

TITLE 16

STREETS AND SIDEWALKS, ETC¹

CHAPTER

1. MISCELLANEOUS.
2. EXCAVATIONS.
3. REGULATIONS FOR MOVING STRUCTURES.
4. NUMBERING SYSTEM FOR BUILDINGS.
5. DRIVEWAYS.

CHAPTER 1

MISCELLANEOUS

SECTION

- 16-101. Obstructing streets, alleys, or sidewalks prohibited.
- 16-102. Trees projecting over streets, etc., regulated.
- 16-103. Trees, etc., obstructing view at intersections prohibited.
- 16-104. Projecting signs and awnings, etc., restricted.
- 16-105. Banners and signs across streets and alleys restricted.
- 16-106. Gates or doors opening over streets, alleys, or sidewalks prohibited.
- 16-107. Littering streets, alleys, or sidewalks prohibited.
- 16-108. Obstruction of drainage ditches.
- 16-109. Abutting occupants to keep sidewalks clean, etc.
- 16-110. Parades, etc., regulated.
- 16-111. Operation of trains at crossings regulated.
- 16-112. Animals and vehicles on sidewalks.
- 16-113. Fires in streets, etc.
- 16-114. Sidewalks.
- 16-115. Bond by a subdivision developer for payment of repairs required; permit required.

16-101. Obstructing streets, alleys, or sidewalks prohibited. No person shall use or occupy any portion of any public street, alley, sidewalk, or right of way for the purpose of storing, selling, or exhibiting any goods, wares, merchandise, or materials. (1973 Code, § 12-201)

16-102. Trees projecting over streets, etc., regulated. It shall be unlawful for any property owner or occupant to allow any limbs of trees on his property

¹Municipal code reference

Related motor vehicle and traffic regulations: title 15.

to project out over any street or alley at a height of less than fourteen (14) feet or over any sidewalk at a height of less than eight (8) feet. (1973 Code, § 12-202)

16-103. Trees, etc., obstructing view at intersections prohibited. It shall be unlawful for any property owner or occupant to have or maintain on his property any tree, shrub, sign, or other obstruction which prevents persons driving vehicles on public streets or alleys from obtaining a clear view of traffic when approaching an intersection. (1973 Code, § 12-203)

16-104. Projecting signs and awnings, etc., restricted. Signs, awnings, or other structures which project over any street or other public way shall be erected subject to the requirements of the building code.¹ (1973 Code, § 12-204)

16-105. Banners and signs across streets and alleys restricted. It shall be unlawful for any person to place or have placed any banner or sign across any public street or alley except when expressly authorized by the city council after a finding that no hazard will be created by such banner or sign. (1973 Code, § 12-205)

16-106. Gates or doors opening over streets, alleys, or sidewalks prohibited. It shall be unlawful for any person owning or occupying property to allow any gate or door to swing open upon or over any street, alley, or sidewalk except when required by statute. (1973 Code, § 12-206)

16-107. Littering streets, alleys, or sidewalks prohibited. It shall be unlawful for any person to litter, place, throw, track, or allow to fall on any street, alley, or sidewalk any refuse, glass, tacks, mud, or other objects or materials which are unsightly or which obstruct or tend to limit or interfere with the use of such public ways and places for their intended purposes. (1973 Code, § 12-207)

16-108. Obstruction of drainage ditches. It shall be unlawful for any person to permit or cause the obstruction of any drainage ditch in any public right of way. (1973 Code, § 12-208)

16-109. Abutting occupants to keep sidewalks clean, etc. The occupants of property abutting on a sidewalk are required to keep the sidewalk clean. Also, immediately after a snow or sleet, such occupants are required to remove all accumulated snow and ice from the abutting sidewalk. (1973 Code, § 12-209)

¹Municipal code reference

Building code: title 12, chapter 1.

