

SUBDIVISION REGULATIONS
MOUNT CARMEL PLANNING REGION

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March 1964

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SUBDIVISION REGULATIONS
of the
Mount Carmel, 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 regulations guiding the planning commission are designed to provide for the harmonious development of the planning region; 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 regulations are adopted under authority granted by Sections 13-601 through 13-609 and 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 regulations. A certified copy of the Mount Carmel, Tennessee Major Street and Road Plan was filed in the office of the Register of Hawkins County, Tennessee on February 20, 1964.

C. Jurisdiction

These regulations shall govern all subdivision of land within the corporate limits of Mount Carmel, Tennessee, as now or hereafter established and within the Mount Carmel Planning Region as established by resolution of the Tennessee State Planning Commission. Within these regulations the term "subdivision" shall mean the division of a tract or parcel of land into two 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 Mount Carmel Regional 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 separate steps. The initial step is the preparation and submission of a preliminary plat of the proposed subdivision to the planning commission. The second step is the preparation and submission to the planning commission of a final plat together with required certificates. The 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 should consult early and informally with the planning commission and its technical staff for advice and assistance before the preparation of the preliminary plat and its formal application for approval. This will enable him to become thoroughly familiar with these regulations, the Major Street and Road 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 wishing to divide such land into two or more lots, sites, or divisions, for the purpose, either immediate or future, of sale or building development, or wishing 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 regulations and shall be presented in the manner specified in the following section of this article. No plat of a subdivision of land within these areas of jurisdiction shall be filed by the County Registrar without the approval of the planning commission. (As specified herein).

2. In order to secure review and approval of 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 plat as provided in Section B below. On approval of said preliminary plat, he may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Section C and the improvements as set forth in Article IV.

B. Preliminary Plat

1. At least ten (10) days prior to the meeting at which the preliminary plat is to be considered, the subdivider shall submit to the planning commission four (4) copies of a preliminary plat of the proposed subdivision drawn to a scale of not less than one (1) inch equals one hundred (100) feet. The copies shall be distributed as follows:

One copy to the Secretary of the Mount Carmel Planning Commission, one copy to the County Health Department in Rogersville, and two copies to the Tennessee State Planning Commission in Johnson City.

2. The preliminary plat, which shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in Article III, 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 surveyor of the property 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, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

THE
PRELIMINARY PLAT
SHALL SHOW:

Name, location, owner and
designer.

Date, north point and graphic
scale

Location of property lines,
roads, existing utilities, etc.

Present zoning classification

Names of adjoining properties

Proposed utility system

Names of new streets

Dimensions, lot lines and
building setbacks

Location of proposed culverts

Contours at 5' intervals

Acreage of land subdivided

Location sketch map.

PRELIMINARY SKETCH

WESTVIEW ADDITION SECTION "A"

TENNACITY, TENN.

G.O. WEST, OWNER

FRANK T. SQUARE
ENGINEER

100' SCALE 100'

MAR. 29, 1950

HARDING AVE

EXISTING
8" SEWER

RIGHT-OF-WAY
INCREASED
TO 60'

ADDITION

ROAD

NORTH WEST

MILLER PARK

WESTVIEW CIRCLE

12" CULVERT JOHNSON M.H.

AVENUE

ENTIRE PROPERTY IN R-2 ZONE

22 ACRES SUBDIVIDED

- d. Plans of proposed utility layouts (sewers, water, gas and electricity) showing feasible connections to the existing or any proposed utility system. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must be approved by the County Health Department.
 - e. The names, locations, widths, and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines, building 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 map showing relationship of subdivision site to area.
 - i. Actual closure computations for the boundary traverses. Such boundary traverses shall close to an accuracy of at least one (1) part in five thousand (5,000).
- 3. Within sixty (60) days after submission of the preliminary plat, the planning commission will review it and indicate approval, disapproval, or approval subject to modifications. If a plat is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications the nature of the required modifications shall be indicated.
 - 4. The approval of the preliminary plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the preliminary plat.
 - 5. Failure of the planning commission to act on the preliminary plat within sixty (60) days will be deemed approval of this plat.
 - 6. One copy of the plat will be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
 - 7. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within twelve (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 plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations.
2. At least ten (10) working days prior to the meeting at which it is to be considered, the subdivider shall submit the original drawing on drafting cloth in black drawing ink and six (6) copies (black or blue line prints), together with street profiles and any other information that may be required by the planning commission.

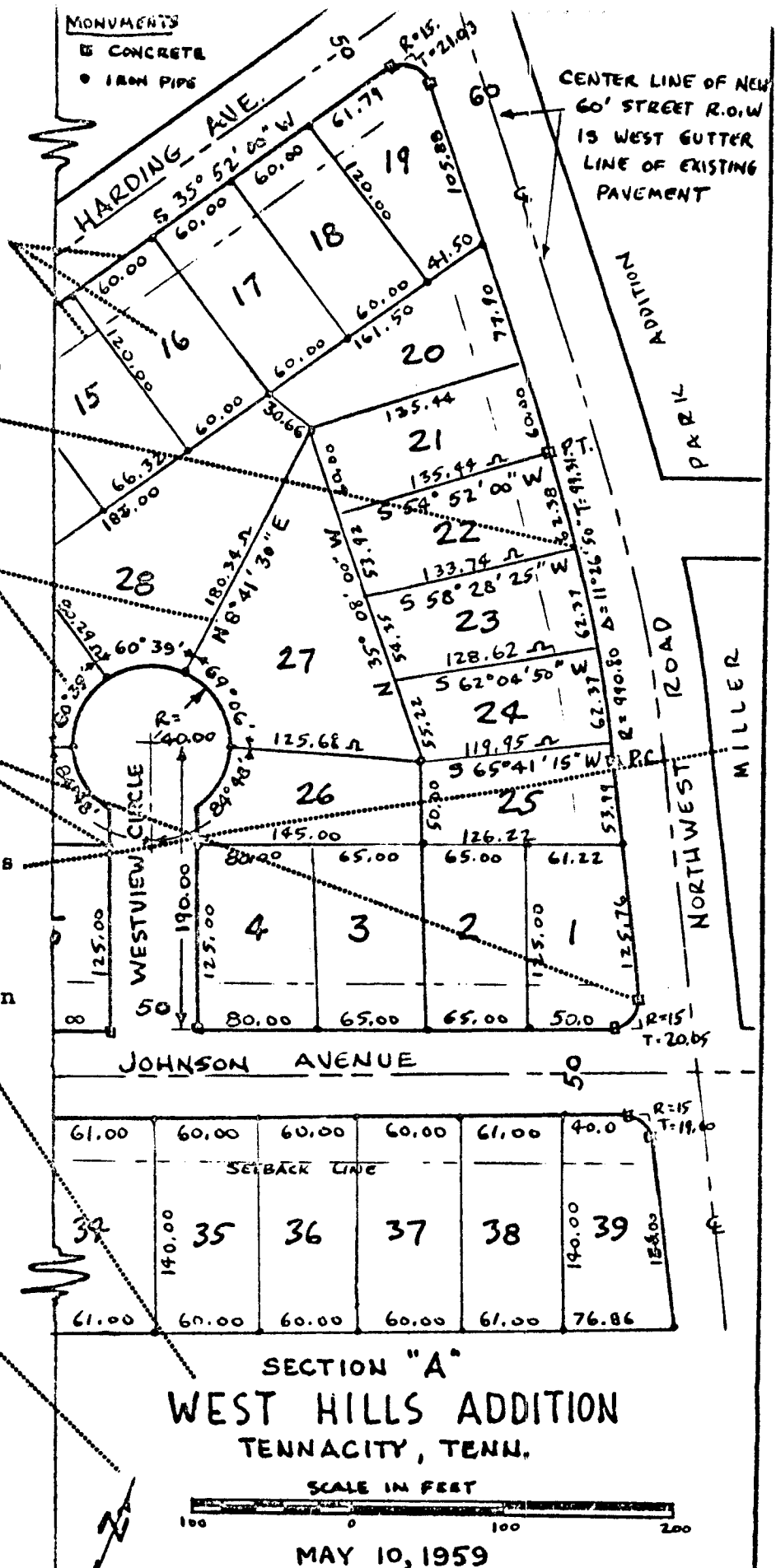
The plat shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet on sheets not larger than twenty-two (22) by thirty-four (34) inches. When more than one sheet is required, an index sheet of the same size shall be submitted showing the entire subdivision with the sheets lettered in alphabetical order as a key.

When the final plat has been approved by the planning commission, the Secretary shall sign the Certificate of Approval for Recording on one (1) print for recording in the office of the County Register as the official plat of record.

3. The planning commission shall approve or disapprove this final plat within sixty (60) days. Failure of the planning commission to act on this final plat within these sixty (60) days shall be deemed approved. If the plat is disapproved the grounds for 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, reservations, 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.

SHALL SHOW:

**Location sketch map and
certificates as required**



- b. Sufficient data to determine readily and 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. 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 of 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 map to scale, showing site in relation to area.
- h. All boundary traverses including lot and block traverses shall close to an accuracy of at least one (1) part in five thousand (5,000).
- i. Certification on the plat showing that applicant is the land owner and dedicates streets, rights-of-way and any sites for public use.
- j. Certification on the plat by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- k. Certification of the plat of approval of percolation tests by the county health officer and the approval of the source of water used to serve the individual lots when individual sewage disposal or water systems are to be installed.
- l. Certification on the plat by local approving agent (city or county engineers or other competent engineer approved by the planning commission) that the subdivider has complied with one of the following alternatives:
 - 1. All improvements have been installed in accordance with the requirements of the regulations, or

2. A surety bond has been posted in sufficient amount to assure such completion of all required improvements.

m. Certification on the plat of approval to be signed by the secretary of the planning commission.

