

SUBDIVISION REGULATIONS

of

The Cumberland County Regional Planning Commission

Cumberland County, Tennessee

ARTICLE I GENERAL PROVISIONS

A. Purpose

Land subdivision is the first step in the process of community development. Once land has been cut up into roads, lots, and blocks and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is therefore in the interest of the public, the developer, and the future owners that subdivisions be conceived, designed and developed in accordance with sound rules and proper minimum standards.

The following subdivision regulations guiding the Cumberland County, Tennessee, Regional Planning Commission (hereafter referred to as the Planning Commission) are designed to provide for the harmonious development of the regional area; to secure a coordinated layout and adequate provision for traffic, light, air, recreation, transportation, water, drainage, sewer, and other sanitary facilities.

B. Authority

These subdivision regulations are adopted under the authority granted by Section 13-3-401 through Section 13-3-411 of the *Tennessee Code Annotated*. The Planning Commission has fulfilled the requirements set forth in these statutes as a prerequisite to the adoption of such regulations, having filed a certified copy of the Major Road Plan in the office of the Register of Deeds of Cumberland County, Tennessee.

C. Jurisdiction

These regulations shall govern all subdivision of land within the county boundary, excepting those areas falling under the jurisdiction of the Crossville Regional Planning Commission and the municipalities of Crab Orchard and Pleasant Hill.

Within these regulations, and as defined in Section 13-3-401 *Tennessee Code Annotated*, the term "subdivision" means the "division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided."

Any owner of land within the Cumberland County Planning Region wishing to subdivide land shall submit to the Planning Commission a plat of the subdivision according to the procedures outlined in Article II, which plat shall conform to the minimum requirements set forth in Article III. Improvements shall be installed as required by Article III.

D. Definitions

Except as specifically defined herein, all words used in these regulations have their customary dictionary definitions where not inconsistent with the context. For the purpose of these regulations, certain words or terms are defined as follows:

The term "shall" or "will" is mandatory. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

1. Subdivision: The division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development and includes resubdivision and, when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided.
2. Plat: The map, drawing, or chart on which the subdivider's plan of subdivision is presented and which he submits for approval and intends in final form to record; it includes plat, plan, plot and replot.
3. Planning Commission: The Cumberland County Regional Planning Commission, its commissioners, officers, and staff.
4. Major Road Plan: The map on which the planned locations of present and future county arterial and collector roads are indicated.
5. Road: A public or private way, provided for the accommodation of vehicular traffic, or as a means of access to property, and includes streets, avenues, boulevards, roads, lanes, alleys, or other ways.
 - a. Arterial: Roads and highways used primarily for movement of fast or heavy traffic within and through the county; a secondary function is land access. These are usually shown on the Major Road Plan.
 - b. Collector: Roads which carry traffic from minor roads to the arterial roads and highways. This usually includes the principal entrance roads or roads of major circulation of a residential development. Collectors serve the internal traffic movement within a section of the county and connect this section with the arterial system. They are also usually shown on the Major Road Plan.
 - c. Local or Minor: Roads designed to accommodate local traffic, the major portion of which originates along the road itself. The primary function of a local road is land access.
 - d. Marginal Access: Minor roads which are parallel and adjacent to arterial roads and highways, and which provide access to the abutting properties and protection from the through traffic.
 - e. Cul-de-sac: Permanent dead-end roads or courts with a paved turnaround designed so that they cannot be extended in the future.
6. Lot Width: The distance between side lot lines measured at the building setback line.

E. Variations

1. General: Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variations to these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the Planning Commission shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:
 - a. The granting of the variation will not be detrimental to the public safety, health, or welfare or injurious to other property;
 - b. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable generally to other property;
 - c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.
2. Conditions: In approving variations, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.
3. Procedures: A petition for any variation shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for consideration by the Planning Commission. Said petition shall state fully the grounds for the application. Each request for a variation shall be specifically applied for in the numerical order of the subdivision regulations.

F. Amendments

Before adoption of any amendments to this document, a public hearing thereon shall be held by the Planning Commission. Thirty (30) days' notice of the time and place of the hearing shall be given as provided in Section 13-3-403, *Tennessee Code Annotated*.

ARTICLE II PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of four (4) separate steps.

(1) The initial step is the early, informal consultation with the Planning Commission technical staff for advice and assistance. (2) The second step is the preparation and submission to the Planning Commission of a Preliminary Plat of the proposed subdivision. (3) The third step is to construct or install improvements such as roads, fire hydrants and utility lines. (4) The fourth step is the preparation and submission to the Planning Commission of a Final Plat, together with required certificates. This Final Plat becomes the instrument to be recorded in the office of the Cumberland County Register of Deeds when duly signed by the Secretary of the Planning Commission.

A. General

1. Any owner of land lying within the area of jurisdiction of the Planning Commission who wishes to divide such land into two (2) or more lots, sites, or other divisions requiring any new road or utility construction, or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, or who wishes to resubdivide an existing subdivision lot(s) for this purpose, shall submit a plan of such proposed subdivision to the Planning Commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record and prior to selling or giving a deed for any lot.

Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these standards and shall be presented in the manner specified in the following sections of this Article. No plat of a subdivision of land within the area of planning jurisdiction shall be filed or recorded by the Cumberland County Register of Deeds without the approval of the Planning Commission as specified herein.

2. In order to secure review and approval by the Planning Commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any road improvements or installations of utilities, submit to the Planning Commission a preliminary plat as provided in Section B of this Article. On approval of said preliminary plat, he may proceed with the construction of improvements as set forth in Article III, and preparation of the final plat and other documents required in connection therewith as specified in Section C of this Article. In no case shall a preliminary plat be presented in sections.
3. A subdivider may omit the submission of a preliminary plat and submit only a final plat, IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - a. The proposed subdivision does not contain more than five (5) lots, sites, tracts, or divisions.
 - b. All public improvements as set forth in Article III are already installed. (Any construction installation, or improvement of public improvements shall require the submission of a preliminary plat as prescribed by Section B of Article II.) The Tennessee Department of Environment and Conservation has approved the lots for septic systems, if applicable.

- c. The subdivider has consulted informally with the Planning Commission Staff Planner for advice and assistance, and it is agreed upon by the Planning Commission that a preliminary plat is unnecessary prior to submission of the final plat and its formal application for approval.
- 4. The owner or his authorized representative must be present at preliminary plat review and approval and final plat review and approval. In his absence, the property owner may be represented by his agent or representative who shall present written authorization.
- 5. No final subdivision plat shall be approved by the Planning Commission or accepted for record by the Cumberland County Register of Deeds until the required improvements listed shall be constructed in a satisfactory manner and approved by the local approving agent, or in lieu of such prior construction, the Planning Commission may accept a cash escrow account in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to Cumberland County in the event of default by the subdivider.

B. Preliminary Plat Requirements

- 1. The preliminary plat should be drawn to a scale of not less than one-inch equals one-hundred feet (1" = 100'). In the case of an exceptionally large subdivision, the Planning Commission may waive this requirement and permit a scale as deemed necessary and appropriate.
- 2. The Preliminary Plat shall meet the minimum standards of design as set forth in Article III and the "Standards of Practice for Land Surveyors", Chapter 0820-3 and its subsequent amendments. In case of conflict between statutes, the stricter shall apply.
- 3. The preliminary plat shall meet the general requirements for the construction of public improvements as set forth in Article III and shall give the following information insofar as possible.
 - a. The proposed subdivision's name and location, the name(s) and address(es) of the owner or owners, present tax map and parcel designation according to official records in the office of the tax assessor, and the name of the designer of the plat who shall be a professional surveyor licensed by the State of Tennessee.
 - b. The acreage of the land to be subdivided.
 - c. Date, approximate north point, and graphic scale.
 - d. The location of all existing and proposed property lines, roads, water courses, railroads, sewer lines, water lines, drain pipes, bridges, culverts, and easements for existing utilities (water, sewer, gas, electricity) or other features. Existing features shall be distinguished from those which are proposed. Other additional information to be provided are the present zoning classification (if any) both of the land to be subdivided and of adjoining lands, the names of adjoining property owners or subdivisions, the name of the applicable water district, and the size of existing water and sewer lines.

- e. Plans, prepared by the developer's engineer, of proposed sewer and water systems showing connections to the existing or any proposed utility systems, including line sizes, location of hydrants and manholes. When sewer connections are not practicable, as determined in accordance with Section C of Article III, any land on which an individual sewage disposal system is proposed must be reviewed by the Tennessee Department of Environment and Conservation.
 - f. The proposed road names, and the location, width, and other dimensions of proposed roads, alleys, easements, parks and other open spaces, reservations, lot lines, building setback lines, and utilities.
 - g. Topographical contours at vertical intervals of not more than five (5) feet, except when specifically not required by the Planning Commission.
 - h. Subsurface conditions on the tract, if required by the Planning Commission: location and results of tests made to ascertain subsurface soil, rock, and ground water conditions; depth of ground water unless test pits are dry at a depth of five (5) feet; and location and results of soil percolation tests, if individual sewage disposal systems are proposed.
 - i. If any portion of the land proposed for subdivision lies within a floodable area, as determined by an official Flood Hazard Boundary Map or Flood Insurance Rate Map, that portion shall be so indicated.
 - j. Location sketch map showing relationship of subdivision site to area.
4. At least seven (7) days prior to the meeting at which it is to be considered, the subdivider shall submit to the Cumberland County Executive's Office or to the Cumberland County Staff Planner three (3) copies of any required preliminary plat of a proposed subdivision and one (1) copy each to all appropriate utilities (gas, water, sewer, electric, telephone, etc.) and one (1) copy to the Cumberland County Environmentalist. If necessary the developer should provide copies to the Tennessee Department of Environment and Conservation.
 5. The preliminary plat shall be presented by the developer or his designated representative to the Planning Commission at its next meeting for a review period not to exceed sixty (60) days. The developer should be physically present at the meeting(s) to answer questions and hear suggestions about his proposed development or be represented by an authorized agent as discussed in Article II, Section A.4.
 6. Within sixty (60) days after submission of the preliminary plat to the Planning Commission for consideration, the Planning Commission shall approve or disapprove said plat. Failure of the Planning Commission to act on the preliminary plat within the sixty (60) day period will be deemed approval of this plat. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved subject to modifications, the nature of the required modifications shall be indicated.
 7. If a plat has been disapproved, a new plat may be presented as though no previous plat had been submitted. If a plat has been approved, or approved subject to modifications, and the subdivider desires to make substantial modifications other

than those already required by the Planning Commission, a new preliminary plat must be submitted, which is subject to the same regulations and procedures as though no previous plat had been submitted, except that a certification to the effect that the previous plat has been withdrawn must be submitted. If the Cumberland County Environmentalist or Tennessee Department of Environment and Conservation rejects any lot(s) or recommends any alteration of lot size or shape, the plat must be resubmitted for preliminary plat review.

