

**SECTION 218****PRD****PLANNED RESIDENTIAL DEVELOPMENT****(As amended by Ordinance No. O03-10-20)****SECTION 218.1 GENERAL DESCRIPTION**

The PRD District is intended to encourage flexibility and innovation in land use in residential developments. Through careful planning, such districts will provide for the best use of the site consistent with the goals of protecting and embracing the natural environment. At the same time, it is intended that projects within any PRD District provide a compatible blending with surrounding development, minimizing such negative impacts as land use conflicts, traffic congestion, and excessive demands on existing or proposed public facilities.

**SECTION 218.2 PERMITTED USES AND STRUCTURES**

- 218.2A Single-family detached and attached dwellings; zero lot-line detached and attached dwellings
- 218.2B Two-family dwellings; multi-family dwellings; condominiums; efficiency apartments
- 218.2C Accessory uses and structures including noncommercial greenhouses and plant nurseries, unattached private garages and carports, tool houses and garden sheds, children's play areas and play equipment, swimming pools (subject to the conditions of Section 206.12 of this Zoning Code), gazebos, and the like when meeting the following conditions:
1. Shall be customarily and clearly incidental and subordinate to permitted principal uses and structures.
  2. Shall be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
  3. Shall comply with all applicable requirements of Section 204.8 of this Zoning Code.
- 218.2D Public, private and parochial schools meeting the requirements of Section 206.8 of this Zoning Code; childcare centers meeting the requirements of Section 206.7 of this Zoning Code
- 218.2E Recreational and community assembly facilities intended for the primary use and convenience of the residents within the PRD District and their guests.
- 218.2F Public parks and public recreational facilities
- 218.2G Churches and similar places of worship meeting the provisions of Section 206.4 of this Zoning Code

- 218.2H Home occupations subject to the provisions of Section 206.1 of this Zoning Code
- 218.2I Temporary structures and operations subject to the provisions of Section 204.10 of this Zoning Code

**NOTE: REFER TO “CHART OF PERMITTED LAND USES BY ZONING DISTRICT” IN SECTION 234 OF THIS ZONING CODE FOR A DETAILED ENUMERATION OF THE USES ALLOWED IN THE PRD DISTRICT.**

### **SECTION 218.3 USES PERMITTED ON REVIEW**

Upon review and approval by the Cookeville Planning Commission neighborhood commercial activities may be permitted subject to the following conditions:

- 218.3A No commercial activities will be permitted within any PRD containing fewer than two hundred (200) dwelling units.
- 218.3B All commercial facilities must be designed as an integral part of the development; external advertising or other characteristics which would alter the residential scenic quality, noise level, or traffic load shall not be permitted.
- 218.3C The commercial activities permitted within a PRD shall not in the aggregate exceed more than four (4) percent of the total floor area within such development, provided further that the maximum floor area devoted to any single activity shall not exceed 3,000 square feet.
- 218.3D All commercial facilities authorized must be intended for the primary use and convenience of the residents within the PRD District and their guests.

### **SECTION 218.4 PROHIBITED USES AND STRUCTURES**

Any use or structure not specifically permitted or permitted on appeal.

### **SECTION 218.5 MINIMUM SIZE AND OWNERSHIP**

No property considered for PRD zoning shall be less than five (5) acres in size. At the time of application for PRD zoning, the entire tract of land for which rezoning is requested shall be under the control of a single individual, partnership or corporation.

### **SECTION 218.6 MAXIMUM DENSITY**

The maximum number of dwelling units in any PRD District shall be computed by multiplying the gross acreage to be developed by twenty-one (21), excluding any area to be developed as a church, school, child care center, or commercial use (as approved by the Planning Commission.)

**SECTION 218.7 MINIMUM YARD REQUIREMENTS** (As amended by Ordinance No. 003-10-20)

The minimum yard requirements for the PRD District shall be as follows:

**218.7A Perimeter Yard Requirements**

1. The required minimum front yard shall be seventy-five (75) feet unless a Type 2 Screen/Buffer Yard as specified in Section 208 of this Zoning Code is provided, in which case the minimum front yard shall be fifty (50) feet.
2. The required minimum rear and side yards shall be fifty (50) feet unless a Type 3 Screen/Buffer Yard as specified in Section 208 of this Zoning Code is provided, in which case the minimum rear and side yards shall be thirty (30) feet.

