

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:

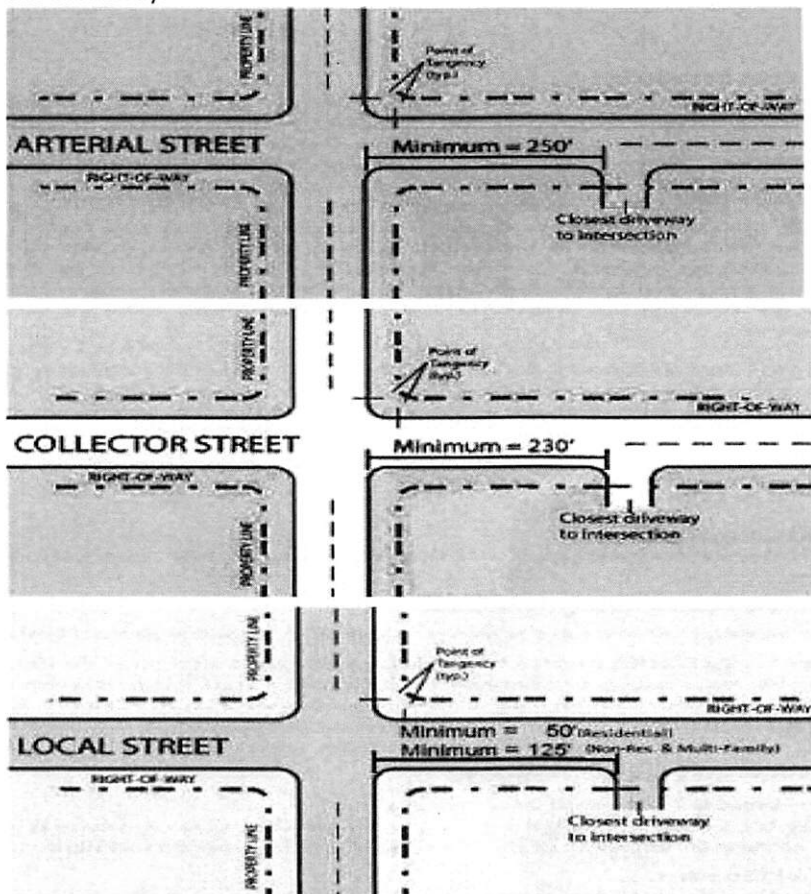
Non-Residential & Multi-Family driveways:

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:

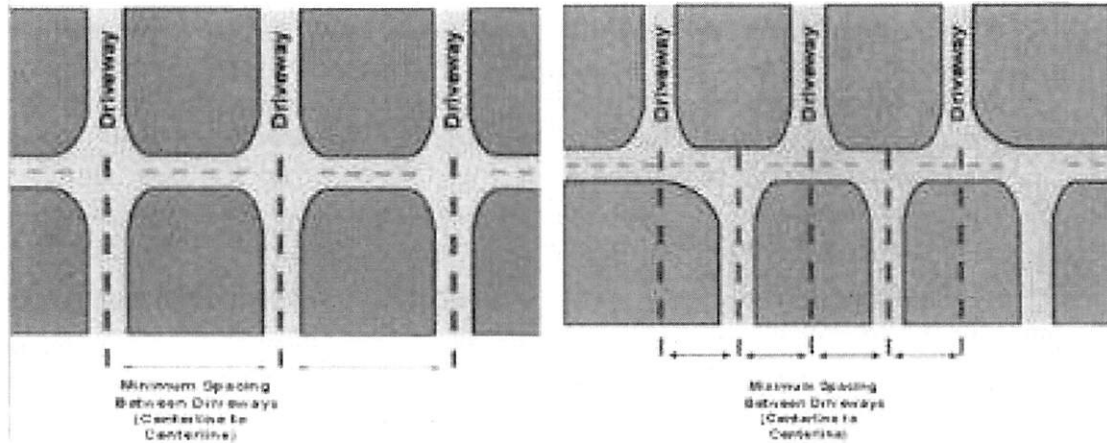
Along Local Roads 50 feet; along Collector Roads 230 feet; along Arterial Roads 250 feet or more as determined by the Town.

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.

