

ARTICLE VI

DEFINITIONS

A. Usage

1. For the purpose of these regulations certain numbers, abbreviations, terms, and words used herein shall be used, interpreted, and defined as set forth in this Article. Where persons do not agree on an interpretation, the Greeneville Regional Planning Commission reserves full power and authority in the interpretation of *definiens* in this Article.
2. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense and words used in the plural include the singular; the word "herein" means "in these regulations"; and the word "regulations" means "these regulations". "Shall" is always mandatory; "may" is permissible, but can be required by the Planning Commission; and "need not" is simply permissible.
3. A "person" includes individuals, a corporation, a partnership, any other form of legal entity, and an unincorporated association of persons, such as a club; "shall" is always mandatory; "may" is permissible; a "building" or "structure" includes any part thereof; "used" or "occupied", as applies to any land or building, shall be construed to include "intended, arranged, or designed to be used or occupied".

B. Words and Terms Defined

100-Year Floodplain – The horizontal area inundated (or flooded) in a floodplain which occurs at a water elevation produced by the Base Flood; i.e. a flood that has a one (1) percent chance of being equaled in any year; .

Access - The permission and ability for vehicles, bikes and pedestrians to enter, approach, or pass to and from a place, street, parking lot, etc.

Access, Marginal – A street that runs parallel to a higher-order street and provides access to abutting properties and separation from through traffic.

Alley - A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Applicant - The owner or authorized representative of land proposed to be subdivided. Consent shall be required from the legal owner of the land.

ARAP – Aquatic Resources Alteration Permit; a permit program under the jurisdiction of the Tennessee Department of Environment and Conservation (TDEC).

Architect - An architect or landscape architect certified and registered by the Tennessee State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code, to practice in Tennessee.

Arterial – A street connecting regions or subregions carrying vehicle traffic to and from a regions or subregions as well as through traffic.

Aquatic Resources Alteration Permit (ARAP) - A permit program under the jurisdiction of the Tennessee Department of Environment and Conservation (TDEC).

Block – An area of land bounded by a street, or a combination of streets and public parks, cemeteries, railroad rights-of-way, exterior boundaries of a subdivision, shorelines of waterways, or corporate boundaries.

Blockface – The properties abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting street and railroad right-of-way, unsubdivided land, water courses, or city boundary.

Buffer – An area of man-made or naturally vegetated land, including landscaping, berms, walls, fences, and building setbacks, that is located between land uses of different character and is intended to mitigate negative effects of the more intense use on a residential or vacant parcel.

Building - Any structure built for the support, shelter, or enclosure of persons, animals, chattels, equipment, or movable property of any kind; the term includes a manufactured home.

Common area or Common Ground – Land within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. It may include complementary structures and improvements.

Comprehensive Plan – The *Comprehensive Plan* of the Town of Greeneville adopted by the Greeneville Regional Planning Commission and the Board of Mayor and Alderman.

Conceptual Drawings - The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Planning Commission.

Condominium – A development of one or more buildings which contain for-sale or individually-owned units.

Construction Manual, Town of Greeneville – The Technical specifications of The Town of Greeneville.

Construction Drawings (Construction Plans) - The maps or drawings accompanying a subdivision plat or development improvements and showing the specific location and design of improvements to be installed in the subdivision in accordance with requirements of the Planning Commission.

County Road Commissioner – The Road Commissioner of Greene County, Tennessee.

Convert/Conversion – A change, generally in monetary amount, in or to a security.

Cul-de-Sac – A lane or local street, one end of which is permanently closed and consists of a turn around.

Cross-Access, Cross-Access Ways – Non-street vehicle and/or pedestrian access between areas such as parking lots serving to reduce traffic in shopping areas by allowing vehicles and/or pedestrians to move between retail or community facility developments without re-entering the public street, and creates a safer pedestrian and/or vehicular environment by providing direct vehicular and/or pedestrian connections between abutting commercial developments.

Cross Access Easement - An easement or other development right offered to one party by another party that allows ingress and egress across private lands. Cross access easements are typically granted over or across surface parking lots.

Cul-de-sac - A minor street having only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement; definition includes: dead-end, turn-around, or turn-about.

Cultural Resources – Things built, altered or made by historic or prehistoric human beings.

