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SUBDIVISION REGULATIONS

Union County, Tennessee

Prepared by the

UNION COUNTY REGIONAL PLANNING COMMISSION

Assisted by the

Local Planning Office

Tennessee Department of Economic and Community Development

East Tennessee Region

P.O. Box 51365

Knoxville, TN 37950

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ARTICLE I

PURPOSE, AUTHORITY, AND JURISDICTION

A. Purpose

Land subdivision is an important process in community development. The manner in which property is divided into lots and provided with public services and access effects both the persons who purchase such lots for homes and businesses and the general community. Therefore, the purpose of these regulations is to establish minimum standards of design in order to insure that the subdivision of land into lots is accomplished in a manner consistent with community development policies.

B. Authority

These subdivision regulations are adopted and may be amended under authority granted by Sections 13-3-401 through 13-3-411, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in this act as prerequisite to the adoption of such regulations. A certified copy of the major road plan for Union County is on file in the office of the Register of Deeds of Union County, Tennessee.

C. Jurisdiction

ARTICLE II

PROCEDURE FOR PLAT APPROVAL

A. General

1. Any owner of land lying within the area of jurisdiction of the planning commission who wishes to subdivide such land, as defined in Article I, C, for the purpose, whether immediate or future, of sale or building development, shall submit a plat of such proposed subdivision to the planning commission for approval and shall obtain such approval prior to the filing of the 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 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. The procedure for review and approval of a subdivision plat consists of two (2) separate steps. Prior to beginning grading or other earthmoving activities related to site preparation, street, utility, or other improvements, the sub-divider shall submit a preliminary plat to the planning commission. The preliminary plat shall be prepared in accordance with Section B of this Article. Upon approval of a preliminary plat, the subdivider may proceed with site preparation and construction of improvements. At such time as all required improvements have been installed or appropriate security

utility systems. When such connections are not practicable, the plat shall note that individual water supply and/or sewage disposal systems are proposed.

e. Erosion control and drainage plan prepared by an engineer or landscape architect. (see Article IV, B, 1)

f. The proposed locations, dimensions, and names of proposed streets, easements, parks, and other open space reservations, lot lines, building setback lines, and utilities. Profiles of all streets showing the natural and finished grades drawn to a scale of not less than one inch equals twenty (20) feet vertical shall be required.
g. Contours at vertical intervals of not more than five (5) feet may be required. At the discretion of the planning commission, subdivisions containing less than five (5) acres or ten (10) lots may provide contours at a greater interval.
h. The total acreage of the land to be subdivided and the approximate area of each lot. Control Map, Map Group, and Parcel of property being divided.
i. Location map showing relationship of subdivision site to the surrounding area.
j. If any portion of the land being subdivided is subject to flood as defined in Article III, Section F, the area subject to flood shall be shown and all applicable provisions of the Union County flood damage prevention ordinance met. (see also, Article III, A, 4)

3. A subdivider may omit the submission of a preliminary plat, submitting only a final plat if all the following conditions are met:

   a. The proposed subdivision does not contain more than five (5) lots.
   b. All public improvements as set forth in Article IV are already installed or because of the nature of the development deemed not necessary by the planning commission. Any construction, installation, or improvement of any public

8. 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. At least ten (10) working days prior to the meeting at which it is to be considered, the subdivider shall deliver to the planning staff four (4) copies of the final plat drawn to a scale of one (1) inch equals one hundred (100) feet on sheets no larger than 18x24 inches in size. When more than one sheet is required, an index sheet shall be provided. 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 the subdivider proposes to record and develop at the time, provided however, that such portion conforms to all requirements of these regulations. **A final plat shall not be acceptable for submission unless it contains all of the required information or a written request for a variance from each specific deviation from the requirements with reasons therefor.**

2. The final plat shall show:

c. Certification by the utility provider that the water supply system meets requirements of the controlling state agency.
d. Certification by the county department of environmental health that the subsurface sewage disposal system (s) is approved or that the public sewerage system meets requirements of the controlling state agency.
e. Certification by the appropriate county authority and an approved independent street testing firm that all streets and appurtenances have been installed in accordance with established standards.
f. Certification for recording by planning commission secretary. The signature of the planning commission secretary shall not be placed on the plat until final plat approval has been granted and all other required certifying signatures obtained.

