

ARTICLE I.

PURPOSE, AUTHORITY AND JURISDICTION

A. Purpose

Land subdivision is an important process in community development. The manner in which property is divided into lots and provided with public services and access effects both the persons who purchase such lots for homes and businesses and the general community. Therefore, the purpose of these regulations is to establish minimum standards of design in order to insure that the subdivision of land into lots is accomplished in a manner consistent with community development policies.

B. Authority

These subdivision regulations are adopted and may be amended under authority granted by Sections 13-4-301 through 13-4-309, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in this act as prerequisite to the adoption of such regulations. A certified copy of the major road plan for the Town of Dandridge is on file in the office of the Register of Deeds of Jefferson County, Tennessee.

C. Jurisdiction

These regulations shall govern the division of all property meeting the definition of "subdivision" which lies within the corporate limits of Dandridge, Tennessee. In accordance with 13-4-301, Tennessee Code Annotated, the following divisions of property are considered to be subdivisions and therefore must meet the provisions of these regulations: a division where one (1) or more of the resulting lots is less than five (5) acres in size; divisions where a new means of access or public water or public sewer is required, regardless of the size of any or all of the lots; further division of lots created by previous subdivision activity; and rearrangement of lot lines; easements, right-of-way and similar changes to previously recorded plats. Any owner of land within the town wishing to subdivide land shall submit to the planning commission a plat of the subdivision prepared in accordance with applicable provisions of Articles II, III and IV of these regulations. Questions regarding whether or not proposed land division activities are subdivisions should be directed to the planning staff.

ARTICLE II.

PROCEDURE FOR PLAT APPROVAL

A. General

1. Any owner of land lying within the area of jurisdiction of the planning commission who wishes to subdivide such land as defined in Article I, C, for the purpose, whether immediate or future, of sale or building development, shall submit a plat of such proposed subdivision to the planning commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these regulations and shall be presented in the manner specified in the following sections of this Article. No plat of a subdivision of land within the area of planning jurisdiction shall be filed or recorded by the county register without the approval of the planning commission as specified herein.
2. The procedure for review and approval of a subdivision plat consists of two (2) separate steps. Prior to beginning grading or other earthmoving activities related to site preparation, street, utility, or other improvements, the subdivider shall submit a preliminary plat to the planning commission. The preliminary plat shall be prepared in accordance with Section B of this Article. Upon approval of a preliminary plat, the subdivider may proceed with site preparation and construction of improvements. At such time as all required improvements have been installed or appropriate security provided to guarantee the installation of such improvements, the subdivider may present a final plat to the planning commission. The final plat shall be prepared in accordance with Section C of this Article. Upon receiving final approval and the certifying signature of the planning commission secretary, the subdivider may record the plat in the office of the county register of deeds and may thereafter sell, transfer or otherwise negotiate for the sale of property within the subdivision.

B. Preliminary Plat

1. At least fourteen (14) days prior to the meeting at which it is to be considered, the subdivider shall deliver copies of the preliminary plat of the proposed subdivision to the following persons: planning staff (if planning

staff is not located in Dandridge, the subdivider shall mail or deliver the plat), town street superintendent, and the town water and sewer department. If wastewater disposal is proposed to be provided by a means other than sanitary sewer, a copy shall also be provided to the county department of environmental health. Additional copies shall be made available for review by the planning commission members at the meeting which the plat is to be considered. Preliminary plat shall be drawn to a scale of not less than one (1) inch equals one hundred feet. **A preliminary plat shall not be acceptable for submission unless it meets all the required standards of design and unless it contains all the required information or a written request for a variance from each specific deviation from the requirements with reasons therefore.**

2. The preliminary plat which shall meet the minimum standards of design as set forth in Article III and the general requirements for the construction of public improvements as set forth in Article IV and shall include the following information:
 - a. The proposed subdivision's name and location, the name(s), address(es) of the owner(s), and the name of the designer of the plat, who shall be an engineer or registered surveyor.
 - b. Date, approximate north point, and graphic scale.
 - c. The location of all existing property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or lines, detention basin, the zoning classification of the land to be subdivided and of the adjoining land, and the names of adjoining property owners or subdivisions.
 - d. Plans of proposed utility layouts (sewers, water, gas fire hydrants, street lights and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practicable, the plat shall note that individual water supply and/or sewage disposal systems are proposed.
 - e. The proposed street names and the locations and dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines, building setback lines and utilities.