**218.7B Interior Yard Requirements**

1. The required minimum front yard off any interior street within an area zoned as PRD shall be ten (10) feet. Provided, however should a Final PRD Plan or Final Subdivision Plat depict a setback greater than the minimum, then the setback depicted on the Final Plan or Plat shall apply.
2. The required minimum rear and side yards, unless such yard is adjacent to the perimeter of the area zoned as PRD, shall be zero (0) except under the following circumstances:
  - a. Should a Final PRD Plan or Final Subdivision Plat depict a setback greater than the minimum, then the setback depicted on the Final Plan or Plat shall apply.
  - b. All structures shall be spaced so as to comply with Section 218.15D of this Zoning Code.

**SECTION 218.8 MINIMUM OFF-STREET PARKING REQUIREMENTS**

Off-street parking shall be provided so as to comply with the requirements of Section 205 of this Zoning Code. The following requirements shall additionally apply:

218.8A Off-street parking shall be provided on a site convenient to the building it is designed to serve.

218.8B At least one parking space per dwelling unit shall be located so as to provide a maximum walking distance of one hundred (100) feet from the nearest entrance to the building housing the dwelling unit the space is to serve.

218.8C Where appropriate, common driveways, parking areas, walks, and steps shall be provided, maintained, and lighted for night use.

218.8D Screening of parking and service areas is encouraged and may be required through the ample use of trees, shrubs, hedges, and screening walls.

**ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED.**

**SECTION 218.9 ACCESS AND CURB CUTS**

When making access to a public street, the provisions of Section 205.9 of this Zoning Code shall apply.

**SECTION 218.10 LIMITATIONS ON SIGNS**

All signs located in this District shall be subject to the requirements of Section 207 of this Zoning Code.

**SECTION 218.11 EROSION AND STORM WATER MANAGEMENT**

The erosion control and storm water management requirements of Sections 204.13 and 204.14 of this Zoning Code shall apply.

**SECTION 218.12 LANDSCAPING, SCREENING AND BUFFER YARD REQUIREMENTS**

The landscaping, screening and buffer yard requirements of Section 208 of this Zoning Code shall apply.

**SECTION 218.13 SITE PLAN REQUIREMENTS**

All developments requiring building permits shall conform with the applicable site plan requirements of Section 233.5 of this Zoning Code.

**SECTION 218.14 TRAFFIC STUDY REQUIREMENTS**

A traffic study meeting the requirements of Section 233.6 of this Zoning Code shall be prepared and submitted to the Department of Planning and Codes for all developments in excess of 50,000 square feet of floor space or for any development if determined by the Building Official as necessary.

**SECTION 218.15 DESIGN STANDARDS**

The following design standards shall apply for all PRD developments:

**218.15A Access**

1. Access to each single-family dwelling unit shall be provided via a public right-of-way or a private driveway owned by the individual in fee simple or in common ownership with the other residents of the PRD. Access and circulation shall adequately provide for firefighting and emergency vehicles, furniture moving vans, garbage collection and deliveries.
2. Access to buildings containing multi-family dwelling units under individual ownership shall be provided via a public right-of-way or a private driveway owned by the individual in fee simple or in common ownership with the other residents of the PRD. Access and circulation shall adequately provide for firefighting and emergency vehicles, furniture moving vans, garbage collection and deliveries.
3. Access to buildings containing multi-family dwelling units not owned by their occupants shall be provided via a public right-of-way. Access and circulation shall adequately provide for firefighting and emergency vehicles, furniture moving vans, garbage collection and deliveries.

**218.15B Obstruction of Vision at Intersections**

The provisions of Section 204.1 of this Zoning Code shall also apply to the intersection of any private drive, entrance or exit from a common parking area.

**218.15C Area and Bulk Regulations**

There shall be no minimum lot size, no minimum setbacks lines (except as specified in Section 218.7 of this Zoning Code), and no maximum percentages of lot coverage in any PRD District.

