

FRANKLIN COUNTY

SUBDIVISION REGULATIONS

Adopted September 11, 1967

Amended 6-18-07

Amended 3-25-08

Amended 11-25-08

Amended 9-27-11

FRANKLIN COUNTY REGIONAL PLANNING COMMISSION

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SUBDIVISION STANDARDS
of

Franklin County Tennessee Regional Planning Commission (Hereafter referred to as the planning commission).

ARTICLE I PURPOSE, AUTHORITY AND JURISDICTION

A. Purpose

Land subdivision is the first step in the process of community development. Once land has been cut up into streets, 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 to 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 standards guiding the planning commission are designed to provide for the harmonious development of the municipal area; to secure a coordinated layout and adequate provision for traffic and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer, and other sanitary facilities.

B. Authority

These subdivision standards are adopted under the authority granted by Sections 13-301 through 13,311, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such standards, having filed a certified copy of the Major Thoroughfare Plan in the office of the Register of Franklin County, Tennessee in September 1967.

C. Jurisdiction

These regulations shall govern all subdivision of land within the limits of Franklin County, Tennessee as now or hereafter established. Within these regulations the term "subdivision" shall mean the division of a tract or parcel of land into two (2) or more lots, sites, or divisions 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 subdividing or to the land or area subdivided. Any owner of land within this area 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 IV of these standards.

ARTICLE II PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of two (2) separate steps. The initial step is the preparation and submission to the planning commission of a preliminary sketch plat of the proposed subdivision. The second 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 county register when duly signed by the secretary of the planning commission.

The subdivider shall consult early and informally with the planning commission and its technical staff for advice and assistance before the preparation of the preliminary sketch plat and its formal application for approval. This will enable him to become thoroughly familiar with these regulations, the Major Thoroughfare Plan and other official plans or public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions.

