



CITY OF  
**DICKSON, TENNESSEE**

Planning & Zoning Department

PLANNING TODAY . BUILDING TOMORROW

## CLUSTER DEVELOPMENT APPLICATION



600 East Walnut Street,  
Dickson, TN 37055



(615) 441-9508



[cityofdickson.com](http://cityofdickson.com)

*Growing Together*  
A STRONGER DICKSON

*For voluntary cluster residential development review under Zoning Ordinance Section 4.120*



### PURPOSE

Use this application to request coordinated Planning Commission review of a cluster residential site development plan and the required subdivision sketch plat. Cluster development is an alternative arrangement of permitted residential development; it does not create a separate use entitlement.



### BEFORE FILING

Meet with Planning and Zoning staff to confirm the current submittal deadline, fee, number and format of plan sets, applicable subdivision requirements, and whether additional technical studies are required. A submission is not complete until all required materials and fees have been received.

Date Received:



Fee Received:



## 01. PLANNING COMMISSION APPLICATION

Planning Commission Date



Staff Completeness Review



Complete



Incomplete



Date:

Decision



Approved



Approved with Modifications



Disapproved

## 02. PROPERTY INFORMATION

Project Name

Property Address or Location

Tax Map and Parcel



Current Zoning District

☐ A-1    ☐ R-1A    ☐ R-1    ☐ R-2    ☐ R-2A    ☐ R-3    ☐ R-3A

Gross Tract Area

acres

sq. ft.

Current Use

Proposed Residential Use

Proposed Lots/Units

No. of Proposed Development Phases

03.

APPLICANT/PROPERTY OWNER INFORMATION

Property Owner

Mailing Address



Phone (Property Owner)



Email (Property Owner)



Applicant or Developer

Mailing Address



Phone (Applicant/Developer)



Email (Applicant/Developer)



Authorized Agent

Phone (Agent)



Email (Agent)



#### 04. OWNERSHIP & AUTHORIZATION

- ☐ The tract is under single ownership as required by Section 4.120(D)(2).
- ☐ The applicant is the owner, lessee, authorized agent, or contract purchaser with legal authority to file.
- ☐ Written owner authorization is attached if the applicant is not the property owner.
- ☐ If the tract lies in more than one zoning district, the plan identifies each district boundary and applies the larger minimum-tract standard to the entire tract.

#### 05. DENSITY CALCULATION WORKSHEET

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**Required Method.** Calculate maximum lots separately for each zoning district. Do not transfer density across district boundaries. Areas with slopes greater than 15 percent, designated floodplain, or other land non-buildable in a conventional subdivision may be included at 50 percent of their area.

| Calculation Step                                                             | Acres |
|------------------------------------------------------------------------------|-------|
| A. Gross acreage within the zoning district                                  |       |
| B. Major transmission right-of-way or easement area with restricted full use |       |
| C. Land dedicated for public streets or private shared drives                |       |
| D. Slopes over 15%, floodplain, and other conventionally non-buildable land  |       |
| E. Adjustment for Item D: subtract 50% of Item D                             | 0.00  |
| F. Adjusted acreage                                                          | 0.00  |
| G. Adjusted square feet                                                      | 0     |
| H. Conventional minimum lot area for district                                |       |
| I. Maximum lots permitted; round down to whole lots                          |       |
| J. Lots Proposed                                                             |       |

#### 06. OPEN SPACE CALCULATION

|                              |                                     |
|------------------------------|-------------------------------------|
| Aggregate Lot Area Reduction | _____ sq. ft. / _____ acres         |
| Common Open Space Proposed   | _____ sq. ft. / _____ acres         |
| Percent of Gross Tract Area  | _____ % (required range: 15% – 60%) |



|                               |                                                                                                                        |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Open Space Improvements Value | \$ _____ <input checked="" type="checkbox"/> At or below \$10,000 <input type="checkbox"/> Above \$10,000              |
| Security Proposed if Required | <input type="checkbox"/> Bond <input type="checkbox"/> Other assurance Description: _____                              |
| Ownership and Maintenance     | <input type="checkbox"/> HOA <input type="checkbox"/> Public dedication proposed <input type="checkbox"/> Other: _____ |