4. Within sixty (60) days after the planning commission meeting at which the plat is considered, the planning commission shall approve or deny approval of the plat. If the plat is denied approval, the grounds for denial shall be stated in the minutes of the planning commission. If approved, one (1) copy shall be retained in the planning commission files and one (1) copy shall be provided to the planning staff.

5. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any street or other public way or ground. **The subdivider shall be responsible for obtaining from the county's governing body its formal acceptance of any public street or other facility.**

Examples for each of the certification form are provided below:

SUBDIVISION CERTIFICATION FORMS

1. CERTIFICATION OF OWNERSHIP AND DEDICATION

Date Authorized Representative of Utility Provider

4a. CERTIFICATION OF SEWERAGE SYSTEM (public or community)

I certify that the sewage disposal system installed, or proposed for installation along with the financial guarantee provided, fully meets the requirements of the State of Tennessee and is approved as shown with all restrictions/conditions as noted. (not required if 4b is applicable)

_____ _____

Date Authorized Signature of Utility Provider

4b. CERTIFICATION OF SUBSURFACE DISPOSAL (septic system)*

6. I certify that streets and related appurtenances installed, or proposed for installation along with the financial guarantee provided, fully meet the specifications established by the Union County Regional Planning Commission.

_____	_____
Date	Authorized Representative of County

6. CERTIFICATE OF APPROVAL OF STREET NAME (S)

I certify the street names on this plat have been reviewed and are acceptable in Accordance with the policies of the Union County Communications District.

_____	_____
Date	Authorized Representative of Union County Communications District

The proposed street system shall extend existing streets. They shall be extended at a width no less than the required minimum width as set forth in this Article or the width of the existing street or road whichever is greater.

3. Streets to Subdivision Boundaries

   Streets or right-of-way shall, at the discretion of the planning commission, be extended to the property boundary to allow for the development of a coordinated community street system (see 14 below). There shall be no reserve strips controlling access to streets or public utilities.

4. Streets Within Flood Hazard Areas

   No street shall be approved in a flood hazard area unless it is at least one (1) foot above the base flood elevation, as defined in Section F of this Article, and the plans for such are part of the stormwater management plan (see Article IV, B). The planning commission shall require profiles and elevations of streets in areas subject to flood in accordance with these and any other applicable regulations, including the Union County flood damage prevention ordinance. Fill may be used for streets provided such fill does not increase flood heights. In addition, the street pattern shall be designed so that in time of flood each lot shall be readily accessible to emergency vehicles.

5. Street Right-of-Way Widths

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

   a. Arterial Streets or Highways 80 feet, or as may be required

      Streets used primarily for fast or heavy traffic and to move traffic through and outside of the county.

6. 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.
   b. When the subdivision is located on only one side of an existing street, on-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

7. Restriction of Access to Collector and Arterial Streets

   Where a subdivision abuts or contains an existing or proposed collector or arterial street, the planning commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary to restrict the points of access onto such street in order to adequately protect both the safety of the traveling public and adjoining residential properties.

8. Street Grades

   Grades on arterial and major collector streets shall not exceed seven (7) percent. Grades on other streets shall not exceed ten (10) percent.

9. 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 and on other streets not less than one hundred (100) feet.

14. Cul-de-sac Streets (Permanent and Temporary)

    a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than six hundred (600) feet long unless necessitated by topography, as measured along the centerline of such street from the entrance street right-of-way to the center of the turnaround. Such streets shall be provided at the closed end with a turnaround 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. Where warranted, the planning commission may approve an alternate turnaround design, such as a "T" turnaround.

    b. Where, in the opinion of the planning commission, it is desirable to provide for future street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty (80) feet.