**218.15D Spacing of Structures**

1. The location of all structures shall be as shown on the Final PRD Plan.
2. The proposed location of all structures shall not be detrimental to existing or prospective adjacent uses or to the existing or prospective development of the neighborhood.
3. There shall be a minimum distance between detached structures as follows:
  - a. One and two stories -- 15 feet
  - b. Three stories -- 20 feet
  - c. Greater than three stories -- as determined by Planning Commission.
4. No individual residential structure shall extend more than two hundred (200) feet in length.
5. For structures exceeding three (3) stories or thirty-five (35) feet in height, the Planning Commission shall be consulted concerning the location and proper spacing for such units.

## 218.15E Height of Buildings

1. The maximum building height for any building located within two hundred (200) feet of an adjacent residential district shall be thirty-five (35) feet or three (3) stories.
2. Elsewhere within the PRD District there are no height restrictions. However, the plans for any structure which exceeds thirty-five (35) feet or three (3) stories in height shall be reviewed by the Planning Commission in order to determine:
  - a. That proper fire protection can be provided by the City.
  - b. That the location and spacing of such structures is adequate to provide proper light and air.
  - c. That the privacy of the occupants of adjacent low-rise dwellings is not invaded by the location of high-rise structures.

## 218.15F Common Open Space

1. Quantity of Common Open Space  
A minimum of twenty-five (25) percent of the acreage within any PRD District shall be set aside for use as common open space.
2. Reduction in Common Open Space Requirement  
The Planning Commission may permit a one (1) to one (1) reduction in the percentage of acreage set aside for use as common open space in a PRD District when all or a portion of the development is to be subdivided into lots for individual ownership. The reduction in the percentage shall not exceed the total land area preserved as yard areas within the individual lots.
3. Quality and Improvement of Common Open Space
  - a. No open space may be accepted as common open space under the provisions of this Zoning Code unless the location, shape, size and character of the open area is suitable for use of residents in the PRD.
  - b. Common open space must be for amenity or recreational purposes. The uses authorized for the common open space must be appropriated to the scale and character of the PRD considering its size, density, topography, and the number and type of dwelling units to be provided.
  - c. The development schedule, which is part of the Preliminary PRD Plan, must coordinate improvement of common open space with construction of residential dwellings so that such space becomes available as dwelling units are occupied.
  - d. The developer shall submit a Financial Guarantee in form of an irrevocable letter of credit, cash, or certified check as assurance that the buildings, structures, and improvements identified as common open space will be completed.
4. Maintenance of Common Open Space  
All common open space shall be preserved for its intended purpose as expressed in the Final PRD Plan. The developer shall choose one or a combination of the following methods of administering common open space.
  - a. Public dedication to the city of the common open space. This method is subject to formal acceptance by the city.
  - b. Establishment of an association or non-profit corporation of all individuals or corporations owning property within the PRD to insure maintenance of all common open space.

### 218.15G Privacy

Each development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walls, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, the screening of objectionable view or use and the reduction of noise. High-rise buildings shall be located within the PRD in such a way as to dissipate any adverse impact on adjoining low-rise buildings and shall not invade the privacy of the occupants of low-rise buildings.

## SECTION 218.16 SITE IMPROVEMENTS

### 218.16A Streets

The arrangement of public and common ways for pedestrian and vehicular circulation in relation to other existing or planned streets in the area and to the Cookeville Major Street Plan, together with provisions for street improvements, shall generally comply with standards set forth in the Cookeville Subdivision Regulations. However, the uniqueness of each proposal for PRD may require that specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards be subject to modification from the specifications of the Subdivision Regulations. Upon application from the developer and good cause shown, the Planning Commission may permit changes or alterations of such standards that are consistent with the spirit and intent of this Section.