16-110. Parades, etc., regulated. It shall be unlawful for any club, organization, or similar group to hold any meeting, parade, demonstration, or exhibition on the public streets without some responsible representative first securing a permit from the city clerk. No permit shall be issued by the city clerk unless such activity will not unreasonably interfere with traffic and unless such representative shall agree to see to the immediate cleaning up of all litter which shall be left on the streets as a result of the activity. Furthermore, it shall be unlawful for any person obtaining such a permit to fail to carry out his agreement to immediately clean up the resulting litter. (1973 Code, § 12-210)

16-111. Operation of trains at crossings regulated. No person shall operate any railroad train across any street or alley without giving a warning of its approach as required by state law. It shall be unlawful to stop a railroad train so as to block or obstruct any street or alley for a period of more than five (5) consecutive minutes. (1973 Code, § 12-211, modified)

16-112. Animals and vehicles on sidewalks. It shall be unlawful for any person to ride, lead, or tie any animal, or ride, push, pull, or place any motorized vehicle across or upon any sidewalk. It shall also be unlawful for any person to knowingly allow any minor under his control to violate this section. (1973 Code, § 12-212, as amended by Ord. #516, Dec. 2018 **Ch12_6-11-19**)

16-113. Fires in streets, etc. It shall be unlawful for any person to set or contribute to any fire in any public street, alley, or sidewalk. (1973 Code, § 12-213)

16-114. Sidewalks. Sidewalks must be installed on all the city streets in Ashland City, Tennessee. Sidewalks shall be installed in a uniform manner under the direction of the city engineer.

The City of Ashland City shall be enforcing a sidewalk code ¹ for any new construction at the expense of the developer or land owner that will be occurring on all the streets in Ashland City, Tennessee. This chapter shall not apply to new construction of a single family home on a lot existing on the effective date of passage.

If a person is found in violation of this section there will be a fifty dollar (\$50.00) a day fine after occupancy until the violation is corrected. (Ord. #68, Sept. 1989, as replaced by Ord. #313, Oct. 2005)

16-115. Bond by a subdivision developer for payment of repairs required; permit required. (1) The developer of any subdivision within the City of Ashland city shall post a letter of credit in the amount of \$25.00 per linear foot of city

¹ The Sidewalk Code is of record in the office of the city clerk.

roadway between the entrances to the development and each state highway or state road from which heavy delivery trucks delivering concrete and other building products would normally come making deliveries plus estimated engineering fees to be incurred to document the quality of the streets before and after project completion.

(2) This letter of credit shall be posted prior to the issuance of a final plat for the subdivision.

(3) The secretary of the planning commission shall prior to recording the final plat of the subdivision hire an engineer at the expense of the subdivider. This engineer shall ascertain and document the quality of the roads to and from the subdivision at that time prior to construction.

(4) When the subdivision is substantially complete and built out, the building inspector shall then hire the same engineer at the expense of the subdivider to ascertain what damages, if any, have been done to the streets by delivery trucks and other heavy truck traffic attributable to the subdivision. The discretion of the engineer shall be absolute in this matter. The engineer shall calculate the dollar value of such damage. The building inspector shall make a claim on a letter of credit for amount of damage ascertained by the licensed professional engineer and for all sums due the engineer.

(5) The building inspector shall not accept a letter of credit with an expiration date shorter than 2 years. If within 3 months of the expiration of the letter of credit it appears that the subdivision will not be built out by the expiration of the letter of credit, the building inspector shall demand of the subdivider that the letter of credit be extended for an additional 1 year. If the extension is not received within 6 weeks of the expiration of the letter of credit, the building inspector shall issue a site draft to the bank issuing the letter of credit in an amount adequate to insure that the city will be compensated for any damage to the roadways.

(6) The building inspector shall accept a letter of credit only from state and federally chartered banks having an office in Cheatham County or a county contiguous thereto or a federal or state chartered savings and loan association having a net worth in excess of \$50 million dollars and having its principal offices in Cheatham County, Tennessee or a county contiguous thereto provided however, that a letter of credit from a more distant institution may be accepted when accompanied by a letter from a local institution stating that it will honor, without recourse, all sight drafts drawn on the attached letter of credit.

(7) (a) Any person cutting a road for any purpose within the City of Ashland City shall first obtain a permit from the building inspector and pay a road cutting fee. The permit form shall be signed by the applicant and shall authorize the city to repair the roads at the expense of the applicant if repairs are not completed within thirty (30) days.

(b) Persons drilling under the road at a depth of 40 inches or greater and inserting a casing or pipe the same diameter as the bore shall not be required to pay a fee but shall post a bond which shall be refunded

upon completion if the road is not damaged and the site of the bore is cleaned up and reseeded.

(c) The amount of the road cutting fee shall be TWO THOUSAND DOLLARS (\$2,000.00).

(d) The amount of the road boring bond shall be TWO THOUSAND DOLLARS (\$2,000.00).

(e) The building inspector or his designated representative shall inspect all boring and cutting of roads.

