

City of Norris
PO Box 1090
20 Chestnut Drive
Norris, TN 37828
(865) 494-7645



Site Plan – Planning Checklist for Commercial, Industrial, Multi-Family Development

Applicant _____

Phone Number _____ Email _____

Residence or Business Address _____

Zoning District (current) _____ Date Submitted _____

Project Description _____

All spaces of all sections must have entry with a check or not applicable (N/A)

Section 14-415 Standard for Planned Unit Development

(Reference Norris Municipal Zoning Ordinance 2010)

_____ 4. **Minimum Area.** The minimum development site for a PUD in the C-1 Central Commercial District shall be one (1) acre. For any other commercial, residential, or industrial district the minimum site shall be four (4) acres.

_____ 5. **Placement of Buildings.** No freestanding buildings shall be closer than twenty (20) feet to any other freestanding building. Except for C-1, Central Commercial District, no freestanding building may be located closer than twenty-five (25) feet from any property line. However, in the C-1, Central Commercial District, no freestanding building may be located closer than fifteen (15) feet from any property line.

_____ 6. **Off-Street Parking Regulations.** As regulated in 14-405.

7. General Provisions.

_____ a. Relationship to the subdivision regulations: The arrangement of public and private streets and sidewalks for pedestrian and vehicular circulation shall comply with standards set forth in the subdivision regulations.

_____ b. Combination of Separate Types of Planned Unit Development: PUDs located in two or more districts may be considered as one development provided the total tract is under single ownership.

8. Site Improvements

_____ a. Storm drainage structures shall be constructed in accordance with plans and specifications of the Public Works Manual compiled by MTAS.

_____ b. The planned unit development shall be served by a sanitary sewer. Package systems will be considered by the planning commission.

_____ c. Landscaping and screening shall be required by the planning commission and shown on the PUD plan.

_____ 9. Density. The total square feet of school, church, and other public buildings shall be subtracted from the total area of the PUD before computing overall building density.



10. Open Space Requirements

_____ a. **Residential.** On site useable recreation and open spaces shall be provided. Such areas shall be set aside for open space or recreation purposes only. It is intended to serve the residents of the PUD, and should be easily accessible.

_____ b. **Commercial and Industrial**

- _____ i. Shall meet all open space requirements as established by this ordinance.
- _____ ii. Shall be landscaped and shall be shown in the planned unit development plan.

_____ c. **Open Space.** Open space shall be established in the appropriate legal manner and maintained in one of the following methods:

- _____ i. By a Homeowner's Association established by deed restrictions;
- _____ ii. By the developer or management authority of the PUD;
- _____ iii. By the public if dedication of such open space is approved by the planning commission and accepted by the city.

11. Phasing and Timing

- _____ a. The applicant may elect to develop the site in successive phases in a manner indicated in the planning unit development plan; however, each such phase shall be substantially complete within itself.
- _____ b. The planning commission may require that development be done in phases if public facilities are not adequate to service the entire development initially.
- _____ c. The developer shall indicate the time schedule, in months, for completion of each phase.

13. Application procedure for Planned Unit Development

- _____ a. Submit a preliminary planned unit development plan to the Norris Planning Commission for its review and approval. The preliminary PUD plan shall be drawn at a minimum scale of one-inch equals one hundred (100) feet and shall:
 - _____ i. Define the location, size, accessibility, and existing zoning of the proposed site.
 - _____ ii. Indicate the surrounding type of development and land use.
 - _____ iii. Set forth the type of development proposed, the density of the proposed development, and the location of all structures, parking areas, and open space.
 - _____ iv. Show a plan for streets, thoroughfares, public utilities, schools, and other public or community spaces.
 - _____ v. In addition to the above, the planning commission may require such other additional information as may be determined necessary to adequately review the proposed development.
- _____ b. Submit a final PUD development plan which conforms to the preliminary development plan and includes any required changes.



Section 14-416 Erosion and Sedimentation Control Standards

The purpose of these regulations is to empower the appropriate officials to limit contamination of water supplies and water resources, the clogging of water-courses, and ditches, sinkholes or natural drainage ways; or erosion of land which may jeopardize existing structures, roadway, or adjacent property. This section shall apply to all districts within Norris, Tennessee.