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 which includes the Major Street and Road Plan.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

3. Access Streets to Subdivision Boundaries

Sufficient access streets to adjoining properties shall be provided in subdivisions to permit harmonious development to the area.

4. Street Width

The minimum width of rights-of-way shall be as shown on the Major Street and Road 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

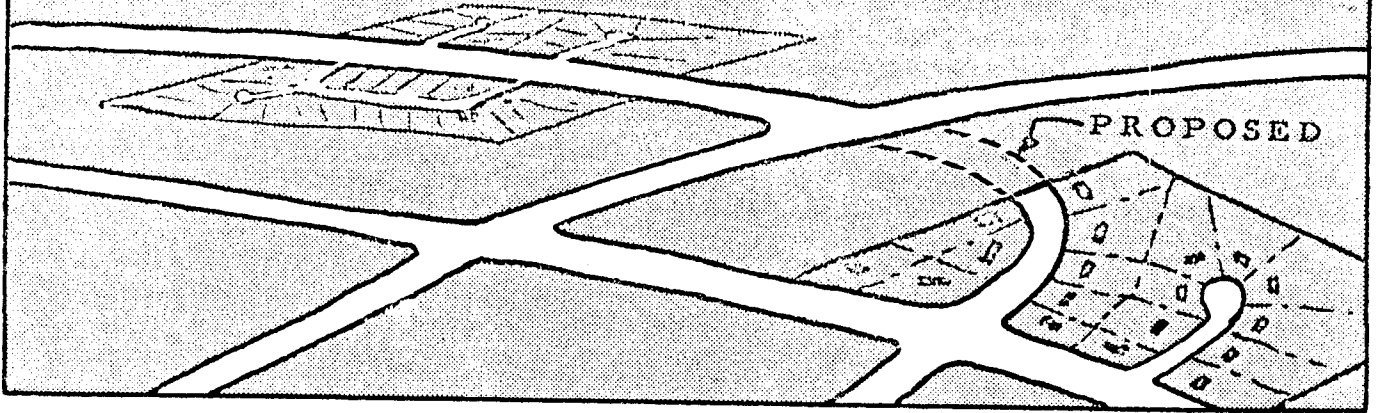
Arterial streets and highways are those to be used primarily for fast or heavy traffic and will be located on the Major Street and Road Plan.

- b. Collector Streets 60 feet

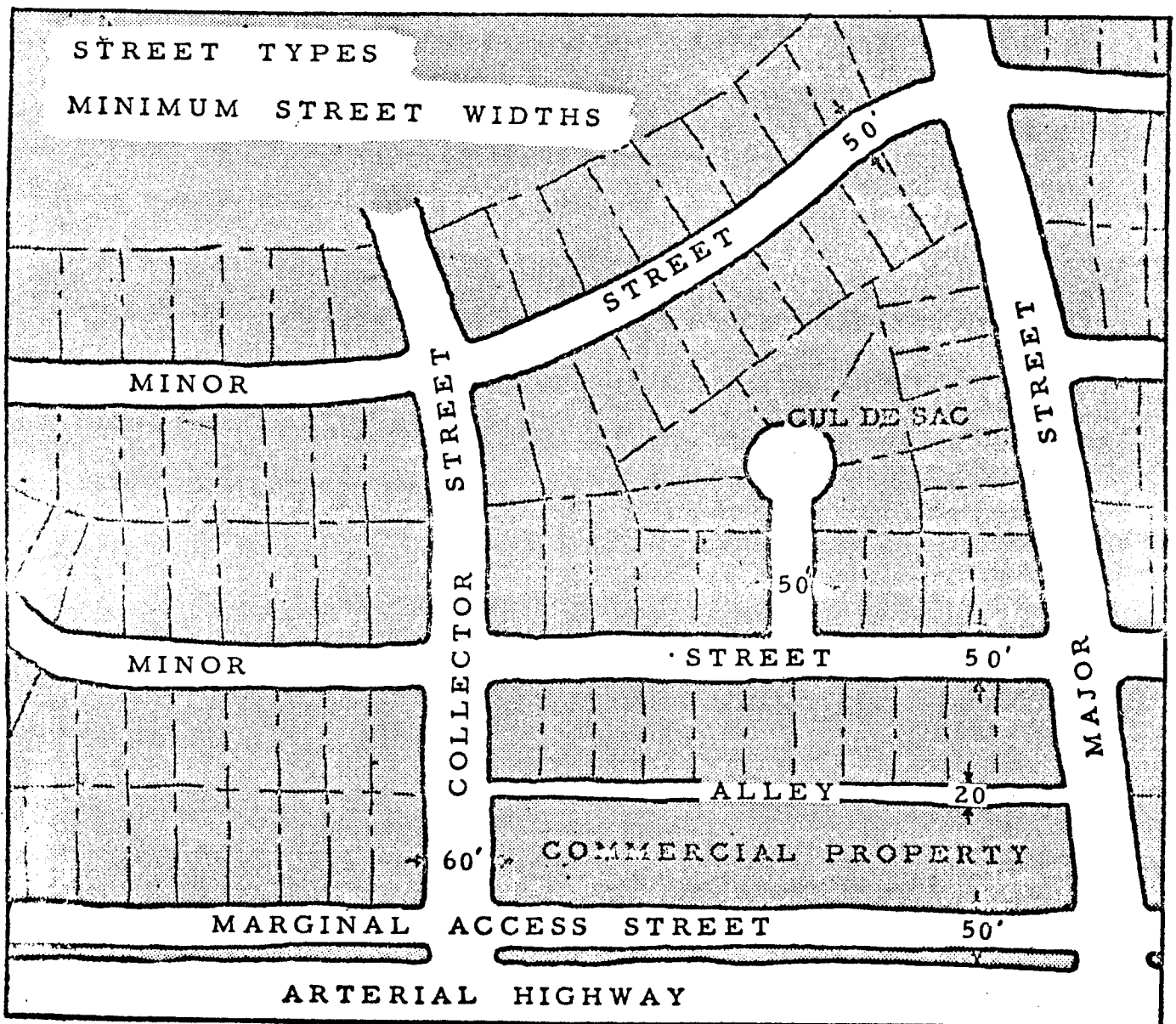
Collector streets are those which carry traffic from minor streets to the major system of arterial streets and highways and include the principal entrance streets of a residential development and streets for major circulation within such a development.

MINIMUM STANDARDS OF DESIGN

STREETS MUST CONFORM
TO MAJOR THOROUGHFARE PLAN



STREET TYPES
MINIMUM STREET WIDTHS



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 40 feet

Marginal access streets are minor streets which are parallel 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) 40 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 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 business or commercial areas the street widths shall be increased ten (10) feet on each side if needed to facilitate parking without interference of normal passing traffic.

5. Additional Width of 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.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way measured from the center line of the existing roadway shall be provided. In no case shall the resulting right-of-way width be less than fifty (50) feet.

6. Restriction of Access to Major Road

When a tract fronting on a major road for a distance of five hundred (500) feet or more and an average depth from the major road of more than three hundred and fifty (350) feet is to be subdivided, the planning commission may require such residential lots adjoining the major road to be provided with frontage on a secondary or interior street.

7. Street Grades

Grades on major streets shall not exceed seven (7) per cent. Grades on other streets may exceed seven (7) per cent but shall not exceed fifteen (15) per cent.

8. Horizontal Curves

Where a deflection angle of ten (10) degrees or more 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 center line radius of curvature shall not be less than three hundred (300) feet; on other streets not less than one hundred (100) feet.

9. Vertical Curves

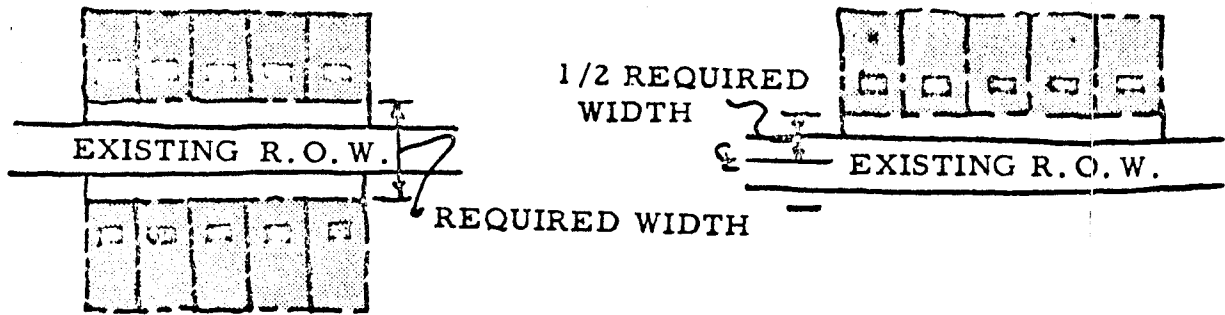
All changes in grade shall be connected by vertical curves of minimum length in feet equal to fifteen (15) times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals one hundred (100) feet horizontal, and one inch equals ten (10) feet vertical, may be required by the planning commission.

10. Intersections

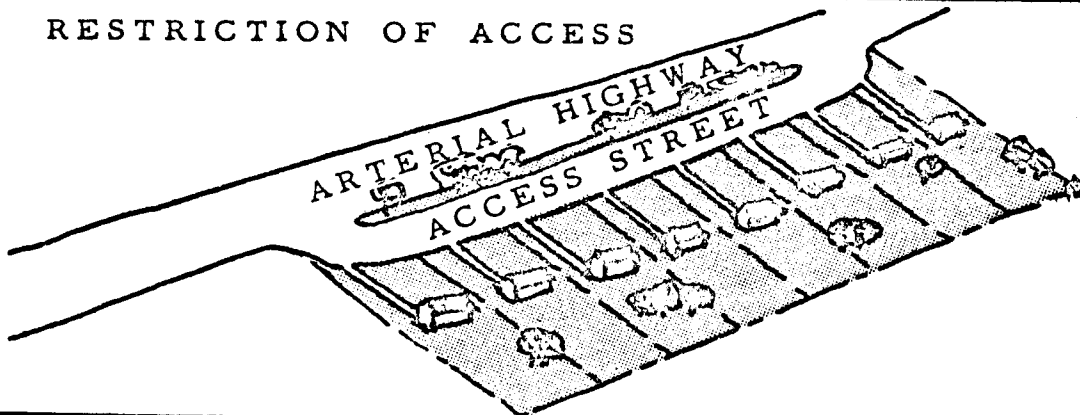
Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than sixty (60) degrees.