- f. Erosion control and drainage plan prepared by an engineer or landscape architect. (see Article IV, B)
 - g. Contours at vertical intervals of not more than five (5) feet except when subdivision containing less than five (5) acres or ten (10) lots may provide contours at a greater interval.
 - h. The total acreage of the land to be subdivided and the approximate area of each lot.
 - i. Location map showing relationship of subdivision to the surrounding area.
 - j. If any portion of the land to be subdivided is subject to flood, the areas subject to flood as defined in Article III, Section F, the area subject to flood shall be shown and all applicable provisions of the Dandridge flood damage prevention ordinance met. (see also, Article III, A, 4)
3. A subdivider may omit the submission of a preliminary plat, submitting only a final plat if all the following conditions are met:
- a. The proposed subdivision does not contain more than five (5) lots and does not meet the criteria requiring preparation of an erosion control and drainage plan, as set out in Article IV, B. 1.
 - b. All public improvements as set forth in Article IV are already installed or because of the nature of the development deemed not necessary by the planning commission. Any construction, installation or improvement of any public improvements shall require submission of a preliminary plat as prescribed by Section B above.
 - c. The subdivider has consulted informally with the planning commission and/or planning staff for advice and assistance before preparation of a final plat and its formal application for approval.
4. Within thirty (30) days after the planning commission meeting at which a preliminary plat is considered, the planning commission shall approve or deny approval of the plat or approve subject to modifications. If the plat is approved subject to modifications, the nature of the

required modifications shall be set out in the minutes of the commission, or if approval is denied, reasons for denial shall be similarly stated in the minutes of the planning commission.

5. One (1) copy of the preliminary plat shall be retained in the planning commission files; one (1) copy shall be retained by the planning staff, and one (1) copy shall be returned to the subdivder at the time of approval or denial with any notations as to required changes, if any.
6. Upon approval of the preliminary plat, the subdivder may proceed with the installation of public improvements. A revised preliminary plat shall be submitted to the planning commission for approval should any substantial changes be proposed to the subdivision following preliminary plat approval. Substantial changes shall be not limited to, changes in location of street right-of-way, decrease or increase in waterline size, or changes in location or capacity of stormwater management facilities.
7. Approval of the preliminary plat shall not be construed as assuring approval of the final plat.
8. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within twelve (12) months from the date of such approval unless an extension of time is applied for and granted by the planning commission.

C. Final Plat

1. At least fourteen (14) days prior to the meeting at which it is to be considered, the subdivider shall deliver the planning staff a review copy of the final plat (if planning staff is not located in Dandridge, the subdivider shall mail or deliver the plat), drawn to a scale of not less than one (1) inch equals one hundred feet on sheets no larger than 24 x 30 inches in size. When more than one sheet is required, an index sheet shall be provided. Additional copies shall be made available for review by the planning commission at the meeting at which the plat is to be considered. The final plat shall conform substantially to the preliminary plat as approved and if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time, provided however, that such portion conforms to all requirements of these regulations. **A final plat shall not**

be acceptable for submission unless it contains all of the required information or a written request for a variance from each specific deviation from the requirements with reasons therefore.

2. The final plat shall show:
 - a. The lines of all streets and roads, alley lines, building setback lines, lots numbered in numerical order, lot areas, reservations for easements and any areas dedicated to public use or sites for other than residential uses with notes stating their purpose and any limitations.
 - b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line, and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
 - c. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
 - d. Location and description of monuments. (See Article IV, A)
 - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining un-subdivided property.
 - f. Date plat was prepared, name of subdivision, name of owner(s), civil district, deed book and page number, graphic scale, and true north point.
 - g. Location map showing site in relation to the surrounding area.
 - h. If any portion of the land being subdivided is subject to flood, as defined in Article III, F, information shall be submitted, as outlined in that section of these regulations and Dandridge flood damage prevention ordinance.
 - i. Street numbers, if assigned by the property numbering authority.