15. Permanent Easements and Reserve Strips

    Every lot in subdivided property shall be served from a publicly dedicated street or a permanent easement. All permanent easements shall be designed and constructed to the same standards, as established in Article IV, as streets being dedicated for public acceptance. All improvements shall conform to standards for minor residential streets as specified in these regulations, except that, street identification signs for permanent easements shall indicate in a recognizable fashion that the easement is not a public street. The final plat of any subdivision containing a permanent easement shall clearly indicate it is not a county street and shall be accompanied by the necessary legal documents to establish a means for continuing maintenance. This may be a property owners association or some other means which the county attorney finds acceptable. A copy of such legal documents shall be forwarded to the planning staff within twenty-four (24) hours of being recorded in the Union County Register of Deeds office and shall bear the recorder's stamp. Failure to provide such documents shall be grounds to file for an injunction to prevent the sale or transfer of such property until the required documentation has been provided to the planning staff. There shall be no reserve strips controlling access to streets, except where the control

Each lot shall contain an adequate building site outside of any easements, street rights-of-way, building setback lines, and subsurface wastewater systems, including future duplication areas for such systems.

2. 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 forty (40) feet upon a public street or permanent private easement (see Article III, A, 15) and must meet the width at the building setback line requirement for the zoning district within which the subdivision is located.

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 public water and sanitary sewer systems are 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, upon approval of the regional planning commission subject to the lot size requirements where water is not available.

a. All lots which are served by public water and public sewer, other than those not intended for development, shall not be less than ten thousand (10,000) 7500?? square feet in area and not less than seventy five (75) feet in width at the building setback line.
b. Residential lots served by public water but located in areas in which a sanitary sewer system is not available and subsurface wastewater disposal systems or similar systems are planned shall not be less than one hundred (100) feet wide at the building setback line or less than twenty thousand (20,000) square feet in area. Greater area may be required by the planning commission as indicated by data from percolation tests and investigations or as recommended by the county department of environmental health.

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, recreation area, or public access to water frontage is shown on an official map or in a plan made and adopted by the planning commission and 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 tom and including a total of ten (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 of at least five (5) feet in width for poles, wires, conduits, storm and sanitary sewers, gas, water mains, or other utility lines along rear lot lines or side lot lines if, in the opinion of the planning commission such action is desirable. 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.

3. Easements for Drainage

   Where a subdivision or lot is traversed by a watercourse, drainageway, channel, or stream there shall be provided a stormwater easement or drainage right-of-way for the purpose of widening, deepening, relocating, improving, or protecting such drainage easement.

4. Community Assets

   In all subdivisions, duc regard shall be shown for natural features, such as large trees and watercourses, historical sites, and similar community assets which, if preserved, will and attractiveness and value to the property.

E. Suitability of the Land

H. Variances

Variances to the provisions of these regulations may be granted by the planning commission so long as the intent of these regulations can be preserved when it finds that strict application of these regulations would create unnecessary hardship. Such hardship shall be found to be due to the technical impracticality of the application of these regulations due to the topography, natural conditions, location, or unusual shape of a property which were not created by actions of the property owner. The planning commission may attach reasonable conditions to any such variance granted to preserve the intent of these regulations and to protect the general health, safety, and welfare of surrounding property and the community.

I. Planned Unit Developments

Any subdivision in which individual lots are proposed to be smaller than the minimum size set out in these regulations or the minimum size allowed in the zoning district within which such subdivision is located may be permitted by the planning commission as a planned unit development (PUD). The overall project density, however, shall be no greater than that permitted in Article III, C, 3. In addition to the plat preparation requirements and required improvement standards set out in these regulations, any subdivision developed as a planned unit development shall also meet all applicable standards of the Union County zoning ordinance concerning planned unit developments (see Union County Zoning Ordinance). The subdivider shall consult with the planning staff prior to beginning preparation of a PUD.

J. Zoning or Other Regulations

2. All other lot corners shall be marked with iron pins not less than one-half (1/2) inch in diameter and eighteen (18) inches long.

B. Stormwater Control

1. Erosion Control and Drainage Plan

A complete erosion control and drainage plan prepared by an engineer or landscape architect licensed to practice in the State of Tennessee with competency in this field may be required with the preliminary plat for any single family residential development containing five (5) acres, or more, or ten (10) lots, or more. Preliminary plats of subdivision containing less than five (5) acres and fewer than ten (10) lots shall address the method of erosion control and stormwater management, but shall not be required to meet the specific standards set out in subsections a. and b. below unless deemed necessary by the planning commission.

