

# **Subdivision Regulations**

**Monroe County, Tennessee**

July 1997

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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 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.

### **B. Authority**

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

### **C. Jurisdiction**

These regulations shall govern all subdivision of land within the planning region of Monroe County, Tennessee now or hereafter established. Within these regulations, the term "subdivision" means the division of a tract or parcel of land into two or more lots, sites or other divisions requiring new street or utility construction, or any division of less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of subdividing or to the land or area subdivided. However, "subdivision" does not include a division of any tract or parcel of land into two or more tracts or parcels, when such parts or parcels are five (5) acres or larger in area and do not require street or utility construction. 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 shall conform to the minimum plat design 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 Register of Monroe County when duly signed by the secretary of the planning commission.

The subdivider shall 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 Plan and other official plans or public improvements which might affect the area. Such informal review should prevent any unnecessary and costly revisions.

2. Any owner of land lying within the area of jurisdiction of the planning commission, who wished to subdivide land according to the definition stated above in Article I, Section C, shall submit a plat 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 sections of this Article. No plat of a subdivision of land within this area of planning jurisdiction shall be filed or recorded by the county register without the approval of the planning commission as specified herein.
3. In order to secure review and approval by the planning commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the planning commission a preliminary sketch plat as provided in Section B of this Article. On approval of said preliminary sketch plat he may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Section C of this Article and the improvements set forth in Article IV.

### **B. Preliminary Sketch Plat**

1. At least ten (10) working days prior to the meeting at which it is to be considered, the subdivider shall submit to the planning commission twelve (12) copies of a preliminary plat of the proposed subdivision 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 information or a written request for a variance from each specific deviation from the requirements with reasons therefor.
2. The preliminary 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's name and location, the name(s) and address(es) of the owner or owners, and the name of the designer of the plat who shall be an engineer or registered surveyor.
  - b. Date, approximate north point, and graphic scale.
  - c. The location of existing and platted property lines, existing streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or lines, detention basins, the present zoning classification, on the land to be subdivided and on the adjoining land, and the names of adjoining property owners or subdivisions.
  - d. Plans of proposed utility layouts (sewers, water, gas, fire hydrants 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 appropriate health authorities.
  - e. The proposed street names, and the locations and dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines, building setback lines and utilities.
  - f. Topographic contours at vertical intervals of not more than twenty (20) feet, except when specifically not required by the planning commission. Such request must be made prior to the submission of a preliminary sketch plat. In addition, the planning commission shall require profiles of all proposed streets, except permanent easements serving four (4) lots or less, showing natural and proposed grades drawn to a scale of one (1) inch equals one hundred (100) feet horizontally and one (1) inch equals twenty (20) feet vertically.
  - g. The acreage of the land to be subdivided.
  - h. Location sketch map showing relationship of subdivision site to area.
  - i. 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.
3. A subdivider may omit the submission of a preliminary plat, submitting only a final plat if all the following conditions are met:
- a. The proposed subdivision does not contain more than five (5) lots, 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 Article II.

- c. The subdivider has consulted informally with the planning commission and/or planning staff for advice and assistance before preparation of a final plat and its formal application for approval.
4. Within sixty (60) days after submission of a preliminary sketch plat, the planning commission will review it and indicate its approval, disapproval, or approval subject to modifications. If a plat is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.
5. 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; one (1) copy shall be returned to the subdivider at the time of approval or disapproval with any notations as to required changes, if any.
6. 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.
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.

**(Amended by Resolution #06-001)**

8. Where more than one (1) acre of land is disturbed during the subdivision of land and/or the construction of infrastructure, proof of submission for the Tennessee Department of Environment and Conservation's Construction Storm Water General Permit via a Notice of Intent (NOI) shall be exhibited to planning staff prior to the meeting at which the preliminary plat is to be reviewed by the Monroe County Regional Planning Commission.

**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 proposed to record and develop at the time, provided however, that such portion conforms to all requirements of these regulations. A final plat shall not be acceptable for submission unless it contains all of the required information or a written request for a variance for each specific deviation from the requirements with reasons therefore.
2. To allow sufficient time for review and processing by the planning commission staff, the subdivider shall submit twelve (12) copies of the final plat, together with any other plans required by the commission at least ten (10) working days prior to the meeting at which it is to be considered. The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet on sheets no larger than 24" x 30" 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 subdivider 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; one copy shall be retained by the planning staff; one copy shall be provided to any utilities department or utility district as applicable.