To permit the construction of a curb having a desirable radius without curtailing the side walk at a street corner to less than normal width, the property lines at all street corners shall be rounded or otherwise set back sufficiently to permit such construction. Property line radii at street intersections shall not be less than

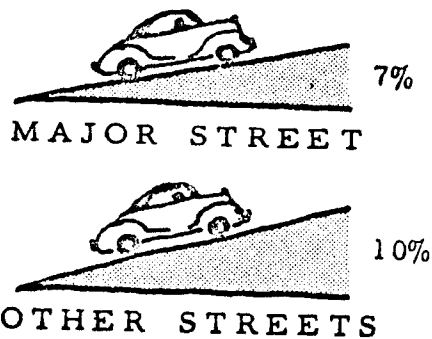
EXISTING STREETS - ADDITIONAL WIDTH



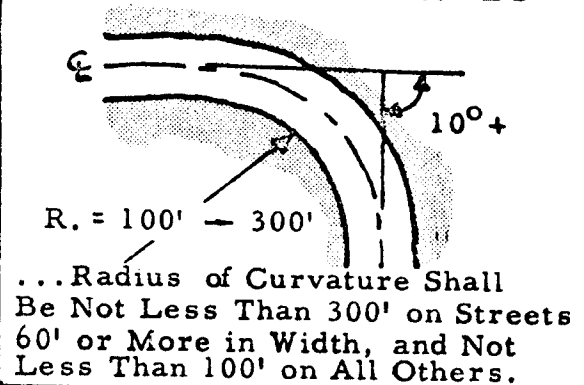
RESTRICTION OF ACCESS



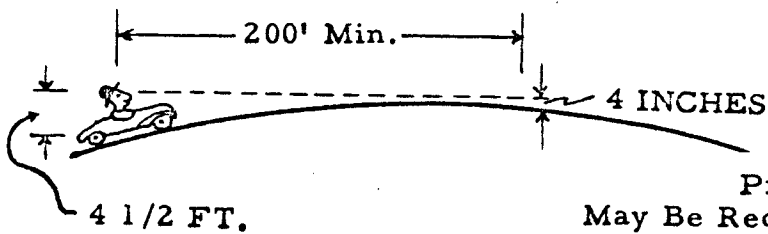
MAXIMUM GRADES



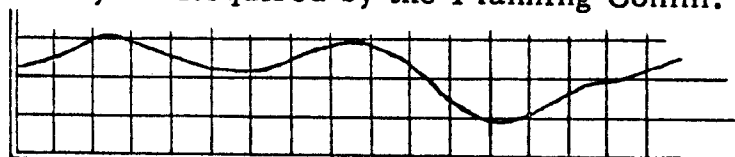
HORIZONTAL CURVES



VERTICAL CURVES

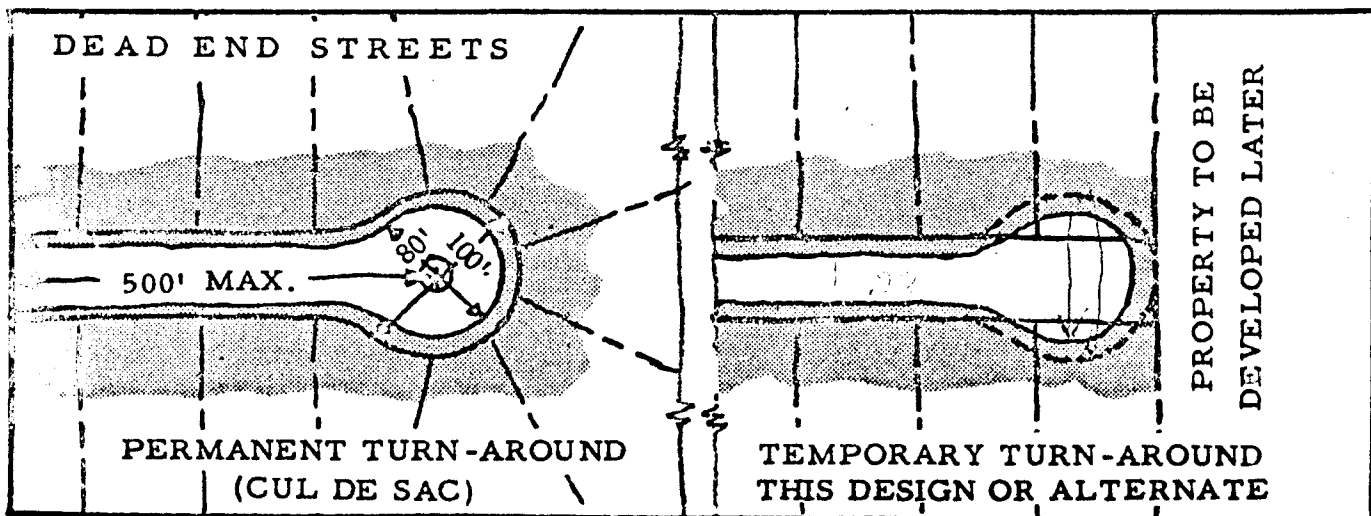
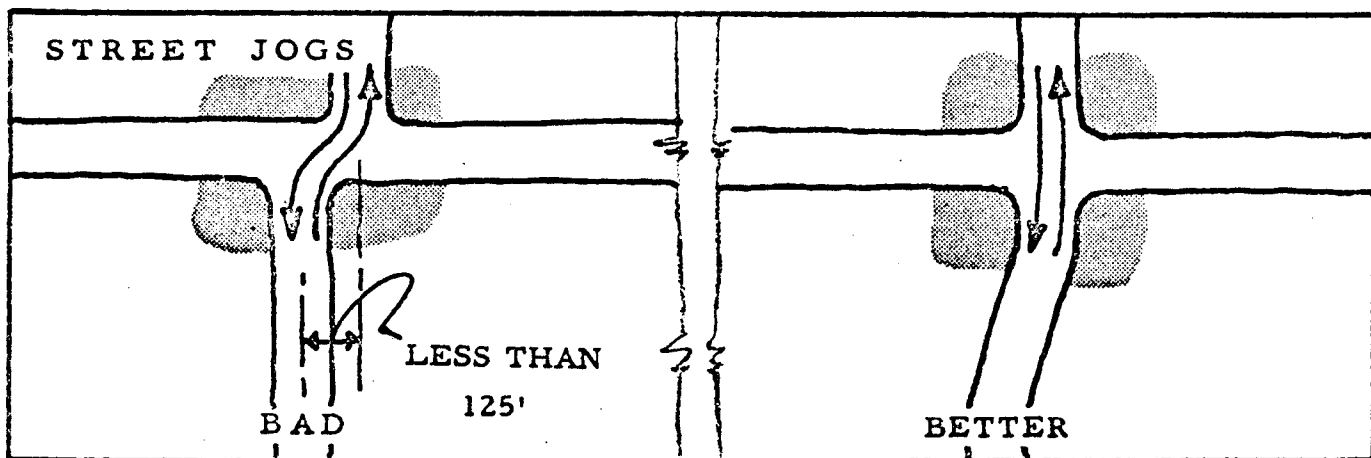
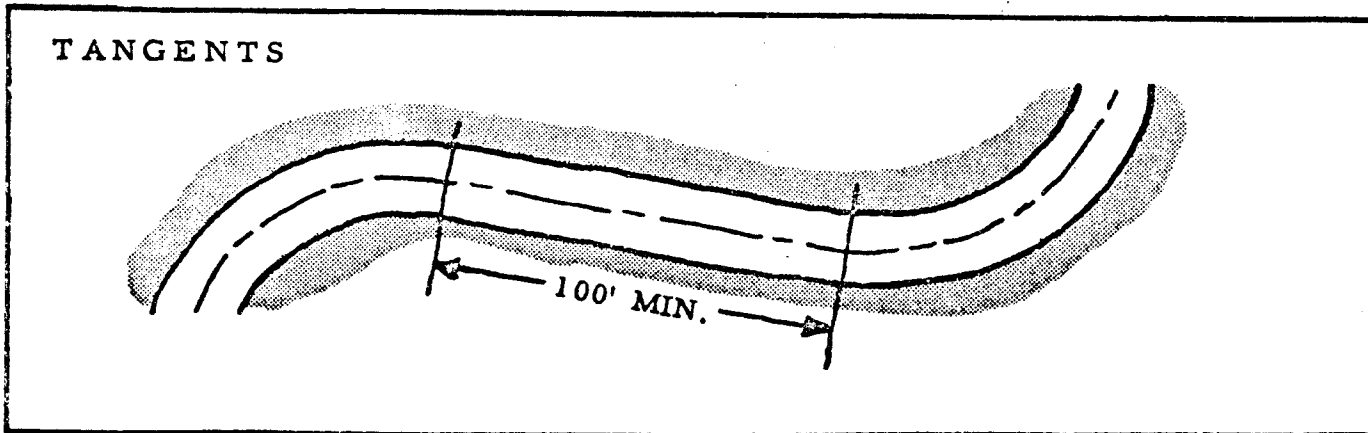
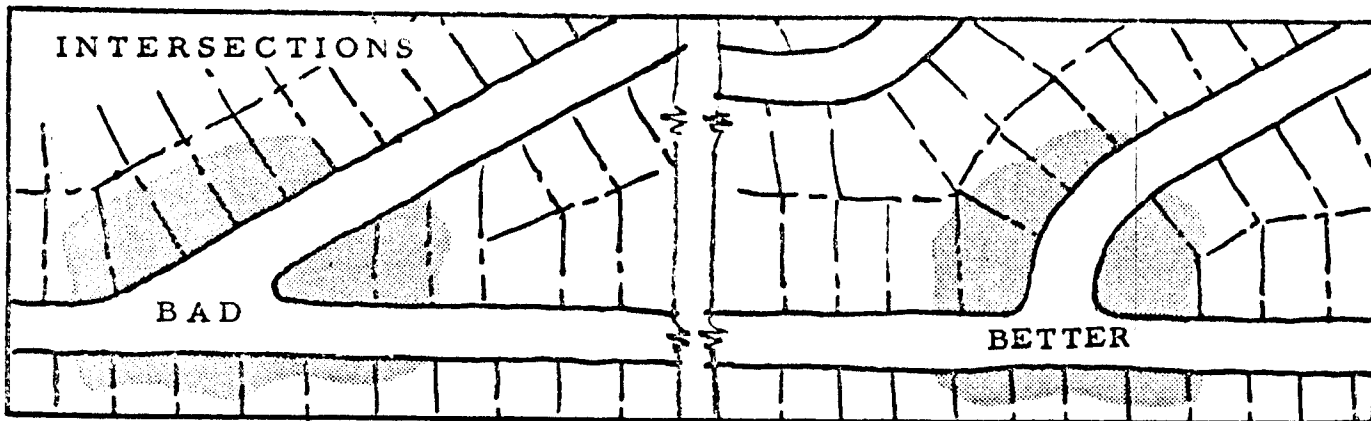