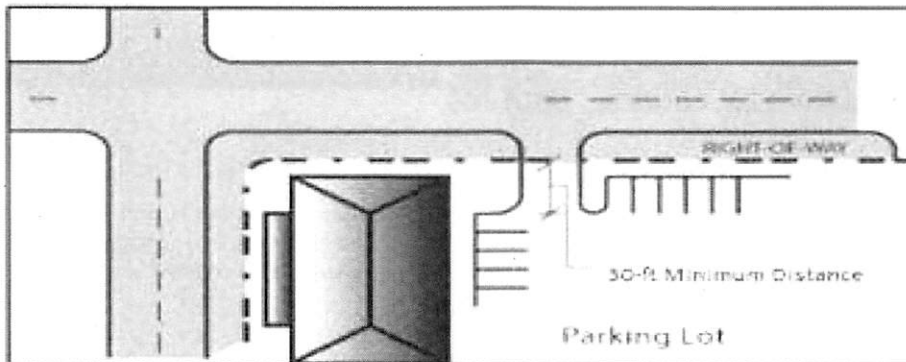


(d) The minimum separation distance between driveways on separate lots shall be: Local Roads 22-feet; Collector Roads 150 feet; Arterial 250 feet. The separation along Collector, Arterial or higher order road classifications may be increased by the Town based upon the proposed project, use or improvements.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

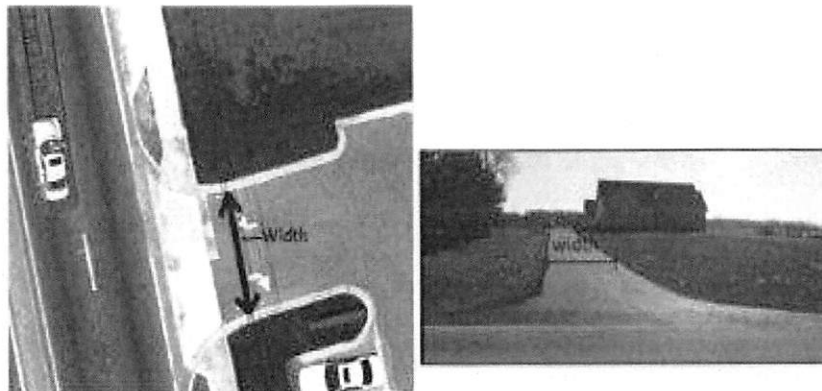
In order to protect the physical integrity of roads, the road-side edge of all driveways that intersect with a paved road must be paved with asphalt or concrete according to the requirements below:

(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.

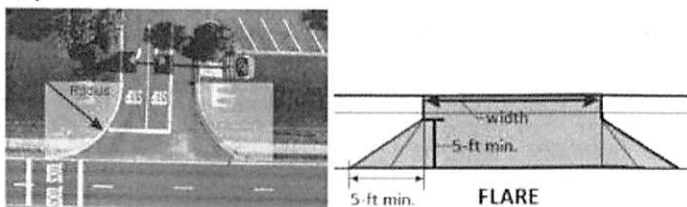
The Town will evaluate the radii based upon radii that permit turns by the largest vehicle to be expected to access the driveway. Driveway flares are not permitted for Non-Residential & Multi-Family.

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:

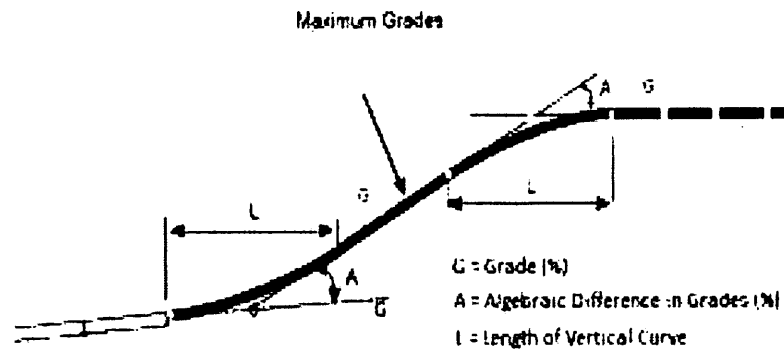


8. Slopes & Vertical Curves

(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