

TOWN OF HALLS

OFFICIAL

SUBDIVISION

REGULATIONS

**Subdivision Regulations
of the
HALLS, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION (hereafter
referred to as the Planning Commission)**

ARTICLE I. PURPOSE, AUTHORITY AND JURISDICTION

A. Purpose

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

The following subdivision standards are designed to provide for the harmonious development of Halls to secure the coordinated layout and adequate provision for traffic and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer, and other sanitary facilities.

B. Authority

These subdivision standards are adopted under the authority granted by Sections 13-4-301 through 13-4-309 and 13-3-401 through 13-4-411 Tennessee Code Annotated. The Planning Commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such standards, having filed a certified copy of the Major Road Plan in the Office of the Register of Lauderdale County, Tennessee.

C. Jurisdiction

These regulations shall govern all subdivision of land within the corporate limits of Halls, Tennessee as now or hereafter established and within the Halls, Tennessee Planning Region as established by resolution of the Tennessee State Planning Commission.

ARTICLE II. DEFINITIONS

Except as specifically defined herein, all words used in the regulations have their customary dictionary definitions where not inconsistent with the context. For the purpose of these regulations, certain words or terms are defined as followed:

The term "shall" is mandatory. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

APPLICANT: The owner of land proposed to be subdivided or his representative.

BLOCK: A tract of land bounded by street-roads, or by a combination of street-roads.

BOND: Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Planning Commission.

BUILDING SETBACK LINES: A line in the interior of a lot which is generally parallel to and a specified distance from the street right-of-way line or lines which create a space between such lines in which no building shall be placed.

EASEMENT: The right to use either privately or publicly owned property for a specified and limited purpose, the owner generally continues to use the land subject to the limitations imposed by the easement.

FLOOD HAZARD BOUNDARY MAP (FHBM): An official map of the city, prepared by the Federal Insurance Administration, which delineates the areas subject to inundation by the 100-year flood. These areas of special flood hazards are designated as Zone A on the FHBM.

FLOOD PLAIN: A relatively flat or low area adjoining a river, stream, or watercourse which is periodically subject to partial or complete inundation by floodwaters, or a low area subject to the unusual and rapid accumulation or runoff of surface water from any source. For the purposes of these regulations the land subject to inundation by the 100-year flood, i.e., the 100-year flood plain average, a one (1) percent chance of being equalled or exceeded in any given year.

HEALTH AUTHORITY: The director of the county health department having jurisdiction over the community health, or his duly authorized representative.

LOT: A portion or parcel of land separated from other portions or parcels by description as on a subdivision plat or record of survey map or as described by metes and bounds, and intended for transfer of ownership or for building development. For the purpose of these regulations, the term does not include any portion of a dedicated right-of-way.

ONE-HUNDRED (100) YEAR FLOOD: A flood which has, on the average, a one (1) percent chance of being equalled or exceeded in any given year.

OPEN SPACE: Water or land left in undisturbed natural condition, developed as landscaped area or devoted to agriculture and unoccupied structure, streets or parking lots in accordance with all applicable law as approved by the Commission.

PLAT, PLAN, PLOT OR REPLAT: A map, drawing or chart upon which the subdivider's plan of the subdivision is presented and which he submits for approval and intends to record in final form.

PUBLIC UTILITY: Any person, firm, corporation, municipal department or board duly authorized under state or municipal regulation to operate public electricity, gas, steam, communications, telegraph, transportation, water or sewer systems.

REGIONAL PLANNING COMMISSION: Any regional planning commission established by the State Planning Commission as provided by law, and includes any municipal planning commission designated by the State Planning Commission as the regional planning commission of a planning region composed of the territory of a single municipality, together with the territory adjoining, but outside of such municipality, no part of which is more than five (5) miles beyond the limits of such municipality.

RESERVATION: A tract of land set apart for future use or a special purpose which might be used for parks, planting strips or forest reserves

RIGHT-OF-WAY (ROW): The complete land which is dedicated for use as a street or road and includes roadway of those portions on either side customarily used for planting strips, drainage and utility installation.

ROAD: A way for vehicular traffic, whether designated as an avenue, arterial, collector, boulevard, road, highway, expressway, lane, alley or other way, and for the purpose of these regulations "roads" are divided into the following categories:

Major Roads/Arterial Streets and Highways - Those roads which are used primarily for fast of heavy traffic.

Collector Streets - Those which carry traffic from minor streets to major roads or arterials streets and highways, including the principal entrance streets of a residential development and streets for circulation within such development.

Minor Streets - Those which are used primarily for access to the abutting properties.

Marginal Access Streets - Minor streets which are parallel to and adjacent to major roads or arterial streets and highways and which provide access to the abutting properties and provide protection from through traffic.

Alleys - Minor ways which are used primarily for vehicular service access to the back and side of properties otherwise abutting on a street.

Dead-end Streets or Cul-de-sacs - Permanent dead-end streets designed so that they cannot be extended in the future.

Subdivision: Within these regulations, the term "subdivision" means the division of a tract or parcel of land into two (2) or more lots, sites or other divisions for the propose, 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. As used herein, "utility construction" does not include the mere extension of individual service pipes or lines for the purpose of directly connecting a single lot, site or other division to existing utility mains. The term "subdivision" is further defined as follows:

1. **Major Subdivision** - All divisions of land into five (5) or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale or building development and including all division of land into two (2) or more lots involving a new street, or a change in existing streets; or divisions of land involving the extension of water, sewer or gas lines and includes resubdivisions and, where appropriate to the context, relates to the process of subdividing or to the land or area subdivided.

2. **Minor Subdivision** - All divisions of land into four (4) or less lots, building sites or other divisions for the purpose, whether immediate or future, of sale or building development, and where appropriate to the context relates to the process of subdividing or to the land or area subdivided. The following are not included within this definition: All divisions of land involving a new street; and change in an existing street, or the extension of water, sewer or gas lines.