Curb – A stone or concrete boundary usually marking the edge of the roadway or paved area.

Curb face – The vertical or shaped portion of a curb, facing the roadway, and often designed to direct storm waters.

Dedication – The intentional appropriation or conveyance of land or an interest in land by the owner to the city for public use, and the acceptance of land or said interest for such use by the Board of Mayor and Alderman.

Dedication, fees in lieu of – A development exaction constituting cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions.

Deed Restriction – A private legal restriction on the use of land, attached in the deed to a property.

Design Specifications - Written descriptions of a technical nature of materials, equipment, construction systems, standards, and workmanship required for a project intended for local government ownership or maintenance.

Developed Property – Property or a lot upon which significant site improvements, such as utility installations, paving, and, in many instances, the construction of one or more structures has occurred.

Developer - The owner of land proposed to be subdivided or his authorized representative.

Development – Any building, construction, renovation, mining, extraction, dredging, filling, excavation, or drilling activity or operation; any material change in the use or appearance of any structure or in the land itself; the division of land into lots or parcels; any changes in ingress and egress ways to a development; any change in the intensity or use of land, such as increase in the number of dwelling units in a structure or a change to a commercial or industrial use from a less intensive use; any activity that alters a shore, river, stream, lake, pond, canal, marsh, dune area, woodlands, wetland, endangered species habitat, aquifer or other resource area.

Development Review Committee (DRC) -The DRC, created by the Planning Commission, serves as the Town’s staff body for technical review of Major Subdivisions and Site or Construction Plans (both minor and major).

Development, scale of – The relationship of a particular project in terms of size, height, bulk, intensity of use, and aesthetics to its surrounding.

Development standards – A set of guidelines or defining parameters to be followed in site or building development.

Deviation - A proposed variation from the standards, specifications or other provisions of this ordinance.

Driveway – An unobstructed way not dedicated to the public, located outside the functional area of an intersection, and providing vehicular access between a street or access drive and a parking area for a single residential unit of occupancy or commercial area or industrial facility.

Double Frontage Lot - A lot which is not a corner lot and abuts two or more streets, with possible vehicular access to both streets.

Dwelling Unit - A room, or rooms connected together constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease on a daily, weekly, monthly, or longer basis; physically separated from any other room(s) or dwelling units which may be in the same structure; and containing independent cooking and sleeping facilities.

Easement - An interest in land in the possession of another which (a) entitles the owner of such interest to a limited use or enjoyment of the land in which the interest exists; (b) entitles him to protection as against third persons from interference in such use or enjoyment; (c) is not subject to the will of the possessor of the land; and (d) is capable of creation by conveyance.

Easement, Permanent Access – An easement providing legal access from one or more lots to an existing highway, street, or thoroughfare. Maintenance of such permanent easements shall not be the responsibility of the Town of Greeneville or Greene County.

Electrical Transmission Lines - Transmission lines are electrical power lines or networks designed to transmit electrical power for regional use.

Engineer – A person who is qualified to practice engineering by reason of his or her special knowledge and use of mathematical, physical, and engineering sciences and the principles and methods of engineering analysis and design acquired by engineering education and experience and whose competence has been attested by the Tennessee State Board of Architecture and Engineer pursuant to Title 62, Chapter 2, Tennessee Code Annotated, to practice in Tennessee.

Engineer, Town - See Town Engineer.

Escrow - A fiduciary agreement with the local government in lieu of actual performance and intended to assure performance. An escrow account may be provided as a bond or other instrument approved by the Planning Commission subject to agreement of the governing body.

External Subdivision Boundary - All points along the periphery of a subdivision.

Fast Track Subdivision – A major subdivision for which the applicant has exercised their option to submit the preliminary plat together with the construction plans at the same time for consideration by the Planning Commission, thus allowing the review process to be compressed and expedited.

Federal Emergency Management Agency (FEMA) – Agency of United States Government responsible for preparation and response to natural emergencies.

Fee Simple – A private property land right, sometimes also referred to as fee simple absolute, whereby a property owner unconditionally owns a specified piece of land.

FEMA – Federal Emergency Management Agency

Final Subdivision Plat - See *Plat, Final*

FIRM - Flood Insurance Rate Map

Flood - A temporary increase in water surface elevation in a water course that results in inundation of areas not ordinarily covered by water.