1. Permits. Any site exposed or disturbed of earth shall have a valid permit issued by the building inspector for that particular site before commencement of any grading/excavation work.
 - a. Permit Requirements. The developer shall submit the following information for the entire tract of land to be graded/excavated before a permit is to be released.
 - _____ i. A boundary line survey of the site on which the work is to be performed.
 - _____ ii. Plans and specifications of soil erosion and sedimentation control measures conforming to the requirements as outlined in this ordinance.
 - _____ iii. The development sequence of construction events as related to the control of soil erosion and sedimentation.

Section 14-418 Site Plan (Reference Norris Municipal Zoning Ordinance 2010)

All persons, businesses, or organizations applying for a building permit must first submit eight (8) copies of a site plan for all commercial, multi-family and industrial developments. A permit will not be issued unless a plan is submitted and approval from the Norris Municipal Planning Commission is given to the building inspector. Site plans shall be submitted at least seven (7) days prior to a planning commission meeting for inclusion on the meeting's agenda.

1. All site plans shall show the following:
 - _____ (a) The site location of the proposed use/structure including a location map and the scale of such map.
 - _____ (b) Drainage system plan to include but not limited to the location of enclosed storm sewers and appurtenances, open channels, and swales on property lines and/or back lot lines, and contour lines at five (5) foot intervals. The commission may choose to eliminate contours if a need does not exist.
 - _____ (c) Size and dimensions of the proposed building and a drawing of all setbacks.
 - _____ (d) Location of loading zones, front, side, and rear doors, if any.
 - _____ (e) Parking area design, number of parking spaces, and design of those spaces.
 - _____ (f) Location and layout of proposed utilities.
 - _____ (g) Location of any signs and the dimensions of such sign(s).
 - _____ (h) Location of any easements, alley, or marginal access roads.
 - _____ (i) Location and design of all entrances and exits onto a public road. (Developer should consult with local planner, planning commission).
 - _____ (j) A master plan of a shopping center may be submitted to the planning commission as a whole, instead of individually for each use in the shopping center.
 - _____ (k) Any changes to the approved master plan must be submitted for approval.

City of Norris
PO Box 1090
20 Chestnut Drive
Norris, TN 37828
(865) 494-7645



_____ 2. All site plans shall be prepared and certified by a licensed architect, engineer, and/or surveyor in accordance with all applicable provisions of the Norris Zoning Ordinance and State Law pertaining to the practice of these professions.

Section 14-417 Buffer Zones for Residential Protection

1. Buffer Zones for Residential Protection: These buffer zones are intended to preserve the quality of life for the residents of Norris by protecting residential properties from excessive noise and from visual blight. The following standards shall apply to all industrial or commercial properties adjacent to zoning districts allowing residential uses. A buffer zone shall be provided on all commercial and industrial properties which are adjacent to zoning districts allowing residential uses. The buffer shall conform to the following specifications:

_____ (a) Width. The designated area shall be not less than fifteen (15) feet for commercial and twenty (20) feet for industrial.

_____ (b) Length. The buffer zone shall extend the length of the adjacent residential lot lines.

_____ (c) Design. A suitable design plan, incorporating berms, vegetation, or a combination, shall be provided to adequately screen the adjacent property.

_____ (d) Location. The buffer zone shall be located along the property line(s) adjacent to residential districts.

_____ (e) Restriction of use. No structure, storage or similar activities shall be permitted within the buffer area.



Section 14-420 Landscape and Screening Requirements

Landscaping requirements shall apply to new commercial, industrial or multi-family (3 or more units) residential developments.

2. General Requirements

_____ (a) Landscaping will be integrated into the site with particular emphasis on parking areas and building facades. The general intent is to reduce the visual and environmental impacts of new developments on the community. Parking areas shall be visually screened from all roads and adjacent properties with plant materials (appropriate for the region) landscaped earthen berms, or any combination, to a height of three (3) to four (4) feet. Plant material selected shall be capable of obtaining the desired height and density within two years of planting.

_____ (b) Buffer Requirements

(i) Lots under one-half (1/2) acre: a buffer area ten (10) feet in depth and extending the entire frontage along a public road shall be reserved for landscaping purposes. A five (5) foot buffer area shall be required along the other property lines.