### 218.16B Utilities

1. The provision of underground utilities (including electricity, telephone and cable television) in both public and private extensions thereof shall be mandatory in every PRD.
2. Provisions shall be made for acceptable design and construction of storm water facilities including grading, gutters, piping, and treatment of turf to handle storm water and prevent erosion. Storm water retention areas shall be required when deemed necessary by the Public Works Department.
3. Sanitary sewers shall be provided within every PCD and these sewers shall meet the requirements of the Tennessee Department Environment and Conservation. No sanitary sewer system construction shall take place until a set of plans and specifications, prepared by a registered engineer and approved by said department, is presented to and approved by the Department of Water Quality Control.
4. Water mains shall be of the size required by the Tennessee Department of Environment and Conservation, but in no instance shall any main used for fire protection be less than six (6) inches in diameter. No water system construction shall take place until a set of plans and specifications, prepared by a registered engineer and approved by said department, is presented to and approved by Water Quality Control.
5. Fire hydrants shall be spaced so as to be at a point no further than seven hundred (700) feet from the most remote point of any residential structure that is to be protected by the hydrant. In the case of non-residential structures, this maximum

distance shall not exceed four hundred (400) feet.

#### 218.16C Refuse Collection

Adequate refuse collection facilities shall be provided as required by the Director of Public Works. All collection facilities and containers shall be permanently screened in a manner that is sufficient to completely remove facilities from sight.

#### 218.16D Pedestrian Circulation

A pedestrian circulation system is required. The system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Commission, pedestrian underpasses and overpasses in the vicinity of schools, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic. Sidewalks shall be constructed of concrete.

## SECTION 218.17 PROCESS FOR DEVELOPMENT AND APPROVAL

**Summary:** After a pre-application conference is held, the developer may proceed with drafting a Preliminary PRD Plan. The purpose of the Preliminary PRD Plan is to require enough information to illustrate the intent of the developer without necessitating considerable expense on his part. A recommendation for rezoning from the Planning Commission shall be made, based on the information presented in the Preliminary PRD Plan, to the City Council. After the Council has approved rezoning to PRD, then the developer will proceed with the development of a detailed Final PRD Plan. The Final PRD Plan is submitted to the Planning Commission for final approval. After final approval is obtained, the developer will register the Final PRD Plan and proceed with construction. A Final Subdivision Plat, if applicable, will be approved and registered before transfer of units.

### 218.17A Pre-Application Conference

The developer is required to confer with the Planning Staff prior to submission of the Preliminary PRD Plan to the Planning Commission. The purpose of the conference is to exchange information and guidance concerning the process for approval and the provisions of the PRD Zoning District. Discussions will concern, but not be limited to, the site, the proposed development, the effect on community facilities, and the proposed schedule for planning and construction of the PRD.

### 218.17B Submission of the Preliminary PRD Plan

1. The Preliminary PRD Plan shall include a Schematic Map Plan and Written Statement.

The Schematic Map Plan shall be drawn to a scale of not less than 1 inch = 100 feet and shall include the following information:

- a. Location and name of proposed development.
- b. Location sketch map depicting relationship of PRD to area.
- c. Approximate North point, graphic scale, and date.
- d. Acreage of site.
- e. Existing zoning of site and area within three hundred (300) feet of site.
- f. Existing and proposed land uses, and approximate location, size and density of buildings and other structures, both existing and proposed.
- g. The location of existing and proposed property lines, streets, watercourses, railroads, sewer lines, water lines, drainage pipes, bridges, culverts, and easements for existing utilities and other features.
- h. Proposed vehicular and pedestrian circulation system.
- i. Existing topographic and hydrographic features of the site, drawn with contours at vertical intervals of not more than five (5) feet.
- j. Public uses, including schools, parks, playgrounds and other open spaces, and common open spaces, structures and uses for the occupants of the PRD.