(f) Any person cutting a road shall return the road to as near its original condition as possible except that no dirt shall be returned to the trench. Gravel shall be used as fill and shall be compacted and the pavement or surface repaired. Repairs shall be completed within thirty (30) days. If repairs are not completed within thirty (30) days the building inspector shall contract for repairs at the expense of the permittee.

(g) Any person boring a road shall repair all damage to the road, road shoulders, ditches and area adjacent to the road.

(h) Persons cutting state or federal highways or roads shall obtain such additional state or federal permits as may be required.

(8) Any person violating any portion of this section shall be subject to a fine set by the city judge but not to exceed \$50.00. Each day the illegal condition continues shall be considered a new and separate violation.

(9) If any part of this section is declared illegal or void by a court the remaining portions shall remain effective if these portions are not themselves void.

(10) Anything to the contrary to the provisions of this section contained in any ordinance or code heretofore adopted by this council is hereby repealed to the extent of the conflict but no further. (Ord. #150, April 1996)

CHAPTER 2

EXCAVATIONS¹

SECTION

- 16-201. Permit required.
- 16-202. Applications.
- 16-203. Fee.
- 16-204. Deposit or bond.
- 16-205. Manner of excavating--barricades and lights--temporary sidewalks.
- 16-206. Restoration of streets, etc.
- 16-207. Insurance.
- 16-208. Time limits.
- 16-209. Supervision.
- 16-210. Driveway curb cuts.

16-201. Permit required. It shall be unlawful for any person, firm, corporation, association, or others, to make any excavation in any street, alley, or public place, or to tunnel under any street, alley, or public place without having first obtained a permit as herein required, and without complying with the provisions of this chapter; and it shall also be unlawful to violate, or vary from, the terms of any such permit; provided, however, any person maintaining pipes, lines, or other underground facilities in or under the surface of any street may proceed with an opening without a permit when emergency circumstances demand the work to be done immediately and a permit cannot reasonably and practicably be obtained beforehand. The person shall thereafter apply for a permit on the first regular business day on which the office of the city clerk is open for business, and said permit shall be retroactive to the date when the work was begun. (1973 Code, § 12-101)

16-202. Applications. Applications for such permits shall be made to the city clerk or such person as he may designate to receive such applications, and shall state thereon the location of the intended excavation or tunnel, the size thereof, the purpose thereof, the person, firm, corporation, association, or others doing the actual excavating, the name of the person, firm, corporation, association, or others for whom the work is being done, and shall contain an agreement that the applicant will comply with all ordinances and laws relating

¹State law reference

This chapter was patterned substantially after the ordinance upheld by the Tennessee Supreme Court in the case of City of Paris, Tennessee v. Paris-Henry County Public Utility District, 207 Tenn. 388, 340 S.W.2d 885 (1960).

to the work to be done. Such application shall be rejected or approved by the city clerk within twenty-four (24) hours of its filing. (1973 Code, § 12-102)

16-203. Fee. The fee for such permits shall be two dollars (\$2.00) for excavations which do not exceed twenty-five (25) square feet in area or tunnels not exceeding twenty-five (25) feet in length; and twenty-five cents (\$.25) for each additional square foot in the case of excavations, or lineal foot in the case of tunnels; but not to exceed one hundred dollars (\$100.00) for any permit. (1973 Code, § 12-103)

16-204. Deposit or bond. No such permit shall be issued unless and until the applicant therefor has deposited with the city clerk a cash deposit. The deposit shall be in the sum of twenty-five dollars (\$25.00) if no pavement is involved or seventy-five dollars (\$75.00) if the excavation is in a paved area and shall insure the proper restoration of the ground and, laying of the pavement, if any. Where the amount of the deposit is clearly inadequate to cover the cost of restoration the city clerk may increase the amount of the deposit to an amount considered by him to be adequate to cover the cost. From this deposit shall be deducted the expense to the town of relaying the surface of the ground or pavement, and of making the refill if this is done by the town or at its expense. The balance shall be returned to the applicant without interest after the tunnel or excavation is completely refilled and the surface or pavement is restored.

