



2011

CITY OF
UNION CITY

prepared by the Union City Regional Planning Commission
assisted by the State of Tennessee Department of Economic & Community Development

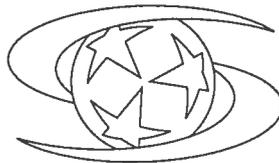
SUBDIVISION
REGULATIONS

**SUBDIVISION REGULATIONS
OF
UNION CITY, TENNESSEE**

**Prepared by the
UNION CITY-REGIONAL PLANNING COMMISSION**

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Assisted by the



STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

LOCAL PLANNING ASSISTANCE OFFICE
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2011

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ARTICLE I

GENERAL PROVISIONS

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ARTICLE 1

GENERAL PROVISIONS

1.1 These regulations shall hereafter be known, cited and referred to as the Subdivision Regulations of Union City, Tennessee.

1.2 Policy

- (1) It is hereby declared to be the policy of the City of Union City to consider the subdivision of land, and the subsequent development of the subdivided plat, as subject to the control of the City of Union City for the orderly, planned, efficient, and economical development of the municipality and region.
- (2) Subdivision of land, and the subsequent development, shall comply with the provisions in the comprehensive plan, as well as development controls where applicable including the Zoning Ordinance, Building and Housing Codes, and the Capital Budget and improvement program.
- (3) Development review procedures shall be utilized to insure that environmentally sensitive areas such as flood plains, aquifer recharge areas, severe slopes, and prime farmland, shall be accommodated within land use patterns.
- (4) Development proposals which exhibit the use of innovative techniques for the purpose of conservation and preservation of land, or aesthetic quality of development shall be promoted.

1.3 Purposes

The regulations are adopted for the following purposes:

- (1) To protect and provide for the public health, safety, and general welfare of the citizens of Union City and its surrounding region.
- (2) To guide the future growth and development of Union City, in accordance with the Comprehensive Plan.
- (3) To provide compact neighborhoods by encouraging contiguous developments where possible and by preventing through traffic within these neighborhoods.
- (4) To facilitate the orderly and efficient extension of municipal facilities and services to subdivisions.
- (5) To protect and conserve the value of land throughout the Planning Region and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.

- (6) To establish reasonable standards of design and procedures for subdivisions and resubdivisions in order to further the orderly layout and use of land; and to insure proper legal descriptions and monumenting of subdivided land.
- (7) To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the region in order to preserve the integrity, stability, and beauty of the community.

1.4 Authority

In pursuance of authority set forth in Sections 13-3-401 through 13-3-411 and 13-4-301 through 13-4-309 Tennessee Code Annotated, the Union City Municipal-Regional Planning Commission does hereby adopt and enact the following articles and sections to review, approve, and disapprove plats for the subdivision of land within the municipality and planning region of Union City.

1.5 Jurisdiction

These subdivision regulations shall apply to all subdivisions of land, as defined herein, located within the municipality of Union City, and, unless otherwise stated, within the Planning Region of Union City. A copy of a map showing the boundaries of the City's planning region shall be available for public inspection at City Hall.

1.6 Interpretation, Conflict, and Severability

(1) Interpretation

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

(2) Conflict with Other Regulations

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

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

(3) Severability

Should any section or provision of these regulations be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the regulations as a whole or part thereof which is not specifically declared to be invalid or unconstitutional.

1.7 Saving Provision

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing or altering any penalty accruing or annulling any rights of the municipality or a person or firm, except as shall be expressly provided for in these regulations.

1.8 Reservations and Appeals

Upon the adoption of these regulations according to law, the Subdivision Regulations of Union City Tennessee, as amended, are hereby repealed, except as to such sections expressly retained herein.

1.9 Amendments

For the purpose of providing the public health, safety, and general welfare, the Planning Commission may from time to time amend the provisions in these Subdivision Regulations.

1.10 Conditions

The attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the state to this municipality. The developer has the duty of compliance with reasonable conditions laid down by the Planning Commission for design, dedication, improvement and restrictive use of land so as to conform to the comprehensive plan.

1.11 Resubdivision of Land

Any change in a map of an approved or recorded subdivision plat shall be approved by the Planning Commission by the same procedure, rules, and regulations as for a subdivision.

1.12 Variances

Variances may be granted 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 purposes or be counter to provisions in the comprehensive plan. 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.

1.13 Enforcement, Violations and Penalties

(1) Enforcement. It shall be the duty of the City Manager of Union City or his designee to enforce these regulations and to bring to the attention of the City attorney any violations or lack of compliance.

(2) Violations

(a) The transfer of, sale of, agreement to sell, or negotiation to sell land by reference to or exhibition of, or other use of a subdivision plat that has not been given final approval by the Planning Commission and recorded in the Office of the Obion County Register is prohibited, and the description by metes and bounds in the instrument of transfer or other document shall not exempt the transaction from these regulations or penalties.

(b) No plat of a subdivision located within the area of planning jurisdiction shall be filed or recorded by the County Register of Deeds until said plat has received final approval in writing by the Planning Commission.

(c) No public officer, authority or county governing body shall accept, layout, open, improve, grade, pave, or light any street, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the area of planning jurisdiction unless such street shall have been 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, or on a street plan made and adopted by the Commission.

(d) No building permit shall be issued and no building shall be erected on any lot in a subdivision within the area of jurisdiction of the Planning Commission unless the street giving access thereto has been accepted as a public street in accordance with these regulations, or unless such street has been accepted as a public street prior to the effective date of these regulations.

Any building or structure erected or to be erected in violation of this section shall be deemed an unlawful building or structure, and the building inspector or the City Attorney or other official designed by the Union City - City Council may bring action to enjoin such erection or cause it to be vacated or removed.

(3) Penalties

Any person, agency, firm, or corporation who fails to comply with, or violates, any of these regulations shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.

1.14 These regulations shall take effect and be in force from and after the first day of its adoption, the public welfare demanding it.

Adopted by resolution by the Union City Municipal-Regional Planning Commission on the 30 day of June, 2011.

Chair, Union City
Municipal-Regional
Planning Commission

Adopted by ordinance by the City of Union City Board of Mayor and Council on the day of , 2011.

Mayor

Attest:

City Clerk

ARTICLE II

BASIC DEFINITIONS AND INTERPRETATIONS

Except as specifically defined herein, all words used in these 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 follows:

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

Arterial. Major Highways.

Block. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or boundary lines of municipalities.

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. All bonds shall be approved by the Planning commission whenever a bond is required by these regulations.

Building. Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and includes any structure.

Collector. Streets that carry traffic from local streets to the major system of arterial streets.

Comprehensive Plan. A plan for the development of Union City, prepared and adopted by the Planning Commission pursuant to State law, and including any part of such plan separately adopted and any amendment to such plan.

Cul-de-sac. Permanent dead-end streets with a turn-around provided at the dead-end.

Development Density. Figures for density classification in terms of gross land area are:

- a) Low - 2 or less dwelling units per acre;
- b) Medium - 2.1 to 6.0 dwelling units per acre.
- c) High - over 6 dwelling units per acre.

Easement. Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Final plat. The map or plan or record of a subdivision and any accompanying material as described in these regulations.

Flexible Development. Development which creates uses of land and density of buildings different from those which are allowed as a right within the zoning district in which the land is situated, or different than what is allowed in the Planning Region. Flexible development shall include, but not limited to, all special permits and special uses, planned unit developments, group housing projects.

Flood. A general overflow of a stream which results in inundation of lands not normally covered by water.

Floodway. Areas designed "Floodway" on the Official Zoning Map of Union City, Tennessee and Regional Boundary Maps of Union City, Tennessee.

Frontage. That side of a lot abutting on a street and ordinarily regarded as the front of the lot.

Grade. The slope of a road, street, or other public way, specified in percentage(%) terms.

Health Authority. The director of the county or district health department having jurisdiction over the county health, or his duly authorized representative.

Land Subject to Flood. Anything which can be expected to be reached by floodwater because of its proximity to a stream and/or because it is below a designated elevation shall be considered to be subject to flood. Land outside the floodway raised by filling to above the designated level shall no longer be considered subject to flood.

Land Use Plan. That component of the comprehensive plan that defines anticipated use of land. The Plan is on file at the City Hall in Union City.

Local Streets. Streets that provide access to property abutting the public right-of-way.

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 terms does not include any portion of a dedicated right-of-way.

Major Road Plan. That component of the comprehensive plan that classifies streets by function, and displays anticipated streets. The plan is on record at the Obion County Courthouse and on file at the Union City City Hall.

Major Subdivision. 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 five (5) acres or less for the purpose, whether immediate or future, of

sale or building development, and includes re-subdivision and when appropriate to the context, relates to the process of resubdividing 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 following are not included within this definition:

- a) testamentary division of property;
- b) partnership division of property between (2) or more owners of an undivided interest by court order; or
- c) the division of land into parcels of five (5) acres or more not involving or requiring any new streets, utilities, or easements of access.

