



Legislation Details (With Text)

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Discussion on Site Plan Review Requirements

SUMMARY: With the influx of higher density developments, which includes apartment complexes, cluster housing, or larger subdivisions with minimum lot size, City staff has discussed implementing a required site plan review. The state of Tennessee allows Regional Planning Commissions to require a site plat submission and approval, outside the requirements granted in Zoning ordinances. This power is granted under Tennessee Code Annotated 13-3-413.

Some of the noted concerns expressed by staff include:

- Population densities that are greater than a standard subdivision, which could put a strain on existing infrastructure (water, sewer, & roads)
 - There have been several non-subdivided developments that have been greater than a 10% increase in population density over that of a standard subdivided subdivision
- Proper setbacks and spacing
- Open space for recreational areas
- Sidewalks
- Utility Easements
- Fire Hydrants for proper fire protection
- Proper turnaround areas for fire truck and school bus traffic
- Driveway access to public ROW

Other items could include:

- Parking
- Landscape design
- Refuse collection area
- Impervious surface area and required stormwater structures
- ...and others

Items for discussion:

- Is site plan review something the Planning Commission would like to have?
- If so, what would the triggering factors for site plan review be?
- What would the Planning Commission like to have as part of its review?

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NECESSARY PLANNING COMMISSION ACTION: Have a discussion and give staff a direction to proceed with site plan review.