In lieu of a deposit the applicant may deposit with the city clerk a surety bond in such form and amount as the city clerk shall deem adequate to cover the costs to the town if the applicant fails to make proper restoration. (1973 Code, § 12-104)

16-205. Manner of excavating--barricades and lights--temporary sidewalks. Any person, firm, corporation, association, or others making any excavation or tunnel shall do so according to the terms and conditions of the application and permit authorizing the work to be done. Sufficient and proper barricades and lights shall be maintained to protect persons and property from injury by or because of the excavation being made. If any sidewalk is blocked by any such work, a temporary sidewalk shall be constructed and provided which shall be safe for travel and convenient for users. (1973 Code, § 12-105)

16-206. Restoration of streets, etc. Any person, firm, corporation, association, or others making any excavation or tunnel in or under any street, alley, or public place in this town shall restore said street, alley, or public place to its original condition except for the surfacing, which shall be done by the town, but shall be paid for by such person, firm, corporation, association, or others promptly upon the completion of the work for which the excavation or tunnel was made. In case of unreasonable delay in restoring the street, alley, or

public place, the city clerk shall give notice to the person, firm, corporation, association, or others that unless the excavation or tunnel is refilled properly within a specified reasonable period of time, the town will do the work and charge the expense of doing the same to such person, firm, corporation, association, or others. If within the specified time the conditions of the above notice have not been complied with, the work shall be done by the town, an accurate account of the expense involved shall be kept, and the total cost shall be charged to the person, firm, corporation, association, or others who made the excavation or tunnel. (1973 Code, § 12-106)

16-207. Insurance. In addition to making the deposit or giving the bond hereinbefore required to insure that proper restoration is made, each person applying for an excavation permit shall file a certificate of insurance indicating that he is insured against claims for damages for personal injury as well as against claims for property damage which may arise from or out of the performance of the work, whether such performance be by himself, his subcontractor, or anyone directly or indirectly employed by him. Such insurance shall cover collapse, explosive hazards, and underground work by equipment on the street, and shall include protection against liability arising from completed operations. The amount of the insurance shall be prescribed by the city clerk in accordance with the nature of the risk involved; provided, however, that the liability insurance for bodily injury shall not be less than \$100,000 for each person and \$300,000 for each accident, and for property damages not less than \$25,000 for any one (1) accident, and a \$75,000 aggregate. (1973 Code, § 12-107)

16-208. Time limits. Each application for a permit shall state the length of time it is estimated will elapse from the commencement of the work until the restoration of the surface of the ground or pavement, or until the refill is made ready for the pavement to be put on by the town if the town restores such surface pavement. It shall be unlawful to fail to comply with this time limitation unless permission for an extension of time is granted by the city clerk. (1973 Code, § 12-108)

16-209. Supervision. The city clerk shall from time to time inspect all excavations and tunnels being made in or under any public street, alley, or other public place in the town and see to the enforcement of the provisions of this chapter. Notice shall be given to him at least ten (10) hours before the work of refilling any such excavation or tunnel commences. (1973 Code, § 12-109)

16-210. Driveway curb cuts. No one shall cut, build, or maintain a driveway across a curb or sidewalk without first obtaining a permit from the city clerk. Such a permit will not be issued when the contemplated driveway is to be so located or constructed as to create an unreasonable hazard to pedestrian and/or vehicular traffic. No driveway shall exceed thirty-five (35) feet in width

at its outer or street edge and when two (2) or more adjoining driveways are provided for the same property a safety island of not less than ten (10) feet in width at its outer or street edge shall be provided. Driveway aprons shall not extend out into the street. (1973 Code, § 12-110)

CHAPTER 3

REGULATIONS FOR MOVING STRUCTURES

SECTION

- 16-301. Fee; procedures and regulations.
- 16-302. Moving structures through the city.
- 16-303. Trailers; exemption.
- 16-304. Owner to make necessary improvements.
- 16-305. Violations.

16-301. Fee; procedures and regulations. For moving any building or structure to be relocated in Ashland City the fee shall be one thousand dollars (\$1000.00) and the following procedures and regulations shall be adhered to:

(1) General. A building or a part of a building shall not be moved through or across any side walk, street, alley or highway within the governmental limits of Ashland City without first obtaining a permit from the building commissioner's office.

(2) Written application. Any person desiring to move a building or structure shall first file with the building commissioner a written application setting forth the following regulations.

(a) Type and kind of building or structure to be moved.

(b) The extreme dimension of the length, height and width of the building or structure.

(c) Its present location and proposed location.

(d) The approximate time such building or structure will be upon the streets, and contemplated route that will be taken from present to new location.