a. Erosion Control Plan

The erosion control plan shall show the location and address the manner of installation and maintenance of appropriate and generally accepted means to prevent eroded soils or other materials from being deposited in any stream or other body of water or onto adjoining properties, including public right-of-way. During street construction, measures outlined in Section 209, Temporary Project Water Pollution Control, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, shall be employed. If applicable, the erosion control plan shall include a copy of the "Notice of Intent" form which the subdivider may have been required to file with the Tennessee Department of Environment and Conservation regarding erosion control on construction sites. Erosion control measures shall be installed prior to site preparation activities and

minimum pipe size which shall be at least a pipe of galvanized steel no less than fifteen (15) inches in diameter. Where the proposed development includes internal driveways serving other than individual single family lots, driveway side drains shall be a minimum of 16 gauge for corrugated metal pipe (CMP), or class III concrete for pipe diameters to 18". For pipe 24" in diameter or larger, the CMP shall be 14 gauge or class III concrete. Pipe shall extend beyond the edges of the driveway and shall terminate with a concrete flared headwall (see illustrations 1 & 2). No pipe shall be installed which is less than 15" in diameter. The county street superintendent shall have the authority to approve and alternative headwall design suitable to the site in question.

b. Streets With Curbs

Catch basins shall be integrated into any new street construction where curbing will be installed. Catch basins shall be TDOT 12-32 (standard drawing D-CB-12-32) modified to accept the frame and grate as shown on standard drawing D-CBB-12A or other designs of comparable quality as approved by the county. Total casting weight shall be a minimum of 730 lbs. per catch basin. Castings shall be aligned using plan normal gutter elevations which shall be adjusted to allow for a 2'sump at face of curb. Enclosed storm drains which collect and convey drainage on, across, and through public rights-of-way shall comply with standards for driveway side drains. Pipe shall extend beyond the right-of-way and shall terminate with a flared concrete headwall (see illustrations 1 & 2). Rip rap/quarry or field stone 4" to 8" shall

be placed a minimum of 6' beyond the headwall and laid over erosion control matting material equal to Erosion Control Fabric 955 by Synthetic Industries Inc. The minimum design criteria used for calculating the size of enclosed drainage systems shall be based on a ten-year (10) flood frequency, 24 hour duration storm. For major system designs, the county engineer and development engineer shall determine other appropriate criteria which is consistent with the intent of this section.

C. Street Design Standards

1. General Provisions

3. Preparation for and Construction of Subgrade

Preparation and construction of the subgrade shall be accomplished in accordance with Section 203, Excavation and Undercutting, Section 205, Embankments, and Section 207, Subgrade Construction and Preparation, **Standard Specifications for Road and Bridge Construction,** Tennessee Department of Transportation. The density of the finished subgrade shall be equal to not less than one hundred percent (100%) of the maximum density. The determination of optimum moisture, maximum density, and density of the soil in place shall be in accordance with the provisions of subsection 205.04. of the above referenced publication.

4. Pavement Base

After the subgrade has been inspected and found to meet the standard set out in Section 3 above, the roadbed shall be surfaced with Type A mineral aggregate crushed stone, pugmill mixed with even wetting to maintain a uniform moisture content, in accordance with Section 303, Mineral Aggregate Base, **Standard Specifications for Road and Bridge Construction,** Tennessee Department of Transportation, applied in reasonably close conformity with the lines, grades, thickness, and typical cross sections shown on the street plan/profile. The average density shall not be less than ninety-five percent (95%) of maximum density determined in accordance with AASHTOT 99, Method D. No individual test shall be less than ninety-two (92%) percent of maximum density. The compacted thickness of the stone roadway shall be dependent upon the classification of the street, as follows:

Local Streets - 6'
Minor and Major Collector and Arterial Streets - 8"

5. Prime Coat

After the pavement base has been inspected and found to meet the standard set out in Section 4 above, a prime coat of cut-back asphalt, Grade RC-70 or RC-20, or emulsified asphalt, Grade AE-P or CAE-P, shall be applied at a rate of 0.2 to

8. Minimum Pavement Widths and Cross Section

Minimum pavement widths shall be as follows:

Local Streets (without curbs)	20 feet
Local Streets (with curbs)	22 feet
Minor and Major Collector Streets	28 to 32 feet
Arterial Streets	As may be required*

*Arterial Streets are generally constructed by public entities, but where the subdivision of property occurs along an arterial street, developers may be required to provide acceleration/deceleration lanes, or similar improvements.