Flood Hazard or Flood Prone Area - The maximum area of the floodplain that, on the average, is likely to be flooded once every one hundred years (i.e., that has a one (1) percent chance of being flooded in any year; the Hundred-Year Flood).

Flood Insurance Rate Map (FIRM) – A map published by FEMA depicting areas and categories of flood hazard for a community.

Floodplain - A land area adjoining a river, stream, watercourse, bay, or lake which is likely to be flooded. It is composed of a floodway area within, or coinciding with, the 100-year flood area.

Flood Proofing - Any combination of structural and nonstructural additions, changes, or adjustments to properties and structures which reduce or eliminate potential flood damage to lands; water facilities, sanitary facilities, and other utilities; structures; and contents of buildings; and which prevent pollution of floodwaters from such natural or man-made sources.

Floodway - The stream channel and adjacent overbank areas required to carry and safely discharge the 100-year flood without increasing flood levels more than one (1) foot above natural flood levels.

Frontage, lot – That part of a lot (a lot line) abutting on a street or way; except that the ends of incomplete streets, or streets without a turning circle, shall not be considered frontage.

Grade - The slope of a public way specified in percentage terms.

Highway, Limited Access - A freeway or expressway providing a trafficway for through traffic, in respect to which owners or occupants of abutting property(s) or lands and other persons have no legal right of access to or from the trafficway, except at such points and in such manner as may be determined by the Planning Commission and the public authority having jurisdiction over such trafficway.

Homeowner's Association (HOA) – An incorporated nonprofit organization operating under recorded land agreements through which: (a) each lot owner is automatically a member; (b) each lot is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as maintaining a commonly used property; and (c) the charge if unpaid becomes a lien against the property.

Improvement(s), Off-site - Improvements required to be made off-site as a result of an application for development including but not limited to streets, traffic control, water, drainage, or sewer line improvements.

Improvement, Public - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation or which may affect an improvement for which government responsibility is established.

Improvement, Private - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which private owners assume the responsibility for maintenance and operation.

Infrastructure – Facilities and services needed to sustain development and land-use activities including, but not limited to, roads, water, sewer, electric, gas, communications, storm water drainage and flood management systems.

Irrevocable Standby Letter of Credit – An irrevocable standby letter of credit is a commitment from a financial institution to pay an agreed sum of money to a third party in compliance with the terms of the letter.

Internal Subdivision Boundary - All points within a subdivision which do not constitute external boundaries.

Kilovolt (KV) – 1000 volts of alternating current (AC).

KV – Kilovolt.

Landscape Plan – A plan associated with a subdivision, land development, or parking facility plan indicating the placement of landscape materials, including specifications, species, quantities, and method of installation.

Land Surveyor (Registered Land Surveyor) – A person who, by reason of his knowledge of the several sciences and of the principles of land surveying, and of the planning and design of land developments acquired by practical experience and formal education, is qualified to engage in the practice of land surveying, and whose competence has been attested by the State of Tennessee’s Board of Architectural and Engineers Examiner pursuant to Title 62, Chapter 18, Tennessee Code Annotated, to practice in Tennessee.

Land Remnant – Generally a piece of land too small to be designated as a lot.

Legal Counsel - The person designated by the governing body to provide legal assistance for the administration of these and other regulations.

Lot - A platted unit of land which fronts on and has access to a public street and which is occupied or intended to be occupied by a building or buildings with customary accessories and open spaces.

Lot, Buildable – A lot, as defined in this regulations, which meets all the minimum requirements set forth in this regulations and any other applicable regulations of the Town of Greeneville necessary for the authorized construction of at least one main building/structure.

Lot-by-lot development – The conventional approach to development in which each lot is treated as a separate development unit conforming to all land-use, density, and bulk

requirements. Usually, it is contrasted with cluster development or planned unit development. Lot-by-lot development, especially for larger tracts, is not best practice in the Town of Greeneville because of straightjacketing designs that produce “little boxes all in a row”.

Lot, cluster – Any single lot or a group of adjacent lots having a single uninterrupted perimeter boundary enclosing all of the lots.

Lot, Corner - A lot which adjoins the point of intersection of two or more streets.