3. The following certificates shall be presented on the final plat: (see the following page)
 - a. Certification showing the applicant is the land owner and dedicates streets, right-of-ways, and other sites, as may be applicable, for public use.
 - b. Certification by surveyor or engineer as to accuracy of survey and plat and placement of monuments.
 - c. Certification by the utility provider that the water supply system meets requirements of the controlling state agency.
 - d. Certification by the county department of environmental health that the subsurface sewage disposal system(s) is approved or that the public sewerage system meets requirements of the controlling state agency.
 - e. Certification by the street superintendent that all streets and appurtenances have been installed in accordance with established standards.
 - f. Certification for recording by planning commission secretary. The signatures of the planning commission secretary shall not be placed on the plat until final plat approval has been granted and all other required certifying signatures obtained.
4. Within **thirty (30)** days after the planning commission meeting at which the plat is considered, the planning commission shall approve or deny approval of the plat. If the plat is denied approval, the grounds for denial shall be stated in the minutes of the planning commission, If approved, one (1) copy shall be retained in the planning commission files and one (1) copy shall be provided to the planning staff.
5. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any street or other public way or ground. The subdivider shall be responsible for obtaining from the town's governing body its formal acceptance of any public street or other facility.

SUBDIVISION CERTIFICATION FORMS

1. ***CERTIFICATE OF OWNERSHIP AND DEDICATION***

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks or other public ways and open space to public or private use, as noted.

Date Owner

2. ***CERTIFICATE OF ACCURACY AND PRECISION***

I hereby certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Dandridge Municipal Planning Commission, and, that monuments have been placed as shown hereon, in accordance with the specifications of the Dandridge Municipal Planning Commission.

Date Surveyor

3. ***CERTIFICATE OF APPROVAL OF WATER SYSTEMS***

I certify that the water system installed, or proposed for installation along with the financial guarantee provided, fully meets requirements of the State of Tennessee.

Date Authorized Representative of Utility Provider

4a. ***CERTIFICATION OF SEWERAGE SYSTEM***

I certify that the sewage disposal system installed, or proposed for installation along with the financial guarantee provided, fully meets requirements of the State of Tennessee and is approved as shown with all restrictions/conditions as noted. (not required if 4b is applicable)

Date Authorized Representative of Utility Provider

4b. ***CERTIFICATE OF SUBSURFACE DISPOSAL (septic system)****

Subdivision is approved for subsurface sewage disposal. Owner/developer shall obtain from the appropriate county department of environmental health a permit for each lot prior to any construction on the property. The permit shall establish the maximum size dwelling and the specific location of the primary and the secondary disposal areas. Owner/developer shall not do any construction or mutilation (cutting or filling) of the so designated primary and secondary disposal area without the prior approval of the appropriate county department of environment and health.

Date

Authorized Representative of County
Department of Environmental Health

5. ***CERTIFICATION OF STREETS***

I certify that the streets and related appurtenances installed, or proposed for installation along with the financial guarantee provided, fully meet the specifications established by the Dandridge Municipal Planning Commission.

Date

Authorized Representative of Town

6. ***CERTIFICATE OF APPROVAL OF STREET NAME(S)***

I certify that the street names on this plat have been reviewed and are acceptable in accordance with the policies of the Jefferson County Communications District.

Date

Authorized Representative of Jefferson County
Communications District

7. ***CERTIFICATE OF APPROVAL FOR RECORDING***

I certify that this plat has been found to comply with the subdivision regulations for the Town of Dandridge, with the exception of such variances, if any, which are noted in the minutes of the Dandridge Municipal Planning Commission. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of register of deeds.

Date

Secretary, Dandridge Municipal
Planning Commission

ARTICLE III

GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Major Road Plan

The location and width of all streets and roads shall conform to the official major road plan adopted by the planning commission.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets. They shall be extended at a width no less than the required minimum width as set forth in this Article or the width of the existing street or road whichever is greater.

3. Streets to Subdivision Boundaries

Streets or right-of-way shall, at the discretion of the planning commission, be extended to the property boundary to allow for the development of a coordinated community street system (see 14 below). There shall be no reserve strips controlling access to streets or public utilities.