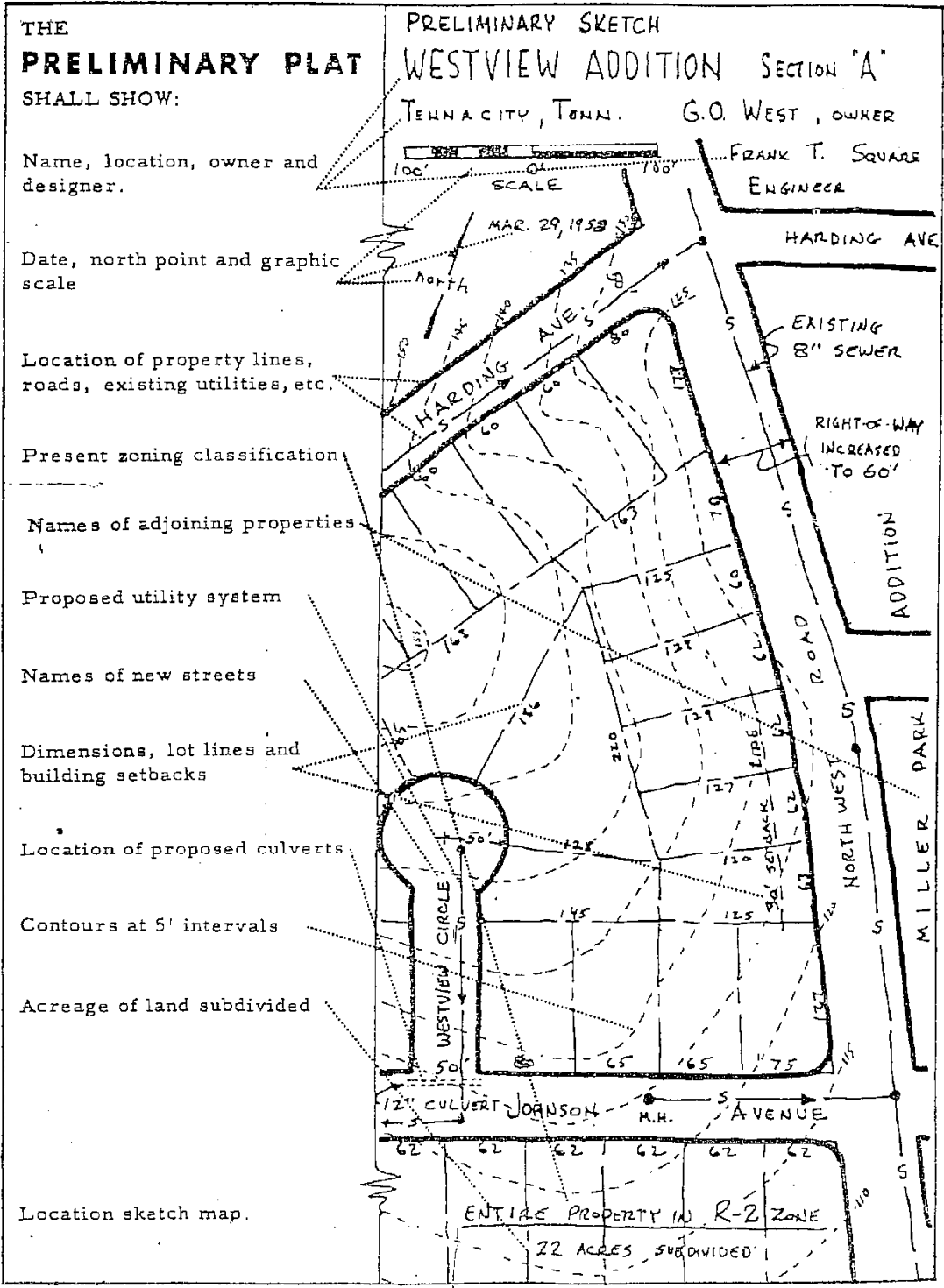
A. General

1. Any owner of land lying within the area of jurisdiction of the planning commission who wished to divide such land into two (2) or more lots, sites, or divisions for the purpose, whether immediate or future, of sale or building development, or who wishes to resubdivide 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. 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 county register 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 street improvements or installations of utilities, submit to the planning commission a preliminary sketch plat as provided in Section B of this Article. On approval of said preliminary sketch plat he may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Section C of this Article and the improvements set forth in Article IV.

B. Preliminary Sketch Plat

1. At least 10 days prior to the meeting at which it is to be considered, the subdivider shall submit to the planning commission 3 copies of a preliminary sketch plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet.
2. The sketch plat which shall meet the minimum standards of design as set forth in Article III and the general requirements for the construction of public improvements as set forth in Article IV 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, and the name of the designer of the plat who shall be an engineer or surveyor approved by the planning commission.
 - b. Date, approximate north point, and graphic scale.
 - c. The location of existing and platted property lines, existing streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, present zoning classification, if any, on the land to be subdivided on the adjoining land; and the names of adjoining property owners or subdivisions.
 - d. Plans of proposed utility layouts (sewers, water, gas, and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must be approved by the city or county health department.
 - e. The proposed street names, and the locations and dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines, building setback lines and utilities.
 - f. Contours at vertical intervals of not more than five (5) feet except when specifically not required by the planning commission.
 - g. The acreage of the land to be subdivided.
 - h. Location sketch map showing relationship of subdivision site to area.

PRELIMINARY PLAT DRAWING:



3. Within 60 days after submission of the preliminary sketch plat, the planning commission will review it and indicate approval, disapproval, or approval subject to modification. 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.
4. One (1) copy of the preliminary sketch plat will be retained in the planning commission file; one (1) copy shall be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
5. Failure of the planning commission to act on the preliminary sketch plat within 60 days will be deemed approval of this plat.
6. The approval of the preliminary sketch plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the preliminary sketch plat.
7. The approval of the preliminary sketch plat shall lapse unless a final plat based thereon is submitted within 12 months from the date of such approval unless an extension of time is applied for and granted by the planning commission.