3. The planning commission shall approve or disapprove this final plat within sixty (60) days after its submission. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the planning commission.
4. Approval of the final plat by the planning commission shall not constitute the acceptance by the county government of the dedication of any street or other public way or ground.
5. The final plat shall show:
  - a. The lines or all streets and roads, alley lines, building setback lines, lots numbered in numerical order, house numbers, 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.
  - 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 true 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 approximate north point.
  - g. Location sketch map showing site in relation to area.
  - h. If any portion of the land being subdivided is subject to flood, as defined in Article III, Section E, the limit of such flood shall be shown.
6. 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.
  - b. Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.



- c. Certification that the water supply system meets requirements of the state health department.
- d. Certification that the subsurface sewage disposal system is approved by the local health authority, or that the public sewerage system meets requirements of the state health department.
- e. Certification that all streets and appurtenances have been installed in accordance with established standards.
- f. Certification that all private streets and roads within a subdivided development are to be maintained through private means, and not by Monroe County.
- g. Certification from Monroe County E-911 coordinator that all street names in proposed subdivisions do not conflict with other street names in the county.
- h. Certification for the installation of electrical lines.
- i. Certification for recording by planning commission.

Examples for each of the certification forms are provided on the following pages.

- 7. All final plats shall be submitted on the standards plat sheet as required by the planning commission.

**(Amended by Resolution #06-001)**

- 8. Where more than one (1) acre of land is disturbed during the subdivision of land and/or the construction of infrastructure, proof of coverage under the Tennessee Department of Environment and Conservation's Construction Storm Water General Permit via a Notice of Compliance (NOC) shall be exhibited to planning staff prior to the meeting at which the final plat is to be reviewed by the Monroe County Regional Planning Commission.







RESERVED FOR STREET DIAGRAM

- f. **Dead-end Streets** Not allowed  
 Dead-end streets are similar to cul-de-sac except that they provide no turnaround circle at their closed ends, and are not permitted as streets in any proposed subdivision. Stub streets planned for future continuation are not considered to be dead-end streets.
- g. **Marginal Access Streets\*** 50 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. Marginal access and loop streets shall not serve more than 24 units, and shall not exceed 1,200 feet in length.
- h. **Alleys** 20 feet  
 Alleys are minor public ways used primarily for service access to the back or side or properties otherwise abutting on a street.

6. Additional Width on Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way or easement area to meet the above minimum street width requirements, whether these streets are public streets, private streets or ways.

- 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 centerline 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. Street Grades

- a. **Arterial Maximum Grade**  
 The maximum grade on arterial streets shall not exceed seven (7) percent.
- b. **Major Collector Maximum Grade**  
 The maximum grade on major collector streets shall not exceed seven (7) percent.
- c. **Minor Collectors and Local Streets**  
 Ordinarily, the maximum grade on local and minor collector streets shall not exceed ten (10) percent. However, when special topographic or other conditions justify, the planning commission may increase the maximum allowable grade on local streets to fourteen (14) percent, but for no greater distance than one hundred and twenty-five (125) feet.

9. Horizontal Curves

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

10. Vertical Curves

Every change in grade shall be connected by vertical curve 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 scale of not less than one (1) inch equals one hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, shall be required.

11. Tangents

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

12. Intersections

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

Property line radii at street intersections shall not be less than twenty (20) feet, and where the angle of street intersection is less than seventy-five (75) degrees, a greater curb radius may be required. Wherever 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 as such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

13. Street Jogs

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

14. Cul-de-sac Streets

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than twelve hundred (1,200) feet long unless necessitated by topography, as measured along the centerline 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 street right-of-way diameter of at least one hundred (100) feet; however the planning commission may approve an alternate design.

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.

RESERVED FOR STREET DIAGRAMS



RESERVED FOR STREET DIAGRAMS

15. Private Streets and Reserve Strips

Each lot in subdivided property shall be served from a publicly dedicated street, private right-of-way or easement. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the county under conditions approved by the planning commission. Where paving is used for the street surface in a proposed subdivision, and that street provides exclusive access to more than one (1) lot, then the street shall meet the construction standards noted in Article IV of this document; except that only an asphalt surface width of sixteen (16) feet shall be required for paved streets noted below in Subsection d(1). The following requirements govern the establishment of private rights-of-way and easements.

