



TOWN OF ASHLAND CITY
Planning Commission Meeting
June 05, 2023 5:30 PM
Agenda

Chairwoman: Nicole Binkley

Committee Members: Vivian Foston, Gerald Greer, JT Smith, Steven Stratton, Mike Stuart, Jerome Terrell

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) May 01, 2023 Planning Commission Meeting Minutes

PUBLIC FORUM

OLD BUSINESS

- [2.](#) Accessory Use Regulations Discussion

NEW BUSINESS

- [3.](#) Grading Plan: 1840 Hwy 12 S
- [4.](#) Design Review Manual
- [5.](#) All Construction Site Maintenance, Safety, and Sanitation Ordinance Discussion

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY
Planning Commission Meeting
May 01, 2023 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Binkley called the meeting to order at 5:31 p.m.

ROLL CALL

PRESENT

Chairwoman Nicole Binkley
Committee Member Gerald Greer
Committee Member Vivian Foston
Committee Member JT Smith
Committee Member Mike Stuart
Committee Member Jerome Terrell
ABSENT
Committee Member Steven Stratton

APPROVAL OF AGENDA

Chairwoman Binkley stated agenda item #4 will move to the top of new business. A motion was made by Committee Member Greer, Seconded by Committee Member Stuart, to approve the agenda with changes. All approved by voice vote.

APPROVAL OF MINUTES

1. March 06, 2023, Planning Commission Meeting Minutes
A motion was made by Committee Member Stuart, Seconded by Committee Member Foston, to approve the March 06, 2023, PC Minutes as written. All approved by voice vote.

PUBLIC FORUM

None.

ATTORNEY-CLIENT MEETING

At 5:33 p.m. Chairwoman Binkley called an Attorney-Client meeting.
The meeting was called back to order at 5:49 p.m.

NEW BUSINESS

2. Rezone Request: 109 Elizabeth Street
Ms. Bell spoke on behalf of 109 Elizabeth Street. She stated that this is to rezone from residential to commercial. A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to approve the request. Voting Yea: Chairwoman Binkley, Committee Member Greer, Committee Member Foston, Committee Member Smith, Committee Member Stuart. Motion passes.
Committee Member Terrell arrived at 5:52 p.m.
3. Preliminary Site Plan: Hwy 12 S
Mr. Jimmy Brooks presented a preliminary site plan to the committee. Mr. Gregory recommended the preliminary site plan for approval. A motion was made by Committee Member Stuart, Seconded by Committee Member Foston, to approve the preliminary site plan. Voting Yea: Chairwoman Binkley, Committee Member Greer, Committee Member Foston, Committee Member Smith, Committee Member Stuart, Committee Member Terrell. Motion passes.
4. Rezone Request: 108 Duke Street
Ms. Bell spoke on behalf of 108 Duke Street. She asked that the property be rezoned from residential to commercial. Mr. Gregory could not recommend approval. A motion was made by Committee Member Smith, Seconded by Committee Member Foston, to deny the rezone request. Voting Yea: Chairwoman Binkley, Committee Member Greer, Committee Member Foston, Committee Member Smith, Committee Member Stuart, Committee Member Terrell. Motion to deny passes.
5. Accessory Use Regulations Discussion

A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to defer until the next meeting. All approved by voice vote.

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Stuart, Seconded by Committee Member Greer, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 6:08 p.m.

CHAIRWOMAN NICOLE BINKLEY

SECRETARY ALICIA MARTIN



Town of Ashland City Building & Codes Department

233 Tennessee Waltz Parkway Suite 103
Ashland City TN 37015
(615) 792-6455

APPLICATION FOR GRADING PLAN APPROVAL

Grading Plan Review Fee: \$100.00

Date Received: 5/11/2023

Property Address: 1840 Hwy 12 South
Ashland City, TN 37015


Map # 062 Parcel # 041.01 Acreage: 13.68

Property Owner(s): Jason L Walker
PO Box 849 Ashland City, TN 37016

Phone: 615-364-6708

Description of project being reviewed: reshaping and excavation
down to a lower grade to allow for a single family home in the
future.

Having submitted plans for review by the Ashland City Planning Commission, I understand that I am responsible for all review fees incurred by the Town of Ashland City. I understand that the fee paid at the time of submittal is not applicable for the fees incurred through review. With my signature, I verify that I fully understand that I am responsible for said fees, and that I have received a copy of Ordinance #165.


Applicant Signature _____ Date 5/11/2023

Fw: Receipt #R00182432

Allen Nicholson <anicholson@ashlandcitytn.gov>

Mon 5/22/2023 4:10 PM

To: Alicia Martin <ayoung@ashlandcitytn.gov>

Allen Nicholson
Building & Codes Director
Town of Ashland City
233 TN Waltz Pkwy, Suite 103
Ashland City, TN 37015
(615)792-4211 ext: 5244



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From: No-Reply <No-Reply@ashlandcitytn.gov>
Sent: Thursday, May 11, 2023 9:11 AM
To: Allen Nicholson <anicholson@ashlandcitytn.gov>
Subject: Receipt #R00182432

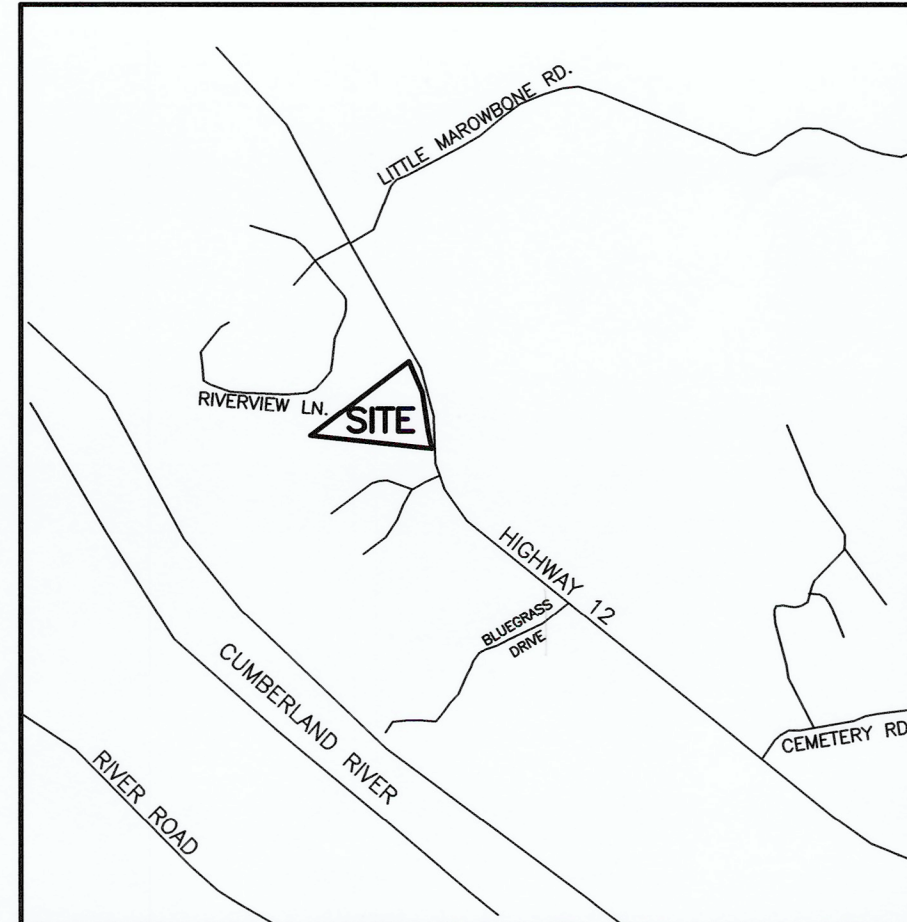
The Town of Ashland City would like to thank you for your payment!

Town of Ashland City Water & Sewer
PO Box 36
Ashland City, TN 37015
(615)792-4211

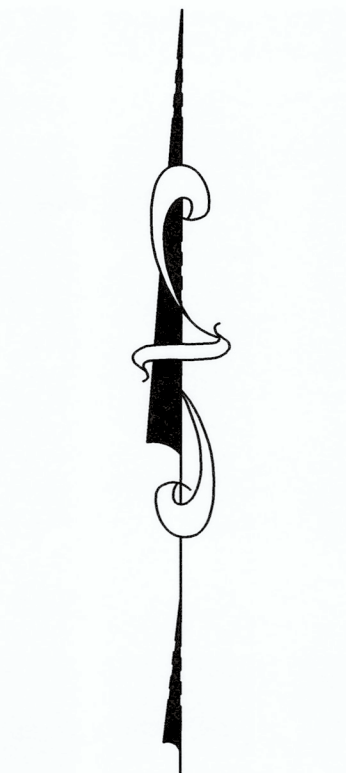
DATE : 5/11/2023 9:09 AM
OPER : MJ
TKBY : Margie Jarrell
TERM : 2
REC# : R00182432
CODES 32610 CODES BUILDING PERMITS/INSPECTION
WALKER TRUCKING - SITE PLAN 100.00

CC FEES - MISC TRANS CREDIT CARD FEES
Miscellaneous Receipt 2.50

Printed By: WALKER TRUCKING



VICINITY MAP

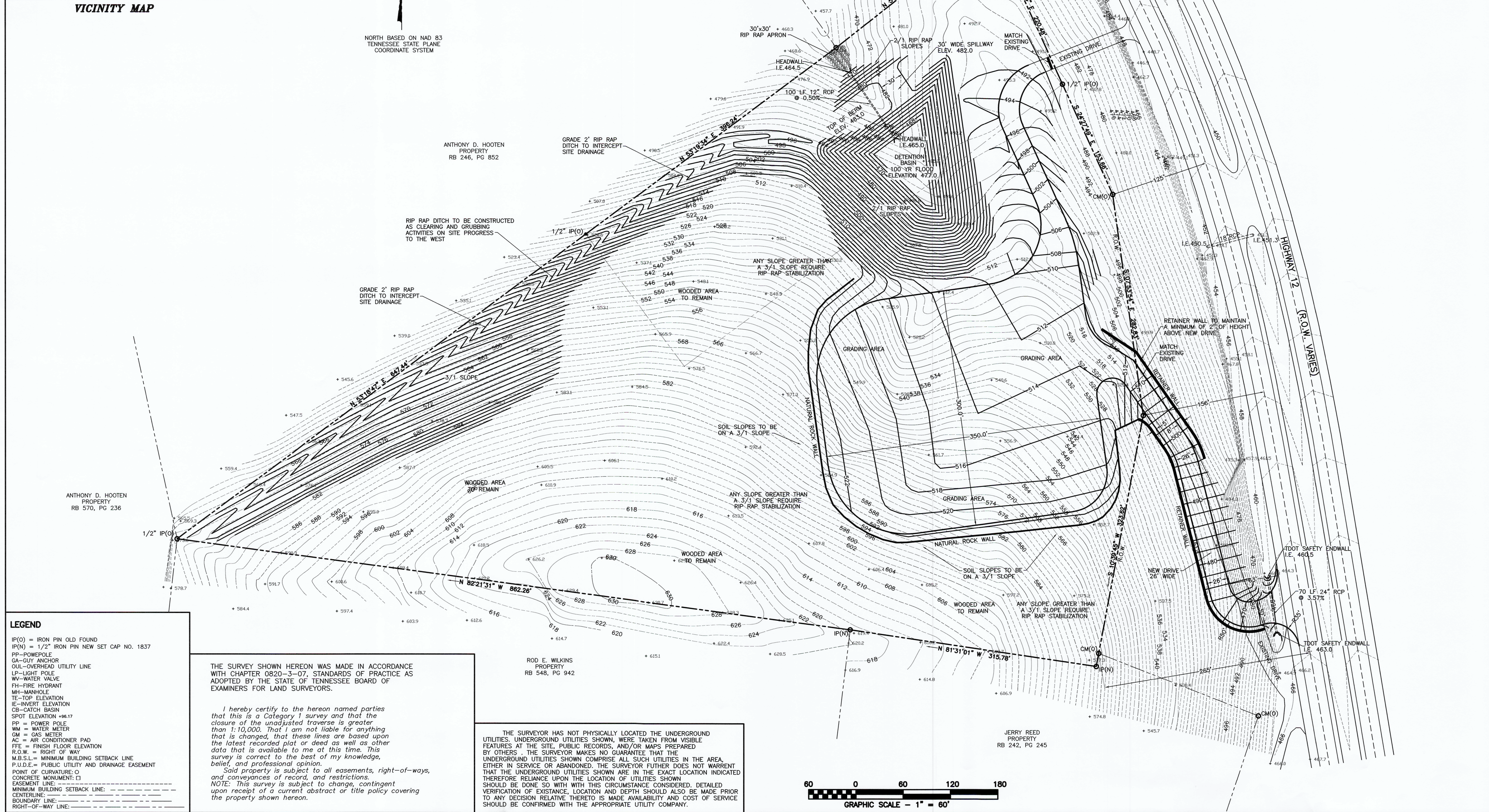


NORTH BASED ON NAD 83
TENNESSEE STATE PLANE
COORDINATE SYSTEM

GRADING PLAN
JASON WALKER PROPERTY
RECORD BOOK 562, PAGE 1434
CHEATHAM COUNTY, TENNESSEE
DATE: MAY 12, 2023
SCALE: 1" = 60'
TOTLA AREA: 13.68 ACRES +/-

P.O. Box 30271
18051 Alpine Drive
Clarksville, TN 37040
Phone: (615) 920-8940
Fax: (615) 920-8940
Suiter Surveying & Land Planning, Inc.
CIVIL ENGINEERING & LAND SURVEYING

JASON WALKER PROPERTY
HIGHWAY 12
ASHLAND CITY, TENNESSEE
GRADING PLAN



- LEGEND**
- IP(O) = IRON PIN OLD FOUND
 - IP(N) = 1/2" IRON PIN NEW SET CAP NO. 1837
 - PP = POWER POLE
 - GA = GUY ANCHOR
 - OUL = OVERHEAD UTILITY LINE
 - LP = LIGHT POLE
 - WV = WATER VALVE
 - FH = FIRE HYDRANT
 - MH = MANHOLE
 - TE = TOP ELEVATION
 - IE = INVERT ELEVATION
 - CB = CATCH BASIN
 - SPOT ELEVATION +96.17
 - PP = POWER POLE
 - WM = WATER METER
 - CM = GAS METER
 - AC = AIR CONDITIONER PAD
 - FFE = FINISH FLOOR ELEVATION
 - R.O.W. = RIGHT OF WAY
 - M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 - P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 - POINT OF CURVATURE: O
 - CONCRETE MONUMENT: □
 - EASEMENT LINE: - - - - -
 - MINIMUM BUILDING SETBACK LINE: - - - - -
 - CENTERLINE: - - - - -
 - BOUNDARY LINE: - - - - -
 - RIGHT-OF-WAY LINE: - - - - -

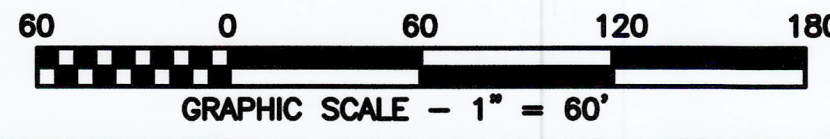
THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3-07, STANDARDS OF PRACTICE AS ADOPTED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I hereby certify to the hereon named parties that this is a Category 1 survey and that the closure of the unadjusted traverse is greater than 1:10,000. That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.

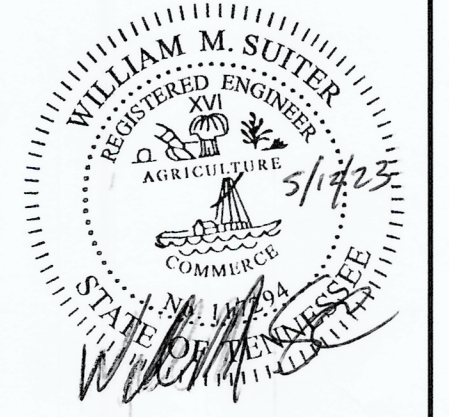
Said property is subject to all easements, right-of-ways, and conveyances of record, and restrictions.

NOTE: This survey is subject to change, contingent upon receipt of a current abstract or title policy covering the property shown hereon.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN, WERE TAKEN FROM VISIBLE FEATURES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.



REVISION NO.	DATE	REVISION



DATE: 5-12-2023

C1.0

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES:

This Storm Water Pollution Prevention Plan (SWPPP) is developed in accordance with the Tennessee General NPDES Permit (TNR 100000) for Storm Water Discharges Associated with Construction Activity (TNGCP), and is prepared using sound engineering and construction practices. Non-storm water discharges are prevented as a condition of this permit.

The goal of this SWPPP is to prevent any detrimental discharge from the property described to receiving waters of the State of Tennessee. The construction activity mentioned in this report shall be carried out in such a manner that will prevent any discharge that would cause a condition in which visible solids, bottom deposits, or turbidity impairs the usefulness of the waters on the property or downstream of the property for fish and aquatic life, livestock watering, recreation, irrigation, navigation, or industrial or domestic water supply.

This SWPPP is intended to be a supplement to TNR 100000 and not a substitute for it. The owner and contractor shall be familiar with the requirements of TNR 100000. A copy of TNR 100000 can be found at www.state.tn.us/environment/permits/conststrmrul.pdf

A Notice of Intent (NOI) and application fee shall be submitted to the local Environmental Assistance Center (EAC) by the owner at least thirty days before construction begins. A fee schedule is included in Appendix A. The NOI and all correspondence during the duration of the project shall be sent to:

Tennessee Department of Environment & Conservation
Environmental Assistance Center (EAC)
Division of Water Pollution
711 RS Gass Boulevard
Nashville, TN 37206

The current contracting developer and site permittee is:

Jason Walker
PO Box 849
Ashland City, TN 37015

The contractor and/or person responsible for the EPSC measures described in this SWPPP is Jason Walker. This project will be bid for construction contingent upon the approval of local authorities. It will be the responsibility of the awarded contractor to notify TDEC of their inherited responsibilities as related to this SWPPP. No construction shall begin until TDEC has acknowledged acceptance and approval of the SWPPP responsibilities to the new contractor.

Each contractor and sub-contractor that is responsible for the installation, inspections, or maintenance of erosion or sediment control measures must understand and follow this document. The contractor shall sign the contractor's certification on the Notice of Intent and submit it to the local EAC. The contractor shall maintain records of grading activities and stabilization practices throughout the entire project. The contractor shall also maintain precipitation records for the site and keep a rain gauge on site. For this site, there is only one main operator/contractor that will be solely responsible for the implementation of this entire SWPPP.

Construction shall not begin until a Notice of Coverage (NOC) is received from the State. Current versions of the SWPPP, NOI, and NOC shall be kept at the project site for the duration of the project and shall be made available to all operators and site personnel. These documents shall be kept in a job trailer and/or project permit board if available. In cases where these locations are not available, a copy of each document shall be placed in hands of the on-site foreman in charge of construction. In either case the documents shall be kept on site at all times when work is being performed and shall be made available to all operators and site personnel involved with the project. The Project Engineer & Owner/Developer shall also keep a copy of each document at their respective offices.

This SWPPP shall be amended as necessary when defects or problems need to be corrected. All amendments to the plan shall be implemented within 48 hours after initiation. Anyone who finds defects or problems associated with the SWPPP shall notify the engineer immediately by phone or in writing. The Project Engineer will then make the necessary revisions to the SWPPP and distribute the revisions to the owner and all contractors.

Each contractor and sub-contractor that is responsible for the installation, inspections, or maintenance of erosion or sediment control measures shall file a Notice of Termination (NOT) when their respective duties are completed. The owner shall submit a final NOT after final stabilization is complete and established.

All construction procedures for installation of erosion prevention and sediment controls shall be performed in accordance with the "Tennessee Erosion and Sediment Control Handbook" published by the State of Tennessee. A copy of this handbook can be obtained at www.state.tn.us/environment/wpc/sed_ero_controlhandbook/.

If a release containing hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 CFR 117 or 40 CFR 302 occurs during a 24-hour period, the contractor shall immediately notify the permittee who shall then notify the National Response Center (NRC) (800-424-8802) and the Tennessee Emergency Management Agency (TEMA) (800-262-3300 for emergencies; 800-262-3400 for non-emergencies) and the Environmental Assistance Center. A report describing such spills, mitigation plans, and steps taken to prevent future spills shall be reported to the EAC within fourteen days of the spill.

Any hazardous waste such as paint cans, oil cans, used oil, filters, etc. shall be contained and disposed of by the contractor at an appropriate hazardous waste disposal center. All other trash shall be properly contained and disposed of at reasonable intervals.

Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events (e.g. forecasted by local weather reports), or otherwise prevented from becoming a pollutant source for storm water discharges (e.g. screening outfalls, daily pick-ups).

A site assessment will be performed at each outfall involving drainage totaling 10 or more acres, or 5 or more acres if draining to an impaired or exceptional quality waters, within a month of construction commencing at each portion of the site that drains the qualifying acreage of such portion of the site. The site assessment shall be performed by individuals holding the qualification of either licensed professional engineer or landscape architect, certified professional in erosion and sediment control (CPESC), or a person that successfully completed the "Level II Design Principles for Erosion Prevention and Sediment Control for Construction Sites" course.

The assessment will be performed to verify the installation, functionality and performance of the EPSC measures described in the SWPPP. The assessment will be performed with the site inspector and will include a review and update of the SWPPP if applicable. The site assessment findings shall be documented and the documentation kept with the SWPPP on-site. The documentation shall include information included in the inspection form provided in Appendix C of TDEC's Construction General Permit. The documentation must contain the printed name and signature of the individual performing the assessment and the following certification:

"I certify under penalty of law that this report and all attachments are, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

SWPPP – EXISTING SITE CONDITIONS:

The site in question is a 13.68 acre property near Ashland City, TN along Highway 12. The entire site area is proposed for disturbance. The property is vacant with no physical address, but is located approximately 0.3 miles southeast of the Williamsburg Road intersection. Currently, the site is mainly wooded with poor soil and rocky outcroppings. The pre-developed runoff number for the site using the SCS method is estimated to be 77.

The site appears to have two outfall, one towards the north and one towards the northwest, with the Marrowbone Creek being the closest body of surface water to the site. To the extent of our ability to search, the water body was not listed on Tennessee's list of exceptional waters.

The owner wishes to completely strip the site and cut the majority of it all the way down to bedrock. The future use will most likely be a site for a trucking/maintenance shop. Grades on the plan may be altered to the owner's desire without changing drainage characteristics. In all areas where slopes are not cut to bedrock, the maximum grade for slopes will be limited to 2:1 with rip-rap stabilization measures and 3:1 with straw matting and seeding measures.

The larger site outfall has been designed to pass through a temporary sediment holding pond during the construction phase of the project. Upon final completion, deposited sediment will be removed from the basin and the outlet structure will be installed to allow for positive drainage. The actual construction of parking areas and buildings on site may or may not occur within the immediate timeframe.

SWPPP – CONSTRUCTION SEQUENCE:

Initial erosion and sediment controls such as construction exits, straw bale filters and silt fencing shall be installed according to construction documents. Only the clearing and grubbing necessary to install these controls shall be accomplished. Any buffer zones shown on the construction plans shall be marked by the contractor so as to prevent the disturbance of the buffer area. All erosion prevention and sediment control best management practices identified in this SWPPP or shown on the construction plans shall be installed as recommended in the Tennessee Erosion & Sediment Control Handbook.

Clearing and grubbing of the site will begin. Removal and disposal of organics such as tree tops, stumps, and brush shall be removed by the contractor. Burning will be allowed only when a permit is obtained by the contractor from the governing agencies. Burial of organics shall only be performed with consent of the project engineer. Removal and disposal of other items such as debris, building materials and other non-biodegradable materials shall be properly disposed of by the contractor at an off-site location. Ground cover shall not be removed more than twenty days before mass grading begins. Care shall be taken to prevent the cutting of trees within the buffer zone.

The contractor shall only clear and grub the areas shown or indicated on the construction plans. Areas that are not being developed shall be left in its natural state in order to prevent erosion.

Sediment basins shall be constructed as indicated on the construction plans. Detention basins as shown on the construction plans shall be constructed as sediment basins during construction of the site infrastructure. When final grading begins the basins shall be modified to bio-retention basins as shown on the construction plans. Diversion ditches or berms shall be constructed so that all water leaving the site must first enter into a sediment basin or other sediment control feature. Discharges from sediment basins and traps must be through a pipe or lines or well grassed channel.

Sediment deposits shall be cleaned out of sediment basins, silt fence and other controls by the contractor when the capacity is reduced to fifty percent. Sediment removed from basins shall be deposited at a designated area and immediately stabilized with grass seed and matting. Care should be taken during removal of sediment to prevent disturbance of lands downstream from sediment basin. Any repairs required to re-establish functionality of sediment basin shall be immediately performed after sediment loads are removed.

Mass grading of roadways and building pads shall be conducted according to current construction methods. The contractor shall notify the engineer of potential problem areas that could produce unfiltered runoff. When practical, the contractor shall attempt to prevent a mass grading of the entire site at once. The maximum disturbed area at any one time shall not exceed 50 acres.

Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe or lines or well grassed channel.

Any storage of off-site soils shall be temporary in nature and shall be protected with silt fence around the perimeter of stockpiles. Any stockpile that is dormant for fifteen days shall be stabilized with seed and mulch as noted below.

Construction of sewer, storm, water, gas, and other utility infrastructure shall be completed in a manner that will limit the amount of sediment that can be transported from the site. Once installed and functional, inlet protection shall be installed at inlets prone to sediment intrusion.

