SUBDIVISION REGULATIONS

Greene County, Tennessee



Greene County Regional Planning Commission

Adopted: April 1972
Amended: March 2025

Prepared for:

GREENE COUNTY REGIONAL PLANNING COMMISSION

James Carter, Chairman
Sam Riley, Vice-Chairman
Gary Rector, Secretary
John Carter
Edwin Remine
Margaret Greenway
M.C. Rollins
Alford Taylor

Revised By:
First Tennessee Development District
Local Planning Department
Johnson City, TN

ANSWERS TO QUESTIONS OFTEN ASKED ABOUT SUBDIVISION REGULATIONS

1. Are subdivision regulations fair to everyone?

   Yes, the written regulations provide the Greene County Regional Planning Commission with uniform procedures, and standards of design and construction by which to appraise equally and fairly all plats for land subdivision.

2. Who is affected by the regulations?

   Every owner of land within the Greene County Planning Regional who divides land into smaller parcels, or changes the size or shape of existing lots is affected.

3. Am I affected if I re-subdivide my tract into two parcels?

   Yes, “subdivision” means the division of a tract or parcel of land into two or more lots, sites or divisions less than five acres in size for immediate or future sale or building development, and includes re-subdivision.

4. What’s to prevent me from recording a subdivision plat without approval?

   The County Registrar of Deeds is prevented by law from recording land subdivision lying within the planning region without final approval in writing.

5. Can I sell by an unapproved plat and then record by lots by metes and bounds?

   No, state law makes it a misdemeanor, punishable by law, to use an unapproved subdivision plat, even if metes and bounds description is used in the instrument of transfer or sale.

6. What happens if I sell unapproved and unrecorded lots from my subdivision?

   a. A state law has been broken (Section 13-3-410, Tennessee Code Annotated).

   b. Some cloud would exist on the title of the lots.

   c. Most lending agencies will not approve or guarantee loans.

   d. State law requires that public bodies shall not extend sewers, water mains, lighting or other utilities in unauthorized roads.

   e. Where zoning is in effect a building permit to construct any building will be withheld.

   f. Authorities may cause any building or structure erected to be vacated or removed.

   g. The legislative body of a county or municipality may stop sales by injunction or other legal action.

7. What improvements will I need to install in my subdivision?

   The developer will be responsible for grading and improving streets, installing curbs, monuments, sewers and water mains in accordance with adopted specifications.

8. Why doesn’t the lot buyer, instead of the developer, pay for improvements?

The lot buyer does – at the time he purchases his property. If lots are sold before improvements are in, the community bears the expense of providing needed improvements that should have been originally planned for and installed by the developer.

9. Won't subdivision regulations cause expensive development and cost me a lot of money?

Quite the contrary. Properly planned subdivisions make the most of land with a minimum of construction and operating costs. Good design takes advantage of all capabilities of the site and results in a minimum amount of streets and utilities with a maximum number of well-arranged and easier-sold lots. Good land subdivision affects the value of the land and the immediate return to the investor, while saving the developer money.

10. How do I go about having a subdivision approved?

These subdivision regulations include the procedure for having a plat approved. The Greene County Regional Planning Commission meets at regular intervals and your preliminary plat is submitted in advance of the meeting at which it is to be considered. It is suggested that you consult the Greene County Regional Planning Commission early so as to become familiar with the official plans that might affect your area.

11. What if I wish to lay out a commercial or industrial subdivision?

The provisions of subdivision regulations apply to all subdivisions of land, including that for use of business and industry. Since space, parking, and service requirements will vary greatly, it is impossible to establish standards for all types of uses. For that reason, specific requirements for lot sizes and area are set forth only for residential areas.

12. Where can I get technical and planning assistance?

The Greene County Regional Planning Commission will help by recommending several competent subdivision designers who can contribute much to the financial success of your subdivision. Although they will not prepare final plans for you, trained planners are available at the Department of Economic and Community Development, Local Planning Assistance Office in Johnson City, Tennessee.

(The sketches are not a part of the regulations, but are included for illustrative purposes and to aid in explaining the text).

CONTENTS

ARTICLE I. PURPOSE, AUTHORITY AND JURISDICTION 1
- A. Purpose 1
- B. Authority 1
- C. Jurisdiction 1

ARTICLE II. PROCEDURES FOR PLAT APPROVAL 2
- A. General 2
- B. Informal Consultation 3
- C. Preliminary Sketch Plat 3
- D. Final Plat 5

ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN 8
- A. Streets 8
- B. Blocks 11
- C. Lots 13
- D. Public Use and Service Areas 13
- E. Suitability of the Land 14
- F. Flood Control Measures 14
- G. Group Housing Developments 15
- H. Manufactured Home Subdivisions 15
- I. Variances 15
- J. Zoning or Other Regulations 16

ARTICLE IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL ... 17
- A. Required Improvements 17
- B. Guarantee In Lieu of Completed Improvements 20
- C. Inspection Policies 21

ARTICLE V. TIME FRAME FOR ADMINISTRATIVE PLAT APPROVAL.. ... 22

ARTICLE VI. BOUNDARY SURVEYS 22

ARTICLE VII. ENFORCEMENT AND PENALTIES FOR VIOLATIONS..... 23
- A. Enforcement 23
- B. Penalties 23

ARTICLE VIII. ADOPTION AND EFFECTIVE DATE 24

APPENDIX A. PERFORMANCE BOND FORM 25
APPENDIX B. FORMS FOR FINAL PLAT CERTIFICATIONS 26
APPENDIX C. ILLUSTRATIONS 29
APPENDIX D. APPROVAL OF SUBDIVISION LOTS WITH EXISTING SEPTIC SYSTEMS..... 40

SUBDIVISION REGULATIONS OF THE GREENE COUNTY REGIONAL PLANNING COMMISSION GREENE COUNTY, TENNESSEE

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 Greene County Regional Planning Commission are designed to provide for the harmonious development of the planning region; to secure a coordinated layout and adequate provisions for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.

B. Authority

These subdivision regulations are adopted under the authority granted by Sections 13-3-401 through 13-3-411 of the *Tennessee Code Annotated*. The Greene County Regional Planning Commission has fulfilled the requirements set forth in these acts as prerequisite to the adoption of such regulations. A certified copy of the Greene County Major Thoroughfare Plan was filed in the Office of the Registrar of Greene County, Tennessee April, 1972.

C. Jurisdiction

These regulations shall govern all subdivision of land within the planning region of Greene County as now or hereafter established, and within the Greene County Planning Region as established by resolution of the State of Tennessee Local Planning Assistance Office. Within these regulations the term “subdivision” shall mean the division of a tract or parcel of land less than five acres in size into two or more lots, sites, or divisions for the purpose, whether immediate or future, of sale or building development, and includes re-subdivision 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 Greene County 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 regulations.

ARTICLE II. PROCEDURES FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of three separate steps. The initial step is the early informal consultation with the Greene County Regional Planning Commission technical staff for advice and assistance. The second step is the preparation and submission to the Planning Commission of a preliminary sketch plat of the proposed subdivision. The third step is the preparation and submission to the Planning Commission of a final plat, together with required certificates. This final plat becomes the instrument to be recorded in the Office of the County Registrar when duly signed by the Secretary of the Greene County Regional Planning Commission.

A. General

1. Any owner of land lying within the Greene County Planning Region wishing to divide such land into two or more lots less than five acres in size, sites, or divisions, for the purpose, either immediate or future, of sale or building development, or wishing to re-subdivide for this purpose, shall submit a plan of such proposed subdivision to the Greene County Regional Planning Commission for approval, and shall obtain such approval prior to the filing of the subdivision plat for record. Any such plat of a subdivision of land 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 the Greene County Planning Region shall be filed or recorded by the Registrar of Greene County without the approval of the Greene County Regional Planning Commission as specified herein.

2. In order to secure review and approval by the Greene County Regional Planning Commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the Planning Commission a preliminary sketch plat as provided in Section C following. On approval of said preliminary sketch plat, he or she may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Section D, and the improvements set forth in Article IV.

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

    a. All public improvements as set forth in Article IV are already installed. Any construction, installation, or improvements of any public improvements shall require the submission of a preliminary plat as prescribed by Section C of Article II.

    b. The subdivider has consulted informally with the Greene County Regional Planning Commission technical staff for advice and assistance before the preparation of the final plat and its formal application for approval.

4. Filing a plat. The information listed below must be submitted by the Department deadline for a plat to be filed for review and approval.

    a. An application for subdivision review submitted on the Department website, containing information on the type of approval requested (preliminary, final, administrative, or review only), as well as the requested meeting date (if applicable).

    b. A digital copy of the plat and construction plans (if any).

    c. Information that the plat and, if appropriate, construction plans, have been submitted by the applicant to the utility district providing water and/or sewer to the property

d. A digitally or physically signed copy of the “Design Professional Certification for Subdivision Plats”.

e. Any information required for determining compliance with the regulations.

f. The plat review fee.

g. Copies of plats, construction plans, and other required information may also be submitted to the Department using paper copies, without using the Department website.

5. Failure to file a plat.

a. Subdivision plats lacking any of the items listed in Article III. A. 4 are considered incomplete, as they do not meet the requirements for filing.

b. If initial review of the plat determines that the filing requirements have not been met, staff will end the review process, designate the plat as “incomplete”, and provide a written statement to the property owner that the plat is incomplete and therefore hasn’t been filed.

c. Deviation from the filing requirements, such as not showing an item required as per the subdivision plat checklist, is permitted when staff has been informed of the deviation prior to the plat being submitted. Such deviations most commonly occur if there is a questions about a specific standard or requirement.

d. Planning staff shall not designate a plat as incomplete if it is the first time a surveyor submitted a plat without the required information.

B. Informal Consultation

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

C. Preliminary Sketch Plat

1. At least four (4) copies of a plat shall be submitted to the Planning Office by the 20th day of the month prior to the meeting at which the plat is to be considered.

2. The preliminary sketch plat shall be presented to the Greene County Regional Planning Commission at its next meeting by the Planning Commission technical staff for consideration for approval, disapproval, or approval subject to modification. Failure to present the preliminary sketch plat by the Planning Commission technical staff shall not relieve the Greene County Regional Planning Commission of its responsibility to consider said plat.

3. The sketch plat, which shall meet the minimum standards of design as set forth in Article III, and the general requirements for the construction of public improvements as set forth in Article IV, shall give the following information insofar as possible:

a. The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat, who shall be licensed as a land

surveyor in the state of Tennessee and approved by the Greene County Regional Planning Commission.

b. Date, approximate north point, and graphic scale.

c. The locations 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, both on the land to be subdivided and on the adjoining land, and the names of adjoining property owners or subdivisions.

d. A construction plan which shall include: (1) a complete drainage plan showing all improvements, including all proposed streets, easements, storm sewers, swales, ditches, reserved areas, and lot drainage; (2) a plan and profile of all streets, showing typical cross sections of proposed roadways, swales, and ditches, as well as both existing and proposed finished grades of paved rights-of-way and special ditches, and details of all structures which are part of the physical improvements in the subdivision. All proposed drainage structures, including manholes, catch basins, junction boxes, pipe storm drains, ditches, and other drainage facilities including headwalls shall be shown on the plan and profile.

e. The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing streets or roads and to an original corner of the original survey of which it is a part; or a key map showing relation of the subdivision to well-known streets, railroads, and water courses in all directions to a distance of at least one half (1/2) mile. Suggested scale: One inch to 2,000 feet.

f. Plans of proposed utility layouts (sanitary and storm sewers, water for both domestic use and fire protection, and electricity) showing locations, types, sizes, and/or capacities of the proposed utility installations and feasible connections to the existing or any proposed utility systems. When such connections are not practical, a proposed individual water supply and/or sewage disposal system must be approved by the Tennessee Department of Environment and Conservation.

g. The names, locations, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines, building lines and utilities.

h. Notation stating whether or not any portion of the property to be subdivided lies within a flood hazard area, based upon review of the applicable FEMA Flood Insurance Rate Map(s). If a flood hazard area is indicated on the map, the map panel numbers and dates must be indicated on the plat.

i. Contours at vertical intervals of not more than five feet, except when specifically not required by the Greene County Regional Planning Commission.

j. The acreage of the land to be subdivided.

k. 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).

4. Within sixty (60) days after submission of the preliminary sketch plat, the Greene County Regional Planning Commission will review it and indicate its approval, disapproval, or approval subject to modifications as a basis for the preparation of the final plat. 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 will be indicated.

5. The approval of the preliminary plat by the Greene County Regional Planning Commission will not constitute acceptance of the final plat and will not be indicated on the preliminary sketch plat.

6. Failure of the Greene County Regional Planning Commission to act on the preliminary sketch plat within sixty days after its being presented at a Planning Commission meeting, in accordance with subsections C.1 and C.2 of this Article, will be deemed approval of the plat, and a certificate to that effect shall be issued by the Planning Commission on demand, provided, however, that the applicant may waive this requirement and consent to the extension of such period.

7. One copy of the sketch plat will be returned to the subdivider, with any notations, at the time of approval or disapproval, and the specific changes, if any, required.

8. The approval of the preliminary sketch plat shall lapse unless a final plat based thereon is submitted within one year from the date of such approval, unless an extension of time is applied for and granted by the Greene County Regional Planning Commission.

9. If the subdivision is going to be developed and submitted as final plats in portions of the preliminary plat, the portions must be designated and titled in alphabetical characters.

10. No subdivision shall use the name of an existing subdivision except as noted in Article II, subsection C.9

D. <u>Final Plat</u>

1. The final plat shall conform substantially to the preliminary sketch plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary sketch plat which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations. If a proposed subdivision fronts upon an existing public road, the Greene County Regional Planning Commission may waive the requirements for preliminary approval and permit the developer to submit only a final plat.

2. The final plat shall be submitted to the Greene County Planning Office by the 20th day of the month prior to the meeting at which the plat is to be considered.