## 07. UTILITIES ACCESS & CIRCULATION

|                                 |                                                                                                                                  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Public Water Provider           | _____ Availability letter attached: <input type="checkbox"/> Yes                                                                 |
| Public Sewer Provider           | _____ Availability letter attached: <input type="checkbox"/> Yes                                                                 |
| Existing Public Street Frontage | _____                                                                                                                            |
| New Public Streets              | _____                                                                                                                            |
| Public Shared Drives            | _____                                                                                                                            |
| Points of Ingress and Egress    | _____ Locations: _____                                                                                                           |
| Boulevard Proposed              | <input type="checkbox"/> No <input type="checkbox"/> Yes; median <input type="checkbox"/> Yes; third lane Right-of-way: _____ ft |

- ☐ Public water and public sewer are available at the site.
- ☐ Each structure is at least 15 feet from every proposed public way or shared private drive.
- ☐ Buildings along existing public streets meet the conventional district setbacks.
- ☐ Sidewalks are shown on both sides of streets; a cul-de-sac has a sidewalk on at
- ☐ The pedestrian system is separated from vehicular circulation to the extent practicable.
- ☐ Lots on existing streets either front the street or are screened from it; internal roads normally provide
- ☐ Connections to existing collector or arterial streets are minimized.
- ☐ More than 25 units: two points of ingress and egress are provided.
- ☐ 15 – 24 units: the plan shows two access points or a boulevard with a median or third lane and at least 60 feet of right-of-way, subject to staff interpretation of Section 4.120(D)(12).



08.

## REQUIRED SUPPORTING MATERIALS

- ☐ Completed and signed Cluster Development Application.
- ☐ Application fee in the amount established by the City Council.
- ☐ Site development plan meeting Sections 3.130 and 4.120.
- ☐ Subdivision sketch plat meeting the current City of Dickson Subdivision Regulations.
- ☐ Boundary and topographic survey and legal description.
- ☐ Density calculation exhibit for each zoning district, including street/shared-drive deductions and the 50-percent treatment of conventionally non-buildable land.
- ☐ Open space calculation exhibit showing the aggregate lot-area reduction and total common open space.
- ☐ Public water and public sewer availability letters.
- ☐ Preliminary drainage information and any study requested by staff or another reviewing agency.
- ☐ Landscape and tree-preservation plan.
- ☐ Open space ownership, improvement, and maintenance documents required by the Subdivision Regulations, including draft declarations or covenants if applicable.
- ☐ Cost estimate and proposed bond or other adequate assurance when open space buildings, structures, and improvements exceed \$10,000.
- ☐ Owner authorization, deed or other evidence of single ownership, and applicant authority to file.
- ☐ Digital files and paper plan sets in the number and format required by Planning and Zoning staff.

09.

## APPLICANT NARRATIVE

*Explain how the proposal protects neighborhood character, property values, privacy, and compatibility with adjacent development.*

*Explain provisions for surface drainage, sewage disposal, water supply, recreation, and traffic control.*



*Identify the trees, ground cover, topsoil, streams, rock outcroppings, scenic areas, and historic sites to be preserved and describe how excessive grading will be avoided.*

*Describe how the common open space is appropriate in location, shape, size, character, and improvement for the development's scale, density, population, topography, and dwelling types.*

*Explain how the arrangement assures proper light, air, and privacy for every dwelling unit and harmonizes perimeter buildings in scale, setbacks, and mass with adjacent areas.*

10.

#### APPLICANT CERTIFICATION



*I certify that I have legal authority to submit this application; that the information and plans submitted are true and complete to the best of my knowledge; and that I understand the following:*

- ☐ Planning Commission approval may include modifications and does not authorize construction or replace any required plat approval, permit, engineering approval, utility approval, or other governmental authorization.
- ☐ The approved site development plan is enforceable. Only minimal adjustments are permitted after approval unless the City authorizes a revised review.
- ☐ Construction must begin within 24 months after site plan approval or the site plan approval becomes null and void under Section 3.130(B).
- ☐ Approval does not waive any zoning, subdivision, building, fire, stormwater, utility, or other applicable requirement.
- ☐ City officials and reviewing agencies may enter the property upon lawful notice when necessary to review or inspect the proposal.





## SIGNATURES

***Property Owner Signature:***

\_\_\_\_\_

**Name:**

**Date:**

***Applicant Signature:***

\_\_\_\_\_

**Name/Title:**

**Date:**

**Professional Preparer:**

***Signature:***

\_\_\_\_\_

**License:**

**Date:**