- a. Permanent easements or rights-of-way shall conform to the width requirements on rights-of-way described in Article III, Section A of this document. No private easement or right-of-way may be created which is less than fifty (50) feet in width. Every private right-of-way or easement shall adjoin a public right-of-way or another private right-of-way or easement.
- b. Each lot in subdivided property, served by a private easement or right-of-way, shall adhere to the street frontage standard of at least fifty (50) feet, as stated in Article III, Section C, Subsection 2.

**(Amended by Resolution #04-002)**

- c. When more than one lot is to be accessed exclusively by a private easement or right-of-way, then a property owners association shall be legally established to ensure that proper maintenance is provided. Legal documentation for the establishment of the association shall be submitted with the final subdivision plat containing proper notifications, as stated in Article III, Section A, Subsection 18.
- d. The specific conditions noted below apply to private streets in subdivided developments.
  - (1) A subdivision including no more than four (4) lots fronting a private easement or right of way shall have a gravel or paved street of at least sixteen (16) feet in width. Where a gravel easement or right of way provides exclusive access to more than one (1) lot in such a subdivision, then at least four (4) inches of compacted gravel shall be required. Also, where more than one (1) lot is accessed exclusively by a gravel street, that street shall meet the street turnaround (where applicable), grading and stormwater drainage requirements noted respectively in Article III, Section A, Subsection 14 and Article IV, Section B and Section C. Both the subdivision plat and property deeds shall note that no resubdivision increasing the number of lots may occur, unless the street is expanded to twenty (20) feet in width, and meets any other applicable standards of these regulations required for other types of development.
  - (2) A “low density subdivision”, composed of tracts five (5) acres or more in area and fronting a private right of way, may be created along a paved or gravel street. Where a gravel street is constructed in such a subdivision it shall be at least twenty (20) feet in width, and shall be composed of at least four (4) inches of compacted gravel. It shall meet the street turnaround

(where applicable), grading, and stormwater drainage requirements noted respectively in Article III, Section A, Subsection 14 and Article IV, Section B and Section C. If a gravel street is constructed for access to the various tracts, then the subdivision plat and property deeds shall note that no resubdivision of the land may occur which involves a reduction in the areas of the tracts, unless any street accessing them is constructed to meet the construction requirements for paved thoroughfares stated in Article IV, Section D.

- (3) Where a street is constructed on a private right of way to meet the standards for a paved thoroughfare, as noted in Article IV, Section D, then the developer may create a subdivision with more than four (4) lots and may design the lots with less than five (5) acres. Such a subdivision shall be subject to any design requirements which would apply to a subdivision served by a publicly dedicated street acceptable to the Monroe County Regional Planning Commission and Monroe County Commission.

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 suffix street, avenue, boulevard, drive, way, place, or court. The planning commission can assist the subdivider in avoiding duplication. Each street name shall be approved by the Monroe County E-911 Coordinator and such approval shall be shown on the plat.

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.

**(Amended by Resolution #04-002)**

18. Establishment of Property Owners' Association

- a. Where a property owners' association agreement is required by Article III, Section A, Subsection 15, final subdivision plat approval shall not be granted unless such an agreement is submitted to the planning commission and/or planning staff with the following requirements. Each of the following items shall be addressed in the property owners' association agreement to the satisfaction of the planning commission and/or planning staff.
- b. No private right of way or easement shall be adopted by Monroe County unless it is improved to the current county road standards at the expense of the property owners' association.
- c. The property owners' association shall have the authority to levy assessments on a periodic basis (preferably monthly) with the intent to maintain public rights of way or easements, along with any specified common areas or facilities. The association also has the authority to impose liens when necessary.
- d. The developer shall be responsible for private street maintenance for a period of eighteen (18) months, effective from the date of planning commission final approval signature. Once this period of time has elapsed, the property owners'

association shall accept responsibility of all private streets within the subdivision unless less than fifty (50) percent of the lots have been sold. At this point, the developer shall retain responsibility of the private street(s) until at least fifty (50) percent of the lots have been sold.

- e. Establishment of the property owners' association shall be noted on the deed for each individual lot within the subdivision.
- f. The requirements of Article III, Section A, Subsection 18 shall be noted on the final subdivision plat to be recorded. These notes shall exhibit the following information:
  - (1) All streets contained within this subdivision are to be privately maintained and owned, and Monroe County shall accept no responsibility for their maintenance.
  - (2) No private right of way or easement shall be adopted by Monroe County until it is improved to current county road standards.
  - (3) Further subdivision of any lot platted in this subdivision shall conform to the Monroe County Subdivision Regulations and adhere to any private restrictions denoted on this plat, corresponding deed, or the property owners' association.

