

# **SUBDIVISION REGULATIONS**

**GREENEVILLE, TENNESSEE**

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Prepared for

GREENEVILLE REGIONAL PLANNING COMMISSION

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## ANSWERS TO QUESTIONS OFTEN ASKED ABOUT SUBDIVISION REGULATIONS

### 1. Are subdivision regulations fair to everyone?

Yes, the written regulations provide the local planning commission with uniform procedures, 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 planning region who divides land into smaller parcels, or changes the size or shape of existing lots.

### 3. Am I affected if I resubdivide my tracts into two parcels?

Yes, "subdivision" means the division of a tract or parcel of land into two or more lots, sites or divisions for immediate or future sale or building development, and includes resubdivision.

### 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 planning regions without final approval in writing.

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

No. State law makes it a misdemeanor, punishable by law, to use an unapproved subdivision plat even if a 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 10, Chapter 22, Public Acts of 1951).

(b) Some cloud would exist on the title of the lot.

(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) Any building or structure erected in violation may be forced 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?**

Greeneville Subdivision Regulations require the developer to grade and improve streets, install monuments, sewers, (where applicable) 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 cost. 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.

**9. How do I go about having a subdivision approved?**

The Greeneville Planning Commission's printed set of regulations includes the procedure for having a plat approved. The planning commission meets at regular intervals and your preliminary sketch is submitted in advance of the meeting at which it is to be considered. It is suggested that you consult your planning commission early so as to become familiar with the official plans that might affect your area.

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

The provisions of subdivision regulations apply to all subdivision 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.

**11. Where can I get technical site planning assistance?**

The 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 Upper East Tennessee Office of the Tennessee State Planning Commission 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.)

**SUBDIVISION REGULATIONS  
OF THE  
GREENEVILLE, TENNESSEE REGIONAL PLANNING COMMISSION**

(Hereafter referred to as the Planning Commission)

**ARTICLE I.  
PURPOSE, AUTHORITY AND JURISDICTION**

**A. Purpose**

Land subdivision is the first step in the process of community development. Once land has been cut up into streets, lots and blocks and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is therefore to the interest of the public, the developer and the future owners that subdivisions be conceived, designed, and developed in accordance with sound rules and proper minimum standards.

The following subdivision regulations guiding the planning commission are designed to provide for the harmonious development of the planning region; to secure a coordinated layout and adequate provision for traffic and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.

**B. Authority**

These subdivision regulations are adopted under authority granted by Sections 13-601 through 13-609 and Sections 13-301 through 311, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such regulations. A certified copy of the Greeneville, Tennessee Major Street and Road Plan was filed in the Office of the Registrar of Greene County, Tennessee on April 18, 1947.

**C. Jurisdiction**

These regulations shall govern all subdivision of land within the corporate limits of Greeneville, Tennessee as now or hereafter established and within the Greeneville, Tennessee Planning Region as established by resolution of the Tennessee State Planning Commission. Within these regulations the term "subdivision" shall mean the division of a tract or parcel of land into two or more lots, sites, or divisions for the purpose, whether immediate or future, of sale or building development, and include

resubdivision of the land or area subdivided. Any prospective subdivider owning land located within the Greeneville Planning Region shall submit his subdivision plat to the Greeneville Regional Planning commission. The plat is to be submitted 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. PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of two separate steps. The initial step is the preparation and submission of a preliminary plat of the proposed subdivision to the planning commission. The second step is the preparation and submission to the planning commission of a final plat together with required certificates. The final plat becomes the instrument to be recorded in the office of the county registrar when duly signed by the secretary of the planning commission.

### A. General

1. Any owner of land lying within the area of jurisdiction of the planning commission wishing to divide such land into two or more lots, sites, or divisions, for the purpose, either immediate or future, of sale or building development, or wishing to resubdivide for this purpose, shall submit a plan of such proposed subdivision to the planning commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these regulations and shall be presented in the manner specified in the following section of this Article. No plat of a subdivision of land within these areas of jurisdiction shall be filed by the county registrar without the approval of the planning commission.
2. The subdivider should consult early and informally with the planning commission and its technical staff for advice and assistance before the preparation of the preliminary plat and its formal application for approval. This will enable him to become thoroughly familiar with these regulations, the Major Street and Road Plan and other official plans or public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions.
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 B of Article II.
  - b. The subdivider has consulted informally with the planning commission technical staff for advice and assistance before the preparation of the final plat and its formal application for approval.

## B. Preliminary Sketch Plat

1. At least fifteen (15) days prior to the meeting at which it is to be considered, the subdivider shall submit to the secretary of the planning commission four (4) copies of a preliminary sketch plat of the proposed subdivision in order to allow the planning commission technical staff and utilities heads time to review and prepare recommendations to the planning commission. The subdivision plan shall be drawn to a scale of not less than one inch equals one hundred (100) feet. At the time of such submission the secretary of the planning commission shall issue a receipt acknowledging said submission. Neither the submission of the preliminary sketch plat to the secretary of the planning commission or the receipt issued by the secretary of the planning commission shall constitute submission of the preliminary sketch plat for consideration by the planning commission.
2. The sketch plat which shall meet the minimum standards of design as set forth in Article III and the general requirements for the construction of public improvements as set forth in Article IV shall give the following information insofar as possible:
  - a. The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a licensed or certified engineer or surveyor approved by the planning commission.
  - b. Date, approximate north point, and graphic scale.
  - c. The location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
  - 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 mile. Suggested scale: one inch equals 2,000 feet.

- f. Plans of proposed utility layouts (sanitary and storm sewers, water, and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must be approved by the county health department.
  - 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. Contours at vertical intervals of not more than five feet, except when specifically not required by the planning commission.
  - i. The acreage of the land to be subdivided.
  - j. Actual closure computations for the boundary traverses. Such boundary traverses shall close to an accuracy of at least one (1) part in five thousand (5,000).
3. Within sixty (60) days after submission of the preliminary sketch plat, the 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.
  4. The approval of the preliminary plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the preliminary sketch plat.
  5. Failure of the planning commission to act on the preliminary sketch plat within sixty (60) days after being presented at a planning commission meeting in accordance with subsections B.1 and B.2 of this Article will be deemed approval of this plat, and a certificate to that effect shall be issued by the commission on demand, provided, however, that the applicant may waive this requirement and consent to the extension of such period.
  6. 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.

7. 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.
8. No subdivision shall use the name of an existing subdivision except as noted in Article II, subsection B.8.

C. Final Plat

1. The final plat shall conform substantially to the preliminary sketch plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary sketch plat which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations. If a proposed subdivision fronts upon an existing public road, the planning commission may waive the requirements for preliminary approval, and permit the developer to submit only a final plat.
2. In order to allow the planning commission technical staff and utilities personnel time to review and prepare recommendations to the planning commission, the final plat shall be submitted to the planning commission at least fifteen (15) days prior to the meeting at which it is to be considered. The subdivider shall submit the original drawings in black drawing ink and six (6) copies (black and white prints or blue line prints), together with street profiles or other plans that may be required by the planning commission. At the time of such submission the secretary of the planning commission shall issue a receipt acknowledging said submission.
3. The final plat shall be presented to the planning commission at its next meeting by the secretary or acting secretary of the planning commission for consideration for approval or disapproval.
4. The plat shall be drawn to a scale of one inch equals one hundred (100) feet on sheets eighteen (18) by twenty-four (24) inches or of an approved size to correspond to local plat book dimensions. 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 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.
6. The 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 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 centerline of curved streets and curved property lines that are not the boundary of curved streets.
  - c. All dimensions to the nearest one hundredth (100<sup>th</sup>) of a foot and angles to the nearest minute.
  - d. Location and description of monuments.
  - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
  - f. Date, title, name and location of subdivision, graphic scale and north point.
  - g. Location sketch map showing site in relation to area.
  - h. All boundary traverses including lot and block traverses shall close to an accuracy of at least one (1) part in five thousand (5,000).
  - i. All structures such as buildings, utility poles, water bodies, and other features that may affect the building site, are to be shown on the plat.
9. The following certificates shall be presented with the final plat:
  - a. Certification showing that applicant is the land owner and dedicates streets, rights-of-way and any sites for public use (see Appendix B).
  - b. Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments (see Appendix B).
  - c. Certification by the city or county health offices when individual sewage

disposal or water systems are to be installed (see Appendix B).

- d. Certification by the city engineer or other designated person that the subdivider has complied with one of the following alternatives:
  - 1. Installation of all improvements in accordance with the requirements of the subdivision regulations, or;
  - 2. Posting of security bond or cash 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 planning Commission (see Appendix B).
- f. Certification of Electric Power. "This is to certify that electric power can be made available to every lot within this subdivision subject to our standard line extension policy."

# THE PRELIMINARY PLAT

## PRELIMINARY SKETCH WESTVIEW ADDITION SECTION "A"

TENNACITY, TENN.

G.O. WEST, OWNER

SHALL SHOW:



SCALE

MARCH 29, 1979

FRANK T. SQUARE  
ENGINEER

NAME, LOCATION, OWNER, AND DESIGNER.

DATE, NORTH POINT, AND GRAPHIC SCALE



HARDING AVE.

LOCATION OF PROPERTY LINES, ROADS, EXISTING UTILITIES, ETC.

EXISTING 8" SEWER

PRESENT ZONING CLASSIFICATION

RIGHT-OF-WAY INCREASED TO 60'

NAMES OF ADJOINING PROPERTIES

PROPOSED UTILITY SYSTEM

ADDITION

NAMES OF NEW STREETS

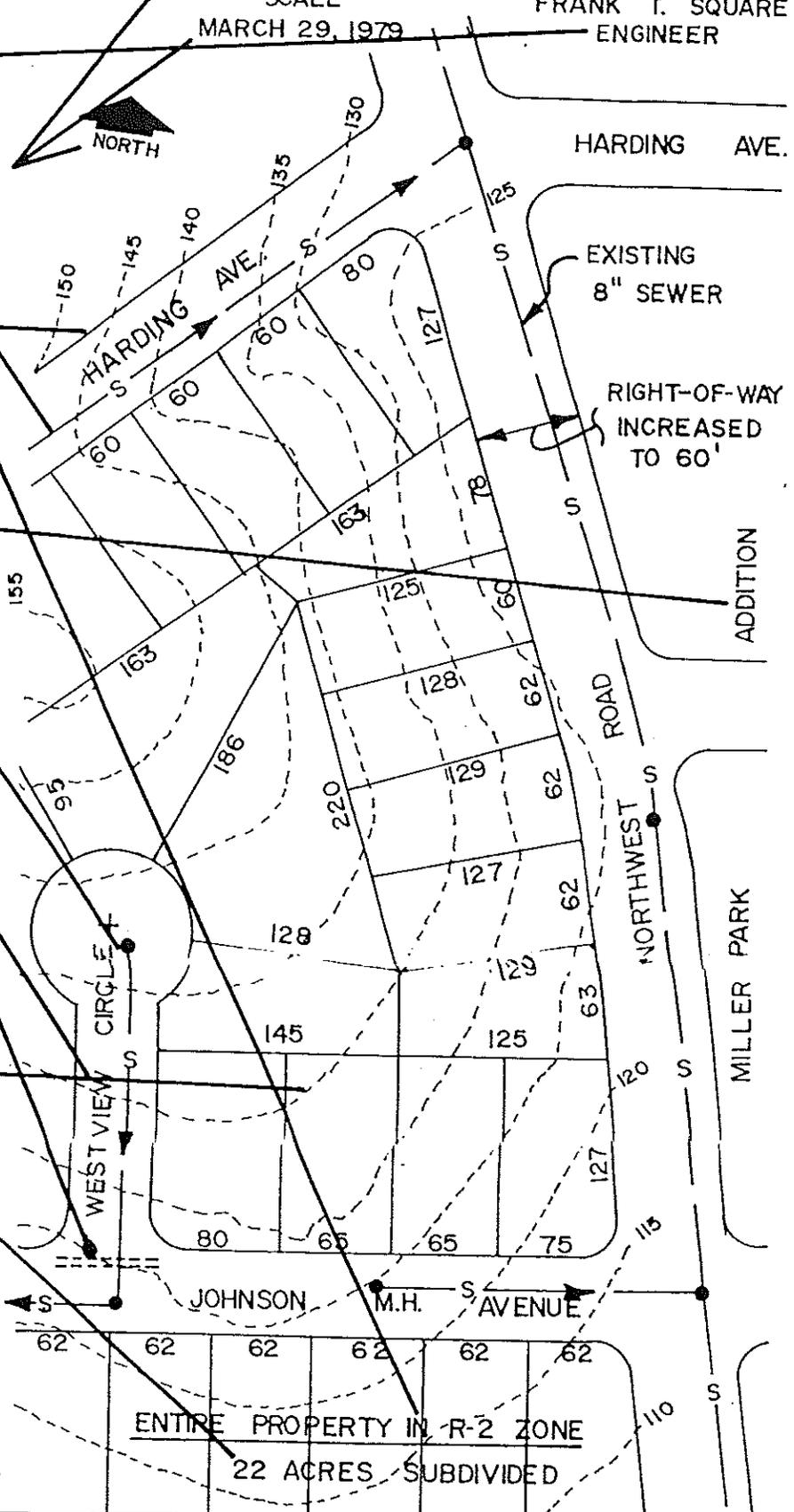
DIMENSIONS, LOT LINES, AND BUILDING SETBACKS