Final grading and paving of roadways shall be completed according to current construction procedures. Stabilization will be accomplished as soon as practicable after attainment of final grade and no later than seven days after attaining final grade. Where earth disturbing activities have temporarily ceased, temporary stabilization will be applied within seven days if the activity will not resume for fifteen days.

Stabilization may include seed and mulch, as shown below, or may include seed and erosion control blankets, as noted on the plans.

SWPPP – CONSTRUCTION SEQUENCE (CONT.):

Seeding mixtures are shown below:

Permanent Seeding Mixtures

Seeding Dates	Grass Seed	Percentage
February 1 – July 1	Kentucky 31 Fescue	80
	Korean Lespedeza	15
	English Rye	5
June 1 – August 15	Kentucky 31 Fescue	55
	Korean Lespedeza	20
	English Rye	15
	German Millet	10
April 15 – August 15	Bermusgrass (huled)	70
	Annual Lespedeza	30
August 1 – December 1	Kentucky 31 Fescue	70
	English Rye	20
	White Clover	10
February 1 – December 1	Kentucky 31 Fescue	70
	Crown Vetch	25
	English Rye	5

Temporary Seeding Mixtures

Seeding Dates	Grass Seed	Percentage
January 1 – May 1	Italian Rye	33
	Korean Lespedeza	33
	Summer Oats	34
May 1 – July 15	Sudan-Sorghum	100
May 1 – July 15	Starr Millet	100
July 15 – January 1	Balboa Rye	67
	Italian Rye	33

After the site is fully established, silt fence and trapped sediment shall be removed to prevent remains from becoming a pollutant source for storm water discharges.

The contractor's qualified personnel shall inspect each outfall and erosion control on site within 24 hours after each rainfall of 0.5" or more, before an anticipated storm event, and at least twice a week being at least 72 hours apart. Each inspection must be documented and submitted to the State of Tennessee's Environmental Assistance Center (EACH) by the 15th of each month after each quarter of the year. Copies of inspection documentation and forms shall be obtained from the EAC. The inspector shall look for and note the following:

- a. All disturbed areas on-site shall be inspected for pollutants that could contaminate downstream waters
- b. Erosion control shall be inspected for structural defects and general effectiveness of the control
- c. Outfall points shall be inspected for any signs of erosion

Again, all inspections must be documented and include the inspector's name, qualifications, date, and any notes taken. The inspector shall notify the engineer of any problems so that this SWPPP can be revised within 14 days of notification. All records shall be retained for a period of three years.

All erosion control structures shall be properly maintained. Any defect found during inspections shall be corrected within seven days after inspection. Notify the engineer of any such defects found at the time of inspection.

All records taken during construction shall be kept for a minimum of three years after the NOT is filed. TDEC may request that files be kept for periods longer than three years.

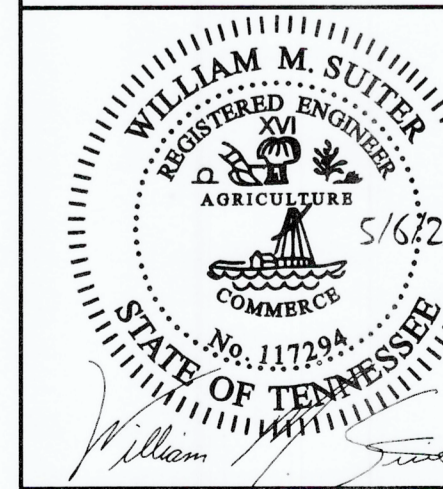
Any disturbed area on-site shall be stabilized within 15 days, or 7 days in areas with \geq 35% slopes, where construction activities have temporarily or permanently ceased.

Any vegetation or EPSC and other protective measure on-site that is deemed as inadequate, not functional, or in general need of a repair, replacement or update by the site inspector shall be repaired replaced or modified within 7 days.

P.O. Box 30271
 1805A Alpine Drive
 Clarksville, TN 37040
 Ph. # (931) 920-1750
 Fax # (931) 920-8490
Walker Surveying & Land Planning
 CIVIL ENGINEERING & LAND SURVEYING

REV.#	DATE	REVISION
0	6/3/20	INITIAL SUBMITTAL
1	2/9/21	REVISIONS
2	5/6/23	WATERSHED REVISION

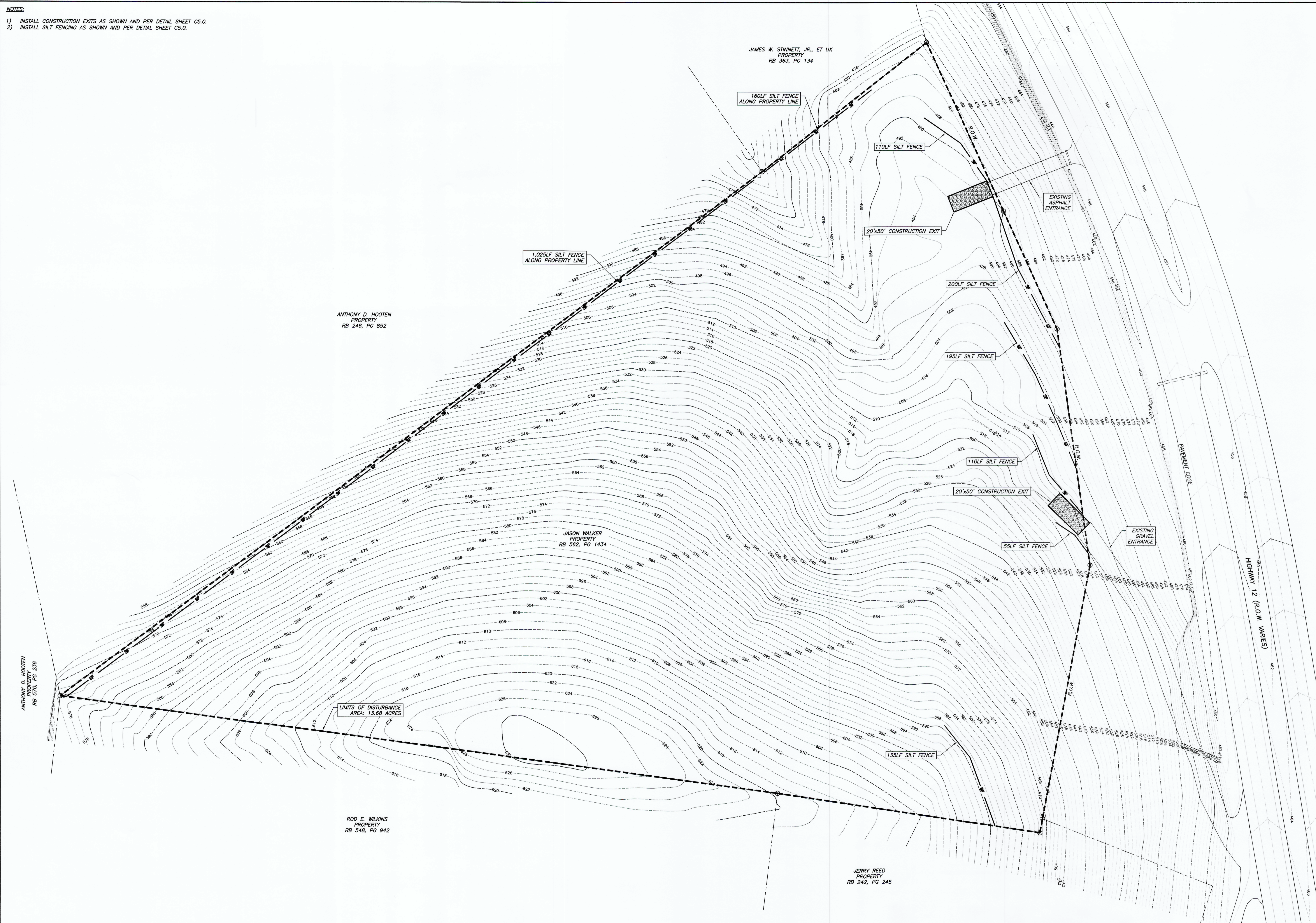
WALKER TRUCKING FACILITY
HIGHWAY 12
SWPPP
SCALE: NONE



C2.0

NOTES:

- 1) INSTALL CONSTRUCTION EXITS AS SHOWN AND PER DETAIL SHEET C5.0.
- 2) INSTALL SILT FENCING AS SHOWN AND PER DETAIL SHEET C5.0.

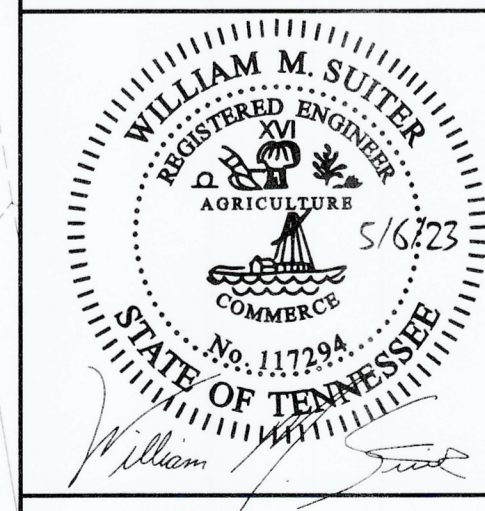


Suiter
Surveying
& Land Planning
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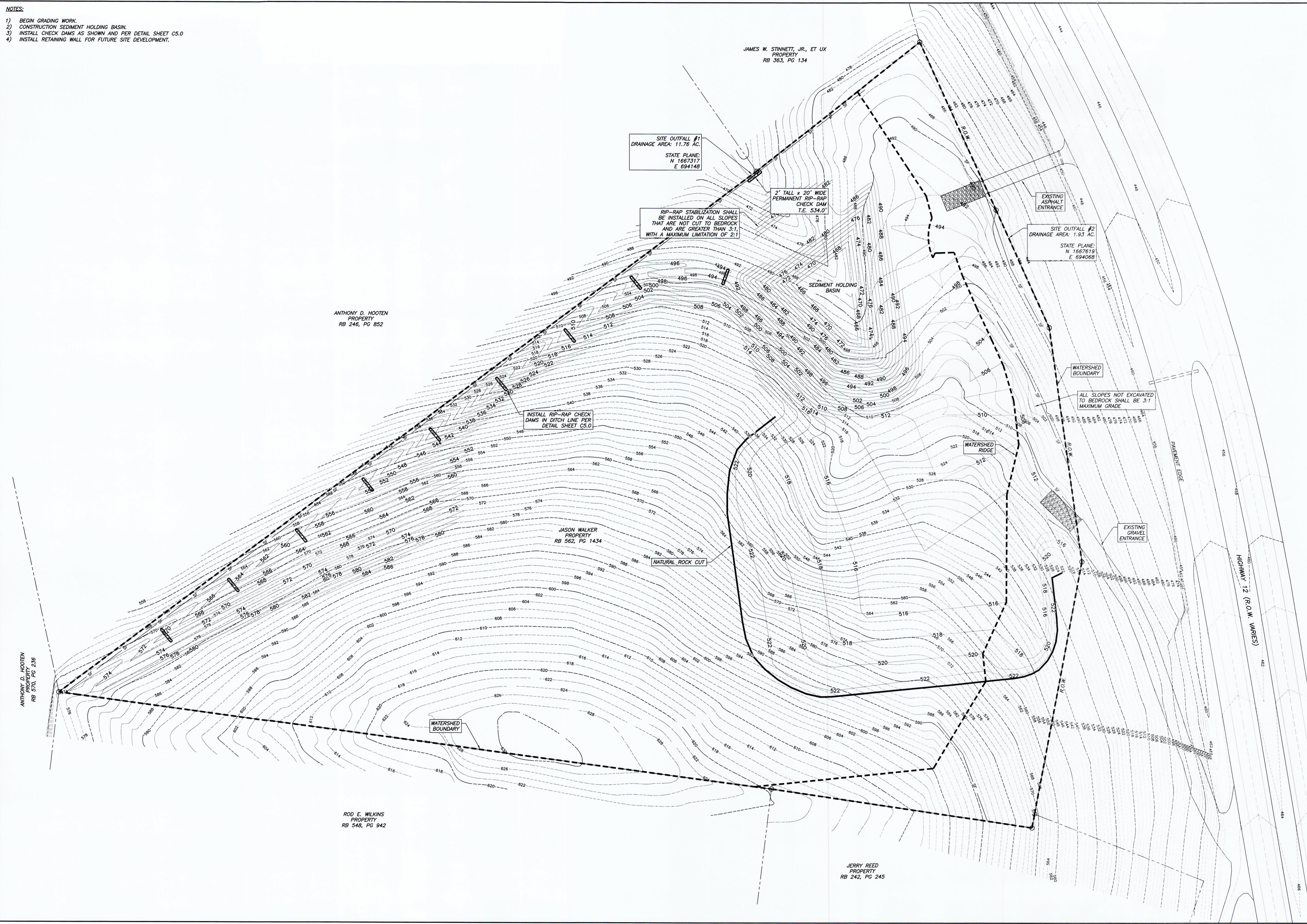
REV.#	DATE	REVISION
0	6/3/20	INITIAL SUBMITTAL
1	2/9/21	REVISIONS
2	5/6/23	WATERSHED REVISION

WALKER TRUCKING FACILITY
HIGHWAY 12
EPSC PHASE I
SCALE: 1" = 50'



C3.0

- NOTES:**
- 1) BEGIN GRADING WORK.
 - 2) CONSTRUCTION SEDIMENT HOLDING BASIN.
 - 3) INSTALL CHECK DAMS AS SHOWN AND PER DETAIL SHEET C5.0
 - 4) INSTALL RETAINING WALL FOR FUTURE SITE DEVELOPMENT.

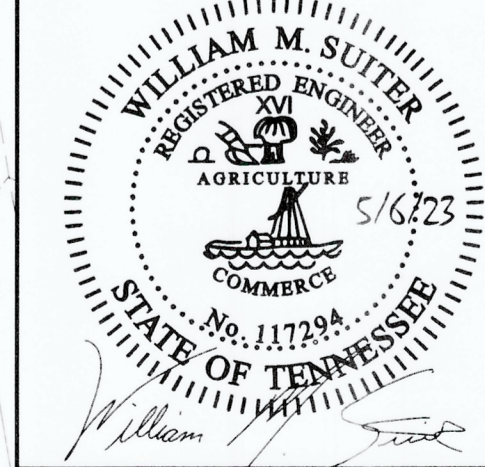


Sutler Surveying & Land Planning
 CIVIL ENGINEERING & LAND SURVEYING

P.O. Box 30271
 1805A Alpine Drive
 Clarksville, TN, 37040
 ph. # (931) 920-1750
 Fax # (931) 920-8490

REV.#	DATE	REVISION
0	6/3/20	INITIAL SUBMITTAL
1	2/9/21	REVISIONS
2	5/6/23	WATERSHED REVISION

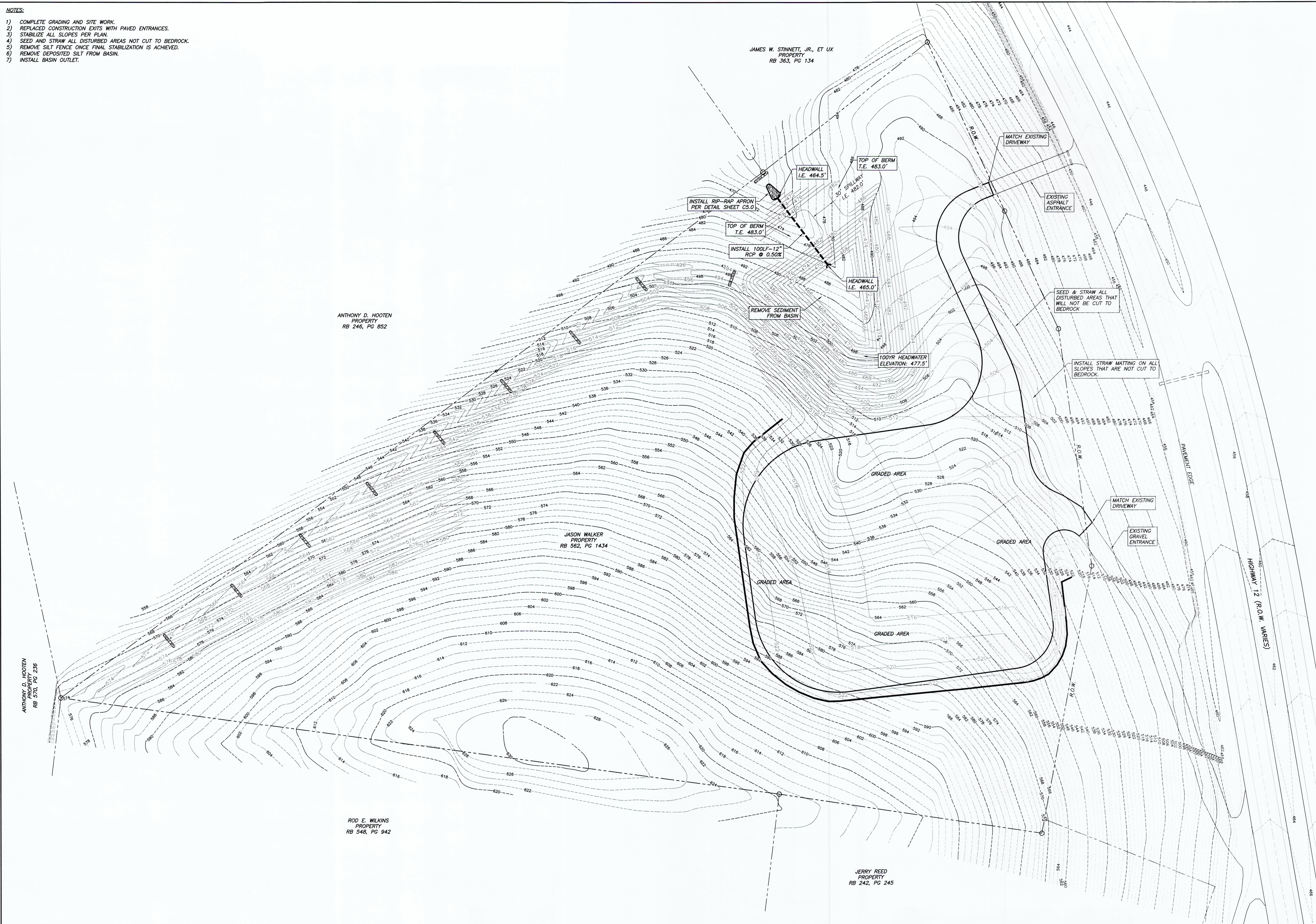
**WALKER TRUCKING FACILITY
 HIGHWAY 12
 EPSC PHASE II
 SCALE: 1"=50'**



C4.0

NOTES:

- 1) COMPLETE GRADING AND SITE WORK.
- 2) REPLACED CONSTRUCTION EXITS WITH PAVED ENTRANCES.
- 3) STABILIZE ALL SLOPES PER PLAN.
- 4) SEED AND STRAW ALL DISTURBED AREAS NOT CUT TO BEDROCK.
- 5) REMOVE SILT FENCE ONCE FINAL STABILIZATION IS ACHIEVED.
- 6) REMOVE DEPOSITED SILT FROM BASIN.
- 7) INSTALL BASIN OUTLET.



ANTHONY D. HOOTEN
PROPERTY
RB 246, PG 852

JASON WALKER
PROPERTY
RB 562, PG 1434

ROD E. WILKINS
PROPERTY
RB 548, PG 942

JERRY REED
PROPERTY
RB 242, PG 245

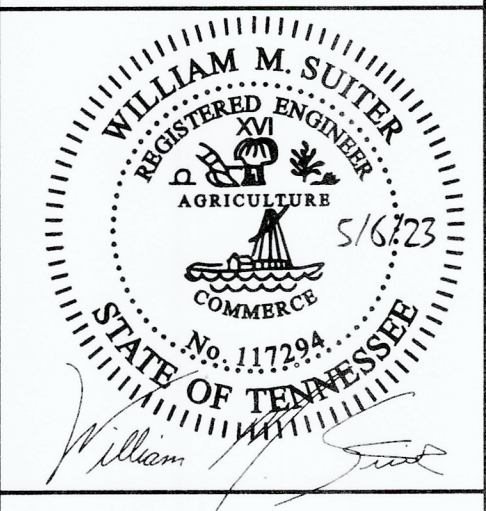
JAMES W. STINNETT, JR., ET UX
PROPERTY
RB 363, PG 134

Suiter
Surveying
& Land Planning
CIVIL ENGINEERING & LAND SURVEYING

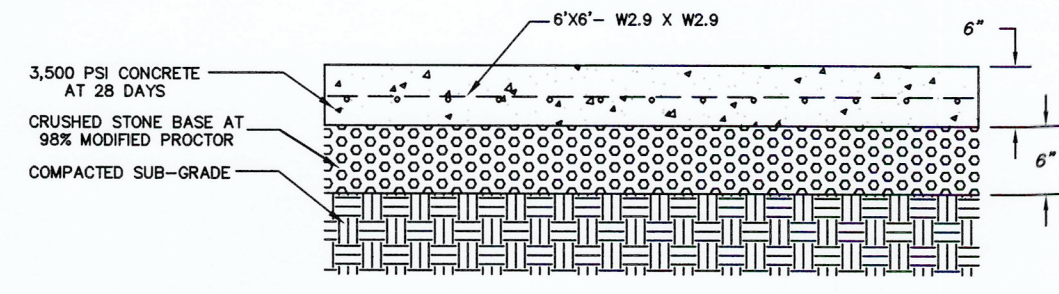
P.O. Box 30271
1805A Alpine Drive
Clarksville, TN, 37040
ph. # (931) 920-1750
Fax # (931) 920-8490

REV.#	DATE	REVISION
0	6/3/20	INITIAL SUBMITTAL
1	2/9/21	REVISIONS
2	5/6/23	WATERSHED REVISION

WALKER TRUCKING FACILITY
HIGHWAY 12
EPSC PHASE II
SCALE: 1" = 50'



C5.0

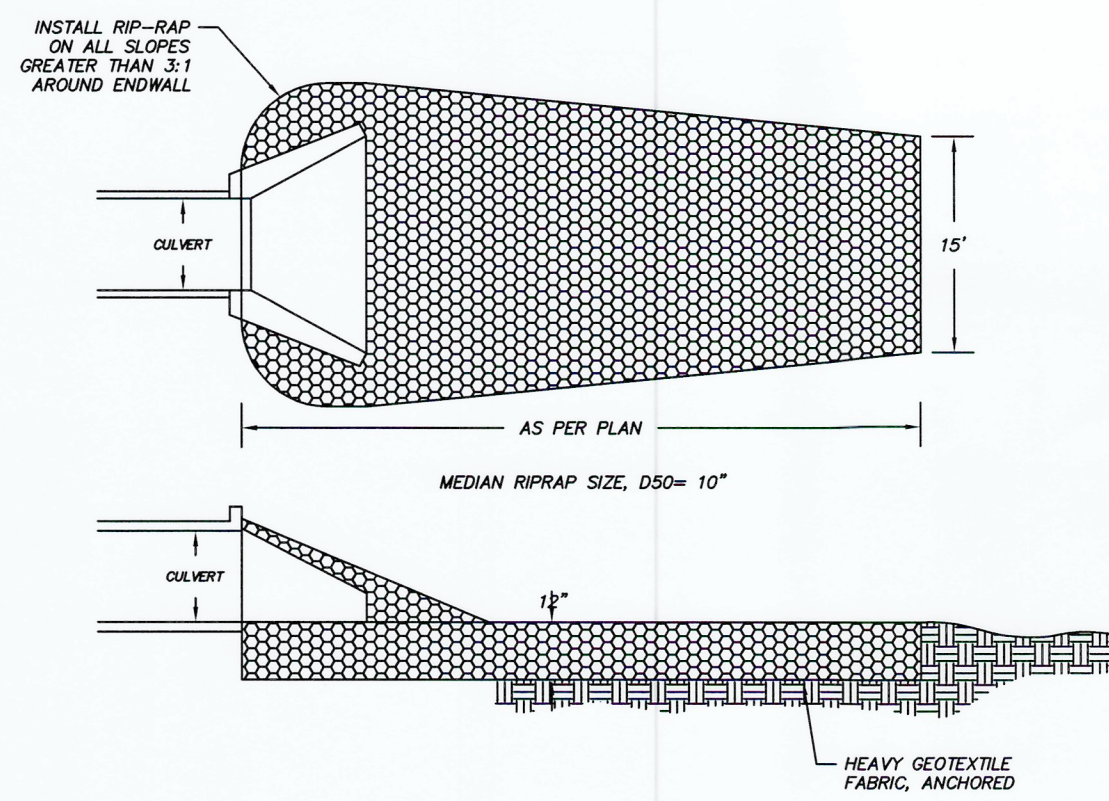
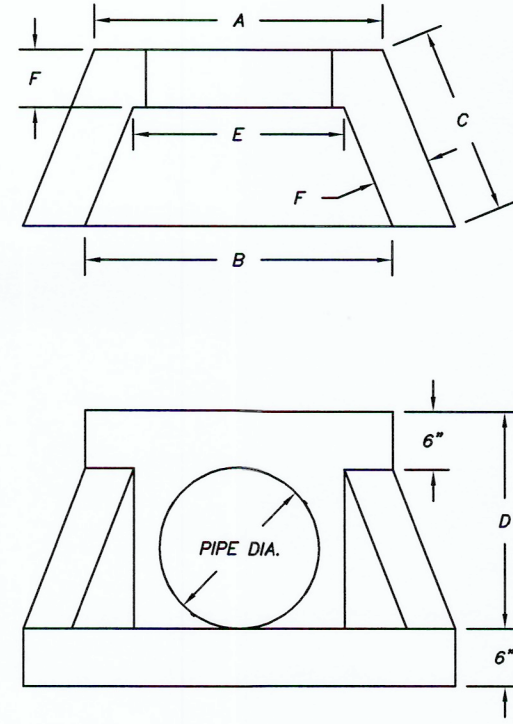