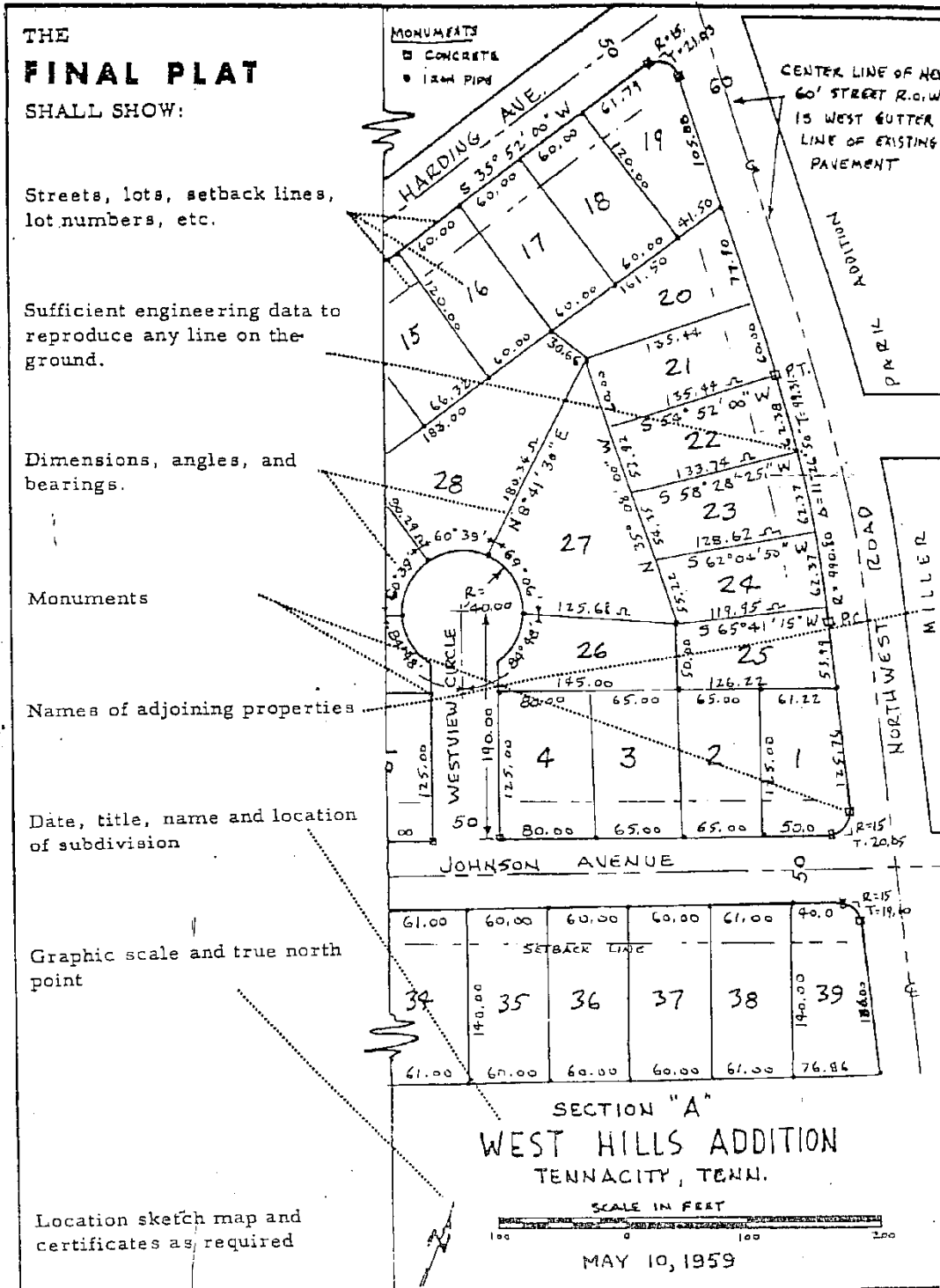
C. Final Plat

1. The final plat shall conform substantially to the preliminary sketch plat as approved; and, if desired by the subdivider, it may constitute only that portion of the approved preliminary sketch plat which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these standards.
2. At least 10 days prior to the meeting at which it is to be considered the subdivider shall submit the original drawing in black drawing ink and 3 copies (black and white prints or blue line prints), together with any street profiles or other plans that may be required by the planning commission.

The plat shall be drawn to a scale of one inch equals 100 feet on sheets no larger than 22 by 34 inches. When more than one sheet is required, an index sheet of the same size will be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.

When the plat has been approved by the planning commission one (1) copy will be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the county register as the official plat of record.

FINAL PLAT DRAWING:



The original tracing containing all required certifications will be returned to the subdivider for his records and the other copy will be retained in the records of the planning commission.

3. The planning commission shall approve or disapprove this final plat within sixty (60) days after its submission. Failure of the planning commission to act on this final plat within sixty (60) days shall be approval of it. If the plat is disapproved the grounds of disapproval shall be stated upon the records of the planning commission.
4. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground.
5. The final plat shall show:
 - a. The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations for easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
 - b. Sufficient data to determine readily any reproduce on the ground the location, bearing and length of every street 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 streets and curved property lines that are not the boundary of curved streets.
 - c. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
 - d. Location and description of monuments.
 - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
 - f. Date, title, name and location of subdivision, graphic scale, and true north point.
 - g. Location sketch map showing site in relation to area.
6. The following certificates shall be presented with the final plat:
 - a. Certification showing that applicant is the land owner and dedicates streets, rights-of-way and any sites for public use.

- b. Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- c. Certification by the city or county health officer when individual sewage disposal or water systems are to be installed.
- d. Certification by Franklin County Highway Department that the subdivider has complied with one of the following alternatives:
 - 1. Installation of all improvements in accordance with the requirements of the standards, or
 - 2. Posting of a security bond in sufficient amount to assure such completion of all required improvements.
- e. Certification of approval to be signed by the secretary of the planning commission.

3-25-08 f. Certification by the E-911 Addressing System that the road names are correct, do not duplicate existing road names, and comply with the Franklin County Road Naming Standards.

CERTIFICATE OF APPROVAL FOR SUBDIVISION AND STREET NAME(S)

I hereby certify that (1) the names of existing roads shown on this subdivision plat are correct, (2) the names of any new road do not duplicate any existing names and said names are in compliance with the adopted Franklin County Road Naming Standards.

_____, 20_____
 Date Director of 911 Addressing

11-25-08 g. Certification by a Professional Engineer (P.E.) that calculations have been performed and affixed to the plat documenting the interceptor or curtain drain(s) size and outflow amounts.

CERTIFICATE OF DOCUMENTATION OF INTERCEPTOR DRAIN

I hereby certify that (1) the interceptor drain(s) shown hereon have been adequately sized and (2) the outflow amount(s) are calculated and affixed to the plat.

_____, 20_____
 Date P.E.

9-27-11 h. To add a certificate to subdivision plats if there are easements:

CERTIFICATE OF PRIVATE DRIVEWAY NOTATION

The ingress/egress easement(s) driveway shown hereon is to be built and maintained jointly by all owners taking access from this private driveway, and is not intended to become a public road. The Franklin County Highway Commission may, at their discretion, agree to accept this road into the County Highway System if all property owners agree (1) to petition the Highway Commission for a public road and (2) to build and pay for upgrading to County specifications in effect at the time of the request.