SCALE: 1"=20'
(MINIMUM)



SCALE: 1"=100' (MINIMUM)

Profiles of All Streets
May Be Required by the Planning Comm.



twenty (20) feet at all street intersections and where the angle of street intersection is less than ninety (90) degrees the planning commission may require a greater radius

11. Tangents

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

12. Street Jogs

Street jogs with centerline 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. Where a greater length is permitted the right-of-way width shall be increased by ten (10) feet. 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.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining properties proposed streets shall be extended 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.

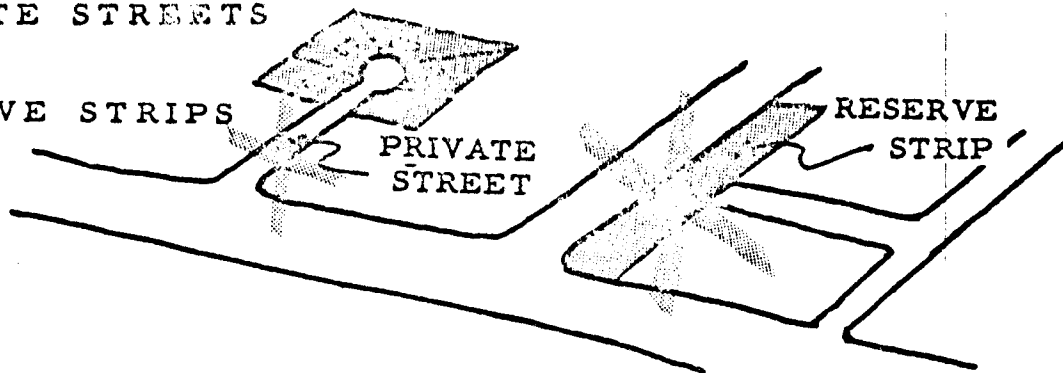
14. Private Streets and Reserve Strips

There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. 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.

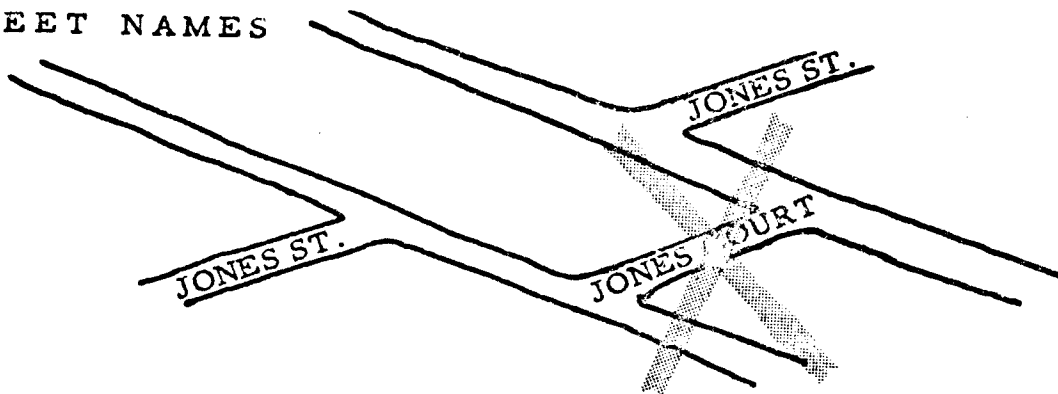
15. Surface Drainage

All streets and roads must be so designed as to provide for the discharge of surface water from the right-of-way of all streets and roads by grading and drainage as shall be approved by the planning commission.