(3) Bond required. The building commissioner as a condition precedent to the issuance of such permit, shall require a bond in the amount of ten thousand dollars (\$10,000) to be executed by the person desiring such moving permit, with corporate surety to his satisfaction. The bond shall be made payable to Ashland City and it shall indemnify Ashland City against any damages caused by the moving of such building or structure to streets, curbs, sidewalks, shade trees, highways and any other property which may be affected by the moving of such building or structure. The surety bond shall also be conditioned upon liable for strict compliance with the terms of the permit, as to the route to be taken and limit of the time in which to effect such removal and to repair or compensate for the repair and to pay said applicable governing body as liquidated damages an amount not exceeding fifty dollars (\$50.00) to be prescribed by the building commissioner and every day's delay in completing such removal or repairing any damages to property or public improvements or clearing all public streets, alleys, or highways of all debris occasioned thereby.

(4) The mover must have liability insurance of the same type and the amount equal to or greater than the state requirements. Evidence of such insurance must be furnished to the building commissioner prior to the moving of the structure.

(5) Notice to be given by movers. Upon issuance of the moving permit the movers shall cause notice to be given to the police department and all utility companies. Receipt of such and any instructions, comments or notice shall be furnished by the mover to the building commissioner before the building or structure is moved.

(6) Public safety requirements. (a) The owner or person moving a building or structure shall employ at their expense, two (2) vehicles with safety equipment notice and flashing devices to be placed before and after the structure being moved to divert and caution traffic.

(b) No building or structure shall be moved before ten o'clock (10:00) A.M. or after three o'clock (3:00) P.M. and to be moved to its final location in a time period not to exceed five (5) days after the building or structure has either been moved from its original location or has entered the city.

(c) Every building or structure shall have sufficient lights continuously burning between sunset and sunrise for the protection of the public.

(d) There shall be a minimum of five (5) red lights on each street side of the building or structure. These red lights shall be attached to the building or structure in such a fashion as to indicate extreme width, height and size.

(e) The owner or person moving a building or structure shall obtain all necessary permits and meet all requirements of the State of Tennessee as defined in Tennessee Code Annotated, title 55. (Ord. #87, Nov. 1992)

16-302. Moving structures through the city. For moving any building or structure or any part of any building or structure through the city or removal from the city to be relocated outside of Ashland City, the procedures in § 16-301(a) through (f) shall be followed and no fee will be charged. (Ord. #87, Nov. 1992)

16-303. Trailers; exemption. Trailers with widths of sixteen feet (16') or less and any building or structure used for agricultural or storage purpose with widths of less than sixteen feet (16') are exempt from obtaining a moving permit. (Ord. #87, Nov. 1992)

16-304. Owner to make necessary improvements. The owner of any building or structure proposed to be moved shall make all necessary improvements and finish the outside of the building or structure within ninety

(90) days and make all necessary improvements and finish the inside of the building or structure within one (1) year of the date of the application. The application for the moving permit shall be accompanied by an application of a building permit. (Ord. #87, Nov. 1992)

16-305. Violations. Any person who commences the moving of a building or a structure before a moving permit is obtained shall be subject to a penalty of 100% of the usual permit fee and 100% of the building permit. (Ord. #87, Nov. 1992)

CHAPTER 4

NUMBERING SYSTEM FOR BUILDINGS

SECTION

16-401. Posting of designated street address.

16-402. New structures.

16-403. Penalties.

16-401. Posting of designated street address. (1) The owner or occupant or person in charge of any house or building to which a number has been assigned will be notified in writing by the city clerk or building inspector or other designated city official of the number assigned to the same at any time after the adoption of this chapter.

(2) Within sixty (60) days after the receipt of written notification of the city clerk or building inspector, or other designated city official, the owner or occupant or person in charge of a house or building to which a number has been assigned shall affix the same in a conspicuous manner in a conspicuous place. Residentials to have 3" numbers and commercial buildings to have 6" numbers.

(3) It shall be the duty of such owner or occupant or person in charge thereof upon affixing the new number to remove any different number which might be mistaken for, or confused with, the number assigned to said structure by the town.

(4) Each principal building shall display the number assigned to the frontage on which the entrance is located. In case a principal dwelling is occupied by more than one business or family dwelling unit, each separate front entrance may display a separate number.

(5) Numerals indicating the official numbers for each principal building or front entrance to such buildings shall be posted in a manner as to be legible and distinguishable from the street on which the property is located. (Ord. #76, March 1991)

16-402. New structures. (1) All residents and business buildings erected after the adoption of this chapter shall be assigned a number in accordance with the property numbering system and shall purchase and display such number as provided in this chapter.