LOCATION OF PROPOSED CURVENTS

CONTOURS AT 5' INTERVALS

ACREAGE OF LAND SUBDIVIDED

LOCATION SKETCH MAP.



ENTIRE PROPERTY IN R-2 ZONE  
22 ACRES SUBDIVIDED

# 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

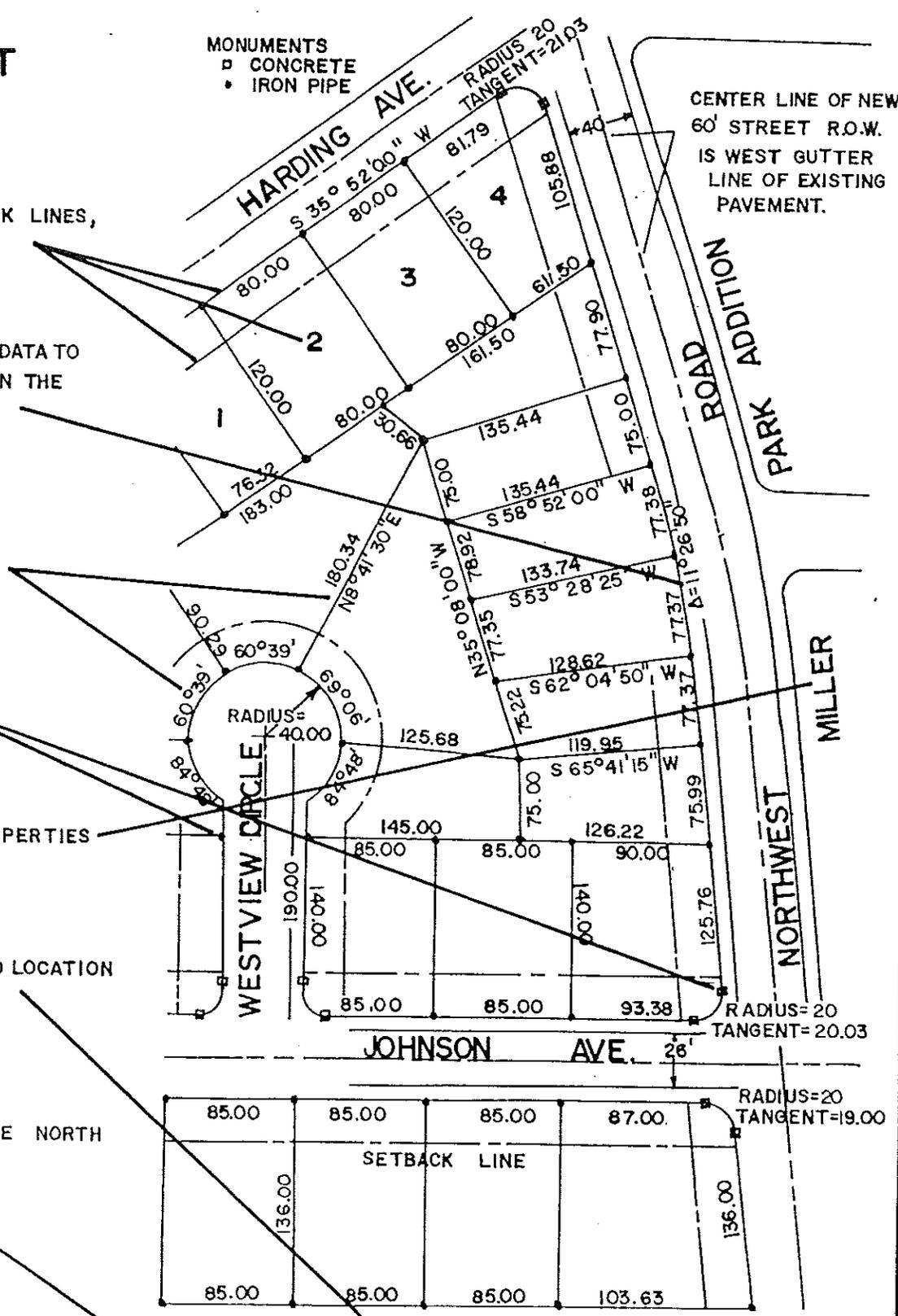
NAMES OF ADJOINING PROPERTIES

DATE, TITLE, NAME, AND LOCATION OF SUBDIVISION.

GRAPHIC SCALE AND TRUE NORTH POINT

MONUMENTS  
 □ CONCRETE  
 • IRON PIPE

CENTER LINE OF NEW 60' STREET R.O.W. IS WEST GUTTER LINE OF EXISTING PAVEMENT.



## SECTION "A" WEST HILLS ADDITION

TENNACITY, TENN.  
MAY 5, 1979



LOCATION SKETCH MAP AND CERTIFICATES AS REQUIRED.

**ARTICLE III. GENERAL REQUIREMENTS AND  
MINIMUM STANDARDS OF DESIGN**

**A. Streets**

**1. Conformity to the Major Thoroughfare Plan.**

The location and width of all streets and roads shall conform to the official Major Thoroughfare Plan which includes the Major Street Plan within the municipality and the Major Road Plan within the remainder of the planning region.

**2. Relation to Adjoining Street System.**

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

**3. Access Streets to Subdivision Boundaries.**

Sufficient access streets to adjoining properties shall be provided in subdivisions to permit harmonious development of 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 which carry traffic from minor streets to the major system of arterial streets and highways and include the principal entrance streets or a residential development and streets for major circulation within such a development.
- c. Minor Residential Streets.....50 feet  
Minor residential streets are those which are used primarily for access to the abutting residential properties and designed to discourage use by through traffic.
- d. Marginal Access Streets.....40 feet  
Marginal access streets are minor streets which are parallel to and adjacent to arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

- e. Dead-end Streets (cul-de-sac).....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 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. In no case shall the resulting right-of-way width be less than fifty (50) feet.

6. Restriction of Access

Where a subdivision abuts or contains an existing or proposed major street, the planning commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary 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 fifteen (15) percent.

## 8. Horizontal Curves

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

## 9. Vertical Curves

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

## 10. Intersections

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

To permit the construction of a curb having a desirable radius, 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 planning commission may require a greater radius.

## 11. Tangents

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

## 12. Street Jogs

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

## 13. Dead-end Streets

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than five hundred (500) feet long unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet or the planning commission may approve an alternate design such as the T or Y backaround.

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

#### 14. Private Streets and Reserve Strips

There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strip is definitely placed with the community under conditions approved by the planning commission.

#### 15. Drainage

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

#### 16. Street Name

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

#### 17. Alleys

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

### B. Blocks

#### 1. Length

Blocks shall not be less than four hundred (400) nor more than twelve hundred (1,200) feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800) feet in length the planning commission may require one or

more public cross walks of not less than ten (10) feet in width to extend entirely across the block and at locations deemed necessary.

## 2. Width

Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

## C. Lots

### 1. Arrangement

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

### 2. Minimum Size

The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Where a public sanitary sewer is reasonably accessible, the subdivider shall connect with such sewer and provide a connection to each lot. Where a public sewer is not accessible, an alternate method of sewage disposal may be used, 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 nor less than sixty-five hundred (6,500) square feet in area.
- b. Residential lots not served by a public sewerage system shall not be less than forty (40) feet wide at the street right-of-way line and a minimum of eighty (80) feet wide at the building setback line and shall provide a minimum area of fifteen thousand (15,000) square feet.

Greater area may be required for private sewage disposal if, in the opinion of the county health officer, there are factors of drainage, soil condition or other conditions to cause potential health problems. The planning commission may require that data from percolation tests be submitted as a basis for passing upon subdivisions dependent upon septic tanks as a means of sewage disposal.

- c. The minimum size of residential lots to be served by a private source of water supply shall be determined by the county health officer after investigations of soil conditions, proposed sewerage system and depth of ground water.

- d. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an 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.

3. Building Setback Lines and Yard Requirements

- a. 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. In case of corner lots, provide a setback of fifteen (15) feet from the side street right-of-way line unless a lower standard is allowed by the existing zoning ordinance. A minimum side yard of six (6) feet on one side for all lots and a total minimum side yard setback of fifteen (15) feet is required for interior lots.
- b. In the case of electric transmission lines where easement widths are not definitely established there shall be a minimum building setback line from the center of the transmission line as follows:

<u>Voltage of Line</u>	<u>Minimum building setback</u>
46 KV	37-1/2 feet
69 KV	50 feet
161 KV and over	75 feet

4. Corner Lots

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

5. Pipestem Lots

- a. No more than two pipestem/flag lots shall be created where their frontages are located adjacent to each other.
- b. The length of the "stem" shall not exceed four hundred (400) feet.
- c. The "stem" shall be a minimum of forty (40) feet wide for lots under five (5) acres, and a minimum of fifty (50) feet wide for lots with five (5) acres or more. The width shall be indicated at the beginning and end of the "stem".
- d. No more than one (1) tier of pipestem/flag lots shall be permitted, creating a maximum of two (2) tiers of lots accessed from the same public street.

- e. Plats which create pipestem/flag lots shall have a note added which states the following: "NOTICE TO PROPERTY OWNERS: Pipestem/flag lots may be further subdivided by construction of a public street in the "stem" of the lot to provide access for new lots."
- f. The "stem" shall not contain natural or man-made features which either limit development of the lot, or which will have to be removed or changed in order to provide for access to the building site.
- g. Variances. The Planning Commission will grant variances to these regulations as follows: if property exceeds one thousand (1000) feet in depth, then additional tiers of lots will be permitted for that section of the site. For property between 1,000 and 1,500 feet deep, a total of three tiers of lots will be permitted. Property exceeding 1,500 feet in depth is permitted a maximum of four tiers of lots. Properties with four tiers of lots may have three "stems" adjacent to each other.

#### D. Public Use and Service Areas

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

##### 1. Public Open Spaces

Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in 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 water frontage of the plat, for park, school or recreation purposes.

##### 2. Easements for Utilities

- a. Drainage and utility easements shall be provided on each side and rear lot line where deemed necessary by the planning commission. 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 provisions for a fifteen (15) foot utility easement extending therefrom to prevent dead-end water mains. easements of the same or a greater width may be required along the lines or across lots where necessary for the extension of existing or planned utilities.

b. Storm Sewers

Where in the opinion of the 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 the 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.

