

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF CROSSVILLE, TENNESSEE CODE
ADDING SECTION 14-1001**

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 10, be added, as follows:

14-1001 Definitions

- 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.
- 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.
- 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.
- Arterial, Collector, or Local Street: As identified on the City of Crossville's Major Thoroughfare Plan.
- 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.
- Cluster Housing: Three (3) or more single-family residential structures per lot or per acre, whichever is smaller.
- Driveway/Private Road: The designated ingress/egress within the development.
- 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.
- 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.)

- 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.
- 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.

14-1002 Applicability

Site Plans will be required for all Commercial (including multi-family/cluster housing) and Industrial Developments.

14-1003 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:

- General Location Map – A sketch encompassing the proposed site and surrounding adjacent land use
- Approximate boundaries of the proposed site
- Setbacks from property lines - ten (10) feet side and rear, thirty (30) feet along local streets, forty (40) feet along Collector, and fifty (50) feet along Arterial roads
- Street access /driveway access points (a road profile may be required)
- Existing and proposed topography at no greater than five (5) foot intervals
- Any phase lines (areas designated as Phase I, Phase II, etc.)
- Existing and proposed water and sewer lines with intended connection points
- Any proposed or existing utilities within the development with any easements
- Drain ways, ditches, and any stormwater structures (including any easements associated with these items)
- Location of driveways/private drives (with dimensions)
- Sidewalks (if required or included)
- Proposed fire hydrant location
- Existing or proposed signs
- Common ground/open space (If required or included)
- Any proposed or existing structures
- Proposed off street/off driveway parking

14-1004 Review Process and Fees

- 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. It is recommended, prior to submittal, to meet with Crossville Planning Staff for a pre-submittal review.

- Fees
 - Any proposed development less than 1 acre: \$50.00
 - Any proposed development 1 acre to 10 acres: \$100.00
 - Any proposed development greater than 10 acres: \$500.00

14-1005 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.

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: _____