ARTICLE III. PROCEDURE FOR PLAT APPROVAL

In order to present unnecessary and costly revisions to any plat, the developer should consult with the Planning Commission and its technical staff for advice and assistance before the preparation of the preliminary sketch plat and his formal application for approval. This will enable the developer to become familiar with the Major Road Plan, with these regulations and other official plans or improvements which may affect the area.

Two separate steps constitute the procedure for review and approval of a subdivision plat. The initial step is the preparation of and submission to the Planning Commission of a preliminary sketch plat of the proposed subdivision. The second step is the preparation and submission to the Planning Commission for a final plat together with required certificates. This final plat becomes the instrument to be recorded in the Office of the County Register when duly signed by the secretary of the Planning Commission.

A. General

1. Any owner of land lying within the area of jurisdiction of the Planning Commission who wishes to divide such land into two (2) or more lots, sites, or divisions for the purpose, whether immediate or future, or sale of building development, or who wishes to resubdivide for this purpose, shall submit a plan of such proposed subdivision to the Planning Commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article IV 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.
2. In order to obtain review and approval of a proposed subdivision by the Planning Commission, the developer shall submit to the Planning Commission a preliminary sketch plats provided in Section B of this Article. This shall be done before the making of any street improvements or installation of utilities. Upon the approval of this preliminary plat, the subdivider may proceed with the preparation of the final plat and other documents required in connection with as specified in Section C of this Article, and the improvements set forth in Article IV.

B. Preliminary Sketch Plan

1. At least seven (7) days prior to the meeting at which it is to be considered, the subdivider shall submit to the Planning Commission two (2) copies of a preliminary sketch plat of the proposed subdivision drawn to a scale of not less than (1) inch equals one hundred (100) feet.
2. The sketch plat which shall meet the minimum standards of design as set forth in Article IV and the general requirements for the construction of public improvements as set forth in Article V 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 surveyor approved by the Planning Commission.
 - b. Date approximate north point, and graphic scale.
 - c. The location of existing and platted property lines, existing streets, building, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or lines, the present zoning classification, if any, 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, and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must be approved by the county health department.
 - e. The names, locations, widths, and other dimensions of the proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines, building lines, and utilities.
 - f. Contours at vertical intervals of not more than five (5) feet when required by the Planning Commission.
 - 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 IV, Section E, the limit of such flood shall be shown.
 - j. If the proposed subdivision is equal to or greater than five (5) acres and is to be located partially or completely in areas subject to flood, the developer shall submit detailed hydrologic and hydraulic plans prepared by a registered professional engineer which shall define the expected 100-year flood elevations throughout the site of the proposed development. Furthermore, the plans shall show existing and proposed land contours at intervals of two (2) feet except when specifically not required by the Planning Commission.

- k. For subdivisions, the Planning Commission shall approve or disapprove a preliminary sketch plan within sixty (60) days after the initial consideration of the preliminary sketch plan by the Planning Commission meeting in a regularly scheduled session unless at the end of the sixty (60) day period there is a holiday or an unexpected interceding event that would close municipal or county government offices and thus affect the normal computation of the sixty (60) day period, in which case the preliminary sketch plan shall be approved or disapproved after the interrupted sixty (60) day period at the next regularly scheduled meeting of the Planning Commission; otherwise, the preliminary sketch plan shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the Planning Commission's approval may waive the time requirement set in this subsection and consent to an extension or extensions of the applicable time period. When a preliminary sketch plan has been filed with the appropriate officials of the Planning Commission, the preliminary sketch plan shall be placed on the agenda of the Planning Commission within thirty (30) days of the filing or the next regularly scheduled planning commission meeting after the thirty (30) day period. The applicant may waive the time frame requirement for the appearance of the preliminary sketch plan on the agenda.
- l. One (1) copy of the preliminary sketch plat will be retained in the Planning Commission files; one (1) copy shall be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
- m. The approval of the preliminary sketch plat by the Planning Commission will not constitute acceptance of the final plat and will not be indicated on the preliminary sketch plat.
- n. The approval of the preliminary sketch 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.

C. Final Plat

- 1. The final plat shall conform substantially to the preliminary sketch plat as approved. 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.
- 2. In order to allow the Planning Commission, technical staff, and utilities personnel time to review and prepare recommendations to the Planning Commission, the

final plat shall be submitted to the Planning Commission at least seven (7) days prior to the meeting at which it is to be considered. The subdivider shall submit six (6) copies (black and white prints or blue line prints), together with street profiles or other plans that may be required by the Planning Commission. In addition, the developer shall also submit copies of Federal and state permits required for construction of the development as shown on the approved preliminary plat, including Section 404 permits of the Federal Water Pollution Control Act Amendments of 1972, 33 USC 1334.