Lot, Double Frontage (or Reverse Frontage) – A lot having frontage on two nonintersecting streets, as distinguished from a corner lot.

Lot, Flag - A lot on which the buildable area is connected to the street by a strip of land, more narrow than the typical minimum lot width, provided that the width at the front building line at least equals the required minimum lot width.

Lot, Interior – A lot other than a corner lot.

Lot Improvement - Any building, structure, place, work of art, or other object or improvement of the land on which such items are situated constituting a physical betterment of real property, or any part of such betterment.

Lot, nonconforming – A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance and/or subdivision regulations which no longer conforms to the zoning and/or subdivision standards because of said revision or amendment. Lots created such that they do not conform with the existing zoning or subdivision requirements or standards and without the granting of a variance by the appropriate authority of the Town of Greeneville or Greene County are not classified as nonconforming lots; rather, such lots are illegal lots.

Lot of record – A lot that is part of a subdivision map or plat that has been recorded at the county recorder’s office containing property tax records. For a lot to qualify as a lot of record after the subdivision authority of the Greeneville planning commission had been attached to the property, the plat of such lot must have been approved by the planning commission.

Lot, through – A lot having a pair of opposite lot lines along two more or less parallel public streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.

Lot, zoning – A single tract of land that is designated by its owner at the time of applying for a building permit or with the intent of applying for a building permit as one lot, all of which is to be used, developed, or built upon as a unit under single ownership. Such lot may consist of: (a) a single recorded lot; or (b) a portion of a recorded lot; or (c) a combination of complete recorded lots, complete recorded lots and portions of recorded lots, or portions of recorded lots.

Major Street or Road - A public way that is classified as a collector or arterial public way according to these regulations or by the major street or road plan for the jurisdictional area.

Major Street or Road Plan - The plan adopted by the Planning Commission, pursuant to Section 13-4-302, Tennessee Code, showing, among other things, "the general location, character, and extent of public ways.... (and) the removal, relocation, extension, widening, narrowing, vacating, abandonment or change of use of existing public ways...."

Major Subdivision – See *Subdivision, Major*

Major Thoroughfare Plan – A component of the *Comprehensive Plan* of the Town of Greeneville as adopted by the Greeneville Regional Planning Commission

Mayor (or designee) – The currently duly elected Mayor of the Town of Greeneville, Tennessee, or individual named by the Mayor as designee.

Median – A paved or planted area separating a street or highway into two or more traffic lanes of opposite direction of travel.

Minor Street or Road - A public way that is not classified as an arterial or collector.

Minor Subdivision – See *Subdivision, Minor*

Mixed-Use Development - A tract of land or structure developed for both residential and nonresidential uses. Such uses may be vertically integrated within a multi-story building or horizontally integrated within a single story building or on a lot or development site.

Multiple Building Development – A development containing two or more buildings on a single lot intended for multiple separate occupants. Such a development may be either residential or non-residential and either renter-occupied or divided into *condominium* units for sale.

National Flood Insurance Program (NFIP) - A program established by the U.S. Government in the National Flood Insurance Act of 1968, and expanded in the Flood Disaster Protection Act of 1973, in order to provide flood insurance at rates made affordable through a federal subsidy in local political jurisdictions which adopt and enforce floodplain management programs meeting the requirements of the National Flood Insurance Program Regulations. The program regulations are found at 24 Code of Federal Regulations, Chapter X, Sub-chapter B.

NFIP - National Flood Insurance Program

Off Site - Outside the limits of the area encompassed by the tract area or the parcel or lot of record on which the activity is conducted.

One Hundred-Year Flood - A flood having an average frequency of occurrence of once in 100 years, although it may occur in any year. It is based on statistical analysis of stream flow

records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed.

On Site - Within the limits of the area encompassed by the tract area or parcel of record on which the activity is conducted.

Open Space, Formal - Formal open space is a generally planned and structured area that includes formally designed landscape plantings. The space is regularly maintained and may include streetscape furnishings (e.g. benches, lighting, and sculptures), recreational improvements (e.g. playground, swimming pool, pool house/community room, tennis courts), and street improvements.

Open Space, Informal - Areas designated for undisturbed natural features, including wetlands, pastoral areas, floodplains, lakes, streams, rivers, and wildlife habitat; utility and conservation easements; and for passive recreation uses including walking trails, pathways, and picnic areas. Such areas typically require little or no maintenance.