3. The final plat shall be presented to the Greene County Regional Planning Commission at its next meeting by the Planning Commission technical staff for consideration for approval or disapproval; provided that if the plat of subdivision divides the tract into no more than two (2) lots, the approval may be endorsed in writing on the plat by the Secretary the Planning Commission without the approval of the Greene County Regional Planning Commission, upon certification by the technical staff of the Planning Commission that the subdivision plat complies with the Subdivision Regulations of Greene County; provided, further, that no request for a variance from said regulations has been made.

4. The plat shall be drawn to a scale of one (1) inch to twenty (20) feet, one (1) inch to thirty (30) feet, one (1) inch to forty (40) feet, one (1) inch to fifty (50) feet, one (1) inch to sixty (60) feet, one (1) inch to eighty (80) feet, one (1) inch to one-hundred (100) feet or one (1) inch to two hundred (200) feet on sheets eighteen (18) by twenty-four (24) inches or twenty-four (24) by thirty-six (36) inches. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.

5. When the final plat has been approved by the Greene County Regional Planning Commission, one copy will be returned to the subdivider, with the approval of the Planning Commission certified thereon, for filing with the County Registrar as the official plat of record. This recording plat shall have all original signatures with no copies and shall show the last recorded deed reference for the property.

6. The Greene County Regional Planning Commission shall approve or disapprove the final plat within sixty (60) days after its submission. Failure of the Planning Commission to act on this final plat within these sixty (60) days shall be deemed approval of it. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Planning Commission.

7. Approval of the final plat by the Greene County Regional Planning Commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground.

8. 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.

   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, and including north point. This shall include the radius, central angle and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.

   c. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.

   d. Locations and descriptions of monuments.

   e. The names and locations of adjoining subdivisions and streets, and the location and ownership of adjoining non-subdivided property.

   f. Date, title, name and location of subdivision, graphic scale, and north point.

   g. Location sketch map showing the site in relation to the 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. Assignment of street names for 911 emergency purposes, as approved by the Greene County 911 Addressing Department. Addresses shall be assigned as dwellings are constructed on the tracts or lots.

9. The following certificates shall be presented with the final plat, (See Appendix B for samples):

   a. Certification showing that the applicant is the land owner and dedicates streets, rights-of-way, permanent easements, and any sites for public use.

   b. Certification by the surveyor as to the accuracy of the survey plat and placement of monuments.

   c. Certification by the City Sewer Director (when applicable)

   d. Certification that the subdivider has complied with one of the following alternatives:
      (1) Installation of all improvements in accordance with the requirements of the Greene County Subdivision Regulations, or

(2) Posting of a security bond in sufficient amount to assure such completion of all required improvements (see Appendix A).

e. Certification of approval to be signed by the Secretary of the Greene County Regional Planning Commission.

f. Certification by the grading and paving contractors that the roads were constructed in accordance with both the Greene County Subdivision Regulations and preliminary plans as approved by the Greene County Regional Planning Commission.

g. If public water is available, a certification by the water department or utility district stating that water lines and pressure are adequate to serve the subdivision.

h. Certification of approval of street names by the Greene County 911 Addressing Department.

i. Certificate of Greeneville Light & Power

j. Register of Deed Block

k. Division of Groundwater Protection Block (when applicable)

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 may include a Major Street Plan within the municipality and/or a Major Road Plan within the Greene County Planning Region.

2. Relation to Adjoining Street System

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

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 Widths

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

a. Arterial Streets and Highways . . . . . 80-150 feet, as may be required.
Arterial streets and highways are those to be used primarily for fast or heavy traffic and will be located on the Major Thoroughfare Plan.

b. Collector Streets . . . .60 feet
Collector streets are those that carry traffic from minor streets to the major system of arterial streets and highways, and include the principal entrance streets of a residential development and streets for major circulation within such a development.

c. Minor Residential Streets . . . .50 feet
Minor residential streets are those that 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 that are parallel to and adjacent to arterial streets and highways, and that 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 not to exceed six hundred (600) feet or fifteen (15) dwelling units, designed so that they cannot be extended in the future. In cases where topography or other physical conditions make a street of the required minimum width impracticable, the Greene County Regional Planning Commission may modify the above requirements.

f. Loop Streets . . . .40 feet
Loop streets are streets open at both ends and connected to only one residential street, with a maximum length of twelve hundred (1200) feet or twenty-five (25) dwelling units.

g. Rural Streets . . . .50 feet

Rural streets are those where development density is not more than one dwelling unit per acre and where minimum street frontage is one hundred fifty (150) feet per lot.

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

5. Additional Width on Existing Streets

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

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

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.

6. Restriction of Access

Where a subdivision abuts or contains an existing or proposed major street, the Greene County Regional Planning Commission may require marginal access streets, reverse frontage with screen plantings contained in a non-access reservation along the rear property line, or such other treatment as may be necessary for adequate protection of residential properties, to afford separation of through and local traffic.

7. Street Grades

Grades on major streets shall not exceed seven (7) percent. Grades on other streets may exceed seven (7) percent but shall not exceed twelve (12) percent, unless specifically permitted by the Greene County Regional Planning Commission.

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 to one hundred (100) feet horizontal, and one inch to ten (10) feet vertical, may be required by the Greene County Regional 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, property line radii at all street intersections shall not be less than twenty (20) feet. Where the angle of the street intersection

is less than ninety (90) degrees, the Greene County Regional 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

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

13. Dead End Streets

a. Minor terminal streets or courts, designed to have one end permanently closed, shall be no more than six hundred (600) feet long unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet, or the Greene County Regional Planning Commission may approve an alternate design such as the T or Y back-around shown in Illustration 7.

b. Where, in the opinion of the Greene County Regional Planning Commission, it is desirable to provide for street access to adjoining property, 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/Permanent Easements and Reserve Strips

Every subdivided property shall be served from a publicly dedicated street or a permanent easement (private street). Permanent easements shall be allowed provided they are a minimum of forty (40) feet in width and constructed to the same standards as public streets, with such construction certified to on the final plat by an engineer licensed by the State of Tennessee. The permanent easement must have direct access to an existing open highway, street, or thoroughfare, or to an open highway, street, or thoroughfare located or accepted by the Greene County Board of County Commissioners. A property owners' association and agreement to provide for maintenance of the permanent easement shall be organized by the developer of the property pursuant to the following requirements:

a. A property owners' agreement for maintenance of the permanent easement shall be drafted by a lawyer licensed to practice law in the State of Tennessee and recorded in the office of the Greene County Register of Deeds.

b. The property owners' agreement shall explain that the county will not provide maintenance for permanent easements, and that the property owners are responsible for all maintenance of permanent easements in the subdivision.

c. The property owners' agreement shall provide for a maintenance fund to be established and maintained by the property owners to provide the required maintenance of permanent easements in the subdivision.

d. Permanent easements shall be maintained according to the same standards as public streets.

e. The final subdivision plat shall show a reference to the agreement, and where it is recorded in Greene County, before the plat is signed by the Secretary of the Greene County Regional Planning Commission.

There shall be no reserve strips controlling access to streets, except under conditions approved by the Greene County Regional Planning Commission.

15. Drainage

All streets and roads must be so designed as to provide for the discharge of surface water from the rights-of-way of all streets and roads by grading and drainage as shall be approved by the Greene County Regional Planning Commission. Where it is the opinion of the Planning Commission that water cannot be adequately discharged by surface drainage, the Planning Commission may require the installation of a storm sewer system.

Where it is the opinion of the Greene County Regional Planning Commission that existing ditch lines are unable to handle the additional water from a new subdivision development, the Planning Commission may require the developer to provide additional ditching and or culverts along existing public roads within the area most directly affected by the development.

16. Street Name

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

17. Alleys

Alleys shall only be provided to the rear of lots in subdivisions where the subdivider produces evidence satisfactory to the Greene County Regional Planning Commission of specific need.

18. Extension of streets at the terminus of existing roads.

When a lot or lots are created at the terminus of an existing County road, and the road itself is not being extended, the subdivider is not required to dedicate right-of-way for a turn-around, or to construct a turn-around, whether temporary or permanent.

B. Blocks

1. Length

Blocks shall not be less than four hundred (400) feet, nor more than twelve hundred (1,200) feet in length, except as the Greene County Regional 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 Greene County Regional Planning Commission may approve a single tier of lots of minimum depth.

C. Lots

1. Arrangement

a. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. With the exception of approved private “Gated Communities” where the Greene County Regional Planning Commission has approved the private road pursuant to ARTICLE III, Section A, 14. all other lots shall have a minimum of fifty (50) feet of public road frontage on an existing city, county, state, or federal road.

b. In the case of pipestem or flag lot arrangement, the minimum road frontage access standard as herein required shall be a continuous strip of land leading to the buildable portion of the lot. Such continuous strip of land shall not be narrower than fifty (50) feet at any point between the existing public road and the buildable portion of the lot. At no point shall the proposed lot be narrower at the building setback line than that required by the zoning district affective at the time of subdivision approval.

c. **Exception** on minimum road frontage requirement of pipestem or flag lot arrangements in the case of re-plat of property:

(1) Prior to the re-plat, the lots legally existed and are considered legal nonconforming lots that were created and approved after August 1984; which do not meet the minimum road frontage requirements established by these regulations.

(2) No other non-conformity is found with said lot or lots based on these regulations (i.e. lot size, depth, width, etc.).

(3) The re-plat shall not reduce the amount of road frontage per lot or alter the width of the pipestem.

(4) The configuration of the parcels through the re-plat shall meet all other requirements of these regulations.

2. Large Tracts or Parcels

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further re-subdivision. Any lot with less than two hundred (200) feet in width of road frontage shall not have a depth more than three (3) times the width.

3. Minimum Size

The size, shape and orientation of lots shall be such as the Greene County Regional 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, when meeting all applicable public health regulations.

a. Residential lots served by a public sewerage system shall not be less than sixty (60) feet wide at the building setback line, and shall provide a minimum area of ten thousand (10,000) square feet.

b. Residential lots not served by a public sewerage system shall not be less than fifty (50) feet wide at the street right-of-way line, nor less than eighty (80) feet wide at the building setback line, and shall provide a minimum area of twenty thousand (20,000) square feet.

Greater area may be required for private sewage disposal if, in the opinion of the state environmental specialist, there are factors of drainage, soil condition, or other conditions to cause potential health problems. The Greene County Regional Planning Commission may require that data from percolation tests be submitted as 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 state environmental specialist after investigations of soil conditions, proposed sewerage system and depth of ground water, but in no case shall be less than one (1) acre in size.

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 overall design of the land to be used for such purposes.

e. The size and widths of lots shall in no case be less than the minimum requirements of any zoning ordinance in effect.

4. Building Setback Lines

The minimum depth of building setback lines from the street right-of-way line shall not be less than thirty (30) feet from minor residential and collector streets and forty (40) feet from all others. Corner lots shall be 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 twelve (12) feet on one side for all lots and a total minimum distance of twenty-four (24) feet is required between building lines for interior lots.

5. Corner Lots

Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance for building setback lines as outlined above.

6. Lots with Lakes or Ponds

Lakes or Ponds shall be located entirely on one lot, and lot lines shall not cross lakes or ponds unless a property owners' association is organized by the developer to provide a means of maintenance and responsibility for the lakes or ponds.

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 for 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 Greene County Regional Planning Commission, is located 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) percent of the gross area of the plat, for water frontage, school, or recreation purposes.

2. Easement for Utilities

A minimum seven and one-half (7.5) foot drainage and utility easement shall be provided on the side and rear property lines of each lot. Where deemed necessary, the Greene County Regional Planning Commission may require a drainage and utility easement greater than the width outlined above. The developer or owners shall be responsible for taking care of drainage and maintaining easements off the public right-of-way. The easements shall be designed to adequately provide utilities and drainage for all lots in the proposed subdivision. Where drainage is proposed to cross any lot at any point other than the side or corner of the lot, the plat shall indicate the size of the pipe necessary to carry the proposed runoff. Each cul-de-sac shall have provision for a fifteen (15) foot utility easement extending therefrom to prevent dead-end water mains. 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. Storm Sewers

Where, in the opinion of the Greene County Regional Planning Commission, the flow of water cannot be accommodated with surface drainage, storm sewers may be required. The Planning Commission shall determine, on the basis of the watershed and the probable runoff, the size of storm sewers. In ascertaining the size of the storm sewers, the Planning Commission may call upon its technical staff or any public or private agency to assist in its determinations.

4. 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 Greene County Regional Planning Commission. Where a public water supply or public sewerage system is not reasonably accessible or not planned for in the future, an alternate method of water supply or sewage disposal may be indicated and shall be approved in writing by the state environmental specialist.

5. Community Assets

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

E. Suitability of the Land

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

Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property, or aggravate erosion or flood hazard. 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.

F. Flood Control Measures

1. 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.

2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.

4. Base flood elevation data shall be provided for subdivision proposals and other proposed development which is greater than the lesser of fifty lots or five acres.

G. Group Housing Developments

A comprehensive group housing development, including large-scale construction of housing units and manufactured home sites, together with necessary drives and ways of access, may be approved by the Greene County Regional 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.

1. Manufactured Home Parks

   Proposed manufactured (mobile) home park developments shall be submitted to the Greene County Regional Planning Commission for preliminary and final approval.

   a. Within the Greene County Planning Region, manufactured home parks shall meet all requirements of the Manufactured Home Park Regulations.

   b. Manufactured home parks shall meet all requirements and specifications of the Greene County Health Department, and the minimum design standards of the Greene County Manufactured Home Park Regulations.

2. Planned Unit Developments

   Planned unit development subdivisions may be approved by the Greene County Regional Planning Commission as provided in Article V, Section 513 of the Zoning Resolution of Greene County, Tennessee.

H. Manufactured Home Subdivisions

The Greene County Regional Planning Commission may approve subdivisions with lots designed and established exclusively for manufactured homes. A manufactured home, also called a mobile home, is a detached single family dwelling unit with the following characteristics: (a) designed for long term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems; (b) designed to be transported after fabrication on its own wheels, or on a flatbed or other trailer; and (c) arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy, except for minor and incidental unpacking and assembly operations, location of foundation supports, connection to utilities, and the like. Manufactured home subdivisions shall meet the following standards.