3. Water Supply and Sewerage Connections

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

4. Community Assets

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

E. Suitability of the Land

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

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

## F. Large Tracts or Parcels

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

## G. Group Housing Developments

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

### 1. Mobile Home Parks

Proposed mobile home park developments shall be submitted to the planning commission for preliminary and final approval.

- a. Within Greeneville, mobile home parks shall meet all requirements of the mobile home park regulations.
- b. Within the remainder of the planning region, mobile home parks shall meet all requirements and specifications of the Greene County Health Department and the minimum design standards of the Greeneville Mobile Home Park regulations.

### 2. Planned Unit Developments

Planned unit subdivisions may be approved by the planning commission provided they are connected to a publicly approved sewerage system and conform to the overall intent of these regulations.

## H. Mobile Home Subdivisions

The planning commission may approve a subdivision with lots designed and established exclusively for mobile homes. 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 trailers or detachable wheels; 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 on foundation supports, connection to utilities and the like. Mobile home subdivisions shall meet the following standards:

1. The minimum tract size for a mobile home subdivision shall be ten (10) acres.
2. The minimum lot sizes, setbacks, and yard requirements shall be the same as those established in this Article.

I. Variances

Variances may be granted under the following conditions:

1. Where the subdivider can show that strict adherence to these regulations would cause unnecessary hardship, or
2. Where the planning commission decides that there are topographical or other conditions peculiar to the site, and a departure from these regulations will not destroy their intent. Any variance thus authorized and the reasons therefore shall be stated in writing in the minutes of the planning commission.

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 standard shall apply.

K. Permanent Easements

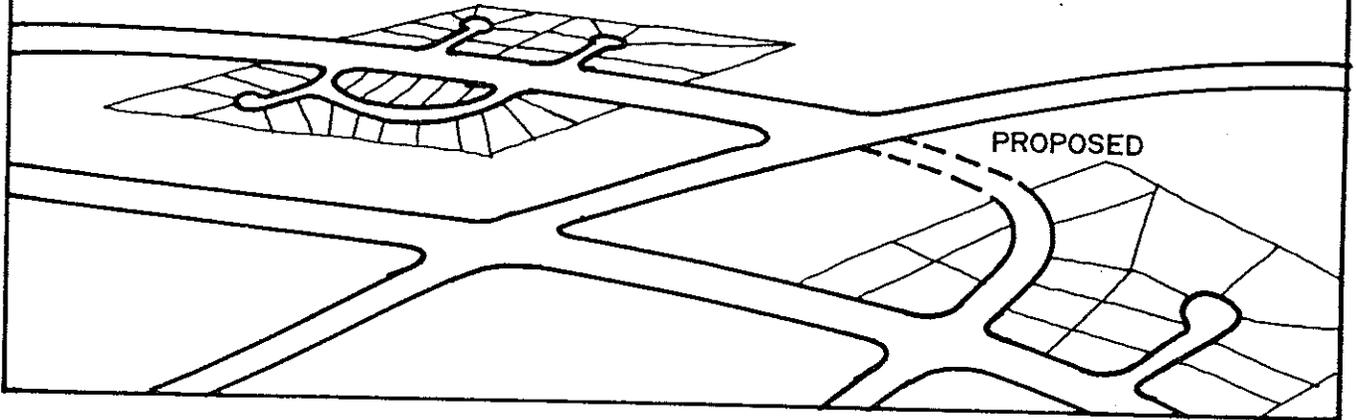
A permanent easement is a private ingress/egress which provides legal access for one or more lots from an existing public thoroughfare. An easement cannot be designated as a "permanent easement" unless the following criteria have been met.

1. The area is identified as a "permanent easement" on a subdivision plat.
2. It has a minimum width of forty (40) feet, and a minimum pavement width of 24 feet.
3. It equals or exceeds the construction standard for public streets within the Greeneville Planning Region.
4. It must connect public streets and/or other permanent easements, or end in a permanent cul-de-sac. A temporary cul-de-sac may be permitted, provided a plan showing phased development of the site is submitted and approved by the planning commission, and a bond covering the cost of installing the permanent cul-de-sac is approved and accepted by the planning commission.

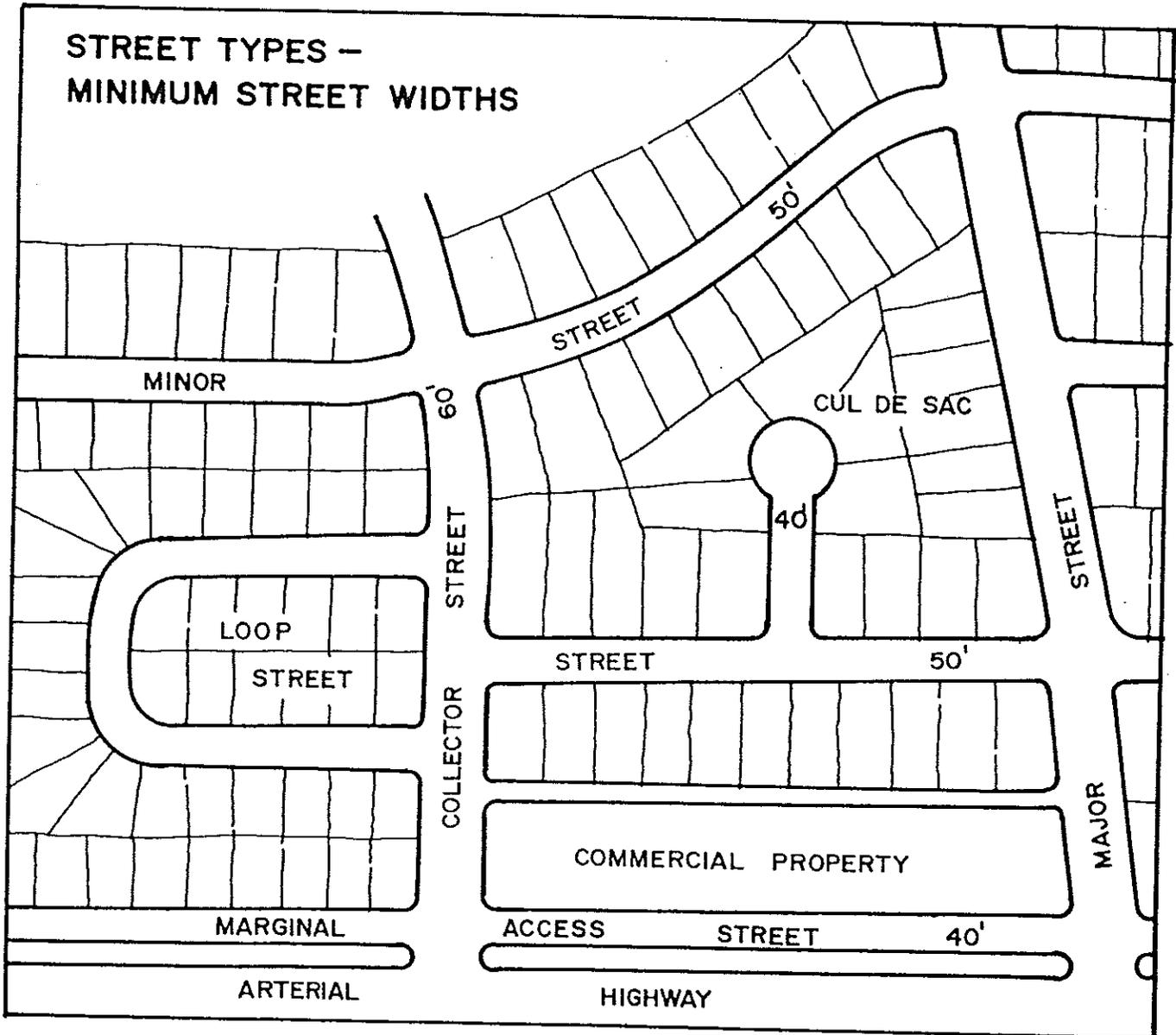
5. A note is placed on the subdivision plat stating "Maintenance of the permanent easement is the responsibility of the property owner."

# MINIMUM STANDARDS OF DESIGN

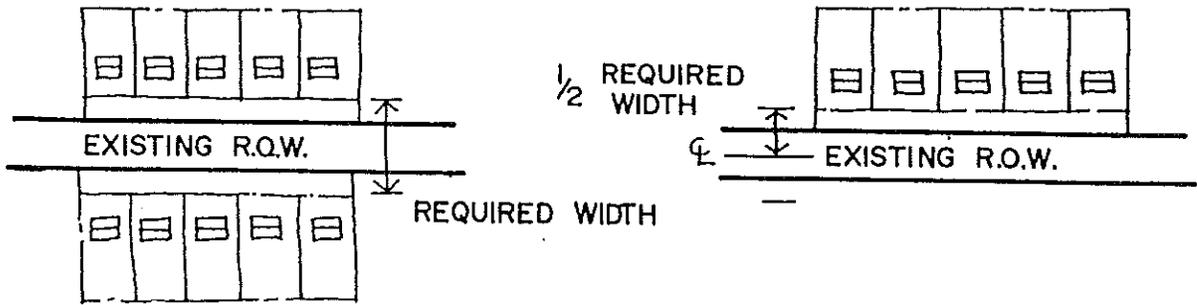
STREETS MUST CONFORM TO MAJOR THOROUGHFARE PLAN



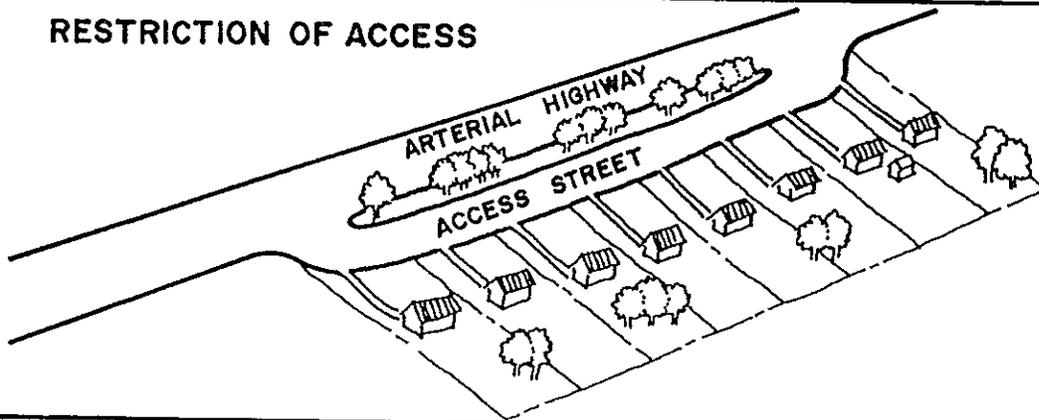
STREET TYPES - MINIMUM STREET WIDTHS



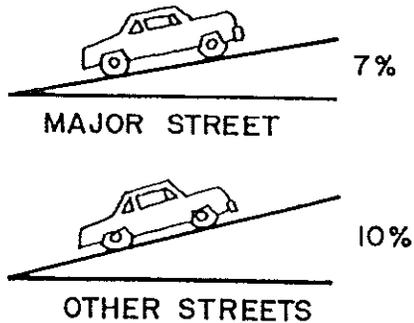
**EXISTING STREETS—  
ADDITIONAL WIDTH**



