is Not Submitted

When a Final RAO Plan is not submitted to and approved by the Planning Commission within eighteen (18) months after the effective date of the overlay zoning action of the City Council, said overlay zoning action shall be null and void.

232A.15K Final RAO Plan Is a Part of the Zoning Code

When a Final RAO Plan is approved by the Planning Commission as a part of a Redevelopment Area Overlay then said Plan shall become of a part of this Zoning Code.

232A.15L Certificate of Occupancy

No Certificate of Occupancy shall be issued until all requirements specified in the Final RAO plan have been completed.