

CAMPBELL COUNTY SUBDIVISION REGULATIONS

2011

Prepared for the
Campbell County Regional Planning Commission

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CONTENTS

Article

I. Purpose, Authority, and Jurisdiction 3

 A. Purpose 3

 B. Authority 3

 C. Jurisdiction. 3

II. Procedure for Plat Approval. 5

 A. General 5

 B. Preliminary Sketch Plat 6

 C. Final Plat. 9

III. General Requirements and Minimum

Standards of Design. 17

 A. Streets 17

 B. Blocks. 22

 C. Lots. 22

 D. Public Use and Service Areas. 24

 E. Suitability of the Land 25

 F. Large Tracts or Parcels 26

 G. Variances 27

 H. Zoning or other Regulations 27

IV. Development Prerequisite to Final Approval 28

 A. Required Improvements 28

V. Enforcement and Penalties for Violations 41

 A. General 41

 B. Enforcement 41

 C. Penalties 41

VI. Adoption and Effective Date. 43

Appendix

I. Preliminary Plat Checklist 45

II. Final Plat Checklist 46

III. Prime Coat Requirements. 47
IV. Street Paving - Binder and Surface 48
V. Cement, Concrete Curbing, and Sidewalks. 49

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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, in the interest of the public, the developer, and the future property owners that subdivisions be conceived, designed, and developed in accordance with sound rules and proper minimum standards.

B. Authority

These subdivision standards are adopted under the authority granted by Sections 13-3-401 through 13-3-411, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in this act as prerequisite to the adoption of such regulations. A certified copy of the Campbell County Major Road Plan is on file in the Office of the Register of Campbell County, Tennessee.

C. Jurisdiction

These regulations shall govern all subdivision of land within the Campbell County Planning Region as now or hereafter established and within these regulations, the term "subdivision" as defined in TCA 13-3-401, shall mean "...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 re-subdivision and, when appropriate to the context, relates to the process of re-subdividing or to the land or area subdivided."

Any owner of land within this area wishing to subdivide land shall submit to the planning commission a plat of the subdivision according to the procedures outlined in Article II, which plat shall conform to the minimum requirements set forth in Article III. Improvements shall be installed as required by Article IV of these standards.

ARTICLE II

PROCEDURE FOR PLAT APPROVAL

A. General

1. The procedure for review and approval of a subdivision plat consists of two (2) separate steps. The initial step is the preparation and submission to the planning commission of a preliminary plat of the proposed subdivision. The second step is the preparation and submission to the planning commission of a final plat together with required certificates. This final plat becomes the instrument to be recorded in the Office of the Registrar of Campbell County when duly signed by the secretary of the planning commission.

The developer shall consult early and informally with the planning commission and its staff for advice and assistance before the preparation of the preliminary plat and its formal application for approval. This will enable the developer to become thoroughly familiar with these regulations, the Major Road Plan, and other official plans or public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions.

2. Any owner of land lying within the area of jurisdiction of the planning commission who wishes to divide such 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 re-subdivision and, when appropriate to the context, relates to the process of re-subdividing or to the land or area subdivided, shall submit a plat of such proposed subdivision to the regional planning commission for approval and shall obtain such approval prior to the filing of the subdivision plat for record. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these regulations and shall be presented in the manner specified in the following sections of

this article. No plat of a subdivision of land within the area of planning jurisdiction shall be filed or recorded by the county registrar without the approval of the regional planning commission as specified herein.

3. In order to secure review and approval by the planning commission of a proposed subdivision, the prospective developer shall, prior to the making of any street improvements or installations of utilities, submit to the planning commission a preliminary sketch plat as provided in Section B of this article. On approval of said preliminary sketch plat, the developer may proceed with the preparation of the final plat and other documents in connection therewith as specified in Section C of this article and the improvements set forth in Article IV.
4. **The developer or his/her representative must attend the meeting of the Campbell County Planning Commission at the time his/her plat is on the agenda for review. If the developer or his/her representative is not present to make a presentation or answer questions, the plat will automatically be denied approval. Any plat which has been denied may be resubmitted at subsequent agendas.**

B. Preliminary Sketch Plat

1. At least ten (10) days prior to the meeting at which it is to be considered, the developer shall submit to the planning commission **sixteen (16) copies** of a preliminary plat of the proposed subdivision to the **County Mayor's Office with a minimum fee of twenty-five dollars or more, dependent on mailing costs, and those shall be submitted to the planning commission and its staff** along with a signed and dated checklist (see Appendix I). The plat shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet. A preliminary plat shall not be acceptable for submission unless it meets all the required standards of design and unless it contains all the required information or a written request for a variance from each requested deviation.
2. The preliminary plat 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's name and location; and the name(s), address(es), and phone numbers of the owner or owners and the designer of the plat, who shall be an engineer or registered surveyor.
- b. Date, north point, and graphic scale.
- c. The locations of existing and platted property lines, existing streets, buildings, watercourses, railroads, sewers, bridges, culverts, driveways, drain pipes, water mains, any public utility easements or lines, the present zoning classification (if applicable), and the names of adjoining property owners or subdivisions.
- d. Plans of proposed utility layouts (sewer, water, gas, and electricity) showing feasible connections to any existing or proposed utility systems. When such connections are not practical, any proposed individual water supply and/or sewage disposal system must be approved by the appropriate health authorities.
- e. Proposed street names and the locations and dimensions of proposed streets, alleys, easements, parks, open spaces, reservations, lot lines, building setback lines, and utilities.
- f. Contour lines at vertical intervals of not more than five (5) feet except when specifically not required by the planning commission. Such request must be made prior to the submission of a preliminary sketch plat. Where roads are to be provided, contour lines shall be engineering grade (field survey or aerial photography) at two (2) foot intervals.
- g. Road profiles shall be provided showing natural and finished grades of all proposed streets. The profiles shall be at a horizontal scale of 1" = 100' and a vertical scale of 1" = 10'.
- h. The acreage of the land to be subdivided.