6" CONCRETE PAVEMENT SECTION

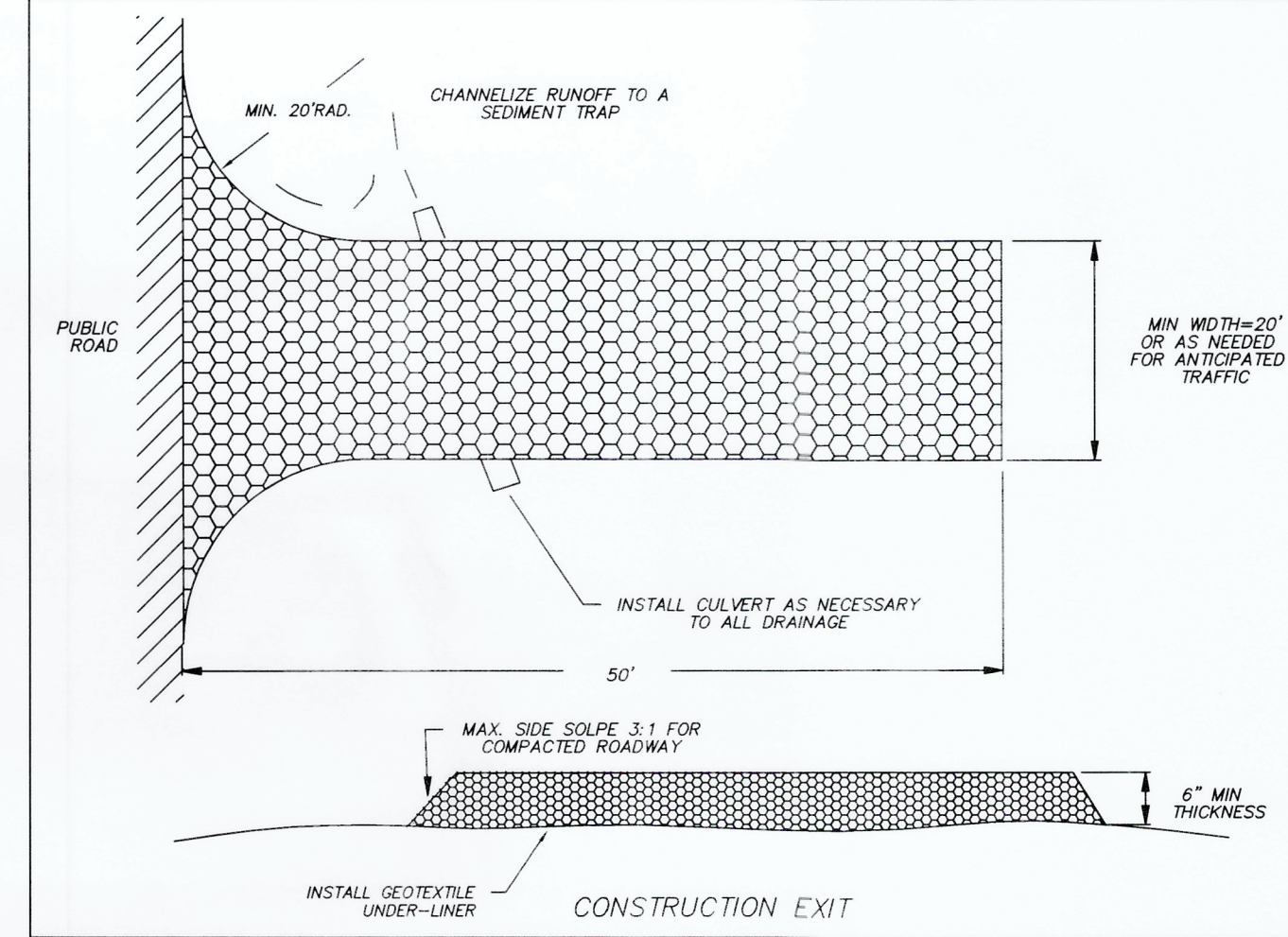
CONCRETE TO HAVE MIN 4,500 PSI AT 28 DAYS
MINIMUM STEEL REINFORCING #44 W7 x W7

PIPE SIZE	A	B	C	D	E	F
15	32"	48"	30"	26"	24"	6"
18	32"	48"	30"	26"	24"	6"
24	48"	72"	44"	36"	36"	8"
30	80"	102"	54"	60"	64"	8"
36	80"	102"	54"	60"	64"	8"
42	80"	102"	54"	60"	64"	8"
48**	80"	102"	54"	60"	64"	8"
54	99"	120"	56"	66"	83"	8"
60	99"	120"	56"	66"	83"	8"

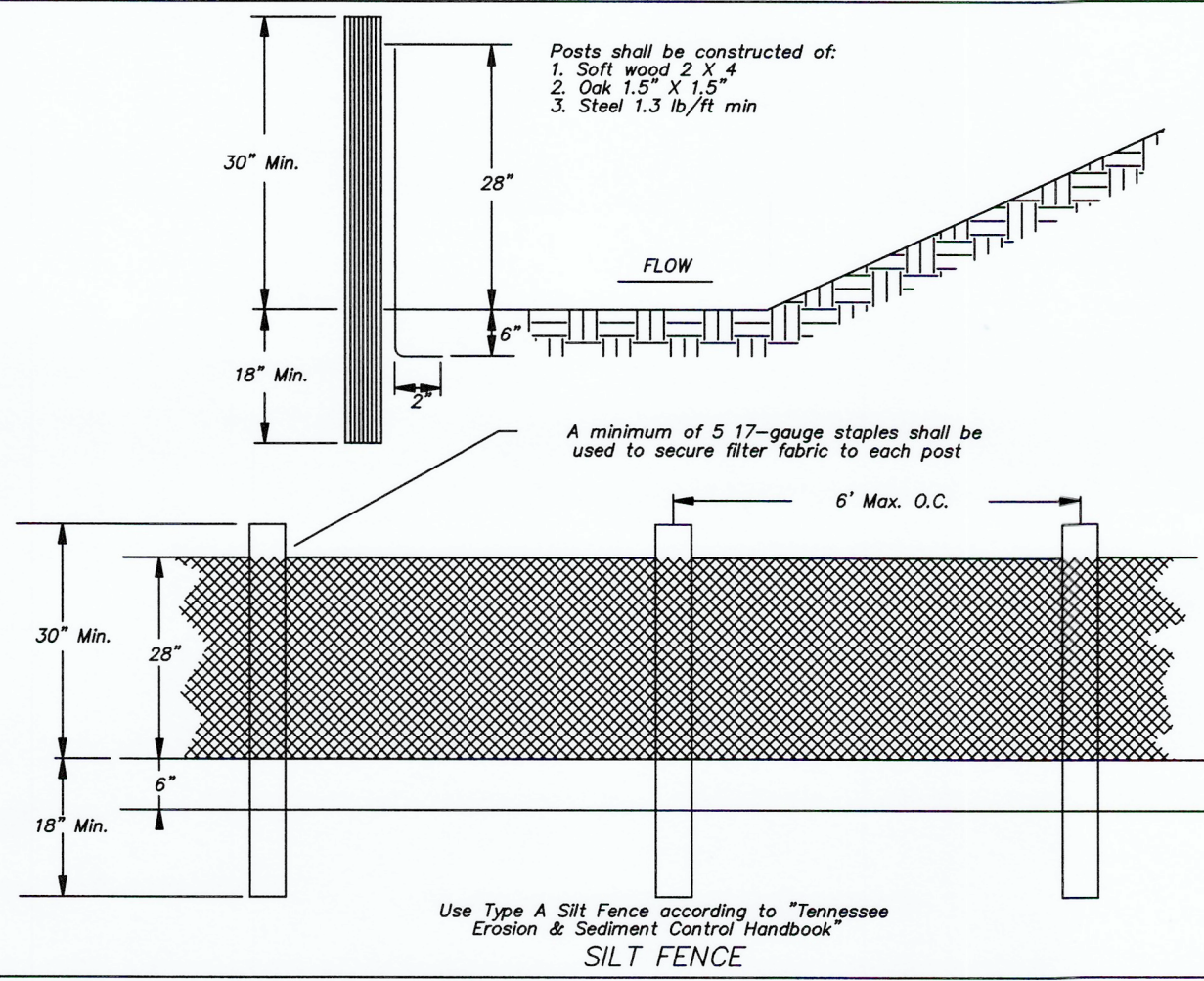
PRE-CAST CONCRETE HEADWALL



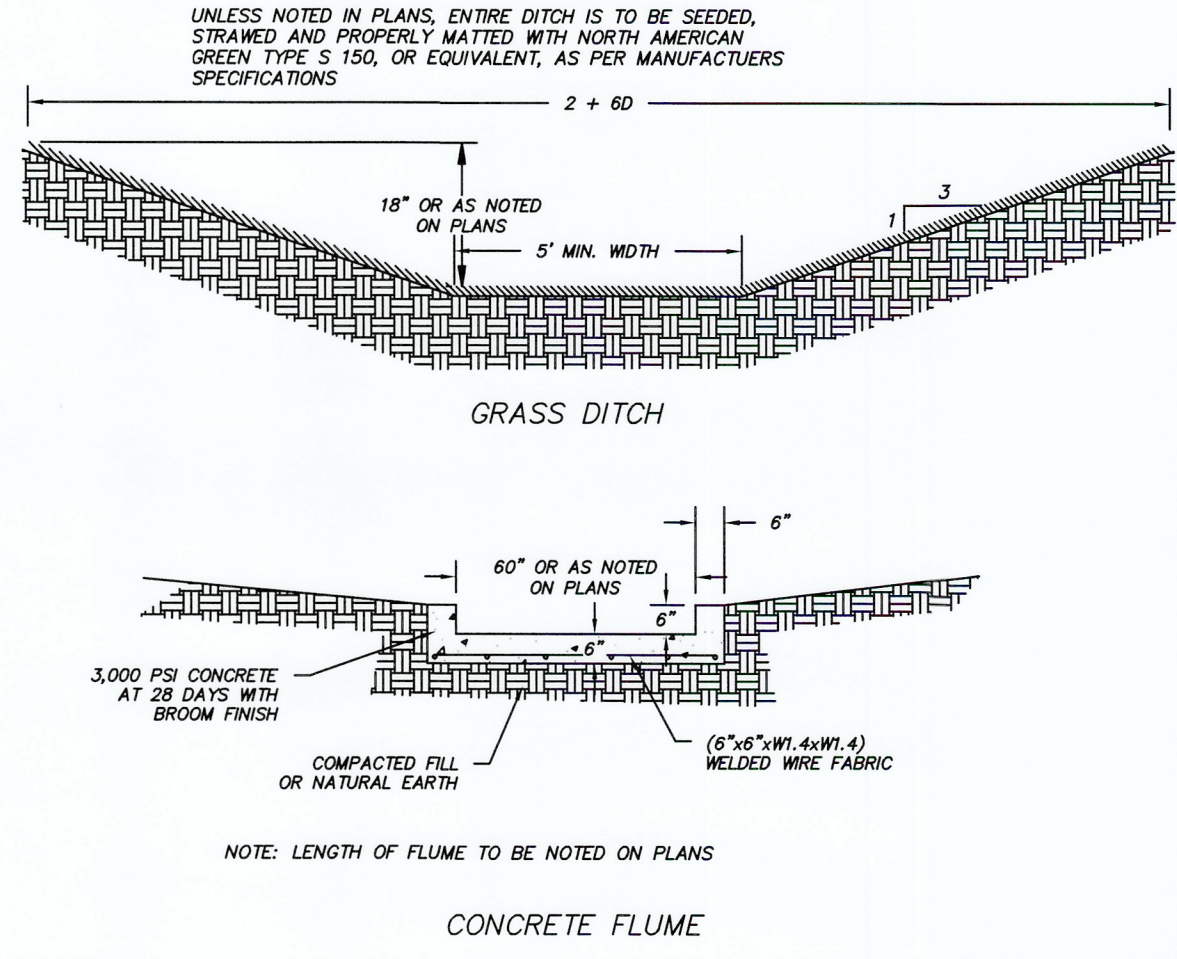
RIPRAP OUTLET PROTECTION



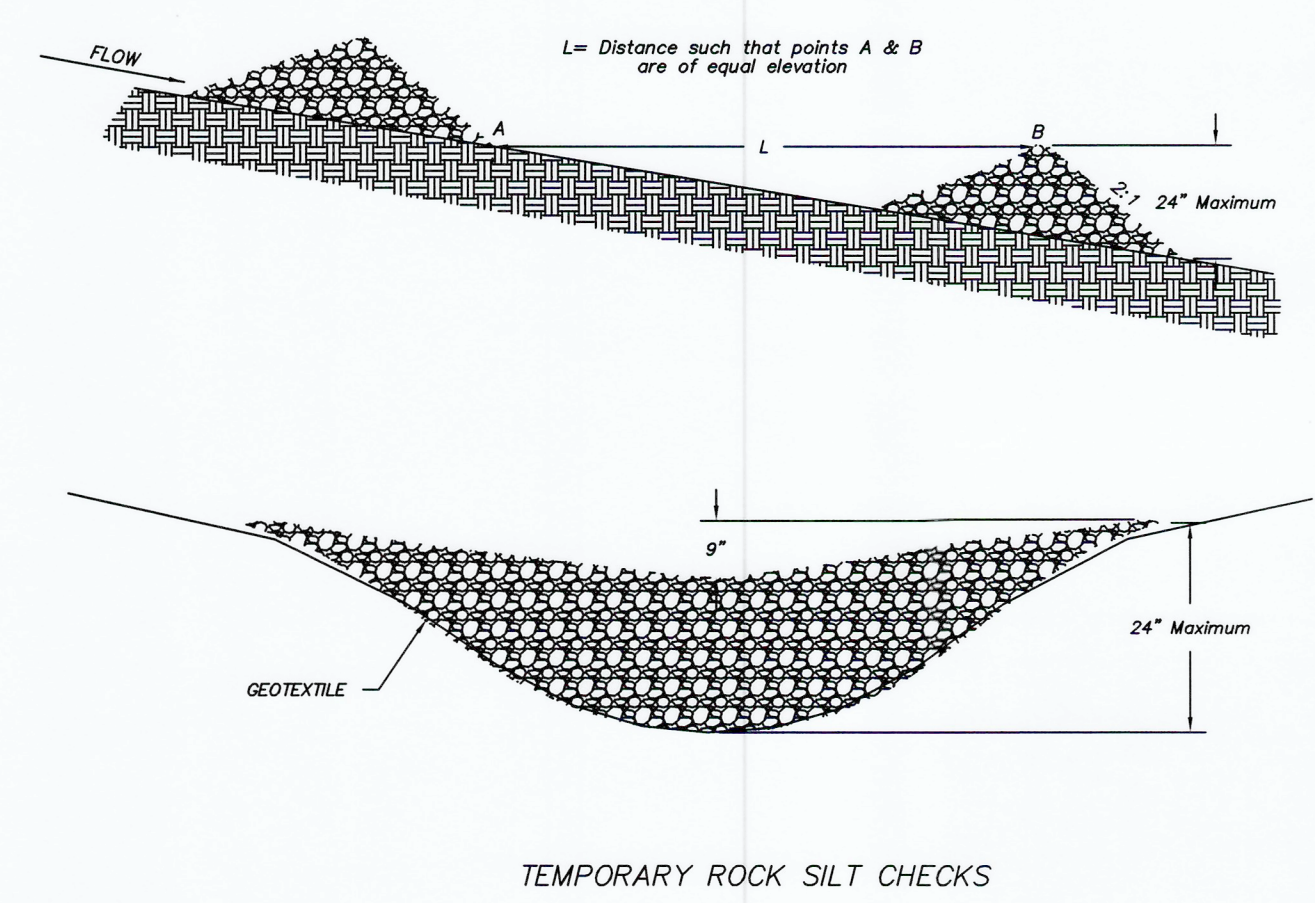
CONSTRUCTION EXIT



SILT FENCE



CONCRETE FLUME



TEMPORARY ROCK SILT CHECKS

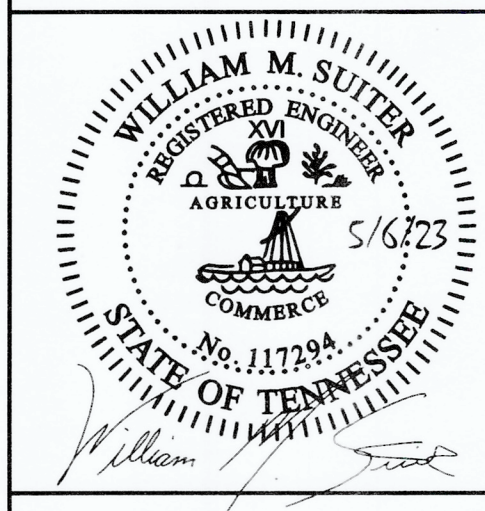
Suiter
Surveying
& Land Planning
CIVIL ENGINEERING & LAND SURVEYING

P.O. Box 30271
1805A Alpine Drive
Clarksville, TN, 37040
Ph. # (931) 920-1750
Fax # (931) 920-8490

REV.#	DATE	REVISION
0	6/3/20	INITIAL SUBMITTAL
1	2/9/21	REVISIONS
2	5/6/23	WATERSHED REVISION

WALKER TRUCKING FACILITY
HIGHWAY 12

SWPPP
SCALE: NONE



C6.0

WALKER TRUCKING FACILITY

PRE-DEVELOPED

POST-DEVELOPMENT



To North



To East



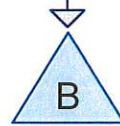
To North



To North



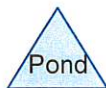
To East



Basin



North



Routing Diagram for Walker Trucking Facility
Prepared by {enter your company name here}, Printed 5/15/2023
HydroCAD® 10.00-26 s/n 08801 © 2020 HydroCAD Software Solutions LLC

Walker Trucking Facility

Prepared by {enter your company name here}

Printed 5/15/2023

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
7.400	98	Bedrock (2AN, 2BN, 3S)
19.980	77	Woods, Poor, HSG C (1E, 1N, 2AN, 3S)
27.380	83	TOTAL AREA

Walker Trucking Facility

Prepared by {enter your company name here}

Printed 5/15/2023

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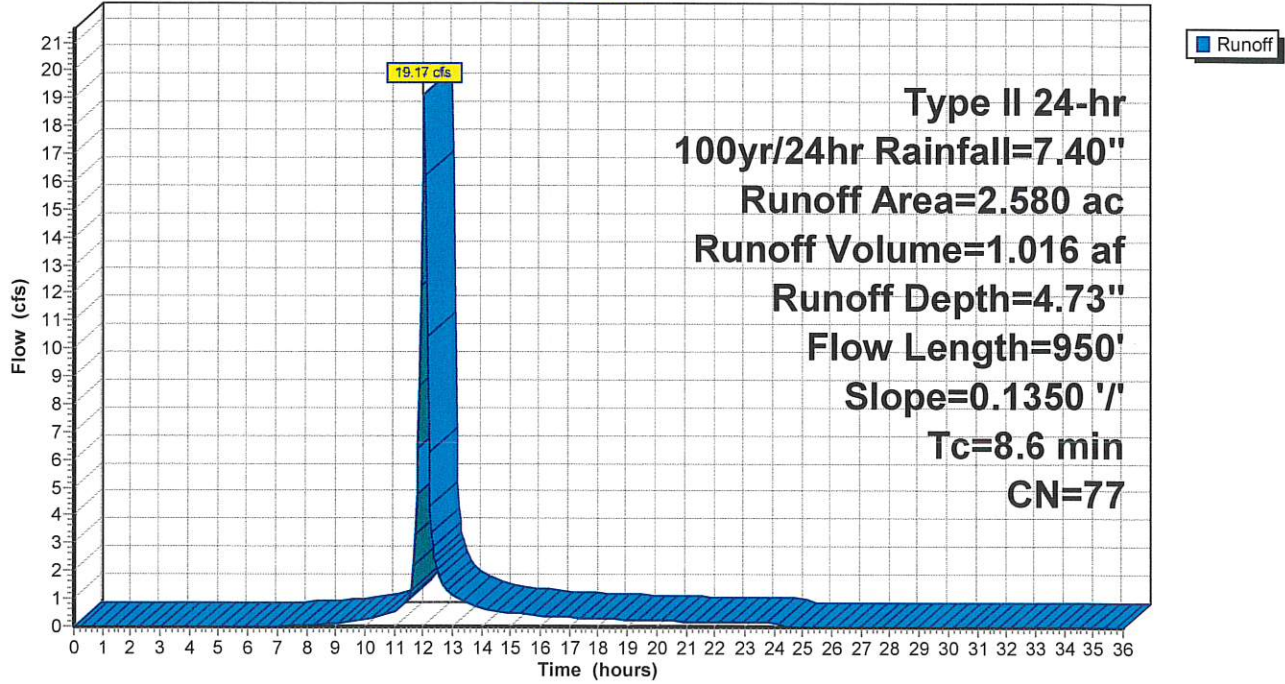
Page 3

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	B	465.00	464.50	100.0	0.0050	0.010	12.0	0.0	0.0

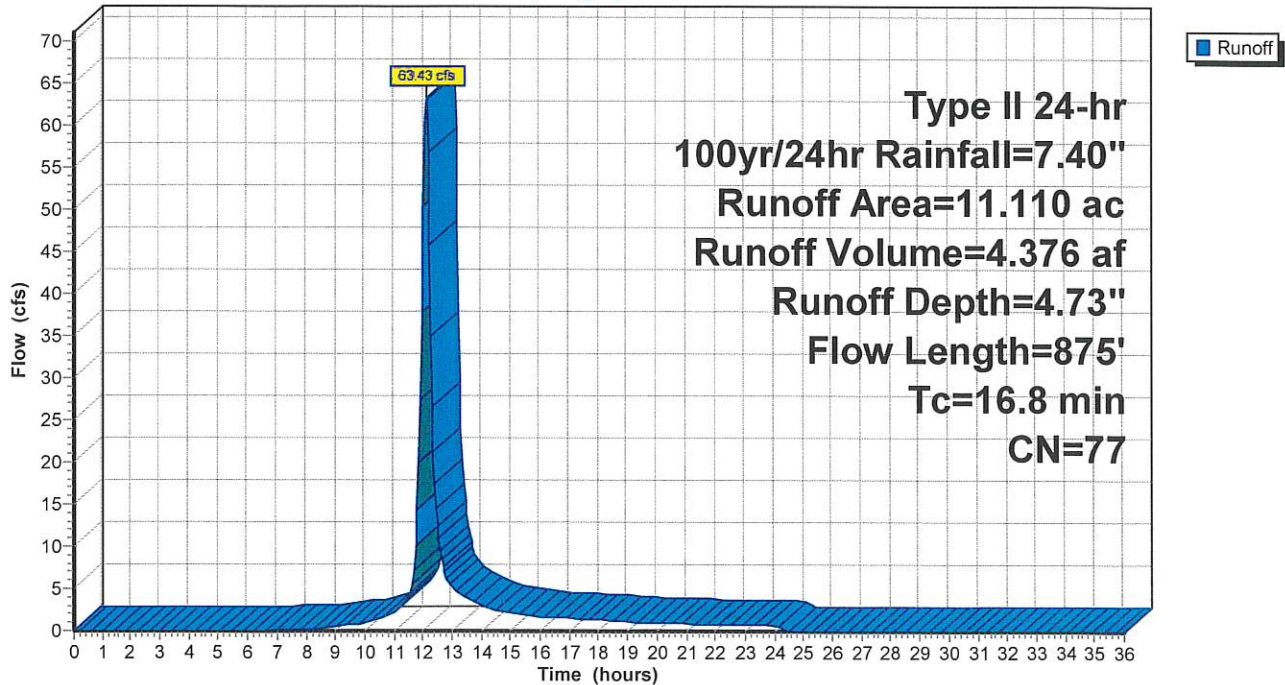
Subcatchment 1E: To East

Hydrograph



Subcatchment 1N: To North

Hydrograph



Walker Trucking Facility

Prepared by {enter your company name here}

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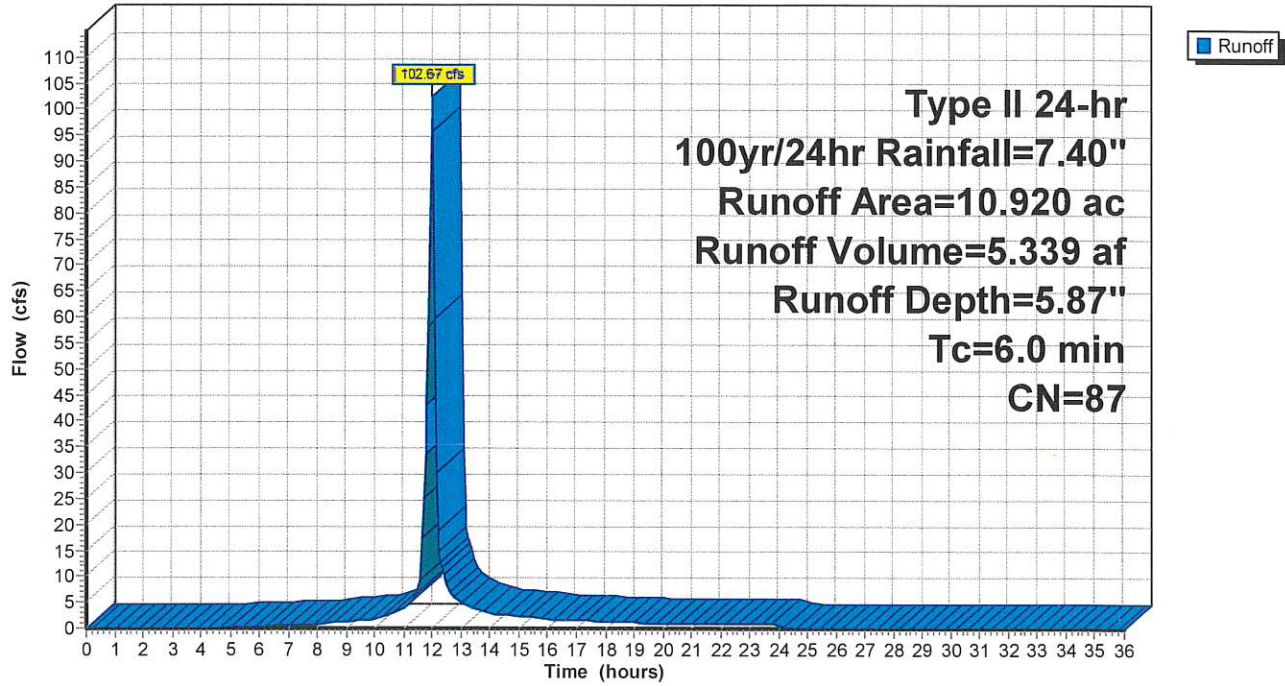
Walker Trucking Facility
Type II 24-hr 100yr/24hr Rainfall=7.40"