See illustration 3 in appendix for typical roadway section.

9. Shoulders and Ditches and Curbs and Gutters

The subdivider shall provide either a system of shoulders and ditches or permanent six (6) inch concrete curbs with twenty-four (24) inch integral concrete gutters, standard rolled curb and gutters, or other construction approved by the planning commission. Either such system shall be designed in accordance with the stormwater management plan for the subdivision (see Article IV, B). All manholes, catch basins, inlets, and pipe end walls specified in the street plan/profile shall be installed in accordance with the provisions of Section 611, Manhole, Catch Basins, Inlets, and Pipe End Wall, **Standard Specifications for Road and Bridge Construction,** Tennessee Department of Transportation. If shoulders and ditches are used, applicable provisions of Section 206, Final Dressing, and, Section 208, Shoulders and Ditches, **Standard Specifications for Road and Bridge Construction,** Tennessee Department of Transportation, shall be followed.

10. Inspection

E. Installation of Utilities and Driveways

After grading is completed and approved and before any base is applied, all of the underground works, e.g., water mains, gas mains, etc., and all service connections shall be installed completely and approved throughout the length of the street and across the flat section. All driveways for houses to be built by the subdivider shall be cut and drained. (see Article IV, B, 2)

F. Water Supply System

A water supply system shall be constructed to serve all lots shown on the subdivision plat with water for both domestic use and fire protection. Fire hydrants shall be installed so that no lot is more than 500' from an operable hydrant.

G. Sanitary Sewers

When a proposed subdivision is located within a sewer service area, sanitary sewers shall be installed.

H. Street Name Signs and Traffic Control Signs

Street name signs shall be installed at all intersections in new subdivisions including intersections with existing county streets. Appropriate traffic control signs shall be installed in accordance with the recommendation of the planning commission and county street superintendent. Such signs shall conform to **Uniform Traffic Control Manual** guidelines.

If all required improvements have not been installed and approved at the time final plat approval is requested, the planning commission may, if it deems it to be appropriate, accept a performance bond from an approved surety or a letter of credit from an approved financial institution. Other forms of financial guarantee such as a certified check or escrow account, may be accepted upon review and approval of the county attorney. The amount of the bond or other security shall be sufficient to cover the cost of installation of the required improvements plus ten (10) percent of such cost, in order to insure that required public improvements may be made and utilities installed without cost to the County of Union County in the event of default of the subdivider. The conditions of such security or performance bond shall provide for the installation of the improvements covered by such bond within a period of not to exceed twelve (12) months; provided however, that such period may be extended by the planning commission with the consent of the parties thereto if the planning commission finds that the public interest will not be adversely affected by such extension. If the planning commission shall decide at any time during the term of the performance bond that the extent of the building development that has taken place in the subdivision is not sufficient to warrant all the improvements covered by such performance bond, that required improvements have been installed as provided in this section in sufficient amount to warrant reduction in the face amount of said bond, or that the character and the extent of such development require additional improvements, the face value of such performance bond shall thereupon be reduced or increased by an appropriate amount so that the new face amount will cover the cost in full of the amended list of improvements. Any owner or agent of any land may sell, transfer, or

ARTICLE V

ENFORCEMENT AND PENALTIES FOR VIOLATIONS

A. General

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

B. 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 Union County or be received or recorded by the register of deeds until said plat or plan has received final approval in writing by the planning commission, as provided in Section 1303-402, Tennessee Code Annotated.

2. No board, public officer, or authority shall light any street, or 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 the county's 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, as provided in Section 13-3-406, Tennessee Code Annotated.

C. Penalties

ARTICLE VI

ADOPTION AND EFFECTIVE DATE

A. Before adoption of these subdivision regulation, a public hearing as required by Section 13-3-403, **Tennessee Code Annotated**, was afforded any interested person or persons. Notice of such hearing was announced in a local paper, being of general circulation within the area of planning jurisdiction, and stating the time and place for the hearing.

B. These rules and regulations and any amendment thereto shall be in full force and effect from and after their adoption and effective date.