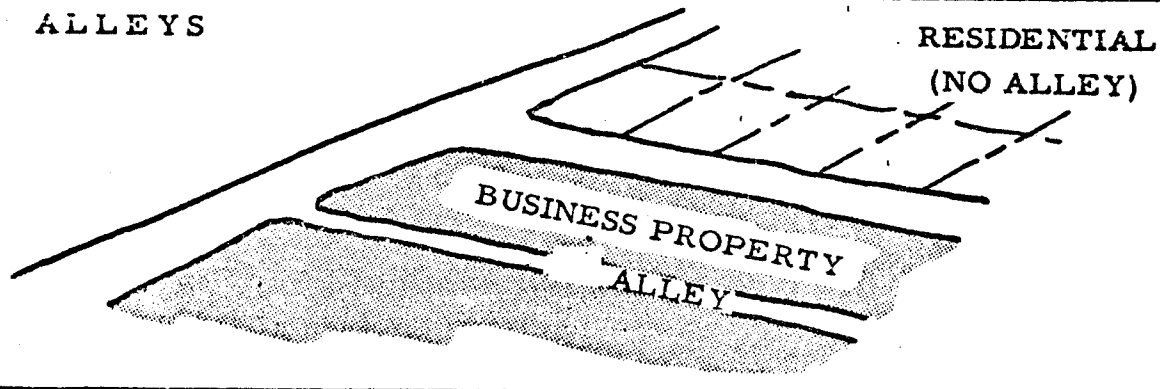
PRIVATE STREETS
AND
RESERVE STRIPS



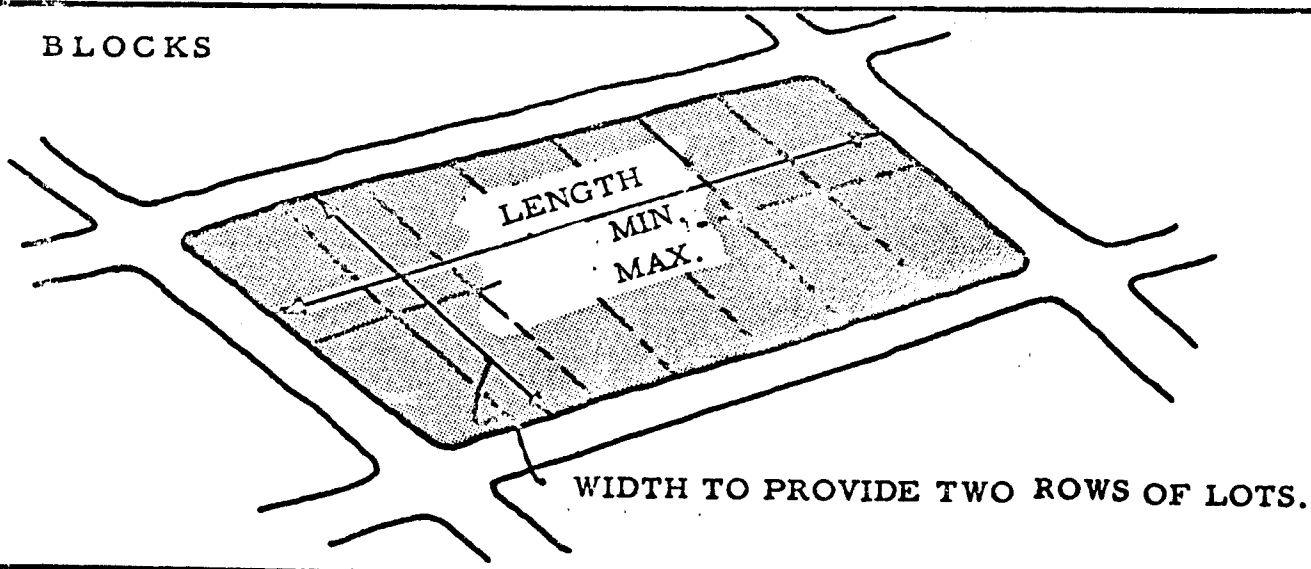
STREET NAMES



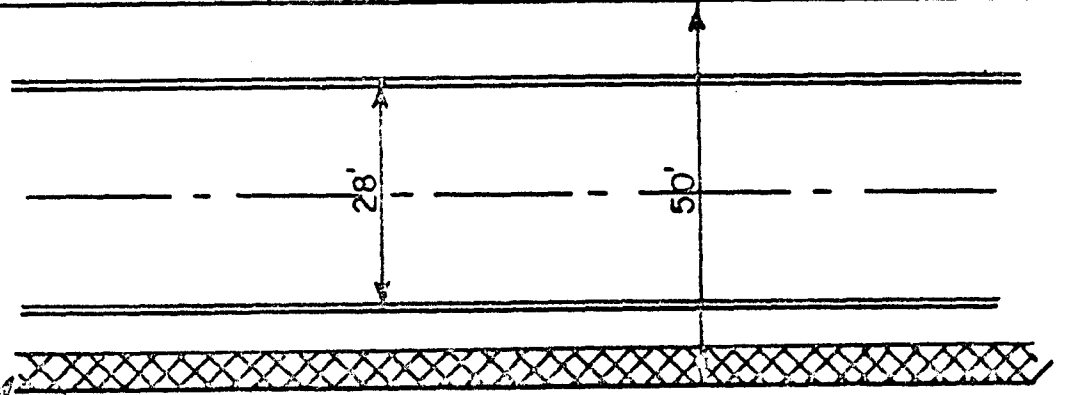
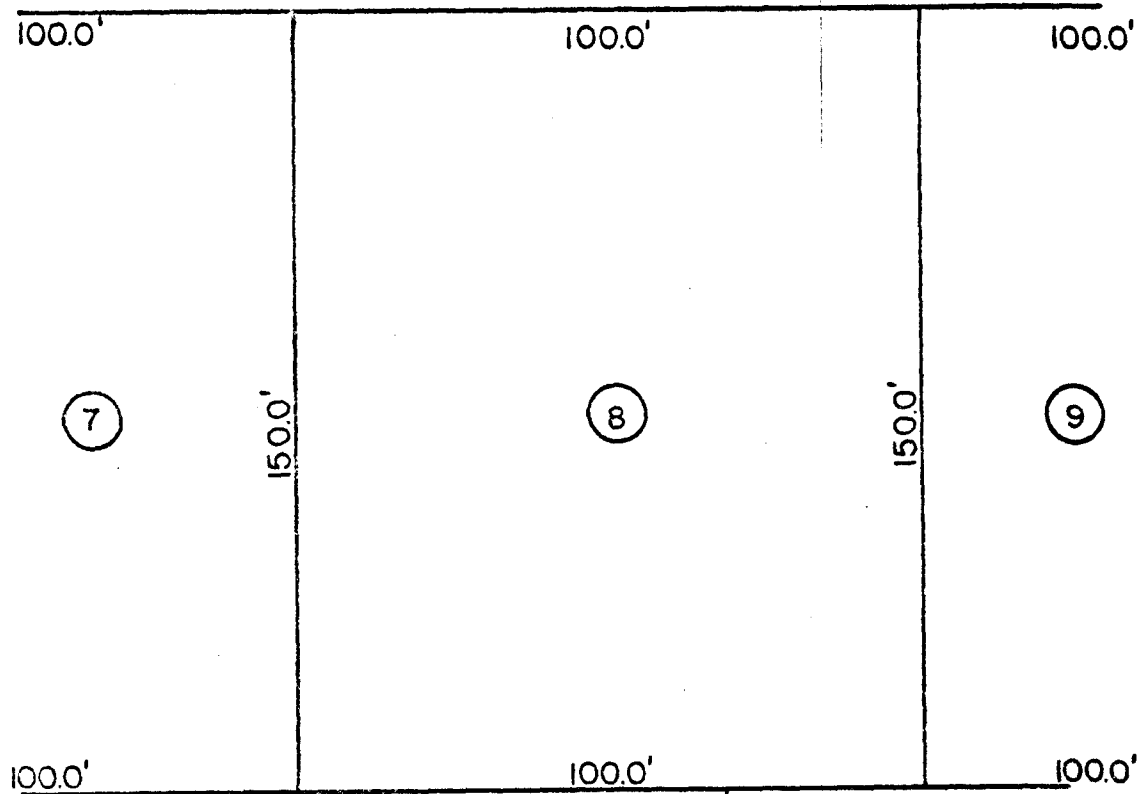
ALLEYS



BLOCKS



RESERVE STRIPS



5' RESERVE STRIP
DEDICATED TO
REGIONAL PLANNING
COMMISSION FOR
CONTROL OF FUTURE
DEVELOPMENT

NOT SUBDIVIDED AT THIS TIME

16. Street Names

Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of the 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, court, etc. Through its index list of street names on file, the planning commission can assist the subdivider in avoiding duplication.

17. 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 to the need for alleys.

B. Blocks

1. Length

Blocks shall not be less than four hundred (400) nor more than twelve hundred (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 or more public crosswalks 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 tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

C. Lots

1. Arrangement

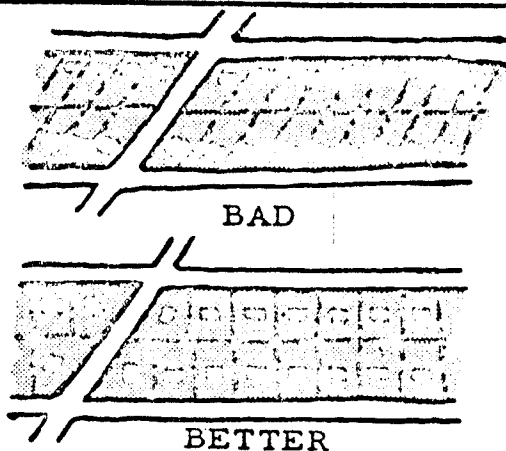
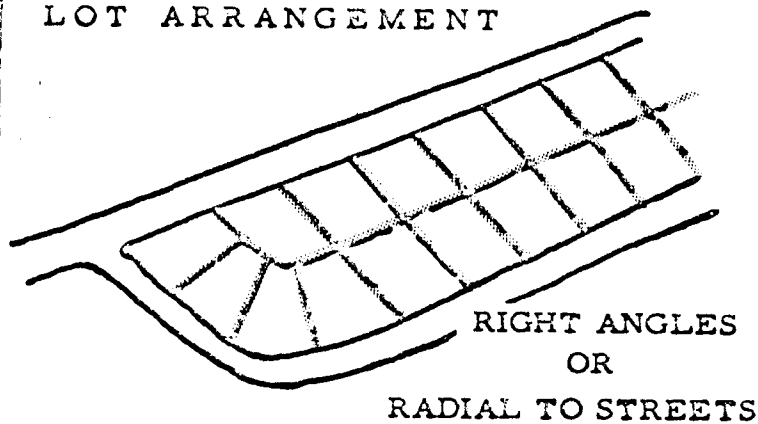
Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front for a minimum of forty (40) feet upon a public street or road which is not less than forty (40) feet in width.

2. 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 sewerage system shall not be less than fifty (50) feet wide at the building setback line nor less than seventy-five hundred (7,500) square feet in area.
- b. Residential lots not served by a public sewerage system shall not be less than forty (40) feet wide at the street right-of-way line and a minimum of eighty (80) feet wide at the building setback line and shall provide a minimum area of fifteen thousand (15,000) square feet. Greater area may be required for private sewage disposal if, in the opinion of the county health officer, there are factors of drainage, soil condition or other conditions to cause potential health problems. The planning commission may require that data from percolation tests be submitted as a basis for passing upon subdivisions dependent upon septic tanks as a means of sewage disposal.
- c. The minimum size of residential lots to be served by a private source of water supply shall be determined by the county health officer after investigations of soil conditions, proposed sewerage system and depth of ground water.
- 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.
- e. The size and width of lots shall in no case be less than the minimum requirements of any zoning ordinance in effect.

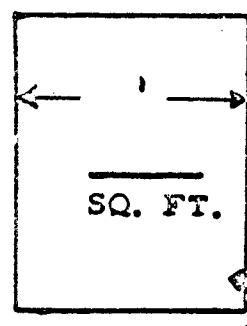
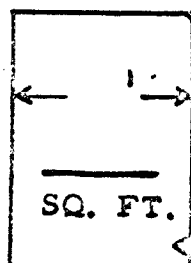
LOT ARRANGEMENT



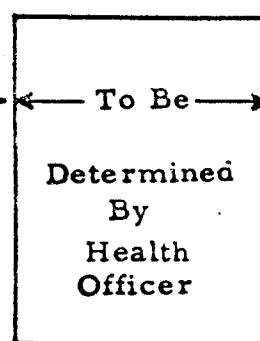
MINIMUM LOT SIZE

VARIES

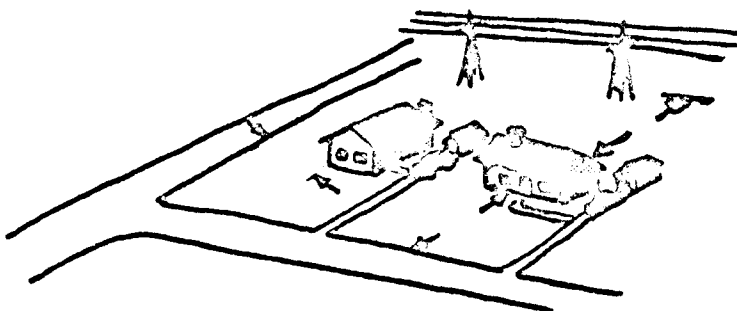
WITH SEWERAGE CONNECTION
WITHOUT SEWERAGE CONNECTION



OR

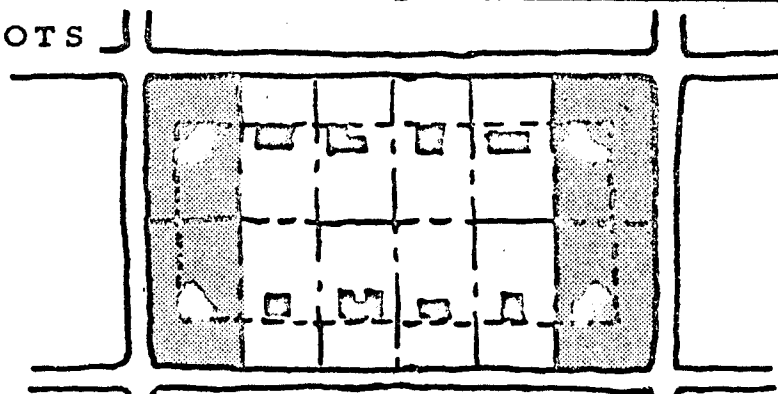


BUILDING SETBACK LINES



Note: Required setbacks are a minimum - not a uniform standard. Varied setbacks on straight streets help avoid monotonous appearance.