The Written Statement shall include:

- a. Information about the physical characteristics of the surrounding area and developments within three hundred (300) feet of the site.
  - b. Types structures and improvements as a means of explaining the general character of the proposed PRD.
  - c. Expected Development Schedule, including approximate date when construction will begin; the approximate stages of the project and approximate starting dates for each stage; the rate of development; and the area and location of open space that will be provided with each stage.
  - d. Proposed covenants, grants of easement or other restrictions to be imposed upon the use of the land, including common open space areas, buildings, and other structures within the PRD.
  - e. Any other supportive information that cannot be shown graphically.
2. Two (2) copies of the Preliminary PRD Plan must be submitted to the Department of Planning and Codes, along with a fee of \$200.00. The Preliminary PRD Plan will not be accepted for consideration until all information described above has been submitted. The Preliminary PRD Plan will be taken for a minimum one-month study period for Planning Staff review for compliance with the provisions and requirements of this Zoning Code. The Planning Commission will take action on the Preliminary PRD Plan within sixty (60) days of formal acceptance of the application and plan for study. The Secretary of the Planning Commission will advertise by means of a legal notice, the date, time, and place of the meeting at which the Planning Commission will consider approval of the Preliminary PRD Plan.
  3. The Planning Commission shall submit the application and the Preliminary PRD Plan to the City Council, with its recommendations as to approval, disapproval, desirable changes and/or special conditions and safeguards.
  4. Upon receipt of the Preliminary PRD Plan and the Planning Commission's recommendations, the City Council will set a date for the Public Hearing. After holding the Public Hearing and reviewing the Preliminary PRD Plan, the application for rezoning and the Planning Commission's recommendations, the City Council will consider enactment of the rezoning ordinance for the site of the proposed PRD.
  5. No building permits may be issued and no final plat may be approved on land within the PRD site until the Planning Commission has approved the Final PRD Plan.
  6. Expiration of Preliminary PRD Plan  
Approval of the Preliminary PRD Plan will expire six (6) months after the effective date of the rezoning action of the City Council, if no Final PRD Plan has been submitted to and approved by the Planning Commission. Extensions, totaling no more than eighteen (18) months after the effective date of rezoning action by the City Council, may be granted by the Planning Commission upon written request by the developer, stating the reasons for needing the extension.

## 218.17C Submission of Final PRD Plan and Preliminary Subdivision Plat

1. In cases involving the proposed transfer of land within the PRD, a Preliminary Subdivision Plat will be required with the submission of the Final PRD Plan, which will be reviewed by the Planning Commission for compliance with the Preliminary PRD Plan and with the requirements of this Zoning Code. The Preliminary Subdivision Plat must conform to the requirements of the Subdivision Regulations.
2. The Final PRD Plan shall substantially conform to the Preliminary PRD Plan, and will be submitted for the entire PRD. The number of dwelling units shown on the Preliminary PRD Plan shall not be exceeded. The developer may choose to construct the PRD in stages or sections, each of which must be clearly identified on the Final PRD Plan.
3. The Planning Commission's approval of the Final PRD Plan and Preliminary Subdivision Plat is required before construction can begin. After receiving approval of the Final PRD Plan from the Planning Commission, the developer is required to register the Final PRD Plan in the Office of the Putnam County Register.
4. The Final PRD Plan must include the following information:
  - a. Engineering drawings and maps drawn at a scale of not more than one (1) inch = fifty (50) feet.
  - b. Finished topography of the site, with contours of not more than five (5) foot vertical intervals.
  - c. Circulation diagram(s) indicating movement of vehicles, goods and pedestrians within the PRD area, and to and from existing thoroughfares. The following should also be included with the circulation plan:
    - 1) Street and sidewalk layout.
    - 2) Street widths of pavement and right-of-way.
    - 3) Street cross-sections.
    - 4) Any proposed special engineering features and/or traffic regulation devices.
  - d. Off-street parking and loading plan, with ground coverage of parking areas indicated.
  - e. Areas to be conveyed, dedicated, or reserved for parks, parkways, and other public or semi-public open space uses and including any improvements which are to be deeded as part of the common use area.
  - f. Each building site and common open area, including the location, height and bulk of all buildings and structures, landscaping and other improvements. Also, the type, use and number of units for each structure, and elevation and perspective drawings of structures.
  - g. Floor plan of each type of structure to be built.
  - h. Proposed utilities including sewers, both sanitary and storm, gas lines, water lines, and electric lines showing connections to existing systems, and easements for such. Also, the locations of fire hydrants.
  - i. Location, function and ownership of all open spaces, except those open spaces included in fee-simple lots.
  - j. Final drafts of all proposed covenants and grants of easement, particularly those pertaining to common open space.
  - k. Computations of coverage by all buildings, structures, recreational facilities and

parking lots within the PRD.