UNION COUNTY REGIONAL PLANNING COMMISSION

_____

PUBLIC HEARING

APPENDIX I

CEMENT, CONCRETE CURBING AND SIDEWALKS

A. Description

This item shall consist of Portland cement concrete curbs, curbs and gutters, or sidewalks constructed on a prepared subgrade in accordance with these specifications and either of the cross-sections shown. The required width of the base varies with the type of curbing selected:

Type A. Base two (2) feet narrower than required pavement width.
Type B. Base two (2) feet narrower than required pavement width.
Type C. Base equal to required pavement width.
Type D. Base two (2) feet wider than required pavement width.

B. Materials

1. Aggregates: Coarse aggregate shall consist of crushed gravel. It shall be clean, hard, tough, durable pieces free from injurious amounts of soft friable, thin, elongated or laminated pieces, soluble salts, organic, or other deleterious matter.

5. Proportions: Concrete shall contain six (6) bags of cement per cubic yard and shall be proportioned in an approximate 1:2:4 mix as follows: Mix with each bag of cement 188 pounds of fine aggregate and 345 pounds of coarse aggregate, using six (6) gallons of water. Weight of aggregates is based on a specific gravity of 2.65. Compressive strength shall be 3,000 pounds per square inch at 28 days.

C. Construction Methods

1. Preparation of Subgrade: All boulders, organic material, soft clay, spongy material, and any other objectionable material shall be removed and replaced with approved material. The subgrade shall be properly shaped, rolled and uniformly compacted to conform with the accepted cross-sections and grades.

2. Forms for Concrete: The forms for the concrete shall be of wood or metal, straight, free from warps or kinks and of sufficient strength. They shall be staked securely enough to resist the pressure of the concrete without spring. When ready for the concrete to be deposited they shall not vary from the approved line and grade and shall be kept so until the concrete has set. Where a face form for a curb is used it shall be so designed as to permit it to be securely fastened to the other forms.

3. Placing and Finishing Concrete: Just prior to placing the concrete, the subgrade (or base) shall be moistened, the concrete mixed to the proper consistency shall be placed in the forms and thoroughly tamped in place so that all honeycombs will be eliminated and sufficient mortar will be brought to the surface. After this the surface shall be brought to the smooth even finish by means of a wooden float. All faces adjacent to the forms shall be spaced so that after the forms are stripped the surface of the faces will be smooth, even and free of honeycomb. All edges

APPENDIX II

STREET TESTING SCHEDULE

For the purpose of assuring new streets are constructed in accordance with the street improvement standards contained the Subdivision Regulations of the County of Union County, Tennessee, all subdividers constructing streets shall adhere to the street testing schedule contained herein. The subdivider shall choose a testing company from an approved list provided by the Union County Regional Planning Commission. If the subdivider chooses a firm not on the list, evidence of such firm's qualifications and willingness to perform the work required shall

I. Policy

It is the policy of this Division to evaluate and approve a single lot (less than 5 acres) or tract(s) 5 acres or greater in a style similar to that of a subdivision approval when requested by the applicant. The process address in this policy is applicable state wide and shall be provided to the applicant upon request and payment of fees.

II. Purpose

The purpose of this policy is to provide authorization to allow and direction to administer plat approval for a single lot or tract(s).

III. Procedure

When an applicant requests Division of Ground Water Protection approval of a plat which is not a subdivision {as defined in T.C.A. 68-221-402 (9)}, the applicant should be informed that it is not a subdivision and that plat approval is not necessary. To receive plat approval, he must provide all information required by Rule #1200-1-6-.02 and pay fees required by Rule #1200-1-6-.21 of The Regulations To Govern Subsurface Sewage Disposal Systems. If the lot or tract(s), and plat meet the requirements specified in Rule #1200-1-6-.02, then approval may be given.

The approval language should read:

"Plat approval is hereby granted for this property, owned by _____ In _____County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions. Any cutting, filling or alterations of the soil conditions may void this approval".

This policy is effective _____; it shall not be modified or rescinded except in writing under the signature of this office.

