VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION

RESOLUTION PC 2016-001

A RESOLUTION TO AMEND THE "SUBDIVISION REGULATIONS OF VONORE, TENNESSEE" TO CLARIFY JURISDICTIONAL AREA, MINIMUM PLAT REQUIREMENTS, FINAL PLAT CERTIFICATIONS, AND ROAD FRONTAGE REQUIREMENTS

WHEREAS, in accordance with *Tennessee Code Annotated* Section 13-3-403, the Vonore Municipal/Regional Planning Commission has the authority to adopt regulations governing the subdivision of land and amend such regulations from time to time; and

WHEREAS, such regulations are necessary to ensure the public health, safety, and prosperity through sound development practices in accordance with minimum standards of design; and

WHEREAS, all notice, publication and public hearing requirements to amend the *Subdivision Regulations of Vonore, Tennessee* have been met.

NOW, THEREFORE, BE IT RESOLVED, that:

Section 1. The Vonore Municipal/Regional Planning Commission does hereby amend Article I. Purpose, Authority and Jurisdiction, Section C. Jurisdiction, of the *Subdivision Regulations of Vonore, Tennessee* by deleting it in its entirety and substituting in lieu thereof with the following:

C. Jurisdiction

These regulations shall govern all subdivision of land within the corporate limits of Vonore, Tennessee and its planning region, as now or hereafter established. Within these regulations, the term "subdivision" 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 resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or area subdivided. Any owner of land within this area wishing to subdivide land shall submit to the 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.

Section 2. The Vonore Municipal/Regional Planning Commission does hereby amend Article II. Procedure For Plat Approval, Section A. General, 2., of the *Subdivision Regulations of Vonore, Tennessee* by deleting it in its entirety and substituting in lieu thereof with the following:

2. Any owner of land lying within the corporate limits of the Town of Vonore and its planning region who wishes to divide such land into two (2) or more lots, sites, or divisions for the purpose, whether immediate or future, of sale or building development, or who wishes to re-subdivide for this purpose, shall submit a plan of such proposed subdivision to the planning commission for approval and shall obtain such approval prior to the filing of his/her 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 standards 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 register without the approval of the planning commission as specified herein. If the plat of subdivision, however, divides the tract into no more than two (2) lots, then the approval may be endorsed in writing on the plat by the secretary of the commission, upon certification by the planning staff of the planning commission that the subdivision complies with the regulations governing the subdivision of land and provided that no request for variance from such regulations has been requested.

Section 3. The Vonore Municipal/Regional Planning Commission does hereby amend Article II. Procedure For Plat Approval, Section B. Preliminary Sketch Plat, 2., of the *Subdivision Regulations of Vonore, Tennessee* by adding the following:

j. A complete drainage plan showing detention/retention areas, storm sewers, drainage tiles/culverts, swales, ditches, lot drainage, and any other applicable stormwater control measures. Additional information may be required by the planning commission.

Section 4. The Vonore Municipal/Regional Planning Commission does hereby amend Article II. Procedure For Plat Approval, Section B. Preliminary Sketch Plat, 6., of the *Subdivision Regulations of Vonore, Tennessee* by deleting it in its entirety and substituting in lieu thereof with the following:

6. The approval of the preliminary plat shall lapse unless a final plat based thereon is recorded within three (3) years from the date of such approval with additional extensions per Tennessee Code Annotated 13-3-413.

Section 5. The Vonore Municipal/Regional Planning Commission does hereby amend Article II. Procedure For Plat Approval, Section C. Final Plat, 2., of the *Subdivision Regulations*

of Vonore, Tennessee by deleting the first paragraph in its entirety and substituting in lieu thereof with the following:

2. At least ten (10) working days prior to the meeting at which it is to be considered, the subdivider shall submit four (4) copies of the subdivision plat to the planning commission staff. If applicable, road profiles or other information may also be required by the planning commission or staff.

Section 6. The Vonore Municipal/Regional Planning Commission does hereby amend Article II. Procedure For Plat Approval, Section C. Final Plat, 5., of the *Subdivision Regulations of Vonore, Tennessee* by deleting it in its entirety and substituting in lieu thereof with the following:

5. The final plat shall show:

   a. A title block which includes the map and parcel information, the subdivision name, deed book and page number, purpose of the plat, and the date.

   b. The name and address of the owner(s) of record and the subdivider(s). The name, address, and phone number of the person responsible for preparing the plat who shall be a Tennessee registered land surveyor.

   c. The location and description of all new and existing streets and roads, alley lines, easements, reservations, building setback requirements, lots numbered in numerical order, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and limitations.

   d. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, and block line, whether straight or curved, and including true 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.

   e. All dimensions to the nearest one hundredth (100^{th}) of a foot and angles to the nearest minute.

   f. Location and description of all monuments.

g. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property. Parcel numbers and deed book and page numbers of adjoining properties.

h. Graphic scale, north point, vicinity map, and legend.

i. Names of new and existing streets and roads.

j. The acreage of the total land area in the subdivision and each lot being created.

k. Present zoning classification.

l. Class of survey.

m. If a previous subdivision plat, reference the subdivision name and recording information.

n. If deed restrictions or covenants, reference recording information;

o. If any portion of the land being subdivided is subject to flood, the area subject to flood. Reference or show applicable requirements from the Flood Damage Prevention regulations, including the minimum floor elevation (MFE) and base flood elevation (BFE).

p. The location of all known sinkholes. Any improvements to sinkholes that have been approved by a representative of the Groundwater Management Section within the Tennessee Department of Environment and Conservation Division of Water Supply, and such improvements have been inspected by the State Geologist, as reflected in plat notation form.