1. The minimum tract size for a manufactured home subdivision shall be ten (10) acres.

2. The minimum lot sizes, setbacks, and yard requirements shall be the same as those established in the Greene County Zoning Resolution.

I. Variances

Variances may be granted under the following conditions:

1. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, or

2. Where the Greene County Regional Planning Commission decides that there are topographical or other conditions peculiar to the site, and a departure may be made without destroying the intent of such provisions. Any variance thus authorized is to be stated in writing in the minutes of the Planning Commission meeting, along with the reasoning on which the departure was justified.

J. Zoning or Other Regulations

No final plat of land within the force and effect of an existing zoning ordinance will 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 standards 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 from 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, and to install curbs, monuments, sewers, storm water inlets and water mains, in accordance with specifications established by the Greene County Regional Planning Commission. Where specifications adopted by local authorities conflict with standards as set forth in these subdivision regulations, the higher set of standards, as determined by the Planning Commission, shall govern.

1. Monuments

   a. Concrete monuments four (4) inches in diameter or square, three (3) feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

   b. All other corners and points shall be marked with iron pipe or solid steel rod not less than one-half (1/2) inches in diameter and twenty-four (24) inches long and driven so as to be flush with the 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 Greene County Regional 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 sub grade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below sub grade.

   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 of preparation of the sub grade is approved by the Greene County Regional Planning Commission, the sub grade shall be constructed as specified in Section 203, *Standard Specifications for Road and Bridge Construction*, Tennessee Department of Highways and Public Works - March 1, 1981, 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 storm sewers, 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 eighteen (18) 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 foot below the road bed.

4. Roadway Improvements

a. Base. A compacted base course six (6) inches deep and three (3) feet wider than the width of the pavement on each side of the street shall be installed on all streets, including cul-de-sacs, temporary turn-arounds, and access streets to adjoining properties, according to the method specified in Section 303, *Standard Specifications for Roads and Bridge Construction*, Tennessee Department of Highways and Public Works – March 1, 1981, and latest revision thereto. 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 a roadway shall coincide with the centerline of the right-of-way dedicated for such road or street.

b. In lieu of curbs and gutters as the drainage system for rural streets in the Rural Areas of Greene County, (as designated in the Public Chapter 1101 Growth Plan), the Planning Commission may accept one of two alternatives:

(1) Swales may be used on streets where the finished grade does not exceed the following standards:

Average Slope	Maximum Length of Swale
2%	1,000 ft
3%	800 ft
4%	600 ft.
5%	400 ft.
6%	200 ft.
7%	100 ft.

Swales shall be seeded following recommendations of the Greene County Soil Conservation Erosion and Sedimentation Control Handbook. If swales are not established with grass prior to final approval, a bond will be required to insure that the swales are properly grassed.

One-half (1/2) inch to three-fourth (3/4) inch expansion and contraction joints for the curbs and gutters shall be placed at intervals not exceeding forty (40) feet.

c. Prime Coat. After a thoroughly compacted base has been established, a prime coat shall be applied as specified in Section 409, *Standard Specifications for Road and Bridge Construction*, Tennessee Department of Highways and Public Works - January 1, 1968, and latest revision thereto.

d. Binder. After a thoroughly compacted base has been established, an asphalt binder course shall be constructed in one layer not less than two and one-half (2 ½) inches thick or three (3) inches thick for arterials, collectors, and other streets intended for non-residential traffic, as specified under Section 407, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways – March 1, 1981, and latest revision thereto.

e. Wearing Surface. The wearing surface shall consist of a surface course constructed with asphaltic concrete, prepared with mineral aggregate, laid hot as specified under Section 407, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works – March 1, 1981, and latest revision thereto. It shall be constructed in one layer not less than one and one-half (1 1/2) inch, or two (2) inches for arterials, collectors, and other streets intended for nonresidential traffic.

5. Minimum Pavement Widths

Due to the diversity of development in the Greene County Planning Region, ranging from sparsely populated agricultural areas to the densely populated urban areas, required widths for the surface treatment of roadways (by the developer) will necessarily vary with the character of building development and the amount of traffic encountered. Minimum widths for surface treatment of roads and streets shall be those indicated below.

a. Arterial Streets ……..……..(Not paved by the developer)

b. Collector Streets ……32 feet
(Not usually paved by the developer)

c. Minor Residential Streets ……...24 feet
Most minor streets in residential developments involve parking and/or considerable traffic.

d. Marginal access ……..……20 feet
Maximum length 1,200 feet or 25 dwelling units.

e. Loop Streets ……..……20 feet
Maximum length 1,200 feet or 25 dwelling units.

f. Dead-end streets (cul-de-sac) ……..20 feet
Maximum length of dead-end streets……..500 feet or 15 dwelling units.

g. Rural Streets ……...20 and 24 feet
(See note on next page)
Without curbs – minimum of one acre lots and 150 feet frontage. Pavement widths of 20 feet may be accepted on loop and dead-end (cul-de-sac) rural streets meeting the above standard of maximum length and number of dwelling units. A notation shall be placed on plats developed under rural standards that no further re-subdivision will be permitted.

6. Backfill.

All unpaved portions of rights-of-way of new streets shall be back-filled with suitable soil material, and shall be seeded by hydro-seeding or other manner as prescribed by the Greene County Highway Department.

7. Installation of Utilities

After grading is completed and approved, and before any base is applied, all of the underground work - water mains, sewer mains, gas mains, etc., and all service connections shall be installed completely and approved throughout the length of the road. A granular fill shall be placed over any main trunk line and over each lateral that crosses the road. This granular fill shall consist of sand or ground limestone of no coarser grade than crusher run, and shall be thoroughly compacted and inspected prior to approval of the road. Where practical, all utilities shall be placed in the provided easements. All driveways for houses to be built by the developer shall be cut and drained.

8. Water Supply System

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

The size of water mains, the locations and types of valves and hydrants, the amount of soil covering the pipes and other features of the installation corresponding to plans of the proposed utility layouts that are required to be shown on the preliminary plat pursuant to ARTICLE II, Section C, 3, (f) shall be approved by the Greene County Regional Planning Commission upon the recommendation of the applicable inspection agencies, and shall conform with accepted standards of good practice for public water supply.

9. Sanitary Sewers

a. Where lots cannot be economically connected with a sewerage system, they must contain adequate area for the installation of approved septic tank and disposal fields and must be approved in writing by the state environmental specialist.

b. Where lots already contain an existing septic system, one of the following options must be submitted as part of the subdivision approval process (See Appendix D, Approval of Subdivision Lots with Existing Septic Systems).

10. Street Name Signs

Appropriate street signs also add sales value to land subdivisions and enable strangers, delivery concerns, and even potential lot buyers to find their way around. Street names should appear at all intersections. Upon request, the Greene County Regional Planning Commission will aid the subdivider with specifications for the construction, placing, and setting of such signs.

B. Guarantee in Lieu of Completed Improvements

No final subdivision plat shall be approved by the Greene County Regional Planning Commission or accepted for record by the County Registrar of Deeds until one of the following conditions has been met:

1. All required improvements have been constructed in a satisfactory manner as set forth in these regulations and approved by the county engineer or road commissioner of Greene County.

2. The Greene County Regional Planning Commission has accepted a security of performance 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 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 not to exceed one (1) year; 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 decides at any time during the duration of applicability 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 the 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 for any or all such 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.

Performance bonds that are submitted in lieu of the installation of required improvements shall be in cash or made by a surety company authorized to do business in the State of Tennessee. In the case of a surety company, the performance bond shall be prepared according to the form as shown in Appendix A, said Appendix A is made a part of these subdivision regulations.

C. Inspection Policies

The developer or contractor shall provide the Greene County Road Superintendent with a copy of the preliminary plans as approved by the Greene County Regional Planning Commission and shall submit a work schedule of actual dates that each type of work, (such as clearing, grading, compacting, and paving), will be undertaken.

The County Road Superintendent or his representative may enter at any time onto property where roads are being constructed in order to conduct core drills, compaction tests or any other type of inspection necessary to insure that the roads are properly constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Planning Commission. In addition, both the developer and contractor or contractors shall certify on the final plat that the road meets the construction requirements of the Subdivision Regulations and preliminary plans (see ARTICLE II, Section D, 9, a and f).

ARTICLE V. TIME FRAME FOR ADMINISTRATIVE PLAT APPROVAL

Administrative (one- and two-lot minor) subdivisions shall be reviewed and approved in the same time frame as plats being considered by the Planning Commission, as per T.C.A. 13-3-404(a).

ARTICLE VI. BOUNDARY SURVEYS

Under the provisions of this section, a boundary survey is a drawing based on a metes and bounds description found in a deed recorded in the Office of the Register of Deeds. The drawing is not based on a subdivision plat, and is not approved by the Planning Commission. Boundary surveys of lots created before September 1, 1984, may be recorded, provided they are submitted to the Planning Office for certification that the lot was created by deed prior to this date. The survey shall contain the following certifications

Certification for Recording. This is to certify that the lot(s) shown on this drawing was/(were) not approved by the Greene County Regional Planning Commission, but was/(were) created via a metes and bounds description recorded in Plat Book ___ Page ___, on _____. The recording of this drawing does not constitute a representation or warranty regarding: the lot(s) having an existing subsurface sewage disposal system (SSDS); the lot(s) being approved for such a SSDS by the Tennessee Department of Environment and Conservation, Groundwater Protection Office, if one is not installed; the availability and adequacy of utility services; frontage on and access from a county or state road; the lots being buildable; or the lot(s) meeting Greene County zoning, building code, or other applicable regulations.

_____ _____

Greene County Planning Coordinator Date

Certification of metes and bounds descriptive drawing: I hereby certify this drawing is based on a metes and bounds description recorded in Plat Book _____ Page _____ in the Greene County Registrar's Office on _____.

_____ _____

Registered Land Surveyor TN License No. Date

ARTICLE VII. 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 Greene County Planning Region 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 Greene County Regional Planning Commission as provided in Section 13-3-402, *Tennessee Code Annotated*.

2. No board, public officer, or authority shall light any road, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any road located within the Greene County Planning Region unless such road shall have been accepted, opened, or otherwise received the legal status of a public road prior to the adoption of these regulations, or unless such road corresponds in its location and lines to a road shown on a subdivision plat approved by the Greene County Regional Planning Commission, or on a road plan made and adopted by the commission as provided in Section 13-3-406, *Tennessee Code Annotated*.

B. Penalties

1. No county registrar shall receive, file, or record a plat of a subdivision within the Greene County Planning Region without the approval of the Greene County Regional Planning Commission as required in Sections 13-3-402, *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 13-3-410 and 13-3-406, *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 Greene County Regional Planning Commission and obtained its approval as required by this Act and before such plat be 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 by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties." In the case of the Greene County Regional Planning Commission, Section 13-3-410 provides that the county through its County Attorney, or other official designated by the Board of County Commissioners may enjoin such transfer or sale or agreement by action or injunction.

3. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building or structure, and the Building Commissioner and/or the County Attorney or other official designated by the Board of County Commissioners may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 133-411, *Tennessee Code Annotated*.

ARTICLE VIII. ADOPTION AND EFFECTIVE DATE

A. Before adoption of these subdivision regulations or any amendment thereof, a public hearing thereon shall be held by the Greene County Regional 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 each county lying wholly or partly in the planning region.

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

Adopted _____

Effective _____

Signed _____
Secretary, Greene County
Regional Planning Commission

APPENDIX A
PERFORMANCE BOND FORM

KNOW ALL MEN by these presents:

WHEREAS _____ Principal herein is the owner and developer of the _____ Subdivision located in Greene County, Tennessee and _____, a surety company authorized to do business in the State of Tennessee (hereinafter called the "surety"); and

WHEREAS, the plans and specifications of said subdivision showing the location, construction and installation of streets, roads, curbs and utilities and other improvements therein have been filed with the Greene County Regional Planning Commission for final approval, and which are referred to and made a part of this instrument, as if fully copied and set forth herein; and

WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all streets, roads, sidewalks, curbs and utilities, and all other improvements in the said subdivision in accordance with the plans and specifications attached hereto and made a part of this bond;

NOW, THEREFORE, the _____, as Principal and _____ _____ as Surety, do hereby firmly bind ourselves, our heirs, executors, administrators and successors unto the State of Tennessee for and on behalf of Greene County, Tennessee in the sum of _____ conditioned upon the performance by the Principal of its undertaking herein, and its completion of said_____ subdivision in the construction of all the streets, sidewalks, roads, curbs, and all other improvements therein called for by the plans and specifications attached hereto, the same to be completed on or before the _____ day of _____, 20____, and upon the completion thereof this obligation to be null and void, otherwise to remain in full force and effect.

If the Principal fails to complete the construction, and the improvements of said subdivision as shown and provided for by said plans and specifications attached hereto within the time herein specified, the commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said commission for a period of up to 90 days, said extension to be granted in writing and certified by the Secretary of the Greene County Regional Planning Commission.

WITNESS our hands this the _____ day of _____, 20____

WITNESS: _____

WITNESS: _____

_____
Principal

_____
Surety

I, _____, do hereby certify that the _____
(Agent of the Surety Company) (Name of the Surety Company)
is authorized to do business in the State of Tennessee as of the last date herein above set out.

_____
(Agent of the Surety Company)

APPENDIX B
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.

_____ _____
Owner Date

_____ _____
Owner Date

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 Greene County Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

_____ _____
Tennessee Registered Land Surveyor Date

CERTIFICATE OF THE APPROVAL OF WATER SYSTEMS

I hereby certify that the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown.