8. Two (2) copies of the preliminary plat will be retained in the Planning Commission files, copies shall be retained by the applicable utility departments, and one copy shall be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
9. The approval of the preliminary plat by the Planning Commission shall not constitute acceptance of any final plat.
10. The approval of the preliminary plat shall terminate unless a final plat based thereon is submitted within one (1) year from the date of such approval; provided, however, that an extension of time can be applied for by the developer and granted by the Planning Commission. If no work has begun to install improvements and if an approved final plat has not been financially guaranteed, and the Cumberland County Regional Subdivision Regulations have changed, the subdivision must meet the new regulations.

C. Final Plat Requirements

1. The final plat shall conform substantially to the approved preliminary plat. Any alterations or deviation from the preliminary plat should be discussed with the Staff Planner to determine if the changes require new preliminary plat review. The final plat shall meet minimum standards of design as set forth in Article III and the "Standards of Practice for Land Surveyors", Chapter 820-3 and its subsequent amendments.
2. The plat shall be drawn to a scale of one (1) inch equals one-hundred (100) feet on sheets not larger than twenty-four (24) by thirty (30) inches in size. When more than one (1) sheet is required, an index sheet of the same size drawn at an easily read scale shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.
3. If the subdivision is to be developed in phases and the final plats submitted as portions or sections of the preliminary plat, the sections must be identified by alphabetical or numerical characters, following the name of the subdivision as initially submitted or as approved on preliminary.
4. A final plat will not be acceptable for submission unless it meets all required standards of design, and contains all required information, or contains a written request for a variance for each specific deviation from requirements.
5. Final plats should be submitted at least seven (7) days prior to the Planning Commission meeting. If the developer has obtained the signatures of utility and road officials because improvements have been completed or were not required, he should provide those utilities with a copy of the plat, and submit four (4) copies to the Secretary of the Planning Commission or Staff Planner. The

submission of the final plat to the Secretary of the Planning Commission or Staff Planner shall constitute submission of the final plat for consideration by the Planning Commission.

6. The official submission of the final plat to the Planning Commission is considered to be the first Planning Commission meeting at which the plat is presented for consideration, with the developer or his authorized representative present to answer questions and provide information. The Planning Commission may review the final plat for a sixty (60) day period.
7. The Planning Commission shall approve or disapprove the final plat within sixty (60) days after its submission for consideration. Failure of the Planning Commission to act on the final plat within this sixty (60) day period shall be deemed approval of it. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Planning Commission.
8. When the plat has been approved by the Planning Commission, the original will be returned to the subdivider with the approval of the Planning Commission certified thereon, for filing with the Cumberland County Register of Deeds as the official plat of record; two (2) copies will be retained in the records of the Cumberland County Regional Planning Commission and one (1) copy will be returned to the developer for his records.
9. Approval of the final plat by the Planning Commission shall not constitute the acceptance by the public of the dedication of any roads or other public way or ground.
10. The final plat shall show:
 - a. The right-of-way and pavement lines of all streets and roads; the size and location of installed and/or preexisting water and sewer mains; alley lines; hydrant locations; lot lines; building setback lines; any easements for rights-of-way provided for public services, utilities and the disposal of surface water; the limitation and/or dimensions of all easements; lots numbered in numerical order; any areas to be dedicated to public use; and any sites for other than residential use, with notes stating their purpose and limitations.
 - b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road line, lot line, boundary line, block line, and building line whether curved or straight, and including true north point. This shall include the radius, central angle, and tangent distance for the center line of curved roads and curved property lines that are not the boundary of curved roads.
 - c. All dimensions to the nearest one-hundredth (100th) of a foot and angles to the nearest twenty (20) seconds.
 - d. Location and description of monuments.

- e. The names and locations of adjoining subdivisions and roads and the location and ownership of adjoining unsubdivided property.
 - f. Date, title, name and location of subdivision, graph scale, true north point, block and lot number.
 - g. Location sketch map showing in relation to area.
 - h. If any portion of the land being subdivided is subject to flooding or is in a FEMA identified flood hazard area, it shall be indicated on the final plat.
 - i. Name and mailing address of developer/owner of property being subdivided; conveyance of property; tax map; group and parcel number of property.
 - j. If this is a resubdivision of a previously recorded subdivision, provide plat book and page of last subdivision plat being amended.
11. The Planning Commission shall require that an accurate map ("as-built" drawings) of all water lines, valves, fire hydrants, sewer lines and appurtenances be supplied by the developer to Cumberland County as a condition for final approval of any plat. State law requires that plans and specifications of all water and waste water facilities shall be prepared by a registered engineer and approved by the Tennessee Department of Environment and Conservation. A copy of such plans shall be forwarded by the developer to Cumberland County.
12. Approval of the final plat cannot be given until completion and approval of required improvements. These improvements are to be installed in accordance with Article III. The required improvements must be approved by the appropriate representative of the applicable utility or road department, and then be reported to the Planning Commission. The required improvements include:
- a. Monuments
 - b. Storm drainage system
 - c. Road grading and paving
 - d. Water supply system lines and laterals
 - e. Sewage collection lines and laterals (if applicable)
 - f. Driveway cuts with culverts (homes to be built by developer)
 - g. Fire hydrants (if applicable)
 - h. Any other improvements that may be required by the Planning Commission
13. Guarantees in Lieu of Completed Improvements
- a. Conditions may exist whereby a developer may be unable to install all improvements before requesting final plat approval. In lieu of the installation of all improvements, the Planning Commission may accept

one of the following forms of financial guarantees, whereby in the event of default by the developer, improvements and utilities can be made without cost to the county:

- (1) The establishment of cash in a bank escrow account in the full amount of the estimated cost of required improvements plus 10% yearly inflation factor.
 - (2) An Irrevocable Letter of Credit, issued by a Bank or Savings and Loan, signed by two officers, to cover the full amount of the estimated cost of improvements plus 10% yearly inflation factor.
 - (3) A certified check in the full amount of the estimated cost of required improvements, plus 10% yearly inflation factor.
 - (4) A performance bond in the full amount of the estimated cost of required improvements plus a yearly inflation factor of 10%. Both the language of said performance bond, as well as the company securing performance, must be approved by the Planning Commission.
- b. In determining the basic cost of improvements the Planning Commission may use a formula using a base cost per linear foot for each required improvement, that being a cost standard in the construction industry that particular year. The Planning Commission may determine the base cost by receiving information and/or bids from recognized contractors. If the developer provides the bid or estimated cost of improvements, the Planning Commission must determine that the contractor will guarantee the cost for at least the term of the guarantee plus two (2) months.
 - c. At the time of acceptance of a guarantee, the Planning Commission shall specify the specific length of time for a bond or escrow account before the County would take legal steps to cash it, but this time cannot exceed two (2) years.
 - d. None of the financial guarantees may be partially withdrawn by the developer during the construction period to pay for development costs except in the case of a final payment made after final inspection and approval by the Planning Commission, or except in the case where a developer is postponing final paving on a road until after a winter settling period for the completed and approved base roadway.
 - e. In divisions of nine (9) lots or less, the developer may choose from the financial guarantees listed above. In this case, the expiration date shall not be less than two (2) years from the date of the final plat approval. In divisions of ten (10) lots or more, the Planning Commission shall have the option to choose from the surety instruments listed above. In this case, the expiration date, if any, shall be decided by the Planning Commission at the time of the final plat approval.

14. Certifications (See Appendix A for Forms)

In all cases some or all of the following certificates shall be present and signed on the original final plat before the Planning Commission Secretary signs the plat for recording the plat at the Register of Deeds' Office. The developer shall check with the Staff Planner as to which certificates shall be depicted on the final plat.

Form 1) Certificate of Ownership and Dedication-Certification showing that

applicant is the land owner and dedicates roads, rights-of-way, and any sites for public use.

Form 2) Certificate of Accuracy & Precision-Certification by surveyor of accuracy of survey and plat and placement of monuments.

Form 3A) Certificate of General Approval for Installation of Subsurface Sewage Disposal Systems-This certification to be used if any lots will use septic tanks, and must be signed by the Environmentalist assigned by the Tennessee Department of Environment and Conservation for Cumberland County before presentation to the Planning Commission for final approval.

OR

Form 3B) Certificate of Approval of Public Sewage Collection Facilities-This certification is to be used for any lots connected to or proposed to be connected to a public sewer system. Part (1) pertains to sewer facilities installed, whereas Part (2) pertains to acceptance of a financial guarantee in lieu of improvements.

Form 4A) Certificate of Approval of Water Lines-This certification is to be used for any lots where new water lines or hydrants have been (or will be) installed. Part (1) pertains to water facilities installed whereas Part (2) pertains to acceptance of a financial guarantee in lieu of improvements. This would be signed by an official of the applicable water utility district.

OR

Form 4B) Certification of Existing Water Lines and/or other Utilities-This certification is to be used for any lots served by and connected to previously existing water and/or sewer lines. This would be signed by an official of the applicable utility.