**B. Blocks**

1. Length

Blocks shall not be less than four hundred (400) nor more than twelve hundred (1200) 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 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 may approve a single row of lots of minimum depth.

**C. Lots**

1. Adequate Building Sites

Each lot shall contain a building site not subject to flood and outside the limits of any existing easement or building setback lines as required in Subsection 4 of this Section.

2. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front for a minimum of fifty (50) feet

upon a public street, private street or permanent easement, except in special instances, such as cul-de-sacs, in which case each lot must have frontage of at least thirty-five (35) feet.

3. Minimum Dimensions

The area, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Where public water and sanitary sewer systems are reasonably accessible, the subdivider shall connect with such systems and provide a connection to each lot. Where a public sewer is not accessible, an alternate method of sewage disposal may be used, upon approval by the planning commission subject to the lot area requirements indicated below...

- a. All lots created in the subdivision, other than those not intended for development, shall conform to the following lot areas and lot widths:
  - i. Lots served by both public water and public sanitary sewer shall not be less than seven thousand and five hundred (7,500) square feet in area and not less than seventy-five (75) feet in width at the building setback line.
  - ii. Lots served by public water but not served by a public sanitary sewer system shall not be less than twenty thousand (20,000) square feet in area and not less than one hundred (100) feet in width at the building setback line. The planning commission may require a larger lot size upon the recommendation of the State Division of Groundwater Protection.

**(Amended by Resolution Adopted January 1, 2000)**

- iii. Lots not served by a public water supply and not served by a public sanitary sewer system shall not be less than forty three thousand five hundred and sixty (43,560) square feet in area and not less than two hundred (200) feet in width at the building setback line. However, where multiple lots in a subdivision are served by a centralized on-site system, providing water or wastewater disposal services to various lots, then the planning commission may consider smaller lot areas (in consultation with the Monroe County Health Department). However, the planning commission may not approve any lot smaller than the minimum standard permitted for lots served by both public water and public sanitary sewer.

The minimum area of a lot to be served by a private source of water supply shall be determined by the planning commission after investigations of soil conditions, proposed sewerage system and depth of ground water. The assistance of the Monroe County Health Department, State Division of Groundwater Protection and the Soil Conservation Service shall be sought in determining the appropriate size. Minimum lot width shall be not less than two hundred (200) feet at the setback line.

- b. Size of properties reserved or laid out for commercial or industrial purposes 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.

4. Building Setback Lines

- a. The minimum depth of the front building setback lines from the street right-of-way shall not be less than thirty (30) feet for 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 for 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. The minimum building setback from the side and rear property lines shall be twelve (12) feet.
- c. The developer is responsible for verifying the details of an existing easement with the party to whom the easement has been granted or transferred prior to developing the initial version of the subdivision. 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                         |

5. 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 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 whole or in part in the applicant's subdivision, then the planning commission may require the dedication or reservation of such open space within the subdivision up to and including a total of ten (10) percent of the gross area or water frontage of the plot, for park, school or recreation purposes.

2. Easements for Utilities

Except where alleys are permitted for the purpose, the planning commission shall require easements, not exceeding twelve (12) feet in width for poles, wires, conduits, storm and sanitary sewers, gas, water mains or other utility lines along rear lot lines or side lot lines. Easements of the same or greater width may be required along all lines of or across lots, where necessary for the extension of existing or planned utilities.

3. Easements for Drainage

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

4. Community Assets

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

**E. Suitability of the Land**

Land which the planning commission has found to be 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, shall not be subdivided unless adequate methods approved by the planning commission are formulated by the developer for meeting the problems created by the subdivision of such land.

Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy or for any other uses that may increase flood hazard, endanger health, life, or property, or aggravate erosion. Such land within the platted area shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

All subdivision of property proposing construction of public utilities and facilities such as water supply or sanitary sewage systems, shall be designed to minimize or eliminate infiltration of flood waters into the system or discharges of the system into flood waters. Subdivisions shall be designed so that adequate drainage is provided in order to reduce exposure of flood hazards. Base flood elevation data shall be provided for subdivision proposals which are greater than the lesser of fifty lots or five acres.