_____ _____
Local Utility District Provider or Authorized Representative Date

---

CERTIFICATION OF THE APPROVAL OF STREETS/ROADS

I hereby certify (initial):
____ (1) Adequate right-of-way dedication upon an existing county road found on the Greene County Road List, shall service these lots as proposed.
____ (2) Streets have been constructed in accordance with the Greene County Subdivision Regulations, and the preliminary plans as approved by the Greene County Planning Commission.
____ (3) State Route _____ is not evaluated by Greene County, pursuant this plat review, and plat approval does not constitute approval of this state route. (No signature required)
____ (4) Plat has been approved with a performance guarantee set by the Greene County Regional Planning Commission.

_____ _____
Greene County Road Superintendent/Authorized Appointee Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the *Subdivision Regulations* for Greene County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Greene County Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a surety bond in the amount of $_____ has been posted with the Greene County Regional Planning Commission to assure completion of all required improvements in case of default.

_____ _____

Secretary of the Greene County Regional Planning Commission Date

---

DIVISION OF GROUNDWATER PROTECTION

6”x6”
Blank Box

CERTIFICATE OFAPPROVAL OF PUBLIC SANITARY SEWERAGE SYSTEM

I hereby certify that the sanitary sewage disposal system: (1) is available to the property; or (2) as shown on the accompanying plans has been installed in an acceptable manner and according to Town specifications; or (3) that a security bond in the amount of $ _____ has been posted to ensure completion of all required improvements in case of default.

_____ _____

City Sewer Director Date

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS

I hereby certify that the private or public sewerage disposal system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee Department of Environment and Conservation, Division of Ground Water Protection or the local municipal sewer department, and are hereby approved as shown.

_____ _____

City Sewer Director or State Environmental Specialist Date

CERTIFICATION OF THE APPROVAL FOR 911-STREET ASSIGNMENT

I hereby certify that the street name(s), as noted on the final plat, is(are) approved as assigned.

_____ _____

Greene County 911 Addressing Department Date

Certificate of Greeneville Energy Authority

The signature below certifies that, subject to existing GEA line extension polices, electric service can be provided to the development described on this plat. Note that GEA line extension policies may require that payments be made to GEA before electric service will be extended to this site.