(2) No building permit shall be issued for any principal building until the owner or developer has procured from the building inspector or from the city clerk the official number of the premises. Final approval for a certificate of occupancy of any principal building erected or repaired after the effective date of this chapter shall be withheld until permanent and proper numbers have been displayed in accordance with the requirements above. (Ord. #76, March 1991)

16-403. Penalties. In the event the owner or occupant or person in charge of any house or building refuses to comply with the terms of this chapter by failing to affix the number assigned within sixty (60) days after notification, or by failing within said period of sixty (60) days to remove any old numbers affixed to such house, or house entrance, or building, or building entrance, or elsewhere, which may be confused with the number assigned thereto, that person shall be punished by a fine of not less than five dollars (\$5.00) for such non-compliance in the city court for the Town of Ashland City, each day constituting a separate offense. (Ord. #76, March 1991)

CHAPTER 5

DRIVEWAYS, ETC.

SECTION

- 16-501. Purpose and intent.
- 16-502. General provisions.
- 16-503. Driveway standards.
- 16-504. Temporary driveway permits.
- 16-505. Modifications and waivers.
- 16-506. Application procedures.
- 16-507. Additional construction phase tasks.
- 16-508. Administration and enforcement.

16-501. 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 rights-of-way, or cause erosion or siltation of traveled ways or surface waters; and

(5) Avoid unreasonable public expenditures. (Ord. #210, Dec. 1999, as replaced by Ord. #474, Nov. 2017 *Ch12_6-11-19*)

16-502. 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 Tennessee Department of Transportation (TDOT), the Tennessee Department of Environment and Conservation (TDEC) or other applicable agencies.

(3) The design documents for the driveway shall be designed by a Tennessee 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. (Ord. #210, Dec. 1999, as replaced by Ord. #474, Nov. 2017 *Ch12_6-11-19*)

16-503. 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 (2) 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:

(i) Non-residential and multi-family driveways:

(A) Along local roads: one hundred twenty-five feet (125');

(B) Along collector roads: two hundred thirty feet (230');

(C) Along arterial roads: two hundred fifty feet (250') or more as determined by the town based upon site specific conditions.

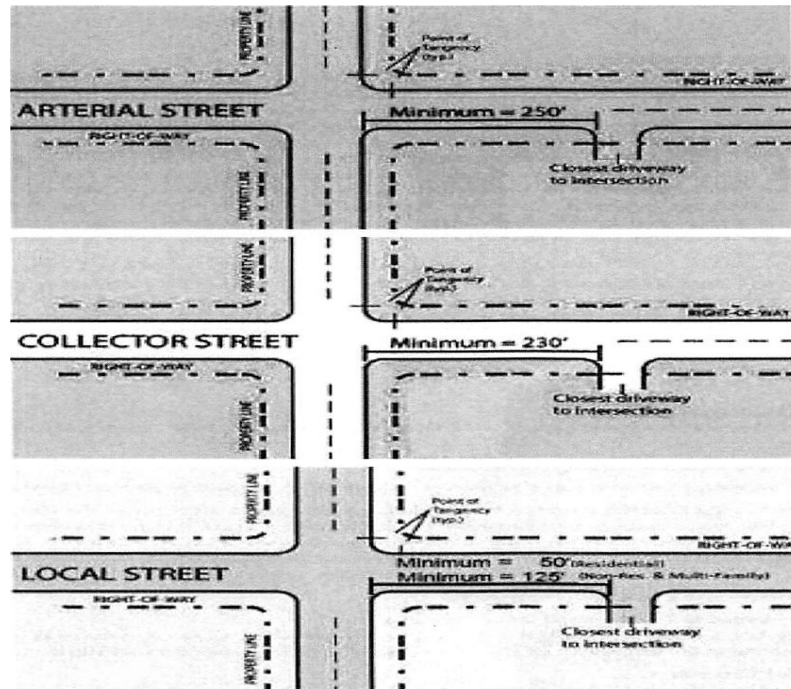
(ii) Residential driveways:

(A) Along local roads: fifty feet (50');