Printed 5/15/2023

Page 5

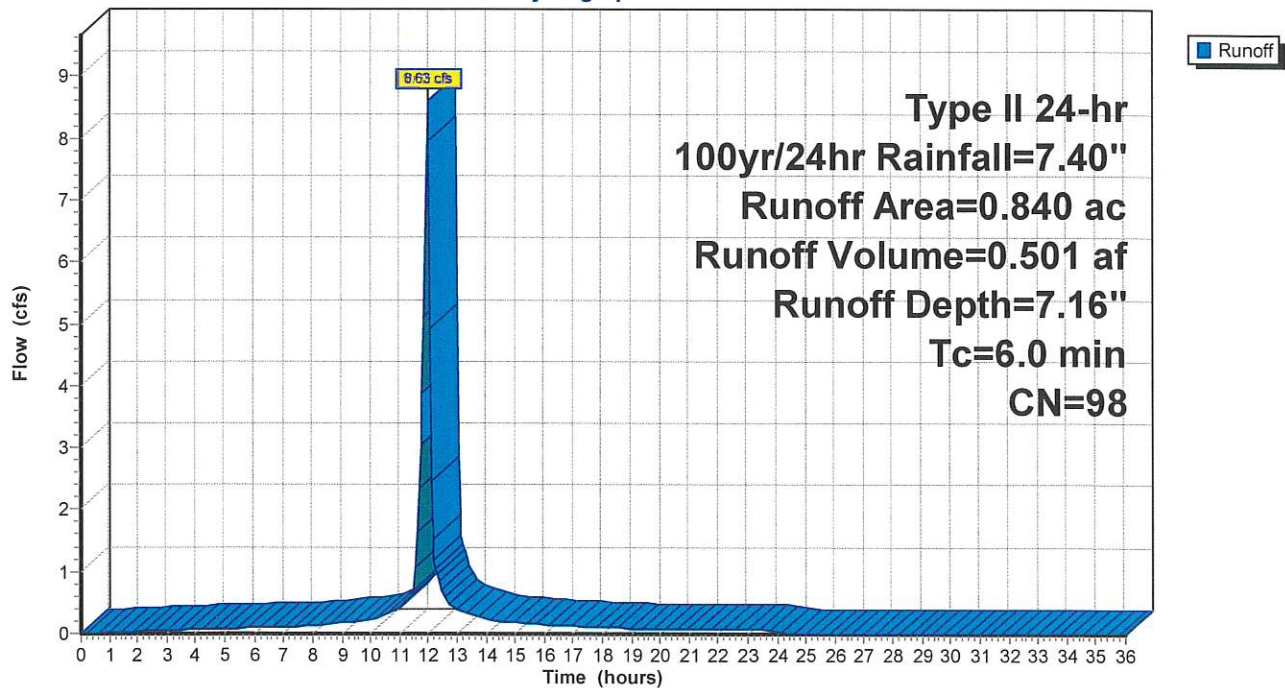
Subcatchment 2AN: To North

Hydrograph



Subcatchment 2BN: To North

Hydrograph



Walker Trucking Facility

Prepared by {enter your company name here}

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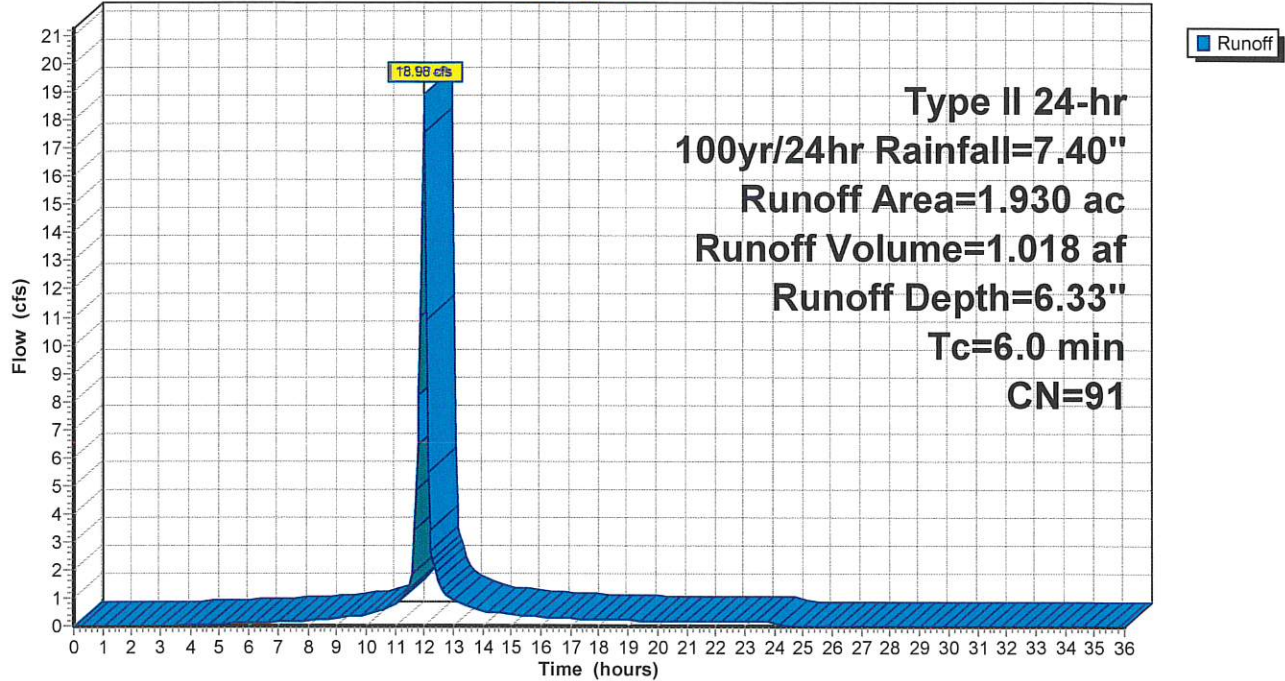
Walker Trucking Facility
Type II 24-hr 100yr/24hr Rainfall=7.40"

Printed 5/15/2023

Page 6

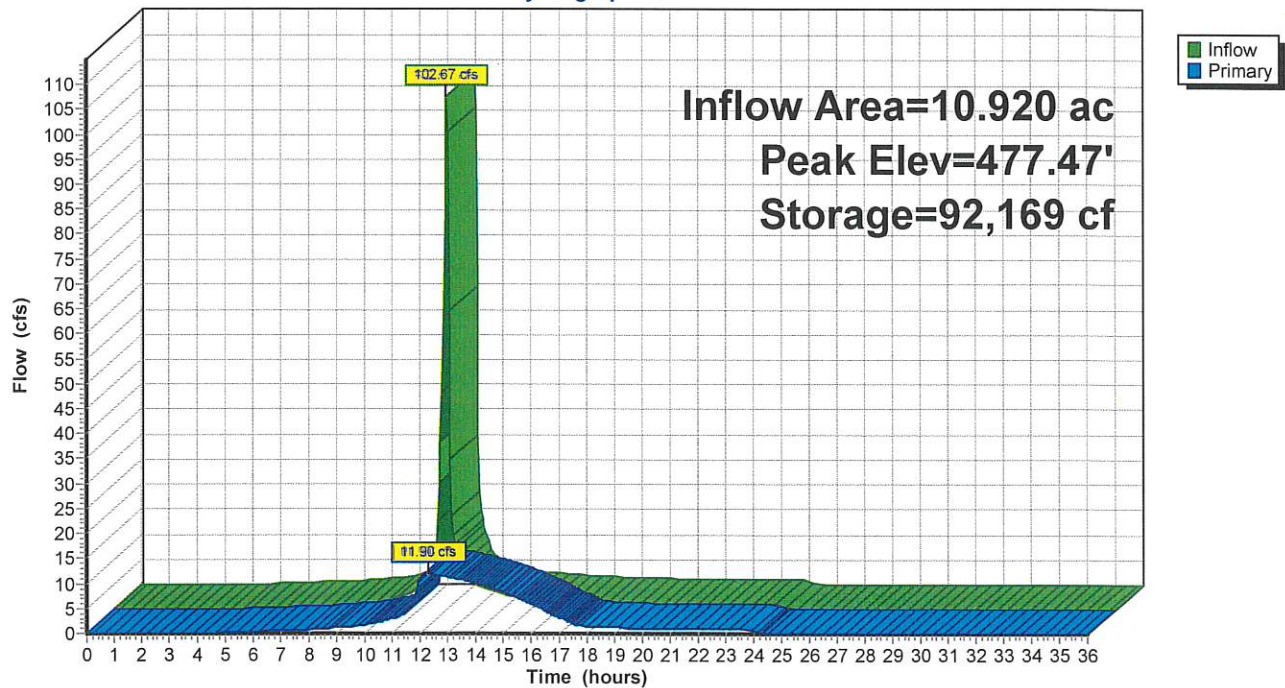
Subcatchment 3S: To East

Hydrograph

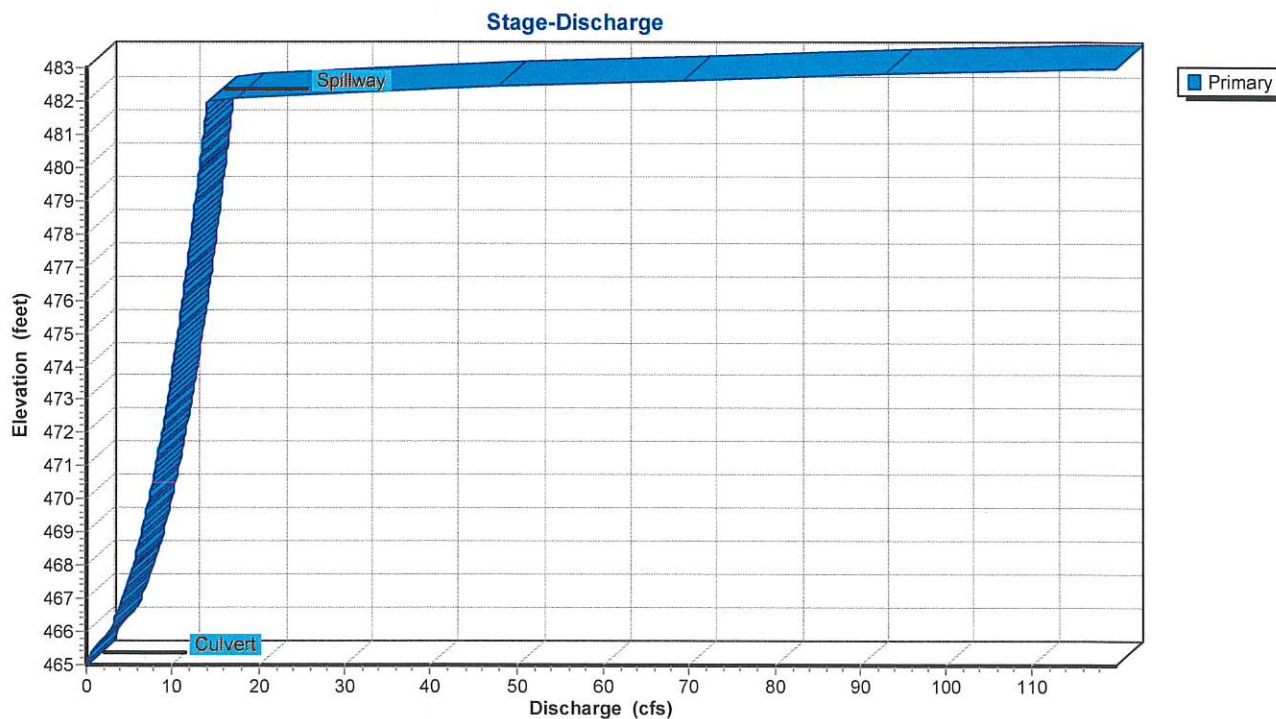


Pond B: Basin

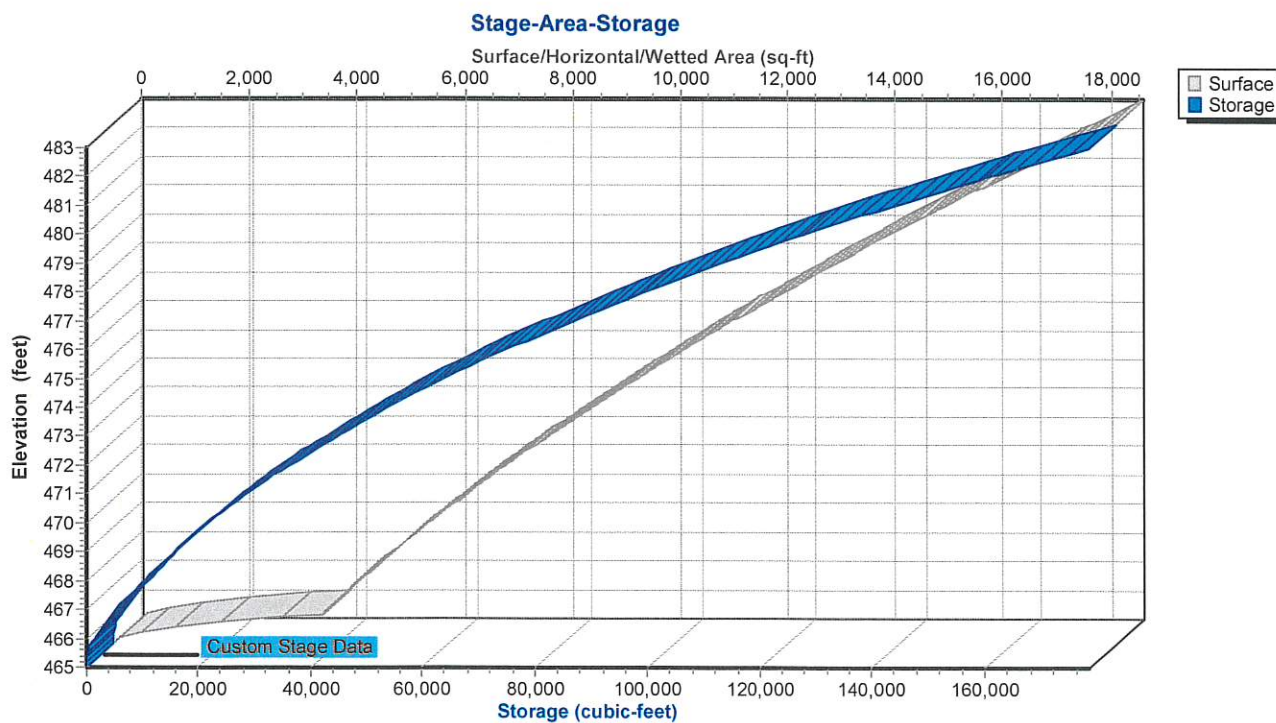
Hydrograph



Pond B: Basin

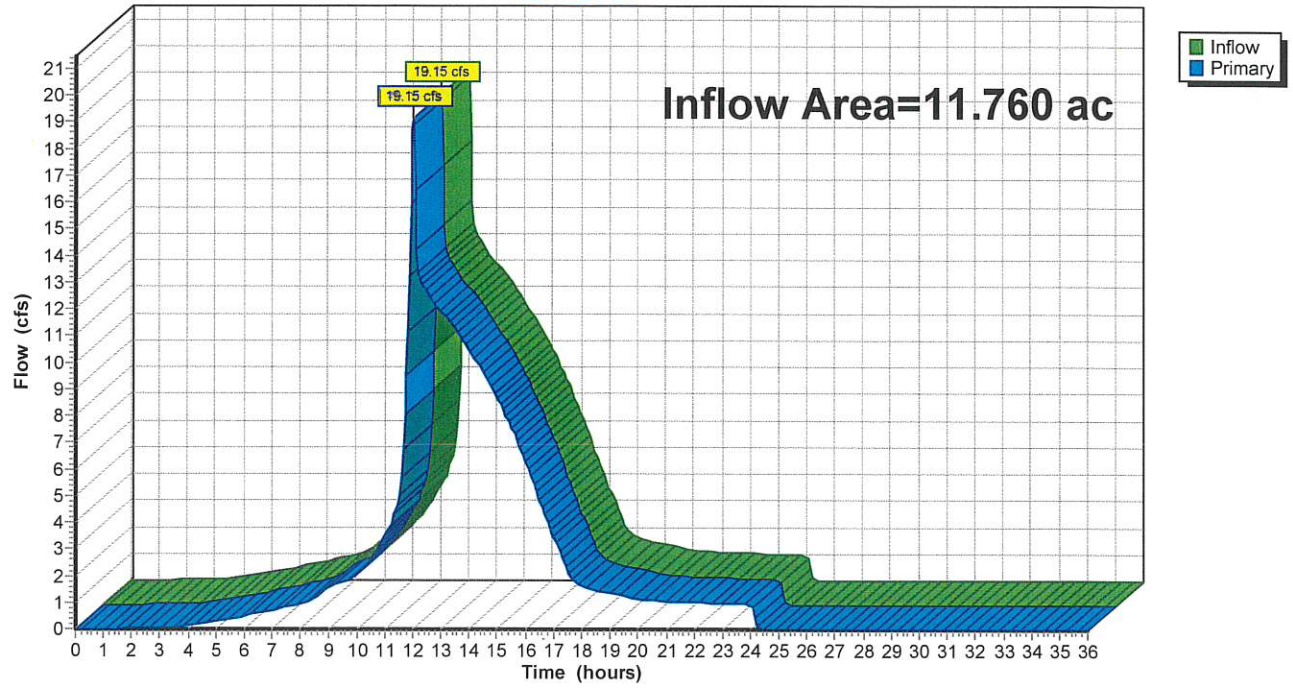


Pond B: Basin



Link N: North

Hydrograph



Ordinance # 474

An ordinance by the City Mayor and Council of the Town of Ashland City, Tennessee to amend Title 16 Chapter 5 of the Municipal Code regulating driveway regulations.

WHEREAS the City Mayor and Council of the Town of Ashland City, Tennessee find that driveway regulations need to be more detailed;

BE IT THEREFORE ORDAINED by the Mayor and Council of the Town of Ashland City that Title 16 Chapter 5 should be amended to and replaced and added as follows:

16-501.01 Purpose and Intent

1. Provide emergency services vehicles reasonable and safe access for all land uses in the Town, including those driveways constructed on steep slopes;
2. Control the design, location and construction of driveways that connect to roads so the driveway mitigates safety hazards and nuisances;
3. Minimize the amount of grade changing and vegetative removal on hillside areas for driveway construction;
4. Control the design, location and construction of driveways so they do not disrupt drainage systems or culverts; damage the surface of right-of-ways, or cause erosion or siltation of traveled ways or surface waters; and
5. Avoid unreasonable public expenditures.

16-501.02 General Provisions

1. Prior to the construction or change in use and/or intensity of any driveway entrance, exit, or approach to any private, town or state road, and prior to obtaining any applicable building permits for the property, the landowner or authorized agent shall apply for a driveway permit (Appendix A) and secure approval of such proposed application in accordance with these regulations.
2. An approval by the Town to construct a driveway does not eliminate the need for the property owner to secure any necessary permits from state agencies, such as the TN Department of Transportation (TDOT), the TN Department of Environment & Conservation (TDEC) or other applicable agencies.
3. The design documents or the driveway shall be designed by a TN licensed Professional Engineer. This may be waived by the Director of Public Utilities/Public Works upon consideration of site specific conditions.
4. The term Non-Residential as used herein is intended to include uses and structures as listed in the Town's Zoning Ordinance to include Agricultural, Community Facilities, Commercial and Industrial.
5. The applicant is advised that the Town has other Ordinances, Codes and Regulations that may require or affect access to and/or improvements to public and private streets, roads or rights-of-way that may be required by the applicant's project.

16-501.04 Driveway Standards

The following standards shall apply to all driveways unless otherwise specifically stated herein.

1) Driveway Access Management to Public Street.

- (a) All drive accesses shall be located as shown on approved plans or as directed by the Town.

(b) Minimum Corner Clearance represents the distance between the corner of the intersection of two public roads and the first driveway located nearest to said corner. It is important to provide enough distance between the corner and the first driveway to effectively separate conflict points and allow drivers enough time to make safe maneuvers. When the first driveway is not adequately separated from the corners, crash rates and delays increase.

(c) The minimum corner clearances shall be:

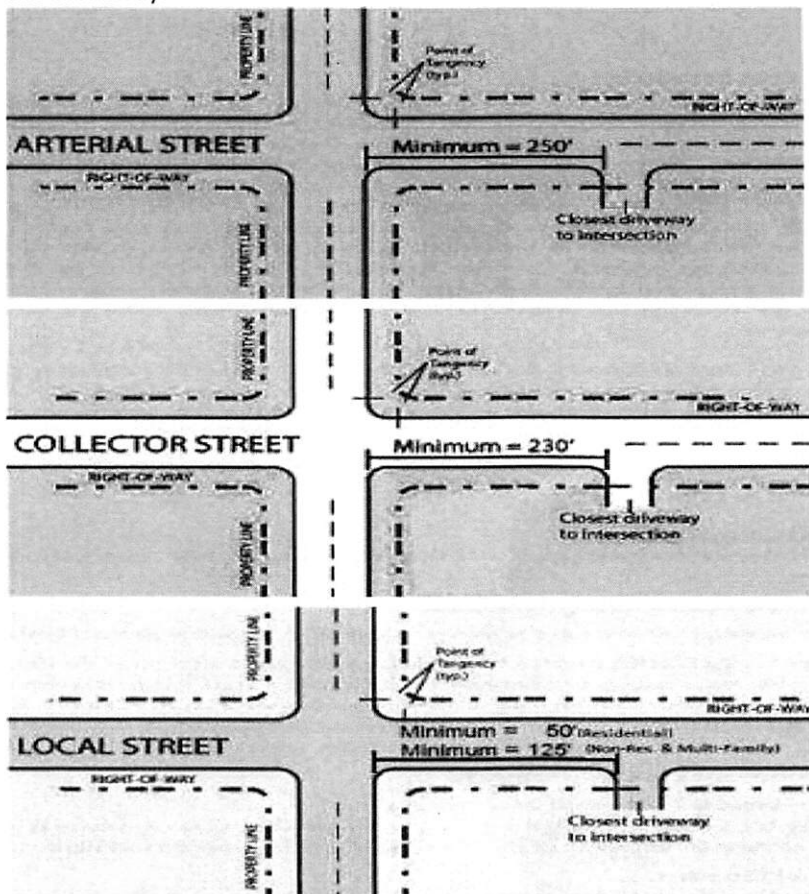
Non-Residential & Multi-Family driveways:

Along Local Roads 125 feet; along Collector Roads 230 feet; along Arterial Roads 250 feet or more as determined by the Town based upon site specific conditions.

Residential Driveways:

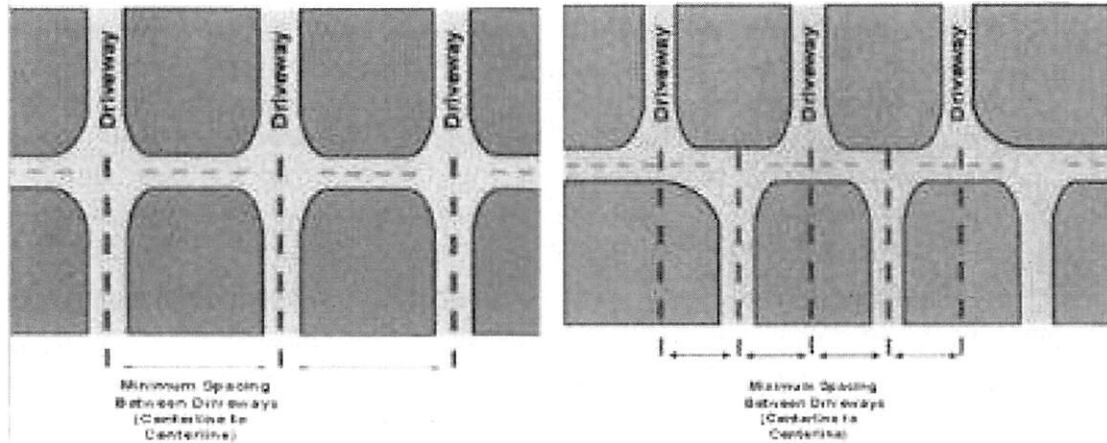
Along Local Roads 50 feet; along Collector Roads 230 feet; along Arterial Roads 250 feet or more as determined by the Town.