3. The plat shall drawn to a scale of one inch equals one hundred (100) feet on sheets eighteen (18) by twenty-four (24) inches or of an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.
4. When the final plat has been approved by the Planning Commission, one copy will be returned to the subdivider, with the approval of the Planning Commission certified thereon, for filing with the County Register as the official plat of record.
5. For subdivisions, the Planning Commission shall approve or disapprove a Final Plat within sixty (60) days after the initial consideration of the Final Plat by the Planning Commission meeting in a regularly scheduled session unless at the end of the sixty (60) day period there is a holiday or an unexpected interceding event that would close municipal or county government offices and thus affect the normal computation of the sixty (60) day period, in which case the Final Plat shall be approved or disapproved after the interrupted sixty (60) day period at the next regularly scheduled meeting of the Planning Commission; otherwise, the Final Plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the Planning Commission's approval may waive the time requirement set in this subsection and consent to an extension or extensions of the applicable time period. When a Final Plat has been filed with the appropriate officials of the Planning Commission, the Final Plat shall be placed on the agenda of the Planning Commission within thirty (30) days of the filing or the next regularly scheduled planning commission meeting after the thirty (30) day period. The applicant may waive the time frame requirement for the appearance of the Final Plat on the agenda.
6. Approval of the final plat by the Planning Commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground.
7. The Final Plat shall show:
 - a. The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, housing 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 reduce on the ground the location, bearing, the length of every street line, lot line, boundary line, block line and building line whether curved or straight, including true north point. This shall include the radius, central angle, and tangent distance of the center line of curved streets and curved property lines that are not the boundary of curved streets.
- c. All dimensions to the nearest one hundredth (100th) 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 locations of ownership of adjoining unsubdivided property.
- f. Date, title, name and location of subdivision, graphic scale, and true north point.
- g. Location sketch map showing site in relation to area.
- h. Certification showing that applicant is the land owner and dedicates streets, rights-of-way and any sites for public use.
- i. Certification of surveyor or engineer to accuracy of survey and plat and placement of monuments.
- j. Certification by the city or county health officer when individual sewage disposal or water systems are to be installed.
- k. Certification by the approving agent named by the planning Commission that the subdivider has complied with one of the following alternatives:
 - (1) Installation of all improvements in accordance with requirements of the standards, or
 - (2) Posting of a security bond or letter of credit in sufficient amount to assure such completion of all required improvements.
- l. Certification of approval to be signed by the secretary of the Planning Commission.
- m. Acknowledgment of owner's signature.
- n. Each plat to be filed with the county register shall include the most recent recorded deed book number and page number for each deed constituting part of the property being platted.
- o. If any portion of the land being subdivided is subject to flood as defined in Article IV, Section E. The limit of such flood shall be shown.

D. Minor Subdivision

Whenever a subdivision proposal contains four (4) or less lots and requires the construction or installation of no new streets, utilities or other improvements, this procedure for review and approval of the subdivision may apply.

The subdivider may, if desired, submit only a final plat in securing plat approval provided that the plat submitted complies with all the requirements of the final plat. However, if any corrections or modifications are needed, the Planning Commission shall disapprove the plat and require that it be resubmitted for approval.

1. Preliminary Plat (optional)

- a. At least ten (10) days prior to the meeting at which it is to be considered, the subdivider may submit to the Planning Commission nine (9) copies of the preliminary plat of the proposed subdivision drawn to a scale of not less than one inch equals one hundred (100) feet.
- b. The preliminary plat shall meet the minimum standards of design as set forth in Article IV and shall give the following information insofar as possible:
 - (1) The proposed subdivision 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 a licensed land surveyor approved by the Planning Commission.
 - (2) Date, approximate north point, and graphic scale.
 - (3) The location of existing and platted property lines, existing streets, buildings, water courses, railroads, drainage structures, utility lines, easements, zoning classification, if any, on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
 - (4) Contours at vertical intervals of not more than five (5) feet except when specifically required by the Planning Commission.
 - (5) The acreage of the land to be subdivided.
 - (6) Location sketch map showing the relationship of subdivision site to area.
 - (7) If any portion of the land being subdivided is subject to flooding as defined in Article II, the limit and elevation of the 100-year flood.
- c. For subdivisions within the Planning Region but outside the Corporate Limits, the Planning Commission shall approve or disapprove a Preliminary Plat within sixty (60) days after the initial consideration of the Preliminary Plat by the Planning Commission meeting in a regularly scheduled session unless at the end of the sixty (60) day period there is a

holiday or an unexpected interceding event that would close municipal or county government offices and thus affect the normal computation of the sixty (60) day period, in which case the Preliminary Plat shall be approved or disapproved after the interrupted sixty (60) day period at the next regularly scheduled meeting of the Planning Commission; otherwise, the Preliminary Plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the Planning Commission's approval may waive the time requirement set in this subsection and consent to an extension or extensions of the applicable time period. When a Preliminary Plat has been filed with the appropriate officials of the Planning Commission, the Preliminary Plat shall be placed on the agenda of the Planning Commission within thirty (30) days of the filing or the next regularly scheduled planning commission meeting after the thirty (30) day period. The applicant may waive the time frame requirement for the appearance of the Preliminary Plat on the agenda.

- d. One (1) copy of the preliminary plat will be retained in the Planning Commission files; one (1) copy shall be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
- e. 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 plat.

2. Final Plat

- a. The final plat shall conform substantially to the preliminary plat as approved, if any.
- b. At least ten (10) days prior to the meeting, at which it is to be considered, the subdivider shall submit the original drawing in black drawing ink and nine (9) copies (black and white prints or blue line prints), together with any street profiles or other plans that may be required by the Planning Commission.
- c. The plat shall be drawn to the scale of one (1) inch equals one hundred (100) feet on sheets not larger than 42 x 60 inches.
- d. When the plat has been approved by the Planning Commission, one (1) copy will 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. The original drawing containing all required certificates will be returned to the subdivider for his records and one (1) copy will be retained in the records of the Planning Commission. The other copies may be distributed to the County Health Department or other county departments.
- e. For subdivisions, the Planning Commission shall approve or disapprove a Final Plat within sixty (60) days after the initial consideration of the Final

Plat by the Planning Commission meeting in a regularly scheduled session unless at the end of the sixty (60) day period there is a holiday or an unexpected interceding event that would close municipal or county government offices and thus affect the normal computation of the sixty (60) day period, in which case the Final Plat shall be approved or disapproved after the interrupted sixty (60) day period at the next regularly scheduled meeting of the Planning Commission; otherwise, the Final Plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the Planning Commission's approval may waive the time requirement set in this subsection and consent to an extension or extensions of the applicable time period. When a Final Plat has been filed with the appropriate officials of the Planning Commission, the Final Plat shall be placed on the agenda of the Planning Commission within thirty (30) days of the filing or the next regularly scheduled planning commission meeting after the thirty (30) day period. The applicant may waive the time frame requirement for the appearance of the Final Plat on the agenda.