1. Development Schedule indicating:
  - 1) The approximate date when construction of the project can be expected to begin.
  - 2) Outline of each phase or stage of the construction of the development, with a tabulation of proposed densities to be allocated to each stage.
  - 3) The approximate date when construction of each stage or phase can be expected to begin.
  - 4) The anticipated rate of development.
  - 5) The approximate dates when each stage in the development will be completed.
  - 6) The area, location and degree of development of common open space that will be provided at each stage.
5. Minor amendments to the Final PRD Plan may be submitted to the Department of Planning and Codes for review and approval. If the Department of Planning and Codes determines that the amendment is substantially different from the Preliminary PRD Plan and/or involves a change in the intent of the character of the PRD, then the amendment will be forwarded to the Planning Commission for approval, at which time a Public Hearing will be held.
6. PRD Rezoning Repealed When Final PRD Plan Is Not Submitted  
When a Final PRD Plan is not submitted to and approved by the Planning Commission within eighteen (18) months after the effective date of the rezoning action of the City Council, said rezoning action shall be repealed.
7. Final PRD Plan Is a Part of the Zoning Code  
When a Final PRD Plan is approved by the Planning Commission as a part of a Planned Residential Development then said Plan shall become of a part of this Zoning Code. (As amended by Ordinance No. O03-10-20)

#### 218.17D Construction

1. Building permits shall not be issued before the Final PRD Plan has been approved and recorded.
2. If a subdivision plat is required, transfer of real property within the PRD is not permitted until a Final Subdivision Plat has been approved and recorded.
3. If construction of required improvements is to be carried out in phases or stages, then the Planning Commission may accept a Financial Guarantee in Lieu of Improvements, as specified in the Cookeville Subdivision Regulations. The Financial Guarantee may be reduced to a Maintenance Bond upon the completion of each stage or phase.
4. The Maintenance Bond must be of sufficient amount and duration (not to exceed five (5) years) to cover the maintenance of the improvements of each phase or section until the entire PRD is completed and/or responsibility of maintenance has been transferred.

## 218.17E Final Subdivision Plat

1. A Final Subdivision Plat, conforming to the Cookeville Subdivision Regulations, must be submitted to the Planning Commission for review and approval by one of the following methods:
  - a. After completion of construction of all streets, utilities, and any other areas, buildings or structures to be dedicated to a public agency.
  - b. After submitting a Financial Guarantee, in an amount to be determined by the Planning Commission, to cover the cost of construction of any and all improvements to be dedicated to a public agency, such as streets and utilities.
2. The Final Subdivision Plat must be recorded in the Office of the Putnam County Register, before transfer of ownership of units in the PRD.
3. Final Plat Is a Part of the Zoning Code  
When a Final Subdivision Plat is approved by the Planning Commission as a part of a Planned Residential Development then said plat shall become of a part of this Zoning Code.

## 218.17F Certificate of Compliance

A Certificate of Compliance will be issued upon a determination by the Building Official that the entire PRD has been completed according to the recorded Final PRD Plan. The Planning Commission shall not release the Financial Guarantee, if the development is constructed in a single phase, or any maintenance bonds, if constructed in several phases, until a Certificate of Compliance has been issued.

**SECTION 218.18 PROVISIONS FOR PRE-EXISTING PLANNED RESIDENTIAL DEVELOPMENTS (As amended by Ordinance No. O03-10-20)**

For areas zoned as PRD prior to the adoption of this Zoning Code the following requirements shall apply:

## 218.18A Minimum Yard and Lot Requirements

The minimum yard and lot requirements shall be as depicted by a recorded subdivision plat or PRD plan. If a subdivision plat or PRD plan has not been recorded with minimum yard and lot requirements for an area zoned as PRD, then an average setback of existing structures and an average lot size of existing lots shall be utilized.

## 218.18B Expansions, Additions or Material Modifications

Any expansion of, addition to, or material modification of a pre-existing PRD shall be considered as a new PRD proposal and shall comply with all requirements of this Zoning Code.