

each lot within the subdivision on a pro-rata basis based on the number of lots within the subdivision.

5.6.5 DEFINITIONS UNIQUE TO CLUSTER SUBDIVISIONS

1. **Amenity**: A natural or created feature that enhances the aesthetic quality, visual appeal, or makes more attractive or satisfying a particular property, place, or areas.
2. **Base Zone Classification**: The underlying residential zoning district or districts of the Residential Cluster Development overlay.
3. **Environmental Constraint**: A geological, topographic, and built or natural environmental features that place significant constraints on the development of property. These features include, but are not limited to, steep slopes, rock outcroppings, shallow depth to bedrock, floodplains and bodies of water, wetlands and swamps, shallow water tables, sinkholes and other karst features (springs, caves and depressions), woodlands and forests, significant natural wildlife areas, historic buildings and structures, archeological artifacts and sites, noise from transportation facilities (such as airports, railroads and interstates) and similar significant environmental areas.
4. **Interior Lot**: The second tier of lots of a Residential Cluster Development separated from the boundary of the subject tract by perimeter lots ignoring any landscape buffer on the boundary of the tract, or lots of a Residential Cluster Development separated from the boundary of the subject tract by more than thirty-five (35) feet
5. **Open Space**: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.
6. **Perimeter Lot**: The exterior lots of a proposed residential cluster development that adjoin the perimeter boundary of the subject tract or are adjacent to any landscape buffer on the boundary of the subject tract.
7. **Places Of Assembly**: The use of a building or structure, or a portion thereof, for the gathering together of persons for purposes such as civic, social, or religious functions, recreation, food or drink consumption, or awaiting transportation.
8. **Recreation Facility, Private**: A recreational facility for use solely by the residents and guests of a particular residential development and operated by a nonprofit organization.

5.7 SITE PLAN REQUIREMENTS

Whenever regulations contained in this section are different from regulations contained in other county resolutions, the most restrictive regulations shall prevail.

5.7.1 APPLICABILITY

1. **Uses**: The provisions of this section shall apply to all uses, **except single, two, three, and four family dwellings on individual lots**. No building or structure shall be erected or enlarged in Zoning Districts covered by this Section until and unless the required site plan meeting the requirements of the Section has been submitted and approved by the Regional Planning Commission.
2. **Exemptions**: This section shall **not** apply to:

- a. Building additions when:
 - i. The addition is under eight hundred (800) square feet and the total maximum lot coverage is not exceeded or
 - ii. The existing building's gross square footage is expanded by three percent (3%) or less and the total maximum lot coverage is not exceeded.
 - b. New signs for existing buildings when
 - i. The new sign replaces an old sign of the same size and type, and in the same location.
 - ii. Only the sign face is changed.
 - iii. Any new sign in a new location for an existing building, unless it is over fifty (50) feet in height.
 - c. Canopies, awnings or decks added to existing buildings.
 - d. Temporary tents, structures or uses as regulated by Subsections 5.1.10.5 and 5.1.10.6. .
 - e. Temporary signs as regulated by Section 8.2 Paragraph 7.
 - f. All agricultural uses, buildings, activities, roadside stands offering for sale farm products grown on the premises, and accessory structures and uses as defined in Section 2.2.
 - g. Non-commercial nurseries, gardens and greenhouses.
 - h. Public owned or operated parks and playgrounds.
 - i. Small and large family day care homes.
 - j. Home occupations as regulated in Subsection 5.2.7.4.
 - k. All residential permitted and accessory uses and structures.
 - l. Private airports or landing fields, with no structures.
 - m. Temporary buildings or mobile trailer units used in connection with construction or real estate sales in accordance with Subsections 5.1.10.4.
 - n. Bed and breakfast establishments and Tourist Homes as regulated by Subsections 5.2.7.1 and 5.2.7.7.
 - o. Roadside stands offering for sale farm products grown on the premises.
3. **Staff Level Review:**
- a. No notice letters are sent out.
 - b. Site Plan Review and Approval may be handled at the Planning Commission Staff level and may not require Regional Planning Commission approval under the following circumstances:
 - i. Any one parcel site in a platted subdivision
 - ii. Any site of less than 14,520 SF (one third acre)
 - iii. Any building addition where the existing building's gross square footage is expanded by less than five percent (25%) but greater than one percent (3%).
 - iv. Any new sign over 50' in height in a new location for an existing building.
 - c. For staff level Site Review, subsections 5.7.2.2 5.7.2.3 and 5.7.2.4 shall not apply. All other sub-sections of this Section shall apply to the Staff Level Review process.
 - d. Staff shall forward copies of plans to applicable Departments and Agencies.
 - e. The Developer or Owner of the property whose specific activities as listed above are either exempted from this section or permitted to obtain Staff Level Approval shall

nevertheless be responsible for complying with all other sections of this Resolution, and/or any other provisions or permits that may apply to the specific activity. Developments that require site plan review shall show all signage information as described in subsection 5.7.3 of this section.

- f. The Director of Planning reserves the right to revoke any of the above exemptions of this Section.

5.7.2 PROCEDURE

1. Filing of Application and Plans:

- a. An application for Site Plan Review shall be submitted together with ten (10) prints of the proposed site plan and a simplified 8 ½” X 11” reduction of the proposed site plan to the Planning Commission staff. Regular meeting dates and times, application fees, and the deadline for each regular meeting, shall be established by the Regional Planning Commission Office.
- b. The Planning staff shall forward one of said copies to the Office of the Chief Utility Engineer and/or appropriate Utility District, the County Highway Supervisor, Bell South Telephone Company, the Cumberland Electric Membership Corporation, the Emergency Management Agency, the County Building and Codes Department and where applicable, the Division of Ground Water Protection Office, the Tennessee Department of Transportation, and other agencies as needed.

2. Informational Review:

- a. The Planning staff shall determine whether all information pertinent to the review has been provided and within seven (7) calendar days of receipt of the application shall notify the applicant that either:
 - i. The application has been accepted for consideration or,
 - ii. Additional information is required. If additional information is required, the applicant has until the time of the Departmental Review meeting to furnish the staff with a designated number of copies of the corrected site plan. If such information is not furnished before said time, the site plan may not be placed on the agenda for the Planning Commission meeting the following week.

3. Departmental Review:

- a. The Planning staff, affected agencies, and applicant and/or developer shall meet the week before the scheduled Planning Commission meeting to review and discuss development plans. The applicant will be notified of the time, date and location of this review. The applicant is encouraged but not required to attend this meeting. During the meeting, departmental staff may request site plan changes, additional information or clarification of items pertinent to the site plan.
- b. If changes or additional information is required, the applicant has until noon on the Monday immediately prior to the Planning Commission meeting to furnish the staff with a designated number of copies of the corrected site plan. If such information is not furnished before said time, the site plan may not be placed on the agenda for the Planning Commission meeting.