(ii) Lots of one-half (1/2) acre or more: a buffer area fifteen (15) feet in depth and extending the entire frontage along a public road shall be reserved for landscaping purposes. A ten (10) foot buffer area shall be required along all other property lines.

_____ (c) Landscaped islands containing a minimum of 120 sq. ft. shall be strategically located within parking areas. No island shall exceed 240 square feet in area. At least one island shall be required in any parking area containing twelve (12) or more parking spaces. Within any such parking area, an average of ten (10) square feet of landscaped island area shall be required per parking space. Islands shall contain a minimum of one (1) deciduous tree per 120 square feet of island area, with each tree having a minimum caliper of three (3) inches and a height of eight (8) feet.

_____ (d) Landscaping shall be required for open space areas. One deciduous tree with a minimum 2" caliper and six (6) feet in height shall be planted for each four (4,000) sq. ft. of open space. Each existing minimum 2" caliper tree preserved shall be counted as credit for two (2) new trees required if said trees are within the area of construction. Evergreen scrub, a minimum of eighteen (18) inches in height shall be designed into the entire site at a rate of 35 scrubs/acre or fraction thereof of the entire site.

_____ (e) Landscaping shall include trees, scrubs, ground cover, perennials, and annuals that respect the natural resources of the site.

City of Norris
PO Box 1090
20 Chestnut Drive
Norris, TN 37828
(865) 494-7645



Section 14-422 Lighting Standards for Commercial, Industrial, and Multi-Family Residential Sites

The provisions of this section are meant to reduce the deleterious effects of lighting on public health and safety within the City of Norris. The following requirements shall apply to office, commercial, industrial, and multi-family sites or developments. However, regardless of the particular use of land on a site, no light shall be allowed to shine or glare onto adjacent properties, right-of-way's, or easements (except for municipal street lighting).

8. Lighting Plan Requirements: as detailed in 14-422, sections 1 through 7

_____ (a) A lighting plan shall be submitted with any site plan required under Section 14-418 of the Norris Zoning Ordinance. The lighting plan may be incorporated into the site plan if lines and structures can be directed with clarity.

_____ (b) The lighting plan shall consist of a scaled drawing of the site, showing the locations and dimensions of lighting structures and fixtures, the specific lighting source employed, and an isofootcandle diagram extending to all property lines. An engineer, architect, or landscape architect licensed in the State of Tennessee shall design the lighting plan.

Office Use Only

(Request) Date Presented to the City Office _____ Name _____
(Site Plan Package- with all applicable sections including documentation) Date Presented to Planning _____ Name _____
(Planning-Design Review) Date(s) of Review _____ Name _____
(Planning Design Decision) Date(s) of Decision/Action _____ Name _____
(Description of Decision/Action) _____ _____

City of Norris
PO Box 1090
20 Chestnut Drive
Norris, TN 37828
(865) 494-7645



Referenced Documents

1. Subdivision Regulations - Version 1999
2. Zoning Ordinance – Chapter 2 – 14-203, Definitions
3. Zoning Ordinance – Chapter 3 – 14-306, R-2 High Density Residential
4. Zoning Ordinance – Chapter 3 – 14-308, C-1 Central Commercial District
5. Zoning Ordinance – Chapter 3 – 14-309, C-2 General Commercial District
6. Zoning Ordinance – Chapter 3 – 14-310, I-1 Light Industrial District
7. Zoning Ordinance – Chapter 3 – 14-315, S-2, Scenic (2) Highway District
8. Zoning Ordinance – Chapter 4 – 14-411, Signs and Other Advertising Structures
9. Zoning Ordinance – Chapter 4 – 14-405, Off Street Parking Requirements
10. Zoning Ordinance – Chapter 4 – 14-415, Standards for Planned Unit Development
11. Zoning Ordinance – Chapter 4 – 14-416, Erosion and Sedimentation Controls Standards
12. Zoning Ordinance – Chapter 4 – 14-417, Standards for Buffer Zones
13. Zoning Ordinance – Chapter 4 – 14-418, Site Plan Review
14. Zoning Ordinance – Chapter 4 – 14-420, Landscape and Screening Requirements
15. Zoning Ordinance – Chapter 4 – 14-422, Lighting Standards for Commercial, Industrial, and Multi-Family Residential