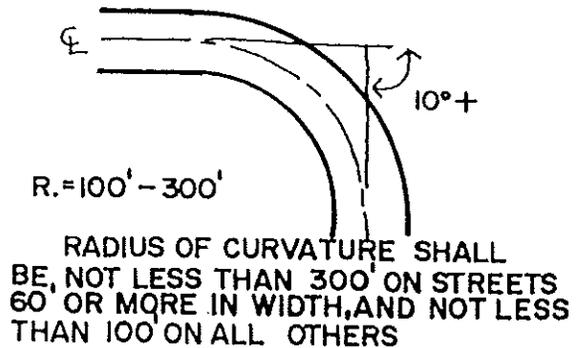
**RESTRICTION OF ACCESS**



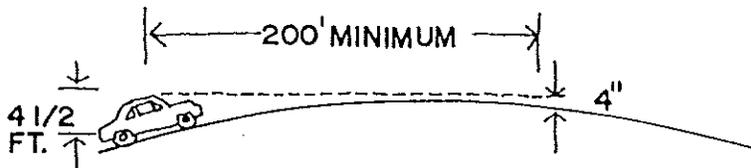
**MAXIMUM GRADES**



**HORIZONTAL CURVES**

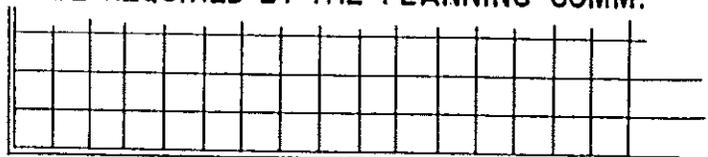


**VERTICAL CURVES**

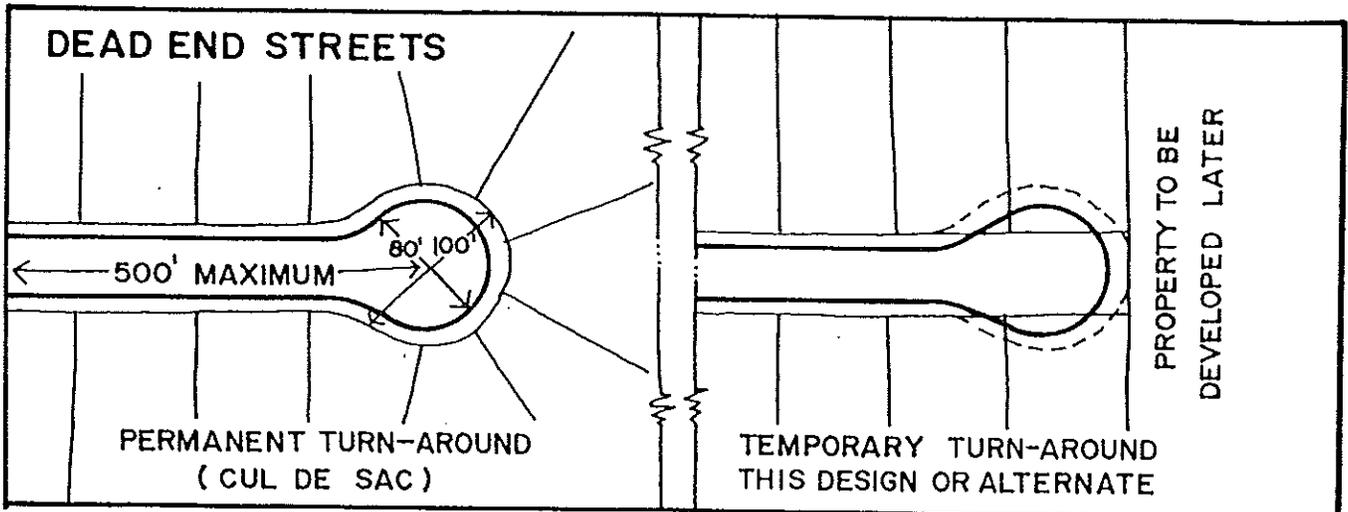
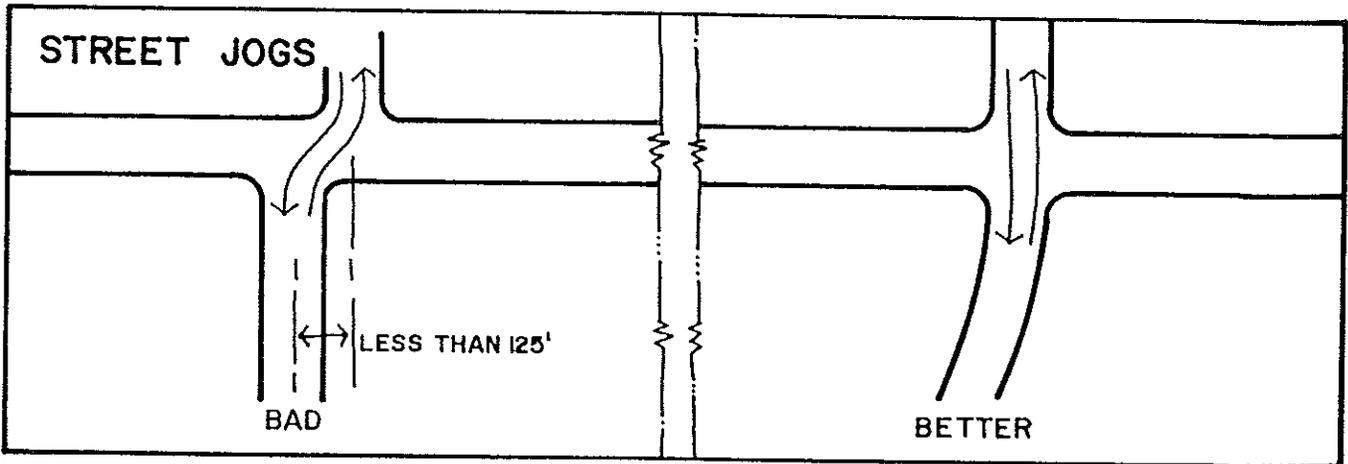
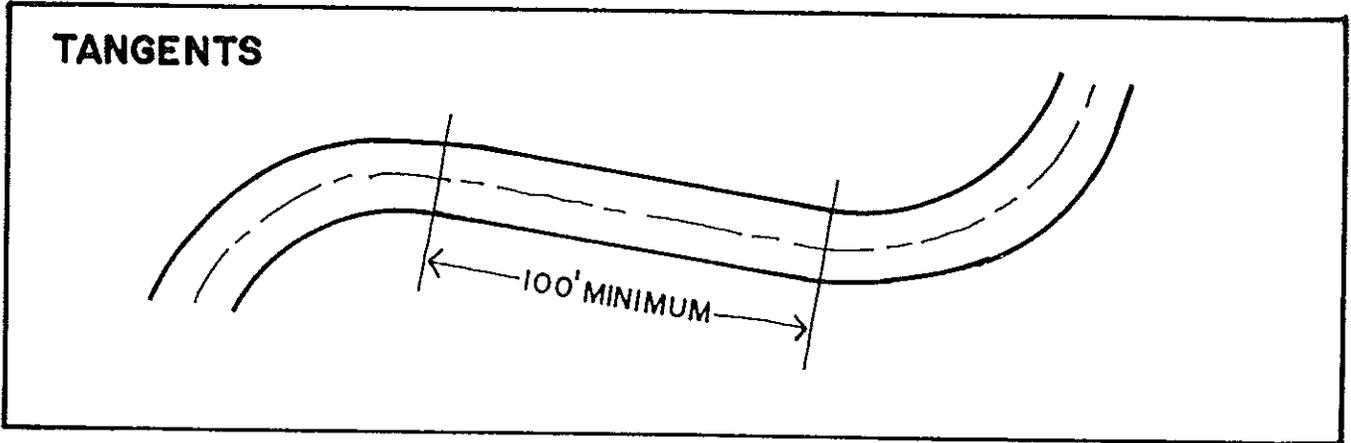
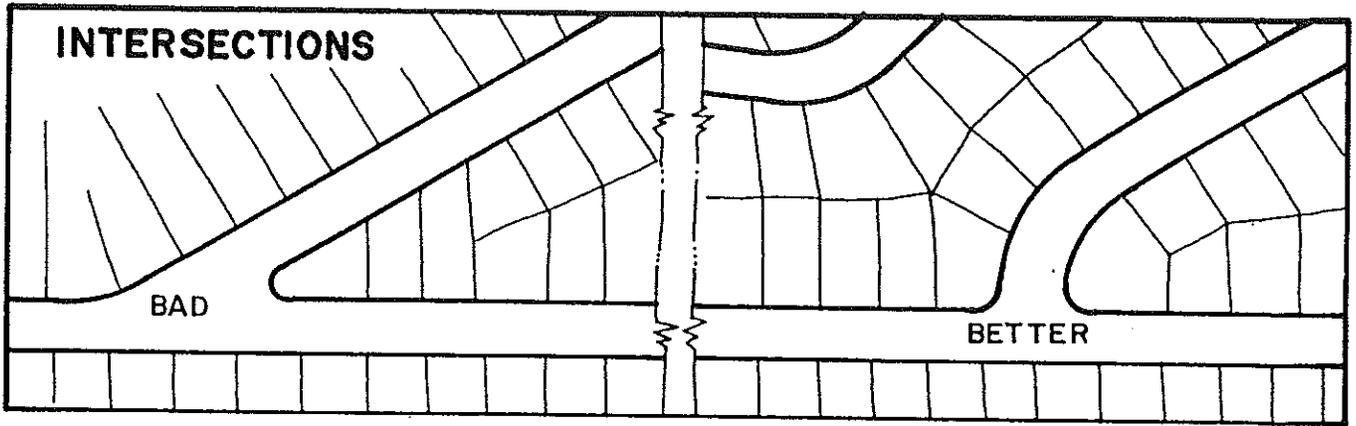


PROFILES OF ALL STREETS MAY  
BE REQUIRED BY THE PLANNING COMM.