CORNER LOTS



WIDER TO PERMIT ADDITIONAL SETBACKS AND SIDE YARDS

- f. Any lot less than one hundred and seventy (170) feet in width shall not have a depth more than three (3) times the width.

3. Building Setback Lines and Yard Requirements

The minimum depth of building setback lines from the street rights-of-way line shall not be less than thirty (30) feet from minor residential and collector streets and forty (40) feet from all others. In case of corner lots fifteen (15) feet from the side street right-of-way line unless a lower standard is allowed by an existing zoning ordinance. A minimum side yard of six (6) feet on one side for all lots and a total minimum side yard setback of fifteen (15) feet is required for interior lots.

4. Corner Lots

Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines as 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 playgrounds and parks for local or neighborhood use as well as public service areas.

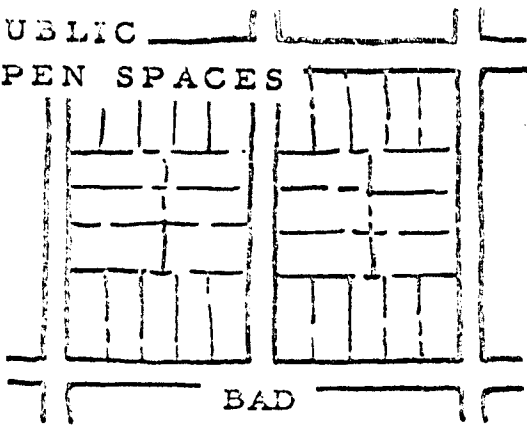
1. Public Open Spaces

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 ten (10) per cent of the gross area or water frontage of the plat, for park, school or recreation purposes.

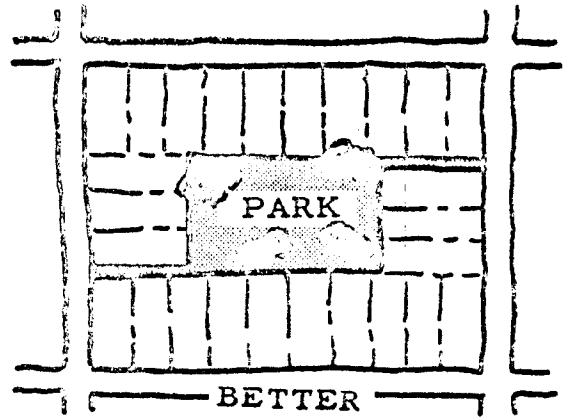
2. Easement for Utilities

- a. Except where alleys are permitted for the purpose, the planning commission may require easements, not exceeding twelve (12) feet in width, for poles, wires, conduits, storm and sanitary sewers, gas, water or other utilities, along all rear lot lines,

PUBLIC
OPEN SPACES

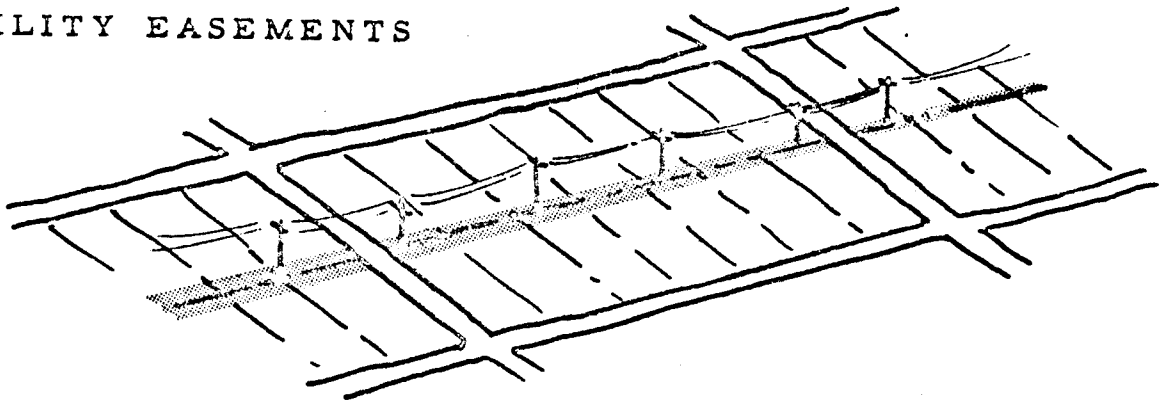


BAD



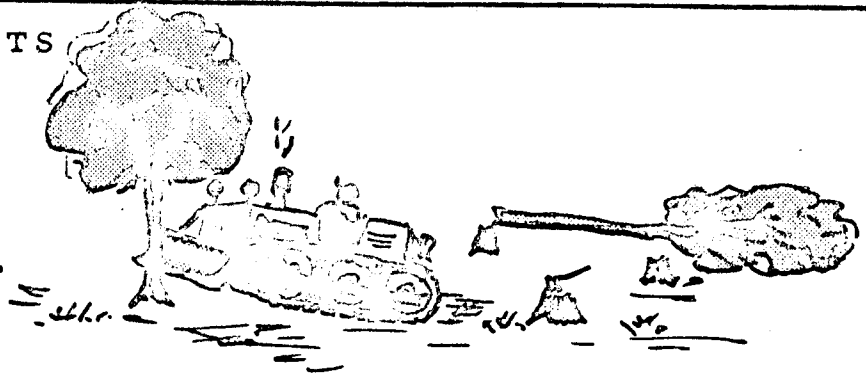
BETTER

UTILITY EASEMENTS

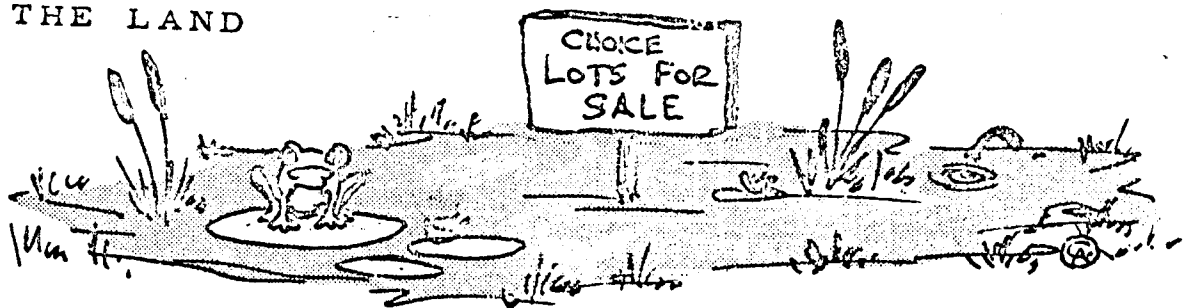


COMMUNITY ASSETS

DON'T -



SUITABILITY
OF THE LAND



along side 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 the lines of or across lots, where necessary for the extension of existing or planned utilities.

b. Drainage Easements

Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way of not less than six (6) feet along each side for the purpose of widening, deepening, relocating, improving or protecting such for drainage purposes.

3. Water Supply and Sewerage Connections

Where a public water supply or public sewerage system is reasonably accessible, the subdivider shall indicate a connection with such water supply or sewerage system and a water or sewerage connection for each lot with such material and to such size and length as shall be approved by the planning commission. Where a public water supply or public sewerage system is not reasonably accessible or not planned for in the near future, an alternate method of water supply or sewage disposal may be indicated and shall be approved in writing by the county health officer.

4. Community Assets

In all subdivisions due regard should be shown for all natural features such as large trees, water courses, 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, 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 use 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 opening of future streets and logical further resubdivision.

G. Group Housing Development

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 street, 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 and the reasons therefor shall be stated in writing in the minutes of the planning commission.

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 with 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 a potential tax liability. The following tangible improvements are required before final plat approval in order to assure the physical reality of a subdivision which approval and recordation will establish legally.

A. Required Improvements

Every subdivision developer shall be required to grade and improve streets and alleys, install drainage ways, monuments, sewers, storm water inlets and water mains in accordance with specifications established by the town. Except where higher standards have been adopted by local authorities, the following standards shall apply:

1. Monuments

- a. Concrete monuments four (4) inches in diameter or four (4) inches square, three (3) feet long shall be set at all points where the street lines intersect the exterior boundaries of the subdivision, and at all angle points, points of curve and points of tangency. The monuments shall have a one-fourth ($\frac{1}{4}$) inch steel rod, twelve (12) inches long set flush in top of the monument to identify properly the corner and/or location and shall be flush with the finish grade.
- b. All other corners and points shall be marked with iron pipe or solid steel rod not less than one-half ($\frac{1}{2}$) inch in diameter and twenty-four (24) inches long and driven so as to be six (6) inches above finished grade.

2. Grading

All streets, roads and alleys shall be graded or filled horizontally to the full width of their rights-of-way by the subdivider or developer. Due to special topographical conditions, deviation from the above will be allowed only with special approval of the planning commission.

- a. Preparation. Before grading is started the entire right-of-way area shall be cleared of all trees, stumps, roots, brush and other objectionable materials.
- 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 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 six (6) inches loose and compacted by a sheep's foot roller. Unless another method or preparation of the subgrade is approved by the planning commission, the subgrade shall be constructed as specified in Section 23, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works - July 1, 1951, and latest revision thereto. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, and where water is used to assist compaction the water content shall not exceed the optimum of moisture.