In order to ensure adequate storage space for vehicles stopped at a signalized intersection or to provide for adequate separation for higher order street classifications, the Town may require additional corner clearance. The corner clearance is measured from the nearest point of curvature at the radius return of the intersecting streets to the nearest point of return radius of the driveway.

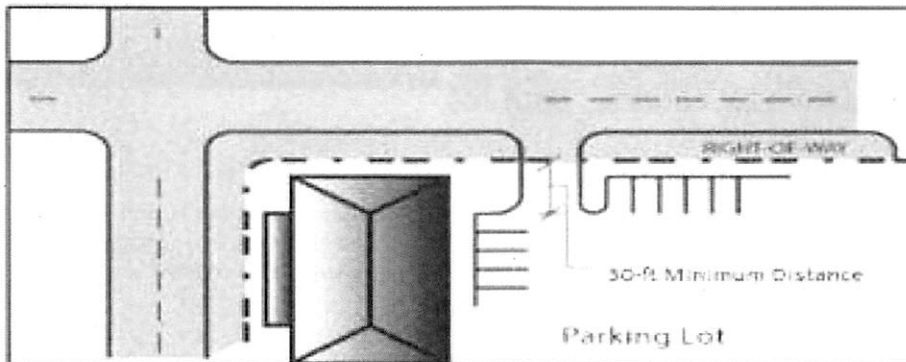


(d) The minimum separation distance between driveways on separate lots shall be: Local Roads 22-feet; Collector Roads 150 feet; Arterial 250 feet. The separation along Collector, Arterial or higher order road classifications may be increased by the Town based upon the proposed project, use or improvements. This shall also apply to offset driveways located on the

opposite side of a road. The driveway separation is measured to the centerline of each driveway.



(e) Driveways for Non-Residential & Multi-Family uses must extend a minimum of 30 feet into the property, measured from the ROW/property line abutting the road, before the edge of the driveway may be intersected by a parking lot space, aisle, driveway or drive aisle. This distance may be increased by the Town based upon a project that presents a higher use or higher traffic volume, for example schools, larger shopping centers or commercial developments.



2. Paving/Hard Surface.

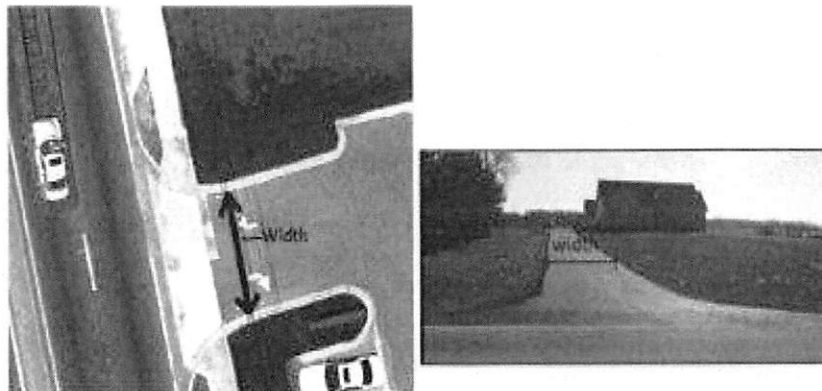
In order to protect the physical integrity of roads, the road-side edge of all driveways that intersect with a paved road must be paved with asphalt or concrete according to the requirements below:

(a) Non-Residential use and Multi-Family residential driveways shall have a paved width a minimum of 24- feet wide, commencing at the edge of pavement of the intersecting road. The pavement edge is interpreted to be the edge of the full pavement width in areas where the pavement edge has deteriorated. The driveway pavement shall consist of a thickness that will support the vehicle loads accessing the property and constructed on a compacted subgrade (95% Standard Proctor). Also for driveway construction, meet the specifications for street construction listed in the appendices of the Subdivision Regulations. The pavement thickness shall be justified by the applicant's engineer and shall be as approved by the Town.

Driveway widths shall comply with the following:

- (1) One- Way Traffic: 15-foot minimum, 20-foot maximum;
 - (2) Two- Way Traffic: 24-foot minimum, 36-foot maximum.
- (b) Residential use driveways (excluding multi-family) shall have a paved width that is a minimum of 12- feet wide for at least the first 15- feet, commencing at the edge of pavement of the intersecting road. The pavement edge is interpreted to be the edge of the full pavement width in areas where the pavement edge has deteriorated. This pavement shall consist of a minimum of 6-inches of pug mix, 2-inches of surface course constructed on a compacted subgrade (95% Standard Proctor). Also for driveway construction, meet the specifications for street construction listed in the appendices of the Subdivision Regulations.
- (c) The Town may determine what the pavement thickness shall be in order to support the vehicle loads accessing the property.

Example:



3. Travel Width for Non-Residential & Multi-Family

Driveways shall be designed, constructed, and maintained so the travel width and the area adjacent to it has enough width and horizontal clearance to accommodate drainage, parking areas, clearance for emergency vehicles, emergency vehicle turnaround area, etc.

4. Vertical Clearance (Non-Residential and Multi-Family)

Driveways shall be designed, constructed, and maintained so as to have at least 14.0 feet of vertical clearance. This is to include, but not be limited to, vegetation, trees, shrubs, utility poles, and utility lines.

5. Gated

- (a) Gate openings shall be at least 15-foot wide at the narrowest point. The Town may require the width to be greater dependent upon both the curvature and width of the adjoining road, and also the driveway geometry and curvature in the vicinity of the gated area.
- (b) Gates must not open into the public right-of-way.
- (c) All gated areas shall have a stacking area for vehicles entering the gated areas. For residential uses the minimum stacking distance of 20 feet shall be provided between the street right-of-way line and the gate. For non-residential and multi-family uses, the minimum length shall be determined by the Town after review of the proposed development plans or Building Permit application.

6. Site Distance

Site distance shall be in accordance with the list provided below. The Town may require greater distances based on site specific and project specific considerations. The Town will consider sight distances as justified by a TN licensed Professional Engineer based upon ASSHTO, ITE, or TDOT methods.

Posted Speed	Minimum Required Sight Distance (Measured from centerline of the driveway in each direction)
25 mph or less	175 feet
35 mph	390 feet
40 mph	445 feet
45 mph	500 feet
50 mph	555 feet
55 mph	610 feet
Greater than 55 mph	TBD

7. Curves & Turning Radii

(a) Driveway Curves for Non-Residential & Multi-Family driveways shall have an inside radius of no less than 25- feet and an outside radius of no less than 45- feet as required for vehicles up to 45-feet in total length. The Town may require the width of the driveway be increased in the curve areas.

(b) The Radius Return or End Flares for driveways connecting the edge of the through traffic lane and the edge of the driveway shall be as listed below:

Non-Residential & Multi-Family:

- (1) For Local Roads: 10-foot radius minimum; 25-foot radius maximum
- (2) For Collector Roads: 25-foot radius minimum; 30-foot radius maximum
- (3) For Arterial Roads: 25-foot radius minimum; 40-foot radius maximum.

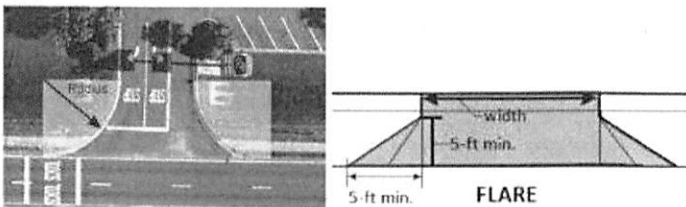
The Town will evaluate the radii based upon radii that permit turns by the largest vehicle to be expected to access the driveway. Driveway flares are not permitted for Non-Residential & Multi-Family.

Residential:

(1) For Local Roads: 5-foot radius minimum; 15-foot radius maximum. A driveway flare may be used instead of a radius return. The minimum flare dimensions are 5-ft by 5-ft. The Town may require greater flare dimensions.

2) For Collector or Arterial Roads: The Town will determine if residential access is permitted and the required radii.

Example:

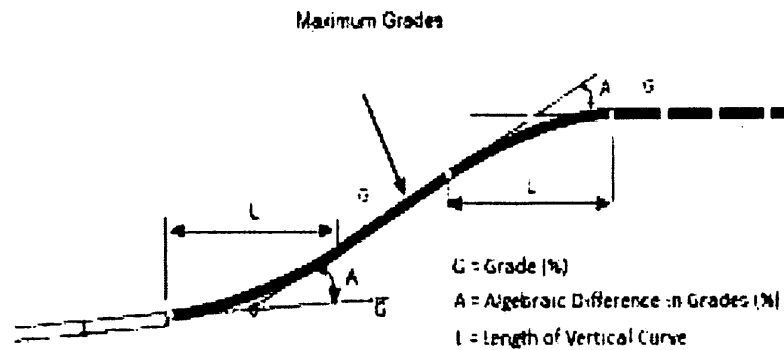


8. Slopes & Vertical Curves

(a) Residential Driveways (excluding multi-family): Where driveways intersect with a road or other driveway, whether public or not, the slope shall not exceed 8-percent within 30-feet of the edge of pavement. The maximum algebraic difference in grade before a vertical curve is required is 6% for a crest curve and 6% for a sag curve. The minimum vertical curve length shall be based on the following K-values: Crest K=1, Sag K=2. $K = L$ (length of vertical curve) / A (algebraic difference of grade). Slope of greater than 20-percent will not be permitted.

(b) Non-Residential Driveways and Multi-Family: Where driveways intersect with a road or other driveway, whether public or not, the slope shall not exceed 5-percent within 30-feet of the edge of pavement. The maximum algebraic difference in grade before a vertical curve is required will be determined by the Town after the applicant submits their proposal and defines the types of vehicles that will access the property. The minimum vertical curve length shall be 50-ft. Slopes shall normally not exceed 5-percent; Slopes greater than 8-percent will not be permitted for any portion of the driveway. (c) These regulations apply to both downward and upward slopes.

Calculation Example:



9. Bridges and Box Culverts

(a) All bridges and box culverts must be designed, installed, and maintained in accordance with the designs of a Tennessee Professional Engineer and must be able to support the heaviest vehicle likely to operate on the driveway.

(b) All bridges must be designed, installed, and maintained so as to convey at least a 100-year storm event and must be reviewed by the Town Engineer at the applicant's expense. The cost of the Town of Ashland City's engineering review will be a pass-through fee to the applicant. The designs shall also include methods for minimizing the restriction of flow due to the accumulation of debris. All permits shall be the owner's responsibility to obtain from TDEC (Tennessee Department of Conservation) and TDOT (Tennessee Department of Transportation) should the bridge or box culvert impact a stream governed by the state of Tennessee or a road governed by the state of Tennessee.

10. Culverts

(a) All culverts shall be a minimum of 12-inches in diameter (or equivalent cross-sectional area) Class III Reinforced Concrete Pipe (RCP) under road ways and nonresidential driveways and HDPE under residential driveways and must be designed, installed, and maintained so as to support the heaviest vehicle likely to operate on the driveway. Elliptical, arch-pipe, pre-cast box culverts and poured in place box culverts will be acceptable when justified in the design documents. Headwalls shall be constructed on all culverts on both the inlet and outlet ends.

(b) All culverts must be designed so as to convey the full flow of water of existing drainage swales as well as any additional water that may be transmitted by the driveway. The culvert design shall consider impacts to water flow based upon inlet restrictions due to collection of debris or other materials that may constrict the inlet.

(c) Culverts shall be placed such that the slope of the storm water conveyance/ditch cross-section is not steeper than 3-horizontal to 1-vertical (3H:1V). The slope shall be measured from the street shoulder or from a point as defined by the Town

11. Drainage & Erosion Control.

(a) Driveways that slope down from a road must be designed so as to avoid the conveyance of storm water runoff from the road in a way that can cause flooding, erosion, or provide other hazard to the driveway itself or any structures on the property. The stability and maintenance of slopes are to be addressed in the design of the driveway. The design slopes shall be 3H:1V, unless otherwise approved by the Town. The design is to show how soil will be stabilized such that it is retained on the applicant's property.

(b) Storm water drainage discharged toward a public road must be tied into roadside drainage in a manner satisfactory to the Town and/or TDOT.

(c) During and after construction, the driveway construction activities must not cause erosion or sedimentation of drainage systems or surface waters or other infrastructure serving the Town. Erosion Prevention and Sediment Control (EPSC) measures shall be implemented and maintained before other construction activities are commenced.

(d) The issuance of a driveway permit shall require construction plans and drainage calculations for the driveway design and drainage. The Town can waive this requirement if site specific conditions warrant a waiver. The plans and calculations shall be prepared by a TN licensed Professional Engineer. The documents shall address erosion, the integrity of the driveway, integrity of the road and siltation of drainage systems, surface waters and public rights-of-way.

12. If the use of the parcel with an existing access to the right-of-way changes, or there is a change in the use of the property, the change in access use must be approved by the Town through the Town's review process. Change in access or property use may include, but is not limited to, change in the amount or type of traffic, structural modifications, remodeling, change in type of business, expansion in existing business, change in zoning, change in property division creating new parcels, etc.

13. Driveways shall be located a minimum of 5-feet between any edge of the driveway and the property line, except at corner lots the distance shall be 15-feet. No driveway shall extend beyond a straight line projection of any side or rear lot line.

14. Activities related to the construction of the driveway, to include any storm water facilities and grading, shall not encroach onto adjacent properties without written approval from the adjacent property owner. Written approval shall be recorded with the Cheatham County Register of Deeds office.

15. Any driveway crossing a body of water, wetlands, or wetland buffer shall have all permits required by TDEC and other agencies prior to the driveway approval.

16. There shall be no more than one primary access to a single parcel of land unless a need for multiple accesses are approved by the Town.

17. Driveways are to intersect roadways at an angle of 75 to 90-degrees. Any other angle must be approved by the Town based upon justification from the applicant.

18. No structures (including buildings), permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over, or under the Town road right-of-way without specific approval by the Town.

19. Driveways providing access to multi-unit residential, commercial, or industrial uses shall be designed to conform to good engineering practices and must be approved by the Town.

20. Circular driveways, where permitted, shall comply with these regulations.

16-501.05 Temporary Driveway Permits

Permission for temporary driveways for such activities as home construction and utility maintenance and construction is required from the Town prior to commencing any construction activity. Temporary permits shall have a stipulated time limit not to exceed one year without review by the Building Commissioner for any extensions.

16-501.06 Modifications and Waivers

The standards of these regulations may be modified or waived when circumstances surrounding a proposal, or a condition of the land, indicate that strict adherence to the standards would create a hardship for the landowner, and such modification will not be in conflict with the purpose and intent of these regulations. The hardship shall not be a self-created hardship or be based upon the cost to comply with these requirements.

16-501.07 Application Procedures

1. Prior to commencing work, the applicant will file an application with the Town's Director of Public Utilities/Public Works or its designated agent, on a form provided by that office (Appendix A)

2. Before the Building Commissioner acts on any application, there will be an inspection of the site.
3. After the Town approves the application, there shall be a 48-hour notice to the Town Building Commissioner before starting construction of the driveway.
4. For any paved driveways or entrances, there shall be an inspection following the installation of Headwalls and Culvert, installation of the gravel base, and prior to the final paving or concrete.
5. A final inspection by the Town will be made to determine that all work has been satisfactorily completed in conformance with these regulations prior to the issuance of a Certificate of Completion.

16-501.08 Additional Construction Phase Tasks

1. The tasks listed here are in addition to other requirements
2. The owner will submit drawings based upon a field survey that will include a profile/elevation view and plan view of the driveway. This information shall be provided at subgrade phase and the Town's approval is required prior to paving. The survey shall be prepared by a TN Registered Land Surveyor.
3. The owner will have all permanent erosion control measures and permanent revegetation applied at the completion of the driveway. This is a condition of receiving a Certificate of Completion.

16-501.09 Administration and Enforcement


1. These regulations shall be administered by the Town. The Town may utilize its staff and consultants.
2. In reviewing an application to construct a driveway, the Town will apply accepted engineering principles. In addition, the Town may, in the exercise of sound discretion, consider the factors including but not limited to, the quantity and quality of traffic, sight distance, adjacent land use, development of access away from arterial streets and onto other streets, anticipated development in the area, the Towns' Land Use & development Plan and speed limits on the street being accessed. After such review and recommendation from the Town's Agent, the Town Building Commissioner may issue a building permit.
3. Driveways constructed in violation of these regulations shall be corrected immediately upon notification by the Town, or the costs of removing or remedial construction shall be fully borne by the property owner.

This Ordinance shall take effect twenty days after its passage.

1st reading 10-10-17

Public hearing 11-14-17

2nd reading 11-14-17


 Rick Johnson, Mayor


 Kellie Reed, City Recorder

CHAPTER 7

ASHLAND CITY GRADING ORDINANCE

SECTION

- 14-701. Establishment and purpose.
- 14-702. Definitions.
- 14-703. Scope.
- 14-704. Application.
- 14-705. Duration of permit.
- 14-706. Denial of permit.
- 14-707. Inspection of work.
- 14-708. Surety for permitted work in public rights-of way, etc.
- 14-709. Permit fees.
- 14-710. Maintenance.
- 14-711. Violations and penalties.

14-701. Establishment and purpose. There are established for the City of Ashland City, Tennessee, the following regulations and requirements for permitting of grading operations:

(1) This chapter shall be known and may be cited as "the Ashland City Grading Ordinance."

(2) The purpose of this chapter is to provide minimum standards to safeguard persons, to protect property, and to promote the public welfare by regulating and controlling the design, construction, quality of materials, use, location, and maintenance of grading, excavation, and fill without infringing on the rights of property owners to accomplish minor "yard improvement" measures. (as added by Ord. #315, March 2006)

14-702. Definitions. Wherever used in this chapter, the following words shall have the meaning indicated:

(1) "Building permit" shall mean a permit issued by the building official pursuant to the provisions of the zoning ordinance of Ashland City, Tennessee, for the construction, correction, or alteration of a structure or building.

(2) "Excavation" shall mean any act by which topsoil, earth, and gravel, rock, or any similar material is cut into, dug, marred, uncovered, removed, displaced, relocated, or bulldozed and shall include the conditions resulting from such considerations.

(3) "Fill" shall mean any act by which topsoil, earth, sand, gravel, rock, or any other material is deposited, placed, pushed, dumped, pulled, transported, or moved to a new location and shall include the conditions resulting from such considerations.

(4) "Existing grade" shall mean the elevation of the existing ground surface at the location of any proposed excavation or fill.

(5) "Grading" shall mean excavation or fill or any combination thereof and shall include the conditions resulting from any excavation or fill.

(6) "Grading permit" shall mean any permit required under this chapter.

(7) "Person" shall mean an individual but can also include a partnership, corporation, or any other legally recognized entity.

(8) "Site" shall mean a lot, tract, or parcel of land, or a series of lots, tracts, or parcels of land, joined together, where grading work is continuous and performed at the same or different times.

(9) "Topsoil" is that upper portion or layer of naturally occurring terrain (2"-10") that is composed of mostly organic matter and has the ability to support vegetation.

(10) "Stripping" shall mean the removal, by mechanical means, of the topsoil layer of a proposed excavation. (as added by Ord. #315, March 2006)

14-703. Scope. New grading, excavations, and fills, or changes, additions, repairs, or alterations made to existing excavations and fills shall conform to the provisions of this chapter, except that this chapter shall not apply to:

(1) Commercial operations involved in mining, quarrying, excavating, processing, or stockpiling of rock, sand, aggregate, or clay unless such work affects the support of adjacent or contiguous property or structures; and provided such operations are duly permitted by the proper state agencies having jurisdiction over such matters.

(2) Residential landscaping, top dressing and cosmetic works by private individuals or firms contracted by private individuals.

(3) Construction which is the implementation of plans for development(s) duly reviewed and approved by the Ashland City Planning Commission.

(4) Grading or excavation pursuant to a permit for excavation in public streets for which inspection is provided by the city.

(5) Grading in connection with a public improvement or public work for which inspection is provided by the city.

(6) Grading or excavation by a public utility company in private easements or public rights-of-way for which inspection is provided by the city.

(7) An excavation below finished grade for basements and footings of a building, swimming pool, or underground structure authorized by a valid building permit where the cost of such excavation is included in the building permit valuations. This exception shall not affect the applicability of this chapter to, nor the requirement of a grading permit for, any fill made with the material from such excavation.

(8) Farming or other accepted agricultural uses, as identified in the Tennessee Right to Farm Act (Tennessee Code Annotated, § 43-26-103).

(9) The construction of a single residence or addition to an existing single family residence.

Permits will be required for any other grading operation not noted above and covered in one or more of the following situations:

(1) Topsoil stripping or sod removal having a single or combined area coverage on one site of two thousand five hundred (2,500) square feet (equivalent fifty (50') square).

(2) Excavation or placement of fill material having a volume of one hundred (100) cubic yards or more on one site.

(3) Areas of excavation or fill having a coverage of one thousand (1,000) square feet and a maximum cut or fill depth, at any point, of three (3) feet or more on one site.

(4) An excavation from existing grade three (3) feet or more below a two (horizontal) to one (vertical) descending slope from any property line, or a fill on existing grade three feet or more above a two (horizontal) to one (vertical) ascending slope from any property line.

(5) A grading operation in preparation for a paving project that will be used for any other purpose than a residential driveway and/or parking area.

(6) An excavation or fill within a public sewer, water main, storm drain, or power line easement.

(7) An excavation or fill which will encroach on or alter a natural drainage channel or water course.

No person shall construct, reconstruct, alter, repair or install any structure in any natural water course without a permit from the building official.

A separate permit shall be required for each separate non-contiguous site. One (1) permit may cover both an excavation and a fill on the same site made with excavated materials. (as added by Ord. #315, March 2006)

14-704. Application. The permit application shall include but not necessarily be limited to the following:

(1) Basic information:

(a) The purpose of the work and a statement as to whether the purpose of the grading is for private or commercial reasons;

(b) The nature and amount of material proposed to be excavated and the amount of fill in cubic yards;

(c) The street address at the point of access to the property where the work is to be performed;

(d) The name and address of the owner of the property on which the work is to be performed;

(e) A description of the equipment and methods to be used in performing the work;

(f) The name of the firm that will haul excavated material to or from the property where the work is to be performed;

- (g) The name, address and phone number of the person to have effective control of the work;
 - (h) The estimated dates for starting and completing the work to be done;
 - (i) Report of a soils engineer if required by the building official;
 - (j) Such further applicable information as the building official may require in order to carry out the purposes of this chapter;
- (2) Detailed information:
- (a) A sketch by the applicant or his agent showing existing conditions and the proposed work if required by the building official;
 - (b) Such further engineering or soils data as may be required by the building official to fully assess the scope and consequences of the proposed work;
- (3) Drainage considerations:
- (a) Adequate provisions shall be made to prevent any surface waters from damaging the cut face of an excavation or the sloping surface of a fill;
 - (b) All drainage provisions shall be of such design as to carry surface waters to the nearest practical street, storm drain or natural water course approved by the building official as a safe place to deposit and receive such waters;
 - (c) The building official may require such drainage structures or pipes to be constructed or installed which in his opinion are necessary to prevent erosion damage and to satisfactorily carry off surface waters; and
 - (d) Will comply with all state agencies and there requirements.
- (as added by Ord. #315, March 2006)

14-705. Duration of permit. As stated in § 14-704(1)(i), the estimated time frame for this work will be submitted with the permit application. The building official will, at the time the permit is issued, set a completion date, but, due to circumstances beyond the control of the applicant, the work takes longer than originally scheduled, an extension of time may be granted. In no case shall the schedule exceed one (1) year after initial date of the issuance of a permit. If however, the work is not completed on time as called for in the permit due to lack of pursuit of the work, the permit will expire and the application process for a new permit must be initiated. (as added by Ord. #315, March 2006)

14-706. Denial of permit. An application for work under the provisions of this chapter may be denied for any of the following reasons:

- (1) Insufficient or inadequate information submitted to determine scope of project; and

(2) Proposed work will endanger or be detrimental to adjacent properties or existing features such as streets, utilities, buildings, etc. (as added by Ord. #315, March 2006)

14-707. Inspection of work. Monitoring of the work will be accomplished by the building official or his representative as follows:

- (1) Before project is commenced;
- (2) Upon completion of the project; and
- (3) At any other time(s) the building official may deem necessary. (as added by Ord. #315, March 2006)

14-708. Surety for permitted work in public rights-of-way. Public performance bonds will be posted by the applicant at the time the permit is granted for any and all works and incidental activities to be done within or on public rights-of-way or private property easements. The form and amount of bond will be set by the building official at the time of the permit application and will cover the amount deemed necessary to complete the proposed work and/or potential damages to existing public facilities. Bond will be held until satisfactory restoration or replacement of all damaged or impaired public facilities are completed. This includes but is not limited to roadways, drainage improvements, sanitary sewer lines and water lines. Bonds will be released upon final inspection and approval of the completed work. (as added by Ord. #315, March 2006)

14-709. Permit fees. Permit fees will be charged based upon the nature and magnitude of the work. Work to be performed will be categorized as to nature and magnitude at the time of permit application and a fee charged on the following schedule:

- (1) Area coverage of less than two thousand five hundred (2,500) square feet or less than one hundred (100) cubic yards of material: \$ 50.00
- (2) Area coverage of more than two thousand five hundred (2,500) square feet and more than one hundred (100) cubic yards of material: \$100.00
(as added by Ord. #315, March 2006)

14-710. Maintenance. The project site(s) is to be maintained in an orderly and safe condition at all times as noted by the following:

- (1) The project site will at all times during construction, be kept in a condition that is safe to the general public and adjacent properties;
- (2) The project will have sedimentation control incorporated in its work plan and a provision for natural storm water removal so as to pose no threat of danger to life or property;
- (3) Upon completion, the project must be left in and maintained as conceived, and posing no liability whatsoever in regard to slope stabilization, drainage, improved structures, etc.; and

(4) Prevent transport of construction debris and/or sediment onto surfaces of adjacent properties or public rights-of-way. (as added by Ord. #315, March 2006)

14-711. Violations and penalties. No person shall construct, enlarge, alter, repair or maintain any grading, excavation, fill or cause the same to be done contrary to or in violation of any provision of this chapter. When written notice of a violation of any of the provisions of this chapter has been served by the building official on any person, such violation shall be discontinued immediately. It shall be construed to be a violation of this chapter to solicit public or "at large" dumping of materials on any site by placement of "dump dirt and rock only," "dump here" or any other similar signs. No signs of any nature requesting removal from or placement of material on a site will be allowed unless it meets the requirements of this chapter. (as added by Ord. #315, March 2006)

Change 8, January 9, 2007

14-6

CHAPTER 6

STEEP SLOPE ORDINANCE¹

SECTION

- 14-601. Purpose.
- 14-602. Applicability.
- 14-603. Requirements.
- 14-604. Site plan requirements.
- 14-605. Performance standards.
- 14-606. Exemptions.
- 14-607. Review guidelines and approval procedures.
- 14-608. Compatibility with other permit and ordinance requirements.