- i. Location sketch map showing relationship of subdivision site to area.
- j. If any portion of the land being subdivided is subject to flood, as defined in Article II, Section E, the area subject to flood shall be shown.
- k. A request for permission to have a bond for infrastructure.**

The developer may omit the submission of a preliminary plat, submitting only a final plat if all the following conditions are met:

- a. The proposed subdivision does not contain more than four (4) lots, sites, or divisions.
 - b. All public improvements, as set forth in Article IV, are already installed or because of the nature of the development deemed not necessary by the planning commission. Any construction, installation, or improvement of any public improvements shall require submission of a preliminary plat as prescribed by Section B of this Article.
 - c. A developer has consulted informally with the planning commission and/or planning staff for advice and assistance before preparation of the final plat and its formal application for approval.
4. Within sixty (60) days after submission of the preliminary sketch plat, the planning commission shall review it and indicate approval, disapproval, or approval subject to modification; otherwise, such plat shall be deemed to have been approved and a certificate to that effect shall be issued by the commission on demand. If approved subject to modifications, the nature of the required modifications shall be indicated.
 5. One (1) copy of the preliminary sketch plat shall be retained in the planning commission files, one (1) copy shall be retained by the planning commission staff, and one (1) copy shall be returned to the developer at the time of approval or disapproval, with notations as to required changes, if any.

6. The approval of the preliminary plat by the planning commission shall not constitute acceptance of the final plat and will not be indicated on the preliminary sketch plat.
7. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within twelve (12) months from the date of such approval unless an extension of time is applied for and granted by the planning commission. **An extension shall be granted only one time and upon the request for an extension the developer shall submit new and current bids for the installation of infrastructure and new bonding shall be submitted that shall not expire for at least one (1) year.**

C. Final Plat

1. The final plat shall conform substantially to the approved preliminary plat. **No final plat shall be approved if any previously approved phases have not had at least eighty (80) percent of the public infrastructure installed. This includes public water and sewer lines and roads. Any proposed on-site systems must be completely installed by the end of the first phase.**
2. To allow sufficient time for review and processing by the planning commission and staff, the developer shall submit **sixteen (16) copies of the final plat to each planning commissioner at the expense of the developer. Cost of mailing shall be added to the handling fee based on estimates of the county mayor's office. These copies shall be taken to the County Mayor's Office, along with a minimum twenty-five (25.00) dollar handling fee or more dependant on the cost of mailing to send the plat with the agenda. An additional copy shall be delivered by the developer to the assigned planner.**

A signed and dated checklist (see Appendix II), together with street profiles or other plans required by the commission at least ten (10) days prior to the meeting it is to be considered shall be **delivered to the County Mayor's Office.** At least three (3) copies shall display all of the signed certifications needed for approval. The plat shall be drawn to a scale of one (1) inch equals one hundred

(100) feet on sheets 24 x 36 inches in size. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the streets lettered in alphabetical order as a key. When the plat has been approved by the planning commission, one (1) copy shall be returned to the developer with the approval of the planning commission certified thereon for filing with the county register as the official plat of record. One copy shall be retained in the records of the planning commission, and one (1) copy shall be provided to the Office of the Campbell County Assessor of Property.

The cost of recording the plat shall be given to the County Mayor's Office upon submittal of the plat for final approval. If granted final approval, a member of the County's Executive's Office or the Planning Commission's Attorney shall take the fee and record the plat in the Registrar of Deeds Office. If the plat is denied, the fee shall be returned to the developer.

3. The planning commission shall approve or disapprove this final plat within sixty (60) days after its submission; otherwise, such plat shall be deemed to have been approved and certification to that effect shall be issued by the planning commission on demand. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the planning commission. **If the planning commission approves the final plat, it shall be signed in the official meeting. And, the Campbell County Mayor's Office or Planning Commission Attorney shall record the signed plat. No plat shall be signed by the Planning Commission's designated representative unless it is in an official planning commission meeting.**
4. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any street or other public way or ground.
5. The final plat shall show:
 - a. Names, addresses, and phone numbers of property owners.

- b. Name, address, and phone number of the surveyor.
 - c. Acreage of subdivision and acreage or square footage of each lot.
 - d. The lines of all streets and roads, alley lines, building setback lines, lots numbered in numerical order, reservations for 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.
 - e. 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 straight or curved, including north point. This shall include the radius, central angle, and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.
 - f. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
 - g. Location and description of monuments.
 - h. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining un-subdivided property.
 - i. Date, title, name, location of subdivision, graphic scale, and true north point.
 - j. Location sketch map showing site in relation to area.
 - k. If any portion of the land being subdivided is subject to flood, as defined in Article III, Section E, the area subject to flood shall be shown.
 - l. **Any bonds for water, sewer, drainage or roads.**
6. The following signed and dated certificates shall be presented with the final plat:

- a. Certificate of Ownership and Dedication showing that applicant is the landowner and dedicates streets, rights-of-way, and any sites for public use.
- b. Certificate of Accuracy stating the accuracy of the plat and placement of monuments.
- c. Certification of Approval of Water Systems stating that the proposed public water system meets the requirements of the Tennessee Department of Environment and Conservation and the local utility district.
- d. Certification of Approval of Sewage System that the proposed public sewage system meets the requirements of the Tennessee Department of Environment and Conservation and the local utility district.

OR

Certification of Approval of Subsurface Sewage Disposal for individual systems on individual lots.

- e. Certification of Storm Water Facilities certifying that post-development storm water release is equal to, or less than, pre-development storm water release.
- f. Certification of Approval of Streets stating that all streets and appurtenances have been constructed or installed to the standards of these regulations.
- g. Certification of Approval of Street Names stating that all proposed street names do not conflict with other street names and comply with standards established by the E911 board.
- h. Certification of Approval of Electric Lines stating that all electrical lines have been installed in an acceptable manner. **This certificate shall not be signed until after the planning commission approves and signs the final plat.**
- i. Certification of Flood Hazard Area Designation stating that all flood hazard

areas have been accurately identified on the plat.

- j. Certificate of Approval for Recording to be signed by the secretary of the planning commission.

Examples of each of the certification forms are provided, as follows.

1. 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 and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner	Date
Owner	Date

2. CERTIFICATE OF ACCURACY

I certify that the plat shown and described hereon, is a true and correct survey to the accuracy required by the Campbell County Regional Planning Commission and that monuments have been placed as shown hereon, to the specifications of the commission.

Surveyor	Date
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3. CERTIFICATION OF APPROVAL OF WATER SYSTEM

I certify that the water system installed, or proposed for installation, fully meets the requirements of the Tennessee Department of Environment and Conservation, and is hereby approved as installed or that a letter of credit or other assurance in the amount of \$_____ has been provided to the Campbell County Regional Planning Commission to ensure completion of required improvements in the case of default.