4. Streets Within Flood Hazard Areas

No street shall be approved in a flood hazard area unless it is at least one (1) foot above the base flood elevation, as defined in Section F of this Article, and the plans for such are part of the stormwater management plan (see Article IV, B). The planning commission shall require profiles and elevations of streets in areas subject to flood in accordance with these and any other applicable regulations, including the Dandridge flood damage prevention ordinance. Fill may be used for streets provided such fill does not increase flood heights. In addition, the street pattern shall be designed so that in time of flood each lot shall be readily accessible to emergency vehicles.

5. Street Right-of-Way Widths

The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major road plan, or

if not shown on such plan, shall not be less than as follows:

- a. Arterial Streets or Highways 80 ft, or as may be required.

Streets used primarily for fast or heavy traffic and to move traffic through and outside of the town.

- b.(i)

Major Collector Streets 60 feet

Streets generally used to collect traffic from minor collector and local streets and to provide access to arterial streets for movement through and outside of the community. With appropriate site planning, such as frontage roads, joint use driveways, connecting parking areas, etc., major collectors may be used to provide access to land uses which usually generate high traffic volumes.

- b.(ii)

Minor Collector Streets 50 feet

Streets generally used to collect traffic from local streets and to provide access to major collector and arterial streets and/or to provide adequate access to land uses which generate somewhat higher traffic volumes than local streets.

- c. Local Streets 50 feet

Streets generally used to provide access to abutting low density residential uses and other land uses which usually generate low traffic volumes.

- d. Cul-de-sac Streets 50 feet

Streets designed to temporarily or permanently restrict through traffic (see 14 below).

- e. Marginal Access Streets 50 feet

Marginal access streets are minor streets which are parallel to and adjacent to collector or arterial streets and highways which provide access to abutting properties and protection from through traffic.

6. Additional Width on Existing Streets

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

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

7. Restriction of Access to Collector and Arterial Streets

Where a subdivision abuts or contains an existing or proposed collector or arterial street, the planning commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary to restrict the points of access onto such street in order to adequately protect both the safety of the traveling public and adjoining residential properties.

8. Street Grades

Grades on arterial and major collector streets shall not exceed seven (7) percent. Grades on other streets shall not exceed ten (10) percent.

9. Horizontal Curves

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

10. 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 distance being measured from the driver's eyes, which are assumed to be four and

one-half (4 ½) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all roads showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, shall be required and submitted at the time preliminary plat approval is requested.

11. Tangents

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

12. Intersections

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

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

13. Street Jogs

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

14. Cul-de-sac Streets (Permanent and Temporary)

a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than six hundred (600) feet long unless necessitated by topography, as measured along the centerline of such street from the entrance street right-of-way to the center of the turnaround. Such streets shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet. Where warranted, the planning commission may approve an alternate turnaround design, such as a "T" turnaround.

- b. Where, in the opinion of the planning commission, it is desirable to provide for future street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty (80) feet.

15. ~~Joint Permanent Easements and Reserve Strips~~

~~Every lot in subdivided property shall be served from a publicly dedicated street or a joint permanent easement. All permanent easements shall be designed and constructed to the same standards, as established in Article IV, as streets being dedicated for public acceptance. All improvements shall conform to standards for minor residential streets as specified in these regulations, except that, street identification signs for permanent easements shall indicate in a recognizable fashion that the easement is not a public street. The final plat of any subdivision containing a permanent easement shall clearly indicate it is not a town street and shall be accompanied by the necessary legal documents to establish a means for continuing maintenance. This may be a property owners association or some other means which the town attorney finds acceptable. A copy of such legal documents shall be forwarded to the planning staff within twenty-four (24) hours of being recorded in the Jefferson County Register of Deeds office and shall bear the recorder's stamp. Failure to provide such documents shall be grounds to file for an injunction to prevent the sale or transfer of such property until the required documentation has been provided to the planning staff. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the town under conditions approved by the planning commission.~~

All joint permanent easements shall meet the following standards:

All plats must be approved by the Dandridge Municipal/Regional Planning Commission. Submittal requirements shall be the same as those required for any other subdivision plat brought before the Planning Commission.