- f. Approval of the final plat by the Planning Commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground.
- g. The final plat shall show:
 - (1) The lines of all streets and roads, alley lines, lot 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.
 - (2) 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 center line of curved streets and curved property lines that are not the boundary of curved streets.
 - (3) All dimension to the nearest tenth (10th) of a foot and angles to the nearest minute.
 - (4) Location and description of monuments.
 - (5) The names and locations of adjoining subdivisions and streets, and the location and ownership of adjoining unsubdivided property.

- (6) Date, title, name and location of subdivision, graphic scale, and magnetic north point.
- (7) Location sketch map showing site in relation to area.
- (8) All boundary traverses including lot and block traverses to an accuracy of at least one (1) part in five thousand (5,000).
- (9) The most recent recorded deed book number and page number for each deed constituting part of the property being platted.
- (10) A legal description of the total property included in the recorded subdivision prepared by a licensed surveyor.
- (11) If any portion of the land being subdivided is subject to flooding as defined in Article II, the limit and elevation of such flood.

h. The following certificates are required on the Final Plat for Minor Subdivisions (See Appendix):

- (1) Certification showing that the applicant is the legal owner of the land, and that he dedicates streets, rights-of-way and any sites for public use.
- (2) Certification by surveyor or engineer of the accuracy of survey and plat and placement of all required monuments.
- (3) Certification of availability of water by the Halls Public Works Director or certification of approval by the Lauderdale County Environmentalist for an individual subsurface water (well) system.
- (4) Certification of availability of sewer by the Halls Public Works Director or certification of approval by the Lauderdale County Environmentalist for an individual subsurface sewage disposal (septic tank) systems with attached septic restrictions.
- (5) Certification by the holder(s) of any mortgage, lien or encumbrance on the property that said holder joins in and consents to the dedication of the land described in the plat and agrees that its mortgage, lien, or encumbrance shall be subordinated to the dedication.

- (6) Certification of approval to be signed by the secretary of the Planning Commission.

ARTICLE IV. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Major Street Plan

The location and width of all streets and roads shall conform to the official Major Road Plan.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width.

3. Street Elevation

The Planning Commission may require, where necessary, profiles and elevations of streets for areas subject to flood. No street shall be approved for construction within an area subject to flood that is proposed to be constructed more than two (2) feet below the 100-year flood elevation as defined in this Article, Section E. Fill may be used for streets provided such fill does not increase upstream flood heights. Drainage openings shall be so designed as to not restrict the flow of floodwaters or increase upstream flood heights.

4. Street Widths

The minimum width of right-of-way, measured from lot line, shall be as shown on the Major Road Plan or if not shown on such plan, shall be not less than as follows:

- a. Arterial Streets and Highways 80-150 feet
(as may be required)

Arterial streets and highways are those to be used primarily for fast or heavy traffic and will be located on the Major Road Plan.

- b. Collector Streets 60 feet

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

- c. 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.

- d. 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.

- e. Dead-end Street (cul-de-sac)..... 50 feet

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

- f. 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.

In cases where topography or other physical conditions make a street of the required minimum width impracticable, the Planning Commission may modify the above requirements. Through proposed neighborhood or local business areas the street widths shall be increased ten (10) feet on each side to provide for movement of vehicles into and out of necessary off-street parking areas without interference to traffic.

5. Additional Width on Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one (1) 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. In no case shall the resulting right-of-way width be less than fifty (50) feet.

6. Restriction of Access

Where a subdivision abuts or contains an existing or proposed major road, the Planning Commission may require marginal access roads, reverse frontage with screen planting contained in a non-access reservation along rear property lines, or such other treatment as may be necessary for adequate protection of residential properties to afford separation of through and local traffic.

7. Street Grades

Grades on major streets shall not exceed seven (7) percent. Grades on other streets may exceed seven (7) percent but not twelve (12) percent.

8. Horizontal Curves

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

9. Vertical Curves

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said sight 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 streets 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, may be required by the Planning Commission.

10. Intersections

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

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, the Planning Commission may require a greater curb radius. When necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at the street corner to less than normal width, the property line at such street corner shall be rounded or otherwise setback sufficiently to permit such construction.

11. Tangents

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

12. Street Jogs

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

13. Dead-end Roads

- a. Minor terminal roads or courts designed to have one end permanently closed shall be no more than five hundred (500) feet long unless necessitated by topography. They shall be provided at the closed end with a turn-a-round having an outside roadway diameter of at least eighty (80) feet and a road right-of-way diameter of at least one hundred (100) feet or the Planning Commission may approve an alternate design.
- b. Where, in the opinion of the Planning Commission it is desirable to provide for road access to adjoining property, proposed roads shall be extended to the boundary of such property. Such dead-end streets shall be provided with a temporary turn-a-round having a roadway diameter equal to the required right-of-way of the street.

14. Private Roads and Reserve Strips

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

15. Street Names

Proposed streets which are obviously in alignment with existing and named streets, shall bear the names of the 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,

driveway, place or court. Through its index list of street names on file, the Planning Commission can assist the subdivider in avoiding duplication.

16. Street Surface Drainage

All streets and roads shall be so designed as to provide for the discharge of surface water from the right-of-way of all streets and roads by grading and drainage, and the design shall be approved by the Planning Commission. Where it is the opinion of the Planning Commission that water cannot be adequately discharge by surface drainage, the Planning Commission may require the installation of a storm sewer system.