Utility District Representative

Date

4. CERTIFICATION OF APPROVAL OF SEWAGE SYSTEM

I certify that the sewage disposal system installed, or proposed for installation, fully meets the requirements of the Tennessee Department of Environment and Conservation, and is hereby approved as installed or that a letter of credit or other assurance in the amount of \$_____ has been provided to the Campbell County Regional Planning Commission to ensure completion of required improvements in the case of default.

Utility District Representative

Date

5. CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL

I certify that all lots in this subdivision are approved for subsurface sewage disposal systems (ssds).

Tennessee Department of Environment
and Conservation

Date

6. CERTIFICATION OF STORM WATER FACILITIES

I certify that storm water facilities have been designed and constructed so that the amount of post-development storm water runoff will not exceed pre-development runoff amounts or that a letter of credit or other assurance in the amount of \$_____ has been provided to the Campbell County Regional Planning Commission to ensure completion of required improvements in the case of default.

Registered Engineer

Date

7. CERTIFICATION OF APPROVAL OF STREETS

I certify that streets and related appurtenances installed, or proposed for installation, fully meet the specifications established by the Campbell County Regional Planning Commission or that a letter of credit or other assurance has been provided in the amount of \$_____ to ensure completion of all required improvements in case of default.

Campbell County Road Superintendent

Date

8. CERTIFICATION OF APPROVAL OF STREET NAMES

I certify that all street names are in compliance with E-911 policies and do not conflict with other street names in the county.

E911 Director

Date

9. CERTIFICATION OF APPROVAL OF ELECTRIC LINES

(This certificate shall not be signed until after planning commission review and approval)

I certify that electric lines have been installed in an acceptable manner and according to the requirements of this company, or a letter of credit or other assurance has been provided to the Campbell County Regional Planning Commission in the amount of \$_____ to assure completion of all required improvements in case of default.

Utility System Manager

Date

10. CERTIFICATION OF FLOOD HAZARD AREA DESIGNATION

I certify that all properties lying in designated flood hazard areas or designated floodways, as identified on Flood Insurance Rate Maps published by the Federal Emergency Management Agency, have been identified on this plat

Surveyor

Date

11. CERTIFICATE OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted in the minutes of the planning commission. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the Register of Deeds office.

Secretary
Campbell County Regional Planning Commission

Date

ARTICLE III

GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Major Road Plan. The locations and widths of all streets and roads shall conform to the official major road plan adopted by the Campbell County Regional Planning Commission.
2. Relation to Adjoining Street System. The proposed street system shall extend existing streets for projects. They shall be extended at a width no less than the required minimum width as set forth in this Article or the width of the existing street or road, whichever is greater.
3. Access Street to Subdivision Boundaries. Sufficient access streets or rights-of-way to adjoining properties shall, in the discretion of the planning commission, be provided in subdivisions to permit harmonious development of the area.
4. Grades, Elevations, and Drainage.
 - a. **Street grades exceeding twelve (12) percent must comply with the requirements in Article IV, Section A, paragraph 3. No road grades may exceed fourteen (14) percent.**
 - b. All streets and roads must be designed to provide for the discharge of surface water from the right-of-way by proper grading and drainage. Drainage openings shall be designed to not restrict the flow of water and unduly increase flood heights. Where such fill and drainage openings are proposed, the planning commission shall consult with the county road superintendent and/or engineer as to the adequacy of the proposed design. In addition, the street pattern shall be designed so that in time of flood each lot shall be readily accessible to emergency vehicles.

c. All streets shall be at least one (1) foot above the height of the one hundred year flood, as defined in Section E (3) of this Article. Fill may be used for streets provided such fill does not excessively increase flood heights.

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

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

Such streets are used primarily for fast or heavy traffic and are located on the Major Street and Road Plan.

b. Major Collector Streets..... 60 feet

c. Streets with 12 to 14 percent grades.....60 feet

Streets to include minor collector, minor residential, cul-de-sac, and those with 12 to 14 percent grades, may require a 60-foot right-of-way to allow for proper cut and fill along hillside developments.

d. Minor Collector Streets..... 50 feet

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

e. Minor Residential Streets.....50 feet

Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic.

f. Cul-de-sac Streets.....50 feet

Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future.

- g. Marginal Access Streets50 feet or as required

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.

- 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.

6. Additional Right-of-Way Width on Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum 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 (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided.

7. 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.

8. Horizontal Curves. Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. The center line radius of curvature shall be not less than

three hundred (300) feet for arterial and major collector streets, two hundred (200) feet for minor collector streets, and one hundred (100) feet for other streets.

9. Vertical Curves. Every change in grade shall be connected by vertical curves constructed so as to afford a minimum sight distance of two hundred (200) feet, said distance being measured from the driver's eyes, which are assumed to be four and one-half (4-1/2) feet above the pavement surface, to an object four (4) inches high on the pavement.

Profiles of all roads showing natural and finished grades drawn to a horizontal scale of one (1) inch equals one hundred (100) feet, and a vertical scale of one (1) inch equals ten (10) feet are required for all proposed roads.

10. Tangents. A tangent of at least one hundred (100) feet in length shall be introduced between reverse curves on arterial and major collector streets.

11. Intersections.

- a. 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.

- b. Property line radii at street intersections shall not be less than twenty (20) feet, and where the angle of a street intersection is less than seventy-five (75) degrees, a greater curb radius may be required. Whenever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

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

13. Cul-de-sac or Dead-end Streets

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than one thousand (1,000) feet long unless necessitated by topography, as measured along the center line from the entrance street right-of-way to the center of the turnaround. Such streets shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet; however, the planning commission may approve an alternate design such as the T or Y turnaround (see Appendix III) if necessitated by topography or other conditions and said street will be five hundred (500) feet or less in length.
 - 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 by dedication to the boundary of such property. Such dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty (80) feet.
14. Private Streets and Reserve Strips. Private streets may be allowed by the planning commission in approved subdivisions and planned unit developments provided ongoing maintenance is handled by a legally chartered association. Legal documents regarding the association shall be provided to the commission with the final plat. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the county under conditions approved by the planning commission.
 15. Street Access. The subdivision of property into lots less than five (5) acres in size shall not occur unless the streets providing access to the development have an asphalt surface at least eighteen (18) feet in width.
 16. Street Names. 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 the suffix street, avenue, boulevard, drive, way, place, or court. The planning commission can assist the developer in avoiding duplication.