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

## DIAGRAM



## DIAGRAM

**F. Erosion and Sedimentation Control**

During the course of subdivision development, when land surfaces are altered for streets, utilities, or lots, the developer shall take appropriate measures to ensure that erosion and sedimentation are controlled. Such measures of control may include staked fencing, straw bales, temporary swales, check dams, or detention/retention basins. Where feasible for development purposes the developer shall leave natural vegetation undisturbed. Barren or graded areas shall be reseeded with vegetation as soon as possible. At a minimum such areas shall be planted with grass, and planting should occur during suitable growing seasons.

**G. 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 resubdivision.

**H. 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, 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.

**I. 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 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 prevail.

## **ARTICLE IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL**

A perfectly prepared and recorded subdivision 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 shall establish legally.

### **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 planning commission. The adopted requirements, whether in local regulations or in the following standards, shall govern.

#### **A. Monuments or Corner Markers**

1. Concrete monuments four (4) inches in diameter or four (4) inches 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.
2. All other lot corners shall be marked with iron pipe not less than three-fourths (3/4) inches in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.

#### **B. Grading**

All streets, roads and alleys shall be graded by the subdividers so that pavements and sidewalks can be constructed to the required cross-section. 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, 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.

1. Preparation: Before grading is started, the entire right-of-way area shall be cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
2. 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. All topsoil shall be removed a minimum of two (2) feet below the subgrade 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.

3. 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 with a minimum compaction of 95%. 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.
4. 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 Road Superintendent or Engineer advised as to the progress being made. Such roads shall meet or exceed the standards required by these subdivision regulations. In addition, the following inspections and/or approvals by the Monroe County Road Superintendent or Engineer shall be required:
  - (a) After clearing and stripping.
  - (b) Approval of the drainage plan.
  - (c) After grading and drainage are completed.
  - (d) After the stone base is in place, and
  - (e) During and after application of all asphaltic materials.

The developer or his representative will be responsible for notifying the Road Superintendent or Engineer for each inspection. When the plat is submitted to the planning commission for final approval, the Road Superintendent or Engineer shall make a final inspection. His findings and recommendations as to approval of the roads shall be reported in writing to the planning commission. In lieu of the completion of road improvements, the planning commission upon request may allow the posting of an improvements guarantee for the future construction of such facilities. When a guarantee is proposed for the completion of road improvements, and associated drainage structures, the planning commission may consult with the Road Superintendent or Engineer regarding the amount of that guarantee. No accepted guarantee for street or road improvements shall be released by the planning commission until the Road Superintendent or Engineer has recommended the acceptability of the completed road and associated drainage structures.

**C. Storm Water Control**

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. 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 of openings to be provided shall be determined by Talbot's formula (see appendix), but in no case shall the pipe be less than fifteen (15) inches in diameter. Cross drains shall be built on a 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 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.

If curbs are not provided, ditches shall be constructed so that the valley line of the ditch shall be at least six (6) feet from the edge of the roadway surface, and at least 1.5 feet below the elevation of the edge of the road surface. The slopes of the ditch shall normally conform to a ratio of at least 2:1 (horizontally to vertically).

Effective erosion control measures shall be required during construction to eliminate sedimentation on public rights-of-way or waterways. The use of straw bales or silt fencing is typically the most prevalent, however other suitable methods will be permitted.

**D. Road Design Standards**

The following road design standards apply to streets or roads constructed with asphaltic paving. Under certain conditions gravel streets or roads are allowed under the subdivision regulations for private rights of way or easements (see Article III, Section A, Subsection 15).

**(Amended by Resolution #04-004)**

1. Road Base

After suitable preparation of the subgrade, the roadbed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone, or gravel. The county road acceptance standards specify “stone type B”, and “grading C or D”. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. The compacted thickness of the stone base shall be at least six (6) inches for residential streets, eight (8) inches for commercial streets, and ten (10) inches for industrial streets. Moreover, the compacted base shall extend three (3) feet beyond the edge of the asphaltic pavement on the side of the street.

The subgrade shall be adequately compacted to a level satisfactory to either the County Road Superintendent or Inspector, as follows:

- a. If the method of testing such compaction is proof-rolling, then no settling of the base may occur during the test.
- b. If the method of testing such compaction is core sample drilling or nuclear density gauging, then a compaction of no less than 95 percent shall be accepted.

2. Prime Coat

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

3. The pavement surfaces for streets or roadways (excluding state routes or interstates) shall consist of asphaltic concrete, and shall have minimum thickness based on the primary nature of the traffic served by those streets or roadways. Residential streets or roadways shall have a minimum total pavement thickness of four (4) inches, including a binder course of three (3) inches and a wearing surface of one (1) inch.