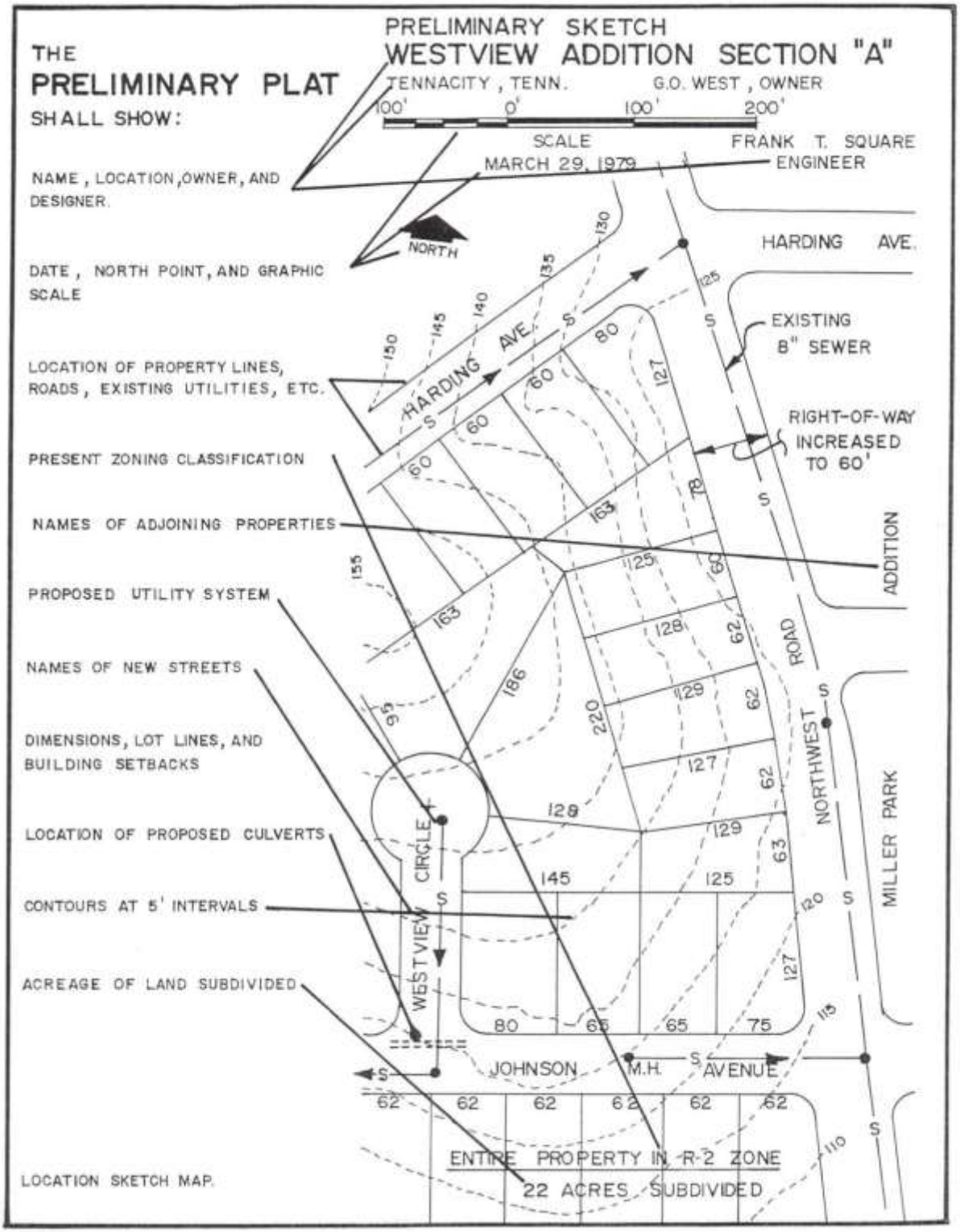
_____ _____

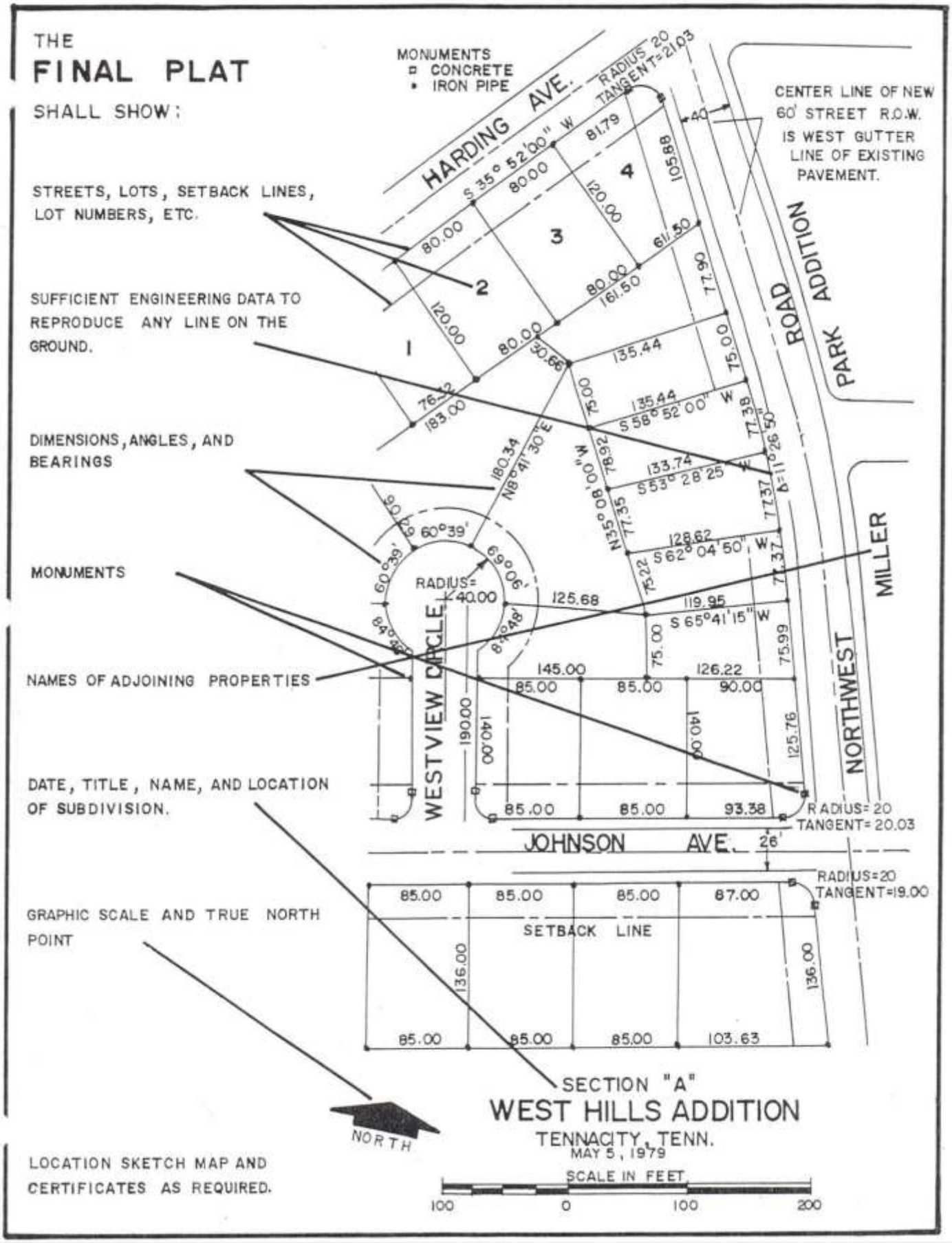
Greeneville Energy Authority Date

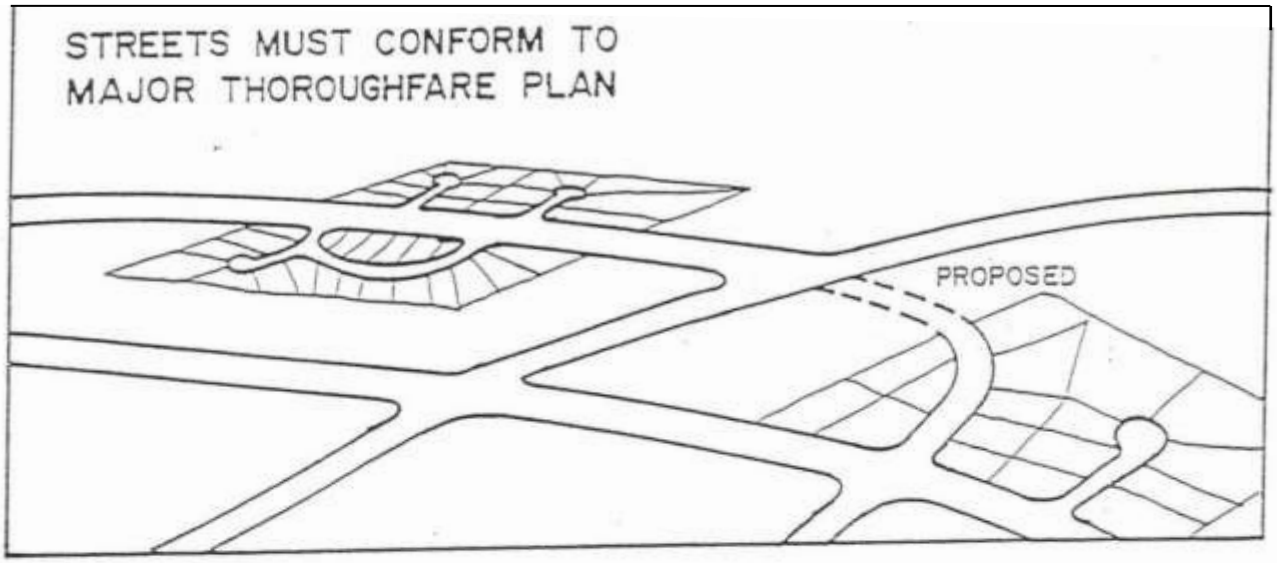
Register of Deeds

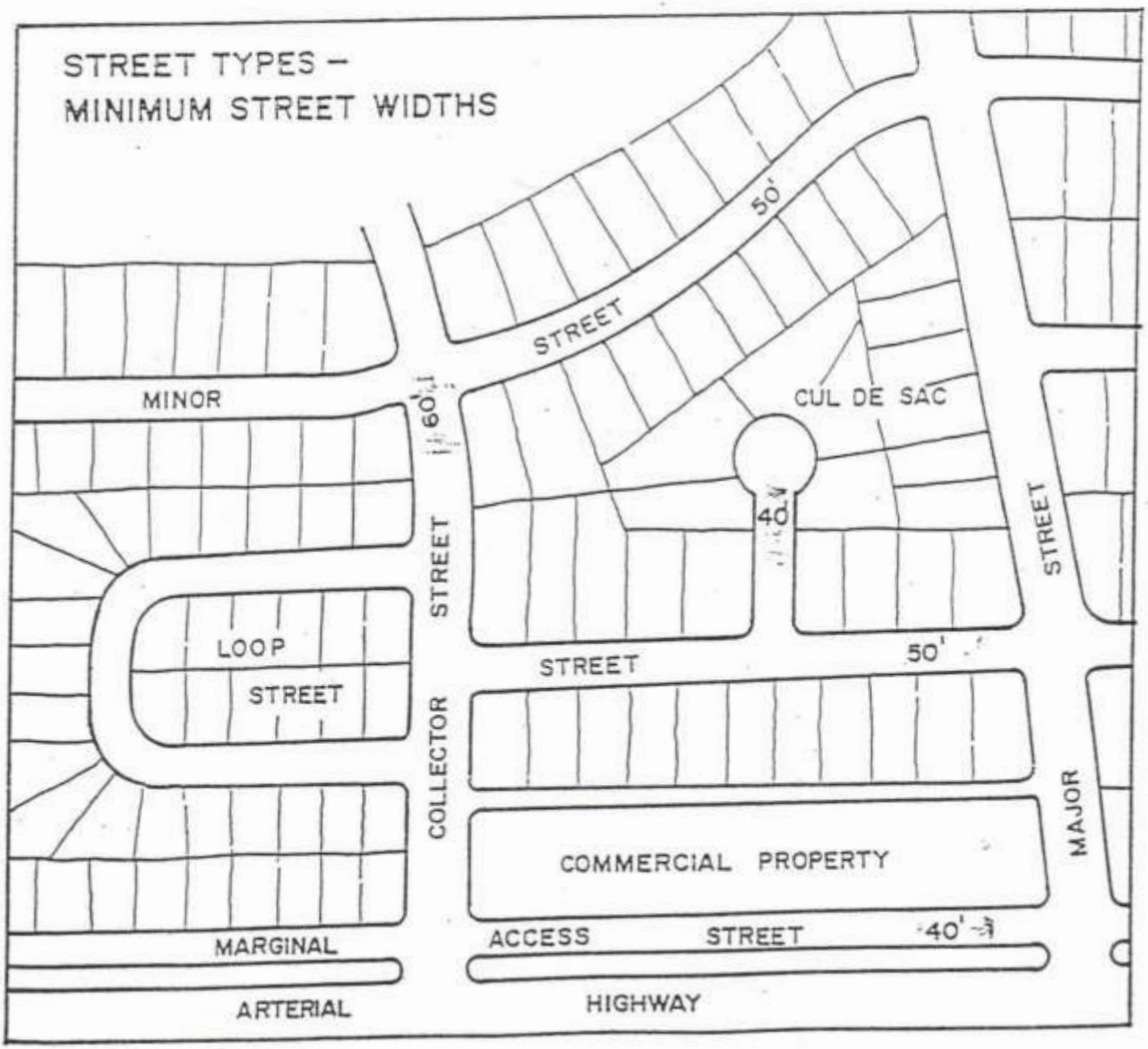
3” x 3”
Blank Box

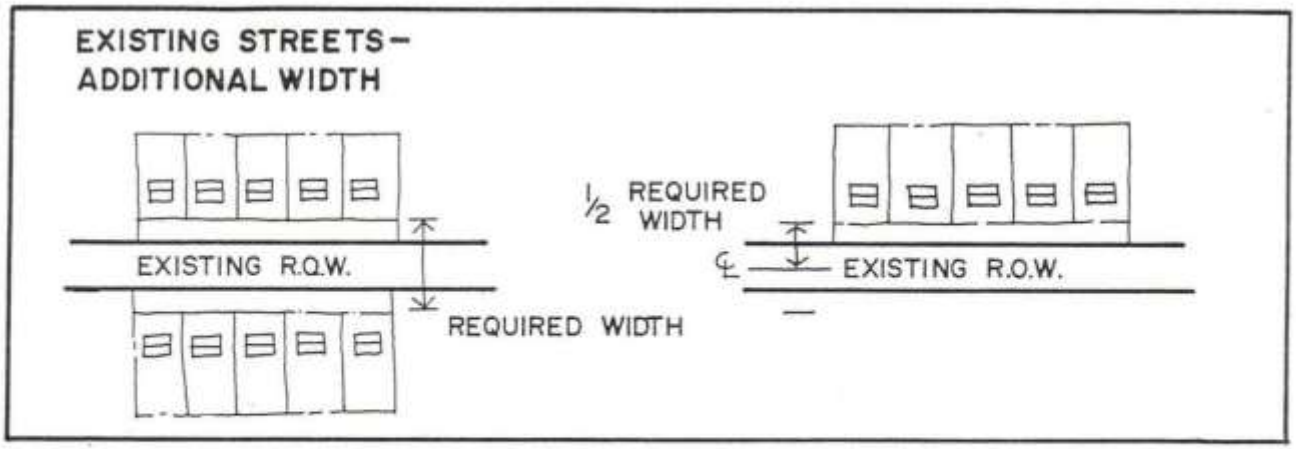
APPENDIX C Illustrations

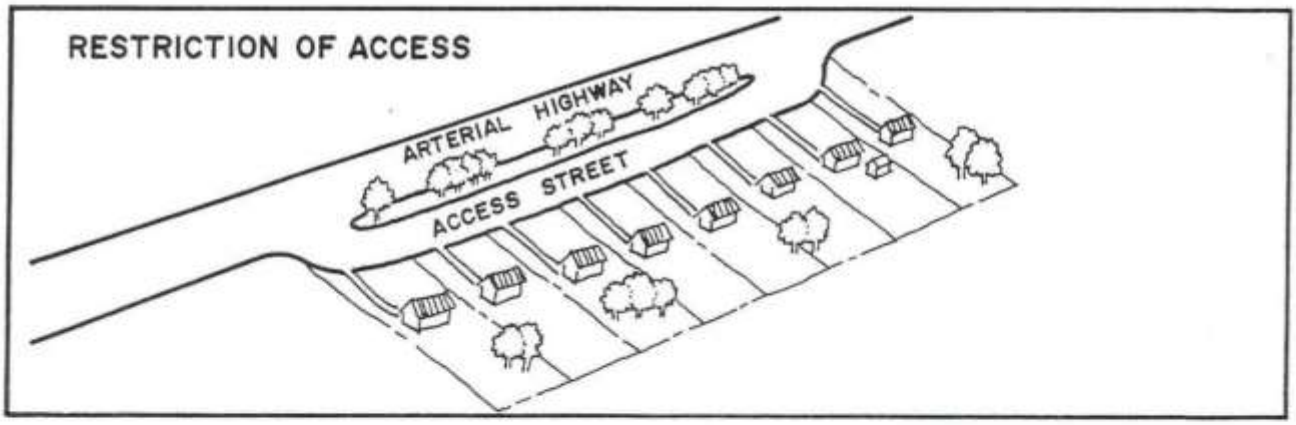


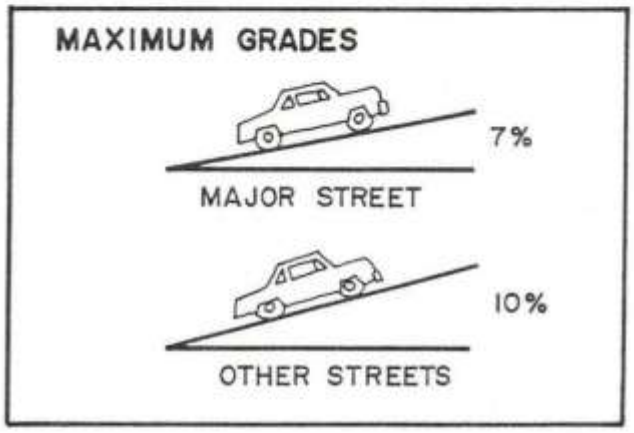

THE
FINAL PLAT
SHALL SHOW:
STREETS, LOTS, SETBACK LINES, LOT NUMBERS, ETC.
SUFFICIENT ENGINEERING DATA TO REPRODUCE ANY LINE ON THE GROUND.
DIMENSIONS, ANGLES, AND BEARINGS
MONUMENTS
NAMES OF ADJOINING PROPERTIES
DATE, TITLE, NAME, AND LOCATION OF SUBDIVISION.
GRAPHIC SCALE AND TRUE NORTH POINT
LOCATION SKETCH MAP AND CERTIFICATES AS REQUIRED.
MONUMENTS
CONCRETE
IRON PIPE
CENTER LINE OF NEW 60' STREET R.O.W. IS WEST GUTTER LINE OF EXISTING PAVEMENT.
HARDING AVE.
PARK ADDITION ROAD
MILLER
NORTHWEST
WESTVIEW CIRCLE
JOHNSON AVE.
SETBACK LINE
SECTION "A"
WEST HILLS ADDITION
TENNACITY, TENN.
MAY 5, 1979
NORTH
SCALE IN FEET
100 0 100 200

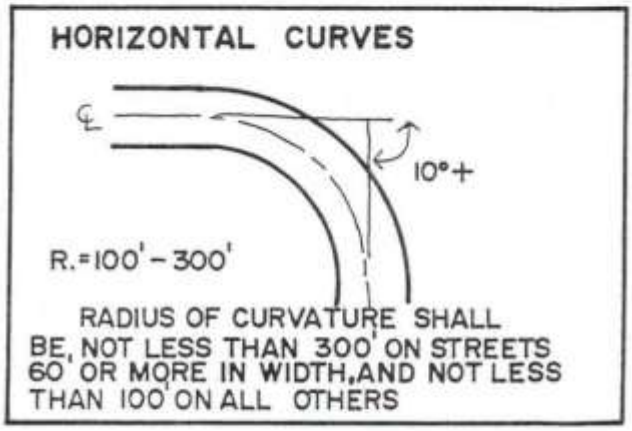

STREETS MUST CONFORM TO
MAJOR THOROUGHFARE PLAN
PROPOSED

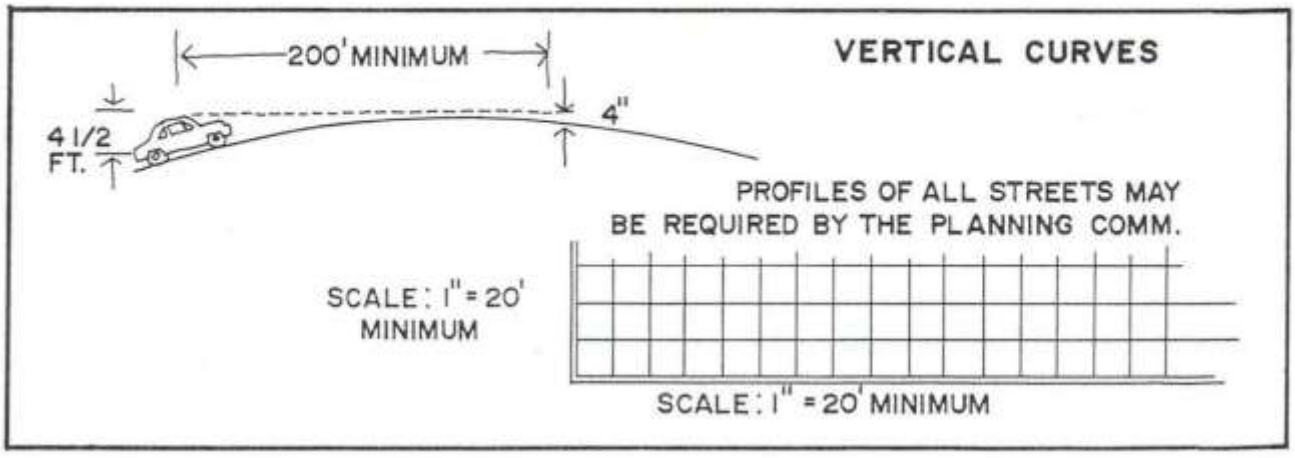

STREET TYPES –
MINIMUM STREET WIDTHS
50'
STREET
MINOR
60'
CUL DE SAC
40'
STREET
STREET
LOOP
STREET
50'
STREET
COLLECTOR
MAJOR
COMMERCIAL PROPERTY
MARGINAL
ACCESS
STREET
40'
ARTERIAL
HIGHWAY

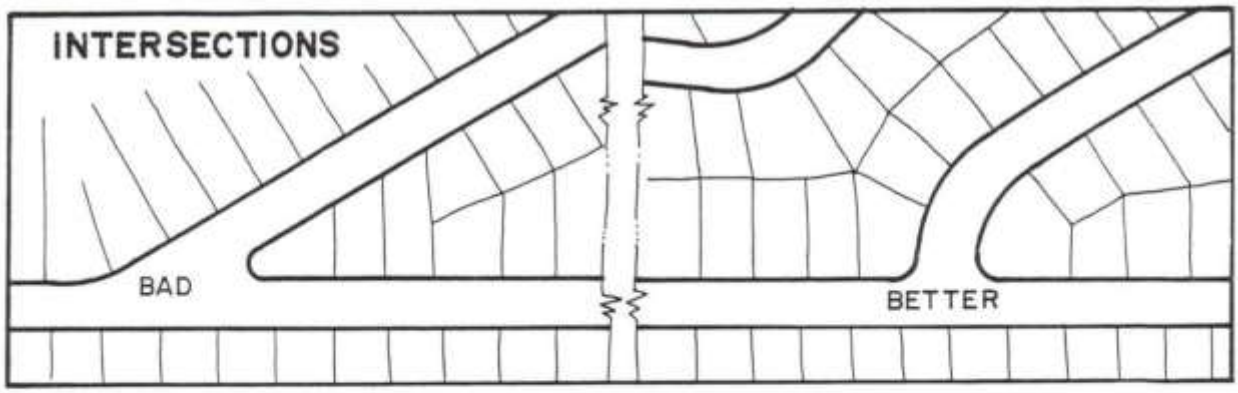

EXISTING STREETS–
ADDITIONAL WIDTH
EXISTING R.O.W.
REQUIRED WIDTH
1/2 REQUIRED WIDTH
EXISTING R.O.W.