The creation of a tract or parcel of less than five (5) acres shall be deemed a subdivision and subject to the provisions of this chapter whether or not it fronts on an existing street or road, except where land is partitioned among the owners by the court.

Marginal Access Street. Local streets which are parallel to and adjacent to arterial streets.

Minor Subdivision. All divisions of a tract 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:

- a) all divisions of land involving a new street;
- b) a change in an existing street; or
- c) the extension of water, sewer or gas lines.

Official Zoning Map. A map, on file at the Union City City Hall, adopted by the of Union City City Council and signed by the Mayor and City Recorder of Union City, displaying the zoning districts of Union City.

Easement, Permanent Access. The right rented by the owner or owners of land to another party by deed or prescription, to allow permanent access across one parcel of land to another parcel, provided that:

1. For one and only one parcel being accessed, the parcel being access is being used for the same land use activity as the parcel giving access; or
2. For any multiple parcels being accessed, all parcels being accessed are of the same land use activity and the common way providing access to

the parcels does not abut or traverse any parcels or a different land use activity.

Planning Commission. The Union City Municipal-Regional Planning Commission.

Preliminary Plat. The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for approval.

Private Road. A permanent easement for purposes of access and utility construction. The road shall not be maintained by the City or County, whichever is appropriate; but rather, by the subdivider or property owners themselves.

Resubdivision. A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivision.

Right-of-way. A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use.

Sketch Plat. A sketch preparatory to the preparation of the preliminary plat to enable the subdivider to save time and expense in reaching general agreement with the Planning commission as to the form of the plat and the objectives of these regulations.

Subdivider. The person, firm or corporation having such a proprietary interest in the land to be subdivided as will authorize the maintenance or proceedings to subdivide such land under these regulations, or the authorized agent, person, firm or corporation for the purpose of proceeding under these regulations.

Surveyor. A qualified surveyor registered and currently licensed to practice surveying in the State of Tennessee.

Zero Lot Line. A development approach which permits the construction of single-family dwellings on individual lots without a side yard requirement on one side of the lot.

ARTICLE III
SUBDIVISION APPROVAL PROCESS

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ARTICLE III

SUBDIVISION APPROVAL PROCESS

3.1 General Procedure A proposed subdivision shall be classified as either a minor or a major subdivision as defined in Article II. The general steps to the review and action process for each are as follows, except where options are allowed in other sections of this Article:

(1) Minor Subdivision

- (a) Preliminary discussions of requirements and procedure with the Department of Planning and Code Enforcement and submission of a sketch plat (optional);
- (b) Submission of a final subdivision plat at least fourteen (14) days prior to a regular meeting of the Planning Commission (a special meeting may be called with seven (7) days public notice for a fee of \$50.00);
- (c) Staff review and recommendation on the submitted plat, with further discussions of requirements with the applicant if necessary;
- (d) Review and action by the Planning Commission of either approval or disapproval;
- (e) Payment of registration fee, securing of signatures, and recording of the Final plat.

(2) Major Subdivision

- (a) Preliminary discussions of requirements and procedure with the Department of Planning and Code Enforcement and submission of a sketch plat (optional);
- (b) Submission of a preliminary plat with construction plans at least fourteen (14) days prior to a regular meeting of the Planning Commission (a special meeting may be called with seven (7) days public notice for a fee of \$50.00);
- (c) Staff review and recommendation on the submitted plat, with further discussions of requirements with the applicant if necessary;
- (d) Review and action by the Planning Commission for either approval, conditional approval or disapproval;
- (e) Submission of a final plat at least fourteen (14) days prior to a regular meeting of the Planning Commission (a special meeting may be called with seven (7) days public notice for a fee of \$50.00);

- (f) Staff review and recommendation on the submitted plat;
- (g) Review and action by the Planning Commission for either approval or disapproval;

(Note: At the option of the applicant, a final plat may be submitted at the same time as the preliminary plat if successive review and action on the plats is desired in the same Planning Commission meeting. Also, at the option of the applicant, a preliminary and final plat may be submitted as a single physical plat. See sections 3.7 and 3.8 for details of these options).

- (h) Payment of registration fee, securing of signatures, and recording of the final plat.

3.2 Preliminary Discussions and Sketch Plat. The subdivider is strongly encouraged to discuss with the Department of Planning and Code Enforcement the procedure for plat review and action and the requirements of subdivision plats before submission of a plat. At this time, the subdivider may provide a sketch plat for discussion purposes to facilitate early communication and cooperation between the subdivider and the Department, and in order to minimize later conflict, confusion and expense.

3.3 Official Submission Dates. Six copies of a preliminary plat of a major subdivision or eight (8) copies of a final plat of a minor subdivision shall be submitted at least fourteen (14) days prior to the regular meeting of the Planning Commission at which the plat will be reviewed and acted upon. Eight (8) copies of a final plat of a major subdivision shall be submitted at least seven (7) days prior to the regular meeting at which the plat will be reviewed and acted upon. All final plat copies shall have appropriate signatures upon submission.

3.4 Final Plat of a Minor Subdivision.

- (1) Application Procedure. The applicant shall submit to the Department of Planning and Code Enforcement eight (8) appropriately signed copies of the final subdivision plat meeting the specifications outlined in Article VII. The deadline for submitting the plats shall be fourteen (14) days prior to the regular Planning Commission meeting at which the plat is to be reviewed and acted upon.
- (2) Planning Commission Review and Action. The staff shall review the final plat as to whether it conforms to provisions of these regulations and shall make a recommendation to the Planning Commission as to approval or disapproval of the plat. The Planning Commission shall review the plat and the Department recommendation at the regular meeting immediately following the time submission of the plat in proper form. The Planning Commission shall approve by signing or disapprove the final plat within sixty (60) days after review. Reasons for disapproval shall be stated in writing.
- (3) Administrative Review and Approval of a Minor Plat. Whenever a subdivision meets the following described criteria, the secretary of the

planning commission may approve a subdivision plat without the approval of the planning commission:

- 1) The divided tract involves no more than two (2) lots;
- 2) The planning staff of the planning commission certifies that the subdivision meets all the regulations adopted by the planning commission, and;
- 3) No request for variance from the adopted regulations of the planning commission has been made.

3.5 Preliminary Plat of a Major Subdivision.

- (1) Application Procedure. The applicant shall submit to the Department of Planning and Code Enforcement six (6) copies of the preliminary subdivision plat meeting the specifications outlined in Article VII. The deadline for submitting the plats shall be fourteen (14) days prior to the regular Planning Commission meeting at which the plat is to be reviewed and acted upon.
- (2) Planning Commission Review. The Planning Commission shall accept an analysis of the plat and recommendation for action from the staff and shall review the preliminary plat at the regular meeting immediately following the timely submission of the preliminary plat in proper form.
- (3) Preliminary Approval. The Planning Commission shall approve, conditionally approve, or disapprove the preliminary plat within sixty (60) days after the date of Planning Commission review. One copy of the submitted preliminary plat shall be returned to the applicant within two weeks of action by the Planning Commission with either of the following as appropriate.
 - (a) the date of approval and certification of approval if approved;
 - (b) the date of conditional approval with statement of conditions to be met;
 - (c) the date of disapproval and reasons for disapproval if disapproved.

Before the Planning Commission approves a preliminary plat showing land for local government use proposed to be dedicated to the local government, the Planning Commission shall obtain approval of the land from the appropriate city department or official.

- (4) Construction Plans. Construction plans of public improvements and drainage shall be submitted for all subdivisions requiring such improvements and drainage, provided that the City Manager or his designee may waive this requirement when it is determined that engineering and design factors are not of sufficient importance to warrant design review at the time of plat review.

If construction plans are not waived, the applicant shall submit to the Department of Planning and Code Enforcement three copies of construction plans meeting requirements set forth in Article VII. Such plans shall be submitted at the time of preliminary plat submission for a major subdivision or final plat submission for a minor subdivision. The City Manager or his designee shall review the plans and make a recommendation to the Planning Commission. The Planning commission shall review the plans and the recommendation and shall approve by signing or disapprove the plans prior to acting on the final plat.

- (5) Effective Period of Preliminary Approval. The approval of a preliminary plat shall be effective for a period of one (1) year at the end of which time final approval on the subdivision must have been obtained from the Planning Commission. Any plat not receiving final approval within one year shall be null and void, and the applicant shall be required to resubmit a new plat for preliminary approval subject to all new zoning restrictions and subdivision regulations.
- (6) Zoning Regulations. Every plat shall conform to existing zoning and subdivision regulations applicable at the time of proposed final approval, except that any plat which has received preliminary approval shall be exempt from any subsequent amendments to the Zoning Ordinance or Subdivision Regulations, provided that final approval is obtained within the one-year period.

