



Do I Need a Land Disturbance Permit?

Public Works Department

REFERENCE:

This document is a guide to help determine when a Land Disturbance Permit is needed.

Learn which PLAN OR PERMIT service you need by reading our guide, How to Get a Land Disturbance Permit.

QUICK LINKS:

<https://css.hvilletn.org>
permits.hvilletn.org
plan.hvilletn.org

**STORMWATER
INSPECTION LINE**
615-822-1016

**PUBLIC WORKS
DEPT.**
101 Maple Dr N
Hendersonville, TN
37075
615-822-1016

Land disturbing activities are defined in Hendersonville Municipal Code 18-202.26 as any activity on property that results in a change in the existing soil cover (both vegetative and non-vegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to, development, redevelopment, demolition, construction, reconstruction, clearing, grading, filling, trench, and excavation. A Land Disturbance Permit is required for all applicable new development and redevelopment projects in the City of Hendersonville jurisdiction.

LAND DISTURBANCE PERMIT IS REQUIRED:

1. **ALL** land disturbance activities of one acre or more
2. **ALL** land disturbance activities less than an acre and part of a larger common plan of development or sale
3. **ALL** commercial/industrial sites

LAND DISTURBANCE PERMIT NOT REQUIRED:

1. Single-Family Residence (SFR)*
2. Additions or Alterations to a Single-Family Residence*
3. Pool Construction*

**Standard EPSC for Plot Plans and Minor Commercial/Industrial Sites Form required with building permit submittal.*

 DETERMINE IF LAND DISTURBANCE PERMIT IS NEEDED BY CONSTRUCTION TYPE/PROJECT				
	Land Disturbance Permit Required	EPSC Plans Required	Water Quality Riparian Buffer Required	Water Quality Design Required
Any land use* (excluding commercial/ industrial), less than one acre of disturbance, not part of common plan of development or sale.		X	X	
Commercial / industrial, less than one acre of disturbance, not part of common plan of development or sale.	X	X	X	
Any land use, one acre or greater of disturbance or part of a larger common plan of development or sale.	X	X	X	X

What Type of Land Disturbance Permit Do I Need?

LAND DISTURBANCE PERMIT OPTIONS:

- 1. Land Disturbance- Residential Development (Subdivision)**
 - For residential developments exceeding one acre or more of land disturbance.
 - Individual lots within a residential development will complete the Standard EPSC for Plot Plans and Minor Commercial/Industrial Form when they apply for a building permit.
- 2. Land Disturbance- Individual Lot**
 - For an individual residential home if the total land disturbance is one acre or more.
- 3. Land Disturbance- Commercial/Industrial**
 - For all commercial/industrial development

What Type of EPSC Plans Do I Need?

All new development and redevelopment projects that disturb one acre or more, or less than an acre, but part of a larger common plan of development, are required to submit Erosion Prevention and Sediment Control (EPSC) plans stamped by a registered Professional Engineer or Landscape Architect. All commercial/industrial sites exceeding 10,000 square feet of land disturbance will be required to submit PE/LA sealed EPSC plans.

Exception: Minor commercial/industrial projects disturbing less than 10,000 square feet can submit the *Standard EPSC Form for Plot Plans and Minor Commercial/Industrial Sites* as their EPSC plan.

What Supporting Documents Must Be Submitted with the Application?

The documents below must be included with all Land Disturbance Permit applications for new development or redevelopment projects if the projects disturb one acre or more, or are less than an acre, but part of a larger common plan of development.

1. Include a copy of all required permits.
 - TDEC Permits (CGP, ARAP, Sinkhole UIC, etc.)
 - USACE Permits (Section 404, etc.)
 - TVA Permits
2. Approved Site Plan or Construction Plan including EPSC plans.
3. Drainage report
4. Stormwater Pollution Plan