

Site Plan Process

The site plan review process is established by the Dyersburg Zoning Ordinance Article XXIII Section O. A site plan is required for all mutli-family residential uses of four (4) dwelling units or more, for all buildings and structures in the B-1, B-2, P-B, HM, M-1, M-2 and M-3 zones and for all buildings or structures which are to house a Use Permitted on Appeal in every zone.

1. Contact – City Planner. Determine if formal site plan is required. In some minor cases owner drawn site plans are allowed.
2. Contact survey or engineer to do site plan. They will contact City Planner and City Engineer.
3. Preparation of site plan.
4. Submit site plan to City Planner two weeks prior to the Planning Commission (P.C.) meeting on second Thursday of coming month. Minimum of five copies.
5. Site plan evaluation. Staff review written one week prior to P.C. meeting.
6. Attend P.C. meetings. Approval granted with or without modifications by Commission. Denial prohibits issue of building permit.
7. Obtain required stormwater and building permits.