3.6 Final Plat of a Major Subdivision

- (1) Application Procedure. The applicant shall submit to the Department of Planning and Code Enforcement eight (8) copies of the final subdivision plat meeting the specifications outlined in Article VII. The deadline for submitting the plat shall be fourteen (14) days prior to the regular Planning Commission meeting at which the plat is to be reviewed and acted upon. The final plat shall conform in design to the approved preliminary plat.
- (2) Planning Commission Review and Action. The staff shall review the final plat as to whether it conforms to provisions of these regulations and shall make a recommendation to the Planning Commission as to approval or disapproval of the plat. The Planning Commission shall review the plat and the staff recommendation at the regular meeting immediately following the timely submission of the final plat in proper form. The Planning Commission shall approve by signing or disapprove the final plat within sixty (60) days after review. Reasons for disapproval shall be stated in writing.
- (3) Public Improvements. The Planning Commission may require that all public improvements be installed and dedicated prior to signing of the final subdivision plat by the Planning Commission Secretary. If public improvements have not been installed or dedicated at the time of approval, a bond or letter of credit shall be required by the Planning Commission based on the recommendation of the City Manager or his designee. The bond shall be submitted by the applicant at the time of review and action on the final plat, however, the Planning Commission may make a conditional approval subject to posting a bond or letter of credit.

3.7 Successive Review and action on Preliminary and Final Plats. The subdivider may submit both a preliminary plat and a final plat for review and action at the same meeting of the Planning Commission. The Planning Commission shall review the preliminary plat first and take action, and then take one of the following actions on the final plat:

- (1) If the preliminary plat is approved, the Commission shall review and approve the final plat, provided the final plat is in design conformity with the preliminary plat and meets all final plat requirements.
- (2) If the preliminary plat is conditionally approved, the Commission shall make a determination whether or not the final plat would require any design changes to lot lines, right-of-ways, easements or other major design elements, and shall either, a) disapprove the final plat if design changes are required, or b) review and act upon the final plat if no design changes are required.
- (3) If the preliminary plat is disapproved, the Commission shall automatically act to disapprove the final plat.

3.8 Single Physical Plat Option. The subdivider, at his option, may submit a single physical plat for a major subdivision with both preliminary and final plat information and then take one of the following actions:

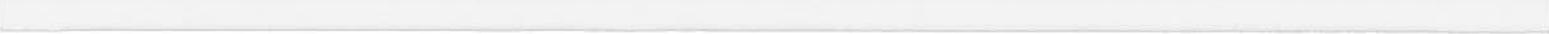
- (1) Approve the preliminary plat information without conditions and then review and act upon the final plat.
- (2) Conditionally approve the preliminary plat information with automatic disapproval of the final plat, in which case a separate plat shall be submitted with corrections before final plat review and action.
- (3) Disapprove the preliminary plat information, in which case the Planning Commission shall also disapprove the final plat.

3.9 Recording the Plat. After approval of the final plat with the securing of all appropriate signatures, the subdivider shall pay to the City a fee for registration of the plat, such fee to be set by the City Manager and to be used to register the plat with the County Register of Deeds. The City Manager or his designee shall have a copy of the approved final subdivision plat recorded in the Obion County Register of Deed's Office within one week of receipt of the registration fee and securing of appropriate signatures.

3.10 Special planning Commission Meeting. An applicant may, at his option, request for a special meeting of the Planning Commission to consider a subdivision plat. In conformity with the By-Laws of the Planning Commission, the notice of such meeting shall be published at least seven (7) days in advance of the special meeting, and the applicant shall remit to the city a \$50.00 fee to cover expenses of the special meeting. All required plats, construction plans, associated papers and fees shall be submitted prior to publication of notice, that is, at least seven (7) days prior to the special meeting, to allow adequate staff review time and mailing of the meeting agenda.

3.11 Public Acceptance of Street. In accordance with the Tennessee Code Annotated, Title 13, Chapter 3 and Section 405, and Chapter 4 and Section 305,

the approval of a preliminary or final plat by the Planning Commission does not constitute or effect an acceptance by the city or county or by the public of the dedication of any road, street or other ground shown upon the plat. The acceptance of public streets, roads or other ground as dedicated shall conform to procedures as set forth by the City Council of Union City and the County Commission of Obion County as appropriate.



ARTICLE IV
ENVIRONMENTAL PROVISIONS

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ARTICLE 1V

ENVIRONMENTAL REGULATIONS

4.1 Land Suitability. 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. This includes land which is:

- (1) Physically unsuitability because of flooding, bad drainage, steep slopes, rock formations, unsuitable soil, and other features which may endanger health, life, or property, aggravate erosion, increase the flood hazard, or necessitate expenditure of public funds for supply and maintenance of services and/or which other public agencies have investigated and found to be not in the best interest of the public.
- (2) Unsuitability located by reason of being scattered or premature subdivision of land which would involve danger or injury to the health, safety, property, or economic utilization because of lack of or adverse effect on water supply, schools, proper drainage, good transportation, or other public services or facilities that would necessitate an excessive expenditure of public funds for supply or maintenance of such services or elimination of danger.

4.2 Flood Provisions

- (1) General. Land subject to flooding shall not be platted for residential occupancy building sites unless such land is shown to be outside of the floodway of the river or stream causing the flooding.
- (2) Planning Commission Review. Subdivision proposals shall be reviewed by the Planning Commission to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal is in a flood-prone area, any such proposals shall be reviewed to assure that:
 - (a) all such proposals are consistent with the need to minimize flood damage within the flood-prone area.
 - (b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage, and
 - (c) adequate drainage is provided to reduce exposure to flood hazards.
- (3) Requirements
 - (a) In flood prone areas, new and replacement water supply systems, on-site waste disposal systems, and sanitary sewage systems, shall be designed to minimize or eliminate infiltration of flood

waters into the systems, and discharges from the systems into flood waters.

- (b) All subdivision proposals greater than 50 lots or 5 acres, whichever is lesser, shall include within such proposals base flood elevation data. If any subdivision is proposed within one hundred (100) feet of a stream for which detailed flood data has not been published, the Planning Commission shall require detailed flood information for the particular area.
- (c) Each lot in a subdivision shall contain a flood-free building site which shall be outside of the limits of any existing easement and/or the building setback lines as required by these regulations.
- (d) Fill may not be used to raise land within the floodway. Fill may be used outside of the floodway provided that any fill shall extend twenty-five (25) feet beyond the limits of any structure erected thereon. In areas subject to flood where no fill is proposed, no building line shall be located any closer to a water course, drainage way, stream or channel than the edge of the area subject to flood.
- (e) The Planning Commission may require, where necessary, profiles and elevations of streets in flood-prone areas. No street shall be approved which is more than two (2) feet below flood elevation. Fill may be used for streets in areas subject to flood provided such fill does not unduly increase flood heights. Drainage openings shall be so designed as to not restrict the flow of water and unduly increase flood heights.

4.3 Prime Farmland Provision. The Planning commission may require that a subdivision proposal be reviewed and approved by the Land Evaluation and Site Assessment (LESA) Committee in order to preserve and minimize development of prime farmland.

ARTICLE V
DESIGN STANDARDS FOR BLOCKS AND LOTS

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ARTICLE V

DESIGN STANDARDS FOR BLOCKS AND LOTS

- 5.1 Block Lengths and Widths.** Block lengths and widths shall be as follows:
- (a) blocks shall be no greater than one thousand two hundred (1,200) feet nor less than three hundred (300) feet in length, except in unusual circumstances; and
 - (b) blocks shall be wide enough to provide two (2) tiers of lots of minimum depth, except where abutting upon major streets or where other situations make this requirement impractical.
- 5.2 Lot Sizes.** Residential lots shall meet the lot size and area requirements in the Union City Zoning Ordinance. If the subdivision is not within a zoning district, the following shall apply:
- (a) Lots served by public water and sanitary sewer shall be platted at a minimum lot area that is applicable in a residential zoning district. The Planning Commission shall approve the proposed lot sizes based on the following:
 - (1) Conformance with the Comprehensive Plan.
 - (2) No negative effect on traffic or street systems.
 - (3) Suitability of the site.

The Planning Commission may impose conditions necessary to accommodate the proposed density created by the lot size.
 - (b) Lots not served by public water and sanitary sewer systems shall be at least twenty thousand (20,000) square feet in area or of a size specified by the County Health Authority to adequately accommodate both a fresh-water well and septic tank on the same lot. The minimum distance between the septic tank fields and fresh water well shall be one hundred (100) feet. Where individual septic tanks are used on lots served by a public water system, minimum lot size shall be fifteen thousand (15,000) square feet. The health officer shall also prescribe minimum lot sizes to conform to health standards, which may be greater than the standards contained herein.
- 5.3 Lot Lines.** All lot lines shall be perpendicular or radial to street lines, unless impractical because of topographic or other features.
- 5.4 Building Line Width and Setback Requirements.** Residential lots shall meet the building line width and setback requirements in the Union City Zoning Ordinance. If the subdivision is not within a zoning district the following requirements shall apply depending on how the subdivider would like the subdivision to be zoned.

<u>If Minimum Lot Size is:</u>	<u>Building Line Width</u>	<u>Setbacks</u>		
		<u>Front</u>	<u>Rear</u>	<u>Side</u>
10,000 sq. ft.	60 ft.	40 ft.	30 ft.	10 ft.
6,000 sq. ft.	50 ft.	30 ft.	25 ft.	8 ft.
4,000 sq. ft.	50 ft.	20 ft.	25 ft.	7 ft.