3. Storm Drainage

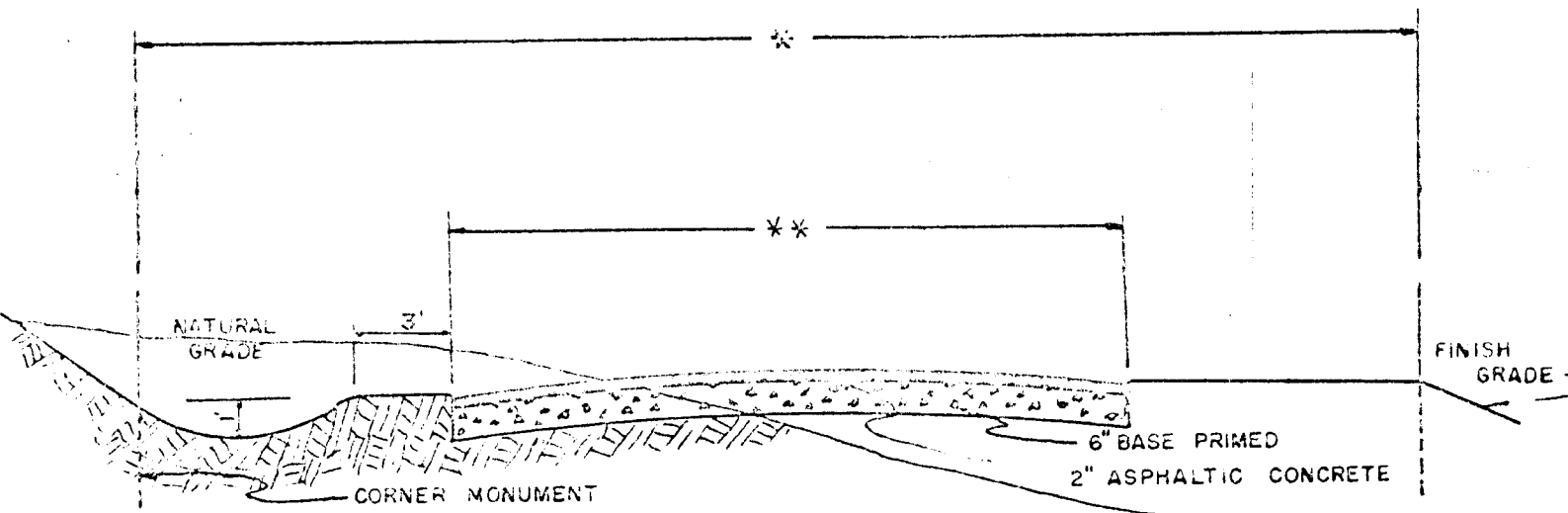
An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to 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 fifteen (15) inches. Cross drains shall be built on straight line and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with 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. Roadway Improvements

- a. Base: A compacted base course six (6) inches deep and two (2) feet wider than the width of the pavement shall be installed for all streets, including cul-de-sacs, temporary turn-arounds and access streets to adjoining properties, according to the method specified in Section 33, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works, as revised. Wetting of the stone before compaction may be done at a point of origin or on the job site at the option of the contractor. In all cases the centerline of the roadway shall coincide with the centerline of the right-of-way dedicated for such road or street.
- b. Prime Coat: After a thoroughly compacted base has been established, a prime coat shall be applied as specified in Section 49, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works - July 1, 1951 and latest revisions thereto.
- c. Wearing Surface: The wearing surface shall consist of a surface course constructed with asphalt concrete, prepared with mineral aggregate, laid out as specified under Section 104, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works - July 1, 1951 and latest revisions thereto. It shall be constructed in one layer not less than two (2) inches thick.
- d. Swales: Roadway stormwater drainage shall be achieved by the use of swales. This system shall consist of shoulders of three (3) feet in width and drainage swales of eight feet in width with a centerline vertical dimension of twelve inches. These swales must be sown with grass seed, covered by straw and staked firmly in place as erosion control. However, a layer of well developed sod will serve the same purpose. Additional depth of the swale may be required by the planning commission if drainage conditions indicate additional needed runoff area.

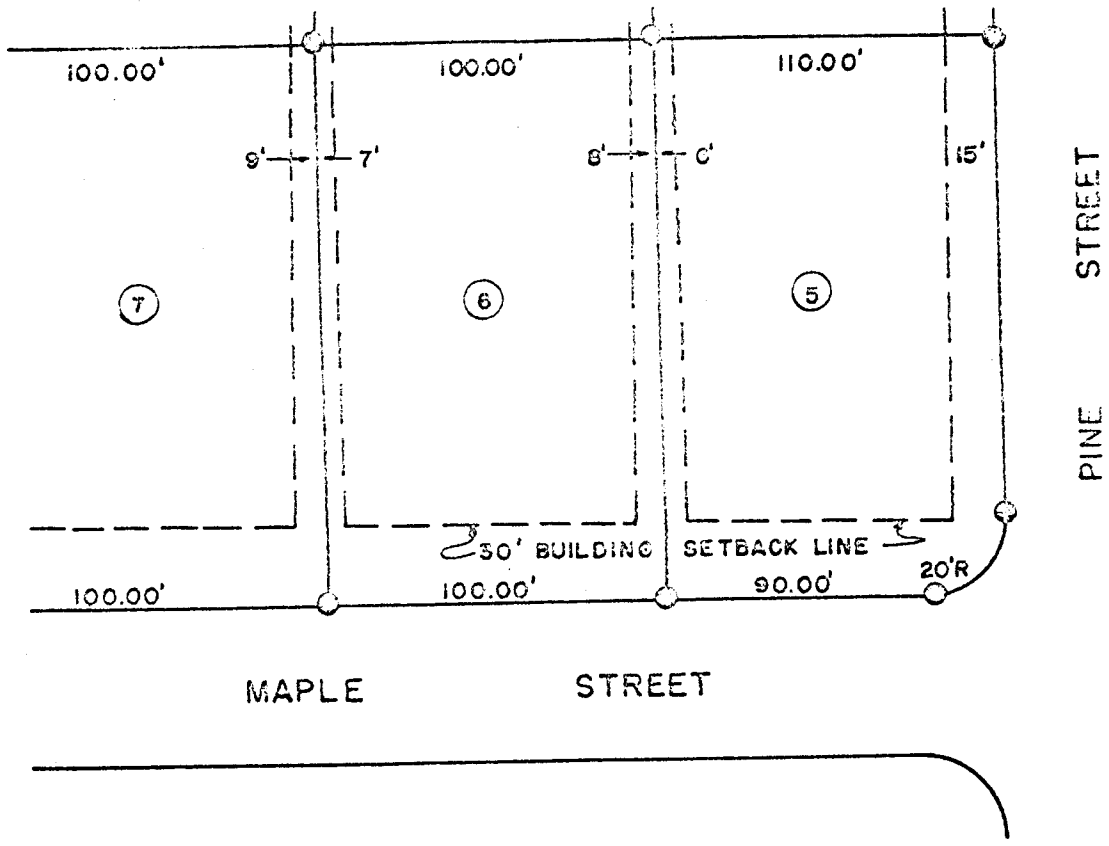
5. Minimum Street Improvement Widths

Due to the diversity of development in the planning region, ranging from sparsely populated agricultural areas to the densely populated urban area, required street improvement



* STREET RIGHT-OF-WAY	** STREET IMPROVEMENT WIDTH
MARGINAL ACCESS ----- 40'	24'
RURAL ----- 50'	24'
MINOR RESIDENTIAL ---- 50'	28'
COLLECTOR ----- 60'	28'

BUILDING SETBACK LINES



width will necessarily vary with the character of building development and the amount of traffic encountered. Minimum street improvement widths measured inside the curbs shall be as follows:

- a. Rural Streets 24 feet

Where only large lots are involved (approximately one acre or more, 150-foot minimum frontage) and where conditions are such as to discourage high speeds, non-local traffic and street parking.

- b. Minor Residential Streets 28 feet

Most minor streets in residential developments or rural roads involving parking and/or considerable traffic.

- c. Marginal Access Streets 24 feet

- d. Dead-end Streets (cul-de-sac) 28 feet
Radius of circular portion 40 feet

- e. Temporary Turn-around 28 feet

- f. Collector Streets and Highways 28 feet

- g. Arterial Streets and Highways as may be required; not usually paved by developer.

6. Installation of Utilities and Driveways

After grading is completed and approved and before any base is applied, all of the underground works - water mains, gas mains, etc., and all service connections shall be installed completely and 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 county health officer shall be constructed in such a manner as to serve adequately all lots shown on the subdivision plat for both domestic use and fire protection.

The size of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and

other features of the installation shall be approved by the water department and the planning commission and shall conform with accepted standards of good practice for municipal water systems.

6. Sanitary Sewers

When 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 by certification on the original of the final plat by the appropriate county health officer.

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 registrar of deeds until the improvements listed shall be constructed in satisfactory manner, or in lieu of such prior construction, the planning commission may accept a 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 the city or 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 Sections 13-302 and 13-602, 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 street plan made and adopted by the planning commission, as provided in Sections 13-306 and 13-607, Tennessee Code Annotated.

B. Penalties

1. No county registrar shall receive, file or record a plat of a subdivision within the planning region without the approval of the planning commission as required in Sections 13-302 and 13-602, Tennessee Code Annotated, and any county registrar so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Sections 13-310 and 13-606, Tennessee Code Annotated, provide 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 (the regional planning commission in Section 13-310 and the municipal planning commission in Section 13-606) and obtained its approval as required by law and before such plat is recorded in the office of the county registrar shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description of 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.

