

ORDINANCE 135

AN ORDINANCE TO AMEND SECTION 13 OF ARTICLE IV OF "THE MUNICIPAL ZONING ORDINANCE OF ASHLAND CITY, TENNESSEE" AS OFFICIALLY ADOPTED ON DECEMBER 21, 1971

WHEREAS, the following revisions were recommended by the Ashland City Planning Commission, and

WHEREAS, a public hearing was conducted in this regard before the City Commissioners of Ashland City, Tennessee on July 11, 19 75 and

NOW, THEREFORE, BE IT ORDAINED, that after the effective date of the adoption of this amendment as cited below, the Zoning Ordinance of Ashland City, Tennessee be hereby amended and expanded to read as follows:

13. Plot plan requirements.

- 13.1 All proposals for the construction or location of one <sup>fifteenth</sup> (1) or more principal structures on a lot (with the exception of single-family and two family dwellings in single ownership) shall be submitted no later than ~~ten (10)~~ days prior to the next regularly scheduled planning commission meeting for review and approval, at a scale no smaller than 1"-100', showing contours at five (5) foot intervals, and must exhibit required automobile storage areas, servicing utilities with reference to location, availability, compatibility, Loading and unloading spaces, maneuvering areas, openings for ingress and egress to public streets, a proposed drainage plan, the density of development or the required open space, the number of stories (all residential and commercial structures three (3) or more stories in height must have their plans approved by the State Fire Marshall's Office), the number of dwelling units per acre if applicable, all required building setbacks and other yard requirements, as well as a location map showing the relationship of the proposal to scale, to other development, land uses, and streets.
- 13.2 Proposals for planned shopping centers and mobile home parks shall follow separate provisions outlined in Article VII, Section 4 and ARTICLE IV, SECTION 13 in this ordinance.
- 13.3 The above applications must be supported by any other information or data as might be deemed necessary by the Ashland City Municipal Planning Commission.
- 13.4 All plot plans shall be prepared and stamped by an individual licensed and certified by the State of Tennessee to perform such design service as is required above.

**13.5 Performance bonds for plot plans shall be provided according to the following provisions:**

- (1) All plot plans presented for review and approval to the Ashland City Municipal Planning Commission shall present the planning commission a surety instrument, i.e., a performance bond or letter of credit for the required improvements shown on the site in the amount of one hundred and ten (110) percent, to cover the cost of said improvements as well as any inflationary costs.**
- (2) Said improvements shown on the plot plan may include, but are not limited to, existing road improvements, buffer strips, proposed road construction, parking aisles, parking spaces, driveways, sewer and water extensions or connections, tiles, culverts, drainage ways including catch basins, or any other improvements required by the planning commission before the plot plan is approved.**
- (3) The required surety instrument must be payable to the Ashland City Commission.**
- (4) The surety instrument must be retained for a period of one year from the approval date of the plot plan. If improvements have been made within the one year period, the Ashland City Commission shall release the surety instrument after the inspection of all required improvements, and approval of those improvements by the planning commission, or its authorized representative. If improvements have not been installed in a satisfactory manner, the Mayor and City Commissioners of the City of Ashland City shall retain and cash the surety instrument to facilitate the completion of such improvements.**

**13.6 The following applications shall require plans and specifications as detailed in Subsection 13.1 of Article IV to be submitted and approved to the City Staff and may not require Planning Commission approval. The City Staff may require any additional information deemed necessary to determine compliance with City Ordinances.**

- (1) Site improvements or building additions that comply with all of the following items:**
  - (a) Are 10% or less in scope or area of the existing development structure or lot and,**
  - (b) Do not exceed 3,000 square feet of building area and,**
  - (c) Do not exceed one such addition in any 12 month period.**

AND BE IT FURTHER ORDAINED, that these provisions shall take effect and shall supersede any prior provisions so entitled from and after its passage on second and final reading, the public welfare requiring it.

DULY PASSED ON FIRST READING this 11<sup>th</sup> day of ~~July~~ June, 1995.

CITY OF ASHLAND CITY, TENNESSEE

BY: Mary Grey Jenkins

ATTEST:

BY: Demetrius O'Neal

*2<sup>nd</sup> reading July 11, 1995*