17. Partial and Half Streets

Half streets shall be prohibited. Whenever a half street or partial street exists and is adjacent to the tract proposed to be subdivided, the remaining half or whatever amount of right-of-way is necessary to bring such road up to a minimum standard as provided in Section A of this Article shall be platted within such tract.

18. Alleys

- a. Alleys shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Planning Commission of the need for alleys.
- b. Alleys shall be provided in commercial and industrial districts. However, the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading and unloading, and for parking consistent with and adequate for the uses proposed.
- c. No alley shall be less than twenty (20) feet wide.
- d. Dead-end alleys shall be avoided where possible, but, if unavoidable, shall be provided with adequate turn-around facilities as determined by the Planning Commission.

B. Blocks

1. Length

Blocks shall not be less than five hundred (500) feet 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.

2. Width

Blocks shall be wide enough to allow two rows of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property.

3. Crosswalks

In blocks over eight hundred (800) feet in length, the Planning Commission may require one or more public crosswalks of not less than ten (10) feet in width to extend entirely across the block and at locations deemed necessary.

4. Block Orientation

Where a subdivision adjoins a major road, the Planning Commission may require that the greater dimension of the block shall front or back upon such major thoroughfare to avoid unnecessary ingress or egress.

C. Lots

1. Arrangement

As far as is practical, side lots shall be at right angles to straight street lines or radial or curved street lines.

2. Fronting of Lots

Each lot shall meet the lot frontage requirement of the City Zoning Ordinance. In the absence of the Zoning Ordinance, each lot shall front for at least fifty (50) feet upon a public street or road which is not less than fifty (50) feet in width.

3. Lot Width

Each lot created shall be a minimum of fifty (50) feet in width at all points.

4. Minimum Size

Residential lots shall meet the lot width and lot area requirements of the City Zoning Ordinance. In the absence of a zoning ordinance, the following requirements will apply:

- a. Residential lots served by a public sewerage system shall be not less than fifty (50) feet wide at the building setback line nor less than eight thousand (8,000) square feet in area.
- b. Residential lots not served by a public sewerage system or public water supply system shall be not less than eighty-five (85) feet wide at the building line nor less than 20,000 square feet in area.
- c. Greater lot area may be required where private sewage disposal or private water supply is used, if in the opinion of the county health officer, there are factors of drainage, soil condition or other conditions to cause potential health problems. The Planning Commission may require that data from percolation tests be submitted as a basis or passing upon subdivisions dependent upon septic tanks as a means of sewage disposal.
- 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 over-all design of the land to be used for such purposes.

5. Building Setback Lines

- a. The minimum depth of building setback lines from the street shall be not less than thirty (30) feet and the case of corner lots, fifteen (15) feet from the side street, unless higher standards are required by an existing zoning ordinance.
- b. In the case of electric transmission lines, where easement widths are not definitely established, there shall be a minimum building setback lines 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

6. Corner Lots

Corner lots shall have extra width sufficient to permit the additional side yard requirements of the Zoning Ordinance or building setback lines outlines above.

D. Public Use of 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 plat made and adopted by the Planning Commission, is located in whole or in part on the applicant's subdivision, the Planning Commission may require the reservation of such open space within the subdivision up to a total of ten (10) percent of the gross area or water frontage of the plot, for park, school or recreation purposes.

2. Community Assets

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

3. Easements

a. Utility Easements

Except where alleys are permitted for the purpose, the Planning Commission may require easements on each side of a common rear lot line and along side lot lines for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains, or other utility lines. 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. Within this easement no permanent physical facilities shall be erected.

b. Drainage Easements

Where a subdivision is traversed by a water course, drainage, canal or stream, there shall be provided a storm water easement or drainage right-of-way along side for the purpose of widening, deepening, relocating, improving or protecting such drainage channels. Minimum width of such easement shall be 15 feet.

E. Suitability of the Land

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

1. Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property, or may aggravate erosion or flood hazard. Such land within the subdivision shall be set aside on the plat for such uses as shall not be endangered by periodic or occasional inundation of other menace to satisfactory living conditions.

- a. Each lot in a subdivision shall contain a flood-free building site above the elevation of the 100-year flood as defined in these regulations of the proposed subdivision is equal to or greater than 5 acres or 50 lots, and outside the limits of any existing easement or the building setback lines as required by these regulations as defined in Article III, Section A.
 - b. No street is constructed two (2) feet below the 100-year flood elevation as defined below.
 - c. Provided that fill shall extend twenty-five (25) feet beyond the limits of any structure erected thereon.
2. For the purpose of these regulations, land subject to the flood shall be defined as follows:

The land designated as Zone A and subject to inundation by the 100-year flood as shown on the Halls Flood Hazard Boundary Map (FHBM) Panel Number H01-04 Halls, Tennessee, dated January 17, 1975, and all subsequent revisions thereto, which are made a part of these regulations

F. Large Tracts or Parcels

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

G. Accuracy

All boundary traverses shall close to an accuracy of at least one (1) part in five thousand (5,000). All dimensions shall be shown to the nearest one-tenth (1/10) of a foot and all angles to the nearest minute of degree.

H. Variances

Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the Planning Commission, a departure may be made without destroying the intent of such provisions, the Planning Commission may authorize a variance. Any variance thus authorized is to be stated in the minutes of the Planning Commission with the reasons on which the departure was justified set forth in writing.

I. Zoning and 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 of dimensions noted herein and those contained in zoning regulations, building code, or other official regulations, the highest standard shall apply.

ARTICLE V. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A perfectly prepared and recorded subdivision or plat means little to a prospective lot buyer until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. The following is a list of tangible improvements or provision for their estimated cost are required before final plat approval in order to assure the physical reality of a subdivision which approval and recordation will establish legally.

