

CHAPTER 11: SITE PLAN REVIEW/APPROVAL

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§ 14-1101 DEFINITIONS.

As used in this chapter:

ARTERIAL, COLLECTOR, or LOCAL STREET. As identified on the City of Crossville's Major Thoroughfare Plan.

CLUSTER HOUSING. Three or more single-family residential structures per lot or per acre, whichever is smaller.

COMMERCIAL DEVELOPMENT. Any new or remodeled development (that includes changes to the existing building footprint) designed, constructed, or intended for commercial use, including but not limited to: retail, restaurant, residential rental homes/apartments (multi-family structures or cluster housing), gas stations, convenience stores, office space, medical centers, malls, or other intended use with the purpose of generating profit.

COMMON GROUND/OPEN SPACE. An area designated for use of all residents located in a multi-family or cluster housing single-family development, for the use of but not limited to: recreation, playgrounds, picnic areas/shelters, or postal delivery areas.

DRIVEWAY/PRIVATE ROAD. The designated ingress/egress within the development.

HYDROLOGIC FEATURE: Any physical characteristic of a landscape that significantly impacts the movement and distribution of water, such as rivers, lakes, streams, wetlands, natural, manufactured, or created ditches, drains, or aquifers and any buffers associated there with.

EASEMENTS. The granting of nonpossessory property for the interest of the easement holder to use the land designated for the purpose of installation or maintenance of infrastructure including but not limited to: water, sewer, natural gas, electric, cable, phone, or internet.

INDUSTRIAL DEVELOPMENT. Any new or remodeled development (that includes changes to the existing building footprint) designed, constructed, or intended for industrial use, including but not limited to: processing, manufacturing, assembly, storage, warehousing, or redistribution.

SIGN. Any structure or part thereof which is used to announce, direct attention to, or advertise the name, intent, use, or concept of the development. (Any sign must meet the requirements established in the City of Crossville's Sign Ordinance: Title 14 Chapter 5.)

SITE PLAN. A document or documents 24"x36" in size presented to the City of Crossville Planning Department for review and submittal to the Crossville Regional Planning Commission. This document must be created by a licensed surveyor, engineer, architect, or someone approved by the City Planning Staff. It must include all required information as listed in this chapter.

STORMWATER STRUCTURE. Any permanent structure constructed for the purpose of controlling stormwater runoff on the property, including but not limited to: detention ponds, rain gardens, infiltration areas, or diversion ditches.

STRUCTURE. Any constructed or erected material or combination of materials, requiring space, including but not limited to: buildings, stadiums, towers, sheds, storage buildings, swimming pools, fences, or signs.

(Ord. 1666, passed 4-21-2022)

§ 14-1102 APPLICABILITY.

Site plans will be required for all commercial (including multi-family/cluster housing) and industrial developments.

(Ord. 1666, passed 4-21-2022)

§ 14-1103 SITE PLAN REQUIREMENTS.

Site plans must be submitted to Planning Staff for review and submittal to the Crossville Regional Planning Commission and must include the following:

- (A) General location map. A sketch encompassing the proposed site and surrounding adjacent land use.
- (B) Approximate boundaries of the proposed site.
- (C) Setbacks from property lines. Ten feet side and rear, 30 feet along local streets, 40 feet along collector, and 50 feet along arterial roads.
- (D) Street access /driveway access points (a road profile may be required).
- (E) Existing and proposed topography at no greater than five foot intervals.
- (F) Any phase lines (areas designated as Phase I, Phase II, etc.).
- (G) Existing and proposed water and sewer lines with intended connection points.
- (H) Any proposed or existing utilities within the development with any easements.

(I) Any hydrologic features with required buffers.

(J) Drain ways, ditches, and any stormwater structures (including any easements associated with these items).

(K) Location of driveways/private drives (with dimensions).

(L) Sidewalks (if required or included).

(M) Proposed fire hydrant location.

(N) Existing or proposed signs.

(O) Common ground/open space (if required or included).

(P) Any proposed or existing structures.

(Q) Proposed off street/off driveway parking.

(Ord. 1666, passed 4-21-2022)

§ 14-1104 REVIEW PROCESS AND FEES.

(A) —(A)—Site plans must be submitted to the Crossville Regional Planning Commission by the first Thursday of the month, in order to make the agenda deadline for that month third Thursday at 4 p.m. of the previous month to be placed on the next regularly scheduled meeting's agenda.

(B) City Staff may have up to 30 additional days from the above-mentioned deadline for a formal review of the site plan. The site plan will be placed on the next regularly scheduled meeting's agenda after the review is complete. If the 30-day review period is needed, City Staff will inform the developer/property owner within one week of submittal. It is recommended, prior to submittal, to meet with Crossville-City Planning Staff for a pre-submittal review.

(C) Fees.

(1) Any proposed development less than one acre: \$50.

(2) Any proposed development one acre to ten acres: \$100.

(3) Any proposed development greater than ten acres: \$500.

(Ord. 1666, passed 4-21-2022)

§ 14-1105 SITE PLAN APPROVAL OR DENIAL.

All site plans must be approved by the Crossville Regional Planning Commission prior to the issuance of a building permit or land disturbance/stormwater permit.

(Ord. 1666, passed 4-21-2022)