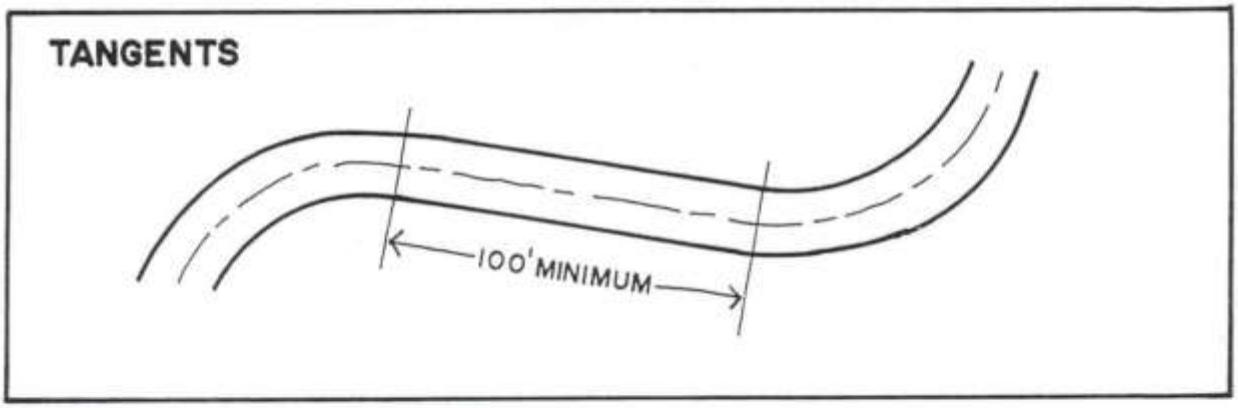

RESTRICTION OF ACCESS
ARTERIAL HIGHWAY
ACCESS STREET

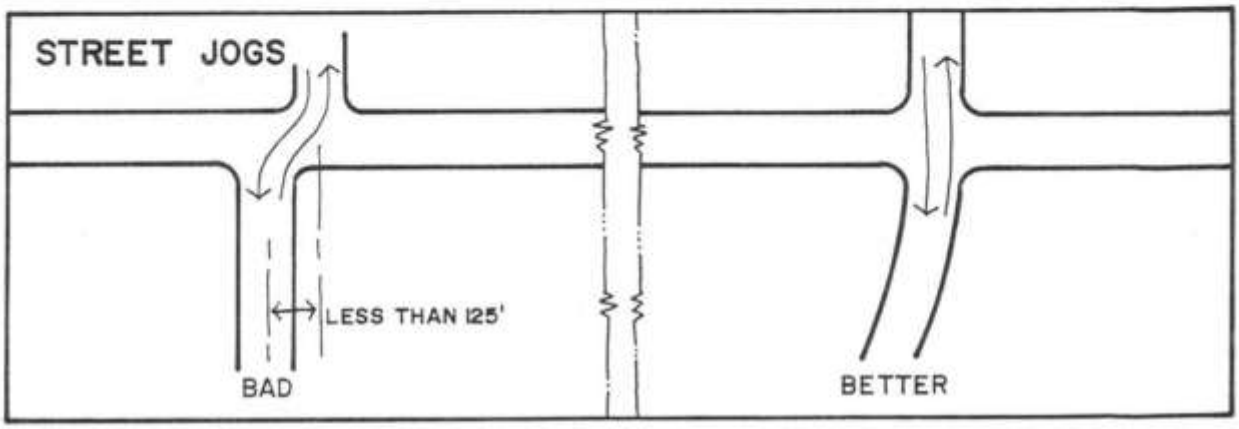

MAXIMUM GRADES
7%
MAJOR STREET
10%
OTHER STREETS

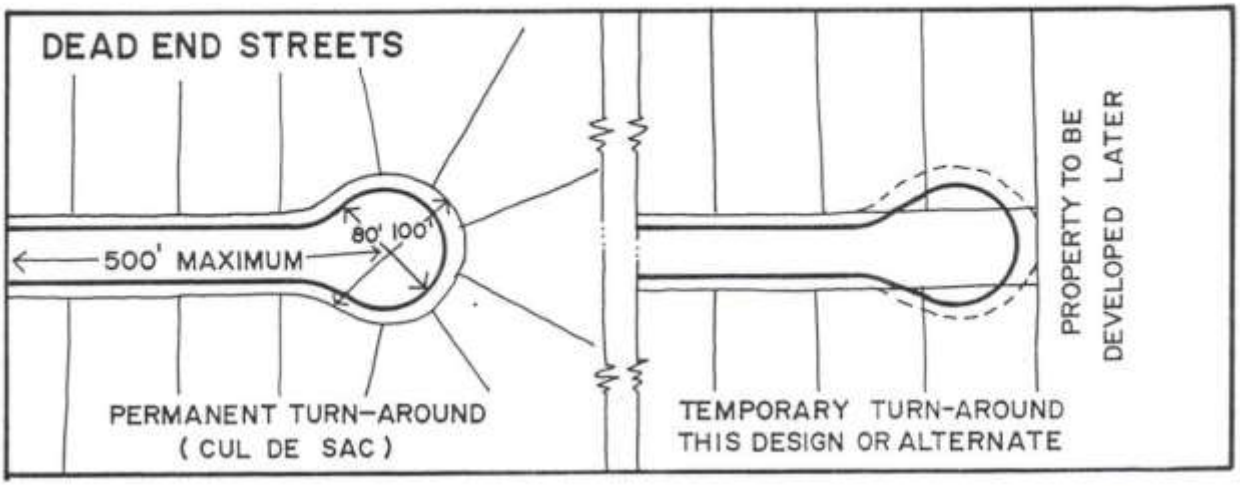

HORIZONTAL CURVES
10°+
R.=100'–300'
RADIUS OF CURVATURE SHALL BE, NOT LESS THAN 300' ON STREETS 60' OR MORE IN WIDTH, AND NOT LESS THAN 100' ON ALL OTHERS

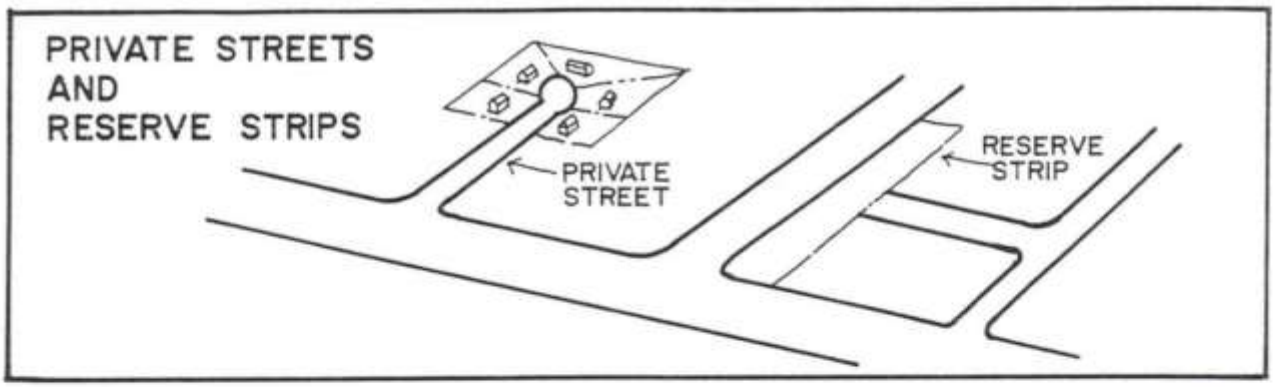

200' MINIMUM
4"
4 1/2 FT.
VERTICAL CURVES
PROFILES OF ALL STREETS MAY BE REQUIRED BY THE PLANNING COMM.
SCALE: 1" = 20' MINIMUM
SCALE: 1" = 20' MINIMUM

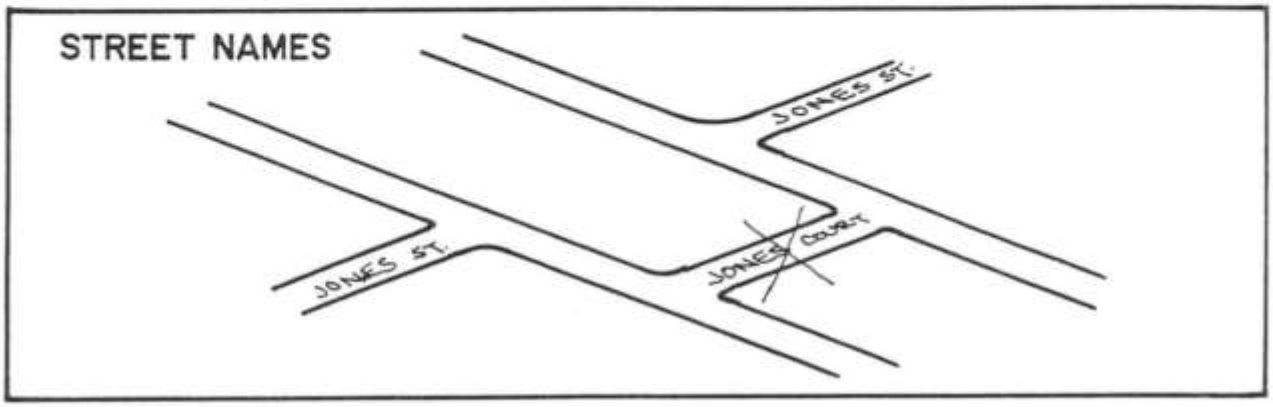

INTERSECTIONS
BAD
BETTER

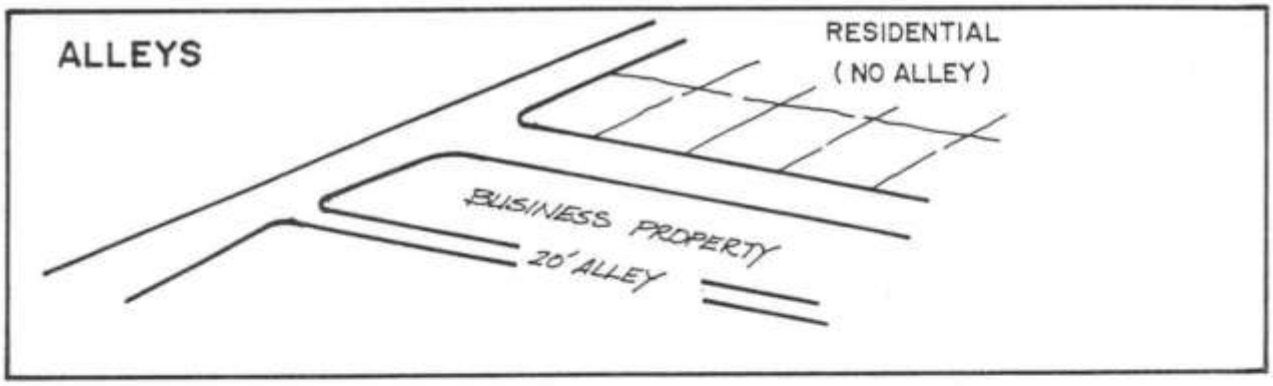

TANGENTS
100' MINIMUM

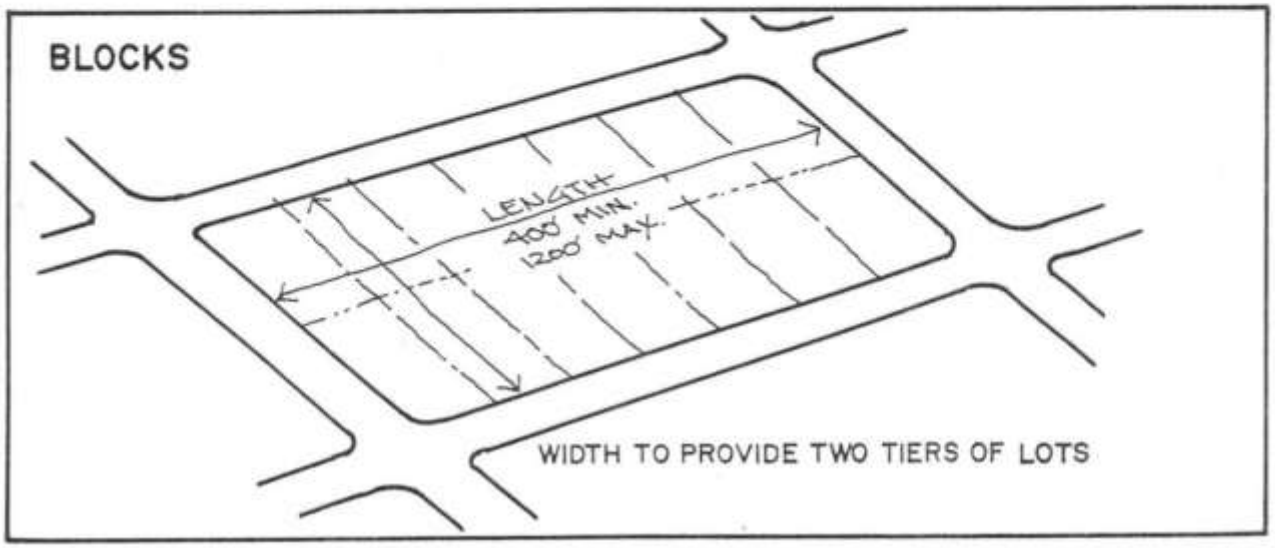

STREET JOGS
LESS THAN 125'
BAD
BETTER


DEAD END STREETS
500' MAXIMUM
80'
100'
PERMANENT TURN-AROUND
(CUL DE SAC)
TEMPORARY TURN-AROUND
THIS DESIGN OR ALTERNATE
PROPERTY TO BE
DEVELOPED LATER