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

18. ***Traffic Study: The planning commission may require that a traffic study, conducted by a traffic engineer, be done on any subdivision plat. However, a traffic study shall be required in any proposed subdivision where the lots of all combined phases exceed fifteen (15) and the proposed lots are located on a local minor road as shown on the major road plan. A traffic study is required for any development that has sixteen or more lots and is located on a local collector as shown on the major road plan. A traffic study is required in any proposed subdivision where the combined lots of any and all phases exceed fifty (50) and the proposed development is given access by a major collector or arterial as shown on the major road plan.***

B. Blocks

1. Length. Blocks shall not be less than four hundred (400) feet nor more than twelve hundred (1,200) feet in length, except as the 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 (1) or more public crosswalks of not less than ten (10) feet in width to extend entirely across the block at the locations deemed necessary.

2. Width. Blocks shall be wide enough to allow two (2) rows of lots, except where reverse frontage on major streets and roads is provided or where prevented by topographical conditions or size of the property; in which case the planning commission will approve a single row of lots of minimum depth.

3. Easements. Easements of appropriate widths for future roads and utilities shall be provided to allow for the logical development of land not included in the subdivision.

C. Lots

1. Lot 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 fifty (50) feet upon a public street or road except in special instances, such as cul-de-sacs; in which case each lot must have frontage of at least thirty-five (35) feet. Lots shall be not be split by a street and any subsurface sewage disposal system shall be fully located on the lot it serves.
2. Minimum Lot Size. The size, shape, and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Where public water and sanitary sewer systems are reasonably accessible (**within 1,000 linear feet**), the developer shall connect with such systems and provide a connection or connections to each lot. Where a public sewer is not accessible, an alternate, method of sewage disposal may be used upon approval by the planning commission subject to the lot size requirements where water is not available.
 - a. Residential lots served by public water and public sanitary sewer systems shall not be less than fifty (50) feet wide at the building setback line nor less than **seven thousand five hundred (7,500) square feet in area if on a sewer system owned and operated by a local public utility. Lots shall be 20,000 square feet in area if located on an on-site system or similar alternative system. These lots must also have a standard health department approval and rating for each lot.**
 - b. Residential lots served by public water (**a utility system owned and operated by a local utility district or municipality**) shall not be less than one hundred (100) feet wide at the building setback line nor less than twenty thousand (20,000) square feet in area, provided however, greater

area may be required by the planning commission as indicated by data from percolation tests and investigations or determined by the county health officer and soil scientist. **Septic systems including all lines and tank shall be contained on the lot which the system serves. Shared septic systems between lots are not permitted. Septic systems that are not entirely contained on the lot which they serve are not permitted.**

- c. The size of residential lots not served by public water and public sewer systems shall be not less than one acre if not located on a public waterway or two acres per lot if located on a public waterway such as lake, river etc. **Public community wells and non-community wells are not permitted. Shared wells are not permitted.**
- 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.

3. Building Setback Lines

- a. The minimum depth of building setback lines from the right-of-way of minor streets shall not be less than thirty (30) feet from new minor residential streets and minor collector streets, cul-de-sac streets, and marginal access streets; forty (40) feet for major collector streets and fifty (50) feet on arterial streets and highways unless a greater distance is deemed to be necessary by the planning commission for the protection of the contemplated development on the property
- 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</u>
<u>Building Setback</u>	
46 KV	37 1/2
69 KV	50 feet
161 KV	75 feet

4. Corner Lots. Corner lots shall have extra width sufficient to permit the additional side yard requirements of the building setback lines outlined above.

D. Public Use and Service Areas

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

1. Easements for Utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not exceeding twelve (12) feet in width for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains, or other utility lines, along rear and/or side lot lines if, in the opinion of the planning commission, such action is desirable. Easements of the same or greater width may be required along the lines of or across lots where necessary for the extension of existing or planned utilities.
2. Easements for Drainage. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way for the purpose of widening, deepening, relocating, improving, or protecting such drainage easement.
3. Community Assets. In all subdivisions, due regard shall be shown for all natural features (such as large trees and watercourses), historical spots, and similar community assets which, if preserved, will add attractiveness and value to the property.

E. Suitability of the Land

1. Public Agency Approvals. The planning commission shall not approve the subdivision

of land if, from adequate investigation by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

2. Flood Standards for Subdivisions.

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to ensure that:

- a. All subdivision proposals shall be consistent with the need to minimize flood damage.
- b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- d. Base flood elevation data shall be provided for subdivision proposals that are greater than fifty lots and/or five acres in area.

3. Method Formulated. The planning commission shall not approve land unsuitable for subdivision due to flooding, bad drainage, steep slopes, rock formation or other features likely to be harmful to the safety, health, and general welfare of the future residents unless adequate methods are formulated by the developer for meeting the problems created by the subdivision of such land. Such land within any plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or uses which shall not produce unsatisfactory living conditions.

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 streets in the future and for logical further re-subdivision.

Large tracts that are subdivided into smaller lots/tracts are limited to the following restrictions:

One subdivision of two lots per owner/tract/parcel if the road giving access is less than seventeen (17) feet wide in pavement width.

Limited re-subdivisions of tracts/parcels into four lots or tracts per owner/tract/parcel if the road giving access is less than twenty (20) feet wide but greater than seventeen (17) feet wide in pavement width.

There are no restrictions on re-subdivisions of any tract/lot/parcel if the road giving access is greater than twenty-feet wide in pavement width.

G. Variances

Variances may be granted under the following conditions:

1. Where the developer can show that strict adherence to these regulations would cause unnecessary hardship. **Unnecessary hardship shall not include financial hardship or additional costs;** and
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 shall be stated in writing in the minutes of the planning commission with the reasoning on which the departure is justified set forth.

H. Zoning or Other Regulations

No final plat of land within the force and effect of an existing zoning ordinance shall be approved unless it conforms to such ordinance.

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, building code, or other official regulations, the highest standard shall apply.