14-601. Purpose. The purpose of this ordinance is to regulate the intensity of use in areas of steeply sloping terrain in order to limit soil loss, erosion, excessive stormwater runoff, the degradation of surface water and to maintain the natural topography and drainage patterns of land. (as added by Ord. #283, March 2004)

14-602. Applicability. This ordinance shall be applicable to any major subdivision or site plan application as defined in the municipal land use law or any project as defined by the Stormwater Pollution Prevention Act located within the municipality. The provisions of this ordinance shall also apply to any land disturbance. Land disturbance for the purpose of this ordinance shall mean any activity involving the clearing, cutting, blasting, excavation, grading, filling, storing, transporting of land or any other activity which causes land to be exposed to the danger of erosion. (as added by Ord. #283, March 2004)

14-603. Requirements. (1) Site design and grading on slopes of ten percent (10%) or greater shall meet all requirements as outlined in § 14-604 of this ordinance. If special consideration is needed, the requirements of § 14-607 of this ordinance will apply in approving the proposed plans.

(2) Site design and grading on all slopes greater than ten percent (10%) shall provide the minimum disruption of view corridors and scenic vistas and shall preserve significant natural topographic features to the greatest extent possible. (as added by Ord. #283, March 2004)

14-604. Site plan requirements. (1) For all earth moving activities on all slopes of ten percent (10%) or greater, the applicant shall submit a site plan prepared by a professional engineer which includes at a minimum the following:

¹Municipal code reference:

Standard codes adopted: Title 12, chapter 1.

(a) Slopes in classes of 0-10%, 10-25% and greater than 25% based on two foot (2') contours analyzed at ten foot (10') intervals.

(b) Location of all water bodies including but not limited to streams, lakes and wetlands.

(c) Existing natural and topographic features.

(d) Location of all proposed and existing buildings and streets.

(e) Location of all existing vegetation including meadow, forest, and scrub lands broken down by those areas of vegetation which will be removed as well as vegetation to be preserved; specifications for re-vegetation shall also be included.

(f) Specific methods which will be utilized to control soil erosion and sedimentation, soil loss and excessive stormwater runoff both during and after construction.

(g) A statement and description of the stability of the soils on-site and the appropriateness of the construction method proposed.

(h) Hydrology, drainage and flooding analysis to include a statement on the affect of the proposed development upon water bodies or wetlands in the vicinity of the project

(i) A statement describing the underlying geology attesting to the stability of the site.

(j) Calculations of the area of proposed disturbance of each slope class on each proposed lot as well as within any proposed road right-of-way.

(k) Grading plan for the construction site and all access routes.

(2) The site plan submitted shall be reviewed by the municipal engineer. The municipal engineer shall accept or reject the plan as submitted or may require that specific conditions be complied with in order for the plan to meet approval.

(3) No grading permit shall be issued and no grading or site clearing shall occur until a site plan including all of the above items has been reviewed and approved by the municipality. (as added by Ord. #283, March 2004)

14-605. Performance standards. All development proposals which propose development on steep slopes shall conform to the following performance standards:

(1) Plans for construction on all slopes of ten percent (10%) or greater must be approved by the planning commission before a grading permit is issued and shall demonstrate slope stability and erosion control before any occupancy permits are issued by the municipality.

(2) Should the applicant wish to preserve land with steep slopes, the applicant may offer the land for dedication to the municipality or may form a private land trust or a non-profit agency in order to preserve and maintain the these areas in their natural state.

(3) The use of conservation easements on steep slopes may also be offered to reserve these areas in perpetuity. (as added by Ord. #283, March 2004)

14-606. Exemptions. Land development plans which were approved prior to the adoption, date of this ordinance shall be exempt from these requirements. (as added by Ord. #283, March 2004)

16-607. Review guidelines and approval procedures. (1) The planning commission may approve development within steep slope areas if the planning commission finds that:

(a) The proposed construction is appropriate for the requested location.

(b) The proposed construction will have no significant impact on the steep slope area.

(c) The proposed construction is of relatively low value, except for items related to vehicular bridges.

(2) The board of zoning appeals may consider variations from the requirements of this section. In considering such variations, the following guidelines shall be considered:

(a) Construction in the steep slope area is accompanied by adequate toe of slope improvements.

(b) Approval could be recommended if slope improvements effectively increase the stable slope angle.

(c) The entire slope shows no indication of instability.

(3) Variation from any restriction could be recommended if the requested construction is less nonconforming than the existing condition and the slope does not show any sign of instability; or if the applicant submits evidence based on current geotechnical engineering practices such as the simplified bishop method of stability analysis whereby variables of soil shear strength, ground water level, unit weight of soil and slope angles are considered which result in the determination that the particular slope is stable at an angle greater than twenty five (25) degrees. (as added by Ord. #283, March 2004)

14-608. Compatibility with other permit and ordinance requirements. Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals under the subdivision and site plan review process and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by other applicable codes, rules, acts or ordinances. In their interpretation and application the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, general welfare and the protection of water quality. (as added by Ord. #283, March 2004)

ORDINANCE NO. 352

AN ORDINANCE AMENDING ORDINANCE NUMBER 179,
KNOWN AS THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY,
TENNESSEE BY ADDING ARTICLE IV, SECTION 260

WHEREAS, the ASHLAND CITY Municipal-Regional Planning Commission has recommended that the Zoning Ordinance of ASHLAND CITY be amended as herein provided, and

WHEREAS, the Mayor and Council has given due consideration to said recommendation and has conducted a Public Hearing as required by law, now,

BE IT ORDAINED BY THE BOARD OF MAYOR AND COUNCIL OF ASHLAND CITY, TENNESSEE THAT ORDINANCE NUMBER 179 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

ARTICLE IV

SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

4.260 Minimum Standards for Land Disturbing Activities

4.260.1 Purpose

The purpose of this article is to establish procedures and standards to evaluate and regulate the effect a proposed development will have on fill, stormwater runoff, soil erosion, and channel erosion from such developments and surrounding areas, and to require, if necessary, that certain proposed developments be provided with adequate preparation, stormwater retention and detention.

The land disturbing, stormwater retention and detention rules of this article shall apply to any proposed development of land where a building permit is required.

The regulations of this article are supplemental to any other law that pertains to the development of land including buildings, structures, parking lots and other similar improvements. If there is a conflict between this article and any other law, the more stringent requirement shall apply.

Definitions

- A. BEST MANAGEMENT PRACTICES:** Practices and control measures intended to minimize pollutants from property or facility stormwater runoff and the provision for long term responsibility for management control and of the same.

- B. DETENTION:** The holding of stormwater onsite until the existing drainage system can accommodate the runoff.
- C. DREDGING:** The removal or displacement by any means of soil, sand, gravel, shell or other like material from coastal wetlands, submerged lands, marshlands, or water bottoms.
- D. EXCAVATE:** Dig out, scoop out, hollow out or otherwise make a hole or cavity by removing soil, sand, gravel or other material from any property so as to change the grade of such property.
- E. FILL:** 1. (v) The placing upon or the building up of property with earth, sand, gravel, rock, or other material; 2. (n) The earth, sand, gravel, rock, or other material used for such purpose (as the context may indicate).
- F. RETENTION:** The slowing of stormwater runoff from leaving a site so that flow into the existing drainage system can be maintained at a reasonable level.

4.260.2 Sediment and Erosion Control

Installation of improvements must be done in such a manner as to provide for the most effective control of erosion and sediment. Developers shall follow the standards and best management practices as outlined in the Tennessee Department of Environment and Conservation (TEDAC) Soil and Erosion Handbok. Practical combinations of the following technical principles must be used.

- A. The smallest practical area of land must be exposed at any one time during development.
- B. All fill material must be compacted to prevent the occurrence of sink holes, erosion and sediment loss from the developed property, and cannot be comprised of construction or demolition materials regulated by TEDAC for disposal in a landfill.
- C. When land is exposed during development, the exposure is to be kept to the shortest practical period of time.
- D. Temporary vegetation and/or mulching must be used to protect critical area exposed during development.
- E. Sediment basins (debris basins, desilting basins, or silt-traps) must be installed and maintained to remove sediment from waters from land undergoing development.
- F. Provisions must be made to effectively accommodate runoff caused by changed soil conditions during and after development.
- G. Permanent final vegetation and structures must be installed as soon as practical in the development.
- H. The development plan must be fitted to the topography and soils so as to create the least possible erosions.
- I. Wherever feasible, natural vegetation must be retained and protected.

4.260.3 Application Review

The Building Official and/or other designated official shall review every application for a land disturbing permit to which this article applies and evaluate the proposed development to determine whether it will increase stormwater runoff. This determination will be based on the following factors:

- A. Location and size of the development
- B. Slope and soil conditions
- C. Use of fill materials
- D. Existing drainage systems and facilities
- E. Any other considerations which may pertain to the discharge of stormwater from the development site.

4.260.4 Stormwater Runoff

- A. No owner of any parcel of land, whether with or without a structure thereupon, shall permit the erosion or escape of soil, sand, gravel or similar material from said parcel onto any public street or into any drainage channel that receives stormwater runoff from said parcel as to harm said public street or drainage channel.
- B. In the development of any site, including single-family houses and duplexes, the developer shall not construct the development so as to cause the discharge of stormwater runoff into either a newly constructed or existing drainage channel receiving runoff from the site in such a manner as to cause erosion of such channel.

4.260.5 Inspection of Development

The Building Official and/or other designated official shall inspect each development once the site plan is approved and a building permit issued. A failure to construct the development in accordance with the approved site plan, or in violation of any of this article, shall result in a revocation of the building permit and the refusal to issue a certificate of occupancy.

4.260.6 Permit

- A. It shall be unlawful for any person to fill or excavate a parcel of land if the grade or elevation of such parcel will be changed enough to result in an increase or decrease in the volume or rate of surface water flow from or onto the land of another unless such person shall have first obtained a permit issued in accordance with this article.
- B. It shall be unlawful for any person to alter or relocate any ditch, canal, drain or watercourse which drains or affects the drainage of land other than that of said person without having first obtained a permit issued under this article.
- C. Filling or excavating in the minimum amount required for the preparation of the foundation for a building or structure shall not require a permit under this article; nevertheless, any other permit or permits required by this ordinance or other laws of the City shall be obtained before beginning foundation preparation.
- D. Fill material shall not consist of construction/demolition debris as defined in 7 (d) 1 or customarily disposed in landfills regulated by the Tennessee Department of Environment and Conservation as defined in 7 (d) 2, including:
- E. "Construction/demolition wastes" means wastes, other than special wastes, resulting from construction, remodeling, repair and demolition of structures and from road building. Such wastes include but are not limited to bricks, concrete

and other masonry materials, soil, rock and lumber, road spoils, rebar, paving material.

F. TEDAC Classification of Disposal Facilities SOLID WASTE PROCESSING AND DISPOSAL CHAPTER 1200-1-7 (Rule 1200-1-7-.01, August, 2006 (Revised))

1. Class I Disposal Facility refers to a sanitary landfill which serves a municipal, institutional, and/or rural population and is used or to be used for disposal of domestic wastes, commercial wastes, institutional wastes, municipal solid wastes, bulky wastes, landscaping and land clearing wastes, industrial wastes, construction/demolition wastes, farming wastes, shredded automotive tires, dead animals, and special wastes.
2. Class II Disposal Facility refers to a landfill which receives waste which is generated by one or more industrial or manufacturing plants and is used or to be used for the disposal of solid waste generated by such plants, which may include industrial wastes, commercial wastes, institutional wastes, farming wastes, bulky wastes, landscaping and land clearing wastes, construction/demolition wastes, and shredded automotive tires. Additionally a Class II disposal facility may also serve as a mono fill for ash disposal from the incineration of municipal solid waste.
3. Class III Disposal Facility refers to a landfill which is used or to be used for the disposal of farming wastes, landscaping and land clearing wastes, demolition/construction waste, shredded automotive tires, and/or certain wastes having similar characteristics and approved in writing by the Department.
4. Class IV Disposal Facility refers to a landfill which is used or to be used for the disposal of demolition/construction wastes, shredded automotive tires, and certain wastes having similar characteristics and approved in writing by the Department.

4.260.7 Application Required

- A. A person seeking a permit required by this article shall file a written application and site plan thereof with the Building Official and/or other designated official.
- B. Required Information: The application shall contain:
 1. Name and address of the applicant.
 2. A legal description of the parcel of land to be filled or excavated or upon which the ditch, canal, drain or watercourse to be altered or relocated is situated.
 3. If required by the Building Official and/or other designated official, a topographical map of the land to be filled or excavated or of the ditch, canal, drain or watercourse to be altered or relocated and the surrounding area for such distance as the Building Official and/or other designated official may direct.
 4. A description of the work to be done.

5. A description of the fill material, if any, to be used.
6. The estimated time needed for completion of the work.
7. Any other relevant information as may be reasonably required by the Building Official and/or other designated official.
8. Construction Site Runoff Controls Checklist (if applicable to permit request).

4.260.8 Maintenance of Facilities and Grant of Easements

A. Maintenance of Facilities

1. All improvements, including post construction best management practices and landscaping, shall be maintained in perpetuity and cannot be developed for any other use which would limit or cause to limit the use of the improvements. Responsibility and maintenance of these improvements shall follow the Ownership of the property.
2. Each property owner shall be liable, within the contents of his deed, for the maintenance of the improvements. A special note to this effect shall appear on any final plat of subdivision.
3. When problems arise due to inadequate maintenance, the City Inspector may inspect the improvements and compel the correction of the problem by written notice. If it is impracticable for the property owner to make the correction, the property owner may contract with the City for the correction of the problem if such service is available, provided the City is adequately reimbursed.

B. Grant of Easement

As a condition of issuing the permit, if required for the protection of the public or other landowners, the Board may require the applicant to:

1. Grant the City a drainage easement or easements across the land involved in the permit application and any adjacent land owned by the applicant; and,
2. Construct and maintain such drainage ditch or ditches as may be necessary. A Certificate of Post Construction Best Management Practice Perpetual Responsibility and Maintenance must be provided in order to obtain a Certificate of Occupancy.

Attest:



Phyllis Schaeffer, City Recorder ASHLAND CITY, Tennessee

1st Reading 10-14-08
Public Hearing 11-10-08
2nd Reading 11-10-08

| 1

ASHLAND CITY

DESIGN REVIEW MANUAL

MARCH 4, 2003

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1. INTRODUCTION

~~Ashland City's environment is its most important asset in seeking to attract residents, businesses and employment opportunities. Its natural environment sets a demanding standard; the lakes and rolling hillsides provide an unparalleled setting for places to live, shop and work. However, as Ashland City has grown rapidly to a community of more than 3,600 residents, some of the buildings and areas developed have not received sufficient attention in their quality. The purpose of this manual is to promulgate a set of design standards for new development in the city, aimed at ensuring that Ashland City lives up to its residents' aspirations.~~

1.1 GOALS FOR COMMUNITY APPEARANCE AND CHARACTER

~~Certain standards about Ashland City's appearance and character are widely shared by its residents. These provide the basis for the specific standards included in this manual:~~

1. Natural Character. Ashland City's natural character should be preserved and enhanced with new development. Especially important ~~is~~^{are} retaining mature trees and vegetation, maintaining topography, preserving important views to the lakes and other natural features, and ensuring that new buildings sit within a generously landscaped setting.
2. Compatibility. New buildings should be compatible with their neighbors, assuming that neighboring structures are a credit to the community. ~~This That~~ does not ~~infer~~^{imply} uniformity of architectural style rather a sympathetic response to the height, scale, materials, color, site location and other aspects of nearby structures.
3. Orderly Public Realm. The city's character is largely formed by the appearance of its important streets. How public and private elements of the streetscape relate to each other provides a sense of order -- public roadways, shoulders and medians, utility lines, and traffic signage in relationship to private landscaping, parking areas, building facades and signage. Scrutiny of what may be seen from public ways should be most intense while less visible private areas of sites should be more at the landowners discretion.
4. Restrained Communications. Private signage and advertising should be restrained and not detract from the sense of a continuous landscape. The principal purpose of on-site signage is to identify establishments and to direct those seeking to visit them safely and efficiently to their destination. Signage that is limited in size and set in a strongly landscaped surrounding can be more effective than a cacophony of uncontrolled messages.

5. Diversity of Opportunity. Ashland City wishes to continue to attract diverse housing types, services and other community attractions. In reviewing plans and proposals, it does not wish to rule out particular uses because of costs or burdens imposed. Rather, it wishes to work with developers and builders to find a formula for creating uses that are economically viable as well as harmonious with the community environment.
6. Residential Privacy. The sense of privacy of residential areas should be protected especially from nuisances created by adjacent uses, such as noise, traffic, high lighting levels, and uncontrolled access. Within residential areas, there should be ~~maximum~~ privacy of individual units.
7. History. References to Ashland City's past -- both its natural and settlement history -- should be preserved wherever possible. These include artifacts such as rock fences, walls, areas of formal landscape, historic cemeteries and archaeological sites; structures more than 50 years old; and traces of prior fields and land subdivision.
8. Utilitarian Elements. As a way of reducing disorder and emphasizing the human environment, utilitarian elements should be masked or located out of public view. These include mechanical equipment on buildings, transformers, meters, refuse stations, electric wiring and service areas.

~~1.2 BASIS FOR THE STANDARDS~~

~~Article I of Ashland City's Zoning Ordinance outlines several basic purposes of design review:~~

- ~~1. enhancing the character and stability of residential, business, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;~~
- ~~2. preventing the overcrowding of land;~~
- ~~3. conserving the value of land and buildings;~~
- ~~4. minimizing traffic hazards and congestion;~~
- ~~5. preventing undue concentration of population;~~
- ~~6. providing for adequate light, air, privacy, and sanitation;~~
- ~~7. reducing hazards from fire, flood, and other dangers;~~
- ~~8. assisting in the economic provision, utilization, and expansion of all services provided by the public, including but not limited to roads, water~~

~~and sewer services, recreation, schools, and emergency services;~~

- ~~9. encouraging the most appropriate uses of land; and~~
- ~~10. enhancing the natural, man-made and historical amenities of Ashland City, Tennessee.~~

~~The standards, which follow, translate these purposes into guidelines for design. This manual also outlines the process which applicants must follow to seek approval of their projects by the Ashland City Municipal Planning Commission.~~

~~1.3 ACTIONS SUBJECT TO DESIGN REVIEW~~

~~Development, which includes any commercial or industrial buildings, structures or physical improvements or changes to land, is subject to design review if:~~

- ~~1. Approval of the development is conditioned upon either:
 - ~~• Site plan or plot plan approval under Article III of the Zoning Ordinance involving either a new structure or external modification to an existing structure totaling an increase of more than 50% of the assessed value of the structure as per Cheatham County Tax Records.~~
 - ~~• Final planned unit development master development plan approval, unless the plan envisions the construction of only one and two family dwellings.~~
 - ~~• Approval of special exceptions or conditional uses under Article IV of the Zoning Ordinance involving either a new structure or an external modification to an existing structure totaling an increase of more than 50% or ground floor space or 50% of the total assessed value of the structure as per Cheatham County Tax Records.~~~~
- ~~2. The development being a public building or improvement to a public building which the City has authority to regulate. Any other governmental entity should comply with the exception of State and Federal projects.~~

~~All developments meeting these criteria as shown on the Design District Map, Exhibit "A" are subject to design review.~~

~~1.4 PURPOSE OF THIS MANUAL~~

~~This Manual explains the goals and standards which the Planning Commission will apply in reviewing proposals. It does not reproduce all of the specific requirements stated in the Zoning Ordinance, Subdivision Regulations, or other applicable development standards and regulations. Applicants are advised to consult all such documents prior to preparing plans. The Manual is intended to complement these ordinances and regulations and explain graphically what is~~

~~intended. In the event that there appear to be differences between the manual and the Code or other standards adopted by the Planning Commission, the more stringent standard shall apply.~~

~~While this Manual requires that all submittals adhere to the stated letter of the law, variances to the design requirements cited herein may be filed according to the procedures indicated in Section 6.3 of this manual. Under no circumstances shall variances be granted in contradistinction to the basic intent of this Manual and/or to the Municipal Zoning Ordinance, its enabling mechanism. Variances are to be granted only in those cases where unique and peculiar circumstances lead to unnecessary hardships. The burden of demonstrating that the plan is appropriate falls upon the applicant.~~

~~Design review will occur in parallel with other reviews of a project mandated by present requirements, with consistent materials used for all reviews. The Design Review Process is described step by step in Section 3 of this Manual. Where site plan review is required, Design Review will occur at the same time. Where the applicant is requesting final master plan approval under PUD regulations, plans will also be simultaneously subject to the standards of Design Review.~~

2. DESIGN REVIEW STANDARDS

2.1 SITE LAYOUT

1. Site Coverage

Sites should not be covered completely with impermeable surfaces which prevent percolation of water back into the soil and can cause erosion, street flooding, or overloading of storm sewer systems. A minimum of 15% of the site shall be devoted to permeable surfaces, ~~with 10% of the sites vehicular use area or parking area being devoted to landscaping (reference Section 3.140.G - ACZO).~~ This will also ensure that buildings are set in a strong landscape.

2. Building Setbacks

Building setbacks provide dimension to the public realm along streets. In areas where there is a consistent setback line, new structures should conform to it. In areas where setbacks vary, buildings should be set back the average distance of adjacent buildings within 100 feet of the proposed structure. In major commercial areas where patrons are to be encouraged to walk between establishments, buildings should generally be located as close to streets as possible while providing adequate area for landscaping in the setback area.

Large unbroken expanses of paving between the street and building are discouraged. Required side yard areas should also be landscaped.

3. Streets-Entries and Curb Cuts

~~Where any building within a subdivision or site plan borders on or contains an existing or proposed arterial street, a marginal access or frontage road (separated from the arterial street by a planting or grass strip and having access thereto at suitable points) may be required. Moreover, all streets shall be properly integrated with the existing and proposed system of roads and dedicated rights of way as established by the Major Thoroughfare Plan.~~

Entries to sites from public streets should be clear, controlled and safe. Continuous curb cuts confuse circulation of automobiles as well as destroying the pedestrian environment, and reduce opportunities for landscaping. Ashland City's Zoning Ordinance and subdivision standards establishes specific standards for the location and design of curb cuts and site entries.

The number and width of curb cuts along a property should be the minimum necessary for effective on and off-site traffic circulation. As a guide, no more than one curb cut should occur in each 100 feet of frontage. Combined or shared entries between properties is encouraged ~~on all collector streets, and required on all arterial streets~~. If two entries are needed, a one-way system should be considered to reduce curb cut area and maximize parking area.

In general, Curb cuts should be no wider than needed to meet standards. Generally they should be limited to 30 feet for residential uses and commercial uses, 45 feet for industrial uses.

Access Control ~~Greater detail pertaining to the design of ingress/egress points is contained~~ can be found in Section 3.090 of the Ashland City Zoning Ordinance.

2.2 GRADING, DRAINAGE, AND TOPSOIL PRESERVATION

1. Topography

Buildings, parking and service areas should be sighted in a manner which minimizes disruption of the existing topography. Where there is mature existing vegetation on a site, changes in topography and runoff patterns should be minimized.

The volume of cuts and fills on a site should be balanced, so that transportation of soil off or onto the site ~~is~~ will be minimized.

The maximum allowable landscaped slope created by cut or fill is 1:3 vertical to horizontal. To provide a stable slope for soil and plant materials, less steep slopes or terracing is ~~encouraged~~necessary.

2. Overland Drainage and Detention

Overland drainage and detention are encouraged, to recharge groundwater and minimize loads on storm sewerage facilities.

The rate of peak runoff at site boundaries ~~shall~~should not increase significantly from that prior to development.