All lots served by a joint permanent easement shall comply with all other requirements for minimum lot size, setbacks and other criteria as defined in the Zoning Ordinance of Dandridge, TN and the Municipal Subdivision Regulations of Dandridge, TN.

The Planning Commission may approve joint permanent easements serving one (1) to no more than two (2) parcels. A parcel shall be considered to be served by a joint permanent easement if the lot abuts the joint permanent easement and has legal traversable access to the easement. Subdivisions with joint permanent easements shall conform to the general purpose of these regulations. Additionally, the subdivision shall be considered in the context and pattern of neighboring developments and shall not create double frontage lots. Joint permanent easements shall not be approved if it will create a connection between two (2) public roads.

All joint permanent easement locations must be traversable, with a maximum grade of eighteen (18) percent. If grade exceeds twelve (12) percent, the road must be paved to the same standards as a local residential street as detailed in Article IV. Section C.

Joint permanent easements shall not be less than twenty-five (25) feet in width. The area of the joint permanent easement shall be designated as a private right-of-way and shall not be included as part of the lots and lot area calculation. The area of the joint permanent easement shall be included in the plat.

A property owners association or other legal entity (e.g. maintenance agreement) shall be established that addresses maintenance of the easement. The applicant must demonstrate to the reasonable satisfaction of the Planning Commission that the easement will be properly maintained; **this includes submittal of a separate document detailing who is responsible for upkeep of the easement, such as a maintenance agreement.**

A note shall be placed on the Final Plat that the joint permanent easement is not a public road and will not be maintained by the Town of Dandridge. Joint Permanent Easements shall never be adopted into the Town road system until improvements and right-of-ways conform to the Town of Dandridge Public Works Department standards.

Joint permanent easements shall also function as a utility easement and a note shall be placed on the Final Plat specifying their use as such.

Joint Permanent Easements shall meet the following additional standards:

Roadway construction standards shall be approved by the Department of Public Works and Planning Commission. A gravel surface may be permitted, although paving may be required by Planning Commission up to where the easement abuts the newly created parcel, especially for erosion control and emergency vehicle access. A road profile may be required to determine whether a proposed joint permanent easement will be traversable. A statement from the surveyor certifying that the road grade does not exceed eighteen (18) percent shall be included on the plat. **Parcels served by a joint permanent easement shall not be further subdivided nor shall a joint permanent easement be extended to include or create additional parcels.** Only one dwelling will be allowed per parcel. A note shall be placed on the Final Plat to that effect.

Construction Standards for Joint Permanent Easements

Joint Permanent Easements serving one (1) to two (2) lots shall meet the construction standards as follows. Access shall be provided by a private easement or right-of-way twenty-five (25) feet in width. Access shall be for vehicles as well as utilities to be contained within this easement. Drainage improvements shall be required, as necessary, and the private road itself shall consist of 4 inches deep rolled "pug-mix" gravel, at least twelve (12) feet in width, upon a prepared sub grade with a crown. All private entrances must be paved from the edge of the existing pavement to the edge of the right-of-way to promote safety and keep gravel off the Town road. The paved entrance shall contain adequate turning radius for emergency vehicles and the paved surface shall be on a prepared gravel surface and built to the same specifications as a Town road. A preliminary plat containing all information for preliminary plat submittal is required. The maximum grade shall not exceed eighteen (18) percent; if an easement exceeds twelve (12) percent grade, it must be paved to match Town of Dandridge minimum standards for local residential streets as detailed in Article IV. Section C. The final plat shall contain a note concerning the restriction against re-subdivision unless the joint permanent easement becomes a Town road. All joint permanent easements that serve one (1) to two (2) dwelling units shall be named in conformance with applicable street naming ordinances. (Resolution No.18/19-17, May 23, 2019)

16. Street Names

Proposed streets which are obviously in alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of a difference in the proposed suffix such as "street", "avenue", "boulevard", "drive", "place", "court", or "way". The planning commission can assist the subdivider in avoiding duplication during preparation of the preliminary plat. All final plats must bear the certificate of approval of the street name(s) from the Jefferson County Emergency Communications District.