Section 7. The Vonore Municipal/Regional Planning Commission does hereby amend Article II. Procedure For Plat Approval, Section C. Final Plat, 6., of the *Subdivision Regulations of Vonore, Tennessee* by adding the following:

g. Certification by the utility provider showing that the applicant is served by existing water and/or sewer service. (Forms 7 and 8)

h. Certification by the city that streets are accepted as public streets. (Form 9)

i. Certification by the owner stating that the streets are under private ownership. (Form 10)

j. Certification by the utility provider that the applicant is served by electricity. (Form 11)

k. Certification by the owner that the existing septic system is functioning. (Form 12)

l. Certification by the Environmental Specialist that when there is an existing septic system on site, that a reserve area exists. (Form 13)

Section 8. The Vonore Municipal/Regional Planning Commission does hereby amend Appendix III. Forms For Subdivision Plat Certifications, of the *Subdivision Regulations of Vonore, Tennessee* by adding the following certifications:

Form 7

EXISTING WATER CERTIFICATION

The property shown on this subdivision plat is within the service area of _____. I certify that all lots shown on this subdivision plat have access to an existing water line located within the existing road right-of-way.

_____

Signature (Utility Provider) Date

Form 8

EXISTING SEWER CERTIFICATION

The property shown on this subdivision plat is within the service area of _____. I certify that all lots shown on this subdivision plat have access to an existing sewer line located within the existing road right-of-way.

_____

Signature (Utility Provider) Date

Form 9

CERTIFICATION OF EXISTING STREET

I hereby certify that the street(s) shown on this plat has (have) the status of being an accepted public street(s) regardless of its (their) current condition.

_____

Signature (Town of Vonore) Date

Form 10

CERTIFICATION OF PRIVATE PERMANENT EASEMENT AND PRIVATE STREETS

Certain streets or roads within this subdivision are designated as private permanent easements or rights-of-way under private ownership. It is acknowledged that said streets or roads shall be privately maintained unless and until they are improved to the county or town road standard(s) at the property owner(s) expense, have been formally offered for dedication by the owner(s), approved by the Vonore Municipal/Regional Planning Commission, and accepted by the Town of Vonore or the Monroe County Commission.

_____

Owner Date

_____

Owner Date

_____

Owner Date

Form 11

ELECTRICAL UTILITY SERVICE CERTIFICATION

The property shown on this subdivision plat is within the service area of _____.
The following condition(s) apply:

☐ Lots _____ are served by existing powerlines.

☐ Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of this utility company.

_____

Signature (Utility Provider) Date

Form 12

EXISTING SEPTIC SYSTEM CERTIFICATE

The existing septic system(s) is (are) located as shown on the plat as Lot(s) ____. The location includes the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system(s) is (are) contained within the boundary of the individual lot(s).

_____

Signature (Owner) Date

Form 13

CERTIFICATION OF RESERVE AREA FOR SUBSURFACE SEWAGE DISPOSAL

Lot ____ has an existing septic system. In the event of the failure of the current system, a reserve area of suitable soils that can support the existing residence for subsurface sewage disposal has been designated in the area(s) shown. Cutting, filling, or alteration of the soil conditions may void this approval.

_____

Environmental Specialist Date

Section 9. The Vonore Municipal/Regional Planning Commission does hereby amend Appendix III. Forms For Subdivision Plat Certifications, of the *Subdivision Regulations of Vonore, Tennessee* by deleting Form 6 Certificate of Approval For Recording and substituting in lieu thereof the following:

Form 6

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that this plat has been found to comply with the subdivision regulations for the Vonore Municipal/Regional Planning Commission, with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the Office of the Monroe County Registrar of Deeds.

_____

Secretary, Planning Commission Date

Section 10. The Vonore Municipal/Regional Planning Commission does hereby amend Article III. General Requirements and Minimum Standards of Design, Section C. Lots, 1., of the *Subdivision Regulations of Monroe County, Tennessee* by deleting it in its entirety and substituting in lieu thereof with the following:

1. Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall front upon a public street or road at least fifty (50) feet, and be located on a street right-of-way that is at least fifty (50) feet in width.

Section 11. This resolution shall become effective from and after its adoption, the public welfare requiring it.

Public Hearing Notice: May 4, 2016 (The Buzz)

Public Hearing Held: June 7, 2016

Adopted: June 7, 2016

Allen Cansler, Chairman

Mike Garren, Secretary