Landscaped retention/detention areas ~~should~~shall be created where possible to collect runoff from paved areas. Such areas ~~should~~must be treated as visual amenities for the site and not as utilitarian or unkempt areas. ~~If retention is chosen, then the area shall be considered as an amenity and must be landscaped. If detention is chosen, then the area shall be considered a service area and be screened from view. All landscape beds shall have a minimum of 6" of topsoil. If 6" is not present, topsoil shall be brought on site and placed on landscape beds.~~

3. Topsoil Stabilization

Topsoil ~~should~~shall not be removed from sites or used in spoil, ~~unless the amount of excess topsoil is not needed for landscaping.~~ Topsoil ~~should~~shall be saved during construction and then placed over landscaped areas at a depth of at least 6". In general, efforts should be made to retain as much topsoil as practical.

2.3 PRESERVATION OF EXISTING TREES AND SITE FEATURES

1. Trees are protected within the Ashland City Zoning Ordinance, Article 3.1~~5~~40.

2. Retention of Site Features

A natural setting is one of Ashland City's attractive qualities. Streams, wetlands, large rock outcrops, stands of native vegetation, fence rows, rock walls, cemeteries and other notable natural features must be located on the site plan and preserved wherever possible.

Bands of trees, such as fencerows, that would not otherwise be wind-firm when left as individuals should be maintained as an effective screen and wind buffer.

3. **Preservation of Notable Old Structures.** Structures which are over 50 years old and valued for their local significance should be located on the site plan and retained if possible. Incorporation of such structures into the site's development as a special

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feature is encouraged. If the structures are not to be retained or adapted reasons should be given.

2.4 ARCHITECTURAL CHARACTER

1. Compatibility with Surroundings and Facades. Massings and Roofs for Building

Buildings shoulda# avoid long, uninterrupted facade planes. ~~The maximum permitted width of an uninterrupted facade plane shall be 50 ft.~~

Buildings shoulda# have a defined base and cap.

Window and door openings shoulda# have a vertical orientation and ~~shall~~ be vertically aligned between floors.

Rear and side facades, if visible from public streets, shoulda# be similar to the primary facade in their architectural treatment.

Blank walls facing streets shoulda# be avoided.

Where a clearly established development character and scale exists, new infill development should include: a) window and door openings with area ratios and proportions similar to those on adjoining buildings, b) key design elements of surrounding buildings with respect to windows, door, rhythm of bays, detailing, roof forms, materials and colors.

Roof forms shoulda# be appropriate to a building's design and scale. Flat roofs or low-pitched roofs with parapet walls are encouraged for larger commercial buildings. Alternative roof forms may be used if appropriate for a particular acceptable architectural style.

A particular roof form ~~shoulda#~~ be applied to the entire roof, rather than terminating at less visible points, such as the building's rear

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Roofs that are visible from the ~~streetroad~~ shoulda# be finished with colors and features consistent with the architecture of the facade.

Building forms should be tailored to fit within the existing topography and site features as much as possible.

In most cases, buildings are not viewed in isolation, but rather in the context of other buildings. While architectural style may vary, buildings of a proposed development shoulda# be compatible with surrounding buildings with regard to massing, scale, proportion of openings, roof types, types of glazed openings, and degree of detail.

The use of materials and colors compatible with buildings adjacent to a site is ~~encouraged~~required.

~~Along Main Street, Frey Street and Cumberland Street certain facade materials are encouraged to create a unified appearance particularly with dark-colored brick and stone.~~

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The use of ~~certain facade~~ materials and colors ~~for~~ buildings ~~and structures, which are~~ along arterial streets are ~~discouraged, are to create a unified appearance.~~ These materials are exposed or painted metal siding or roofing, painted concrete block and artificial stone. Full chroma colors are also discouraged. ~~elevation of the buildings and structures visible from the arterial street shall not include standard block, metal siding and vinyl.~~

The following are ~~encouraged~~acceptable as exterior materials: brick (~~maybe required as an accent only~~), limestone, tile, plaster, stucco, glass and glazing, EIFS, architectural pre-cast and split face block. Ground face masonry ~~should only be used~~ may be used as an accent ~~only~~.

~~Rooftop units shall be screened from all views and shall be compatible in color and material with the overall building material palette.~~

~~Primary facade materials shall not change at outside corners. Material changes shall happen along a horizontal line or where two forms meet. It is acceptable, however, for a change of materials as accents around windows, doors, cornice lines, at building corners, or in a repetitive pattern.~~

~~Synthetic stucco (EIFS) may be used at any point 2 feet above the exterior grade level. This standard will limit the exposure of this material to ground level wear and tear.~~

Exterior colors ~~should~~will be earth tones and compatible with adjacent properties. Subdued, muted colors are ~~encouraged~~permitted; ~~b~~Bright colors ~~should be~~ are acceptable on a limited ~~to basis as~~ accent or contrast.

Translucent or back-lot canopies and awnings are ~~discouraged~~prohibited.

Dumpsters ~~shou~~all be screened on ~~3~~all sides, enclosures ~~shou~~all be of materials and colors matching the primary structure ~~they serve~~ and ~~shou~~all be ~~a minimum of 2 ft.~~ higher than the dumpster being screened. The access side ~~shou~~all not be visible from public ~~streets~~roads or parking areas.

~~Prototype or franchise designs shall be designed to reflect these design~~

~~standards.~~

Chain-link fencing provided in a commercial and industrial areas shall be vinyl coated and of a black or dark green color. The use of razor wire is strongly discouraged.

Metal siding may be allowed in Industrial Zones that are not visible from the an arterial street.

~~2. Adapting Prototypical Designs to Particular Sites. National "standard" designs should be adapted to reflect the Ashland City context by careful siting, use of compatible materials and landscaping of the site so that it blends with its surroundings.~~

~~3. Relationship to Streets. Buildings should be oriented such that their main entrances are visible from streets.~~

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~~Facades along streets should be treated in a manner which enhances interest. Displays or windows with active interior uses are encouraged. Blank or undifferentiated facades are discouraged.~~

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~~"Stage-set" facades on the street are not acceptable. The materials and colors of the street face should continue on the sides and rear of structures visible from public streets.~~

~~Building service areas or loading areas shall not be visible from public streets. They should be located away from streets and/or adequately screened.~~

~~Mechanical equipment on roofs or sides of buildings shall not be visible from streets. Adequate screening must be provided.~~

~~Landscaping with generous planting should define the street edge and entries of a development as well as building entries.~~

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~~2. Adapting Prototypical Designs to Particular Sites~~

~~National "standard" designs should be adapted to reflect the Ashland City context, by careful siting, use of compatible materials, and landscaping of the site so that it blends with is surroundings.~~

~~3. Relationship to Streets~~

~~Buildings shall be oriented such that their main entrances are visible from streets, unless the characteristics of the site and/or surrounding structures cause this to be an unnecessary hardship.~~

~~"Stage-set" facades on the street are not allowed. The materials and colors of the street face shall continue on the sides and rear of~~

~~structures.~~

~~Building service areas or loading areas shall be located away from streets and/or be adequately screened. Screening shall meet criteria identified in Section 2.7.3 of this Manual.~~

~~Mechanical equipment on roofs or sides of buildings shall be adequately screened.~~

~~Landscaping with generous planting shall define the street edge and entries of a development, as well as building entries.~~

2.5 PARKING CONFIGURATIONS

1. Efficiency of Parking Areas

To allow space for landscaping and site improvements without significantly reducing the potential number of parking spaces on a site, efficient configuration of entries, circulation, and layout is ~~encouraged~~required.

~~In 90 and 60 degree parking configurations, the dimension of two bays of parking and a moving lane shall be 62 feet minimum. Angled parking dimensions of 30 and 45 degrees shall have 12 foot driving lanes for one way movement, and 18 foot driving lanes for two way movement. However, if driving lanes also serve as designated fire lanes, they must be a minimum of 22 feet in width.~~

~~For commercial uses of greater than 20,000 square feet, driveways to parking areas shall be no more than 34 feet wide, unless a traffic report verifies the need for additional lanes.~~

Adjoining parking lots serving nonresidential buildings ~~should~~ be interconnected between sites.

~~Perimeter and internal landscaping shall be aligned to create "green edges" necessary to define parking lots.~~

~~Trees shall be retained in parking areas. Tree wells may be used to permit changes in grade while protecting trees and their root systems.~~

Small lots or those with narrow front yards ~~are encouraged~~ shall be required to develop one-way angle parking configurations with curb cuts narrower than the maximums noted above for entry and exit lanes, ~~as long as such cuts are not less than 25 feet in width.~~

2. Reduce Apparent Size and Visibility of Parking Areas

Site arrangements which minimize the amount of parking between the street and buildings are encouraged. To the extent possible, parking areas should be split between the front and back of a lot or along the side of a building to reduce the paving at the street face.

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Wherever possible, parking areas should be set 2-3 feet below streets or surrounding areas or be partially hidden by landscaped berms to reduce the visibility of parked cars.

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Retention of existing trees located in parking areas is strongly encouraged. Tree wells may be used if necessary to allow for changes in grade while protecting the tree.

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~~Parking areas shall be split between the front and back of a lot, or along the side of a building to reduce the paving at the street face if possible.~~

~~To mitigate the negative microclimate and visual impacts of parking areas, a minimum of 10% of a sites parking area or vehicular use area within this area and immediately adjacent to this area must be landscaped.~~

~~Lines of parking spaces shall have a limited run: there shall be no more than 15 contiguous parking spaces between landscaped islands within all commercial zones.~~

~~Retention of existing trees located in parking areas is strongly encouraged. Tree wells may be used if necessary, to~~

~~allow for changes in grade while protecting the tree.~~

~~The minimum width of a landscaped zone is 5 feet, excluding curb dimensions. The pooling of such landscaped areas to create more significant landscape zones shall be required.~~

~~The minimum area of a landscaped zone is 64 square feet. For every 250 square feet of landscape area, one tree must be planted. These 250 square foot landscaped areas or zones shall be saturated with profuse groundcover and/or bushes and shrubs. Grass in and of itself shall not be considered as meeting these landscaping requirements.~~

Design of Parking Configuration Within I-1, 1-2 and 1-3 Districts

~~Within Industrial Districts there is no requirement for interior landscape islands or a limit on rows of continuous parking spaces unless frontage is on an arterial street. The ratio of landscaped area per square foot of paved area is 8% unless frontage is on an arterial street. Basic plantings around the foundation of the building and at all entrances into the site are required. For every 250 square feet of landscaped area one tree must be planted.~~

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4. Fit Parking Areas to Site Topography

On sloping sites, lines of parking spaces should run parallel to site contours, with planted medians taking up any excessive slope. Paved ~~parking areas or vehicular space~~ areas should ~~not~~ not exceed a 5% slope.

~~The~~ Detention of runoff within parking areas or in adjacent landscaped areas is encouraged. Runoff from parking areas should ~~not~~ not sheet flow onto public streets or sidewalks.

2.6 **LANDSCAPE**

1. Landscape Areas – Reference Section 3.140 of the Ashland City Zoning Ordinance

~~Landscape beds or areas which meet the 10% requirement as referenced in Section 2.5.2 should be located along the public boundaries of the site, within parking areas, and around buildings, and at building entries to create a sense of the buildings set in natural surroundings. All sides of a building~~

~~visible from public streets shall have some foundation plantings. Planting beds shall be consolidated into areas large enough to give a natural character to a site, rather than distributed in thin ribbons. The minimum area of a landscape bed or zone shall be 64 square feet. These beds or zones shall be clearly delineated on site plan with square footage provided.~~

~~Areas with natural vegetation should be preserved along property boundaries, whenever possible.~~

~~When absolutely necessary to remove a tree having a caliper of 4 inches or more, the tree shall be replaced on a site as near as practical to where the tree was removed. Replacement shall match the tree's caliper by reaching an equivalent multiple, not to exceed 50 percent of the supplemental caliper requirements for the property, e.g., a 24-inch caliper tree could be replaced by six 4-inch caliper trees. This replacement would be in addition to normal landscape requirements.~~

2. Streetscape

A consistent landscape treatment along public streets enhances the appearance of the public domain and provides an attractive unified setting for variations among individual developments. Landscaped areas ~~should~~ dominate the frontage of any site where entries are the only interruptions.

~~All site boundaries fronting onto streets must have a landscape zone with a minimum width of 5 feet. It is encouraged/required that a mixture of shrubs and street trees ~~are~~ planted in this zone. ~~Street trees are to~~ shall be planted behind the sidewalk unless the walk is set back at least 5 feet from the back of the curb and there are no imminent plans for street widening.~~

Trees planted in sidewalk zones must be surrounded by a protective grate or, ~~a~~ planted zone ~~must be provided~~ to allow water to reach the roots with minimum dimensions of 5 feet by 5 feet.

Trees should be planted along streets at least 40 feet on center with relatively even spacing. If frontages exceed a multiple of 40 feet, an additional tree should be planted along the street, e.g. a frontage of 50 feet should contain two trees, a frontage of 130 feet should have four trees, etc.

~~To provide a consistent effect along major streets, the preferred street tree species is Sugar Maple.~~

~~To provide a consistent effect along other streets, the preferred street tree species are Marshall's Seedless Ash, Willow Oak, London Plane, Red Maple and Sawtooth Oak.~~

~~The use of ground cover or low shrubs for the ground plane of streetscape planting is encouraged as a lower maintenance and higher impact treatment than turf.~~

3. Plant Materials

Ashland City displays a robust ecosystem with a variety of native plant materials. The use of these hardy and attractive native species in developments is encouraged.

Plant materials ~~should~~ be installed at a reasonable size to provide a sense of presence and to mitigate microclimate impacts caused by development.

Street trees ~~shall~~ need to be large enough when installed to have some presence while allowing views to sites and branching above pedestrians walking along the sidewalk. Trees along arterial streets are to be no smaller than 3 - 3 1/2" caliper. Trees along collector and minor streets shall be no smaller than 2 - 2 1/2" caliper. ~~All caliper measurements are taken at least one foot above the ground level.~~

~~Within a site, deciduous shade trees shall be 2 - 2 1/2" caliper; evergreen trees shall be 5' - 6' in height and heavily sheared; deciduous ornamental trees shall have a caliper of at least 1 1/4". No more than 25% of site trees may be comprised of ornamental trees.~~

~~Special consideration will be given on a site-by-site basis for various species to be used for street trees in areas where there are inherent, pre-existing height limitations, such as power lines, electric poles, etc., which act as deterrent to growth.~~

~~Upright shrubs shall be at least 24 inches high; spreading shrubs shall have a minimum spread of 18".~~

~~Grass areas shall be of sod or established lawn at the time of~~

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~~issuance of a permanent use and occupancy permit. A temporary use and occupancy permit may be issued if lawn is not established. Sod is required on 2:1 slopes, or greater which are clearly visible from the street or public parking areas.~~

~~All landscape zones and plantings installed by the developer shall be in compliance with all planting notes. Size and species identified in the required planting list shall be as specified, unless otherwise approved by Planning Commission prior to installation.~~

~~All species and size of species shall be in conformance with the American Standard for Nursery Stock developed by the American Association of Nurserymen, Inc.~~

~~Trees shall be planted along streets at least 40 feet on center with relatively even spacing. If frontages exceed a multiple of 40 feet, an additional tree should be planted along the street, eg: a frontage of 50 feet shall contain two trees. Frontage of 130 feet shall have four trees.~~

~~All trees located in Heavy Industrial (I-3) Districts shall be on 60-foot centers.~~

~~To provide a consistent effect along Ashland City's arterial street the preferred street tree species is Sugar Maple and Ash.~~

~~To provide a consistent effect along all other collector and local (minor) streets, the preferred street tree species are Marshalls Seedless Ash, Willow Oak, London Plan, Red Maple, and Sawtooth Oak.~~

~~In an effort to minimize the visual impact of parking areas in commercial zones, shrub rows shall be planted at a minimum height of 24" along the boundaries of any parking area visible from public streets, 5' on centers. Species used shall be evergreen.~~

~~The streetscape area (landscape area or zone adjacent to any public street) shall be to a depth of 5' adjacent to the full boundary of all lot line adjacent to a public street. Street trees shall be located within the streetscape area.~~

~~4. Maintenance~~

~~All landscape zones and plantings installed by the developer shall~~

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be privately maintained.

Any diseased, dying or dead plants shall be removed by the property owner and replaced with healthy plants meeting minimum size standards.

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~~Following the construction or modification of any development the design of which is approved pursuant to this Manual, the development shall be maintained in accordance with the following standards:~~

- ~~• Buildings and appurtenances, including signs, shall be cleaned and painted or repaired as required to maintain an attractive appearance;~~
- ~~• Illuminated elements of buildings and signs shall be replaced as required to maintain the effect for which designed;~~
- ~~• Landscape materials, other than plantings, which are dead or have deteriorated shall be reconstituted or replaced to the same specifications as are shown on the approved site plan.~~
- ~~• Plantings shall be kept watered, fed, cultivated, and pruned to give a healthy appearance during all seasons. Plant materials which have deteriorated shall be replaced with healthy plantings. Excessive pruning of site and street trees is strictly prohibited (no topping).~~
- ~~• Parking areas shall be kept in an orderly state, properly marked, and clear of litter and debris; and~~
- ~~• Vacant property shall be kept free of refuse and debris, and shall have the vegetation cut periodically during the growing season.~~

Failure to comply with the requirements of this section after a notice of noncompliance has been issued by the Zoning Administrator, accompanied or followed by a stated time frame for compliance shall be deemed a violation of the Zoning ordinance and shall be subject to the sanctions set forth in Article VII, Section 7.100 as well as to the revocation of any permit, license, certificate or other approval initially issued by the City as a basis for construction and/or

occupancy of the development on which the violation has occurred.

2.7 SCREENING

1. Conditions for Screening

Screening requirements vary by their purpose. Three types of screening conditions are distinguished:

- Transitions between land uses;
- Privacy separations between streets and individual sites, such as on double-fronted lots and multifamily yards; and
- Nuisance screening for service and loading areas, dumpsters, materials storage areas, utility boxes, etc.

2. Performance Criteria

Screens are intended to provide visual and physical separation of conflicting uses and should be designed to fit within their surroundings, not dominate the view.

~~Buffers shall be required when any incompatible use is being developed abutting an existing developed lot or vacant area. The arrangement of trees and shrubs in the buffer area shall be done in a manner that provides year-round visual separation between abutting land uses. Shrubs shall be massed in rows or groups to achieve the maximum screening effect. At least 40% of required trees within the buffer shall be classified as canopy trees. At least 25% of all trees within the buffer shall be evergreen. Understory trees may be used where conflict with overhead lines may occur. All trees shall have a minimum caliper of two inches.~~

Screens should not compromise safety by blocking vision at intersections. They ~~should~~ not be placed within 75 feet of any street ~~corner~~ intersection as referenced in Section 3.080 of the Ashland City Zoning Ordinance, ~~and shall not be placed so as to obstruct visibility of vehicles entering or leaving driveways.~~

Screens ~~should~~ not block access to any above ground pad mounted transformer and should provide 15 feet of clear access to the transformer doors.

Screens ~~should~~ not impede or divert the flow of water in any

drainage way.

Fence screening of service areas ~~should~~ be at least 6 feet in height.

3. Design Standards

Design standards vary according to the function of the screen as follows:

Transitional Screening. Transitional screening is required where commercial or industrial uses adjoin residential areas, where multi-family residential or mobile home sites adjoin one or two family housing zones, and within Planned Unit Developments with similar adjacencies.

~~Transitional screening shall consist as a densely planted buffer strip at least 10 feet in width, designed to form an effective buffer in all seasons. Wherever possible, mature natural vegetation shall be retained in such areas and, if necessary, supplemented by new vegetation to screen sight lines. Consideration shall be given on a site by site basis for the removal of existing vegetation.~~

~~At the discretion of the Planning Commission, opaque barrier 6 feet in height may be required to be located within the buffer strip. This shall consist of a fence or wall of opaque or translucent materials resistant to deterioration by natural causes, or it shall be of continuous evergreen plant materials. Within the buffer strip, trees shall be planted on 20' centers with 3' offset. See definitional "Buffer Strip" in the Ashland City Zoning Ordinance.~~

Where areas adjoining residential zones are likely to be used for truck loading, storage or driveways, the transitional zone must provide protection through use of earth berms or solid masonry materials.

Where lighted parking areas are located adjacent to residential zones, lighting ~~should~~ be designed to minimize illumination across the boundary, and the transitional buffer must screen headlights.

~~Nuisance Screening. To reinforce the sense of natural surroundings and a consistent streetscape, auto service functions such as areas to store cars while they are being repaired, auto or truck work areas, truck loading docks, and~~

~~garage door areas in commercial or retail areas shall be screened from public view.~~

~~Garbage collection areas shall be enclosed by opaque materials on all four sides, with doors to remove containers. Where dumpsters are enclosed, the screening shall be at least 2 feet taller than the dumpster. Where topography may expose interiors of garbage collection areas to view, screening shall be correspondingly taller. Landscape plantings are required around three sides of all dumpster screens to soften the effect of fencing.~~

~~Propane tanks, gas meters, electric meters, utilities meters, backflow devices, and ground-mounted air conditioning or mechanical units shall be hidden from public view by screening. Reference Zoning Ordinance Section 4.240~~

~~At the discretion of the Planning Commission screening requirements may however be relaxed where areas are located so they are not visible from public streets or adjacent properties.~~

Privacy Screening. Double fronted residential lots should have privacy screening along the rear lot line. Privacy screening may also be required in multi-family housing areas to separate individual yards or yards adjacent to streets or pedestrian pathways.

Fences designed to create privacy or separations should be made of masonry, ornamental metal, durable wood or some combination of the three. The use of untreated wood, chain link, plastic or wire fencing is not permitted for fences fronting on streets or on double-fronted lots.

Solid fences should not create a stockade appearance. This can be avoided in several ways such as adding an evergreen planting on both sides of the fence or undulating the plane of the fence. Fences over 80 feet long on double-fronted lots facing streets should have no more than 50% of their length in a straight line unless the entire fence is set back 15 feet or more from the property line with evergreen planting in the setback area.

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Nuisance Screening. To reinforce the sense of natural surroundings and a consistent streetscape, auto service functions such as areas to store cars while they are being repaired, auto or truck outdoor work areas and truck loading docks in commercial or retail areas shall be screened from public view.

Garbage collection areas shall be enclosed by opaque materials on all four sides with doors to remove containers. Where dumpsters are enclosed the screening shall be at least 2 feet taller than the dumpster. Where topography may expose interiors of garbage collection areas to view screening shall be correspondingly taller.

Water meters, gas meters, electric meters and ground-mounted air conditioning or mechanical units should be hidden from public view by screening.

Screening requirements may be relaxed where areas are located so they are not visible from public streets or adjacent properties.

4. **Suggested~~Required~~ Plant Materials for Screening**

Evergreen plants are recommended for effective year-round screening. **Suggested~~Required~~** evergreen trees and shrubs include: Arborvitae, Hetzi Juniper, White Pine, Red Pine, and Yew. **Suggested~~Required~~** broadleaf evergreen shrubs include: Red-Tipped Photinia, Euonymus, and Holly (Notably Foster Holly).

A limited number of Ornamental shrubs and trees may also be used for screening, preferably in combination with evergreen plantings or fencing. Suggested ornamental shrubs include: Red-Tipped Photinia, Willowood Viburnum, upright Hollies, and large flowering shrubs. Suggested ornamental tree species include: Flowering Crab, Dogwood, Magnolia, and Purple Leaf Plum.

2.8 **PEDESTRIAN CIRCULATION**

1. Continuous Sidewalks. Sidewalks shall be continuous between properties. A proposed development shall locate sidewalks to meet abutting walkways

The width of a sidewalk shall blend with that of abutting walkways. The minimum walkway width is 5 feet

Sidewalks may run along the street curb, however, it is preferred that they be separated by a landscape zone along arterial streets

2. Connections Within and Between Developments. Sidewalks should connect building entries within and between developments where possible

3. Sidewalk Materials. Sidewalks along public or private easements and

Public rights-of-way must meet minimum requirements of the zoning ordinance.

Sidewalks, a minimum of 4 feet wide, shall be provided on all streets if any portion of the commercial subdivision is located within one thousand (1,000) feet of any public facility, i.e. library, school, recreational area, or adjacent to residential areas.

2.9 LIGHTING

1. Design Criteria

To reduce adverse impacts on adjacent sites and minimize energy consumption, lighting ~~should~~ be carefully located and intensity ~~should~~ be the minimum necessary for safety.

Lighting levels ~~should~~ be as even as possible.

Light fixtures which cast light primarily downward ~~should~~ be used.

Warm lighting colors are ~~preferred~~ required; blue-white color is ~~discouraged~~ prohibited.

2. Street Lighting. Lighting levels along streets should vary according to land use with higher lighting levels in ~~industrial and~~ commercial areas than in residential areas. ~~An average of 0.4 foot candles is suggested for residential areas and 0.6 foot candles for commercial developments.~~ Lighting level should be varied by fixture height and spacing.

A standard pole and fixtures recommended for major thoroughfares and for other streets. Applicants shall consult with city staff on the choice of such fixtures.

3. Site and Parking Area Lighting

Site or parking area lighting ~~may~~ shall not cast light beyond property boundaries. Cut-off devices ~~should~~ be used to avoid throw onto adjacent sites ~~when necessary~~, and the performance standards cited ~~generally~~ in the Ashland City Zoning Ordinance ~~and specifically in Section 3.190.8 as apply to off-site glare~~ ~~should~~ be followed.