Any owner(s) of lots currently taking access from this private driveway must sign below, thereby acknowledging awareness of the above maintenance statement and awareness that access via this private driveway is limited to four (4) lots (the parent parcel and three lots).

Owner Signature(s)

Tax Map & Parcel Number of Lot

Date

Deed Book & Page

ARTICLE III GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Major Thoroughfare Plan

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

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width.

3. Street Elevation

The planning commission may require where necessary profiles and elevations of streets for areas subject to flood. Fill may be used for streets provided such fill does not unduly increase flood heights. Drainage openings shall be so designed as to not restrict the flow of water and unduly increase flood heights.

4. Street Widths

The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Major Thoroughfare Plan, or if not shown on such plan, shall be not less than as follows:

- a. Arterial Streets and Highways 80-150 feet as may be required.
Arterial streets and highways are those to be used primarily for fast or heavy traffic and will be located on the Major Thoroughfare Plan.
- b. Collector Streets 60 feet
Collector streets are those which carry traffic from minor streets to the major system of arterial streets and highways and include the

principal entrance streets of a residential development and streets for major circulation within such a development.

- c. Minor Residential Streets 50 feet
Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic.

- d. Marginal Access Streets 50 feet
Marginal access streets are minor streets which are parallel to and adjacent to arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

- e. Dead-end Streets (cul-de-sac) 50 feet
Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future.

- f. Alleys 20 feet
Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street.

In cases where topography or other physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed neighborhood or local business areas the street widths shall be increased ten (10) feet on each side to provide for movement of vehicles into and out of necessary off-street parking areas without interference to traffic.

5. Additional Width on Existing Streets

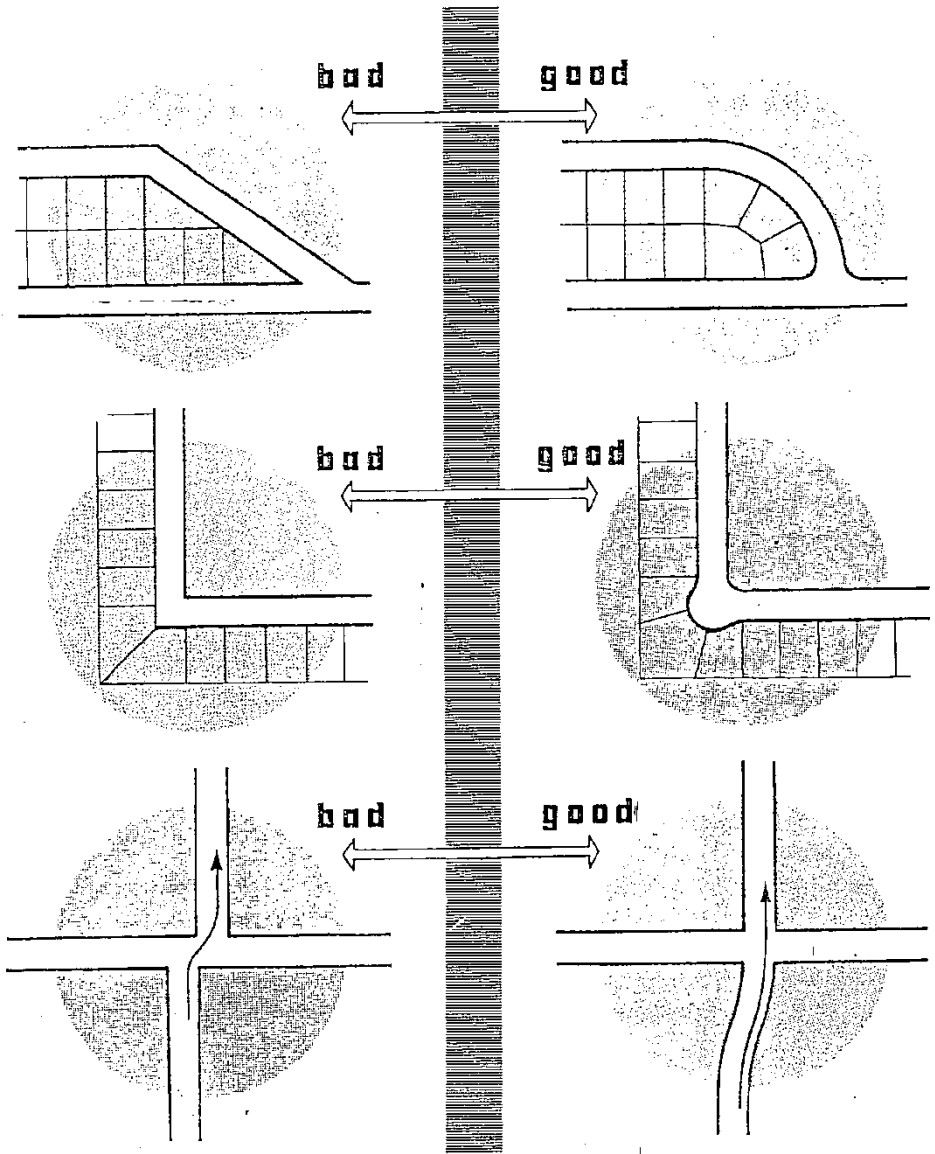
Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

DO'S AND DON'T

...