Owner - Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the real property.

Parcel – A land unit or contiguous group of lots in single ownership or under single control created for tax purposes.

Perimeter Street - Any existing street to which the tract of land to be subdivided abuts on only one side.

Planned Development – A contiguous land area under single ownership, as specified by district regulation, planned and developed as a whole in a single development operation or a definitely programmed series of development or phases established in a common master plan or master zoning plan, and containing one or more uses, structures and appurtenant common areas.

Planned Unit Development – A residential or commercial development of one or more buildings on a contiguous site developed as a single entity, rather than as an aggregate of individual lots, that is guided by a total design plan intended for recording, in which one or more of the zoning or subdivision regulations, other than use regulations are waived or varied to allow flexibility and creativity in site and building design and location, and which functions under governing regulations.

Planning Commission – The Greeneville municipal designated-regional planning commission as provided in Tennessee Code Annotated 13-3-102 with the authority to plan and regulate subdivision activity within both the Greeneville municipality and the adjoining planning region that has been defined and assigned to it by the State of Tennessee.

Planning Region – The land, both incorporated and unincorporated, over which the Planning Commission has jurisdiction for Subdivision approval.

Plat, Final - A drawing or map of a subdivision or street, meeting all of the requirements of the Town of Greeneville and in such a form as required by Town of Greeneville for the purpose of recording after approval by the Planning Commission.

Plat, Preliminary - The preliminary drawing or map of a subdivision or street, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for approval.

Plat, Sketch - A sketch preparatory to the preliminary plat to enable the Town staff to provide advice to the subdivider in order to save time and expense in drawing the preliminary plat for consideration by the Planning Commission.

Preliminary Subdivision Plat - See *Plat, Preliminary*

Private Improvement - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which private owners assume the responsibility for maintenance and operation.

Private Street – Streets not dedicated to and maintained by a government entity.

Property Owners' Association (POA) – An association that is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping, or facilities.

Public Improvement - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation or which may affect an improvement for which government responsibility is established.

Public Way, Public Right-of-Way – A right-of-way that is dedicated or deeded to the public for public use and under the control of a public agency.

Right-of-Way - A strip of land taken or dedicated for use as a public way, or occupied or intended to be occupied by a public or private way, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer line, or for such similar use. The usage of the term "right-of-way", for land platting purposes, shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and shall not be included within the dimensions or areas of such lots or parcels.

Registered - Currently registered by the State of Tennessee as a professional Engineer, Land Surveyor, Architect or Landscape Architect, in accordance with and for the purposes allowed by the laws and requirements of the State of Tennessee.

Resubdivision – A change in a map of any approved or recorded subdivision plat if such change affects any street layout or right-of-way on such map or any area reserved therein

for public use, or any lot line, or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Sale or Lease - Any immediate or future transfer of ownership, including contract of sale or transfer, of an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, or other written instrument.

Seal – The affixing upon a document of the official and authorized mark, stamp, embossment, signature and date of a currently registered professional Engineer, Land Surveyor, Architect or Landscape Architect, in accordance with and for the purposes allowed by the laws and requirements of the State of Tennessee.

Secretary of the Planning Commission (or designee) – A member of the Greeneville Regional Planning Commission selected as Secretary by the Planning Commission, or the Secretary's assistant, as selected by the Planning Commission.

Security – A letter of credit, cash or certificate of deposit.

SFHA - Special Flood Hazard Area

Sketch Plat - See *Plat, Sketch*

Special Flood Hazard Area (SFHA) - The official map designated by the Federal Insurance Administrator to identify floodplain areas having special flood hazards; i.e. areas of the 100-year floodplain.

Specification – The Technical Specifications of the Town of Greeneville.

Start of Construction - For purposes of subdivision control, any alteration of the original surface area of the land, from and after the date of adoption of these regulations.

Structure - Anything erected or constructed above or below ground, the use of which requires a permanent or temporary location on the ground or attachment to something having a permanent location on the ground. This includes, but is not limited to, buildings, towers, smokestacks and overhead transmission lines.