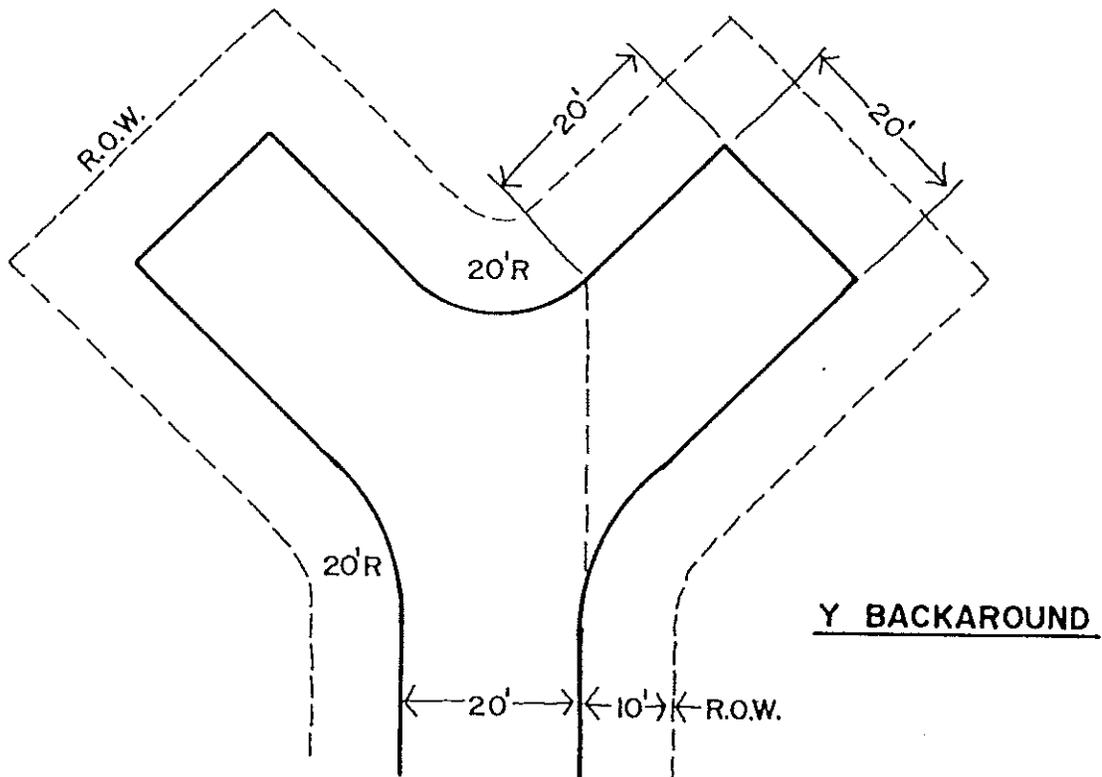
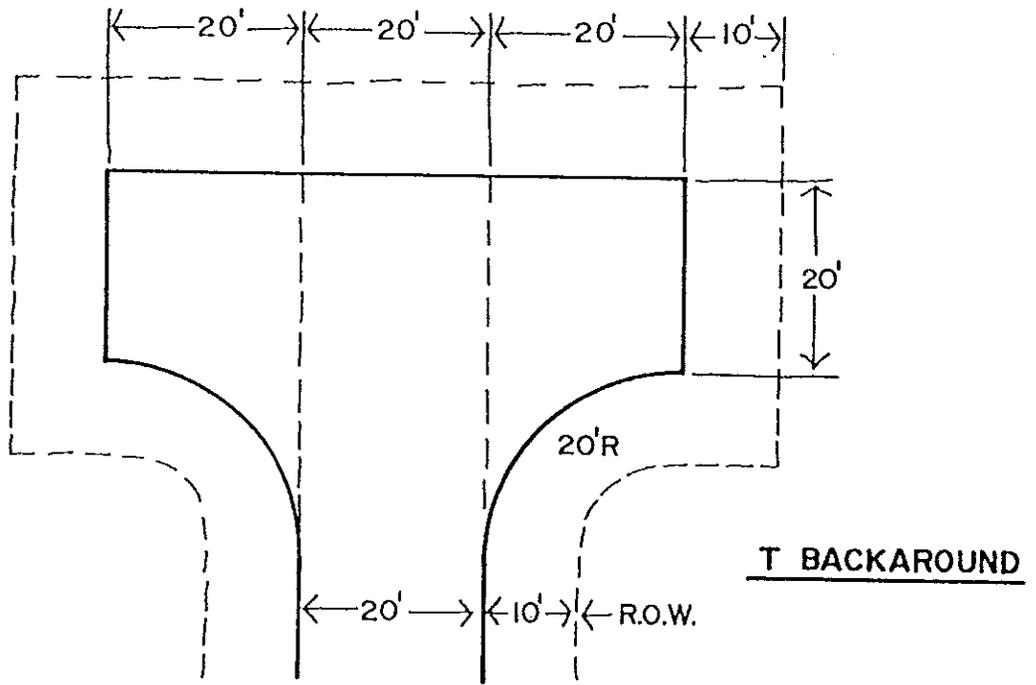
SCALE: 1" = 20'  
MINIMUM



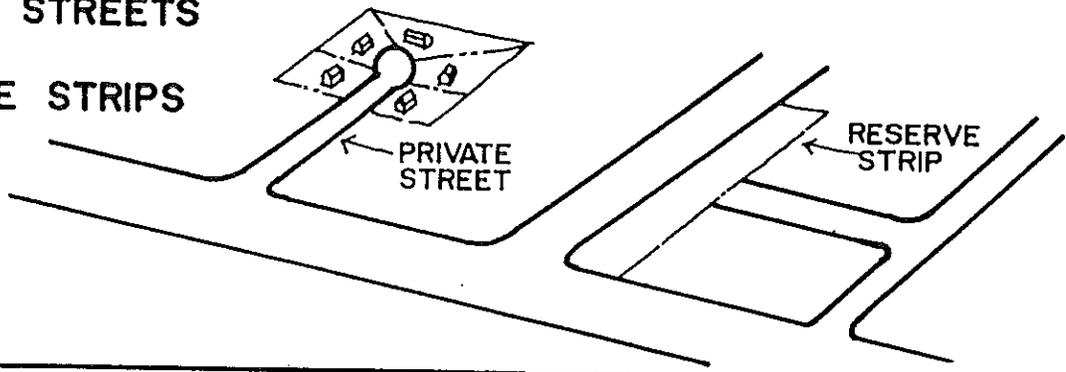
SCALE: 1" = 20' MINIMUM



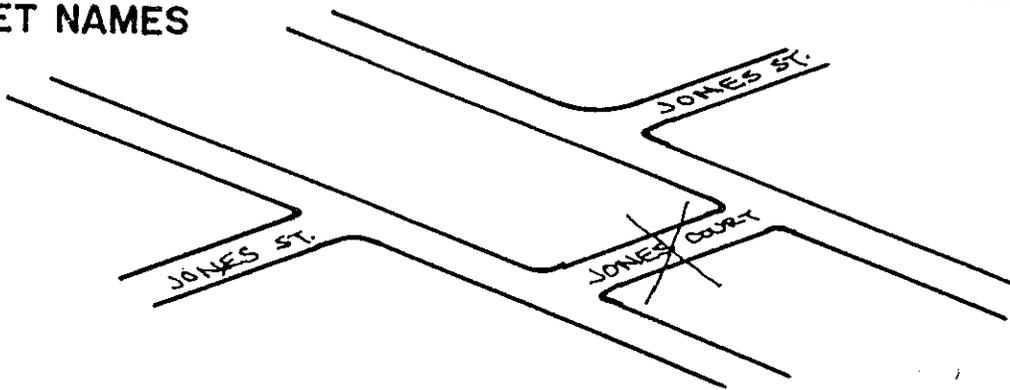
# T & Y BACKAROUND



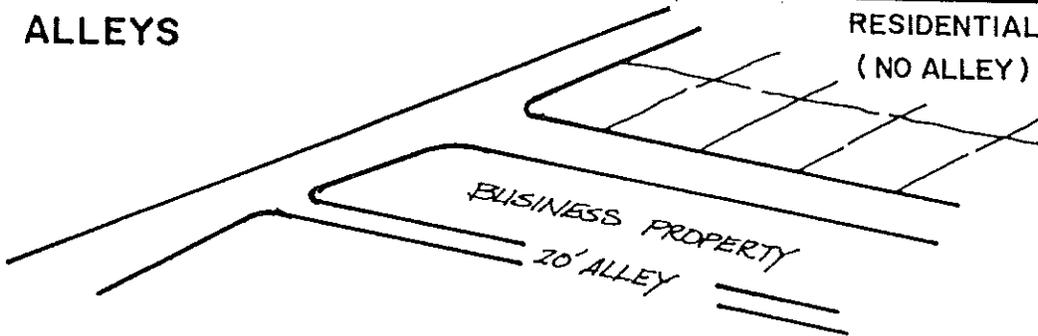
**PRIVATE STREETS  
AND  
RESERVE STRIPS**



