

511. Vesting Rights

511.1 To avoid undue hardship, a site plan shall be considered vested for a period of three (3) years from the date of site plan submittal, provided it is in substantial compliance with the applicable requirements at the time of submittal. The vesting period shall be extended an additional two (2) years, provided site preparation has begun during the initial three-year period. If construction commences and the developer maintains all necessary permits, the site plan remains vested for a period not to exceed ten (10) years from the date of original submittal. The vesting period for an approved site plan may be extended as deemed advisable by the Planning Commission. Developments involving multiple phases are vested for a period of fifteen (15) years.

Type of Project	Vesting Period	Required Action
Site Plan	3 years	From date of Site Plan submittal
	2 additional years	Site preparation has commenced
	5 additional years (not to exceed a total of 10 years)	Construction commences and developer maintains all permits
Multi-Phase Site Plan	15 years	Complete construction for each phase, maintains necessary permits

511.2 In addition, the vesting period of a site plan shall not expire earlier than three years from the following:

- a. The date on which the appeal period for challenging such approval or issuance, respectively, has expired, or
- b. The date on which all appeals of such approval or issuance, respectively, have been exhausted.

512. Site Plan Regulations.

A site plan shall be submitted to the Planning Commission for the purpose of a building permit in the following Zoning Districts: R-1 (non-residential), R-2, R-2A, R-3, R-3A, B-1, B-2, B-3, B-4, M-1, M-2, MS, M-E, and Planned Development Districts. A site plan shall be submitted to the Planning Commission for the purpose of a building permit for any two-family or multi-family developments, or any non-residential developments in the following Zoning Districts: A-1, A-2, A-3. In case of conflict between this resolution or any part thereof, and the whole or part of any existing or future resolution of Washington County, Tennessee, the most restrictive shall in all cases apply.

A site plan shall contain and be subject to the following general provisions:

1. General Provisions

- a. All site plans shall be prepared and certified by a licensed engineer, architect, and/or surveyor as may be appropriate, and in accordance with state law regarding the practice of these professions. Drawings shall be at a scale of not less than 1" = 20' for small tracts and 1" = 60' for large tracts.
- b. All site plans shall show:
 - i. Topography of existing and finished grades,
 - ii. Location of all land subject to flooding,
 - iii. Dimensions and calls of all property lines,
 - iv. North point, scale, acreage of site, and location map,
 - v. Location of all existing and proposed structures (including signs), street rights-of-way, sidewalks, easements, and covenants,
 - vi. Dimensions of all existing and proposed structures,
 - vii. Plans for vehicular and pedestrian circulation, utilities, solid waste disposal, landscaping, signs, off-street parking, lighting, erosion and sediment control, and storm water drainage.
 - viii. Notes, labels, and/or calculations of zoning district, site area, existing and proposed uses, density, disturbed area, required setbacks, required and provided parking, required and provided landscaping, and any other requirements as may be appropriate.

2. Landscaping

Landscaping shall be provided in accordance with Appendix A, *Landscape Manual*.

3. Signs

Sign size and placement shall be governed by the provisions of Article V, Section 510.

4. Off-Street Parking and Access

The off-street parking; off-street loading and unloading; vision clearance; design, construction and maintenance of off-street parking and unloading; access control; points of ingress/egress, and driveways shall be developed in accordance with the provisions of Article V, Sections 502, 503, 504, 505, and 506.

5. Waste Disposal

All waste disposal facilities are to be located to the rear of the development and shall be screened by fencing, walls, or evergreen plant materials in such a way that they are not visible from any public street or adjoining properties.

6. Mechanical Equipment

All ground mounted mechanical equipment shall be screened from view from a public street by the use of walls, fences, or landscaping. All roof mounted mechanical equipment shall be properly screened to minimize visual impact, where such screening will be effective. Where screening will not be effective, the color of the equipment shall be the same as the building.

7. Service, Loading, and Equipment Storage Areas

Service areas, including storage, special equipment, maintenance, and loading areas, shall be screened with landscaping and/or architectural so as not to be visible from a public street. Refuse collection areas shall be visually screened with a solid perimeter wall consisting of materials and colors compatible with those of the adjacent structure and shall be roofed if the contents are visible from an arterial street.

8. Outdoor Storage and Sales of Merchandise

- a. Outdoor storage shall only be permitted as an accessory use and shall be located behind the front building line and outside any required setback from an arterial street.
- b. Outdoor sales of merchandise shall be permitted as an accessory use and shall be located outside the required front yard setback and any required setback from an arterial street.

9. Utility Lines

All new utility lines and service lines shall be placed underground, including, but not limited to, electric, telephone, and cable. Electric power lines in excess of 100 amp, 3 phase, 2500 KVA may be placed aboveground.

10. Lighting

Direct light and glare from lights can be both a hazard and a nuisance to drivers and neighboring residential development. Lighting shall be shaded or recessed as to not project light on to adjoining properties or onto any public right of way as determined by staff. A site inspection shall be conducted prior to the issuance of a Certificate of Occupancy.

Searchlights, laser source lights, or any similar high intensity light for advertising purposes shall be prohibited.

11. Wireless Transmission Facilities

All Wireless Transmission Facilities shall be governed by the provisions of the Wireless Transmission Facilities Regulations of the Washington County Zoning Resolution.

12. Stormwater Conveyance and Management

A plan prepared and sealed by a registered design professional qualified to prepare stormwater plans in accordance with State of Tennessee law for stormwater conveyance and management shall be included with the site plan, which identifies all easements, drainage structures and pipes, including sizes/capacities, Best Management Practices, and other pertinent information concerning the assumptions upon which the plan is based.

Stormwater management shall be provided in accordance with all appropriate County and State regulations.

13. Erosion and Sediment Control

An erosion and sediment control plan shall be provided in accordance with all appropriate County and State regulations.

14. Administrative Approval for Site Plans

A site plan meeting any the requirements as set forth under the provisions of this section of the Zoning Resolution may be administratively approved provided that no variance from the regulations has been requested:

- (1) That the approval is for additions to existing buildings only; or
- (2) The new construction or land disturbance activity for said addition does not exceed 25% of the impervious surface area at the project site; or
- (3) The zoning of the property is B-1, B-2, B-3, or B-4.

Additions to existing buildings which do not increase impervious surface area and otherwise meet the aforementioned requirements for administratively approved site plans may be approved under this section and granted a building permit without a site plan. Staff may require additional information as necessary, including a site plan, to ensure all requirements and regulations are met prior to granting a building permit.