ARTICLE IV

DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A perfectly prepared and recorded subdivision plat means little to a prospective buyer until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. Improvements by the developer spare the community from a potential tax liability. The following tangible improvements or provision for their estimated costs are required before final plat approval in order to assure 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, sidewalks, monuments, sewers, storm water inlets, and water mains in accordance with any specifications established by Campbell County. The adopted requirements, whether in local regulations or in the following standards, shall govern.

1. Monuments

- a. All lot corners shall be marked with iron pipe not less than five-eighths (5/8) of an inch in diameter and twenty-four inches long and driven so as to be flush with the finished grade.

2. Street and Road Improvements

- a. Grading. All streets, roads, and alleys shall be graded by the developer so that pavements and sidewalks can be constructed to the required cross section and approved slope.

Deviation from the above due to special topographical conditions will be allowed only with special approval of the planning commission.

Where streets are constructed under or adjacent to existing electric transmission lines or over gas transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the street shall be done in a

manner which will not disturb the structure or result in erosion endangering the structure. In the case of electric transmission lines, the clearance from the pavement to the nearest conductor shall meet the requirements of the National Electrical Safety Code.

Preparation: Before grading is started, five (5) feet beyond the roadway cuts and fill area shall be first cleared of all stumps, roots, brush, and other objectionable materials.

Cuts: All tree stumps, boulders, and other obstructions shall be removed to a depth of two (2) feet below the sub-grade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below the sub-grade. All top soil shall be removed a minimum of two (2) feet below the sub-grade and back filled with suitable material. No grading shall be done when ground is frozen or muddy unless mud is removed and disposed of outside of streets.

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 twelve (12) inches loose and compacted by a sheep's foot roller. All fills shall have a compaction of not less than ninety (90) percent of maximum density. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped; but where water is used to assist compaction, the water content shall not exceed the optimum of moisture.

- b. Inspections. During the construction of any subdivision roads in the area of planning jurisdiction, the developer and/or his contractor shall be required to keep the county road superintendent advised as to the progress being made. Such roads shall meet the standards required by these subdivision regulations or any regulations adopted by Campbell

County, whichever are higher. In addition, the following inspections and/or approvals by the Campbell County Superintendent and/or engineer shall be required:

1. Approval of the drainage plan;
2. After clearing and stripping;
3. Inspect after every two (2) feet of fill and compacted material;
4. After grading and drainage are completed;
5. After the stone base is in place; and
6. During and after application of all asphaltic materials.

The developer or his representative will be responsible for notifying the county road superintendent and/or engineer for each inspection. When the plat is submitted to the planning commission for final approval, the county road superintendent and/or engineer shall make a final inspection. His findings and recommendations as to approval of the roads shall be reported in writing to the Campbell County Regional Planning Commission.

In lieu of road improvements being completed upon request for final approval of the plat, the planning commission shall ask the advise of the county road superintendent and/or engineer in regard to the amount of the bond, certified check, or other means to be accepted by the planning commission in lieu of road improvements. The bond, check, or other means of guarantee shall not be released by the planning commission until the recommendations of the county road superintendent and/or engineer have been obtained as to the acceptability of the roads upon completion of construction.

3. Storm Drainage

- a. An adequate drainage system, including necessary open ditches, pipes, culverts,

intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water to the nearest practical drainage way approved by the county road superintendent and/or engineer. 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 the 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 (1) foot below the roadbed.

- b. If curbs are not provided, drainage swales shall be constructed so that the valley line of the swale shall be at least 5.9 feet from the edge of the roadway surface (nine (9) feet for major access street) and at least 1.3 feet below the elevation of the edge of the road surface. The slopes of the swale shall normally be in a ratio of at least 3:1 (horizontally to vertically) but in no case shall they exceed a ratio of 2:1.

Where the grade of the roadway amounts to eight (8) percent or more, the developer shall submit a professionally designed drainage plan to the planning commission with the preliminary plat. In addition, when the roadway grade is eight (8) percent or more drainage treatment shall be required as appropriate. Such treatment may include measures such as rip rapping, concrete or asphalt swales, storm drains, or catch basins. Where the general site conditions in a proposed subdivision indicate the presence of drainage problems, the planning commission may require the submission of a drainage plan, regardless of whether any proposed

road or street grade is eight (8) percent or more.

4. Storm Water Detention

Storm water detention may be required for any subdivision where streets are proposed. The planning commission may waive these requirements if the applicant can demonstrate that compliance is unnecessary.

Standards: The development will be required to use generally accepted standards and procedures for calculating the release of storm water from the site before and after development, and institute control measures on site so that downstream peak discharges at post-development are generally reduced to pre-development conditions. The design criteria for the sizing of detention basins and drain pipes is based on a **two (2), five (5) and ten (10) year storm events**, including roads, potential driveways, house sites, and other impermeable improvements.

5. Road Crown

Each street shall have a three and one-half (3 ½) inch crown.

6. Base

A compacted base course, six (6) inches deep and two (2) feet wider than the width of the pavement on each side of the street shall be installed on all streets, including cul-de-sacs, temporary turnarounds and access streets to adjoining properties, according to the methods specified in Section 303, of the most recent edition of Standard Specification for Road and Bridge Construction, Tennessee Department Transportation. Wetting of the stone before compaction may be done at the point of origin or on the job site at the option of the contractor.

In all cases the center line of a roadway shall coincide with the center line of the right-of-way dedicated for such road or street.

7. Prime Coat

After a thoroughly compacted base has been established, a prime coat shall be applied as specified in Appendix IV of these regulations.

8. Binder

A binder course consisting of asphaltic concrete (307B) shall be required for all roadways as follows:

- a. residential 2.0"
- b. commercial 3.0"
- c. industrial 3.0"

The binder specifications are stated in Appendix V.

9. Surface

The pavement shall consist of a one and one-half inches (1 ½") of asphaltic concrete, prepared with mineral aggregate, laid hot as specified under Section 411 of the most recent edition of Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation. A description of pavement requirements is included in Appendix V of these regulations.

10. Minimum Pavement Widths and Cross Sections

Minimum pavement widths between curbs or ditch lines shall be as follows:

- a. Minor Residential Streets. 20 feet
- b. Marginal Access Streets. 20 feet
- c. Cul-de-sac 20 feet
- d. Minor Collector Streets. 22 feet
- d. Major Collector Streets. 24-36 feet

e. Arterial Streets and Highways . . . as may be required (not usually paved by developer).