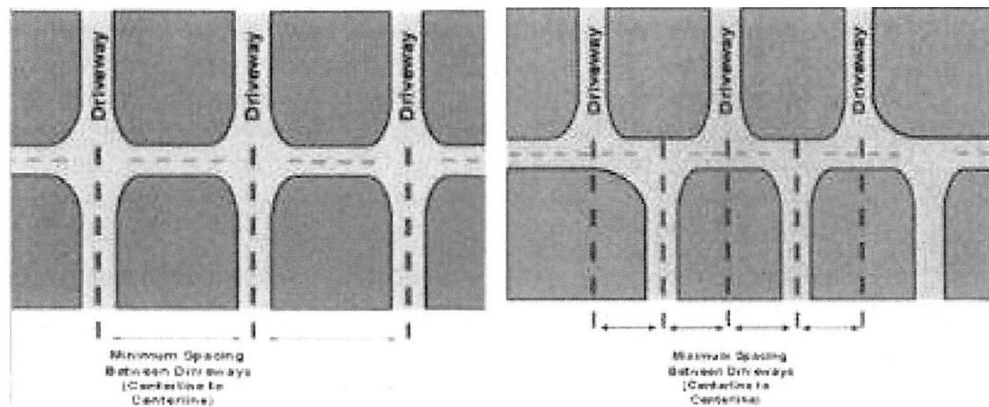
(B) Along collector roads: two hundred thirty feet (230');

(C) Along arterial roads: two hundred fifty feet (250') or more as determined by the town.

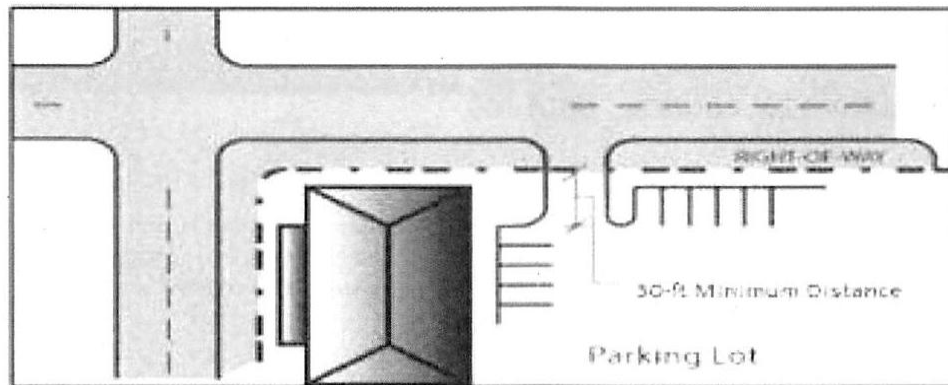
In order to ensure adequate storage space for vehicles stopped at a signalized intersection or to provide for adequate separation for higher order street classifications, the town may require additional corner clearance. The corner clearance is measured from the nearest point of curvature at the radius 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 twenty-two feet (22'); collector roads one hundred fifty feet (150'); arterial two hundred fifty feet (250'). 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 and multi-family uses must extend a minimum of thirty feet (30') 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 twenty-four feet (24') 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:

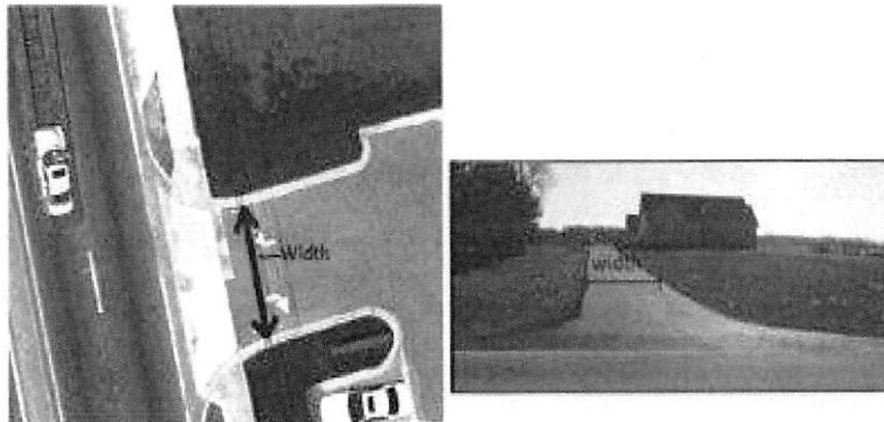
- (i) One-way traffic: fifteen feet (15') minimum, twenty feet (20') maximum;
- (ii) Two-way traffic: twenty-four feet (24') minimum, thirty-six feet (36') maximum.

