

**Departmental Policy**

**Policy Name:** Land Disturbance Permit

**Approval Authority:** Storm Water Management Regulations

**Responsible Office:** Community Development

**Originally Issued:** August 25, 2020

**Revisions:** -

1. **Policy Statement**

This policy should be used by Engineering staff when receiving inquiries or applications for any activity that involves land disturbance activities.

2. **Reason for Policy**

This policy is intended to allow the consistent review of applications in compliance with Section 6.1 of the Storm Water Management Regulations of Williamson County Tennessee, which states that:

*Every owner/operator will be required to obtain a Land Disturbance Permit from Williamson County in the following cases:*

1. *Activities resulting in greater than one (1) acre of land disturbance;*
2. *Activities that result in the disturbance of less than one (1) acre if it is part of a larger common plan of development or sale;*
3. *Activities resulting in the addition of ten thousand (10,000) square feet or greater of impervious surface; or*
4. *Where land disturbance activities pose a threat to water, public health or safety.*

3. **Who Should Read Policy**

All Engineering or Planning personnel who may be responsible for approving applications.

4. **Related Documents or Regulations**

The Williamson County Storm Water Management Regulations, Zoning Ordinance, Subdivision Regulations.

5. **Contacts**

The Williamson County Engineer  
1320 West Main Street, Suite 400  
Franklin, TN 37064  
Phone: 615-790-5809  
Email: [Engineering.Dept@williamsoncounty-tn.gov](mailto:Engineering.Dept@williamsoncounty-tn.gov)

6. **The Policy**

Application for Land Disturbance Permit is performed electronically through the Williamson County IDT system. To access the system, please visit <https://williamson.idtplans.com>.

There are two separate application types:

- Individual Lots of Record
- Major Subdivision and Nonresidential

### **Individual Lots of Record**

1. If the lot is part of a larger common plan or development that currently has coverage under the State Construction General Permit (NOC), then the following will be required:
  - Site specific erosion control plan prepared for purposes of the application for Land Disturbance Permit and sealed by a professional engineer, registered land surveyor, architect, landscape architect or certified professional in erosion and sediment control;
  - \$150.00 stormwater review and inspection fee.
2. If the lot is not part of a larger common plan or development, but over one acre of total disturbance is proposed, then the following will be required:
  - The Notice of Coverage (NOC) received from "Tennessee General Permit for Stormwater Discharges Associated with Construction Activities";
  - The Storm Water Pollution Prevention Plan prepared for coverage under the "Tennessee General Permit for Storm Water Discharges Associated with Construction Activities";
  - Site specific erosion control plan prepared for purposes of the application for Land Disturbance Permit and sealed by a professional engineer, registered land surveyor, architect, landscape architect or certified professional in erosion and sediment control;
  - Water quantity and water quality calculations (where more than 10,000 square feet of impervious is proposed); (non-structural storm water controls only);
  - \$150.00 stormwater review and inspection fee.
3. If less than one acre of disturbance is proposed, but over 10,000 square feet of impervious is proposed, the following will be required:
  - Site specific erosion control plan prepared for purposes of the application for Land Disturbance Permit and sealed by a professional engineer, registered land surveyor, architect, landscape architect or certified professional in erosion and sediment control;
  - Water quantity and water quality calculations (non-structural storm water controls only);
  - \$150.00 stormwater review and inspection fee.
4. If less than one acre of disturbance is proposed and less than 10,000 square feet of impervious surface is proposed, then the following is required:
  - Completed Storm Water Guidelines Form;
  - Site plan showing areas of proposed construction / disturbance.

### **Major Subdivision and Nonresidential**

5. If over one acre of land disturbance is proposed:
  - The Notice of Coverage (NOC) received from "Tennessee General Permit for Stormwater Discharges Associated with Construction Activities";
  - The Storm Water Pollution Prevention Plan prepared for coverage under the "Tennessee General Permit for Storm Water Discharges Associated with Construction Activities";
  - Site specific erosion control plan prepared for purposes of the application for Land Disturbance Permit and sealed by a professional engineer, registered land surveyor, architect, landscape architect or certified professional in erosion and sediment control;
  - Water quantity and water quality calculations;
  - \$300.00 stormwater review and inspection fee.
6. If proposing less than one acre of land disturbance, but more than 10,000 square feet of impervious:
  - Site specific erosion control plan prepared for purposes of the application for Land Disturbance Permit and sealed by a professional engineer, registered land surveyor, architect, landscape architect or certified professional in erosion and sediment control;
  - Water quantity and water quality calculations;
  - \$300.00 stormwater review and inspection fee.
7. If less than one acre of disturbance and less than 10,000 square feet of impervious surface is proposed, then the following is required:
  - Completed Storm Water Guidelines Form;
  - Site plan showing areas of proposed construction / disturbance.