5.5 Lot Abutting Public Street or Permanent Access Easement. Each lot shall abut on a dedicated public street, except when a lot is allowed on a permanent access easement.

- (1) For lots abutting on a public street, the length of required frontage for abutment shall be 40 feet for all lots with a required lot width at building line of 40 feet or more as required in the Zoning Ordinance of Union City, except in the case of a cul-de-sac circle where lots shall abut a minimum of 35 feet. For all lots with a required lot width at building line of less than 40 feet, the minimum required frontage for abutment shall be the minimum required lot width at the building line as required in the Zoning Ordinance of Union City, but no less than 20 feet in any instance.
- (2) Lots may be allowed to abut on a permanent access easement in lieu of requirement for abutting on a public street, provided that the permanent access easement meets requirements of Section 6.1.(4) and any related sections of these Subdivision Regulations, and provided that the permanent access easement provides direct access to a public street.
 - (a) If one and only one lot is accessed on a permanent access easement, such lot shall abut on the easement no less than 20 feet.
 - (b) For more than one lot abutting on a permanent access easement, the length of required frontage for abutment shall be 40 feet for all lots with a required lot width at building line of 40 feet or more as required in the Zoning Ordinance of Union City, except in the case of a cul-de-sac circle where lots shall abut a minimum of 35 feet. For all lots with a required lot width at building line of less than 40 feet, the minimum required frontage for abutment shall be the minimum required lot width at building line as required in the Zoning Ordinance of Union City, but no less than 200 feet in any instance.

5.6 Double and Reverse Frontage Lots. Double frontage lots should be avoided, except where essential to provide separate residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. Reverse frontage lots shall have a depth of not less than one hundred fifty (150) feet. A planted evergreen screen easement at least ten (10) feet wide, across which there shall be no right-of-access, shall be provided along the line of lots abutting a traffic artery or other incompatible land use.

5.7 Planned Unit Residential Development (PURD)

- (1) General. The intent of this section is to permit greater flexibility for creative design, superior scenic quality, and recreational opportunities close to the home by providing for residential subdivisions which incorporate permanent open space accessible to all residential lots. Instead of the conventional subdivision which results in home more or less evenly spaced throughout the site these provisions allow individual lot and yard requirements to be reduced.
- (2) Approval Procedure. If the proposed site is within a residential zoning district, then the procedure outlined in Section 11-804 of the Union City Zoning Ordinance shall be followed. If the proposed site is not within a zoning district, then the proposed shall be prepared and reviewed under the procedure outlined in Article III of these regulations.
- (3) Development Requirements for PURD. If the proposed site is within a residential zoning district, then the standards and criteria outlined in Section 11-804 of the Union City Zoning Ordinance shall be met. If the proposed site is not within a zoning district, then the following development requirements shall apply.
 - (a) This section shall apply to residential structures excluding mobile homes.
 - (b) Minimum parcel size is 5 acres.
 - (c) Maximum Density. The average number of dwelling units per acre of buildable land (not including land for street right-of-way) shall not exceed sixteen (16). Maximum buildable acreage shall consist of seventy-five (75) percent of the total residentially-zoned acreage available, with twenty-five (25) percent of said total to be allocated for street right-of-way regardless of the acreage actually required.
 - (d) Minimum lot size, width or yard requirements--none
 - (e) Structure Location Requirements. Minimum distance between structure and street right-of-way line, twenty (20) feet or an average of 20 feet if structures are staggered. No structure shall be less than fifteen (15) feet.
 - (f) Local Open Space
 - (i) Minimum Common Open Space Requirement. Plats proposed for approval under the provisions of this Section shall include common open space tracts of size, location, shape and topography which will meet the intent of this section. The minimum amount of the local open space to be allocated shall not be less than the aggregate amount by which building lots are reduced from regular minimum lot size requirements or 25 percent of the gross area of the PURD.

- (ii) Permitted Local Open Space Uses. Only the following land uses may be set aside as common land for local open space or recreational use:

Private recreational facilities, such as golf courses or swimming pools, which are limited to the use of the owners or occupants of the lots located within the subdivision.

Historic building sites or historical sites, parks and parkway areas, extensive areas with tree cover, low land along streams or rough terrain when such areas are extensive and have natural features worth of scenic preservation.

- (4) Legal Requirements for Operation and Maintenance.

Local open space, at the option of the developer, may be retained by him to a homeowner's association or other organization approved by the Planning Commission.

When such tracts are retained by the developer, plans for improvement and maintenance of these tracts must be approved by the Planning Commission and deed covenants made to assure continuing use of the tracts for local open space purposes.

When such tracts are to be deeded to a homeowner's association, the developer shall provide:

- (a) The legal framework for a homeowner's association, consisting of articles of incorporation and by-laws which guarantee as a minimum:
 - (i) that the Homeowners Association will be responsible for liability insurance, local taxes, and maintenance of recreational or other facilities pertaining to the local open space.
 - (ii) that when more than fifty (50) percent of the lots within the subdivision are sold, there shall be a special meeting of the homeowner's association within sixty (60) days.
- (b) Deeds to individual lots within the subdivision, which shall convey mandatory membership in the Homeowners' Association, and include as a minimum the following provisions:
 - (i) deeds to individual lots within the subdivision, which shall convey mandatory membership in the Homeowners Association operation.
 - (ii) agreement that the assessment levied by the association can become a lien on the property if not paid.

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- (iii) agreement that the association shall be able to adjust the assessment to meet changed needs.
 - (iv) guarantee of permanent unrestricted right to utilize lands and facilities owned by the association.



ARTICLE VI
REQUIREMENTS FOR IMPROVEMENTS

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ARTICLE VI

REQUIREMENTS FOR IMPROVEMENTS

Prior to the approval of a final plat, an agreement shall be reached between the subdivider or his agent and the city or county government with regard to the installation of any street improvements or utility construction called for in the subdivision plat. The following standards and specifications shall be a prerequisite to final approval of a subdivision.

6.1 General Improvements

- (1) Self-Imposed Restrictions. If the subdivider places restrictions on any of the land contained in the subdivision greater than those required by the Zoning Ordinance or these regulations, such restrictions or reference thereto may be required to be indicated on the subdivision plat, or the Planning Commission may require that restrictive covenants be recorded with the County Recorder of Deeds in form to be approved by the City Attorney.
- (2) 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 road corners, at all points where the road lines intersect the exterior boundaries of the subdivision, and at angle points of curve in each road. 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 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 drive so as to be flush with the finished grade.
- (3) Name of Subdivision. The name of the subdivision must have the approval of the Planning Commission. The name shall not duplicate or closely approximate the name of an existing subdivision.
- (4) Access. Access to every subdivision shall be provided over a public street, provided that access to lots may be provided over permanent access easement which provide direct access to a public street. In no case shall a permanent access easement provide access to a public street over another permanent access easement. Permanent access easements shall be regulated under the following two situations:
 - (a) If one and only one lot is accessed over a permanent access easement on another lot, the width of the permanent access easement shall be a minimum of 20 feet and shall be improved to standards of a driveway. The maintenance of the permanent access easement and any associated access improvements shall be the

responsibility of the two property owners concerned and shall be detailed on any associated plat and deeds. The city shall neither access as a public street nor be responsible for the maintenance of any permanent access easement or any associated access improvements.

- (b) If more than one lot is accessed over a permanent access easement, the width of the permanent access easement shall be a minimum of 50 feet, and the permanent access easement shall be designed and improved to standards as required in Section 6.6 of these Subdivision Regulations.

Any such permanent access easement shall not be a part of any one lot, but shall be land held in common by owners of all lots provided access, with reciprocal rights enjoyed by all lots provided access. For the purpose of determining frontage and yard requirements, the front lot line shall be determined by that portion of a lot abutting on the permanent access easement.

The maintenance of the permanent access easement and any associated access improvements shall be the responsibility of the property owners concerned. Provisions for common ownership and maintenance shall be detailed on any associated plat and deeds. The city shall neither accept as a public street nor be responsible for the maintenance of any permanent access easement or any associated access improvements.

- (5) Public Use Areas. When features of other plans adopted by the Planning Commission (such as schools or other public building sites, parks or other land for public use) are located in whole or in part in a land subdivision, land for such features shall be either dedicated or reserved by the subdivider for acquisition within one (1) year by the appropriate public agency.

When a plat proposes the dedication of land to public uses that the Planning Commission finds not required or not suitable for such use, the Planning Commission shall refuse to approve the plat, and shall notify the governing body of the reasons for such action.

One of the primary purposes and advantages of planning for the dedication and reservation of property for public use is to indicate areas which may be presently acquired at today's acreage prices, rather than at greatly increased prices in the future. Also, future improvements and acquisition would increase the expense to the City's taxpayers as well as inconveniencing the individual property owners and the neighborhood in general.