B. Blocks

1. Length

Blocks shall not be less than four hundred (400) nor more than twelve hundred (1200) feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800) feet in length the planning commission may require one (1) or more public crosswalks of not less than ten (10) feet in width to extend entirely across the block at locations deemed necessary.

2. Width

Blocks shall be wide enough to allow two (2) rows of lots, except where reverse frontage on major streets and roads is provided or where prevented by topographical conditions or size of the property.

C. Lots

1. Adequate Building Sites

Each lot shall contain an adequate building site outside of any easements, street right-of-ways, building setback lines, and subsurface wastewater systems, including future duplication areas for such systems.

2. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street

lines. Each lot must front for a minimum fifty (50) feet upon a public street or permanent private easement (see Article III, A, 15) and must meet the width at the building setback line requirement for the zoning district within which the subdivision is located.

3. Minimum Size

- a. All lots which are served by public water and public sewer, other than those not intended for development, shall conform to the lot size, lot width, and setbacks of the zoning district within which they are located.
- b. Residential lots served by public water but located in areas in which a sanitary sewer system is not available and subsurface wastewater disposal systems or similar systems are planned shall not be less than one hundred (100) feet wide at the building setback line or less than twenty thousand (20,000) square feet in area. Greater area may be required by the planning commission as indicated by data from percolation tests and investigations or as recommended by the county department of environmental health.
- c. Residential lots not served by a public water system shall not be generally permitted. In considering a request for a variance from this section, the planning commission shall consider the proposed subdivision's location relative to any existing or planned public water system improvements, potential for resubdivision, and fire safety. In no instance, however, shall the planning commission consider a request for variance from the provisions of this section where the subdivision contains two (2) or more lots that are less than one (1) acre in size and less than one hundred twenty-five (125) feet in width at the building setback line.
- d. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

- e. The size and width of lots shall in no case be less than the minimum requirements of any zoning ordinance in effect.

4. Building Setback Lines

- a. The minimum front yard building setback lines from the street right-of-way line shall not be less than those specified in each zoning district found in Chapter 4, Zoning Districts of the Dandridge Zoning Ordinance. (Resolution No. 05/06-01, 7/12/05)
- b. In the case of electric transmission lines where easement widths are not definitely established, there shall be a minimum building setback line from the center of the transmission line as follows:

<u>Voltage of Line</u>	<u>Minimum Building Setback</u>
46 KV	37-1/2 feet
69 KV	50 feet
161 KV and over	75 feet

5. Corner Lots

Corner lots shall have extra width sufficient to permit the additional side yard area as may be required by the Dandridge zoning ordinance.

D. Public Use and Service Areas

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

1. Public Open Spaces

Where a school, neighborhood park, recreation area, or public access to water frontage is shown on an official map or in a plan made and adopted by the planning commission and is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to and including a total of ten (10) percent of the gross area or water frontage of the plot for park, school, or recreation purposes.

2. Easements for Utilities

Except where alleys are permitted for the purpose, the planning commission may require easements of at least five (5) feet in width for poles, wires, conduits, storm and sanitary sewers, gas, water mains, or other utility lines along rear lot lines or side lot lines if, in the opinion of the planning commission such action is desirable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities.

3. Easements for Drainage

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

4. Community Assets

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

5. Cluster Box Units for Mail Delivery

Per United States Postal Service guidance, it is the responsibility of the developer to construct a Cluster Box Unit (CBU) for centralized delivery of mail to residents, rather than individual mailboxes to each residence. This CBU shall be installed in a commonly accessible location of the subdivision so that all residents may access their mail conveniently. The USPS allows exceptions for small subdivisions where no new roads are proposed and where it isn't practical to build a CBU on a case-by-case basis. For further information, including specifications, developers are advised to contact their USPS District Growth Management Coordinator or their local planner. If an exemption is granted by the USPS to the builder/developer exempting them from building a CBU, they must present that to the Planning Commission with the plat/site plan.