Form 5A) Certificate of Approval of Roads and Drainage System-This certification is to be used for any lots served by new roads, drainage system, etc., recently installed or to be installed, in conformance to Planning Commission regulations, with signature by the Cumberland County Road Superintendent.

OR

Form 5B) Certification of Existing State or County Road(s)-This certification is to be used for a subdivision which does not involve new road construction but which fronts on an existing state or county road. That road may not meet Planning Commission requirements. This certificate would be signed by the Cumberland County Road Superintendent.

Form 6) Certificate of Approval for Recording-Certification by Planning Commission Secretary that plat has been approved by the Planning Commission. In all cases this certification will be signed only after all other certificates have been signed and after final approval has been granted by the Planning Commission.

15. Inspections Procedures

The developer shall notify the Cumberland County Road Superintendent and/or the applicable Utility District Manager when work on roads and/or utilities is to begin and the anticipated schedule for the preparation of subgrade and road base, installation of drainage and underground utilities, and final surfacing of the road. Since the inspections need to be made periodically during the entire process, communication with the Cumberland County Road Superintendent and/or the applicable Utility District Manager is essential to make the process move as smooth as possible.

The developer shall notify the Cumberland County Road Superintendent and/or the applicable Utility District Manager at least 48 hours in advance of the needed inspection on:

- a. Clearing and stripping of right-of-way, construction of subgrade, and installation of the drainage system.
- b. Installation and pressure testing of water mains, water stubs, sewer lines, and any other underground utility lines.
- c. Construction of pavement base. Inspection includes checking thickness of gravel every 500 feet at random points across width.
- d. Construction of prime coat and final wearing surface and construction of drainage system.

Throughout the construction period, the Cumberland County Road Superintendent and/or the applicable Utility District Manager will keep a log of findings and periodically report the status to the Planning Commission Staff Planner. Problems should be brought to the attention of the Planning Commission immediately. Upon completion of steps a-d listed above, the inspector(s) will submit a written report to the Planning Commission. The Subdivision Inspection Form found in Appendix B should be used for the written report. These inspection reports will become part of the official records of the Planning Commission. If a guarantee is posted by the developer in lieu of required improvements, funds shall not be released until all roads and utilities meet all required standards and the Planning Commission has received written reports to that effect.

D. Provisions for Review of Minor Subdivision

In certain circumstances, the Planning Commission may, as permitted in *Tennessee Code Annotated* 13-3-402, dispense with the regular review process and review minor subdivision in the following manner:

1. Minor subdivision defined: A subdivision which consists of two (2) lots, which is located on an existing public road or street, which is served by existing utilities, and which has been certified as suitable for sanitary septic systems by the County Environmentalist, or which is served by a municipal sanitary sewer system.

2. In the case of a minor subdivision, as defined above, a developer must submit five (5) copies of the plat to the Planning Commission Chairman, who will then consult with the Staff Planner and the Planning Commission Secretary to determine that the proposed subdivision meets all applicable subdivision standards.
3. In conformity with state law, the Staff Planner shall certify to the Planning Commission that the minor subdivision complies with the subdivision regulations and does not involve the request for a variance from the regulations. This certification shall be in the form of a letter from the Staff Planner to the Chairman and Secretary of the Planning Commission.
4. If the proposed minor subdivision meets all applicable subdivision regulations standards, the Planning Commission and Secretary are authorized to grant approval to the subdivision and sign the plat.
5. After granting approval to a minor subdivision, the Chairman will make a full report to the Planning Commission at its next scheduled meeting. In the event that the Chairman and Secretary do not grant approval to a minor subdivision, it may be submitted to the full Planning Commission for its review.
6. In order to avoid the piecemeal subdivision of land, the Planning Commission Chairman and Secretary may decline to review a minor subdivision if, in their opinion, it represents an effort to circumvent the intent of the subdivision regulations. In this event, the plat may be submitted to the Planning Commission for review in the usual manner.

ARTICLE III DESIGN AND SPECIFICATIONS

A perfectly prepared and recorded subdivision or plat means little to a prospective lot buyer until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. Improvements by the subdivider spare the community a potential tax liability.

A. Suitability of the Land

1. Land Physically Unsuitable for Subdivision

- a. Land where flooding, bad drainage, steep slopes, rock formations, and other such features which may endanger health, life, or property, aggravate erosion, increase public funds for supply and maintenance of services, and
- b. Land which other public agencies have investigated and found in the best interest of the public not suitable for the type of platting and development proposed shall not be approved for subdivision unless adequate methods are formulated by the developer for meeting the problems created by subdivision of such land. Such land within any plat shall be set aside for such uses as shall not produce unsatisfactory living conditions.

2. Land Unsuitably Located for Subdivision

- a. The Planning Commission shall not approve what it considers to be scattered or premature subdivision of land which would endanger health, safety, or property because of lack of or adverse effect on water supply, schools, proper drainage, good transportation, or other public services or which would necessitate an excessive expenditure of public funds for the supply or maintenance of such services.
- b. Land unsuitable for subdividing is also that located in close proximity to potentially hazardous commercial operations which may endanger health, life, or property of the residents of the proposed subdivision.

B. Special Requirements for Floodable Areas

1. The purpose of this section is for the review of subdivision proposals to determine whether such proposals will be reasonably safe from flooding. In order to accomplish this, the following regulations shall apply:
2. Definition of Land Subject to Flooding
 - a. For the purpose of these regulations, land subject to flooding shall be defined as those areas within Cumberland County shown as Special Flood Hazard Areas (Zone A) on the Flood Hazard Boundary Maps for Cumberland County dated September 2, 1977, or any subsequent amendment or revision to said maps.
 - b. In addition, along all other streams and water courses not shown as floodable by the Flood Hazard Boundary Maps or Flood Insurance Rate Maps, all land within thirty (30) feet of the top of the bank is considered to be subject to flooding.

3. Regulations for Subdivisions Containing Land Subject to Flooding

- a. All subdivision proposals shall be consistent with the need to minimize flood damage.
- b. All creeks, lakes, ponds, sinkholes or other drainage areas shall be shown on the preliminary and final subdivision plat.
- c. Every lot platted shall have a flood-free building site.
- d. All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- e. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- f. Base flood elevation data shall be provided for all subdivision proposals containing land subject to flooding.
- g. Utilities
 - (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
 - (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration.
 - (3) If on-site waste disposal septic systems are to be used, a flood-free site shall be provided on each lot in order to avoid impairment to them or contamination from them during flooding.
- h. Fill
 - (1) Land subject to flooding may be platted for residential use only if filled to such a height as will secure a flood-free site based on data submitted by the subdivider and prepared by registered professional engineers, provided such use of fill does not endanger health, life, or property or restrict the flow of water or increase flood heights.
 - (2) No fill shall be placed in the floodway of the stream and if undetermined no closer than thirty (30) feet from the top of the bank of any stream or water course unless the subdivider demonstrates that a lesser distance (but not less than fifteen (15) feet) is adequate based on watershed area, the probable runoff, and other topographic and hydraulic data prepared by engineers.
 - (3) All bridges, culverts, and other drainage openings shall be designed so as not to restrict the flow of water and unduly increase flood heights upstream.

1. At least two (2) concrete monuments four (4) inches in diameter square, three (3) feet long, with a flat top, shall be set at strategic points where the road lines intersect the exterior boundaries of the subdivision. The top of the monument shall have a metal plate with an indented cross to identify properly the location and shall be set flush with the finished grade.
2. All other lot corners shall be marked with iron pins or pipes not less than three-fourth (3/4) inches in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.
3. All monuments and all iron pins or pipes shall be properly maintained.

D. Roads

1. General Information

a. Arrangement

The arrangement of roads in the subdivision shall provide for the continuation of principal roads of adjoining subdivision, and for proper projection of principal roads into adjoining properties which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic and the construction or extension, presently or when later required, of needed utilities and public services such as sewers, water and drainage facilities. Local roads shall be so laid out that their use by through traffic will be discouraged. Where, in the opinion of the Planning Commission, topographic or other conditions make such continuance undesirable or impracticable, the above conditions may be modified. The curvilinear road layout will be encouraged by the Planning Commission.

b. Conformity to the Major Road Plan

The location and width of all streets and roads shall conform to the official Major Road Plan.

c. Relation to Adjoining Road System

The proposed road system shall extend any adjoining existing roads at the same or greater width, but in no case less than the required minimum width.

d. Relation to Topography

The road plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all roads shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the roads. Grades of roads shall conform as closely as practicable to the original topography.

e. Flood Prevention

Roads which will be subject to inundation or flooding shall not be approved. All roads must be located at elevations which will make them flood-free in order that portions of the subdivision will not be isolated by floods. Where flood conditions are anticipated, profiles and elevations of roads will be required in order to determine the advisability of permitting the proposed road layout.

2. Road Right-of-Way Widths

The minimum width of the road right-of-way, measured from lot line to lot line, shall be as shown on the Major Road Plan, or if not shown on such plan, shall be not less than as listed below.

- a. Arterial Roads and Highways80-200 ft.
See definition on page 2.
- b. Collector Roads.....60 ft.
See definition on page 2.
- c. Local or Minor Roads50 ft.
See definition on page 2.
- d. Marginal Access Roads..... 50 ft.
See definition on page 2.
- e. Cul-de-sacs..... 100 ft.
See definition on page 2. diameter
- f. Alleys (if approved)30 ft.
Used primarily for business or industrial areas to provide service access to the rear of lots.

3. Minimum Surfacing Widths

- a. Minimum surfacing widths shall be as follows:
 - (1) Arterial Roads and Highways36 ft.
 - (2) Collector Roads.....26 ft.
 - (3) Local or Minor Roads20 ft.
 - (4) Cul-de-sac80 ft.
- b. Due to the diversity of the development in the planning region, ranging from sparsely populated agricultural areas to densely populated urban areas, required surfacing widths may necessarily vary with the character of building development, the amount of traffic encountered, and the need to provide space for on-street parking.