Streets or roadways intended primarily for commercial and/or industrial traffic shall have a minimum total pavement thickness of five (5) inches, including a binder course of three (3) inches and a wearing surface of two (2) inches. In accordance with Monroe County Road Acceptance standards, street and road paving may be laid down only during the period extending from May 1 through October 1.

4. 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  
(1,200' or less in length or serving not more than 24 lots)
- c. Cul-de-sac 20 feet  
(1,200' or less in length)
- d. Collector Streets (minor) 28 feet  
Collector Streets (major) 30 feet
- e. Arterial Streets as may be required; not usually paved by developer no min.

See illustration in appendix for typical roadway section.

5. Curbs and Gutters

The subdivider may 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. The commission may exempt the placement of curbing on cul-de-sacs, marginal access streets, and loop streets depending on the length of said streets and topography of the area.

**E. Sidewalks**

Sidewalks, if constructed, shall be located not less than one (1) foot from the property line to prevent interference or 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 multi-family or group housing developments, sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial areas, sidewalks shall be ten (10) feet wide and four (4) inches thick.

**F. Installation of Utilities and Driveways**

After grading is completed and approved and before any base is applied, all of the underground works--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. Utility lines shall be installed a minimum of four (4) feet from the edge of the street or road pavement, and three (3) feet below the subgrade. All driveways for houses to be built by the developer shall be cut and drained.

**G. Water Supply System**

The provision of a public water supply is deemed by the planning commission to be important to the public welfare in the case of all development contemplating the growth of homes in close proximity to each other. Accordingly, the provision of a public water supply system shall be required in all subdivisions containing lots of less than forty thousand (40,000) square feet and/or lots of less than two hundred (200) feet in width at the building setback line. An exception may be granted in the case where a single small parcel is separated from a larger tract without the intention of further subdivision.

The water supply system shall be constructed to serve all lots shown on the subdivision plat with water for both domestic use and fire protection. Fire hydrants shall be installed where sufficient size line exists.

**(Amended by Resolution #04-001)**

**H. Sanitary Sewers**

When located within a sewer service area, sanitary sewers 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 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. In case of a two-lot subdivision, a health department issued septic installation permit may be accepted in lieu of a written plat approval.

**(Amended by Resolution Adopted June 1, 2000)**

**I. Street Name Signs & Regulatory Warning Signs**

Signs shall be installed by the developer and appear at all intersections in new residential subdivisions including intersections with county roads and private roads. Appropriate regulatory and warning signs shall be installed as is needed and shall conform to the *Manual for Uniform Traffic Control Devices*.

To better assist emergency vehicles in locating potential calls, the Monroe County 911 address shall be displayed on each subdivision lot while construction takes place.

**J. Requirements for Acceleration and Deceleration Lanes**

In order to provide for the safe and orderly movement of traffic on existing streets, the Monroe County Regional Planning Commission may require a developer to construct such lanes for acceleration and deceleration as may be appropriate. The commission's decision will be based on the existing road widths, average daily traffic and safety conditions of the area.

**K. Electric Transmission Lines**

The subdivider shall provide the necessary major electric distribution lines throughout the subdivision. The system shall be constructed to serve all lots shown on the subdivision plat through the responsible electric utility.

**L. Guarantee in Lieu of Completed Improvements**

No final subdivision plat shall be approved by the planning commission or accepted for record by the county register 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 planning commission.
2. The planning commission has accepted a guarantee of improvements, including: an irrevocable letter of credit, certified check, escrow account, or security or performance bond in an amount equal to the estimated cost of installation of the required improvements. Through an acceptable guarantee, the planning commission may be assured that necessary streets and utilities shall be installed without cost to Monroe County, in the event of default of the subdivider. The conditions of such guarantees shall provide for the installation of required improvements within a period not exceeding eighteen (18) months; provided however, that the 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 an extension. If the regional planning commission shall decide at any time during the time period of the guarantee that the extent of the building development that has taken place in the subdivision is not sufficient to warrant all the proposed improvements, that required improvements have been installed as provided in this section in sufficient amount to warrant reduction in the face amount of said guarantee, or that the character and the extent of such development require additional improvements, then the face value of the guarantee 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.
3. 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 post an acceptable guarantee to that body securing 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 subdivider 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 the 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 Monroe County or received or recorded by the County Registrar 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, or lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the area of planning jurisdiction unless such street shall have been accepted, opened or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the planning commission, as provided in Section 13-3-406, Tennessee Code Annotated.