Where public use is to be made of the property and where the residents of the subdivision will receive primary benefit, the dedication of the property should be encouraged. Where the public use is for the public as a whole, the community should pay proportionately for the acquisition of reserved areas within a reasonable time. A reasonable time is to be determined according to the circumstances, because the subdivider should not be required to hold his/her land idle for a lengthy and indefinite period.

- (6) Individual Mobile Home Parks and Subdivisions. The requirements and regulations of the "Union City Mobile Home Ordinance" shall be satisfied and the approval of the local health authority must be secured prior to approval by the Planning Commission of any mobile home or travel trailer park.

A mobile home subdivision shall meet the general requirements of these regulations prior to the approval of any plat and before the sale or lease of any individual mobile home lots.

- (7) Large-Scale Development. The requirements of these regulations may be modified in the case of large-scale community or neighborhood units, such as a housing project, apartment complex or shopping center which is not subdivided into customary lots, blocks and streets. Plans for all such development shall be presented to the Planning Commission for review and approval prior to the commencement of construction.

Where deemed necessary by the Planning Commission, large scale development which fronts on major or secondary thoroughfares shall be required to provide a frontage access road, of no less than thirty (30) feet in width, with permanent or temporary access to the public thoroughfare to be provided at a location deemed desirable by the Planning Commission.

6.2 Streets

(1) General Requirements

- (a) Conformance to Adopted Transportation Plan. All streets shall be platted in conformance with the major road plans for Union City and its Planning Region.
- (b) Continuation of Existing Streets. Existing streets shall be continued at the same or greater width, but in no case less than the required width.
- (c) Street Connections. Where proposed streets are to adjoin existing streets, the developer must make the connection at his expense and meet all street design requirements set forth in these regulations.
- (d) Street Names. The street names shall require the approval of the Planning Commission. Streets that are obviously in alignment with streets already existing and named shall be given the name of the existing street.
- (e) Restriction of Access. When a tract fronts on an arterial or collector street, the Planning Commission may require such lots to be provided with frontage on a marginal access street or may require reverse frontage lots. Lot development shall be discouraged that fronts on collector and arterial streets.
- (f) Alleys. Alleys may be required at the rear of all lots used for multi-family, commercial or industrial developments, but shall not be provided in one-and two-family residential developments unless

the subdivider provides evidence satisfactory to the Planning Commission of the need for alleys.

- (g) Reserve Strips. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the City under conditions approved by the Planning Commission.
- (h) Topography and Arrangement
 - (i) Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be arranged so as to obtain as many as possible of the building sites at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the design standards of these regulations.
 - (ii) All thoroughfares shall be properly related to special traffic generators such as industries, business district, schools, church, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.
 - (iii) Minor or local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
 - (iv) The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
 - (v) Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing street system, or the most advantageous future development of adjacent lots.
 - (vi) In business and industrial developments, the streets and other access ways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.

- (i) Access to Primary Arterials. Where a subdivision borders on or contains an existing or proposed primary arterial, the Planning Commission may require that access to such streets be limited by one of the following means:
 - (i) The subdivision of lots so as to back onto the primary arterial and front onto a parallel local street; no access shall be provided from the primary arterial, and screening shall be provided in a strip of land along the rear property line of such lots.
 - (ii) A series of cul-de-sacs, U-shaped streets, or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of other terminal lots backing onto the major arterial.
 - (iii) A marginal access or service road (separated from the primary arterial by a planning or grass strip and having access thereto at suitable points).
 - (j) Private Roads. Lots maybe platted and sold on private roads outside the corporate limits of Union City and within the Planning Region. Private roads shall meet the specifications for local streets in Section 6.1 (2).
- (2) Street Design Standards
- (a) Right-of-way Width. Right-of-way width will vary depending on proposed development density and measured from property line to property line.

TABLE 1

RIGHT-OF-WAY WIDTH

Proposed or existing improvement*	(Residential Density)			<i>Non-residential</i>
	Low	Medium	High	
Cul-de-sac and U-shaped Streets	40 feet	40 feet	50 feet	50 feet
Residential Street	50 feet	50 feet	50 feet	50 feet
Collector	60 feet	60 feet	70 feet	60 feet
Arterial	100 feet	100 feet	100 feet	100 feet
Minor Expressway	150 feet	150 feet	150 feet	150 feet
Major Expressway	300 feet	300 feet	300 feet	300 feet

*Extensions of existing streets shall conform to these right-of-ways based on the most recently recorded major road plan or the predominant existing right-of-way, whichever is greater.

(b) Additional Width on Existing Streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the minimum street width requirements.

(i) The entire right-of-way shall be dedicated where any part of the subdivision is on both sides of the existing street.

(ii) Where the subdivision is located on only one (1) side of an existing street, the amount of right-of-way to be dedicated is as follows:

1) if the land across the roadway from the proposed subdivision has not been subdivided or developed, the subdivider is only required to dedicate one-half (1/2) of the required right-of-way, measures from the center line of the existing roadway; and

2) if the land across the roadway has been subdivided or developed, and if in the opinion of the Planning Commission sufficient right-of-way cannot be acquired on the developed side and the proposed development could be designed to include the entire additional right-of-way, the subdivider would be required to provide enough additional right-of-way to the required width (in no case less than fifty (50) feet).

(c) Street Pavement Widths. Street pavement widths are measured from curb to curb.

(i) Local Streets

1) Low Density: 20 ft.
(with shoulders)

2) Medium Density: 28 ft.

3) High Density: 36 ft.

- (ii) Collector Streets 40 ft.
 - (iii) Arterial Streets as may be required minimum of 12 ft. wide lanes.
 - (iv) Through proposed neighborhood or local business areas, the street widths shall be increased twelve (12) feet on each side to provide for turning movements of vehicles into and out of necessary off-street parking areas without interference to traffic.
- (d) Street Grades. Maximum street grades shall be seven (7) percent on arterial and collector streets. Grades may exceed 7 percent, but not more than 10 percent if approved by the Director of Public Works.
- (e) Horizontal Curves. Where a deflection angle or more than ten (10) degrees in the alignment of a street occurs, the street shall have a centerline radius of not less than the following:
- (i) Major Thoroughfares 300 ft.
 - (ii) Collectors 200 ft.
 - (iii) Local Streets 100 ft.
- (f) 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, to an object four (4) inches high on the pavement. Where, in the opinion of the Planning Commission, topography warrants it, 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 horizontally and one (1) inch equals twenty (20) feet vertically shall be required.
- (g) 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.

Curb radii at street intersections shall not be less than twenty-five (25) feet, and where the angle of a street intersection is less than seventy-five (75) degrees, the Planning Commission may require a greater curb radius. Whenever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise setback sufficiently to permit such construction.

- (h) Tangents. Between reverse curves, there shall be a tangent having a length of not less than one hundred (100) feet on existing streets not less than twenty-five (25) feet.
- (i) Street Jogs. Street jogs with centerline off sets of less than one hundred twenty-five (125) feet shall not be allowed.
- (j) Streets With and Without Curb and Gutter.

(1) Curb and Gutter. Curb and gutter shall be required on all streets within the corporate limits of Union City. Type of curb shall be as follows by density of residential development or type of development:

- (i) low density..... vertical or roll type
- (ii) medium density..... vertical or roll type
- (iii) high density..... vertical
- (iv) non-residential..... vertical

NOTE: Vertical curbs shall be permanent six (6) inch concrete with a minimum of 18-inch integral concrete gutters.

(2) Without-Curb and Gutter. Outside the corporate limits and within the Planning Region, curb and gutter is not required, but if constructed at the option of the developer shall meet the curb and gutter requirements in other sections of this and other applicable regulations. Streets or roads which do not require curb and gutter shall be subject to other design requirements in these Subdivision Regulations with the addition of the following:

- (i) The compacted road base shall extend three feet past either side of the road pavement to form a shoulder.
- (ii) Side ditches shall be provided which shall be capable of carrying expected water runoff, with a maximum slope of the ditch being one foot vertical per three feet horizontal measurement.
- (iii) All intersections of streets and all other locations where drainage culverts are required shall have a minimum of fifteen (15) inch diameter metal, concrete or aluminum culvert with concrete head walls at least six (6) inches above the street, with the provision that the City Manager or his designee may

require larger diameter culverts if drainage factors so require.

- (k) Sidewalks. The need for and width of sidewalks shall be determined on the basis of specific densities of land development and volumes of pedestrian and vehicular traffic. For the safety of pedestrians and the children at play or on approaches to community facilities (schools, parks, etc.) installation of sidewalks on both sides of the streets shall be required of the developer when considered to be necessary by the Planning Commission.

When sidewalks are required, the following specifications shall be met: rear edge of sidewalks shall be located on the property line. In single-family residential areas concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multi-family or group housing development sidewalks shall be five (5) feet wide and four (4) inches thick. All driveways or traffic ways shall be a minimum of six (6) inches reinforced concrete.