The Planning Commission retains the authority to review all CBU designs and approve/deny them based on ingress/egress design, parking capacity, proximity to

entrance, and other design factors that the commission deems necessary for safe and orderly traffic flow around CBUs. (Resolution No.18/19-12, 2/28/19)

E. Suitability of the Land

Land which the planning commission has found to be unsuitable for subdivision due to flooding, poor drainage, steep slopes, rock formation, or lack of adequate infrastructure, shall not be subdivided unless adequate methods are employed by the developer for meeting the problems which would be created by the subdivision of such land in order that the health, safety, and welfare of lot purchasers and the community at large may be protected.

F. Land Subject to Flooding

Land subject to flooding is identified as the F-1, Flood Hazard, district on the town's zoning map. The boundary of the F-1 district (100-year flood hazard area) shall be shown on the plat and elevation data for the 100-year flood provided as required by Article 5, C of the Dandridge flood damage prevention ordinance. A note shall be placed on the final plat stating that development within the flood hazard area is subject to the applicable provisions of the Dandridge flood damage prevention ordinance (see also, Article III, A, 4 of these regulations).

G. Large Tracts or Parcels

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

H. Variances

Variances to the provisions of these regulations may be granted by the planning commission so long as the intent of these regulations can be preserved when it finds that strict application of these regulations would create unnecessary hardship. Such hardship shall be found to be due to the technical impracticality of the application of these regulations due to the topography, natural conditions, location, or unusual shape of a property which were not created by actions of the property owner. The planning commission may attach reasonable conditions to any such variance granted to preserve the intent of these regulations and to protect the

general health, safety, and welfare of surrounding property and the community.

I. Planned Unit Developments

Any subdivision in which individual lots are proposed to be smaller than the minimum size set out in these regulations or the minimum size allowed in the zoning district within which such subdivision is located may be permitted by the planning commission as a planned unit development (PUD). The overall project density, however, shall be no greater than that permitted in Article III, C, 3. In addition to the plat preparation requirements and required improvement standards set out in these regulations, any subdivision developed as a planned unit development shall also meet all applicable standards of the Dandridge zoning ordinance concerning planned unit developments (PUD). The subdivider shall consult with the planning staff prior to beginning preparation of a PUD.

J. Zoning or Other Regulations

No final plat of land will be approved unless it conforms to applicable provisions of the Dandridge zoning ordinance. Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in the zoning ordinance, building code, or other governmental regulations, the highest standard shall prevail.

ARTICLE IV

DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

Prior to presenting a plat for final approval, the improvements set out in this article shall be installed and approved by the appropriate person or agency, or, a financial guarantee shall be provided to insure installations of all required improvements.

A. Monuments or Corner Markers

1. Flat top iron pins of not less than one-half (1/2) inch diameter and eighteen (18) inches long shall be set at all points where the street lines intersect the exterior boundaries of the subdivision, and, at angle points and points of curve in each street. The top of the iron pins shall have a cap or tag of non-corrosive material with the surveyor's registration number or company name stamped thereon.
2. All other corner lots shall be marked with iron pins not less than one-half (1/2) inch in diameter and eighteen (18) inches long.

B. Stormwater Management

1. Erosion Control and Drainage Plan

A complete erosion control and drainage plan prepared by an engineer or landscape architect licensed to practice in the State of Tennessee with competency in this field shall be submitted with the preliminary plat for any single-family residential development of five (5) acres or more, or, ten (10) lots, or more. Preliminary plats of subdivisions containing less than five (5) acres and fewer than ten (10) lots shall address the method of erosion control and stormwater management, but shall not be required to meet specific standards set out in subsections a. and b. below unless deemed necessary by the planning commission.