In Subdivision Design



- b. When the subdivision is located on only one side of an existing street, one-half (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided.

6. Restriction of Access

When a tract fronts on an arterial street or highway, the planning commission may require such lots to be provided with frontage on a marginal access street.

7. Street Grades

Grades on major roads shall not exceed seven (7) per cent. Grades on other streets may exceed seven (7) per cent but not ten (10) per cent.

8. Horizontal Curves

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

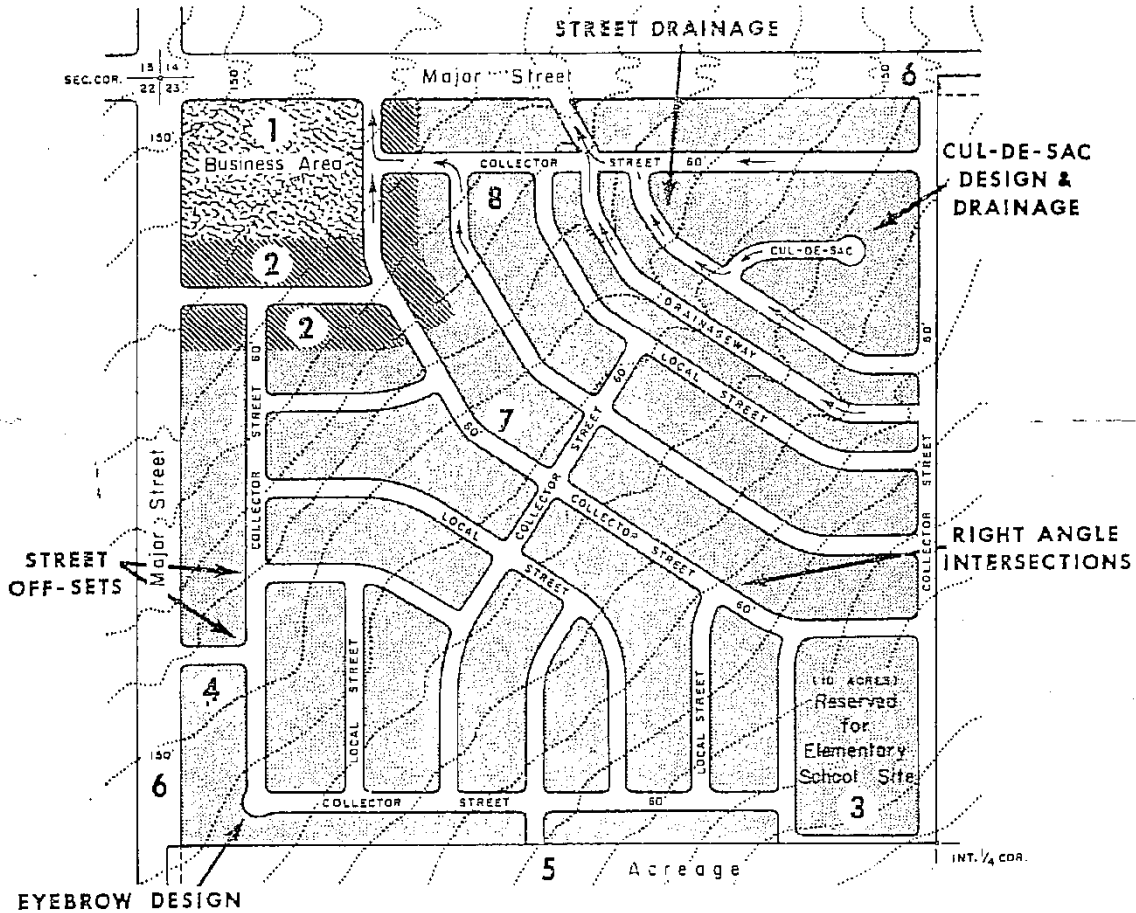
9. Vertical Curves

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, to an object four (4) inches high on the pavement. Profiles of all streets 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.

10. Intersections

Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than sixty (60) degrees. Property line radii at street intersections shall not be less than twenty (20) feet, and where the angle of street intersection is less than seventy-five (75) degrees, the planning commission may require a greater curb radius. Wherever necessary to the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

INDEX SHEET



key to subdivision design factors

- | | |
|--|--|
| <p>1 Business Area at intersection of Major Streets.</p> <p>2 Transitional Use Zone.</p> <p>3 Reserved for school site at center of section.</p> <p>4 Minimum number of streets intersecting a major street.</p> | <p>5 Stub streets for future extension providing access to future subdivision of abutting acreage.</p> <p>6 Widening provided according to adopted plan.</p> <p>7 60' when serving more than one block.</p> <p>8 All Streets drain properly.</p> |
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11. Tangents

A tangent of at least one hundred (100) feet in length shall be introduced between reverse curves on arterial and collector streets.

12. Street Jogs

Street jogs with center-line offsets of less than one hundred twenty-five (125) feet shall not be allowed.