Subdivider - Any person who (1) having an interest in land, causes it, directly or indirectly, to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel site, unit, or plot in a subdivision or who (3) engages, directly or indirectly, or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel, site, unit, or plot in a subdivision or who (4) is directly or indirectly controlled by or under direct or indirect common control with any of the foregoing.

Subdivision - "Subdivision" means the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any

division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided. (See Tennessee Code, 13-4-301.) In other words, any one or both of the following constitutes a subdivision: (1) any division of land into two (2) or more lots or consolidation of lots, regardless of size, where new streets or utilities would have to be extended to serve those lots; and/or (2) the division or consolidation of land into two (2) or more lots where any of the parent or resultant lots is/are less than five (5) acres in size.

Subdivision Infrastructure Construction Plans - See *Construction Drawings (Construction Plans)*

Subdivision, Major - All subdivisions not classified as minor subdivisions, requiring the construction of new improvements such as streets, permanent access easements, and utilities.

Subdivision, Minor – Any subdivision involving the creation of two (2) or more lots fronting on an existing public street; shifting of existing property lines so that the number of resulting lots is unchanged; and/or changing existing property lines to reduce the number of lots – all cases without new improvements such as street, permanent access easements, utilities, or drainage construction.

Subdivision, Nonresidential - A subdivision whose intended use is other than residential, such as commercial or industrial.

Subdivision, Rental - A development of one or more buildings offering space for lease or rent.

Subdivision, Standard – The division of a tract of land into individual and independent lots, with each lot containing or intended to contain an independent principal building and yard space, and involving the extension of new utilities, street, or drainage construction.

Substantially complete (term used with Construction Drawings) – A degree of completion of the Construction Drawings for a Subdivision, which is of sufficiency to, in the judgment of the Town Engineer (or designee) and the Town Planner, allow said Subdivision to be adequately constructed.

Switch Gear - A high voltage electrical device used to switch main feeder circuits and to provide fuse protection for distribution of electrical current to customers.

Temporary Improvement - Any improvement built and maintained by a subdivider during construction of the subdivision and prior to release of the surety for completion of required improvements.

Technical Specifications – The set of standards, specifications, drawing details and similar materials governing methods, materials and standards of construction in the Town of Greeneville, as set forth in the Subdivision Regulations of The Town of Greeneville.

TDEC - Tennessee Department of Environment and Conservation.

Tennessee Department of Environment and Conservation (TDEC) – A governmental agency of the State of Tennessee responsible for protection of Tennessee environment and public health.

Town/Town of Greeneville - The Town of Greeneville or the area within the territorial limits of the Town of Greeneville. The duly elected, appointed and employed government, administration, agents, ordinances, resolutions, laws and responsibilities of the Town of Greeneville.

Town of Greeneville Construction Manual and Guidelines- The Technical Specifications and guidelines for constructions in the Town of Greeneville and for subdivisions in the planning region of the Planning Commission.

Town Engineer – The chief administrator of Greeneville’s Engineering Division (or designee).

Town Planner - The chief administrator of Greeneville’s Planning Division (or designee).

Utility(ies) – The physical equipment and materials associated with distribution or collection systems for water, electricity, natural gas, telecommunications, sanitary sewer and storm water drainage.

Utility Company(ies) - Any person, governmental body, organization or entity of any type, or their agents, representatives and employees, supplying electricity, natural gas, water, sanitary sewer, stormwater sewer, communications or similar and associated services to residential areas within the planning jurisdiction.

Utility Equipment – Includes poles, support towers, wires, conductors, circuits, guys, stubs, platforms, cross arms, braces, transformers, insulators, cut-outs, switches, communication circuits, appliances, attachments and appurtenances used or useful in supplying electricity, natural gas, water, communication or similar associated services to areas within the Town of Greeneville and its urban growth area.

Watercourses – Open (non-pipe) intermittent or continuously flowing, conveyances of surface or storm water; i.e. streams, ditches, swales, etc.

Water Surface Elevation - The heights in relation to mean-sea-level expected to be reached by floods of various magnitudes and frequencies at pertinent points in the floodplain. Also the level of natural flows or collectors or water which may be expected to be found above or below surface.

Zoning Ordinance – The *Zoning Ordinance* applicable within the corporate limits of the Town of Greeneville, Tennessee

Zoning Ordinance, County – The *Zoning Ordinance* of Greene County, Tennessee