- c. In general, roads through proposed business areas shall be considered either collector roads or arterial roads and the road widths of roads so located shall be increased six (6) feet on each side if needed to provide parking without interference to normal passing traffic.

4. Additional Width on Existing Roads

Subdivisions that abut existing roads shall dedicate additional right-of-way to meet the minimum road width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing road.
- b. When the subdivision is located on only one side of an existing road, one-half (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided.

5. Road Grades

- a. Grades of all roads shall conform in general to the terrain and shall not be more than twelve (12) percent except within fifty (50) feet of an intersection where the grade shall not be more than three (3) percent.
- b. Upon preliminary plat approval, if the road grade appears questionable, a road grade profile map may be required for the questionable area before approval of final plat.
- c. Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two-hundred (200) feet, said sight distance being measured from the driver's eyes, which are assumed to be four and one-half (4 1/2) feet above the pavement surface.
- d. Profiles of all roads showing natural and finished grades drawn to a scale of not less than one (1) inch equals one-hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, may be required by the Planning Commission.

6. Curves

a. Horizontal Curves

Where a deflection angle of more than ten (10) degrees in the alignment of a road occurs, a curve of reasonably long radius shall be introduced. On roads sixty (60) feet or more in width, the center line radius of curvature shall be not less than three-hundred (300) feet; on other roads it shall be not less than one-hundred (100) feet.

b. Tangents

A tangent of at least one-hundred (100) feet in length shall be introduced between reverse curves on all roads.

- c. Curve radii at road intersections shall not be less than twenty (20) feet and where the angle of road intersection is less than seventy-five (75) degrees the Planning Commission may require a greater curb radius. To permit the construction of a curb having a desirable radius without curtailing the sidewalk at a road corner to less than normal width, the property line at such road corner shall be rounded or otherwise set back sufficiently to permit such construction. (See Diagram 1 below).

7. Intersections

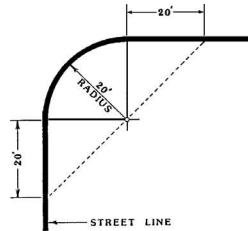


Diagram 1

- a. Road intersections shall be as nearly at right angles as is possible and no intersection shall be at the angle of less than sixty (60) degrees. (See Diagram 2 below).

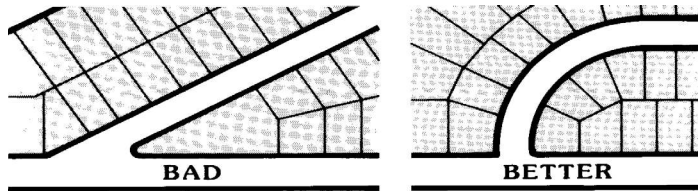


Diagram 2

- b. Road Jogs

Road jogs with centerline off-sets of less than one-hundred fifty (150) feet shall not be allowed if the proposed road is to connect with or is an arterial or collector road. (See Diagram 3 below).

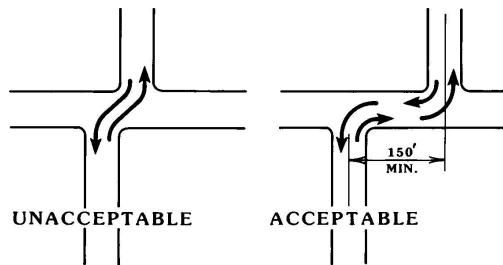
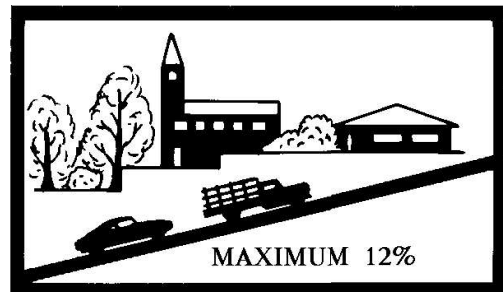


Diagram 3

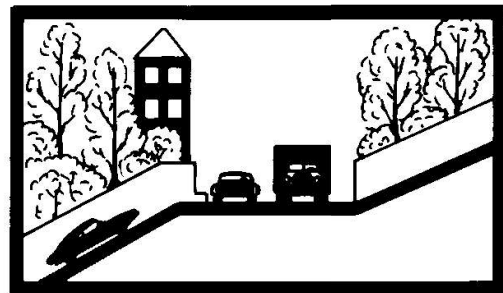
c. Visibility of Intersections; Steep Grades and Curves

A combination of steep grades and curves shall be avoided. In order to provide visibility for traffic safety, that portion of any corner lot (whether at an intersection entirely within the subdivision or of a new road with an existing road) shall be leveled and cleared of brush (except isolated trees) and obstruction above the level three feet higher than the centerline of the road. If directed, the ground shall be excavated to achieve visibility. (See Diagram 4 below).

**EXCESSIVE GRADES
ON ANY STREET
CREATE TRAFFIC AND
DRAINAGE PROBLEMS.**



**STEEP GRADES AT
INTERSECTIONS
REDUCE SIGHT
DISTANCES AND
HINDER VEHICLE
CONTROL.**



**STEEP GRADES SHOULD
BE FLATTENED OUT
WITHIN 100 FEET OF
INTERSECTIONS.**

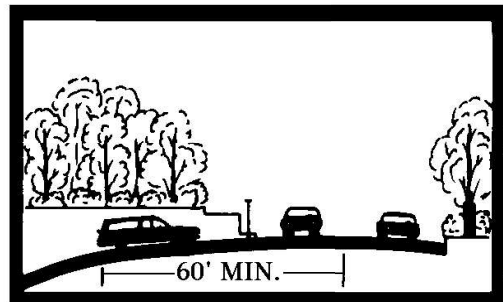


Diagram 4

8. Dead-End Roads

a. Permanent

Minor terminal roads or courts designed to have one (1) end permanently closed shall be no more than one-thousand two-hundred (1200) feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside pavement diameter of at least eighty (80) feet and a road right-of-way diameter of at least one-hundred (100) feet. In cases where a developer can satisfactorily demonstrate justification, the Planning Commission may, by variance, permit dead-end roads for a length of up to one-half (1/2) mile. For all dead-end streets, the developer shall install dead-end street signs. (See Diagram 5 below).

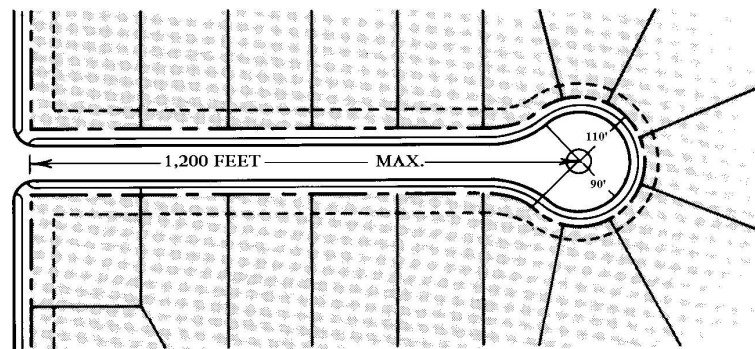


Diagram 5

b. Temporary

Where, in the opinion of the Planning Commission, it is desirable to provide for road access to adjoining property, proposed roads shall be extended by dedication to the boundary of such property. Such dead-end roads shall be provided with a temporary paved turnaround having a roadway surface diameter of at least eighty (80) feet.

9. Reserve Strips

There shall be no reserve strips controlling access to roads, except where the control of such strips is definitely placed with the community under conditions approved by the Planning Commission.

10. Special Treatment Along Major Arterial Roads

When a subdivision abuts or contains an existing or proposed major arterial road, the Planning Commission may require either marginal access roads, reverse frontage with screen planting contained in a non-access reservation along the rear

property line, lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. (See Diagram 6 below).

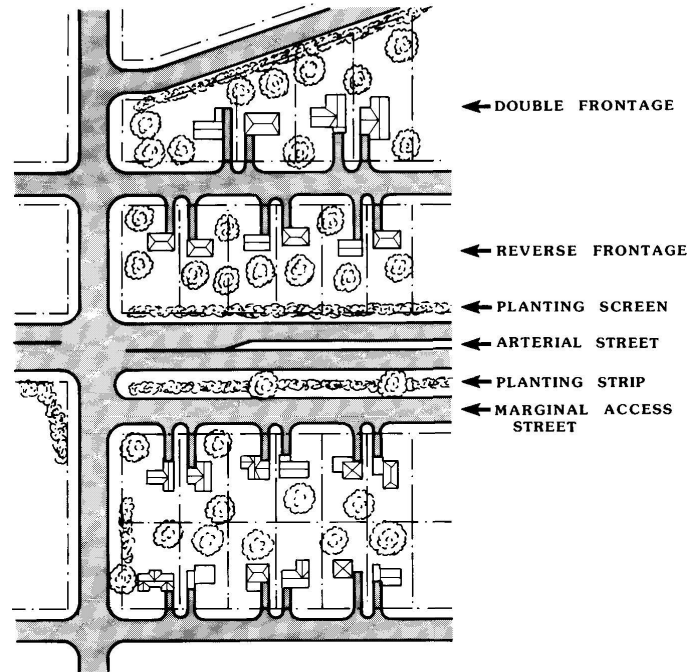


Diagram 6

11. Private Roads or Permanent Easements-Vehicular

The Planning Commission discourages the platting of private roads or permanent easements as every subdivided property should be served from a publicly dedicated road. Private roads or permanent easements, as established in Section 13-3-411, *Tennessee Code Annotated*, may however, be permitted under certain conditions. These private roads or permanent easements shall meet the following minimum requirements and any special conditions attached by the Planning Commission, and the requirements and special conditions for the private roads or easements shall be placed on the final plat for recording.

- a. All permanent easements established to serve two or more properties shall be surveyed and platted and presented to the Cumberland County Regional Planning Commission for review (Resolution 1198-6, November, 1998.)
- b. A private road or permanent easement shall be of a required width of not less than fifty (50) feet. However, the Planning Commission may require greater widths if necessary to meet special conditions present on a plat.