WHEREAS, such regulations are necessary to ensure sound development in accordance with minimum standards of design;

NOW, THEREFORE BE IT RESOLVED, that the Union County Regional Planning commission does hereby amend the Union County Subdivision Regulations by the following:

Section 1. Article III section A. 15, *"Permanent Easements and Reserve Strips"*, is hereby deleted and replaced by the following:

Every lot in subdivided property shall be served from a publicly dedicated street or a permanent easement. The planning commission may however, approve the use of a simple shared driveway easement between two (2) adjoining lots, provided it finds that the intent of this section is maintained. All permanent easements shall be designed and constructed to the same standards, as established in Article IV, as streets being dedicated for public acceptance. All improvements shall conform to standards for minor residential streets as specified in these regulations, except that, street identification signs for permanent easements shall indicate in a recognizable fashion that the easement is not a public street. The final plat of any subdivision containing a permanent easement shall clearly indicate it is not a county street and shall be accompanied by the necessary legal documents to establish a means for continuing maintenance. This may be a property owners association or some other means which the county attorney finds acceptable. A copy of such legal documents shall be forwarded to the planning staff within twenty-four (24) hours of being recorded in the Union County Register of Deeds office and shall bear the recorder's stamp. Failure to provide such documents shall be grounds to file for an injunction to prevent the sale or transfer of such property until the required documentation has been provided to the planning staff. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the county under conditions approved by the planning commission.

Section 2. This amendment shall take effect from and after its passage, the public welfare requiring it.

WHEREAS, in accordance with the Tennessee Code Annotated, Section 13-3-403, the Union County Regional Planning Commission has the authority to adopt regulations governing the subdivision of land and amend such regulations from time to time; and

WHEREAS, such regulations are necessary to ensure sound development in accordance with minimum standards of design;

NOW, THEREFORE BE IT RESOLVED, that the Union County Regional Planning Commission does hereby amend the Union County Subdivision Regulations by the following:

Section 1. Article III section A. 15, "Permanent Easements and Reserve Strips", is hereby deleted and replaced by the following:

15. Permanent Easements and Reserve Strips

Every lot of subdivided property shall be reasonably accessible and serviceable from a publicly dedicated street or private permanent easement. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the county under conditions approved by the regional planning commission.

Private streets on private permanent easements may be permitted upon approval by the Union County Regional Planning Commission. Said private streets and easements shall be established in accordance with the provisions of this section. For the purposes of this section a private permanent access easement shall be considered and developed as a private street where said easement provides access or service to two (2) or more lots. The planning commission may however, approve the use of a simple shared driveway easement between two (2) adjoining lots, provided it finds that the intent of this section is maintained.

a. Classifications and Specific Standards. All private street developments shall be classified as one of the following two (2) types.

III. Any resub division of properties served by private streets and easements shall be in conformance with all provisions of this section. The total number of lots to be served, easement lengths, and or lot sizes shall be restricted by the type of street easement providing service to the properties in question.

All legal documentation pertaining to the property owners association, along with the recorded plat, shall clearly note the classification of all private street easements present in the subdivision, and all applicable restrictions regarding further resub division without additional street improvements.

IV. Private permanent easements serving two or more lots (private streets) must be maintained by the developer until a property owners association has been established. In all cases where two (2) or more lots within a proposed development are to be served by a private permanent easement, the developer shall be responsible for private street maintenance until fifty (50%) percent of the development has been sold, at which time a legally established property owners association shall be formed to ensure private street maintenance. The final plat shall be accompanied by the necessary legal documents to establish a property owners association to ensure the future maintenance of said road(s). The association shall have the authority to levy assessments for road maintenance and the power to impose liens, if necessary, to enforce such action. The Union County Regional Planning Commission has no role in this process beyond requiring the establishment of such legal instruments before final plat approval is granted.

V. In all instances were a new subdivision utilizing private streets is accessed by an existing private permanent easement, or non-governmentally maintained right-of-way, a system of legal agreements shall be established to provide for the maintenance of all said existing private easements or rights-of-way, necessary to obtain direct access to a county road. The subdivider/developer shall be responsible for establishing this system of maintenance agreements with all applicable adjoining developments and/or property owners. The final plat shall be accompanied by the necessary legal documents establishing or documenting these maintenance agreements. The Union County Regional Planning Commission has no role in this

Section 2. This amendment shall take effect from and after its passage, the public welfare requiring it.

Public Hearing:_____

_____ _____

Chairman Secretary