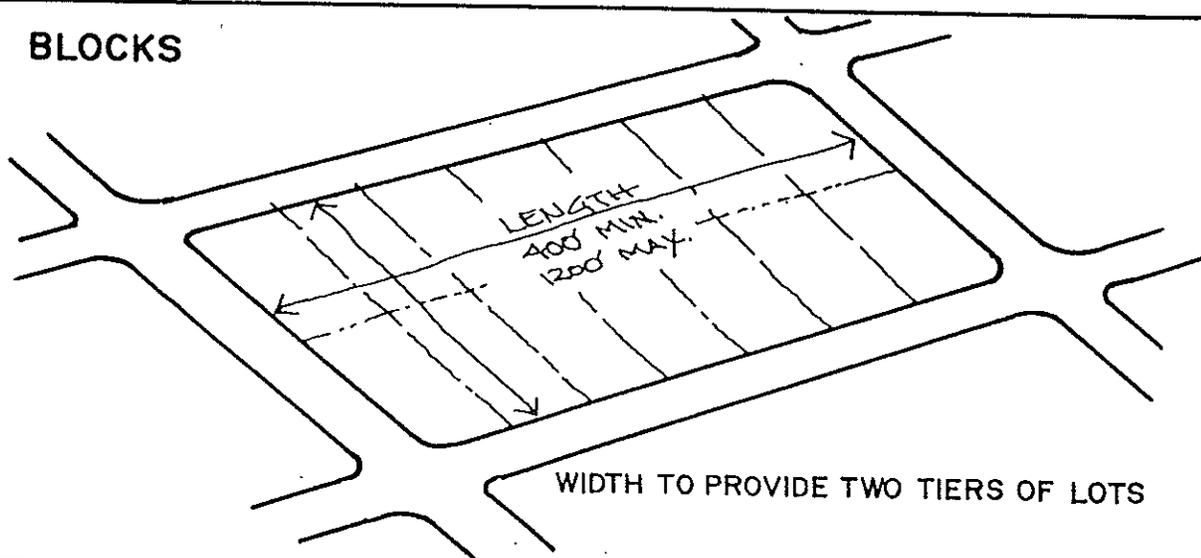
**STREET NAMES**

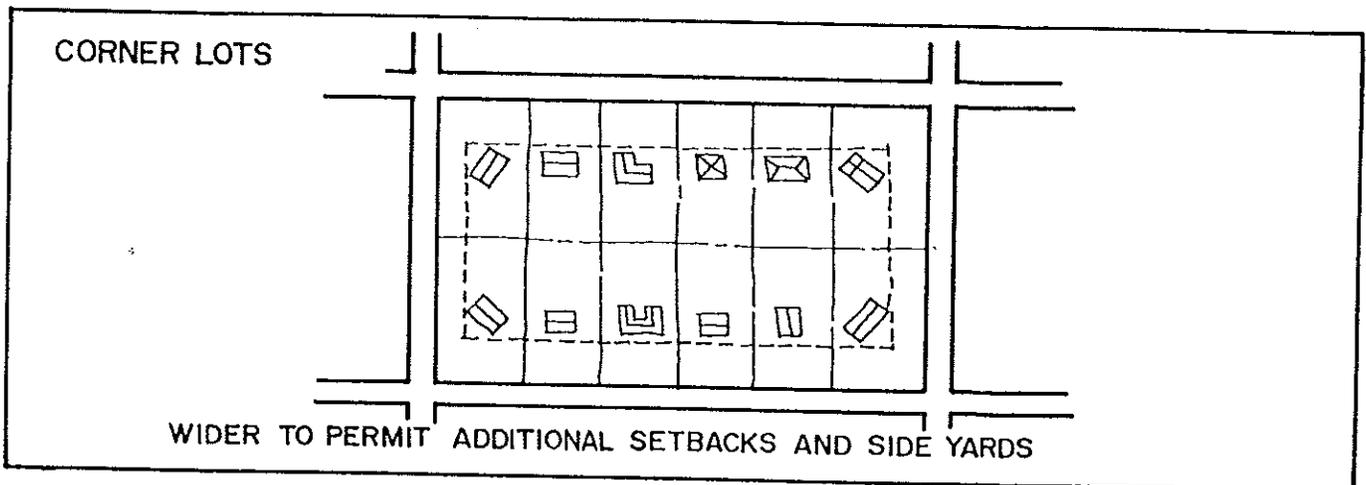
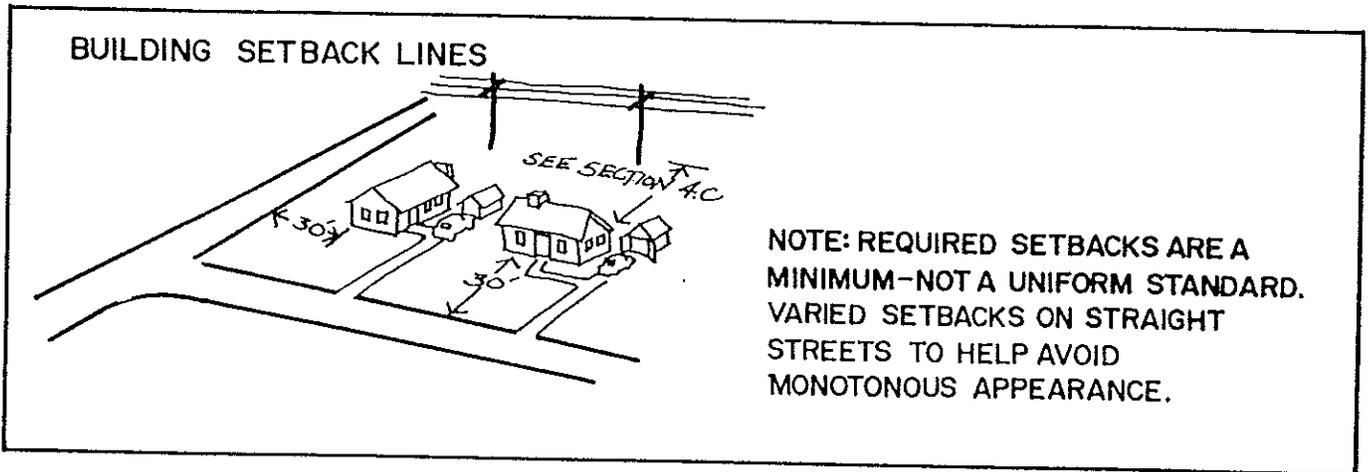
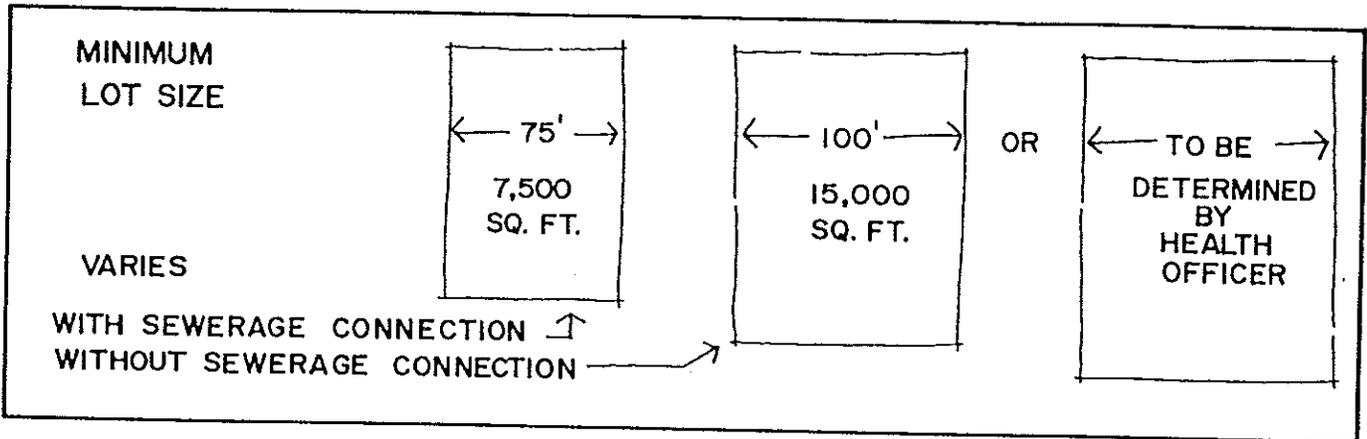
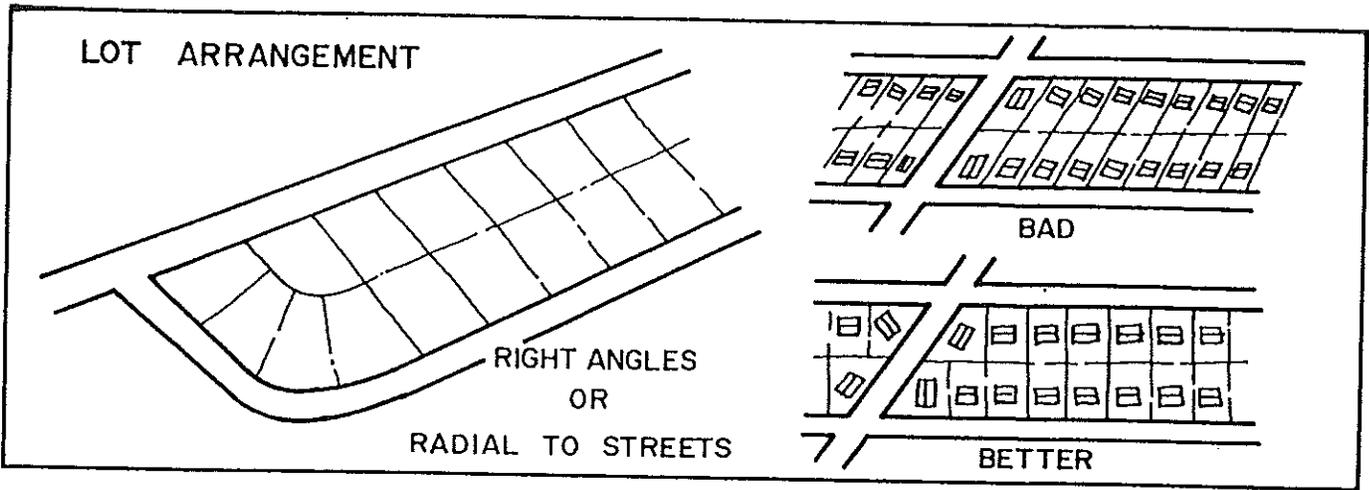


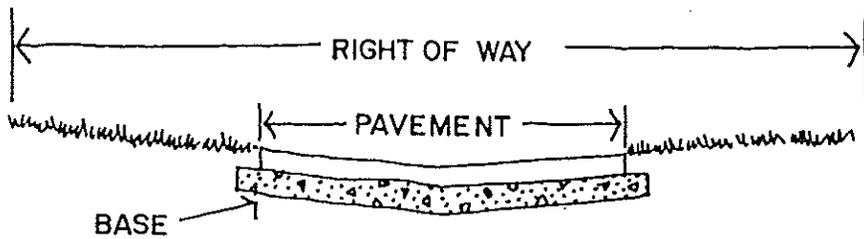
**ALLEYS**



**BLOCKS**

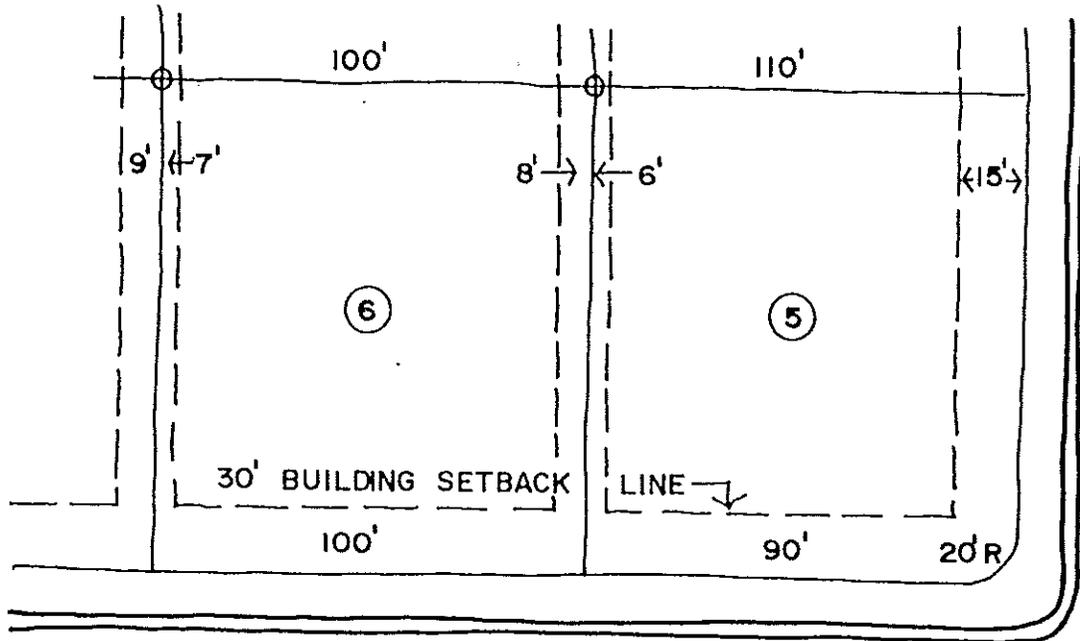






INVERTED CROWN  
 PAVEMENT TO SLOPE 6" IN 10"  
 NO SCALE

### BUILDING SETBACK LINES

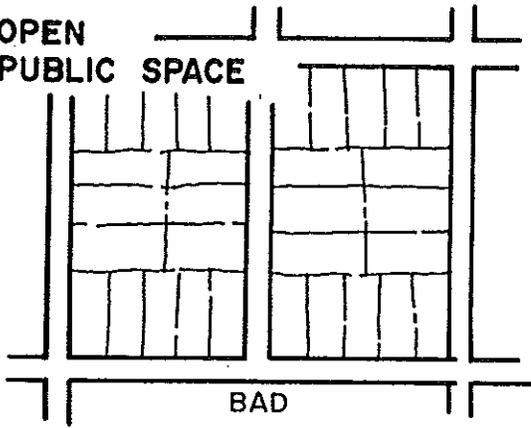


MAPLE STREET

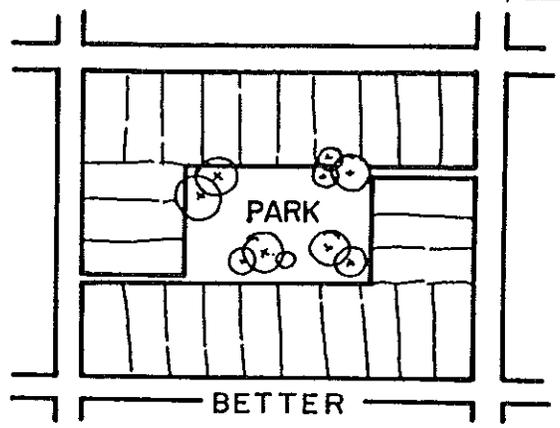
WATAUGA AVENUE

- BUILDING SETBACK LINE
- ⑥ LOT NUMBER

**OPEN PUBLIC SPACE**

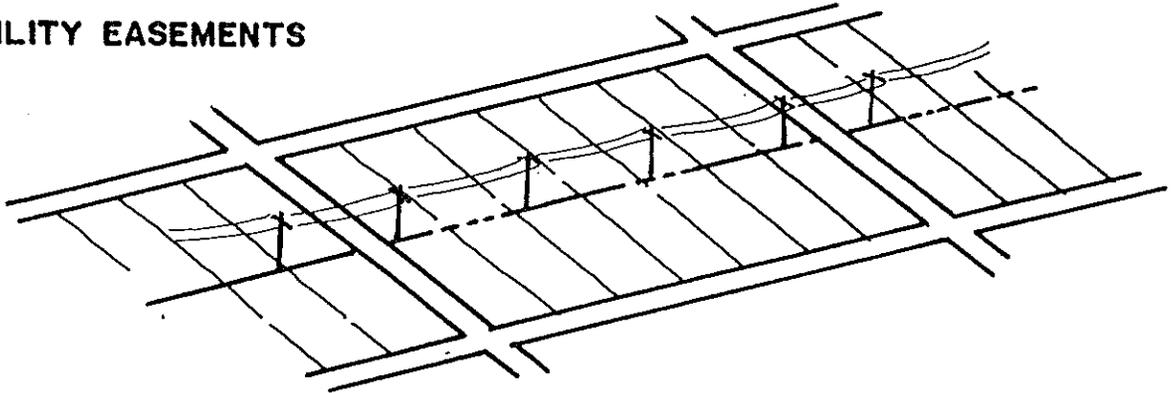


**BAD**



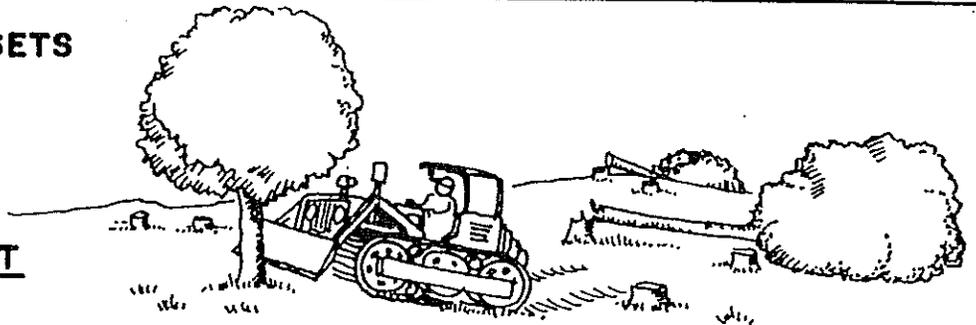
**BETTER**

**UTILITY EASEMENTS**



**COMMUNITY ASSETS**

**DON'T**



**SUITABILITY OF THE LAND**



## 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 Greeneville 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 monuments 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 planning commission.