In the case of the regional planning commission, Section 13-310 provides that the county through its county attorney, or other official designated by the quarterly county court, may enjoin such transfer or sale or agreement by action or injunction. In the case of the municipal planning commission, Section 13-606 provides that the municipality through its solicitor or other official designated by its chief legislative body may enjoin such transfer or sale of 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 commissioner or the solicitor of the municipality or other official designated by the chief legislative body and/or the county attorney or other official designated by the quarterly county court may bring action to enjoin such erection or cause it to be vacated or removed as provided in Sections 13-311 and 13-608, Tennessee Code Annotated.

ARTICLE VI. ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision regulations or any amendment thereof, a public hearing thereon shall be held by the planning commission; thirty (30) days notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the municipality and county.
- B. The regulations shall be in full force and effective from and after their adoption and effective date.

Adopted: February 28, 1964

Effective: February 28, 1964

Advertised: January 27, 1964

Signed /S/ W. G. Williams
Secretary, Mount Carmel Regional
Planning Commission

ILLUSTRATION MOUNT CARMEL, TENNESSEE PLANNING REGION MAP

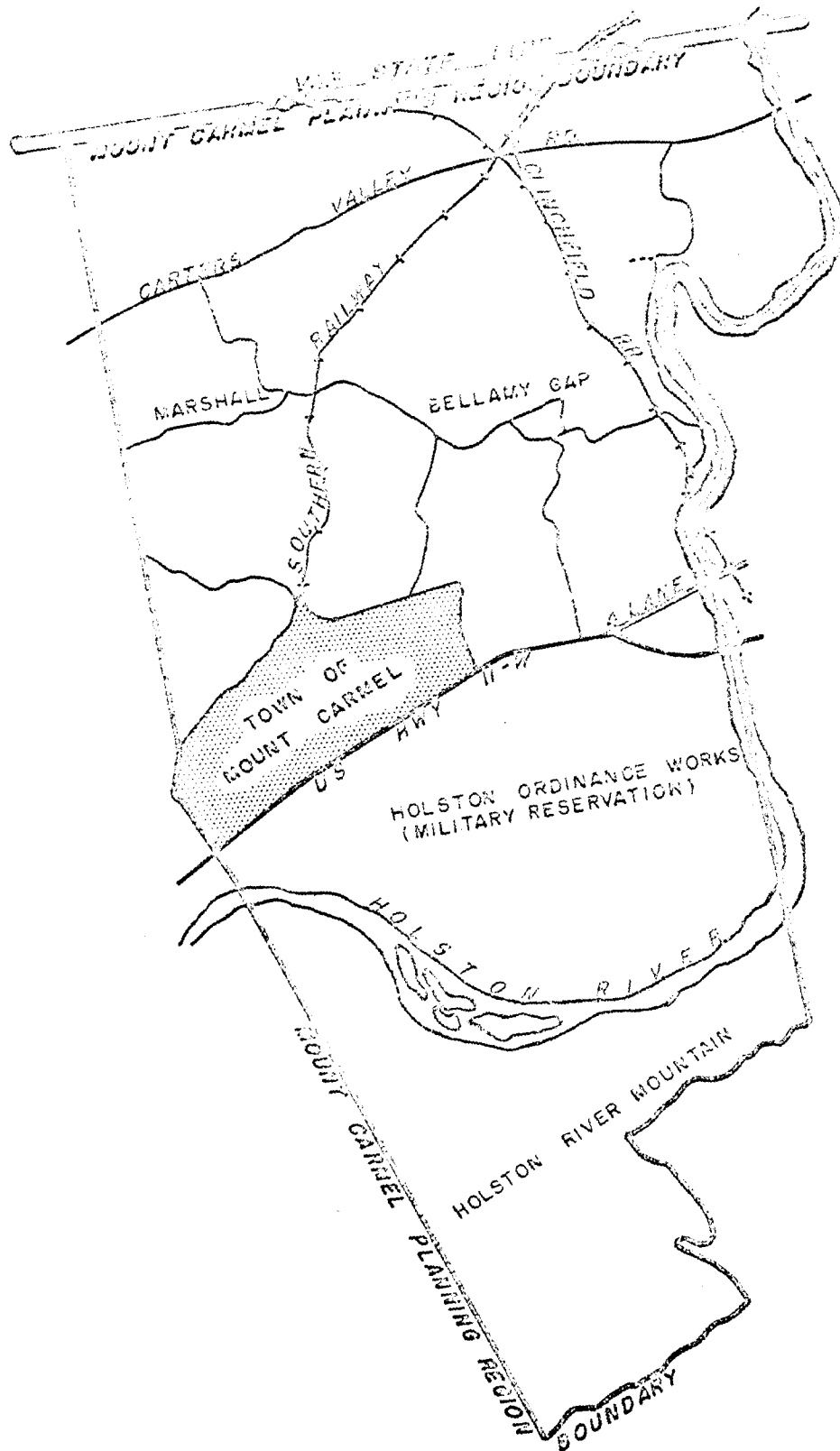
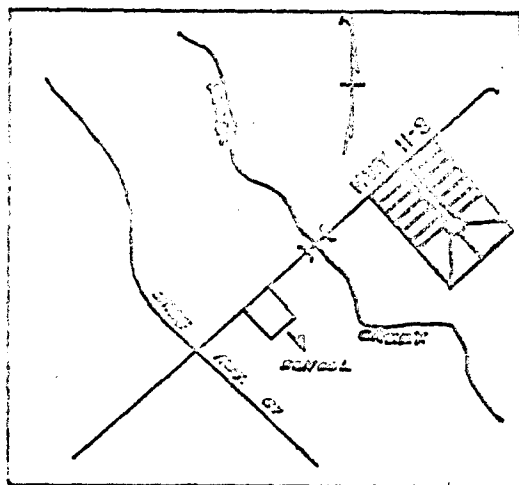
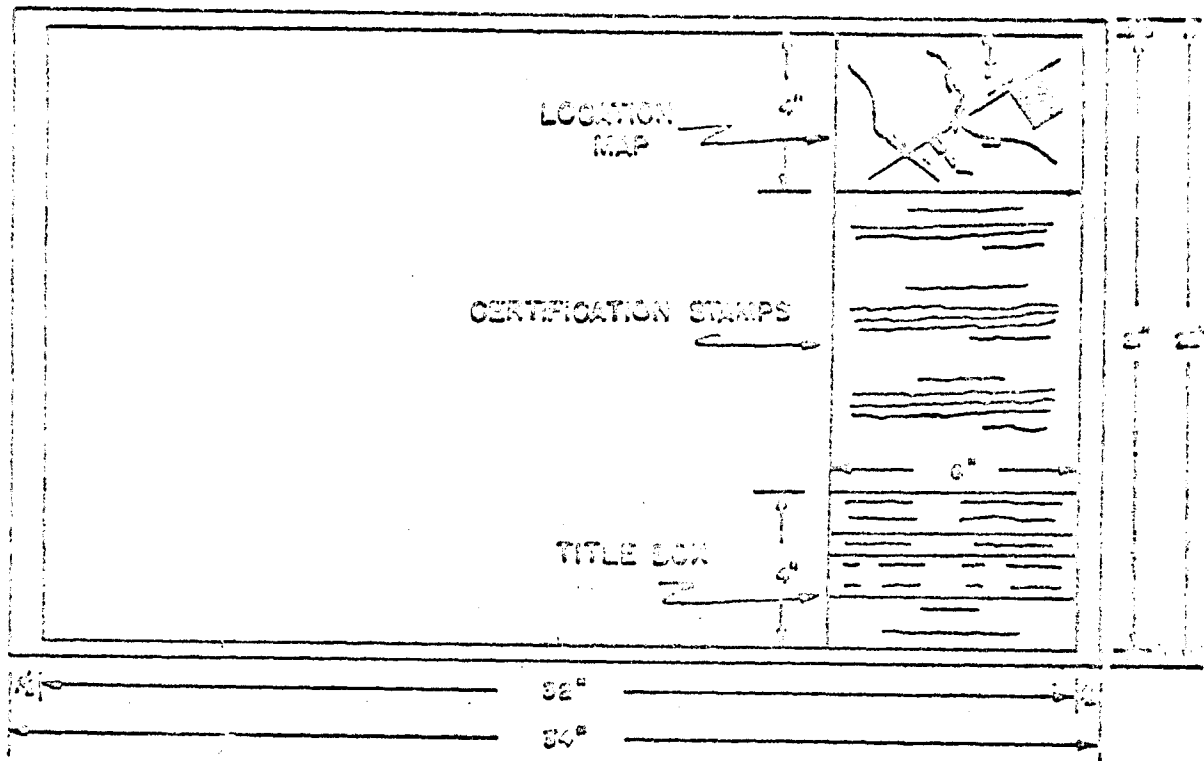


ILLUSTRATION 3

TYPICAL SHEET LAYOUT



LOCATION MAP

<u>CHARTERED ACRES</u>	<u>SUBDIVISION</u>
<u>TECHNICAL TERM</u>	<u>PLANNING COMMISSION</u>
<u>TOTAL ACRES:</u>	<u>TOTAL NO. LOTS:</u>
<u>CIVIL DATE:</u>	<u>DATE DRAWN:</u>
<u>OWNER:</u>	<u>SURVEYOR:</u>
GRAPHIC SCALE 50 0 50 100	

TITLE BOX

FORMS FOR FINAL PLAT CERTIFICATIONS

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 space to public or private use as noted.

____ 19____
Date

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Mount Carmel Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

____ 19____
Date

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.

____ 19____
Date

City or County Health Officer
or his Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

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

_____ 19_____
Date

City Engineer or County
Road Commissioner

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been
found to comply with the Subdivision Regulations for Mount Carmel,
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.

_____ 19_____
Date

Secretary, Planning Commission