- c. A private road or permanent easement shall be constructed in accordance with standards for road construction as contained within the Cumberland County Subdivision Regulations as adopted May 3, 1993 and including subsequent amendments as required in Cumberland County Resolution 1198-6 adopted November 16, 1998.
- d. Private road or permanent easement improvements shall be maintained by the developer/owner or by a legally established home owners association or other similar group approved by the Planning Commission. The legal documents establishing maintenance of the private road or permanent easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.
- e. If, at any future date, a private road or permanent easement is submitted for acceptance as a public street or road, it shall be submitted to the Planning Commission for approval. Section 13-3-406, *Tennessee Code Annotated* and all procedures required in the Cumberland County Road Acceptance and Construction Standards (May, 1992 and all subsequent amendments) shall be followed. In considering the private road or permanent easement for approval as a public street or road, the Planning Commission shall require the improvements in the private road or permanent easement to meet the minimum road construction standards in effect at the time the request for public acceptance is made.

12. Sidewalks (Optional)

For the safety of pedestrians and of children going to school, installations of sidewalks on one side or both sides of the road may be required on certain collector and arterial roads, in the vicinity of schools, and in other locations where the Planning Commission considers sidewalks to be needed.

Sidewalks shall be located in the road right-of-way not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges, or other planting or structures placed on the property line at a later date.

In a single family residential area concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multi-family or group housing developments sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial areas sidewalks shall be ten (10) feet wide and four (4) inches thick.

13. Roads in Commercial Subdivision Developments

a. Service Roads or Loading Space in Commercial Developments

Paved rear service roads or alleys of not less than 20 feet in width, or adequate off-street loading space with a suitable paved surface shall be provided in connection with lots designed for commercial use.

b. Free Flow of Vehicular Traffic Abutting Commercial Developments

In front of areas designed for commercial use, the road's width shall be increased by such amount on each side as may be deemed necessary by the Planning Commission to assure the free flow of through traffic without interference by parked or parking vehicles, and to provide adequate and safe parking space for such commercial or business district.

14. Road Names and Road Name Signs

- a. All road names shown on a final road plan/survey shall be approved by the Regional Planning Commission. In general, roads shall have names and not numbers or letters.
- b. Proposed road names shall be substantially different so as not to be confused in sound or spelling with present road names as depicted on the Official Cumberland County E-911 Road Name Map except those roads that join or are in alignment with roads of an abutting or neighboring property shall bear the same name. Generally, no road should change direction by more than ninety (90) degrees without a change in road name.
- c. Standard road name signs (green background with white letters) shall be erected by the developer at all intersections. The road names shall be approved by the Regional Planning Commission. The location and installation of all road name signs shall be approved by the Cumberland County Road Superintendent.

15. Warning and Regulatory Signs

Standard warning and regulatory signs (stop, yield, curve, paddleboards, etc.) shall be erected by the developer where necessary. These signs shall be installed in compliance with the Manual on Uniform Traffic Control Devices. The location and installation of all regulatory and warning signs shall be approved by the Cumberland County Road Superintendent.

16. Road Construction Procedures and Specifications

a. Road Construction Specifications

<u>Cross Section</u>	<u>Local Roads</u>	<u>Collector Roads</u>	<u>Arterial Roads</u>
Right-of-Way	50 ft.	60 ft.	80-200 ft.
Roadbed Width	28 ft.	34 ft.	44 ft.
Width of Base Thickness	24 ft.	34 ft.	44 ft.
of Base	5 in.	5 in.	8 in.
Width of Surfacing	20 ft.	26 ft.	36 ft.

b. Subgrade Preparation

Before grading is started, the areas within the limits of construction shall be cleared of all objectionable matter, such as trees, stumps, roots, weeds, heavy vegetation, etc. Top soil shall be removed and stockpiled for later use as a topping-out material for seeding and sodding.

The cleared right-of-way shall be inspected and approved by the Cumberland County Road Superintendent.

Rock, if encountered, shall be removed only to the extent of providing adequate roadway drainage.

The subgrade shall be constructed according to Section 207 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction", 1981 edition (and all subsequent revisions) and shall be approved by the County Road Superintendent.

Where the subgrade is cut for the installation of underground utilities, the backfill shall be thoroughly compacted in layers not to exceed eight (8) inches in thickness, by hand, or by pneumatic tamping equipment. Backfills shall be compacted to a density not less than that of the original compacted fill.

The finished subgrade shall provide for the superelevation and crown of the roadway.

c. Road Drainage

All roads shall be designed and constructed so as to provide for the discharge of surface water from the pavement and from the right-of-way by grading and drainage measures.

An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc. shall be provided for the proper drainage of all surface water.

If determined as necessary by the Cumberland County Road Superintendent, drainage construction plans shall be prepared by a registered engineer.

Ditches on all roads shall have a minimum depth of eighteen (18) inches below the final road surface and shall be located two (2) feet from the pavement base.

d. Road Bank Seeding & Erosion Control

Areas disturbed by cut or fill along roadways shall be shaped and seeded with permanent vegetation. This work should be accomplished in conjunction with roadway construction in order to reduce erosion and prevent the siltation and clogging of culverts and drainage ways. In areas with slopes over 3% grade excluding rock conditions, sodding of drainage ways, concrete waterways and/or ditch checks may be required.

e. Pavement Base Preparation

Upon completion of the subgrade (roadbed) the pavement base shall be completed.

The minimum width and depth of the pavement base shall be determined by road classification and shall not be less than as follows:

<u>Classification</u>	<u>Width</u>	<u>Depth</u>
Arterial Roads & Highways	44 ft.	8 in.
Collector Roads	34 ft.	5 in.
Local or Minor Roads	24 ft.	5 in.
Cul-de-sacs (turnaround diameter)	88 ft.	5 in.

The pavement base shall be crushed limestone. The size of the crushed limestone shall be that known as "crusher run stone" from two and one-half (2 1/2) inches down including dust.

Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles.

After spreading, the stone shall be rolled until thoroughly compacted. The compacted thickness of the stone shall be no less than the required depth, and the subgrade and pavement base shall be allowed a period of not less than six (6) months to settle, prior to application of the final surfacing.

Construction shall be as specified in Section 303, of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction", 1981 edition (and all subsequent revisions.)

The completed pavement base shall be inspected and approved by the Cumberland County Road Superintendent.

f. Final Surfacing

Final surfacing shall be completed within two (2) years after receiving preliminary approval. Before final surfacing and after the six (6) month settling period, the pavement base shall be inspected by the Cumberland County Road Superintendent to determine whether additional base rock will be required.

Final surfacing widths shall be determined by road classification and shall be no less than as follows:

<u>Classification</u>	<u>Width</u>
Arterial Roads & Highways	36 ft.
Collector Roads	26 ft.
Local or Minor Roads	20 ft.
Cul-de-sacs (turnaround diameter)	80 ft.

Final surfacing shall consist of a prime coat and a wearing surface. The wearing surface shall be either an asphaltic concrete surface (commonly known as "hot mix") or a double bituminous surface (commonly known as "tar and chip").

The final surfacing shall be constructed according to the following standards:

Prime Coat

A bituminous prime coat shall be applied uniformly over the surface of the pavement base by the use of an approved bituminous distributor. This prime coat shall be applied at the rate of 0.35 to 0.45 gallons per square yard, using the bituminous materials specified in Section 402 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1981 edition (and all subsequent revisions).

When the double bituminous ("tar and chip") alternative for final surfacing is planned, the prime coat shall be immediately covered with aggregate material size 7 as specified in Section 402 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1981 edition (and all subsequent revisions) at the rate of twelve to fifteen (12 to 15) pounds per square yard to prevent damage to the primed surface.

Maintenance and protection of the prime coat shall be as specified in Section 402 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1981 edition (and all subsequent revisions).

Wearing Surface (Asphaltic Concrete Alternative)

Upon completion of the prime coat, an asphaltic concrete surface (hot mix) shall be applied. The composition of this mix shall be five to eight percent (5-8%) by weight asphalt cement and ninety-two to ninety-five percent (92-95%) by weight combined mineral aggregate. The combined mineral aggregate shall be composed of fifty to fifty-five percent (50-55%) crushed limestone and forty-five to fifty percent (45-50%) natural manufactured sand.

Materials used for the asphaltic concrete surface shall be as specified in Section 411 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1981 edition (and all subsequent revisions).

Construction equipment and construction procedures shall be as specified in Section 411 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1981 edition (and all subsequent revisions).

The compacted thickness of the asphaltic concrete surface (hot mix) shall be determined by road classification and shall not be less than as follows:

Arterial Roads and Highways--2 in. binder plus 3 in. surface

Collector Roads--3 in.

Local or Minor Roads--2 in.

The asphaltic concrete wearing surface shall be inspected and approved by the Cumberland County Road Superintendent during and after construction.

Wearing Surface (Double Bituminous Alternative)

Upon completion of the prime coat, a double bituminous surface (tar and chip) shall be applied. The double bituminous surface shall be applied in two coats as follows:

First Coat--The first application of bituminous material shall be applied at a rate of 0.40 to 0.45 gallons per square yard of pavement base surface. The bituminous material shall be as specified in Section 404 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1981 edition (and all subsequent revisions). Immediately after the application of the bituminous material, it shall be covered uniformly with size six (6) mineral aggregate. The aggregate shall be spread at a rate of forty-five (45) pounds per square yard of pavement base.

Second Coat--The second application of bituminous material shall be applied at a rate of 0.30 to 0.35 gallons per square yard of pavement base surface. The bituminous material shall be as specified in Section 404 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1981 edition (and all subsequent revisions). Immediately after the second application of the bituminous material it shall be covered uniformly with size seven (7) mineral aggregate. The aggregate shall be spread at a rate of thirty (30) pounds per square yard of pavement base.