11. Curbs and Gutters

The developer may be required to provide permanent six (6) inch concrete curbs with twenty-four (24) inch integral concrete gutters, standard rolled curb and gutters, or other construction approved by the planning commission. Specifications for curbs are shown in Appendix VI.

12. Sidewalks

For the safety of pedestrians and children at play, installation of sidewalks on both sides of streets may be required of the developer if the development is in close proximity to schools, churches, major recreational areas, community centers, etc. Sidewalks, if required, shall be located not less than one (1) foot from the property line to prevent interference of encroachment by fencing, walls, hedges, or other planting or structures placed on the property line at a later date. In single family residential areas, concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In commercial areas, sidewalks shall be ten (10) feet wide and four (4) inches thick. Specifications for sidewalks are shown in Appendix VI.

13. Installation of Utilities and Driveways

All new and extended utilities shall be underground unless expressly not permitted by the utility district. 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.

14. Water Supply System

The provision of a public water supply system will be required in all subdivisions containing lots of less than five (5) acres. The installation of a well intended for the

joint use of property owners shall not satisfy the requirement of a public water supply.

Water lines installed within a subdivision shall serve all of the subdivided lots. Every main water line installed shall be at least six (6) inches in diameter. Furthermore, fire hydrants shall be installed within a subdivision so that no hydrant is more than 1,000 road-feet from another hydrant, based upon distance along street and road rights-of-way. However, at least one (1) fire hydrant shall be required in any subdivision where a water line is installed to provide a public water supply to the subdivided lots.

15. Sanitary Sewer

When located within a sewer service area, sanitary sewer shall be installed in such a manner as to serve adequately all lots with connection to the public system.

Where lots cannot be economically connected with a sewage 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.

16. Street Name Signs

Street name signs shall appear at all intersections in new residential subdivisions including intersections with county roads. Said signs shall be located within the road right-of-way and shall conform to the construction standards adopted by the E-911 Board of the Campbell County Emergency Communications District and/or any state and federal requirements where applicable.

17. Maintenance Guarantee

No final subdivision plat shall be approved by the planning commission or accepted for recording by the county register of deeds until a letter of credit, security bond, certified check, or escrow account has been established to provide for the maintenance of street and associated storm water drainage improvements. The required maintenance guarantee shall amount to fifteen thousand dollars (\$15,000) or ten (10) percent of the

cost of the improvements, whichever is greater. The maintenance guarantee shall be required for a period of **one** year. No reduction or release of a guarantee shall occur without the advice of the Campbell County Road Superintendent and the agreement of the Campbell County Regional Planning Commission. Copies of the maintenance guarantee shall be maintained by the county road inspector and the offices of the Campbell County Mayor and the Campbell County Road Superintendent.

The maintenance guarantee shall include the following information: the effective date, the expiration date, the amount of the guarantee, the identification of the county road superintendent as the beneficiary, and a clear statement that the county road superintendent may withdraw from the guarantee an amount necessary to make repairs on a street (and its associated storm water drainage structures), where such repairs are needed within the **one** year time horizon of the guarantee.

18. Guarantee in Lieu of Completed Improvements

All improvements to a subdivision such as but not limited to public water, fire hydrants, drainage systems, roads, electrical lines, public sewer systems or on-site systems, shall be installed prior to final request for approval by the planning commission. The planning commission may allow the bonding of improvements up to twelve (12) months. However, the allowance of bonding is discretionary. The planning commission may disallow bonding at any time and for any reason, including, but not limited to, the following:

- a. **The bonding company does not have a AAA rating.**
- b. **The bonding company's performance on past bonds has been poor in that requests for payment have been ignored or the request for payment from the county has not been handled in a timely manner or have not been paid at all. Or, the bonding companies still owe monies to the county for improvements which have not been paid.**

- c. *The developer's or the LLC past performance in the installation of improvements has not been conducted in a timely manner or not at all.*
- d. *The county has had to initiate or threaten litigation against the developer, the developer's company, or one or more members of the LLC.*
- e. *The bonding source provided by the developer(s) is unacceptable to the planning commission.*
- f. *The bonding source, whether insurance, letter of credit or escrow account, is located farther than one hundred miles from the Campbell County Courthouse. A local branch is acceptable if the bond monies are allowed to be cashed at that location by the bonding source.*
- g. *The bonding source, whether insurance, letter of credit or escrow account, is not located in the State of Tennessee.*
- h. *The bonding amount does not cover all of the improvements in the amount of one hundred and twenty-five (125) percent of the amount of cost to install.*
- i. *The bonds are not made out to the Campbell County Planning Commission as the sole beneficiary.*
- j. *The bonds are contractors bonds. The bonds must be executed by the developer(s) to the planning commission.*
- k. *The bonds are not identified as to what improvements are covered and for what amount.*
- l. *The bonds are not identified as to expiration date.*
- m. *The bonds do not state the subdivision's name or phase number.*

The following procedures must be followed:

When the planning commission allows a bond, the developer shall submit his/her cost estimates to the Campbell County Regional Planning Commission in advance of the meeting and in conjunction with the final plat submission. No final plat approval shall be granted where the bonds are made out incorrectly, inadequate bond amounts are noted, or the bonds were not submitted in advance with the final plat twelve (12) days prior to the planning commission.

The commission shall require three (3) bids for each public improvement bonded - water, sewer, roads, drainage. Or, the commission may accept the written cost estimates of the appropriate utility department, highway department. There shall be a engineer's certification for the costs/estimates provided to the planning commission. The bids received by the developer must be presented to the planning commission and the final executed contract must also be presented showing at one of the bidders has been awarded a contract.

There shall be separate bonds submitted to and in the name of the Campbell County Regional Planning Commission for water, sewer, drainage, and road construction. No bonds shall be accepted that are not in the name of the Campbell County Regional Planning Commission.

All bonds shall be for at least twelve (12) months. The developer may extend the bond for an additional year with the commission's approval. The planning commission may order the cashing of any of the bonds at any time that the commission thinks the developer may default or the improvements may not be made. No notification of the developer is required prior to the commission's cashing in the bond.

No bond shall be reduced unless the improvement has been accepted into the water,

sewer or road system. No bond shall be released or reduced based on a contractor's statement that the improvements have been completed. Nor shall a bond be released or reduced for the reason that the contractor has been paid or is awaiting payment.