- (l) Grading. All streets, roads and alleys shall be graded by the subdivider to the required cross section. Due to special topographic conditions, deviation from the above will be allowed only with special approval of the Planning Commission. Where roads are constructed under or adjacent to existing electric transmission lines, the nearest edge of the roadway surface shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the road 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 road to the nearest conductor shall meet the requirements of the International Electric Safety Code.

(i) Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.

(ii) Cuts. All tree stumps, or other organic material shall be removed. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below the sub-grade. This provision applies to the roadway and not necessarily to the entire right-of-way width.

(iii) 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 development site. The fill shall be layers not to exceed six (6) inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other

places not accessible to a roller shall be mechanically tamped.

- (m) Installation of Utilities. After grading is completed and approved and before any base is applied, all of the required underground work, water mains, sewer lines, gas mains, etc., and all service connections shall be installed completely and approved throughout the subdivision.
- (n) Compaction Test. Prior to placement of any pavement or base material, the pavement soil subgrade should be inspected by a competent technician. The top eight (8") inches of the soil subgrade should be compacted to a minimum of 98% of a standard ASTM D-698 proctor test. Additionally, in place compacting moistures should be +/- two (2%) percent - three (3%) percent of the optimum moisture from the standard proctor. Any fill below the top eight (8") inches should be compacted to a minimum of 95% of the standard proctor with moistures of +/- two (2%) - three (3%) percent of the optimum moisture. The entire subgrade should also be subjected to a proof-roll with a loaded 25 ton truck to check for any weak or unstable areas prior to base placement. Positive drainage should be utilized in all pavement areas to prevent ponding and excessive water infiltration into the subgrade. The results of the compaction test shall be submitted to the Union City Public Works Department, Planning and Codes Department and Planning Commission.
- (o) Street Base and Pavement. For general passenger car traffic, a stabilized base course consisting of crushed limestone base (Type A, Grading D, CBR at least 80) at least eight (8") inches thick, or an eight (8") inch thick soil-cement layer (minimum 28-day compressive strength of 3500psi), both of which should be topped by at least two (2") inches of binder followed by 1.25 inches of wearing surface course. For pavement areas with occasional heavy traffic, a ten (10") inch thick soil-cement or 10 inch thick crushed limestone base layer topped with two (2") inches of binder material and two (2") inches of wearing course is required.

If crushed stone layers are utilized, moisture density tests should be performed approximately every 2,500 square feet by a competent technician. The base layer shall achieve a minimum of 95% of an ASTM D-698 standard proctor at compacting moistures +/- three (3%) percent of the optimum moisture.

All pavement materials, including asphaltic concrete, crushed stone and soil cement (base preparation only) should perform to the latest edition of Standard Specifications for Road and Bridge Construction by the Tennessee Department of Transportation.

6.3 Water Distribution System

(1) General

- (a) Requirement. Water mains and appurtenances properly connected with the community water supply and approved by the State of Tennessee Department of Public Health Division of Water Quality Control, shall be constructed in each subdivision to adequately serve all lots for domestic use and fire protection. All construction of water lines and appurtenances shall be made by the City of Union City, either with their own forces or by contract, upon the subdivider making proper bond or financial arrangements with said city. The subdivider may construct said water lines and appurtenances, but said construction shall be the subject at all times to the inspection and approval of said city or local health authority.
- (b) Cost. Unless the Planning Commission recommends otherwise, the entire cost and expense of installing the required water supply system including the connection to the existing water supply and including, but not limited to the cost of pipe, valves, fittings, fire hydrants, trenches, backfilling and services shall be borne by the subdivider.
- (c) Source of Water Supply. The source of water supply for the distribution system under design shall be thoroughly investigated to ascertain that it can supply the average and peak daily demands imposed upon it by the proposed system without loss or burden to the existing customers supplied by it.

(2) Design Standards

(a) General Requirements

- (i) Water Consumption. In addition to fire flow requirements, water mains and distribution systems shall be sized for normal consumption demands of two gallons per minute per domestic customer.
- (ii) Fire Flow Requirements. A minimum fire flow of 500 gallons per minute and 20 pounds per square inch residual pressure must be available in all distribution systems containing fire hydrants.
- (iii) Minimum Size. The minimum size of water distribution mains shall be that which is required to provide the consumption demand plus fire flow while maintaining adequate residual pressure. The minimum size of pipe allowable is 6-inch diameter.
- (iv) Service Lines. 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 the installing of additional lines. The end of each service shall be properly marked.

- (c) Specifications for Water Mains. Water main specifications shall meet the criteria in Section 100 of Local Government Public Works Standards and Specifications.

6.4 Wastewater Systems

(1) General

- (a) Requirement. Sanitary Sewer Systems shall be installed to serve all lots within the corporate limits of Union City. Within the Region, sanitary sewer systems shall be installed where deemed economically feasible by the Planning Commission.

If the proposed subdivision is not located on an existing line, the Planning Commission may recommend to the City Council that costs to connect the subdivision to the sewer system be shared with the developer. The ultimate decision and actual cost/share ratio lies with the City Council.

Should the Planning Commission make such a recommendation, two conditions shall be present:

- 1) The sewer line improvements will be in conformance with the provisions of the Comprehensive Plan; and
 - 2) The project is economically feasible for the city.
- (b) Installation. All construction of sanitary sewers and appurtenances shall be by the City of Union City, either with their own forces or by contract, upon the subdivider making proper bond or financial arrangements with the City. The subdivider may construct such sanitary sewers and appurtenances, but said construction shall be subject at all times to the inspection and approval of the City and local health authority.
 - (c) Individual Sewage Disposal Systems. Where a subdivision is located beyond the service limits as determined by the Planning Commission, the subdivider may elect to have the lots served by individual sewage disposal systems. Should individual sewage disposal systems be proposed, satisfactory evidence of acceptability in the form of certified approved percolation tests shall be required. Subdivisions shall also have lot sizes which are adequate for the installation of the proposed individual systems and all such subdivisions shall be approved by the County Health Authority in writing.

Upon receipt of a preliminary plat, the Health Authority reviews the data and a field investigation of each lot is made. If percolation rates are acceptable, other topographic features including lot sizes are considered. In addition to unsatisfactory percolation test results, lots may be deemed unacceptable because of rock outcroppings, gullies, natural storm drains, excessive slope, etc. In view of topographic features and percolation test results, the maximum amount of available unusable area for subsurface disposal is determined for each lot. Soil classifications shall be drawn on the preliminary plat.

(2) Design Criteria

(a) General Requirements

(i) General. In general, the Tennessee Department of Public Health (TDPH) will approve plans for extensions and sewer line improvements. Design criteria and hydraulic calculations must be submitted on all projects. Rain water from roofs, streets, and other areas, and groundwater from foundation drains shall be excluded from the wastewater collection system.

(ii) Design Period. Sewer systems shall be designed for the estimated ultimate tributary population except when considering parts of the system that can be readily increased in capacity.

(iii) Design Factors. In determining the required capacity of sanitary sewers, the following factors shall be considered:

- 1) maximum hourly quantity of wastewater;
- 2) additional maximum wastewater from industrial plants; and
- 3) groundwater infiltration.

(iv) Design Basis. Per capital flow. New sewer systems shall be designed on the basis of an average daily per capital flow of wastewater of not less than 100 gallons per day when no water use information is available. This figure is assumed to cover normal infiltration, but an additional allowance shall be made where conditions are unfavorable. Generally, the sewers shall be designed to carry, when running full, not less than the following daily per capita contributions of wastewater, exclusive of wastewater from industrial plants:

- 1) laterals and sub-main sewers: 400 gallons

- 2) main, truck and
outfall sewers: 250 gallons.

(v) Protection of Water Supplies. Sewers shall be kept remote from public water supply wells or other water supply sources and structures.

- 1) Horizontal Separation: Whenever possible, sewers shall be laid at least 10 feet horizontally, from any existing or proposed water main. Should local conditions prevent a lateral separation of 10 feet, a sewer may be laid closer than 10 feet to a water main if it is laid in a separate trench and if the elevation of the top (crown of the sewer is at least 18 inches below the bottom (invert) of the water main.
- 2) Vertical Separation: Whenever sewers must cross under water mains, the sewer shall be laid at such elevation that the top of the sewer is at least 18 inches below the bottom of the water main. When the elevation of the sewer cannot be varied to meet the above requirement, the water main shall be relocated to provide this separation or reconstructed to provide a distance of 10 feet to the joint on either side of the sewer. One full length of water main shall be centered over the sewer so that both joints will be as far from the sewer as possible.

When it is impossible to obtain proper horizontal and vertical separation as stipulated above, both the water main and sewer shall be constructed of water main pipe and shall be pressure-tested to assure water-tightness.

(vi) Location of Sewer Lines. Sanitary sewers shall be located within street or alley rights-of-way unless topography dictates otherwise.

All sewer construction plans for subdivisions shall include a house service from the main sewer line to a point of 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 end of each house service shall be properly marked.

(b) Specifications for Design and Construction

- (i) Gravity Mains and Manholes. The installation of gravity mains and manholes shall meet the specifications and requirements in Local Government Public Works Standards and Specifications.
- (ii) Forced Mains. 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. Lift stations shall be prefabricated steel ejector type or duplex pump type.