- a. Preparation. Before grading is started the entire right-of-way area shall be cleared of all trees, stumps, roots, brush and other objectionable materials.
- b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below subgrade.

- c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed six (6) inches loose and compacted by a sheep's foot roller. Unless another method of preparation of the subgrade is approved by planning commission, the subgrade shall be constructed as specified in Section 203, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works- January 1, 1968, 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 fifteen (15) inches. Cross drains shall be built on straight line and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed.

### 4. Roadway Improvements

- a. Base: A compacted base courses six (6) inches deep and three (3) feet wider than the width of the pavement, or ten (10) inches deep for arterials, collectors, and other streets intended for non-residential traffic, shall be provided. The types of base to be placed on roads and streets shall not be of a lower classification than TRAFFIC BOUND MINERAL AGGREGATE SURFACE ROADWAY as specified under Section 303, Standard Specifications for Roads and Bridge Construction, Tennessee Department of Highways -- March 1, 1981, and latest revisions thereto. The centerline of the roadway shall coincide with the centerline of the right-of-way dedicated for such road or street.
- b. Curbing: Within the Town of Greenville the subdivider shall provide concrete curbs and integral gutters on both sides of all new streets as indicated on the subdivision plat. Where access streets to adjoining properties are provided, curbs and gutters shall be extended to the property line. In all cases the curbs and integral gutters shall be not less than twenty-four (24) inches wide

at the base and seven and one-half (7- ½) inches high. The curb shall be installed after the prime coat is applied to the base. Back fill shall be towards the curb to ensure drainage of surface water into the drainage system.

In lieu of curbs as the drainage system on cul-se-sacs and loop streets in the planning region, the planning commission may accept one of two alternatives: (1) swales may be used on streets where the finished grade does not exceed two (2) percent; (2) streets with an inverted crown may be used provided that the drainage area of the street does not exceed five (5) acres.

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. Binder: After a thoroughly compacted base has been established, an asphalt binder course shall be constructed in one layer not less than two (2) inches thick, or three (3) inches 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.
- d. Surface Course: The surface course shall consist of a 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 -- March 1, 1981, and latest revision thereto. It shall be constructed in one layer not less than one (1) inch, or one and one-half (1.5) inches for arterials, collectors, and other streets intended for non-residential traffic. 1985
- e. A roller compacted concrete street may be constructed, provided it has a structural number not less than that for a comparable asphalt street, and the base is prepared as per accepted practice. Streets with chipping, spalling, or other types of surface damage shall not be accepted unless repaired prior to dedication.

##### 5. Minimum Pavement Width

Due to the diversity of development in the Greeneville Planning Region ranging from sparsely populated agricultural areas to the densely 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.....<sup>1 1/2</sup>/<sub>3</sub>/<sup>10</sup>.....(Not usually paved by developer)
- b. Collector Streets.....<sup>1 1/2</sup>/<sub>3</sub>/<sup>10</sup>.....28 feet
- c. Minor Residential Streets.....<sup>1</sup>/<sub>2</sub>/<sup>6</sup>.....28 feet  
Most minor streets in residential developments involve parking and/or considerable traffic.
- d. Marginal Access.....<sup>1</sup>/<sub>2</sub>/<sup>6</sup>.....22 feet  
Maximum length 1200 feet or 25 dwelling units.
- e. Loop Streets.....<sup>1</sup>/<sub>2</sub>/<sup>6</sup>.....28 feet  
Maximum length 300 feet or 8 dwelling units.....24 feet
- f. Dead-end Streets (cul-de-sac)  
Maximum length 300 feet or 8 dwelling units.....<sup>1</sup>/<sub>2</sub>/<sup>6</sup>.....24 feet  
Maximum length 500 feet.....28 feet
- g. Rural Streets.....<sup>1</sup>/<sub>2</sub>/<sup>6</sup>.....22 feet  
Without curbs -- minimum of one acre lots and 150 feet frontage.

6. Installation of Utilities

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

7. Water Supply System

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

The size of water mains, the location and type of valves and hydrants, the amount of soil cover the pipes and other features of the installation shall be approved by the planning commission upon the recommendation of the Superintendent of Water and Light Commission or other applicable inspection agencies, and shall conform with accepted standards of good practice for municipal water systems.

## 8. 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 county health officer.
- b. All lots connected to the city sewerage system shall meet all requirements of the Greeneville Water and Sewer Commission.
- c. All lots connected to a sewer system shall be approved by the utility operating the system. They shall meet all requirements of the state health department and shall be approved by the Greene County Health Department.
- d. Subdividers shall supply all data required for the installation and/or operation of the sewerage system to the Greeneville Water and Sewer Commission, Greene County Health Department and the Tennessee State Department of Health.

## 9. Erosion Control

The planning Commission shall require seeding or other conservation measures of all areas subject to erosion.

## 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 planning commission will aid the subdivider with specifications for the construction, placing and setting of such signs.

## B. Testing of proposed public streets (Rev. 2/13/01)

In order to ensure that proposed public streets have been constructed to the approved standard, all streets shall be tested as follows, and a certified report submitted as required.

1. The subgrade of proposed public streets shall be proofrolled prior to placing aggregate base on the constructed roadbed. Proofrolling shall be conducted with a partially loaded tandem axle dump truck weighting greater than fifteen (15) tons, or rubber-tired construction equipment having similar wheel loads. Proof rolling shall be observed by a professional engineer or other trained person acceptable to the Town of Greeneville. The observer shall certify that proofrolling has been performed as required, and no pumping, rutting, or excessive deflection occurred, or, if occurring, that the areas in question were undercut to suitable soils and replaced with compacted structural fill or compacted crushed stone.

2. A centerline profile of the constructed subgrade is required to be submitted to the Town Planner for review of compliance with design drawings and modification of storm and sanitary sewers.
3. The developer/contractor shall provide a report certifying the aggregate base thickness and asphalt thickness. The Town, if it so desires, may provide a qualified inspector to observe and measure the aggregate base and asphalt thickness during placement of the pavement, as an alternative to the certified report.
4. Compaction shall be in accordance with the Tennessee Department of Transportation Standard Specifications 303.09 (Mineral Aggregate Base) and 407.15 (Bituminous Plant Mix), and latest revisions thereto.
5. The Planning Commission may require core drilling of proposed streets prior to acceptance in instances where there is reason to believe that the proposed street has not been constructed as required, or inadequate information is provided concerning construction of the street. The Commission shall state, for the record, the justifications and standards for the drilling, including the spacing between test sites.

#### C. Guarantee in Lieu of Completed Improvements

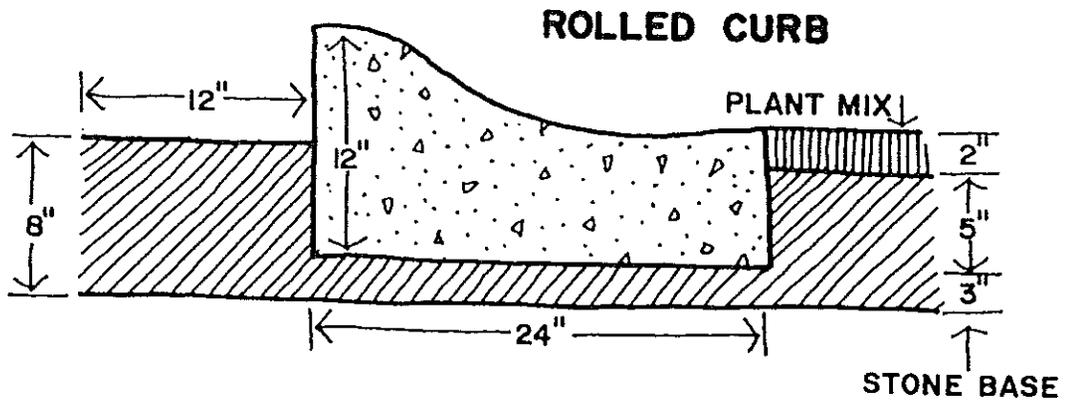
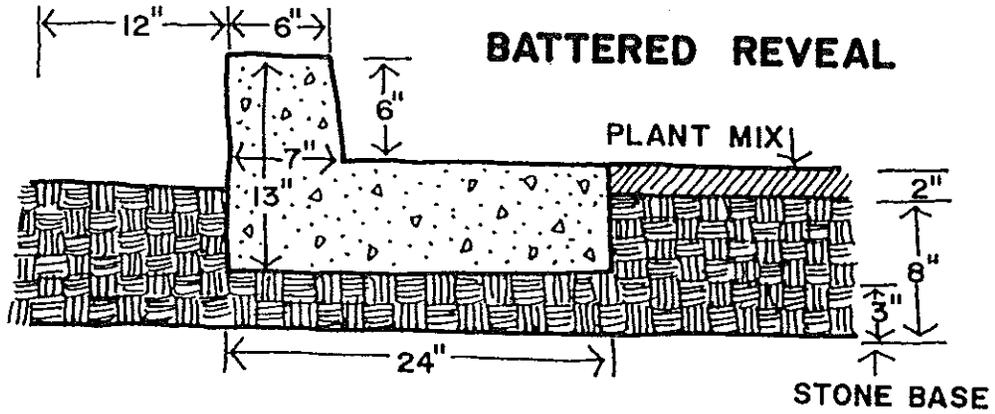
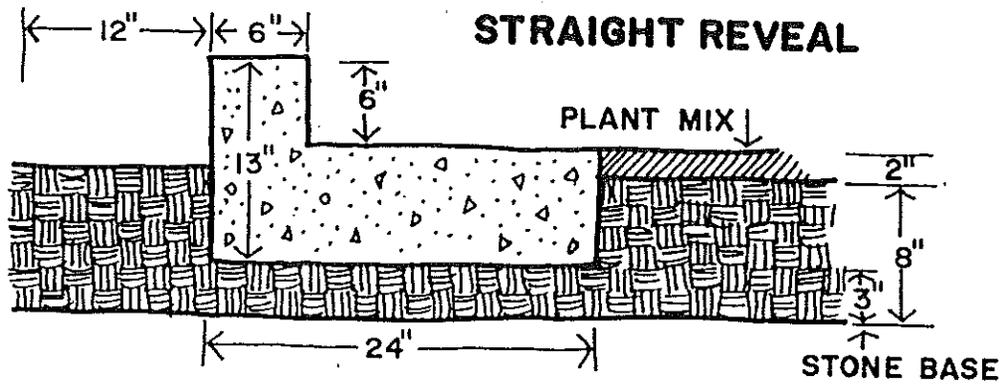
No final subdivision plat shall be approved by the planning commission or accepted for record by the County Registrar of Deeds until one of the following conditions has been met:

1. All required improvements have been constructed in a satisfactory manner and approved by the Town of Greeneville, Tennessee.
2. The planning commission has accepted a security or 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 of 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 shall decide at any time during the performance bond that the extent of the building development that has taken place in the subdivision is not sufficient to warrant all the improvements covered by such performance bond, that required improvements have been installed as provided in this Section in sufficient amount to warrant reduction in the face amount of said bond, or that the character and the extend of such development require additional improvements

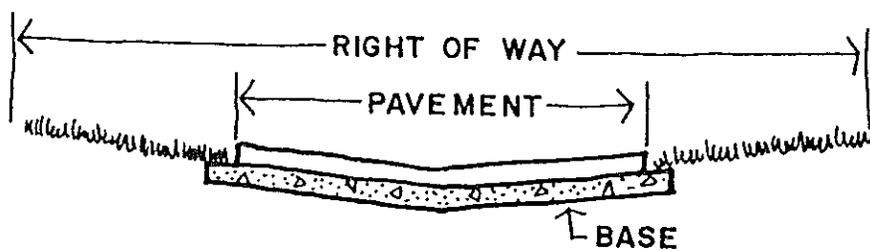
for any or all such improvements, the face value of such performance bond shall thereupon be reduced or increased by an appropriate amount so that the new face amount will cover the cost in full of the amended list of improvements. performance bonds which are submitted in lieu of the installation of 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.