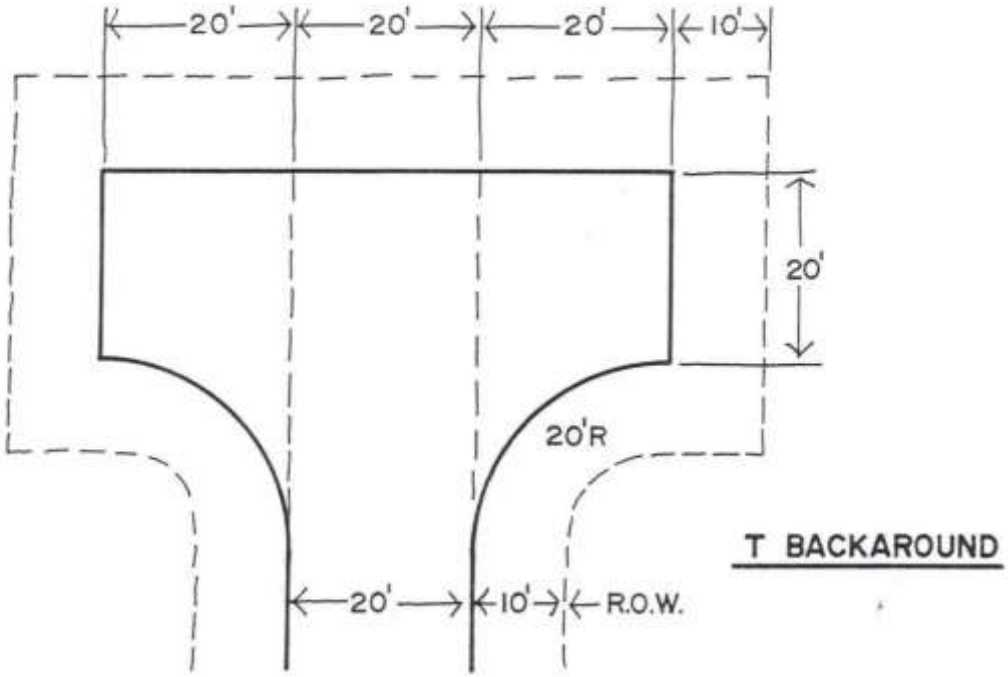

PRIVATE STREETS
AND
RESERVE STRIPS
PRIVATE
STREET
RESERVE
STRIP


STREET NAMES
JONES ST.
JONES ST.
JONES COURT

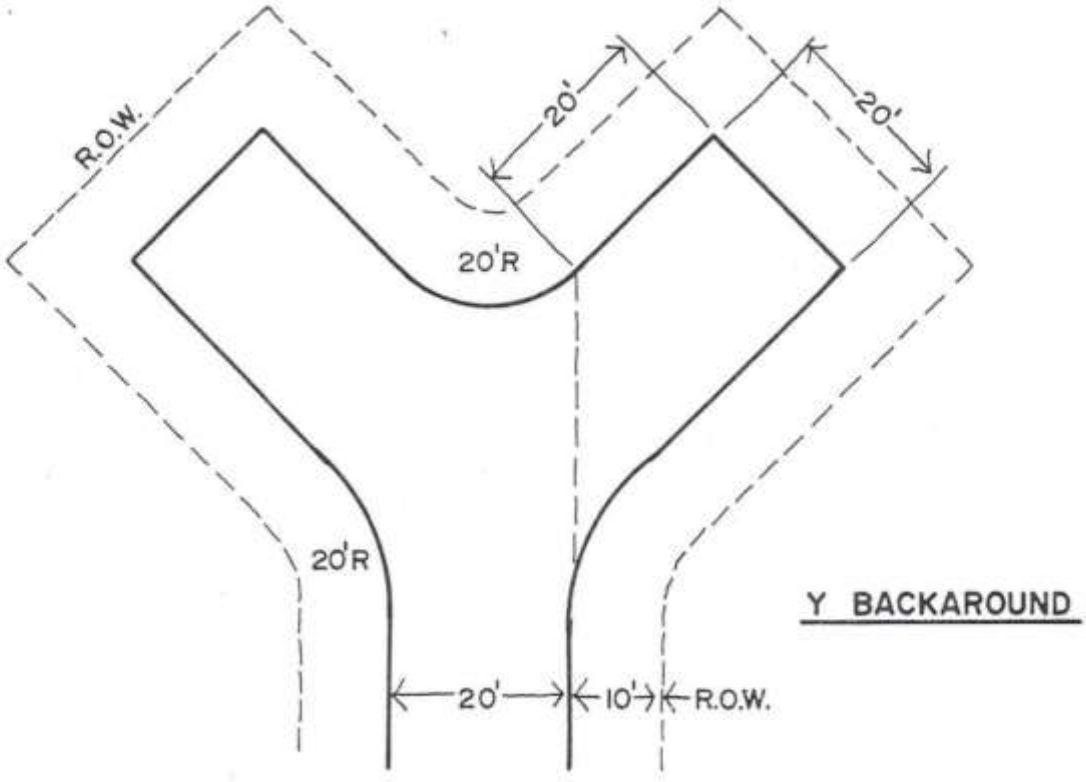

ALLEYS
RESIDENTIAL
(NO ALLEY)
BUSINESS PROPERTY
20' ALLEY


BLOCKS
LENGTH
400' MIN.
1200' MAX.
WIDTH TO PROVIDE TWO TIERS OF LOTS

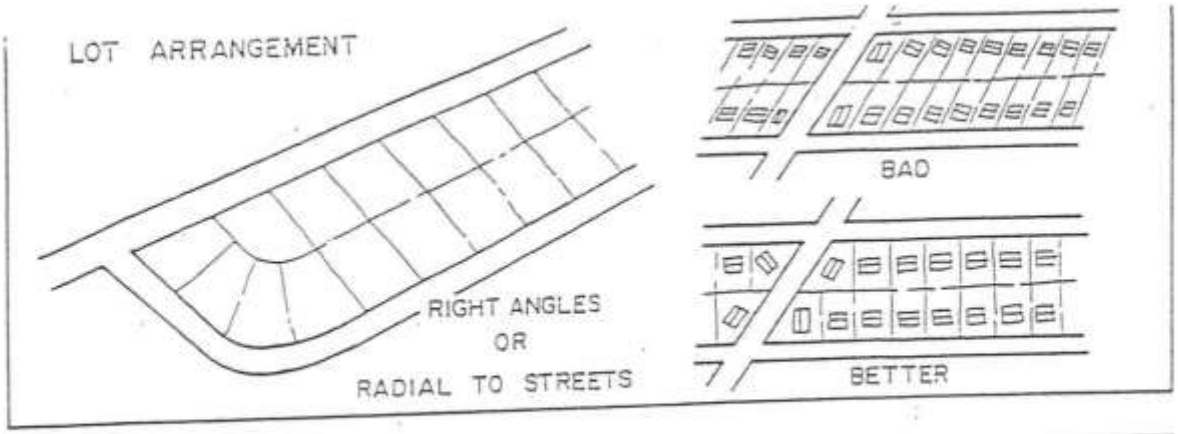
T & Y BACKAROUND

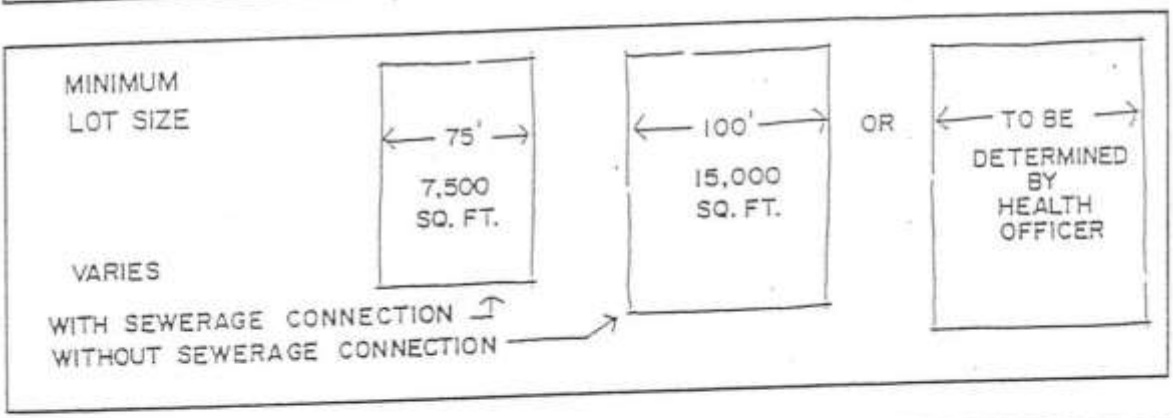


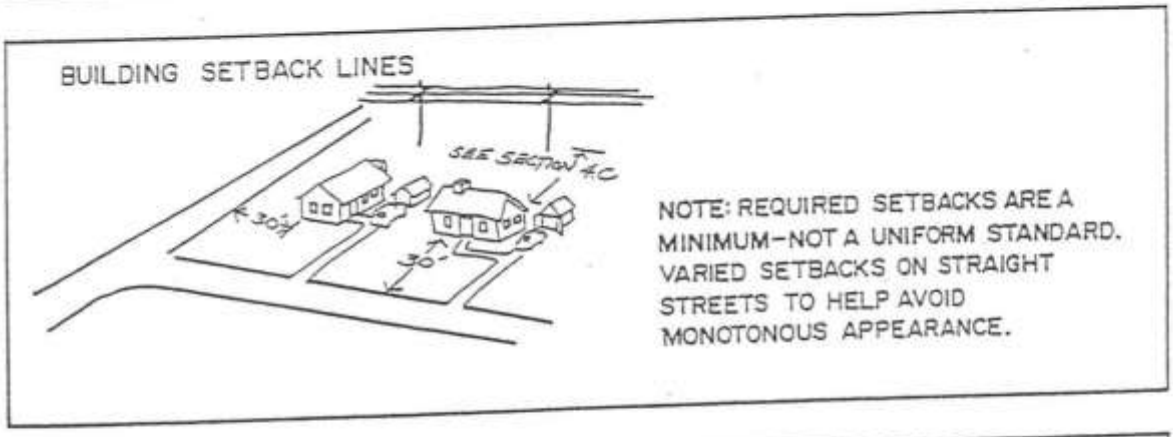
T BACKAROUND

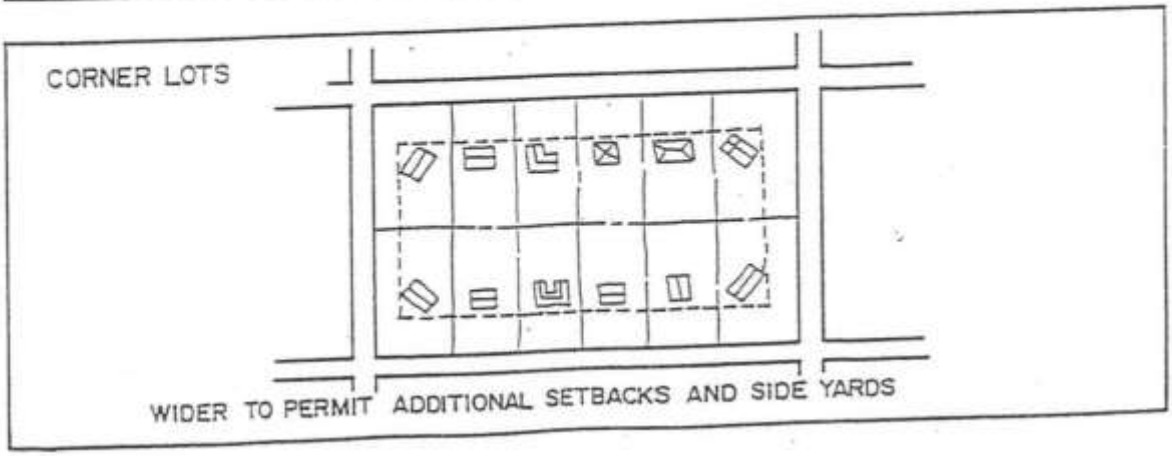


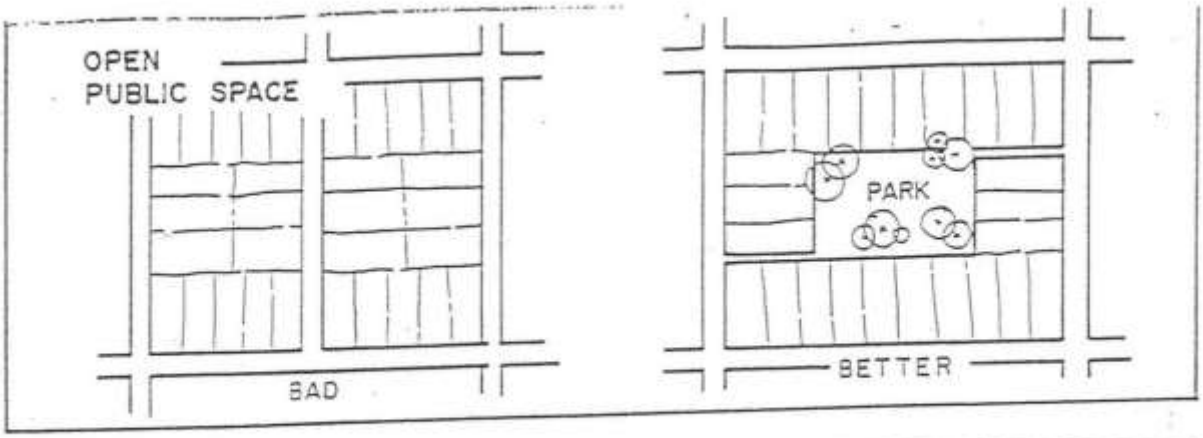
Y BACKAROUND

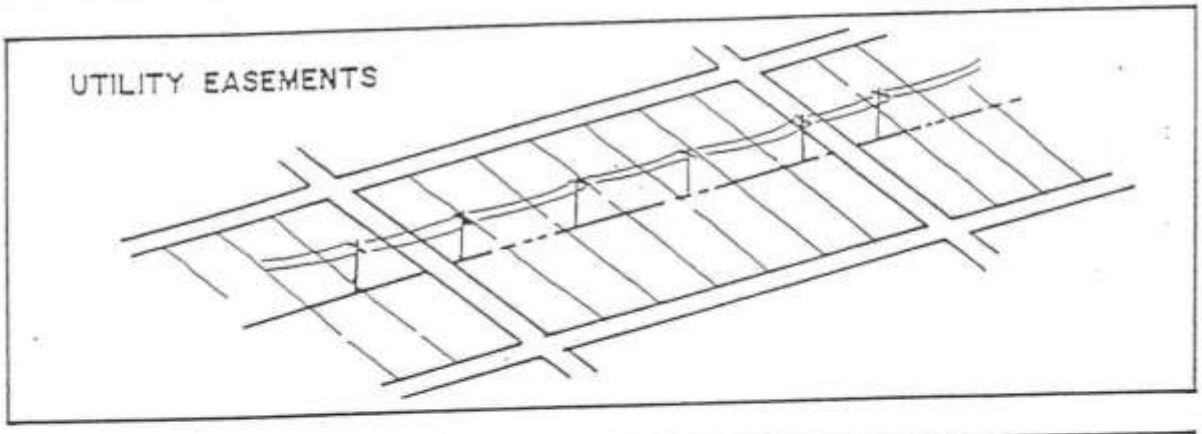

LOT ARRANGEMENT
RIGHT ANGLES
OR
RADIAL TO STREETS
BAD
BETTER

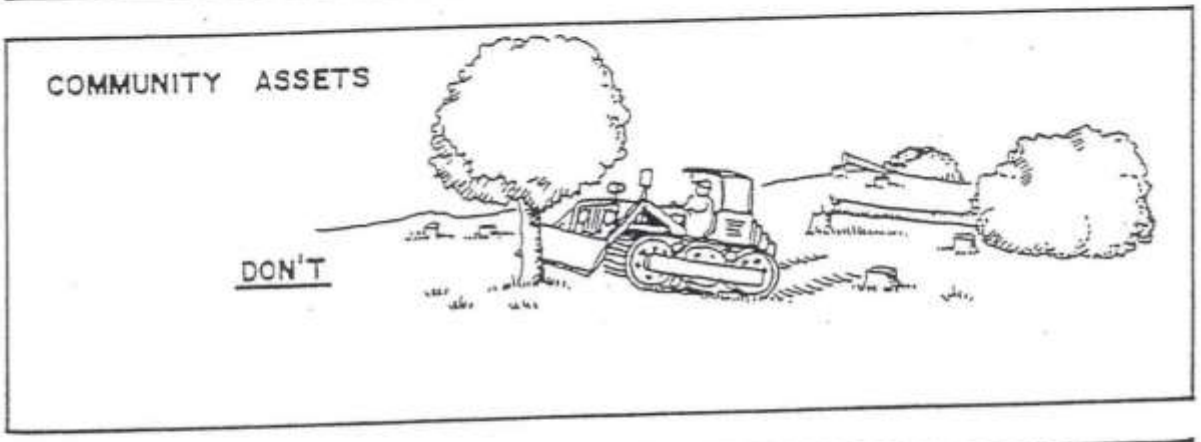

MINIMUM
LOT SIZE
75'
7,500
SQ. FT.
100'
15,000
SQ. FT.
OR
TO BE
DETERMINED
BY
HEALTH
OFFICER
VARIES
WITH SEWERAGE CONNECTION
WITHOUT SEWERAGE CONNECTION

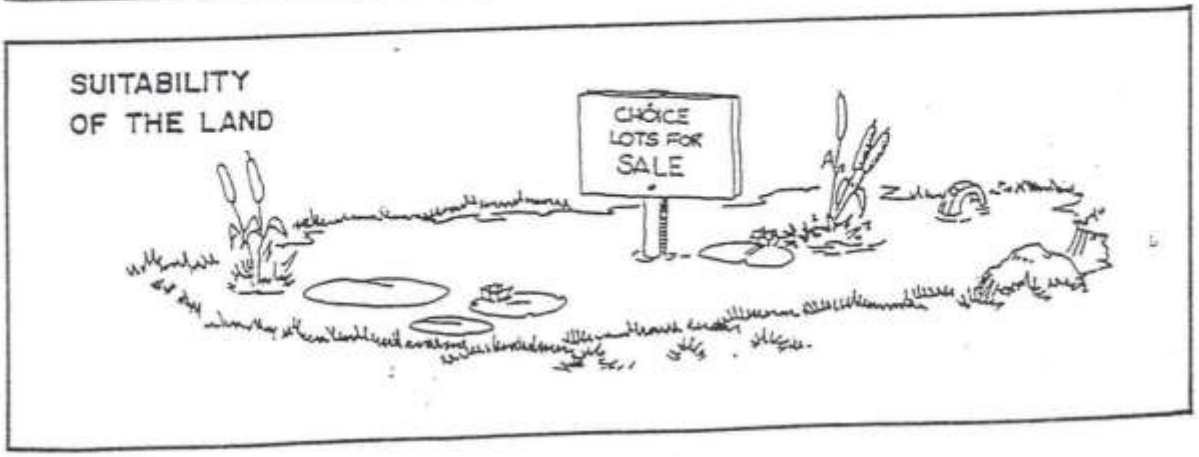

BUILDING SETBACK LINES
SEE SECTION 4C
30'
30'
NOTE: REQUIRED SETBACKS ARE A MINIMUM-NOT A UNIFORM STANDARD. VARIED SETBACKS ON STRAIGHT STREETS TO HELP AVOID MONOTONOUS APPEARANCE.

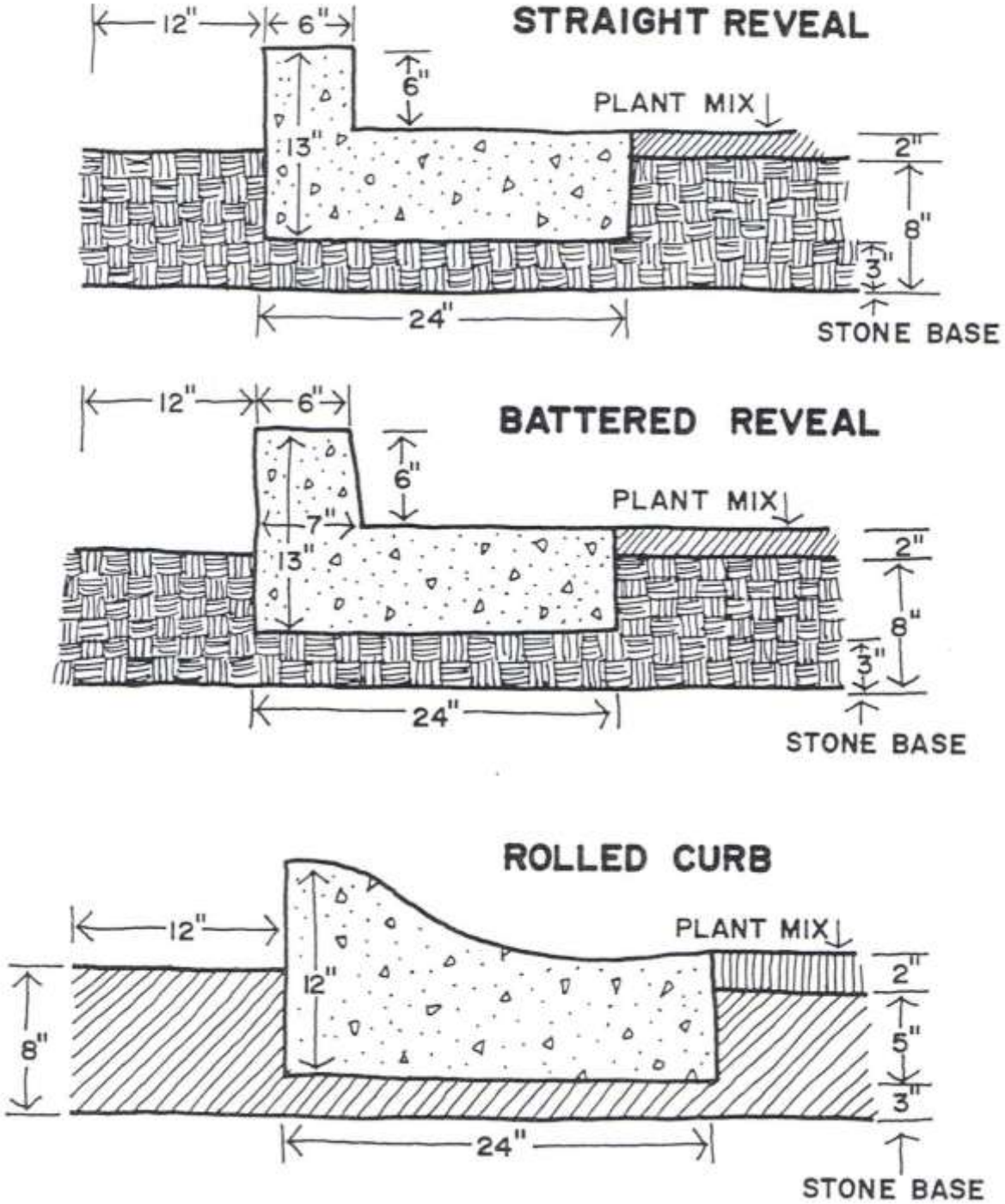

CORNER LOTS
WIDER TO PERMIT ADDITIONAL SETBACKS AND SIDE YARDS


OPEN
PUBLIC SPACE
BAD
PARK
BETTER

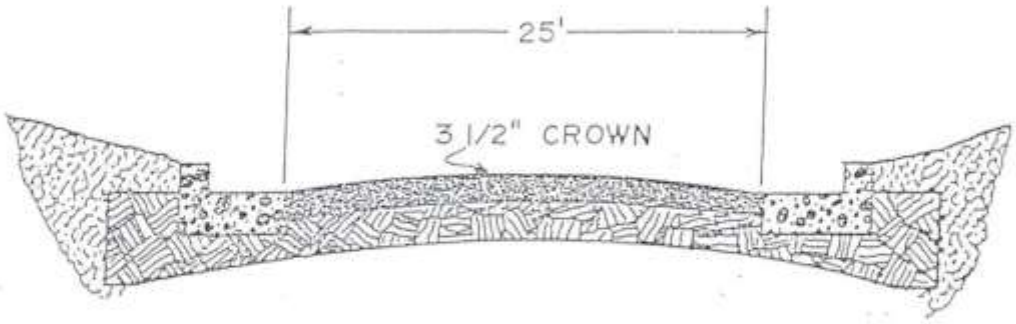

UTILITY EASEMENTS


COMMUNITY ASSETS
DON'T

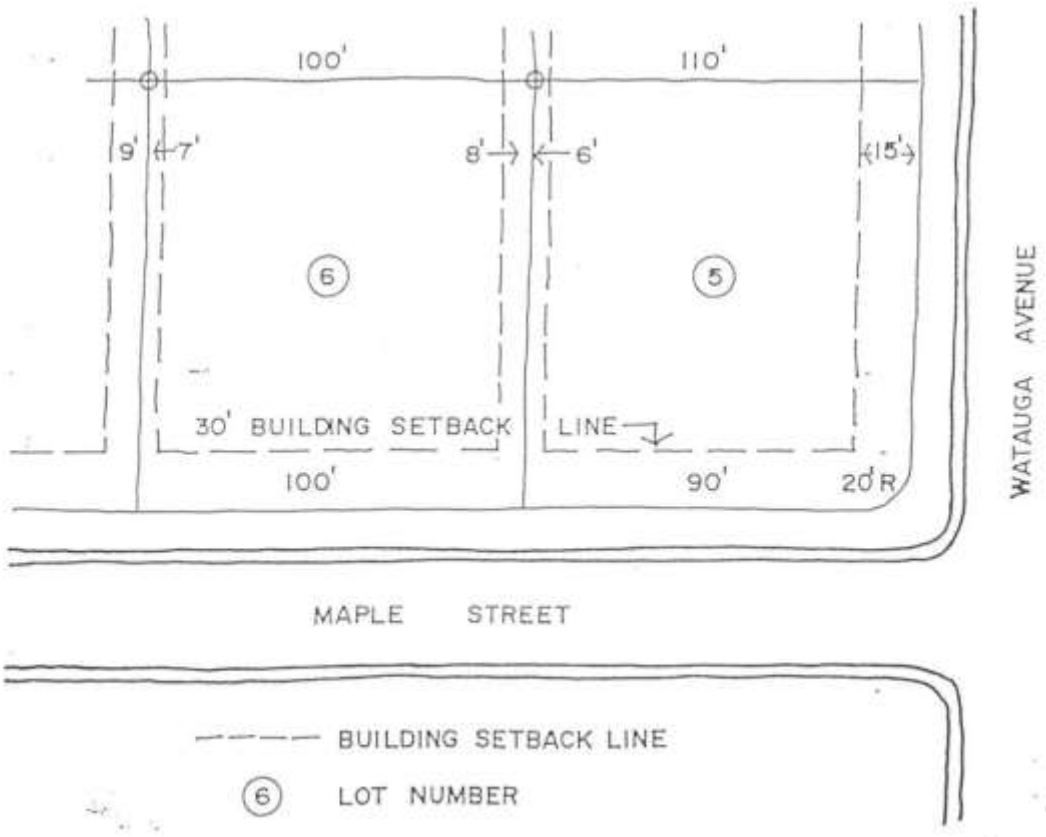

SUITABILITY
OF THE LAND
CHOICE
LOTS FOR
SALE


STRAIGHT REVEAL
12"
6"
6"
13"
PLANT MIX
2"
8"
3"
24"
STONE BASE
BATTERED REVEAL
12"
6"
6"
7"
13"
PLANT MIX
2"
8"
3"