6.5 Drainage Systems

- (1) General Requirements. The Planning commission shall not approve any plat of subdivision which does not make adequate provision for storm or flood water runoff. The storm water drainage system shall be separate and independent of any sanitary sewer system. The Planning Commission may require that surface water drainage patterns be shown for every lot and block. Where a public storm sewer is accessible the subdivider shall install storm sewer facilities. The City manager or his designee shall approve all facilities."
- (2) Nature of Storm Water Drainage Facilities.
 - (a) Location. Facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width.
 - (b) Elements of System. Storm water drainage systems shall be designed as a coordinated unit and may include any or all of the following elements:
 - (i) Enclosed Storm Sewers. Enclosed storm sewers shall be used to collect and convey drainage on, across, and through public street rights-of-way. Outfall drains shall extend at least 60 feet to the rear of the front building line or 20 feet past the back line of the structure, whichever is greater, and on the inlet to one (1) foot from the center of the side ditch.
 - (ii) Open Channels Open channels are acceptable only to carry storm water runoff from tributary areas exceeding 100 acres or from smaller tributary areas otherwise requiring an enclosed storm sewer pipe 48 inches in diameter or larger, except enclosed drainage structures shall be provided where open channels cross public right-of-way.

- (iii) Side Ditches. Side ditches are generally not acceptable and may be used to convey drainage along public rights- of-way only in rural areas when approved by the City manger or his designee. Culverts and appurtenant drainage facilities shall be designed to permit their incorporation into a future enclosed storm sewer system when possible. Ditches shall be designed to meet the requirements for open channels.
- (iv) Retention/detention ponds. Retention and detention ponds shall be designed to limit the rate of runoff from the site and temporarily store the excess volume. The maximum allowable rate of discharge from the developed site shall be no more than would have occurred from a storm of specified frequency prior to site development. This maximum allowable design storm frequency varies in accordance with the drainage area above the point of discharge as tabulated below in Table 2.

Runoff from the discharge design storm shall be computed for pre-development conditions at the site. The volume of any required or necessary stormwater detention facility shall be sufficient to safely store the difference between the allowable discharge rate produced by the "discharge design storm" and the actual runoff from the developed site. The actual runoff under post-development conditions shall be computed based on a design frequency for a 24-hour duration storm, which varies in accordance with the drainage area above the point of discharge as tabulated below under "storage design storm".

**TABLE 2 MINIMUM
DESIGN STORM
FREQUENCIES
TABLE INSET:**

Drainage Area Acres	Discharge Design Storm Frequency in Years	Storage Design Storm Frequency in Years
50 or Less	2	25
Over 50	5	50

Detention facilities must be designed to safely pass the runoff produced by the 100-year-24-hour storm under post-development conditions.

- (c) Accommodation of Upstream Drainage Areas. A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The City Manager or his designee shall determine the requirements of the facility, based on the provisions of the Local Government Public Works Standards and Specifications.
 - (d) Effect on Downstream Drainage Areas. The City Manger or designee shall also study the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Local government drainage studies, together with such other studies as shall be appropriate, shall serve as a guide to needed improvements. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Planning Commission may withhold approval of the subdivision until provision has been made for the improvement of said potential condition in such sum as the Planning Commission shall determine. No subdivision shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility.
- (3) Design Criteria. Storm water sewer systems shall meet the criteria listed in Section 300 of Local Government Public Works Standards and Specifications.
- (4) Dedication of Drainage Easements.
- (a) General Requirements. Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.
 - (b) Drainage Easements
 - (i) Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements at least twenty (20) feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.

- (ii) When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.
- (iii) The applicant shall dedicate, either in fee or by drainage or conservation easement of land on both sides of existing watercourses, to a distance to be determined by the Planning Commission.

6.6 Permanent Access Easements

(1) General Requirements

- (a) Conformance to adopted Transportation Plan. In no case shall a permanent access easement be allowed in lieu of an expressway, arterial or collector street as identified on the Major Road Plan of Union City, Tennessee. Permanent access easements shall be allowed only in lieu of local streets.
- (b) Continuation of Existing Streets. Existing streets or prominent access easements shall be continued at the same or greater width, but in no case less than the required width.
- (c) Street Connections. Where proposed permanent access easements are to adjoin existing streets, the developer must make the connection at his expense and meet all relevant design requirements set forth in these regulations.
- (d) Permanent Access Easement Names. Any identifying name for a permanent access easement shall require the approval of the Planning Commission.
- (e) Reserve Strips. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the City under conditions approved by the Planning Commission.
- (f) Topography and Arrangement
 - (i) Private access easements shall be related appropriately to the topography, and shall be curved wherever possible to avoid conformity of lot appearance. All private access easements shall be arranged so as to obtain as many as possible of the building sites, at, or above, the grades of the permanent access easement. Grades of permanent access easements shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the design standards of these regulations.

- (ii) Permanent access easements shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to provide convenient and safe access to property.
 - (iii) The rigid rectangular gridiron pattern and not necessarily be adhered to, and the use of curvilinear ways, cul-de-sacs, or U-shaped ways shall be encouraged where such use will result in a more desirable layout.
 - (iv) In business and industrial developments, permanent access easements and other access ways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian.
- (g) Access to Primary Arterials. Where a subdivision borders on or contains an existing or proposed primary arterial, the Planning Commission may require that access to such streets be limited by one of the following means:
- (i) The subdivision of lots so as to back onto the primary arterial and front onto a parallel permanent access easement; no access shall be provided from the primary arterial, and screening shall be provided in a strip of land along the rear property line of such lots.
 - (ii) A series of cul-de-sacs, U-shaped ways, or short loops entered from and designed generally at right angles to such a parallel prominent access easement, with the rear lines of other terminal lots backing onto the major arterial.
 - (iii) A marginal access or service way (separated from the primary arterial by a planting or grass strip and having access thereto at suitable points.

(2) Permanent Access Easement Design Standards

- (a) Easement Width. Easement width shall be a minimum of 50 feet, provided that the Planning Commission may require greater width depending on proposed development density and use. Easement width shall be measured from property line to property line.
- (b) Pavement Widths. Pavement widths are measured from curb to curb and shall be the following by development density and use:
 - (i) Low Density 20 ft.
 - (ii) Medium Density 28 ft.

- (iii) High Density 36 ft.
- (iv) Through proposed neighborhood or local business areas, the easement widths shall be increased twelve (12) feet on each side to provide for turning movements of vehicles into and out of necessary parking areas without interference to traffic.
- (c) Pavement Grades. Maximum grades of paved ways shall be seven (7) percent, but may exceed 7 percent, but not more than 10 percent if approved by the Director of Public Works.
- (d) Horizontal Curves. Where a deflection angle or more than ten (10) degrees in the alignment of a permanent access easement occurs, the easement shall have a centerline radius of not less than 100 feet.
- (e) 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, to an object four (4) inches high on the pavement. Where, in the opinion of the Planning Commission, topography warrants it, profiles of all permanent access easements showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontally and one (1) inch equals twenty (20) feet vertically shall be required.
- (f) Intersections. Intersections of permanent access easements shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than sixty (60) degrees,

Curb radii at intersection shall not be less than twenty-five (25) feet, and where the angle of a intersection is less than seventy-five (75) degrees, the Planning Commission may require a greater curb radius. Whenever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at the intersection corner to less than normal width, the property line at such corner shall be rounded or otherwise setback sufficiently to permit such construction.
- (g) Tangents. Between reverse curves, there shall be a tangent having a length of not less than one hundred (100) feet.
- (h) Easement Jogs. Prominent access easement jogs with centerline off sets of less than one hundred twenty-five (125) feet shall not be allowed.
- (i) Permanent Access easements With and Without Curb and Gutter.
 - (1) Curb and Gutter. Curb and gutter shall be required on all permanent access easements providing access to more than one lot within the corporate limits of Union City. Type of

curb shall be as follows by density of residential development or type of development:

- (i) Low Density vertical or roll type
- (ii) Medium Density vertical or roll
- (iii) High Density vertical
- (iv) Non-residential vertical

Note: Vertical curbs shall be permanent six (6) inch concrete with a minimum of 18-inch integral concrete gutters.

(2) Without-Curb and Gutter. Outside the corporate limits and within the Planning Region, curb and gutter is not required, but if constructed at the option of the developer shall meet the curb and gutter requirements in other sections of this and other applicable regulations. Permanent access easements which do not require curb and gutter shall be subject to other design requirements in these Subdivision Regulations with the addition of the following.

- (i) The compacted road base shall extend three feet past either side of the pavement to form a shoulder.
- (ii) Side ditches shall be provided which shall be capable of carrying expected water runoff, with a maximum slope of the ditch being one foot vertical per three feet horizontal measurement.
- (iii) All intersections of easement ways and all other locations where drainage culverts are required shall have a minimum of fifteen (15) inch diameter metal, concrete or aluminum culvert with concrete head walls at least six (6) inches above the street, with the provision that the City Manager or his designee may require larger diameter culverts if drainage, factors so require.