13. Dead - End Streets

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than five hundred (500) feet long unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet or the planning commission may approve an alternate design.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Such dead-end streets shall be provided with a temporary turn-around having a roadway diameter of at least eighty (80) feet.

14. Private Streets and Reserve Strips

6-18-07

There shall be no private streets platted in any subdivision except those roads within "Private Road Subdivisions" as defined in the Franklin County Zoning Resolution.

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

The private roads within "Private Road Subdivisions" shall be constructed to the following standards:

a. Private Road Standards:

6-18-07

1. The private road shall be identified on the plat as a 50' minimum

ingress/egress easement for lot access and as a public utility easement. The centerline of the ingress/egress easement shall be the common property line of abutting lots.

2. All hardware such as catch basin, inlets, etc., and all drainage structures shall comply with the specifications for a public road.
3. The plat and declaration of covenants shall contain, in any description of the common element(s), a specific designation of the private roads as the responsibility of the Homeowners Association and not Franklin County. A sufficient funding level and source shall be provided to offset the costs of maintaining the private road in the future. The legal documents establishing ownership and maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded. It is recommended that deeds for the transfer of ownership of individual lots make reference to the existence of the private subdivision covenants, a Homeowners Association, and roads being privately owned and maintained by the Homeowners Association.
4. A bond or other surety may be posted in lieu of completion of the private road improvements as outlined in Article IV, B.2. The security bond or other surety amount shall be submitted to the Planning Director/Building Commissioner for review by the County Attorney prior to acceptance by the Planning Commission.
5. The private road development shall have operable gates:
 - a. Entry codes to open gate(s) must be given to EMS, Police Department, Fire Department, and Public Works before installation of any gates.
 - b. The developer shall provide a letter of agreement acknowledging that agencies responding to emergency conditions have the authority to use any means necessary to open the gates during the emergency situation if the automatic

gates are inoperable and that the cost of repairs to the gates will be at the developers or Homeowner Association's expense.

- c. Exit gate(s) must be automatic sensor activated with no key nor code required.
 - d. There must be enough space provided so that vehicles and delivery trucks can turn around before the gate.
 - e. Minimum stacking/queuing capacity of 3 spaces (20-foot long, 10-foot wide, per space) total per entry lane must be provided, unless more are required by the Planning Commission or less allowed by the Planning Commission depending on specific topographic or safety considerations.
6. Grades for private roads (or roads) may exceed 12 percent for a distance up to 500' of tangent section; but not over 15 percent. In extreme topographic conditions, grades above 15 percent may be allowed by the Planning Commission prior to construction. A letter requesting the road grade variance shall be submitted to the Planning Commission Staff with the preliminary plat. Said letter must be accompanied by written approval of the fire department having local jurisdiction.
7. The minimum pavement width shall be 18' with 2' gravel shoulders.
8. Minimum "K" value for vertical Curves
- a. Crest vertical curves 8.6
 - b. Sag vertical curves 14.7
9. Minimum radius for horizontal curves, at the centerline, shall not be less than 60'.

10. Cul-de-sacs shall have an easement diameter of 100' and a pavement diameter of 80'.
11. Pavement section shall be:
 - a. 8" base stone (Class A Base, Grading D, TDOT 303-01)
 - b. 2" asphalt surfacing (TDOT 411-E)
 - c. The subgrade shall be prepared by scarifying to a minimum depth of 8" and compacting to a minimum of 95 percent of optimum density, in accordance with ASTM D 698 (or 92 percent of optimum density in accordance with ASTM D1557) at a moisture content of not less than 1 percent below and not more than 3 percent above optimum moisture content. These areas shall then be proof rolled to detect areas of insufficient compaction. Proof rolling shall be accomplished by making a minimum of 2 complete passes with a fully-loaded tandem axle dump truck, or approved equal, while under the supervision of the engineer. Areas of failure shall be excavated, filled, recompacted, and retested.
 - d. A letter of certification shall be provided from a registered engineer stating that inspections have been performed on the subgrade and base stone and that they meet the requirements listed and that the required asphalt compacted thicknesses are provided.
12. Signage on roads within "Private Road Subdivisions" shall comply with the specifications for County Roads and the E-911 Board requirements.

13. The following Certification shall be affixed to the plat and sealed.

I, _____ name _____ P.E. do hereby certify that the roadway and drainage improvements within _____ name _____ Subdivision are complete and meet the minimum standards for a “Private Road Subdivision” as set forth in the Franklin County Subdivision Regulations.

a. With the exceptions noted within these “Private Road Standards” all other provisions of the Subdivision Regulations shall apply.

b. At least one road within “Private Road Subdivisions” must abut a road that has been accepted as a public thoroughfare for at least fifty (50) feet.

15. Street Names

Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court. Through its index list of street names on file the planning commission can assist the subdivider in avoiding duplication.

16. Alleys

Alleys shall be provided to the rear of all lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

B. Blocks

1. Length

Blocks shall not be less than 800 feet nor more than 1200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800) feet in length the planning commission may require one (1) or more public cross walks of not less than ten (10) feet in width to extend entirely across the block and at locations deemed necessary.