A. Required Improvements

Prior to the approval of the final plat, an agreement shall be reached between the subdivider or his agent and the Town of Halls with regard to the installation of any street improvements or utility construction called for in the subdivision plat. The subdivider shall be required to have installed at his expense the following improvements, except for the installation of water and gas lines wherein the Town of Halls shall provide the labor and install water lines and gas lines as required in this paragraph and the subdivider/developer shall bear all other expenses associated with the installation of gas lines and water lines, including the purchase of all materials.

1. Monuments

- a. 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 monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.
- b. All other corners and points shall be marked with iron pipe or solid steel road not less than three-fourth (3/4) inches in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.

2. Grading

All streets, roads and alleys shall be graded 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 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 of the nearest conductor shall meet the requirements of the National Electrical Safety Code.

- a. 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.
- b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below subgrade.

c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials including organic materials, soft clay, 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. The filling 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.

d. Slopes. Cut and fill slopes adjacent to the roadway shall not be steeper than as follows unless stabilized.

0' - 4' Slope of 3-1

4' - 6' Slope 2 1/2 - 1

6' - 10' Slope 2-1

Over 10' Slope of 1 1/2 - 1

3. Minimum Pavement Widths

Due to the diversity of development in the planning region, ranging from sparsely populated agricultural areas to the densely populated urban areas, required pavement widths will necessarily vary with the character of the building development and the amount of traffic encountered. Minimum pavement widths shall be as follows:

Minor Residential Streets28 feet

Most minor streets in residential developments or rural roads involving parking and/or considerable traffic.

Collector Streets36 feet

Including minor streets which in the opinion of the Planning Commission will involve sufficient traffic and/or parking to justify such width.

Arterial Streets/Highwaysas may be
required

Streets through proposed business and industrial areas shall have a minimum pavement width of thirty-six (36) feet in order to provide for turning movements of vehicles into and out of necessary off-street parking areas without interference to traffic.

Note: The pavement widths within the corporate limits will be measured from face of curb to face of curb. Within the planning area outside the corporate limits, the above pavement widths will be maintained along with three (3) feet gravel shoulders on each side.

4. Storm Drainage

An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., 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. Crossdrains 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 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.

In subdivisions where curbs and curbs and gutters are required, the developer shall provide inlets every six hundred (600) feet which empty into storm sewer facilities, if required, or pipe or open ditch. Storm, sewer facilities will only be required when the existing public storm sewer is accessible. When easements are required for drainage facilities outside the road right-of-way, the easements shall be at least fifteen (15) feet in width and indicated on the final plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.

In subdivisions where curbs or curbs and gutters are not required, the developer shall provide open ditches on each side of the road bed. Also, all intersections of streets shall have a minimum of fifteen (15) inches metal, concrete or aluminum culvert with concrete headwalls at least six (6) inches above the street. Drainage culverts required at locations other than intersections. Streets shall be of metal, aluminum or concrete and at least fifteen (15) inches in diameter with concrete headwalls at least six (6) inches above the street.

5. Roadway Surfacing

- a. Base: A compacted base course (6) inches deep and three (3) 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 turn-arounds, and access streets to

adjoining properties, according to the method specified in Section 303, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works, January 1, 1968, and latest revisions thereto. Wetting of the stone before compaction may be done at a point of origin or on the job site at the option of the contractor. In all cases, the centerline of the roadway shall coincide with the centerline of the right-of-way dedicated for such road or street.

- b. Prime Coat: After a thoroughly compacted base has been established, a prime coat shall be applied as specified in Section 402, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works --January 1, 1968, and latest revisions thereto.
- c. Wearing Surface: Within the City of Halls, the wearing surface shall consists of a surface course constructed with asphalt concrete, prepared with mineral aggregate, laid hot as specified under Section 411, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works --January 1, 1968, and latest revisions thereto. It shall be constructed in one (1) layer not less than two (2) inches thick to conform to the lines, grades and cross section indicated on a plan approved by the inspecting engineer.
- d. Wearing Surface: Within the Halls Planning Region, but lying outside the corporate limits, the wearing surface shall consist of a bituminous mat composed of between 50 and 60 pounds per square yard of mineral aggregate bond with bituminous material as specified under Section 404, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works, January 1, 1968 and latest revision thereto. Any equivalent or higher standard of surface treatment approved by the County Road Commissioner may also be accepted by the Planning Commission.

6. Street Curbs and Curbs and Gutters

Within the City of Halls, the subdivider shall provide either concrete curbs and gutters or an approved (by Planning Commission) machine formed asphalt curb (rolled) on both sides of all new streets excluding rural streets (which are twenty-four (24) feet in width, as indicated on the subdivision plat.

- a. Concrete curbs and integral gutters shall be not less than twenty-four (24) inches wide at the base, twelve (12) inches high, six (6) inches across the top of the curb, six (6) inches on the face of the curb, and seven (7) inch thick gutter. Back fill shall be towards the curb and higher than the curb to insure drainage of surface water into the drainage system. Where access street to adjoining properties are provided, curbs and gutters shall be extended to the property line.

One half (1/2) to three-fourth (3/4) inch expansion and contraction joints for curbs and gutters shall be placed at intervals not exceeding forty (40) feet.

- b. In lieu of concrete curbs and gutters, the Planning Commission may allow the subdivider to install machine formed asphalt curbs or curbs and gutters. When asphalt curbs or curbs and gutters are permitted the procedure for mixing, proportioning and placing must be designed by a contractor with experience in asphalt concrete pavement construction and approved by the Halls Planning

Commissions. Back fill shall be towards the curb and be higher than the curb to insure drainage of surface water into drainage system.

7. Sidewalks

For the safety of pedestrians and of children at play and for approaches to community facilities (schools, parks, etc.) installation of sidewalks on both sides of the streets shall be required by the developer (when considered to be necessary by the Planning Commission).