(j) Sidewalks. The need for and width of sidewalks shall be determined on the basis of specific densities of land development and volumes of pedestrian and vehicular traffic. For the safety of pedestrians and the children at play or on approaches to community facilities (schools, parks, etc.) installation of sidewalks on both sides of the prominent access easement shall be required of the developer when considered to be necessary by the Planning Commission.

- (K) Grading. All permanent access easements shall be graded by the subdivider to the required cross section. Due to special topographic conditions, deviation from the above will be allowed only with special approval of the Planning Commission. Where permanent access easements are constructed under or adjacent to existing electric transmission lines, the nearest edge of the traffic surface shall be a minimum of fifteen (15) feet from, any transmission line structure and all grading for the easement 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 traffic surface to the nearest conductor shall meet the requirements of the International Electric Safety Code.
- (i) Preparation. Before grading is started, the entire easement area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
- (ii) Cuts. All tree stumps, or other organic material shall be removed. Rock, when encountered shall be scarified to a depth of twelve (12) inches below the surface. This provision applies to the traffic surface way and not necessarily to the entire easement width.
- (iii) Fill. All suitable material from easement 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 development site. The fill shall be layers not to exceed six (6) inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped.
- (l) Installation of Utilities. After grading is completed and approved and before any base is applied, all of the required underground work, water mains, sewer lines, gas mains, etc., and all service connections shall be installed completely and approved throughout the subdivision.
- (m) Traffic Way Base and Pavement. A minimum of 6 (six) inches compacted mineral aggregate base shall be applied. Camden chert or dense grade limestone base is allowed.

Asphalt surface shall be applied at a minimum depth of 2 inches. Asphalt shall be as specified in "Tennessee Department of Highway, Standard Specifications for road and Bridge Construction". (January 1908, Section 411, grading "D").

Application of the asphalt surface shall be in accordance with Section 407 of the above referenced specification.

ARTICLE VII

SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

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ARTICLE VII

SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

7.1 Final Plat of a Minor Subdivision

- (1) General. The final subdivision plat for a minor subdivision shall be prepared by a licensed land surveyor or engineer at a scale not less than one inch equals one hundred feet. The plat shall be the sheet size required by the Obion County Registrar of Deeds for recording purposes. Eight (8) copies of the plat shall be submitted to the Department of Planning and Code Enforcement not later than fourteen days prior to the meeting of the Planning Commission at which the plat is to be reviewed and acted upon.
- (2) Features. The minor subdivision Final Plat shall conform to the following features:
 - (a.) The lines of all streets and roads with names, alley lines, lot lines, building setback lines, lots numbered in numerical order, all existing and proposed public and private easements including their location, purpose and width, and the instrument number for any existing 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 curved property lines that are not the boundary of curved streets.
 - (c.) All dimensions to the nearest one hundredth (100th) of a foot and bearings 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 properties.
 - (f.) Date, title and name of the subdivision, designer of the subdivision, vicinity map, graphic scale, total acreage subdivided, zoning classification (if applicable) and true north arrow.
 - (g.) Any restrictive covenants which are to apply to lots or other parcels within the subdivision.

noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Registrar.

Date Secretary, Planning Commission

City Manager

Certificate of the Approval of Water and Sewerage Systems

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

Date City or County Health Officer or his Authorized Representative

Certification of approval by the Obion County Health Officer for an individual subsurface sewage disposal (septic tank) systems with attached septic restrictions inside the Planning Region below:

Certification of availability of water by the City Engineer, Director of Public Works or Utility District Director below:

CERTIFICATE OF APPROVAL OF AVAILABILITY OF WATER(Regional Minor Plat for Non-Union City Water System Customers Only)

I, _____ (printed name of signer) _____, do hereby certify that I have reviewed the proposed minor subdivision and certify that public water is available in accordance with state and Union City Subdivision Regulations standards.

_____, 20_____
Date (City, Town or County) Engineer or Public Works Director

7.2 Preliminary Plat of a Major Subdivision

- (1) General. The preliminary plat shall be prepared by a licensed land surveyor at a convenient scale not less than one (1) inch equals one hundred (100) feet, may be prepared in pen or pencil, and the sheet size shall be eighteen (18) by twenty-four (24) inches, or shall be the sheet size required by the County Registrar for recording purposes. If the complete plat cannot be shown on one sheet of this size, it may be shown on more than one sheet with an index map on a separate sheet of the same size.
- (2) Features. The preliminary plat shall show the following.
 - (a) Name of subdivision;
 - (b) Name and address of owner of record, subdivider, and surveyor;
 - (c) North point, graphic scale and date;
 - (d) Vicinity map showing location and acreage of subdivision;
 - (e) Exact boundary lines of the tract by bearing and distances;
 - (f) Names of adjoining property owners and/or subdivisions;
 - (g) Existing streets, buildings, water courses, railroads, culverts, utilities and easements on and adjacent to the tract;
 - (h) Proposed design including streets and alleys with proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses and any land to be used for purposes other than single-family dwellings;
 - (i) Block numbers and lot numbers;
 - (j) Plans of proposed utility layouts (sewers, water, gas and electricity) showing feasible connections to the existing or any proposed utility systems and drainage. When connections to certain public utilities are not practical, any proposed individual water supply and/or sewage disposal system must be approved by the County Health Department;
 - (k) Where public sewerage and/or water are not available, the following shall be shown:
 - 1) Areas to be used for sewage disposal on each lot;
 - 2) Water wells (existing and/or proposed);

- 3) Rock outcroppings, marshes, springs, sinkholes, natural storm drains and other outstanding topographical features; and
 - 4) Location of percolation test holes identified by numbers and tabulated percolation test results.
-
- (l) Minimum building front yard setback lines;
 - (m) The present zoning classification, if any, on the land to be subdivided and on the adjoining land;
 - (n) Topographic contour lines of one (1) foot intervals; however, this requirement may be waived in part or in full by the City Manager of his designee when engineering and design requirements do not require a critical assessment of topography, provided that if the requirement is waived in full, the subdivider shall provide elevation readings at five foot elevation intervals along the centerlines of all roads, drainage ways and sewer lines. Such elevation readings may be based from the lowest point in the development as an arbitrary zero point;
 - (o) Such street cross-section and centerline profiles as may be required by the City Engineer and/or Planning Commission;
 - (p) If any portion of the land being subdivided is subject to flood, as defined in these regulations, the limit of such flood shall be shown; and
 - (q) Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use; existing streets, buildings, water courses, railroads, culverts, utilities and easements on and adjacent to the tract.

7.3 Construction Plans

- (1) General. Construction plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one (1) inch equals fifty (50) feet, and map sheets shall be of the same size as the preliminary plat. The following shall be shown:
 - (a) Profiles showing existing and proposed elevations along centerlines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the centerline of the existing road or roads within one hundred (100) feet of the intersection, shall be shown. Approximate radii of all curves, lengths, of tangents, and central angles on all streets shall also be shown.

- (b) Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks, drainage easements, servitudes, rights-of-way, manholes and catch basins; the locations of street trees, street lighting standards, and street signs; the location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connection to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or structures.
- (c) All specifications and references required by the local government's construction standards and specifications, including a site-grading plan for the entire subdivision.
- (d) Notation of approval as follows:

Owner

Date

Planning Commission Chair

Date

- (e) Title, name, address, and signature of professional engineer and surveyor, and date, including revision dates.

7.4 Final Subdivision Plat of a Major Subdivision

- (1) General. The final subdivision shall conform to the design of the preliminary plat and shall contain the following information:
 - (a) Bearings and distances to the nearest existing street lines or bench marks or other permanent monuments (not less than three (3) shall be accurately described on the plat);
 - (b) Municipal, county and lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision;
 - (c) Exact boundary lines of the tract, determined by an engineering field survey, giving distances to the nearest minute;
 - (d) Lot lines with dimensions to the nearest one-tenth (1/10) of a foot and bearings;
 - (e) Lots numbered in consecutive order and blocks lettered alphabetically;

- (f) Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use;
- (g) Accurate location, material and description of existing and proposed monuments and markers;
- (h) A statement, either directly on the plat or in an identified attached document, of any private covenants;
- (i) The following certificates shall be printed on the Final Plat;
- (j) Tax map, group, and parcel number;
- (k) Acreage for each lot and remainder of parent tract;
- (l) Approximate distance from existing road or street intersection to corner of proposed subdivision;

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) 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.

Date

Owner

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 Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road Commissioner.

Date

Registered Engineer or
Surveyor

Certificate of the Approval of Water and Sewerage Systems

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

Date

City or County
Health Officer or
his Authorized
Representative

Certificate of the Approval of Streets and Utilities

I hereby certify: (1) that streets, utilities and other required improvements have been installed in an acceptable manner and according to City specifications 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.

Date

City Engineer

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Standards for Union City, 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 Register.

Date

Secretary, Planning Commission

City Manager