2. Width

Blocks shall be wide enough to allow two (2) rows of lots, except where fronting on major roads or prevented by topographical conditions or size of the property; in which case the planning commission will approve a single row of lots of minimum depth.

C. Lots

1. Adequate Building Sites

Each lot shall contain a building site not subject to flood as defined in section E of this Article and outside the limits of any existing easement or building setback lines required in Subsection 4 of this Section.

2. Arrangement

In so far as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a public street or road which is not less than 50 feet in width.

3. Minimum 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 is reasonably accessible, the subdivider shall connect with such sewer and provide a connection to each lot. Where a public sewer is not accessible, an alternate method of sewage disposal may be used, if it meets all applicable public health regulations.

- a. Residential lots served by a public water and sewerage system shall not be less than 50 feet wide at the building setback line nor less than 7500 square feet in area.
- b. Residential lots served by public water but not served by a public sewerage system shall not be less than 75 feet wide at the building setback line nor less than 15,000 square feet in area. Provided, however, greater area may be required by the planning commission as indicated by data from percolation tests or as determined by the county health officer.
- c. The minimum size of residential lots to be served by a private source of water supply shall be 40,000 square feet. Greater area may be required by the county health officer, if in his opinion, the factors of drainage and soil conditions could cause potential health problems.
- d. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and

parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an over-all design of the land to be used for such purposes.

4. Building Setback Lines

- a. The minimum depth of building setback lines from the street shall not be less than 40 feet, and in the case of corner lots, 20 feet from the side street.

5. Corner Lots

Corner lots shall have extra width sufficient to permit the additional side-yard requirements of the zoning ordinance or building setback lines outlined above.

D. Public Use and Service Areas

Due consideration shall be given to the allocation of areas suitably located and of adequate size for playground and parks for local or neighborhood use as well as for use as public service areas.

1. Public Open Spaces

Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of 10 percent of the gross area or water frontage of the plot, for park, school or recreation purposes.

2. Easements for Utilities

Except where alleys are permitted for the purpose, the planning commission may require easements, not exceeding 15 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, along side lot lines if necessary, or if advisable, in the opinion of the planning commission. Easements of the same or greater where necessary for the extension of existing or planned utilities.

3. Community Assets

In all subdivisions due regard shall be shown for all natural features such as large trees and water courses, and for historical spots and similar community assets which, if preserved, will add attractiveness and value to the property.

E. Suitability of the Land

The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses that may increase flood hazard, endanger health, life or property, or aggravate erosion. Such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

Fill may not be used to raise land in areas subject to flood unless the fill proposed does not restrict the flow of water and unduly increase flood heights.

F. Large Tracts or Parcels

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of streets in the future and for logical further resubdivision.

G. Group Housing Developments

A comprehensive group housing development, including the large scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard streets, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

H. Variances

Variances may be granted under the following conditions:

1. Where the subdivider can show that strict adherence to these regulations would cause unnecessary hardship, or

2. Where the planning commission decides that there are topographical or other conditions peculiar to the site, and a departure from these regulations will not destroy their intent. Any variance thus authorized shall be stated in writing in the minutes of the planning commission with the reasoning on which the departure is justified set forth.

I. Zoning or Other Regulations

No final plat of land within the force and effect of an existing zoning ordinance shall be approved unless it conforms to such ordinance.

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, building code, or other official regulations, the highest standard shall apply.

ARTICLE IV DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

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 of a potential tax liability. The following tangible improvements or provision for their estimated cost are required before final plat approval and recordation will establish legally.

A. Required Improvements

Every subdivision developer shall be required to grade and improve streets. If other specifications have not been adopted by local authorities, the planning commission will accept specifications equal to those of the FHA Land Planning Bulletin No. 3, Neighborhood Standards for Tennessee. The adopted requirements, whether in local regulations or in the following standards, shall govern.

1. Monuments

- a. Concrete monuments four (4) inches in diameter or four (4) inches square, three (3) feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.
- b. All other lot corners shall be marked with iron pipe not less than three-fourths (3/4) inches in diameter and twenty-four (24) inches long and driven so as to flush with the finished grade.

2. Grading

All streets, roads and alleys shall be graded by the subdividers so that pavements and sidewalks can be constructed to the required cross section. Due to special topographical conditions, deviation from the above will be allowed only with special approval of the planning commission. In the case of electric transmission lines the clearance from the pavement to the nearest conductor shall meet the requirements of the National Electrical Safety Code.

- a. Preparation: Before grading is started the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
- b. Cuts: All tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below the subgrade.
- c. Fill: All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed twelve (12) inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction, the water content shall not exceed the optimum of moisture.

3. Storm Drainage

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.

Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case, shall the pipe be less than twelve (12) inches. Cross drains shall be built on straight line and grade, and shall be laid with on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the

flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the road-bed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one (1) foot below the road-bed.

4. Pavement Base

After preparation of the subgrade, the road-bed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as “crusher run stone” from two and one-half (2 ½) 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 roadway shall be no less than six (6) inches.