### **C. Penalties**

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 13-3-402, Tennessee Code Annotated, and any county registrar so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Section 13-3-410, Tennessee Code Annotated, provides that whoever being the owner or agent of the owner of 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 be 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 county commission, 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 solicitor of the county or other official designated by the chief legislative body, and/or the county attorney or other official designated by that body,

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 13-3-409, Tennessee Code Annotated, was afforded any interested person or persons. Notice of such hearing was announced in a local paper, being of general circulation within the area of planning jurisdiction, and stating the time and place for the hearing.
  
- B. The rules and regulations and any amendment thereto shall be in full force and effect from and after their adoption and effective date.

## **APPENDICES**

**APPENDIX I. CEMENT, CONCRETE CURBING AND SIDEWALKS**

**A. Description**

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

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

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

Type C. Base equal to required pavement width.

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

**B. Materials**

1. Aggregates: Coarse aggregate shall consist of crushed gravel. It shall be clean, hard, tough, durable pieces free from injurious amounts of soft friable, thin, elongated or laminated pieces, soluble salts, organic or other deleterious matter.  
Fine aggregate shall consist of either a natural sand or a stone sand composed of sound particles of appropriate 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:

| Sieve Designation | Percent by Weight<br>Passing Square Mesh Sieve |                |
|-------------------|--|----------------|
|                   | Coarse Aggregate                               | Fine Aggregate |
| 1-½ inch          | 100  | ---            |
| 1 inch            | 95-100   | ---            |
| ½ 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 with each bag of cement 188 pounds of fine aggregate and 345 pounds of coarse aggregate, using six (6) gallons of water. Weight of aggregates is based on a specific gravity of 2.65. Compressive strength shall be 3,000 pounds per square inch at 28 days.

**C. Construction Methods**

1. Preparation of Subgrade: All boulders, organic material, soft clay, spongy material, and any other objectionable material shall be removed and replaced with approved material. The subgrade shall be properly shaped, rolled and uniformly compacted to conform with the accepted cross-sections and grades.
2. Forms for Concrete: The forms for the concrete shall be of wood or metal, straight, free from warps or kinks and of sufficient strength. They shall be staked securely enough to resist the pressure of the concrete without spring. When ready for the concrete to be deposited they shall not vary from the approved line and grade and shall be kept so until the concrete has set. Where a face form for a curb is used it shall be so designed as to permit it to be securely fastened to the other forms.

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

## **APPENDIX II. PRIME COAT REQUIREMENTS**

After a thoroughly compacted and broomed base has been established, a prime coat shall be applied as follows: Between May 1 and October 1 at a temperature of 35 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 road superintendent/engineer may direct but not less than seven (7) days.



**APPENDIX III. STREET AND ROAD PAVING**  
**TWO COURSES OF ASPHALTIC CONCRETE (PLANT MIXED)**

Description

The pavement shall consist of two courses, a binder course (307-B) 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 provided in Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, March 1, 1995, and the latest edition thereto. Prior to the application of the binder course and wearing surface, a base of compacted gravel shall be laid down. Below is a table noting the required base and pavement standards relating to the Monroe County Subdivision Regulations.

THICKNESS STANDARDS  
FOR STREETS AND ROADWAYS

|             | Base | Binder | Surface |
|-------------|------|--------|---------|
| Residential | 6"   | 3"     | 1"      |
| Commercial  | 8"   | 3"     | 2"      |
| Industrial  | 10"  | 3"     | 2"      |

**APPENDIX IV. TALBOT'S FORMULA**

**FULL CIRCLE DRAINAGE TABLE**

This chart is based on Talbot's formula for determining correct culvert sizes for the area to be drained:

| Diameter of Culvert (in Inches) | Area of Waterway Opening (in Sq. Ft.) | Acres of Mountainous Country | Acres of Rolling Country | Acres of Level Country |
|---------------------------------|---------------------------------------|------------------------------|--------------------------|------------------------|
| 15                              | 1.227                                 | 1                            | 6                        | 11                     |
| 18                              | 1.767                                 | 2                            | 9                        | 18                     |
| 24                              | 3.142                                 | 5                            | 20                       | 39                     |
| 30                              | 4.909                                 | 8                            | 36                       | 71                     |
| 36                              | 7.068                                 | 14                           | 59                       | 115                    |
| 42                              | 9.621                                 | 20                           | 89                       | 175                    |
| 48                              | 12.556                                | 29                           | 125                      | 250                    |
| 54                              | 16.000                                | 40                           | 175                      | 345                    |
| 60                              | 19.635                                | 55                           | 230                      | 455                    |
| 66                              | 23.760                                | 70                           | 295                      | 585                    |
| 72                              | 28.274                                | 85                           | 375                      | 735                    |
| 78                              | 33.183                                | 105                          | 460                      | 910                    |
| 84                              | 38.484                                | 130                          | 560                      | 1110                   |

**MULTIPLE CULVERT INSTALLATION**

This table shows the number of smaller diameter culverts equal in water carrying capacity to that of the one culvert of larger size. It is based on culverts laid on the same slope. Example: One 24" diameter culvert is equivalent to three 15" culverts or two 18" culverts in water carrying capacity.

| Diameter (in Inches) | 15" | 18" | 21" | 24" | 30" | 36" | 42" | 48" | 54" |
|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 15"                  | 1   |     |     |     |     |     |     |     |     |
| 18"                  | 1.5 | 1   |     |     |     |     |     |     |     |
| 21"                  | 2.2 | 1.4 | 1   |     |     |     |     |     |     |
| 24"                  | 3   | 2   | 1.4 | 1   |     |     |     |     |     |
| 30"                  | 5   | 3   | 2.3 | 1.7 | 1   |     |     |     |     |
| 36"                  | 8   | 5   | 3.5 | 2.6 | 1.5 | 1   |     |     |     |
| 42"                  | 11  | 7   | 5   | 3   | 2.2 | 1.4 | 1   |     |     |
| 48"                  | 15  | 10  | 7   | 5   | 3   | 1.9 | 1.4 | 1   |     |
| 54"                  | 19  | 13  | 9   | 6.5 | 4   | 2.6 | 1.8 | 1.3 | 1   |
| 60"                  | 25  | 16  | 11  | 8   | 5   | 3.3 | 2.3 | 1.7 | 1.3 |
| 66"                  | 29  | 20  | 14  | 10  | 6   | 4   | 2.8 | 2   | 1.6 |
| 72"                  | 37  | 25  | 17  | 12  | 7.5 | 5   | 3.5 | 2.5 | 1.9 |
| 84"                  | 53  | 35  | 25  | 18  | 11  | 7   | 5   | 3.6 | 2.8 |

**APPENDIX V. AMENDMENTS INCLUDED IN REPUBLISHED DOCUMENT**

| RESOLUTION # | ADOPTION DATE | ARTICLE/SECTION                        | SUBJECT  |
|--------------|---------------|--|--|
| *            | 06-01-2000    | Article II<br>Section B                | Approval of all proposed streets by Monroe County 911 Coordinator.   |
| *            | 06-01-2000    | Article III<br>Section C               | Minimum lot size without public water or sewer is 43,560 sq. ft. and 200' wide at building setback line.   |
| *            | 06-01-2000    | Article IV<br>Section I                | Requirement of Monroe County 911 address to be displayed on lots while construction takes place.   |
| 04-001       | 12-02-2004    | Article IV<br>Section H                | Allows acceptance of health department issued septic installation permit in lieu of written plat approval for two-lot subdivisions.                  |
| 04-002       | 12-02-2004    | Article III<br>Section A               | Increase specific requirements for establishment of property owners' associations where private roads are proposed.                                  |
| 04-003       | 03-03-2005    | Article III<br>Section A               | Shared driveway easements; requirements and restrictions. Amendment found to be invalid by County Attorney; removed from regulations February 2007.  |
| 04-004       | 03-03-2005    | Article IV<br>Section D                | Road construction compaction standards.  |
| 06-001       | 12-07-2006    | Article II<br>Section B &<br>Section C | Requirements for proof of coverage under the Tennessee Department of Environment and Conservation's Construction Storm Water General Permit program. |

\* Resolution not numbered, but amendment passed by planning commission on adoption date.

**REVIEW BY MONROE COUNTY REGIONAL PLANNING COMMISSION**

The Monroe County Regional Planning Commission has reviewed this republished version of the *Subdivision Regulations of Monroe County, Tennessee* to include all amendments effective on the date shown below.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

Date: \_\_\_\_\_, 2007.