~~Lighting levels within commercial sites should vary according to the land use, fixture height and spacing. A range 0.5 – 1.0 foot candles is required for commercial developments.~~

The total height of fixtures should be in proportion to the building mass, preferably no more than 22 feet.

Ground-oriented, pedestrian scale lighting should be considered as an alternate to pole-mounted fixtures along sidewalks.

Lighting fixtures should be compatible in style with associated buildings.

Lighting directed on buildings is discouraged unless it illuminates identification signage on the building facade.

2.10 SIGNAGE

The overall objective of the ~~sign~~ standards herein is to ensure that signage does not detract from the sense that Ashland City's environment is a continuous landscape. The emphasis is on using signage for identification purposes not predominantly for advertising.

The Ashland City Sign Ordinance establishes in detail the signs that are permitted in each zone and those that are not permitted. It covers both temporary and permanent signs and should be consulted for specific requirements. ~~This information pertains to permanent on-site signs that are accessory to uses located on a site, and which therefore will be reviewed as part of the Design Review Process.~~

3. PROCEDURES

3.1 SUBMISSION REQUIREMENTS

Design review occurs in the context of ~~review of~~ the required ~~Site Development Plot Plan or plot plan~~ (see Section 3.120 of the Zoning Ordinance). The Ashland City Municipal Planning Commission is required to ~~approve~~ review the design of a project prior to issuance of a building permit. A site plan or plot plan drawn to scale of sufficient size to show clearly:

- The dimensions, orientation and acreage of each lot to be built upon
- The layout of the entire project and its relationship to adjacent properties
- The location and dimensions of present and proposed streets and highways
- The location of points of entry and exit for vehicles and internal circulation patterns
- The location and layout of all paved areas including off-street parking and loading facilities.
- All existing and proposed topography, with contours at intervals of no more than 2-feet in areas that are disturbed

- The size, shape and location of existing and proposed construction with uses noted.
- ~~Please s~~See Section 3.120 of the Zoning Ordinance for additional information.
- The seal of a civil engineer or surveyor licensed in the State of Tennessee.

A site landscaping plan, either as a separate drawing or integrated with the site plan above, showing:

- The location of existing vegetation including all trees of over 18-inch diameter to be retained or removed.
- Proposed site landscaping with size, species, and numbers noted.
- The location of all walls, fences, and railings with indication of their height and construction materials
- The location of exterior lighting and types of illumination sources, adequate to determine its character and enable review of possible hazards and disturbances to the public and adjacent properties.
- The location of exterior freestanding signs.

Schematic building plans drawn to scale, including:

- Exterior building elevations indicating materials to illustrate their appearance.

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The Ashland City Municipal Planning Commission may waive any of the above submissions ~~considered that it believes are~~ unnecessary. It may also require such other information or exhibits, including samples of proposed building materials, ~~as may be~~ considered necessary to reach an informed decision on the acceptability of the project.

3.2 REVIEW PROCESS

1. Prospective applicants are encouraged to schedule an informal ~~pre~~submission meeting with ~~the~~ City staff early in the design phase, in order to be aware of conditions and constraints of the site and to familiarize themselves with the standards that will be applied.
- ~~2. The Planning Commission meets at 5:30 p.m. the first Tuesday of every month. Applications received at least 30 days prior to a meeting and subsequently judged to be complete by the City Planning Director and Planning Staff will be placed on the agenda of the next meeting. Ten (10) copies of all materials must be submitted with applications. The director will notify the applicant within 8 days of receipt of an application whether it is complete. Applicants may appeal judgments that their materials are incomplete directly to the Planning Commission. The Planning Commission will generally not take action on an incomplete application.~~
- ~~3. City staff review and recommendations will be available to applicants at~~

~~least 7 days before the meeting in which their project will be heard. The applicant may request that action be deferred to the following meeting in order to revise plans to take account of staff reviews.~~

4.2. The Ashland City Municipal Planning Commission will review proposals based on the standards and guidelines in this manual. The Planning Commission may approve plans as submitted, ~~or~~ approve plans with specific conditions including items which must be changed, or ~~may~~ disapprove ~~of~~ plans but invite resubmission based on modified designs, or ~~may~~ disapprove ~~of~~ plans.

5.3. Copies of the ~~relevant~~ minutes along with any conditions of approval by the Ashland City Municipal Planning Commission will be made available to the applicant. If the proposal has been disapproved, the Commission will indicate the changes which, if made, might result in approval of the project.

~~6. The Planning Commission will complete its review and make its decision and recommendations within 60 days after a formal application with all required information is received, unless an extension is mutually agreed upon by the Commission and the applicant. In the case of voluntary withdrawal of a proposal by an applicant, in order to make changes, the review period shall begin upon submission of the revised application.~~

~~7. Failure of the Planning Commission to complete its review and make its decision and recommendation within 60 days after a formal application with all the required materials is received shall be deemed approval of the application, unless the applicant voluntarily agrees to an extension of the time period.~~

~~8. Applicants may appeal the decisions of the Planning Commission to the Board of Zoning Appeals, by filing a notice of appeal which sets forth the reasons for such appeal within 30 days of action by the Planning Commission. Should they decide to hear the appeal, the Board of Zoning Appeals will generally not accept or consider any evidence outside of the record and materials available to the Planning Commission, except on procedural issues if irregularities are alleged. The Board of Zoning Appeals may affirm the Commission decision, or may remand it to the Planning Commission for further proceedings, or may reverse the decision if it finds that the decision was erroneous. In reviewing the appeal, the Board of Zoning Appeals shall not invalidate the Planning Commission's action unless approved by a majority of the entire membership, and unless they forth in writing the reasons supporting this determination.~~

9.4. The City ~~Planner in conjunction with the City~~ Building Official will be responsible for ensuring that any conditions imposed at the time of design approval are met in final plans submitted for building permits, and that final plans submitted are in substantial accord with plans submitted

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for approval. ~~During construction, the landscaping plan may be amended by the planning staff with the provision that no more than 25% of the planting list be relocated on site or no more than 25% of the planting list can be substituted with other species. In the event that plans depart in significant ways, they may require the resubmission of plans to the Planning Commission for further review.~~

40.5. Prior to obtaining a final permit for use and occupancy, the applicant must submit a certificate of compliance as provided in Article VII, Sections 7.030 (Building Permits) and 7.050 (Certificates of Occupancy) of the Zoning Ordinance.

4. A DESIGN REVIEW CHECKLIST

The checklist indicates items which must be addressed in the application for design approval. The items may be dealt with in drawings and exhibits, or in a written narrative which accompanies the application and notes how the design standards have been met.

1. Site Layout

- Site plan includes all the necessary information (see Submission Requirements).
- Percentage of site devoted to permeable surfaces.
- Distances between curb cuts and their widths noted
- ~~Conformance of all road widths with the Major Thoroughfare Plan noted.~~
- ~~Frontage road shown as required.~~

2. Grading, Drainage and Topsoil Preservation

- Existing and proposed topography shown at 2-foot intervals.
- Estimates of the amounts of material to be exported or imported to and from the site.
- Runoff calculated and detention planned.

3. Preservation of Existing Trees and Site Features

- Existing trees and vegetation areas noted, with all trees over 18" diameter located precisely with tree type.
- Replacement trees for large trees to be removed shown
- Special site features noted, with plan for their protection.
- Important views across the site to lakes or landmarks shown.
- Age of existing structures on site noted with plans for conservations of structures over 50 years old

4. Architectural Character

- Building elevations shown with materials noted, and colored to accurately represent built appearance.
 - For prototype designs, indicate how they have been adapted to Ashland City setting.
 - Location of building service areas noted, with screening provided.
 - Location of exterior mechanical equipment noted, with plans for screening.
5. Parking Configurations
- Capacity of parking areas, lane and bay widths noted on plans.
 - Directions of movement shown.
 - Runoff locations and detention areas shown.
 - Computation of landscaped area within parking areas made and noted.
 - Plan for protecting existing trees in parking areas noted
6. Landscape
- Location, size and species of all planting noted on plans.
 - Note conformance of plans to minimum landscape standards.
7. Screening
- Locations of all screening shown on plans, along with designs for screening and materials.
 - Note how screening plans conform to design standards.
8. Pedestrian Circulation
- Indicate location of sidewalks along street and pedestrian connections to sidewalk.
 - Locate pedestrian areas on adjacent sites and indicate how connections have been made to them.
9. Lighting
- Locate lighting sources and illustrate design of standards.
 - Calculate lighting levels and evenness ratio
 - Indicate any special provisions to shield light from adjacent properties.
10. Signage
- Locate any project identification signs, major accessory business signs, directional signs or project directory signs on plans.
 - Submit designs for each sign including details on illumination
 - Indicate on rendered elevations the size, location and character of all establishment signs mounted on the face of buildings

- Make calculations of allowable sign area and compare to actual sign area proposed

~~5. GENERAL PROVISIONS~~

~~5.1. INTENT AND PURPOSE~~

~~The purpose of this article is to conserve property values within the Town of Ashland City by establishing procedures for the design review of development henceforth erected, reconstructed or altered, and thereby~~

~~(A) To promote qualities in the environment that sustains the community's economic well-being.~~

~~(B) To foster the community's attractiveness and functional utility as a place to live and to work.~~

~~(C) To preserve the community's heritage by maintaining the integrity of any area(s) enjoying a discernible character or contributing to this heritage.~~

~~(D) To safeguard public investment within the community.~~

~~(E) To raise the level of citizen expectations favoring the quality of the community's visual environment.~~

~~5.2. ROLE OF THE ASHLAND CITY MUNICIPAL PLANNING COMMISSION~~

~~The Ashland City Municipal Planning Commission shall administer the provisions of this article including, without limitation:~~

~~(A) Certification that proposed development comports with the design standards set forth herein.~~

~~(B) Recommendation of amendments, as necessary, to the Design Review Manual for approval by the Board of Zoning Appeals.~~

~~(C) Consultation with municipal and other appropriate agencies on matters addressed in this article.~~

~~(D) Adoption of such rules of procedure as the Planning Commission may deem necessary.~~

~~5.3. DESIGN REVIEW MANUAL~~

~~To further the purposes of this article as set forth herein, there is hereby adopted a Design Review Manual. Amendments to the Design Review Manual, shall be made by ordinance approved by a majority of the entire membership of the Ashland City Commission, with appropriate input from the Ashland City Municipal Planning Commission.~~

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~~6. ADMINISTRATIVE PROVISIONS~~

~~6.1 DEVELOPMENT SUBJECT TO DESIGN REVIEW~~

~~Development, including any buildings, structures or physical improvements pertaining thereto, shall be subject to the provisions of this article if:~~

~~(A) Approval of this development is conditioned upon one or more of the following:~~

~~1. Plot Plan or Site Plan approval under ARTICLE III, of the Ashland City Zoning Ordinance including a new structure or any addition to an existing structure totaling fifty (50) percent of the ground floor area or any external modification where the estimated cost of the improvement exceeds fifty (50) percent of the total assessed value of the structure as per Cheatham County tax records.~~

~~2. Final planned unit development master development plan approval under ARTICLE IV, of the Ashland City Zoning Ordinance unless the plan envisages the construction exclusively of one and two family dwellings.~~

~~3. Special exceptions granted under ARTICLE VII, of Ashland City Zoning Ordinance involving either a new structure or any addition to an existing structure totaling fifty (50) percent of the ground floor area or any external modification where the estimated cost of the improvement exceeds fifty (50) percent of the total assessed value of the structure as per Cheatham County tax records.~~

~~(B) The development is a public building costing in excess of twenty-five thousand dollars (\$25,000) which may be regulated by the Town of Ashland City under applicable law. Any other governmental entity will be strongly encouraged to comply.~~

~~(C) Any development which requires approval by the Planning Commission which the planning staff determines to possess design characteristics that merit review under this article. Reasons for the planning staff's determination must be clearly stated in writing. Appeals from the staff's determinations shall be filed with the Planning Commission within sixteen (16) days thereof, and resolved by the commission within sixty (60) days of said filing.~~

~~Development within the city limits shall be subject to the provisions of this article.~~

6.2 — DEVELOPMENT EXEMPT FROM DESIGN REVIEW

Reconstruction or repairs required for immediate public health or safety reasons, as determined by the Mayor or his designee, are expressly exempted from the requirements of this article. Also exempt are all residential developments.

6.3 DESIGN REVIEW APPLICATIONS AND PROCESSING

Preapplication Conference

Any prospective applicant for a development approval permit that may require design certification under this article may request a preliminary conference with the planning staff by filing a written request no later than sixteen (16) days prior to the planning staff meeting at which the PREAPPLICATION conference is sought. Accompanying the request shall be ten (10) copies of such preliminary exterior drawings, site plans, and related materials as the applicant wishes to bring to the planning staff's attention. Viewpoints expressed by the planning staff shall be advisory only; no legally enforceable rights or expectations of any kind shall vest until the applicant's formal application for design review has been processed in accordance with all the provisions of this article.

Submission to Planning Staff; Review by Staff

Applicants for design review certification shall submit to the City Planning Staff, the photographs, site plans, site landscaping plans and schematic building plans referenced in Section 3.1, of the Design Review Manual, adopted by the Town of Ashland City, concurrent with the adoption of this article. The City Planning Staff will review all submittals. Written comments of all planning staff members will be made available to developers at least one (1) week prior to the Planning Commission meeting, in which their project will be heard after determining that the application comports with the requirements of Section 3.1, the City Planning Staff shall transmit the application with all written staff comments and recommendations to the Planning Commission members.

Review by Planning Commission

The Planning Commission shall approve, approve with conditions, or disapprove an application for design review certification within ninety (90) days of the application's initial review by the Ashland City Municipal Planning Commission, unless the Commission and the applicant agree to a greater time period. Absent such an agreement, all applications not acted upon by the Planning Commission within ninety (90) days shall be deemed approved. Minutes shall be kept of the Planning Commission's proceedings and reasons

~~for its decisions shall be clearly stated in this record. An approved application and its supporting exhibits shall be endorsed as approved by the Commission or its authorized representative.~~

Appeal of Planning Commission Actions

~~Any person aggrieved by a Planning Commission action under this article may appeal the action to the Board of Zoning Appeals within thirty (30) days after approval of the minutes, with the City Planner, a notice setting forth the respects with which the person filing the appeal takes exception to the written statement of reason as required by Subsection 8-203.3, of Design Review Article VIII in the Ashland City Zoning Ordinance. Appeals shall be decided within sixty (60) days of their filing unless the applicant and the Board of Zoning Appeals agree to extend this period. In reviewing the appeal, the Board of Zoning Appeals shall not invalidate the Planning Commission's action, unless approved by majority of the entire membership. The reason for the decision of the Board of Zoning Appeals determination shall be clearly reflected in the minutes. If the Board of Zoning Appeals invalidates the Planning Commission's action, it may, in its discretion, either exercise the powers of the Planning Commission or remand the matter, along with its statement of reasons, to the Planning Commission for further action not inconsistent with these reasons, which the Planning Commission shall take within thirty (30) days.~~

~~6.4 — DESIGN REVIEW STANDARDS~~

~~In reviewing applications, the Planning Commission shall insure that the proposed development satisfies the criteria for the applicable category or type of development as these criteria are set forth, by category or type, in the Town of Ashland City Design Review Manual, and in any pertinent Town of Ashland City land use or building regulations and ordinances. In the case of a conflict between these ordinances, the more stringent shall govern.~~

~~6.5 — DESIGN DISTRICT Establishment~~

~~The Ashland City Commission hereby has designated the design district as shown on the Design Review District Map as shown in Exhibit "A" at the request of citizens and the Planning Commission as it has determined that the area contains buildings, structures, burial grounds or other features of archaeological, architectural, or design significance.~~

Administration

No building or other development permit shall be issued or the construction, reconstruction, alteration or demolition of any building, structure or physical improvement within the design district the Town absent certification by the Planning Commission pursuant to this article, of the conformance of the proposed development with the design standards referenced, herein. In particular, development must conform with the general land use regulations applicable to the design district's underlying area and the Design Review Manual as approved by the Board of Zoning Appeals in conjunction with the Board of Zoning Appeals establishment of the design district. In case of conflict among these requirements, the most stringent, as determined by the Planning Commission, shall govern.

6.6 — PUBLIC WORKS

In reviewing the design of public buildings as specified in Section 8-201, (B), of Design Review Article VIII in the Ashland City Zoning Ordinance, undertaken by governmental agencies, other than the Town of Ashland City, the Planning Commission shall make recommendations to the agency proposing to construct the public project and seek to the extent permitted under applicable law or through communication with the agency to secure such modifications in the work's design as comport with the standards of this article. In the case of public projects undertaken by the Town of Ashland City, a Planning Commission determination to withhold a certificate of design approval shall be binding, unless this determination is reversed by a majority of the entire membership of the Board of Zoning Appeals.

6.7 — APPLICATION; VESTED RIGHTS

The provisions of this article shall not be applicable to any property owner whose actions prior to the article's effective date have created a vested right to develop under applicable state or federal law. All other development or proposed development shall be subject to the article's provision.

6.8 — CONTINUING MAINTENANCE

Following the construction or modification of any development, the design of which is approved pursuant to this article, the development shall be maintained in accordance with the following standards:

(A) — Buildings and appurtenances, including signs, shall be cleaned and painted or repaired as required to maintain an attractive appearance.

(B) — Illuminated elements of buildings and signs shall be replaced as required to maintain the effect for which designed.

~~(C) — Landscape materials, other than plantings, which have deteriorated shall be reconstituted or replaced.~~

~~(D) — Plantings shall be kept watered, fed, cultivated, and pruned to give a healthy appearance during all seasons. Plant materials which have deteriorated, shall be replaced with healthy plantings.~~

~~(E) — Parking areas shall be kept in an orderly state, properly marked, and clear of litter and debris.~~

~~(F) — Vacant property shall be kept free of refuse and debris, and shall have the vegetation cut periodically during the growing season as referenced in Ashland City Municipal Code.~~

~~Failure to comply with the requirements of this section, after a notice of noncompliance has been issued by the Zoning Administrator with a stated time frame for compliance, shall be deemed a violation of this zoning ordinance and shall be subject to the sanctions set forth in ARTICLE VII, SECTION 7.100 of the Ashland City Zoning Ordinance as well as to the revocation of any permit, license, certificate or other approval initially issue by the city as a basis for construction and/or occupancy of the development on which the violation has occurred.~~

~~6.9 — PROHIBITIONS~~

~~No building permit, license, certificate, or other approval or entitlement shall be issued or given by the city with respect to any development subject to design review, until the development has been approved pursuant to this article. No certificate of use or occupancy, whether temporary or permanent in form, shall be given for any such development until the City Planning Staff has certified that the development has been completed in accordance with the design approved by the Planning Commission; provided, however, that the Planning Staff, in its discretion, may elect to grant a Temporary Use and Occupancy Permit subject to a reasonable bond guaranteeing that the applicant will complete the development in accordance with the approved design within a time certain. This procedure is detailed in **ARTICLE VII**, of the Zoning Ordinance.~~

~~Ordinance #273~~

~~An Ordinance to establish and accept the rules and regulations in the Design Review Manual to provide for uniform decisions for the Town of Ashland City.~~

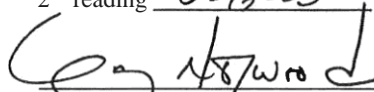
~~**BE IT ORDAINED** by the Mayor and Aldermen of the Town of Ashland City, Tennessee that the attached Design Review Manual be accepted.
See Attached.~~

~~This Ordinance shall take effect 20 days after final passage the public requiring it.
welfare~~

1st reading 4-8-03

Public hearing 5-13-03

2nd reading 5-13-03



Gary Norwood, Mayor



Phyllis Schaeffer, City Recorder

Ordinance #323

~~AN ORDINANCE TO AMEND ORDINANCE NUMBER 273 KNOWN AS THE ASHLAND CITY DESIGN REVIEW MANUAL BY ADDING CERTAIN CRITERIA TO ACTIONS SUBJECT TO DESIGN REVIEW.~~

~~WHEREAS, THE Ashland City Municipal Regional Planning Commission has recommended that the Ashland City Design Review be amended as herein provided, and~~

~~WHEREAS, the Board of Mayor and Aldermen has given due consideration to said recommendation and has conducted a public hearing as required by law, now BE IT ORDAINED BY THE BOARD OF MAYOR AND COUNCIL OF ASHLAND~~

~~CITY, TENNESSEE that Ordinance number 273 be and the same hereby is amended as~~

SECTION 1: Add the following language as a new bullet paragraph to the first

~~1. Introduction:~~

~~1.2 Actions subject to Design Review: The following external modifications, shall Inquire Design Review approval in accordance with the terms of this section for the proposed modifications:~~

- ~~(1) ——— changing the color of more than 25% of the exterior of the building;~~
- ~~(2) ——— adding or placing awnings except replacing with the same size, style and color;~~
- ~~(3) ——— Modifying the roof except replacing with the same roof type;~~
- ~~(4) ——— Adding or changing any dormer, cupola, pergola, or other architectural feature.~~

~~SECTION 2: Add the following language as a new paragraph to the above addition: The modifications described in (1) through (4) above may be approved by the Building Official and reported to the Municipal Regional Planning Commission at its next meeting. Should the Building Official determine that the proposed modifications possess design characteristics that, as per the objectives of the Design Review Manual, merit review by the Municipal Regional Planning Commission, then approval from the Municipal Regional Planning Commission shall be required.~~

~~BE IT FURTHER ORDAINED BY THE CITY OF ASHLAND CITY, TENNESSEE THAT THIS ORDINANCE SHALL BECOME EFFECTIVE UPON ITS PASSAGE.~~

~~Recommended by the Municipal Regional Planning Commission on _____*/_ OF _____~~

1st reading: 9.12.06

Public hearing: /

15.08G080-SingleFamilyDwelling Construction Site Maintenance, Safety, And Sanitation

Section 15 08.080 shall only apply to single family dwelling construction sites on lots that abut public streets.

Single family dwelling sites shall be maintained in such a way as to minimize the adverse impacts of construction to adjacent lots, the neighborhood. and public infrastructure- Additionally, these provisions are intended to control debris accumulation in the street, drain systems, and to control site access during the entire construction and final approval process.

A. Debris and Disturbance.

1. Blowing debris shall be controlled by fencing which shall be installed on and extend along the side and rear property lines. The fencing shall begin at the front property corners and back along the side and rear property lines.
2. Dumpsters or other debris holders must be located off the street on the property owner's side of the property line.
3. On lots where there exists a grade slope of 5% or greater in any direction, a properly installed and maintained silt fence is required along the downhill property line(s).
4. Lots which do not have sidewalks and/or park strips shall have silt fencing properly installed and maintained along all abutting streets at the back of curb.

B. Street Usage.

1. With regard to construction workers' vehicles or construction equipment, the street is to be used only for temporary vehicle parking and not for construction equipment. Parking at construction sites shall be regulated by the Heber City Parking Ordinance.
2. The street shall not be used for the storage of materials, dirt, fill, gravel, debris, etc.
3. Temporary use of the street for the off-loading of materials may be permitted, such as the pumping of concrete, delivery of roof trusses, etc., the street surface must remain clear and clean during the entire construction process.
4. Mud, silt and other debris tracked onto the roadway shall be removed within 24 hours to the satisfaction of the Police or Building Departments. Sweeping or washing materials into storm drains is a violation and may result in a criminal citation,
5. City sidewalks shall remain clear during the entire construction process.
6. Washout from concrete delivery equipment shall not be onto City right-of-way or neighboring private lots

C. Site Access and Identification

1. All access to the site must be across the curb and sidewalk along the front property line (or both front and street side for corner lots.) Proposed site access shall be shown on the plot plan submitted with the building plans. Builders showing ownership of contiguous lots may elect access to the lots at a common location.
2. Curb ramps shall be constructed of only built-up wood. metal or rubber ramps. These

can be created by stacking lumber in such a way as to create a slope for climbing the curb. No gravel fill or other forms of ramps will be accepted.

3. The back of curbs (park-strips) must be fully backfilled.

4. Each site shall provide, display and maintain at least a 4 square foot sign with the site address, permit number—general contractor's name or owner/builder name, phone number, and contractor's license number, if applicable.

D. Sanitation.

Each site must have a portable toilet facility located on the property side of a street property line. However, for builders with construction activities on more than one site there must be a portable toilet within 300 feet of each site.

E. Inspection.

Fencing, signs, curb ramps shall be in place and approved before the site is disturbed. Inspection may be combined with a temporary power pedestal inspection but must be completed before excavation begins.

F. Violations.

Failure to maintain silt fencing, ramps, street **coxlitions**, unobstructed City sidewalks, debris control, and toilet facilities may result in re-inspection fees, Stop Work Orders and/or criminal citations. All violations will be the responsibility of the general contractor or the owner/builder of the project.

G. City Infrastructure.

Any damage to City infrastructure in the course of construction shall be replaced or repaired to the satisfaction of the City Engineer in accordance with City Standards. The replacement or repair shall be the responsibility of both the general contractor and the owner of the lot, but primarily the contractor.

HISTORY

Adopted by Ord 2004-01 on 1/15/2004

Amended by Ord. 2009-21 on 12/3/2009

- Title – Change to All Construction
- (E) Extension Cord cannot be laid across the road without protection.
- (D) Dumpster cannot be less than 1 eighty-yard dumpster per 3 houses (or 10 yard per home).
- (A) Sites to be maintained and free from accumulation of construction debris and rubbish.
- (A) Before CO sites must be clean with straw/seed. (No rocks)
- (D) # of toilets per workers (PSAI 24.3)
- (D) Each Site *For which a permit has been issued* must have a portable toilet facility...