5. Minimum Pavement Widths and Cross Sections

Minimum pavement widths between curbs shall be as follows and other details such as crown of pavement, maximum slopes and required cross sections shall conform to the accompanying diagram:

- a. Minor Residential Streets18 feet
- b. Marginal Access Streets18 feet
- c. Dead-end Streets (cul-de-sac) 18 feet
- d. Collector Streets18 feet
- e. Arterial Streets and Highways as may be required; not usually paved by developer.

For definitions and functions of the various types of streets listed above, refer to Article III, Section A, Subsection 4.

6. Installation of Utilities and Driveways

After grading is completed and approved and before any base is applied, all of the underground work -- water mains, gas mains, etc., approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

7. Water Supply System

Water mains properly connected with the community water supply system or with an alternate supply approved by the city or county health officer shall be constructed in such a manner as to serve adequately for both domestic use and fire protection, all lots shown on the subdivision plat.

8. Sanitary Sewers

When the subdivision is located within the service area of a public sewerage system, sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system.

Where lots cannot be economically connected with a sewerage system, they must contain adequate area for the installation of approved septic tank and disposal fields and must be approved in writing by the city or county health officer.

9. Interceptor or Curtain Drains

When the subdivision is located on property that requires an interceptor or curtain drain, the size and outflow shall be designed by a Professional Engineer. In addition, if curtain drains are proposed for any lot in a subdivision, then a subdivision-wide drainage plan must be submitted and approved by the Planning Commission.

B. Guarantee in Lieu of Completed Improvements

No final subdivision plat shall be approved by the planning commission or accepted for record by the county register of deeds until one of the following conditions has been met:

1. All required improvements have been constructed in a satisfactory manner, or
2. The planning commission has accepted a security bond 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 Franklin County in the event of default of the subdivider.

ARTICLE V ENFORCEMENT AND PENALTIES FOR VIOLATIONS

The enforcement of these regulations and penalties for the unapproved recordation or transfer of land is 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 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 registrar of deeds until said plat or plan has received final approval in writing by the planning commission as provided in Section 13-302, 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 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 street plan made and adopted by the commission as provided in Section 13-306, Tennessee Code Annotated.

B. Penalties

1. No county registrar shall received, file, or record a plat of a subdivision within the planning region without the approval of the planning commission as required in Section 13-302, Tennessee Code Annotated, and any county register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Section 13-310, 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 registrar, 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.

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 commissioner may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-311, Tennessee Code Annotated.

ARTICLE VI ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision standards a public hearing as required by Section 13-303, Tennessee Code Annotated, was afforded any interested person or persons, and was held on _____.
- B. The rules and regulations shall be in full force and effect from and after their adoption and effective date.

Adopted

Effective _____

FORMS FOR FINAL PLAT CERTIFICATIONS 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 streets, alleys, walks, parks and other open spaces to public or private use as noted.

_____ 20_____
Date

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the_____, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the _____.2*

_____ 20_____

Registered Engineer or Surveyor

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

_____ 20_____

City or County Health Officer or
his Authorized Representative

1 Many communities have successfully used rubber stamps to affix these or similar forms on the original plat tracing.

2 Normally this person is the city engineer, for the regional commissions, the county road commissioner.

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities and _____^{3*} have been installed in an acceptable manner and according to city specifications or, (2) that a security bond in the amount of \$_____ has been posted with the planning commission to assure completion of all required improvements in case of default.

_____ 20_____
Date

_____^{4*}

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE Subdivision Standards for _____, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the county register.

_____ 20_____

Secretary, Planning Commission

³ Specify any other improvements.

⁴ Normally this person is the city engineer, for the regional commissions, the county road commissioner.

Certificates

As recommended by the Franklin County Planning and Zoning Department

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 streets, alleys, walks, parks and other open spaces to public or private use as noted.

_____ 20____
Date

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Franklin County, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the _____.

_____ 20____
Date

Surveyor

CERTIFICATION OF THE APPROVAL OF WATER

I hereby certify that the water supply system or systems installed, or proposed for installation, fully meet the requirements of the State of Tennessee, and are hereby approved as shown.

_____ 20____
Date

Manager, Water Department or
Authorized Representative

CERTIFICATION OF THE APPROVAL OF ROADS OR STREETS

I hereby certify: (1) that roads or streets, have been installed in an acceptable manner and according to County specifications or, (2) that a security bond in the amount of \$_____ has been posted with the Franklin County, Tennessee Regional Planning Commission to assure completion of all required improvements in case of default.

_____ 20____
Date

County Highway Superintendent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Franklin County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Franklin County, Tennessee Regional Planning Commission or the Board of Zoning Appeals and that it has been approved for recording in the office of the county register.

_____20_____
Date

Planning Commission Secretary

CERTIFICATE OF APPROVAL FOR SUBDIVISION AND STREET NAME(S)

I hereby certify that (1) the names of existing roads shown on this subdivision plat are correct, (2) the names of any new road do not duplicate any existing names and said names are in compliance with the adopted Franklin County Road Naming Standards.

_____20_____
Date

Director of 911 Addressing

“See Environmentalist for CERTIFICATE FOR SUBSURFACE SEWAGE DISPOSAL”.