The method of application, limitations, rolling and curving, treatment of shoulders, and maintenance and protection of the double bituminous surface shall be as specified in Section 404 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1981 edition (and all subsequent revisions).

The double bituminous wearing surface shall be inspected and approved by the Cumberland County Road Superintendent during and after construction.

17. Road Acceptance Procedure

To ensure that a road developed in a subdivision located in the Cumberland County Planning Region is adopted by the Cumberland County Commission as an Official County Road, the developer shall follow the procedures specified in the Cumberland County Road Acceptance and Construction Standards.

E. Utilities

1. Easements for Utilities

The Planning Commission may require easements, not less than five (5) feet and not more than twenty (20) feet in width for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains, or other utility lines, along all rear lot lines, alongside and front lot lines if necessary or if, in the opinion of the Planning Commission, advisable. Easements of the same or greater width may be required along lot lines, where necessary for the extension of existing or planned utilities.

2. Installation of Utilities

After road grading is completed and approved and before any gravel or surfacing is applied, all of the underground work [water mains, sewer lines, and other underground utilities (where applicable), and all service connections] shall be installed completely and approved throughout the length of the road and across the flat section.

3. Water Supply System

a. Accessibility

The provision of a public water supply is deemed by the Planning Commission to be essential to the public welfare in developments where homes will be in close proximity to each other. When a proposed subdivision is not directly adjacent to an area served by a public water supply system, the Planning Commission shall determine the accessibility of the nearest system and determine whether the subdivider must make connections. Lands without accessibility to public water supply systems or developments not capable of the provision of an adequate supply of water through an approved system of production, storage, and distribution, capable of providing adequate flow for domestic use and fire protection shall generally be deemed unsuitable for development as a subdivision until such time as this system can be provided. The Planning Commission may permit lots not served by a public water supply if such lots are over two (2) acres in size.

b. Water mains properly connected with the applicable water utility district system shall be constructed in such a manner as to serve all lots shown on the subdivision plat for both domestic use and fire protection.

- c. Materials and construction procedures for water mains and connections shall be in accordance with basic requirements of the applicable water district.
- d. Mains of six (6) inches in diameter shall be installed throughout the subdivision and shall connect to existing six (6) inch water mains; except along cross roads of one-thousand (1000) feet or less and in the last five-hundred (500) feet of permanent cul-de-sacs, where no less than two (2) inch mains may be installed. Every attempt shall be made to establish a gridiron layout, preferably "looped", with a minimum of dead-end lines. All lines shall meet the specifications of the applicable water utility district.
- e. Connections to the water system shall be installed for every lot in a subdivision so that future connections will not require digging up or tunneling under roads or interruption to service to other connections on the system.
- f. Fire Protection
 - (1) If fire protection can be provided at the time of platting, in residential areas fire hydrants shall be placed no more than 1000 feet of road frontage apart and no more than 500 feet of road frontage from the build line of any lot in the subdivision. In commercial areas fire hydrants shall be no less than 500 feet of road frontage apart. They shall be so located that they will be accessible, protected from traffic hazards, and will not obstruct walks, roadways, or parking facilities.
 - (2) If fire hydrants are not deemed feasible because of inadequate pressure and flow by the Planning Commission at time of platting, then "t's" with caps shall be placed at hydrant locations as specified above. Where a "t" and cap are placed there shall be a valve in the lateral between the road main and the cap. Each "t" and cap shall be marked by a permanent concrete marker.
 - (3) All fire hydrants shall have two (2) 2 1/2 inch outlets and one (1) outlet to fit large fire department suction hoses.
 - (4) There shall be a valve in the lateral between the road main and fire hydrant.

4. Sanitary Sewers and Septic Tanks

a. Accessibility to the Existing Sewer System

When a proposed subdivision is not directly adjacent to an existing public sewer system, the Planning Commission shall determine the accessibility of the nearest system and determine whether the subdivider must make connections. The Planning Commission may seek the advice of other government officials, and/or qualified consultants prior to making this determination. In all cases where the subdivision is within three-hundred (300) feet of an existing sewer line, connection will be made by the subdivider and a sewer system installed within the subdivision.

- b. Where the Planning Commission determines that a subdivision does not have to connect to the existing sewerage system, lots must contain adequate area for the installation of approved septic tank(s) and disposal fields as determined by and approved in writing by the Cumberland County Environmentalist prior to the plat receiving final approval.
- c. The sanitary sewer lines shall be at least 8" in size and in accordance with the instructions and specifications of the applicable public sewer department and the Tennessee Department of Environment and Conservation, and in such a manner as to serve adequately all lots with connection to the public system.

5. Other Utilities (gas, electric, telephone, cable TV, etc.)

a. Below Ground

The Planning Commission shall encourage the complete use of underground utilities wherever practical. These are to be installed in the road right-of-way between the paved roadway and road line to simplify location and repair of lines. The following requirements shall apply: After grading is completed and approved, and before any pavement base is applied, all of the inroad underground work (water, sewer, gas and electric lines and all service connections) shall be completely installed and approved throughout the length of the road and across the flat section. The subdivider should install underground service connections to the property line of each lot within the subdivision for such required utilities before the road is paved.

b. Above Ground

Where electric, telephone and/or cable TV utilities are to be installed above ground, they should be provided for in rear lot easements whenever practicable. These easements shall be perpetual, unobstructed, a minimum of twenty (20) feet in width and provided with satisfactory road access. Easements of a greater width shall be provided if necessary. Whenever possible easements shall be cleared and graded where required.

F. Lots

1. Lots to be Buildable

The lot arrangement shall be such that in constructing a building there will be no foreseeable difficulties for reasons of topography or other natural conditions. Lots should not be of such depth as to encourage the later creation of a second

building lot at the front or rear. If the subdivision is to be served by public sewer, lots should be designed so that none will be "below grade" and be rendered unservable by sewer. (See Diagram 7 below.)

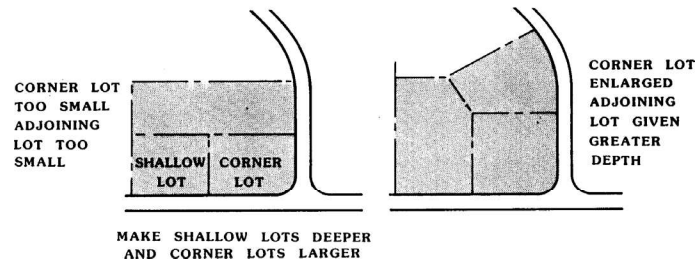


Diagram 7

2. Side Lines

All side lines of lots shall be at right angles to straight road lines and radial to curved road lines, unless a variance from this rule will give a better road or lot plan.

3. Minimum Lot Size

The size, shape and orientation of lots shall be such as the Planning Commission deems appropriate for the type of development and use contemplated. Where a public sanitary sewer and/or a public water supply system are reasonably accessible, the subdivider shall connect with such system(s) and provide connections to each lot. Where the sewer system is not available, as determined in accordance with Section E.4.a. of Article III, an alternate method of sewage disposal may be used if it meets all applicable public health regulations.

a. Residential lots served by public water and public sanitary sewer systems:

Minimum area = 6000 sq. ft.

Minimum width at building setback line = 60 ft.

b. Residential lots served by public water and private sewage disposal systems:

Minimum area = 20,000 sq. ft.*

Minimum width at building setback line = 80 ft.*

*Or as determined by the Cumberland County Environmentalist.

c. Residential lots served by private water and private sewage disposal systems:

Minimum area = 2 acres*

Minimum width at building setback line = 100 ft.*

*Or as determined by the Cumberland County Environmentalist.

Greater area may be required for private sewage disposal if there are factors of drainage, soil condition or other conditions to cause potential health problems. The Planning Commission requires that results from soils tests be submitted in order to approve subdivisions dependent upon septic tanks as a means of sewage disposal.

d. Non-residential Lots

The size of lots reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-road services and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land, so as to provide insulation against adverse effects on present or future adjacent residential development.

4. Building Setback Lines

- a. The minimum depth of building setback lines from the abutting road right-of-way shall be as follows:

Local Roads	30 ft.
Collector Roads	40 ft.
Arterial Roads	50 ft.

- b. The building setback line from the side and rear lot lines shall be 10 feet.
- c. In the event of a combination plat, (two (2) or more existing parcels combined to create one (1) or more larger parcels), the existing setback lines may be used, even if the existing setback lines are less stringent than the current setback lines established by the Cumberland County Subdivision Regulations, if the following conditions are met:
- (1) The existing subdivision plat must be presented along with the proposed combination plat for the purpose of verifying the existing setback lines.
 - (2) The proposed new lot or lots are not located on any road classified as a major arterial or collector road by the Cumberland County Major Thoroughfare Plan.

These conditions must be verified by the property owner or an authorized representative. The Cumberland County Regional Planning Commission reserves the right to deny any combination plat if a safety hazard should be created by allowing building setback lines which are less constringent than those established by the Cumberland County Subdivision Regulations.

5. Off-street Parking

All residential subdivision lots shall provide sufficient off-street parking space for at least two vehicles. Non-residential subdivisions shall provide sufficient off-street parking and loading space.

6. Road Frontage Requirements

- a. All proposed new lots shall be required to have at least fifty (50) feet of road frontage with the exception of lots located on a cul-de-sac, of which at least thirty (30) feet of road frontage would be required.
- b. Ingress/egress easements may exist in the absence of road frontage but only if all of the following conditions exist:
 - (1) The easement would be at least twenty-five (25) feet wide.
 - (2) The easement would only serve as an ingress/egress easement to one (1) property.
 - (3) The easement must provide the proposed new lot with access to a county maintained road or a State/Federal Highway and in doing so must only cross one (1) parcel.

G. Drainage

1. An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. This will include adequate easements to remove surface water from the buildable portion of lots. (See Diagram 8 below).