No bond shall be accepted from a contractor to the planning commission. Nor, shall a bond be permitted where the planning commission is not the sole beneficiary.

The following bonds are acceptable.

1. Developer's Surety Company Completion Bond

A surety bond from the developer to the Planning Commission for the county in the full amount of the estimated cost of installing improvements required under these regulations.

2. Developer's Cash Completion Bond

A certified check in the full amount of the estimated cost of installing all required improvements made out to the Campbell County Planning Commission.

3. Escrow Agreement

An escrow agreement in the full amount of the estimated cost of installing required improvements in the name of the Campbell County Planning Commission.

4. Letter of Credit

A letter of credit is acceptable provided that the banking lender certifies that the bank or lending institution shall be liable for all improvements required on the final plat. The letter of credit must also state that the planning commission may cash the letter of credit upon submittal of the planning commission's minutes.

Any owner or agent of any land may sell, transfer, or agree to sell any lot or lots shown on a plat having been given preliminary approval by the planning commission, provided, the owner or agent posts an acceptable guarantee of improvements insuring to the public the actual construction and installation of the necessary improvements within the specified time period.

Sale of subdivision by auction does not exempt the developer from posting acceptable security in lieu of completed improvements; however, only if a parcel is sold as a whole, the security or performance bond will be immediately released by the planning commission.

ARTICLE V

ENFORCEMENT AND PENALTIES FOR VIOLATIONS

A. General

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

B. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the area of planning jurisdiction shall be admitted to the land records of Campbell County or received or recorded by the County Register until said plat or plan has received final approval in writing by the planning commission as provided in Section 13-3-402, Tennessee Code Annotated.
2. No board, public officer, or authority shall light any street, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the area of planning jurisdiction unless such street shall have been adopted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines to a street shall have been adopted, opened or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the planning commission as provided in Section 13-3-406, Tennessee Code Annotated.

C. Penalties

1. No county register 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 13-3-402, Tennessee Code Annotated, and any county register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.

2. Section 13-3-410, 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 before such plat is recorded in the office of the appropriate county register, 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. The county, through its county attorney or other official designated by the quarterly 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 commissioner or the solicitor of the county 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 13-3-411, Tennessee Code Annotated.

ARTICLE VI

ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision regulations, a public hearing as required by Section 13-3-403(c), Tennessee Code Annotated, was afforded any interested person or persons and was held on January 4, 2011. Notice of such hearing was announced in the LaFollette Press, being of general circulation within the area of planning jurisdiction, and stating the time and place for the hearing.

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

PUBLIC HEARING HELD: January 4, 2011.

ADOPTED: January 4, 2011

EFFECTIVE DATE: January 4, 2011

CHAIRMAN: _____

SECRETARY: _____

APPENDICES

APPENDIX I
CAMPBELL COUNTY
PRELIMINARY PLAT CHECKLIST

_____ **Plat drawn to 1" = 100' by a licensed surveyor.**

_____ **Subdivision name.**

_____ *Names, addresses, & phone numbers of property owners, including the names of all members/owners of an LLC.*

_____ **Name, address, & phone number of surveyor.**

_____ **Date, north point, & graphic scale.**

_____ **Locations & dimensions of existing property lines, streets, buildings, water courses, railroads, sewers, bridges, driveways, culverts, drain pipes, water mains, etc.**

_____ **Locations & dimensions of proposed property lines, streets, buildings, water courses, railroads, sewers, bridges, driveways, culverts, drain pipes, water mains, fire hydrants, on site systems and/or any other infrastructure, etc.**

_____ **Identification of civil district, Map Parcel Numbers.**

_____ **Plans of proposed utility layouts including location and size of lines and any attendant facilities.**

_____ **Proposed street names.**

_____ **Locations & dimensions of proposed streets, alleys, easements, parks & other open spaces, reservations, lot lines, & drainage facilities.**

_____ **Contour lines at 5-foot intervals or 2-foot intervals if streets are proposed.**

_____ **Acreage of subdivision.**

_____ **Location sketch map.**

_____ **Locations of areas subject to flood.**

_____ *Request for approval of bond and type of bond in lieu of immediate installation of infrastructure (water, sewer, fire hydrants, roads, drainage facilities, on-site systems and other similar sewer facilities).*

APPENDIX II

CAMPBELL COUNTY
FINAL PLAT CHECKLIST

_____ Names, addresses, & phone numbers of property owners.

_____ Name, address, and phone number of surveyor.

_____ Acreage of subdivision & acreage/dimensions of each lot.

_____ All street rights-of-way, building setback lines, easements, etc.

_____ Locations, dimensions, bearings, and lengths of all property lines, street right-of-way lines, easements, etc.

_____ Dimension to the nearest 100th of a foot & angles to the nearest minute.

_____ Locations & descriptions of monuments.

_____ Names of adjoining subdivisions, streets, & property owners.

_____ Date, title, name, location, graphic scale, & north point.

_____ Location sketch map.

_____ *Locations of areas subject to flood and a certification and notation of the FEMA Flood Map Panel consulted with the date of that panel.*

_____ *Health department approval if a septic system is allowed. No final plat shall be approved if the health department approval is not in writing on the plat with the review and approval of each lot. Or, if public sewer is proposed, the utility providing the sewer service must sign the plat. In the instance of an on-site system, the owner and maintaining utility must be identified with appropriate documentation as to legal ownership and maintenance rights.*

_____ *All owners must have signed the plat prior to submittal.*

_____ *All bonds (letter of credit, insurance bonds or other methods of security) must be submitted with the final plat if approval for bonding has been granted by the planning commission on preliminary plat review.*

_____ *E-911 Property Numbers Assigned for each lot by the E-911 Office and the final plat signed by E-911 prior to submittal.*

_____ *The fee for Recording the plat in the Registrar of Deeds Office.*

APPENDIX III

PRIME COAT REQUIREMENTS

After a thoroughly compacted and broomed base has been established, a prime coat shall be applied as follows:

Between April and November 15 at a temperature of 25 degrees or above, tar grade RT-2 or RT-1 inclusive, or MC-1 or MC-2, shall be applied at the rate of four-tenths (4/10) gallon per square yard of base surface. The stone chips graded from one-half (1/2) inch down to number eight (8) with no dust shall be applied at the rate of ten (10) to fifteen (15) pounds per square yard, rolled until thoroughly compacted and left to cure for such time as the county road engineer may direct but not less than seven (7) days.