3. Checks shall not be accepted as bonds for developments approved after the adoption of these regulations.
4. In the event a bond has expired for an incomplete development and the Planning Commission has not released the bond, the developer must submit another bond in an amount set by the Commission . The following actions shall be instituted against developers who do not comply with these regulations.
  - a. The Town of Greeneville shall not grant final approval to any other development in which the developer is listed as owner or co-owner, or stands to gain financially.
  - b. The Planning Commission will not accept bonds for other developments in which the developer is listed as owner or co-owner, or stands to make a financial gain.
5. In planned unit developments located inside the corporate limits all improvements must be installed prior to obtaining final subdivision approval, or a bond must be submitted. The Planning Commission may accept performance bonds in lieu of the following improvements: street (whether public or private); utilities; drainage; landscaping; and other items as required elsewhere by the Town of Greeneville.
6. In platted planned unit developments located outside the corporate limits but within the planning region, all improvements must be installed prior to obtaining final subdivision approval. The Planning Commission may accept performance bonds in lieu of the following improvements: street (whether public or private); utilities; drainage; landscaping; and other items as required elsewhere by the Town of Greeneville. The following condition must be met.
  - a. The Greene County Planning Commission must approved a site plan for the planned unit development.
  - b. The subdivision plat must be identical to the site plan approved by the Greene County Planning Commission, relative to structure and road number, size, and location.

- c. The Greene County Planning Commission must first approve any proposed changes to the site plan/subdivision plat.
- d. Each unit in the PUD must have access to a public street or permanent easement, as defined by the Greeneville Regional Planning Commission.

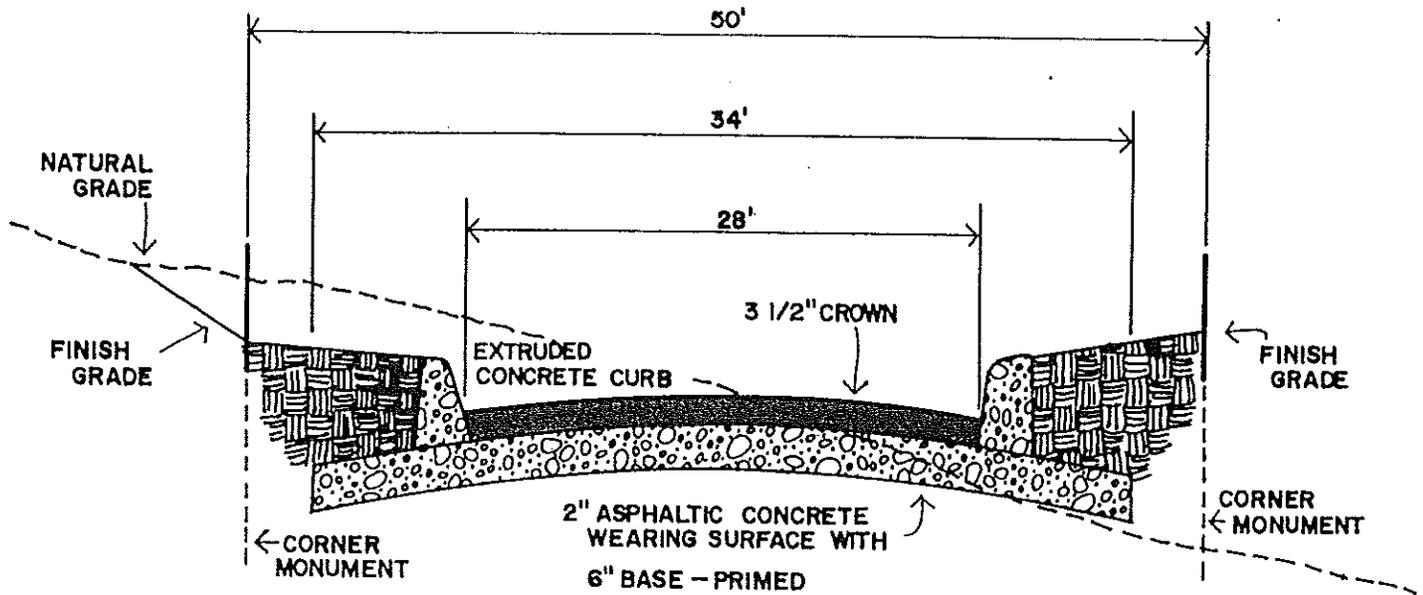


**INVERTED CROWN**  
PAVEMENT TO SLOPE 6" IN 10'

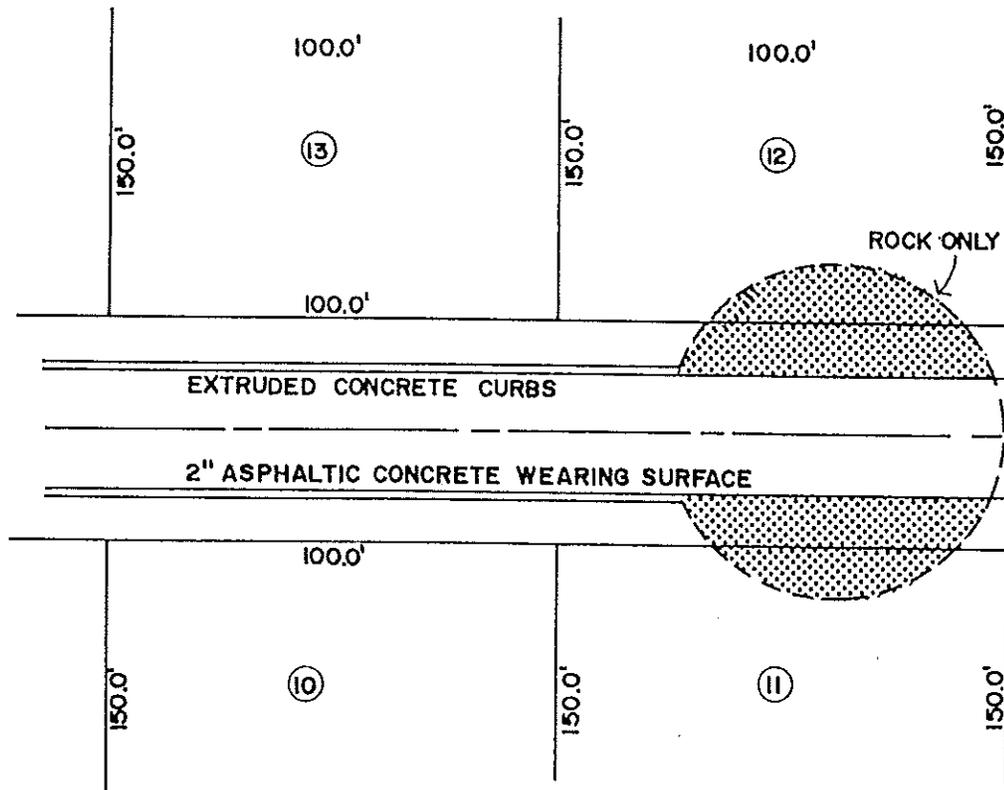


NOT TO SCALE

# TYPICAL ROADWAY CROSS SECTION



# TEMPORARY TURN-AROUND CONSTRUCTION



## ARTICLE V. ENFORCEMENT AND PENALTIES FOR VIOLATIONS

### A. Enforcement

1. No plat or plan of land into two or more lots located within the Greeneville 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 planning commission as provided in Section 13-302, 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 constructions of other facilities or utilities in any road located within the 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 planning commission, or on a road plan made and adopted by the commission as provided in Section 13-306, Tennessee Code Annotated.

### B. Penalties

1. No county registrar shall receive, file, or record a plat of a subdivision within the planning region without the approval of the planning commission as required in Section 13-302, Tennessee Code Annotated and any county registrar so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Sections 13-310 and 13-306, Tennessee Code Annotated, provides that "Whoever being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the planning commission and obtained its approval as required 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 regional planning commission, Section 13-310 provides that the county through its county attorney, or other official designated by the quarterly county court may enjoin such transfer or sale or agreement by action or injunction.
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 or structure, and the building commissioner of the solicitor of the municipality or other official designated by the chief legislative body and/or the county attorney or other official designated by the quarterly county court may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-311, Tennessee Code Annotated.

**ARTICLE VI. ADOPTION AND EFFECTIVE DATE**

- A. Before adoption of these subdivision regulations or any amendment thereof, a public hearing thereon shall be held by the planning commission; thirty (30) days notice of the time and place of which shall be given by one publication in a newspaper of general circulation in 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, Greeneville Regional  
Planning Commission

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.

\_\_\_\_\_, 19\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

CERTIFICATE OF ACCURACY

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

\_\_\_\_\_, 19\_\_\_\_  
Date

\_\_\_\_\_  
Registered Engineer or Surveyor

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

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

\_\_\_\_\_, 19\_\_\_\_  
Date

\_\_\_\_\_  
County Health Officer or His  
Authorized Representative

**CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITES**

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

\_\_\_\_\_, 19\_\_\_\_\_  
Date

\_\_\_\_\_  
City Engineer

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**CERTIFICATE OF ELECTRIC SERVICE**

This is to certify that electric power can be made available to every lot within this subdivision subject to our standard line extension policy.

\_\_\_\_\_, 19\_\_\_\_\_

\_\_\_\_\_  
Greeneville Light and Power

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**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Greeneville, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar.

\_\_\_\_\_, 19\_\_\_\_\_

\_\_\_\_\_  
Secretary, 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 (hereafter 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 Greeneville 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 said plans and specifications now on file, pending final approval by the said planning commission.

NOW, THEREFORE, the \_\_\_\_\_, as Principal and \_\_\_\_\_, as Surety, do hereby firmly bind the Greeneville Regional Planning Commission for and on behalf of Greeneville, Tennessee in the sum of \$\_\_\_\_\_ conditioned upon the performance by the Principal \_\_\_\_\_ Subdivision in the construction of all the streets, sidewalks, roads, curbs, and all other improvements therein called for by the plans thereon and same to be completed on or before the \_\_\_ day of \_\_\_\_\_, 19\_\_\_, 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 herein referred to 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 from 30 to 90 days.

WITNESS our hands this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Surety