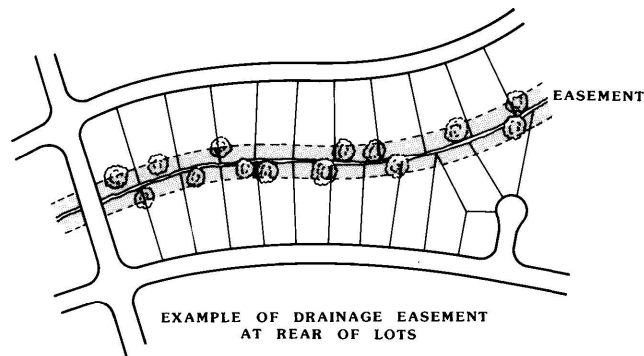


Diagram 8

2. Removal of Spring and Surface Water

The subdivider may be required by the Planning Commission to carry away by pipe or open ditch any spring or surface water that may exist either previous to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width.

3. Other Watercourses

Where a watercourse separates a proposed road from abutting property, provision shall be made for access to all lots by means of culverts or other structures of design approved by the Road Supervisor. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way as required, and it shall in no case be less than twenty (20) feet in width.

4. Storm Drainage under Roads

Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full roadway width and the required slopes. The size openings to be provided shall be determined by Talbot's formula, and approved by the County Road Superintendent but in no case shall the pipe be less than fifteen (15) inches in diameter. All concrete culverts shall be of reinforced concrete. Cross drains shall be built on straight line and grade, and shall be laid with the spigot end pointing in the direction of the flow and with ends fitted and matched to provide tight joints and a smooth, uniform invert. They shall be installed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one (1) foot below the roadbed.

5. Driveway culverts shall be a minimum of fifteen (15) inches in diameter.

6. Drainage Structure to Accommodate Potential Development Upstream

A culvert or other drainage facility shall, in each case, be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision.

7. The installed drainage system shall be inspected and approved by the Cumberland County Road Superintendent.

8. Responsibility from Drainage Downstream

The subdivider's engineer shall also study the effect of each subdivision on the existing downstream drainage facilities outside the area of the subdivision. Where it is anticipated that the additional run-off incident to the development of the subdivision will overload an existing downstream drainage, provision shall be made for the improvement of said condition.

9. Land Subject of Flooding-See Section B of this Article for Special Requirements for Floodable Areas.

10. Erosion Reduction

The Planning Commission may require the subdivider to utilize grading techniques, subdivision design, landscaping, sedimentation basins, special vegetation cover, and other measures to reduce erosion and sedimentation during and after development.

H. Parks, Open Spaces, and Natural Features

1. Recreation Areas Shown on County Plan

Where a proposed park, playground or open space shown on the County Plan is located in whole or in part in a subdivision, the Planning Commission shall require that such area or areas be shown on the plat in accordance with the requirements specified in Section H(3) below. Such area or areas may be dedicated to the County by the subdivider if the Cumberland County Commission approves such dedication.

2. Parks and Playgrounds not Shown on County Plan

- a. The Planning Commission may require that the plat show site(s) of a character, extent, and location suitable for the development of a park, playground, or other recreation purpose. The Planning Commission may require that the developer satisfactorily grade any such recreation areas shown on the plat.

3. Information to be Submitted

In the event that an area to be used for a park or playground is required to be so shown, the subdivider shall submit, prior to final approval, to the Planning Commission three prints drawn in ink showing, at a scale of not less than thirty (30) feet to the inch, such area and the following features thereof:

- a. The boundaries of the said area, giving lengths and bearings of all straight lines; radii, lengths, central angles and tangent distances of all curves.
- b. Existing features such as brooks, ponds, clusters of trees, rock outcrops, structures.
- c. Existing, and if applicable, proposed changes in grade and contours of the said area immediately adjacent.

4. Waiver of Plat Designation of Area for Park and Playground

In cases where the Planning Commission finds that due to the size, topography, or location of the subdivision land for park, playground or other recreation purposes cannot be properly located therein, or in the opinion of the Planning Commission it is not desirable, the Planning Commission may waive the requirements that the plat show land for such purposes.

5. Preservation of Natural Features

The Planning Commission may require preservation of natural features which add value to residential developments and to the community, such as large trees or groves, water courses and falls, beaches, historic spots, vistas and similar irreplaceable assets.

ARTICLE IV SPECIAL DEVELOPMENTS

A. Open Space Subdivision Standards

In general, recently developed residential lands consist largely of traditional one-family private homes in residential subdivisions centered on individual lots. The Planning Commission encourages the innovation of new ideas and concepts in land development. Under certain circumstances the Planning Commission will approve new design techniques in subdivision developments--designs that will provide more open space preservation within the developed area.

Other common terms for open space development are "cluster development" and "Planned Unit Development". These are ways of designing predominantly residential subdivisions so as to include built-in common space, in addition to individual building lots. Some houses may still have small separate lawns and yards, but all of them, including town houses and multi-family dwellings, have common access to expanses of open land.

1. In general, open space subdivision standards will only apply for tracts of five (5) acres or more, but the Planning Commission may waive this requirement at their discretion.
2. In general, all requirements and minimum standards of design required in Article III, Sections A through H will be required, except Section F (lots).
3. Approval of the final plat will be subject to approval of:
 - a. Provision for maintenance of open space by one of the following:
 - (1) Dedication of all open space land to the County for maintenance, with the County having the option to refuse dedication.
 - (2) Establishment of a mandatory non-profit homeowner's association made up of the residents to maintain the common open spaces and facilities. Each owner will retain an undivided interest in the common land. This interest to be written in the deed of each individual homeowner in perpetuity.

Whenever a homeowner's association is proposed, the Planning Commission and the County Attorney shall retain the right to review and approve the articles of incorporation and charter of said homeowner's association, and to require whatever conditions deemed necessary to insure that the intent and purpose of these regulations are carried out.
 - b. A landscape and architectural drawing of the final developed site.
 - c. Satisfactory provision for solid waste and sewerage disposal, and adequate water supply and pressure for personal use and fire protection.
4. There shall be no more than a ten percent (10%) increase in population density over the density of regulated subdivision developments.

5. Depending on the design of the development and/or types of residential units within, some or all of the development may be required to conform to TCA 66- 27-101 through 123, entitled Horizontal Property Act.

B. Large Scale Development

The requirements of these regulations may be modified in the case of large scale community or neighborhood units, such as a housing project, trailer court or shopping center which is not subdivided into customary lots, blocks, and roads, if the development is approved by the Planning Commission and if it is in conformity with the purpose and intent of these regulations.

The requirements and regulations of the "Tennessee Trailer Court Act", *Tennessee Code Annotated*, Sections 68-24-101 to 120, must be satisfied and the approval of the local health authority must be secured prior to approval by the Planning Commission.

C. Condominium Developments

Proposed residential or commercial projects which will offer individual attached units for sale with or without any land, and with certain elements in common to all units may be required to conform with requirements of TCA 66-27-101 to 123, entitled the Horizontal Property Act.

ARTICLE V ENFORCEMENT AND PENALTIES FOR VIOLATIONS

The enforcement of these regulations and penalties for the unapproved recordation or transfer of land are provided by state law in the authority granted by public acts of the State of Tennessee.

A. Enforcement

1. No plat or plan of a subdivision of land into two (2) or more lots located within the area of planning jurisdiction shall be admitted to the land records of the County or received or recorded by the County Register of Deeds until said plat or plan has received final approval in writing by the Planning Commission as provided in Section 13-3-402, *Tennessee Code Annotated*.
2. No board, public officer, or authority shall light any street, lay or authorize the laying of water mains or sewers or the construction of other facilities or utilities in any street located within the area of planning jurisdiction, unless such street shall have been accepted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the Planning Commission, or on a thoroughfare plan made and adopted by the Planning Commission as provided in Sections 13-3-406 and 13-3-407, *Tennessee Code Annotated*.

B. Penalties

1. No County Register of Deeds shall receive, file, or record a plat of a subdivision within the planning region without the approval of the Planning Commission as required in Section 13-3-402, *Tennessee Code Annotated*, and any County Register of Deeds so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Section 13-3-410, *Tennessee Code Annotated*, provides that whoever being the owner or agent of the owner of any land, transfers, or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the Planning Commission and obtained its approval as required before such plat be recorded in the office of the appropriate County Register of Deeds, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The County, through its Attorney or other official designated by the Board of County Commissioners, may enjoin such transfer or sale or agreement by action or injunction.
3. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building or structure; and the Building Inspector or the County Attorney or other official designated by the chief legislative body may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-3-411, *Tennessee Code Annotated*.

ARTICLE VI ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision standards, a public hearing as required by Section 13-3-403, *Tennessee Code Annotated*, was afforded any interested person or persons and was held on _____, 1993. Notice of such hearing was announced in the Crossville Chronicle, being of general circulation within the area of planning jurisdiction on _____, 1993 stating the time and place for the hearing, and similarly announced in the Cumberland County Times on _____, 1993.
- B. These regulations shall be in full force and effect from and after their adoption and effective date.

Adopted: _____

Effective: _____

Chairman

Secretary

ARTICLE VII AMENDMENTS AND EFFECTIVE DATE

- A. Before amendments to these subdivision regulations were approved, a public hearing (as required by Section 13-3-403, *Tennessee Code Annotated*) was afforded any interested person or persons and was held on May 8, 1995. Notice of such hearing was announced in the *Crossville Chronicle*, being of general circulation within the area of planning jurisdiction on April 7, 1995 stating the time and place for the hearing.
- B. These amended regulations shall be in full force and effect from and after their adoption and effective date.

Adopted: May 8, 1995

Effective: May 8, 1995

Chairman

Secretary

APPENDIX A

FINAL PLAT CERTIFICATIONS

CUMBERLAND COUNTY PLANNING COMMISSION

Form 1 CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines and easements as shown to the public or private use noted. I (we) further acknowledge that any change to this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed

Owner's Signature

Owner's Signature

Form 2 CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Class survey, and the ratio of precision is 1:___, performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

Date Signed

Surveyor's Signature

NOTE: May use Class A or Class B survey procedures only.