APPENDIX IV

STREET PAVING - BINDER AND SURFACE

TWO COURSE ASPHALTIC CONCRETE PAVEMENT (PLANT MIXED)

Description:

The pavement shall consist of two courses, a binder course (307-BM) and a wearing surface (Grading 411-E), each composed of a particular combination of aggregate and bituminous material mixed in a central plant. These paving courses shall conform to the specifications stated in the most recent edition of the Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation. Both the binder course and the wearing surface shall accord with the lines, grades, and typical cross sections as shown on the accepted drawings. The binder course shall meet the specification of Mix 307-BM, shall be at least two (2) inches in thickness, and be constructed on a prepared base of at least six (6) inches of compacted gravel. A suitable tack coat shall be applied over the binder course in a manner consistent with the standard specifications noted above. After application of the tack coat, a wearing surface meeting the specifications of Grading 411 E shall be applied, and this surface course shall be at least one and one-half (1 ½) in thickness.

The finished thickness of the pavement shall not be less than three and one-half (3 ½) inches, including both the binder course and the wearing surface.

APPENDIX V

CEMENT, CONCRETE CURBING AND SIDEWALKS

A. Description

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

Type A. Base two (2) feet narrower than required pavement width.

Type B. Base two (2) feet narrower than required pavement width.

Type C. Base equal to required pavement width.

Type D. Base two (2) feet wider than required pavement width.

B. Materials

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

Fine aggregate shall consist of either a natural sand or a stone sand composed of sound particles of approved stone. All sand shall be free of clay or other adherent coatings and injurious amounts of deleterious matter.

2. Cement: Standard Portland cement and high early strength Portland cement shall meet the requirements of current federal specifications SS-C-192 or equal.
3. Water: Water shall be free from oil, acids, alkali and vegetable matter and shall be clean.
4. Gradation: The aggregate when tested by means of laboratory sieves shall meet the following requirements:

<u>Percent by Weight</u>
<u>Passing Square Mesh Sieve</u>
<u>Sieve Designation</u>

<u>Coarse Aggregate</u>	<u>Fine Aggregate</u>	
1-1/2 inch	100	---
1 inch	95 - 100	---
1/2 inch	35 - 70	---
3/8 inch	100	
No. 4	0 - 10	95 - 100
No. 16	---	45 - 80
No. 50	---	10 - 30
No. 100	---	2 - 10

5. Proportions: Concrete shall contain six (6) bags of cement per cubic yard and shall be proportioned in an approximate 1:2:4 mix as follows: Mix and each bag of cement 188 pounds of fine aggregate and 345 pounds of coarse aggregate, using six (6) gallons of water.

Weight of aggregate is based on a specific gravity of 2.65. Compressive strength shall be 3,000 pounds per square inch at 28 days.

C. Construction Methods

1. Preparation of Subgrade: All boulders, organic material, soft clay, spongy material, and any other objectionable material shall be removed and replaced with approved material. The subgrade shall be properly shaped, rolled and uniformly compacted to conform with the accepted cross-sections and grades.
2. Forms for Concrete: The forms for the concrete shall be of wood or metal, straight, free from warps or kinks and of sufficient strength. They shall be staked securely enough to resist the pressure of the concrete without spring. When ready for the concrete to be deposited they shall not vary from the approved line and grade and shall be kept so until the concrete has set. Where a face form for a curb is used it shall be so designed as to permit it to be securely fastened to the other forms.
3. Placing and Finishing Concrete: Just prior to placing the concrete the subgrade (or base) shall be moistened. the concrete mixed to the proper consistency shall be placed in the forms and thoroughly tamped in place so that all honeycombs will be eliminated an sufficient mortar will be brought to the surface. After this the surface

shall be brought to the smooth even finish by means of a wooden float. All faces adjacent to the forms shall be spaced so that after the forms are stripped and surface of the faces will be smooth, even and free of honey comb. All edges shall be tool rounded. Slope sidewalks one-quarter (1/4) inch per foot toward the pavement surface.

4. Expansion and Contraction Joints for Concrete: Half-inch (1/2) expansion joints shall be placed at intervals not exceeding sixty (60) feet. At intervals not greater than ten (10) feet nor less than five (5) feet the concrete curb shall be scored for a depth equal to one-third (1/3) the total depth of the concrete. Sidewalks shall be scored to a depth of one (1) inch every four (4) to six (6) feet and at all intersections with curbs or other structures.
5. Curing Concrete: When completed the concrete shall be kept moist for a period of not less than seven (7) days and long, if necessary, and shall be protected from the elements in a satisfactory manner.
6. Backfilling: Backfill shall be of suitable selected material and shall be placed and tamped in layers of not over six (6) inches in depth until firm and solid. Backfilling shall follow immediately after the concrete forms have been removed, and shall be higher than and sloped toward the top of the curb to insure surface drainage on the paved surface of the roadway. Paved and "V" type ditches for drainage behind the curb will not be permitted. Slope sidewalk planting strips shall be placed one-quarter (1/4) inch per foot toward the pavement surface.

D. Seasonal Limits

No concrete shall be poured on a frozen or thawing subgrade, or during unfavorable weather conditions, or when the temperature is 38° F. and falling.

RESOLUTION _____

A RESOLUTION ADOPTING THE *CAMPBELL
COUNTY SUBDIVISION REGULATIONS*, DATED
January 4, 2011

WHEREAS, section 13-3-403 of the *Tennessee Code Annotated* authorizes regional planning commissions to adopt subdivision regulations or amendments thereto; and

WHEREAS, the Campbell County Regional Planning Commission has reviewed its subdivision regulations and has proposed revised regulations to better serve the residents and taxpayers of Campbell County; and

WHEREAS, the Campbell County Regional Planning Commission has held a public hearing with thirty (30) public notice in *The Lafollette Press*, a local newspaper of general circulation in the county, regarding the Campbell County Subdivision Regulations, dated _____

NOW, THEREFORE, BE IT RESOLVED that the Campbell County Regional Planning Commission hereby adopts the *Campbell County Subdivision Regulations*, dated January 2011 in their entirety.

RESOLVED, this the 4th day of January 2011

Chairman

CAMPBELL COUNTY

SUBDIVISION REGULATIONS

January 2011

**Prepared by the
Campbell County Regional Planning Commission**