When sidewalks are required, the following specifications shall be met: sidewalks 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. Sidewalks shall be five (5) feet wide and four (4) inches thick in residential developments and six (6) feet and four (4) inches thick in non-residential subdivisions.

8. Installation of Utilities

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

9. Water Supply System

Water mains and appurtenances properly connected with the community water supply shall be constructed in each subdivision to adequately serve all lots for domestic use and fire protection. All water construction plans and specifications shall be approved by the area office of the Tennessee Department of Public Health - Environmental Health Service - prior to any construction (Tennessee Code Annotated, Section 53-2002).

All water mains, except service mains, shall not be less than six (6) inches in diameter and of a material approved by the department of Public Health. Fire hydrants shall be installed in all subdivisions within the City Limits. The fire hydrants shall be located at the end of each line and no lot line shall be more than five hundred (500) feet from a fire hydrant.

All water construction plans for subdivisions shall include a service from the main water line to a point two (2) feet back of curb line in order that each proposed lot, at the time of construction, may be served by water without installing of additional lines. The house service line shall be located as near the center of lot as possible. Also, the end of each house service shall be properly marked.

All new or replacement water supply systems, together with attendant facilities, proposed to be located within an area subject to flood shall be designed and constructed so as to minimize or eliminate flood damage.

10. Sanitary Sewers

When any portion of a proposed subdivision is to be located within five hundred (500) feet of an existing public sanitary sewer line, sanitary sewers shall be installed to service all the lots within the subdivision. Should the subdivision have elevations which are below those of the nearest public sanitary sewer, a lift station shall be installed by the subdivider provided the public sanitary sewer is within a reasonable distance of any portion of the subdivision. Any sewer construction plans and specifications shall be approved by the area Office of the Tennessee Department of Public Health - Environmental Health Services - prior to any construction (Tennessee Code Annotated, Section 53-2002).

All sewer lines, except house service lines, shall be no less than eight (8) inches in diameter and of a material approved by the Department of Public Health. Manholes shall be constructed to standard city specifications and located not more than four hundred (400) feet apart and at each change in direction and/or grade. Force mains shall be no less than four (4) inches in diameter. Lift stations shall be prefabricated steel ejector type or duplex pump type.

All sewer construction plans for subdivisions shall include a house service line from the main sewer line to a point two (2) feet back of curb line in order that each proposed lot at the time of construction may be served by sewer without the installing of additional lines. The house service line shall be located as near the center of the lot as possible. Also, the end of each house service line shall be properly marked.

All new or replacement sanitary sewer systems, together with attendant facilities, proposed to be located within an area subject to flood shall be designed and constructed so as to minimize or eliminate flood damage.

11. Handicap Ramps

In both residential and commercial subdivisions where sidewalks, curbs and gutters are required, the subdivider shall install handicap ramps at all crosswalks so as to make the transition from the street to sidewalk easily negotiable for physically handicapped persons in wheelchairs and for other persons who may have difficulty in walking the required step up or down from curb level to street level.

All such ramps shall be constructed or installed in accordance with the design specifications on the accompanying diagram entitled Handicap Ramps Design Specifications Diagram.

12. Street Name Signs

Appropriate street signs also add sales value to land subdivisions and enables visitors, delivery concerns, and even potential lot buyers to find their way around. Street names should appear at all intersections. Upon request, the Planning Commission will aid the subdivider with specifications for the construction, placing and setting of street signs.

13. Erosion Control

- a. Erosion Control Plan. Prior to approval of the preliminary plat, the Planning Commission shall determine whether there is a need for an erosion control plan

to minimize erosion during construction of the subdivision. When an erosion control plan is required, such plan shall be approved by both the Planning Commission and the Soil Conservation Service representative.

- b. Improvements for Permanent Erosion Control. The Planning Commission may require, as necessary, structural or other improvements designed to prevent or minimize long term erosion and siltation from within the subdivision. All required improvements shall be included in the performance bond, if required. In determining appropriate improvements for controlling erosion and siltation the Soil Conservation Service shall be consulted extensively.

14. Electric, Gas, And Other Utility Plans Or As Built Drawings Required For Non-Municipal Utilities

In order to coordinate and prevent conflicts between Halls municipal and other utility providers, the developer shall show the location of all existing or planned utilities and easements during the Preliminary Sketch Plat process. These utilities shall include but not be limited to electric, telephone, cable television, and any other utility providers, whether public or private. These documents should include documentation as to approval of the facilities, locations, and other conditions

B. Guarantees 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. Installation of Required Improvements

All required improvements have been constructed in a satisfactory manner and approved by the approving agent.

2. Security Bond or Other Approved Collateral

The Planning Commission has accepted a security bond, or other approved collateral, in an amount equal to the estimated cost of installation of the required improvements (with consideration given for such factors as inflation and the time of completion), whereby improvement may be made and utilities installed without cost to the City of Halls or Lauderdale County in the event of default by the subdivider.

3. Release or Reduction of Surety Instrument or Performance Bond

The Planning Commission shall not recommend dedication of required public improvements nor shall the Planning Commission release nor reduce a Surety Instrument or Performance Bond until the appropriate governmental representative states or submits a letter stating that all required improvements have been satisfactorily completed, and until the applicant's engineer or surveyor

has certified to the Planning Commission and the appropriate governmental representative (through submission of a detailed "as built" survey of the subdivision indicating location, dimensions, construction materials, and any other information required by the Planning Commission) that the layout and the line and grade of all public improvements are in accordance with the approved construction plans for the subdivision. Upon such approval and recommendation, the governing body, thereafter, may accept the dedicated improvements in accordance with the procedures set forth in other sections of these regulations.

ARTICLE VI. ENFORCEMENT AND PENALTIES FOR VIOLATIONS

The enforcement of these regulations and penalties for the unapproved recording or transfer of land is provided by State Law in the authority granted by Public Acts of the State of Tennessee.

A. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the City of Halls shall be admitted to the land records of the city or received or recorded by the Lauderdale County Register of Deeds until said plat or plan has received final approval in writing of the Planning Commission as provided in Section 13-4-302 and 13-3-402 of the Tennessee Code Annotated.
2. No board, public officer or authority shall light any road, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any road located within the planning region unless such road shall have been accepted, opened or otherwise received the legal status of a public road prior to the adoption of these regulations, or unless such road corresponds in its location and lines to a road shown on a subdivision plat approved by the Planning Commission, or on a road plan made and adopted by the Planning Commission as provided in Sections 13-4-307 and 13-3-406.

B. Penalties

1. No county register shall receive, file or record a plat of a subdivision within the City of Halls without the approval of the Planning Commission as required in Section 13-4-302 and 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: "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 exhibition of or by other use of a plat of such subdivision of such land without having submitted a plat of such subdivision to the Planning Commission and obtained its approval as required by this Chapter and before such plat be recorded in the office of the appropriate county registrar, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties."
3. The municipality, the solicitor or other official designated by its chief legislative body, may enjoin unapproved transfer or sale of property by action or injunction as provided in Section 13-4-306 Tennessee Code Annotated.

4. 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 City Attorney or other official designated by the chief legislative body may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-4-308 and 13-3-411, Tennessee Code Annotated.

ARTICLE VII. ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these Subdivision Regulations or any amendment thereof, a public hearing thereon shall be held by the Planning Commission.
- B. These rules and regulations shall be in full force and effect from and after their adoption and effective date.

Adopted_____

Effective_____

APPENDICES

SUBDIVISION RECORD

PRELIMINARY PLAT

Name of Subdivision_____

Location_____

Civil District_____Zoning District_____

Owner_____Address_____Phone_____

Agent_____Address_____Phone_____

Surveyor_____Address_____Phone_____

Date submitted for preliminary approval_____

Check List

_____Two (2) copies submitted five (5) days prior to meeting.

_____Drawn to a scale of not less than 1" equals 100'.

_____Name, location, owner and surveyor.

_____Date, north point, and graphic scale.

_____Location of all existing physical features of land and nearby properties.

_____Names of adjoining property owners and/or subdivisions.

_____Plans of proposed utility layouts.

_____Names, locations and dimensions of proposed streets, alleys, easements, parks and reservations, lot lines, etc.

_____Profiles of all streets not less than 1" equals 20' (if required).

_____Contours at not more than 5' intervals.

_____Acreage of land to be subdivided.

_____Location sketch map.

_____Conforms to general requirements and minimum standards of design.

Approved _____ to proceed to final plat. Subject to
date

following modifications. _____

Variances granted: _____

Disapproved _____ for following reasons:
date

Signed: _____
Secretary of Planning Commission

SUBDIVISION RECORD

FINAL PLAT

Name of Subdivision_____

Location_____

Civil District_____Zoning District_____

Owner_____Address_____Phone_____

Preliminary approval granted_____(Date)

Submitted for FINAL approval_____(Date)

Check List

_____Submitted within one (1) year of preliminary approval.

_____Original and three (3) copies submitted five days prior to meeting.

_____Drawn to a scale of 1" equals 100' on sheets not larger than 22" X 34".

_____Date, true north point, graphic scale, name and location of subdivision.

_____Reservations, easements, or other non-residential areas.

_____Bearings of property lines and sufficient engineering data to locate all lines including radii, angles and tangent distances.

_____Dimensions to the nearest 100th of a foot and angles to the nearest minute.

_____Lot lines, alleys, building _____Lines and names of setback lines.
all streets and roads.

_____Location and description _____Lots numbered in
of monuments. numerical order.

_____Names and locations of adjoining properties.

_____Certificate of Ownership _____Location sketch map.
and Dedication.

_____Certificate of Approval of Streets and Utilities.

_____Certificate of Approval of Water and Sewage Systems.

____Certificate of Approval
for Recording.

____Certificate of
Accuracy.

____Proposed deed restrictions if not a zoned area.

____Conforms to General Requirements and Minimum Standards of Design.

____ Required physical improvements have been made or bond posted in the amount of \$____.

Approval for Recording _____. Variances granted:

Disapproved: _____for the following reasons:
date

Signed: _____
Secretary of Planning Commission

SUGGESTED FORMS FOR FINAL PLAT CERTIFICATION

Many communities have successfully used rubber stamps to affix the following forms on the original plat.

Form 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, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

_____19 ____
Date

Owner

Owner

Form 2 **CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the _____, Tennessee, Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road Commissioner or the City Engineer.

_____19 ____.
Date

Registered Engineer or Surveyor

Form 3 CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the water supply and sewage disposal utility systems installed, or proposed for installation, in the subdivision plat entitled: _____ fully meet the requirements of the Tennessee State Health Department, and are hereby approved as shown.

_____ 19 ____
Date

County Health Officer or his
Authorized Representative

Form 4 CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

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

_____ 19 ____
Date

City or County Road Engineer
or other approving agent

Form 5 CERTIFICATE OF APPROVAL FOR RECORDING

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

_____19_____
Date

Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF AVAILABILITY OF WATER AND
SEWER (Minor Plat Only)

I, _____ (printed name of signer) _____, do hereby certify that I have reviewed the proposed minor subdivision and certify that public water, fire hydrants, and sewer are available.

_____, 20 _____
Halls Public Works Director

CERTIFICATE OF APPROVAL OF ACCESS TO A PUBLIC STREET (Minor
Plat Only)

I, _____ (printed name of signer) _____, do hereby certify that I have reviewed the proposed minor subdivision and certify that all lots have access to an adopted public way.

_____, 20 _____
Halls Public Works Director / Lauderdale County
Highway Chief Administrative Official (if applicable)

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