24"
STONE BASE
ROLLED CURB
12"
12"
PLANT MIX
8"
2"
5"
3"
24"
STONE BASE

TYPICAL
ROADWAY CROSS SECTION



BUILDING SETBACK LINES



APPENDIX D

APPROVAL OF SUBDIVISION LOTS WITH EXISTING SEPTIC SYSTEMS

For the purpose of approving subdivision lots with existing septic systems the following three (3) options are acceptable to the Greene County Regional Planning Commission.

Option 1

TDEC can evaluate the lot by having a soil map prepared showing adequate duplicate area, the plat must show the location of the existing septic system, and an inspection letter must be applied for, an inspection performed and the results attached to the plat.

Option 2

TDEC can evaluate a different area on the lot not associated with the existing system by having a soil map prepared that shows enough suitable soil area to support a new septic system including an initial and duplicate soil area.

Option 3

Option 3 requires approval from the Greene County Regional Planning Commission.

CERTIFICATE FOR VERIFICATION OF EXISTING SEPTIC SYSTEM(S)

I (we) hereby certify that lot(s) _____ each contain a separate working septic system, and that all field lines and duplicate area(s) associated with each system are contained entirely within each lot(s) as described as part of the plan of subdivision. I (we) further certify that the Certificate of Completion of Subsurface Sewage Disposal System from the Tennessee Department of Environment and Conservation is for the aforementioned lot(s) and system(s).

_____, 20___
Date

_____
Owner

_____
Owner