Form 3A CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

General approval is hereby granted for lots shown hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure and the plans for the subsurface sewage disposal system shall be approved by the Tennessee Department of Environment and Conservation (Cumberland County Environmentalist).

Date Signed

Authorized Representative
of Tennessee Department of
Environment & Conservation

Form 3B CERTIFICATE OF APPROVAL OF PUBLIC SEWAGE COLLECTION FACILITIES

I hereby certify that (1) public sewage collection facilities are installed in an acceptable manner and according to the specifications of the Cumberland County Regional Planning Commission and that upon registration of this plat the (City of) _____ (Utility District) will operate and maintain the sewage collection facilities installed to serve the property herein subdivided; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default and that after completion the (City of) _____ (Utility District) will operate and maintain the sewage collection facilities to serve the property herein subdivided.

Date Signed

Signature of Applicable Public
Sewer Department Superintendent

Form 4A CERTIFICATE OF APPROVAL OF WATER LINES

I hereby certify that (1) water lines and fire hydrants, if necessary, are installed in an acceptable manner and according to the specifications of the Cumberland County Planning Commission and that upon the registration of this plat the (City of) _____ (Utility District) will operate and maintain the water supply or other utility system installed to serve the property herein subdivided; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$ _____ has been posted to assure completion of all required improvements in the case of default and that after completion the (City of) _____ (Utility District) will maintain the water supply or other utility system to serve the property herein subdivided.

Date Signed

Signature of Applicable Water
Utility District Representative

Form 4B CERTIFICATION OF EXISTING WATER LINES OR OTHER UTILITIES

I hereby certify that the water lines and/or other utilities shown hereon are in place and are operated and maintained by the _____ Water Utility District to serve the property herein subdivided.

Date Signed

Signature of Water or Other Utility
District Representative

Form 5A CERTIFICATE OF APPROVAL OF ROADS AND DRAINAGE SYSTEM

I hereby certify that (1) roads, drainage system (easements, culverts, etc.) and other improvements (curbs, sidewalks, etc.) as required by the Cumberland County Planning Commission are installed in an acceptable manner and according to required specifications; or (2) a Financial Guarantee acceptable to the Cumberland County Planning Commission in the amount of \$_____ has been posted to assure completion of all required improvements in the case of default.

Date Signed

Signature of Cumberland County
Road Superintendent

Form 5B CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that the road shown on this plat has the status of an accepted road regardless of current condition.

Date Signed

Signature of Cumberland County
Road Superintendent

Form 6 CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cumberland County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cumberland County Planning Commission, and that said plat has been approved for recording in the Office of the Register of Cumberland County, Tennessee.

Date Signed

Secretary, Cumberland County
Planning Commission

APPENDIX B

CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

SUBDIVISION INSPECTION FORM

SUBDIVISION NAME _____

DATE OF INSPECTION _____

IMPROVEMENT INSPECTED _____
(road, water line, drainage, etc.)

STAGE OF IMPROVEMENT _____
(road subgrade, pavement base, final surface, etc.)

APPROVED _____

DISAPPROVED _____

REMARKS _____

Signature of Inspector

Title of Inspector

*Original submitted to the Cumberland County Regional Planning Commission; one copy to developer, one copy to inspector.

APPENDIX C

CHECKLIST FOR PRELIMINARY PLAT CONSIDERATION

Name of Subdivision _____

Location _____

Owner of Record _____ Address _____ Tel. _____

Subdivider _____ Address _____ Tel. _____

Surveyor _____ Address _____ Tel. _____

Date submitted for preliminary approval: _____

CHECKLIST

_____ 2 copies submitted 7 days prior to meeting. (1 copy to each utility.)

_____ Name of subdivision.

_____ Drawn to a scale of not less than one inch equals 100 feet.

_____ Name and address of owner of record, subdivider and surveyor.

_____ North point, graphic scale and date.

_____ Vicinity map showing location and acreage of subdivision.

_____ Boundary lines by bearing and distances.

_____ Names of adjoining property owners and/or subdivisions.

_____ Location of all existing physical features on land and nearby properties.

_____ Contour lines.

_____ Names, locations, and dimensions of proposed streets, alleys, easements, parks, and reservations, lot lines, etc.

_____ Block numbers and lot numbers.

_____ Plans (locations & sizes) of proposed utility layouts showing connections to existing or proposed utility systems.

_____ Minimum building front yard setback line.

_____ Cross-section and centerline street profiles at suitable scales as may be required by County Road Superintendent and/or Planning Commission.

_____ Conforms to general requirements and minimum standards of design.

_____ County Environmentalist has been notified of proposed subdivision.

Approved _____, 19____.

(or)

Conditionally Approved _____, 19____ subject to the following conditions:

(or)

Disapproved _____, 19____, because of incompleting items above or other reasons as stated:

Signed:

Secretary of Planning Commission

Notes and Comments:

APPENDIX D

CHECKLIST FOR FINAL PLAT CONSIDERATION

Name of Subdivision _____

Location _____

Owner of Record _____ Address _____ Tel. _____

Preliminary approval granted: _____ Submitted for FINAL approval
_____ Date

CHECKLIST

- _____ Submitted within one year from date of preliminary approval.
- _____ 2 copies submitted 7 days prior to meeting. (1 copy to each utility.)
- _____ Name of subdivision.
- _____ Drawn to a scale of 1":100' on sheets not larger than 24" x 30".
- _____ Name and address of owner of record, subdivider and surveyor.
- _____ North point, graphic scale and date.
- _____ Bearings of property lines and sufficient engineering data to locate all lines including radii, angles and tangent distances.
- _____ Reservations, easements, or other non-residential areas.
- _____ Dimensions to the nearest 100th of a foot and angles to the nearest 20 seconds.
- _____ Lot lines, alleys, building setback lines.
- _____ Location and description of monuments.
- _____ Names, locations of adjacent properties.
- _____ Lines, names and widths of all streets and roads.
- _____ Lots numbered in numerical order.
- _____ Location sketch map with flood hazard areas outlined.
- _____ Certificate of ownership and dedication.
- _____ Certificates of approval of water and sewerage systems and roads.

- _____ Certificate of surveyor.
- _____ Proposed deed restrictions if not a zoned area.
- _____ Conforms to general requirements and minimum standards of design.
- _____ Soil tests completed and approvals from Cumberland County Environmentalist.
- _____ Size and location of water and sewer lines on plat.
- _____ As-built drawings of water and/or sewer systems have been given to Cumberland County.
- _____ Previous and last conveyance; tax map group and parcel number of property being subdivided.
- _____ If required physical improvements have not been made, bond posted in the amount of \$_____ for _____ days/months.
- _____ For bonding, developer has used escrow account/certified check/irrevocable letter of credit, and signed an agreement.

Date of Approval: _____

Notes and Comments:

Note: (Page 49 is Appendix E--Talbot's Formula)

APPENDIX F

ADDRESSES OF PERTINENT AGENCIES

Cumberland County Executive's Office (Planning Commission Information)
Cumberland County Courthouse
101 South Main St.
Crossville, TN 38555
484-6165

Cumberland County Staff Planner
Local Planning Assistance Office
621 E. 15th St.
Cookeville, TN 38501-1820
528-1577

Cumberland County Road Superintendent
Cumberland County Road Department
Cemetery Road
P.O. Box 869
Crossville, TN 38555
484-5424 or 484-4959

Cumberland County Environmentalist
Cumberland County Health Department
Hayes St.
Crossville, TN 38555
484-6196

**SUBDIVISION REGULATIONS
FOR
CUMBERLAND COUNTY, TENNESSEE**

CUMBERLAND COUNTY REGIONAL PLANNING COMMISSION

Charles Simmons, Chairman
Steve Douglas, Secretary
Brock Hill, County Executive
John Crowder
Kenneth Burnett
Ed Ellenberg
George Kemmer
Donathan Ivey
Charles Seiber

TECHNICAL ASSISTANCE FROM

Local Planning Assistance Office, Upper Cumberland Region
Department of Economic & Community Development

**ADOPTED MAY 3, 1993
AMENDED MAY 8, 1995; NOVEMBER, 1998; AUGUST, 1999**

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SUGGESTED STEPS FOR A DEVELOPER OF A SUBDIVISION

Throughout the following process, the owner/developer is strongly encouraged to personally participate in consultations and meetings regarding the development.

1. Prior to any development activities confer with the Planning Commission and its Staff Planner to become thoroughly familiar with the subdivision requirements, the major road plan and other public improvements which might affect the area to be subdivided.
2. Have preliminary sketch plat prepared by a reputable state-licensed surveyor.
3. Discuss preliminary plat with Staff Planner. This preapplication review by a trained land planner may save the subdivider time and costly revisions as well as possible savings through better design.
4. If development will use individual septic tanks, submit plat to Tennessee Department of Environment and Conservation, which may place restrictions on number, size, and use of lots. The timing of approval by the Cumberland County Regional Planning Commission is dependant on the Tennessee Department of Environment and Conservation results.
5. Submit required copies of the preliminary plat to the Planning Commission in advance of its regular monthly meeting.
6. Refer to subdivision regulations and designated approving agent(s) for road and utility specifications. Obtain Tennessee Department of Environment and Conservation approval of water and sewer plans and submit signed plans to the Cumberland County Regional Planning Commission.
7. After preliminary plat approval has been granted, develop subdivision according to preliminary plat and the required modifications, if any. Install improvements and have required inspections completed.
8. Have final plat prepared by state licensed surveyor.
9. Obtain signatures on certificates from county road superintendent and from applicable utility district(s) official(s) certifying that improvements have been made (or that a performance bond has been posted) and obtain signatures on certificates from county environmentalist for septic tank approval.
10. Submit required copies of final plat to the Planning Commission in advance of its regular monthly meeting. When approved, the Planning Commission Secretary will sign the certificate of approval for recording.
11. The subdivider records the plat with the county Register of Deeds' office and is now ready to sell the lots.