(b) Residential use driveways (excluding multi-family) shall have a paved width that is a minimum of twelve feet (12') wide for at least the first fifteen feet (15'), 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 six inches (6") of pug mix, two inches (2") 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 and 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 fourteen feet (14') 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 fifteen feet (15') 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 twenty feet (20') 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 Tennessee 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 and turning radii. (a) Driveway curves for non-residential and multi-family driveways shall have an inside radius of no less than twenty-five feet (25') and an outside radius of no less than forty-five feet (45') as required for vehicles up to forty-five feet (45') 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:

- (i) Non-residential and multi-family:
 - (A) For local roads: ten-foot (10') radius minimum; twenty-five-foot (25') radius maximum.
 - (B) For collector roads: twenty-five-foot (25') radius minimum; thirty-foot (30') radius maximum.
 - (C) For arterial roads: twenty-five-foot (25') radius minimum; forty feet (40') radius maximum.

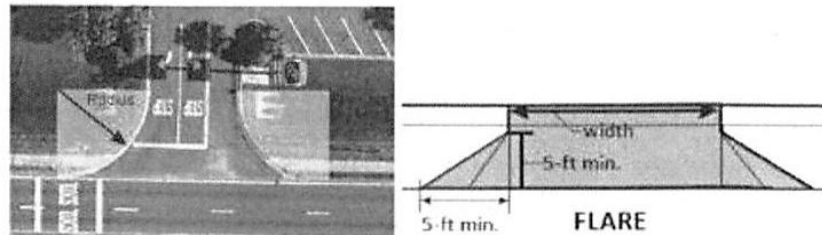
The town will evaluate the radii based upon radii that permit turns by the largest vehicle to be expected to access the driveway. Driveway flares are not permitted for non-residential and multi-family.

- (ii) Residential:

(A) For local roads: five-feet (5') radius minimum; fifteen feet (15') radius maximum. A driveway flare may be used instead of a radius return. The minimum flare dimensions are five feet by five feet (5' x 5'). The town may require greater flare dimensions.

(B) For collector or arterial roads: the town will determine if residential access is permitted and the required radii.

Example:



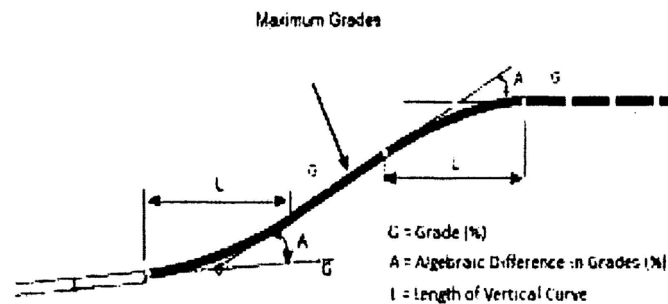
Slopes & Vertical Curves

(8) Slopes and 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 eight percent (8%) within thirty feet (30') of the edge of pavement. The maximum algebraic difference in grade before a vertical curve is required is six percent (6%) for a crest curve and six percent (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 twenty percent (20%) 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 five percent (5%) within thirty feet (30') 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 fifty feet (50'). Slopes shall normally not exceed five percent (5%); slopes greater than eight percent (8%) 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 twelve inches (12") in diameter (or equivalent cross-sectional area) Class III Reinforced Concrete Pipe (RCP) under roadways 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 three (3) horizontal to one (1) vertical (3H:1V). The slope shall be measured from the street shoulder or from a point as defined by the town.

(11) Drainage and 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) Stormwater 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 Tennessee 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 five feet (5') between any edge of the driveway and the property line, except at corner lots the distance shall be fifteen feet (15'). 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 (1) 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 seventy-five (75) to ninety (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. (Ord. #210, Dec. 1999, as replaced by Ord. #474, Nov. 2017 ***Ch12_6-11-19***)

16-504. 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. (Ord. #210, Dec. 1999, as replaced by Ord. #474, Nov. 2017 ***Ch12_6-11-19***)

16-505. 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. (Ord. #210, Dec. 1999, as replaced by Ord. #474, Nov. 2017 ***Ch12_6-11-19***)

16-506. 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).¹

(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 forty-eight (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.

¹Appendix A is available in the recorder's office.

(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. (Ord. #210, Dec. 1999, as replaced by Ord. #474, Nov. 2017 ***Ch12_6-11-19***)

16-507. 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 Tennessee 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. (Ord. #210, Dec. 1999, as replaced by Ord. #474, Nov. 2017 ***Ch12_6-11-19***)

16-508. 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 town's land use and 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. (as added by Ord. #474, Nov. 2017 ***Ch12_6-11-19***)