

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF CROSSVILLE, TENNESSEE CODE
ADDING SECTION 14-1101**

WHEREAS, The City Council desires to create certain guidelines for Site Plan Review/Approval

NOW, THEREFORE, BE IT ORDAINED by the City of Crossville, Tennessee that Title 14, Chapter 11, be added, as follows:

14-1101 Definitions:

- Multi-family development: A classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex, including but not limited to: Apartments, condos, townhouses, duplexes, triplexes, quadplexes or more.
- Cluster Housing: Three (3) or more single-family residential structures per lot or per acre, whichever is smaller.
- 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 pools. Cluster mailboxes can be located within the common ground or open space.
- Driveway/Private Road: The designated ingress/egress within the development.
- 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.
- Arterial, Collector, or Local Street. as identified on the City of Crossville's Major Thoroughfare Plan.

14-1102 Multi-Family and Cluster Housing Development Requirements

A. Driveways/Private Roads

- a. All driveways and/or Private roads designated as the ingress/egress within the development, that are not designated as one-way, shall be a minimum of twenty (20) feet in width.
- b. The driveway or road surface may be paved, concrete, or gravel.
- c. They must have a turnaround area, either a circular or offset cul-de-sac with a minimum road or driveway surface radius of 40 feet, to allow school buses, fire trucks, or any emergency vehicles an adequate area to turn around without backing up.

B. Fire Protection

- a. A fire hydrant must be installed within five hundred (500) feet of any occupied structure located within the development.

- b. A dedicated Fire Line is acceptable
- C. Spacing and Setbacks
 - a. Structures on the property must be spaced to meet fire code
 - b. Structures must be outside the front, side, and rear setbacks of the property
 - c. Front Setback
 - i. Thirty (30) feet from Local Road
 - ii. Forty (40) feet from Collector Road
 - iii. Fifty (50) feet from an Arterial Road
 - d. Side and Rear
 - i. Ten (10) feet from the side and rear property lines
- D. Sidewalks
 - a. Any Multi-family or Cluster housing development fronting on an Arterial or Collector Street, that does not already have sidewalks in place, must install sidewalks running the length of the property that is adjacent to the Arterial or Collector Street.
 - b. The design of the sidewalk must be approved by the City of Crossville's Engineering Dept to ensure compliance with proper ADA regulations and must be consistent to any previous designed sidewalk(s) in that area.
- E. Common Ground / Open Space
 - a. All multi-family and cluster housing developments are required to have an area designated common ground/open space.
 - b. Minimum common ground or open space is three hundred (300) square feet per housing unit. The area designated for the cluster mailbox postal delivery is excluded from the total calculation of common ground/open space.
 - c. Cluster Mailbox Postal delivery area
 - i. An area must be provided for the cluster mailboxes, if required by the US Postal Service.
 - ii. Area must have proper and adequate lighting.

This ordinance shall take effect from and after its final passage, the public welfare requiring it.

Mayor

Council member

Council member

Council member

Council member

Attest:

APPROVED AS TO FORM:

City Clerk

City Attorney

Passed 1st Reading: _____

Passed 2nd Reading: _____

Passed 3rd Reading: _____