- a. Erosion Control Plan

The erosion control plan shall show the location and address the manner of installation and maintenance of appropriate and generally accepted means to prevent eroded soils or other materials from being deposited in any streams or other body of water or onto

adjoining properties, including public right-of-way. During street construction, measures outlined in Section 209, Temporary Project Water Pollution Control, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, shall be employed. If applicable, the erosion control plan shall include a copy of the "Notice of Intent" form which the subdivider may have been required to file with the Tennessee Department of Environment and Conservation regarding erosion on construction sites. Erosion control measures shall be installed prior to site preparation activities and maintained during construction of streets and other public facilities and until all areas disturbed by construction activities have been stabilized in an appropriate manner.

b. Drainage Plan

The drainage plan shall be designed using methods outlined in the most recent edition of "Urban Hydrology for Watersheds", Technical Release #55, U.S. Soil Conservation Service or other methods deemed acceptable by the planning commission. The plan shall be designed so that stormwater runoff from a 10-year, 24-hour storm event under post development conditions will be detained on site and released from the site at a rate no greater than that which occurred on site during a 10-year, 24-hour storm event prior to development. Where detention structures are proposed as a part of the stormwater management plan, an emergency spillway shall be provided for each such structure. All permanent drainage structures, easements, etc. shall be shown on the plan and the developer shall provide information on the manner in which such structure, easements, etc. will be maintained over time.

2. Driveway Drainage System Design Criteria

Any driveways installed by the subdivider prior to the date a street is offered to the town for acceptance into the town street system or installed on any other approved private means of access shall meet the following standards as applicable:

a. Streets or Internal Drives Without Curbs

For driveways serving individual single-family home, the street superintendent shall determine the type and minimum pipe size which shall be at least fifteen (15) inches in diameter. Where the proposed development includes internal driveways serving other than individual single-family lots, driveway side drains shall be a minimum of 16 gauge for corrugated metal pipe (CMP), or class III concrete for pipe diameters to 18". For pipe 24" in diameter or larger, the CMP shall be 14 gauge or class III concrete. Pipe shall extend beyond the edges of the driveway and shall terminate with a concrete flared headwall (see illustrations 1 & 2). No pipe shall be installed which is less than 15" in diameter. The street superintendent shall have the authority to approve an alternative headwall design suitable to the site in question.

b. Streets with Curbs

Catch basins shall be integrated into any new street construction where curbing will be installed. Catch basins shall be TDOT 12-32 (standard drawing D-CB-12-32) modified to accept the frame and grate as shown on standard drawing D-CBB-12A or other designs of comparable quality as approved by the town. Total casting weight shall be a minimum of 730 lbs per catch basin. Casting shall be aligned using plan normal gutter elevations which shall be adjusted to allow for a 2' sump at face of curb. Enclosed storm drains which collect and convey drainage on, across, and through public right-of-way shall comply with standards for driveway side drains. Pipe shall extend beyond the right-of-way and shall terminate with a concrete flared headwall (see illustrations 1 & 2). Rip rap/quarry or field stone 4" to 8" shall be placed a minimum of 6' beyond the headwall and laid over erosion control matting material equal to Erosion Control Fabric 955 by Synthetic Industries, Inc. The minimum design criteria used for calculating the size of enclosed drainage systems shall be based on a ten-year (10) flood frequency, 24-hour duration storm. For major system designs, the street superintendent and development engineer shall determine other appropriate criteria which is consistent with the intent of this section.

C. Street Design Standards

1. General Provisions

These design standards shall be considered minimum standards. The planning commission may apply a higher standard when deemed appropriate, such as but not limited to, construction of streets within industrial subdivisions.

After removal of topsoil and other materials from the right-of-way, in accordance with Section 201, Clearing and Grubbing and Section 202, Removal of Structures and Obstructions, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, but **prior to any grading or filling, the subdivider shall contact the superintendent for an initial inspection. Thereafter, the street superintendent shall be notified at each stage of street construction in order to conduct appropriate testing/inspection. Failure to properly notify the street superintendent may result in reconstruction being required or refusal of a request by the subdivider for acceptance of the street into the town street system.**

2. Grading

All streets, roads, and alleys shall be graded by the subdivider so that pavement and sidewalks can be constructed to the required cross section. Deviation from the above due to special topographical conditions, will be allowed only with special approval of the planning commission. Measures outlined in Section 209, Temporary Project Water Pollution Control, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, shall be employed during all phases of street construction. Where streets are constructed under or adjacent to existing electric transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the street shall be done in a manner which will not disturb the structure or result in erosion endangering the structure. In the case of electric transmission lines, the clearance from the pavement to the nearest conductor shall meet all requirements of the National Electric Safety Code.

3. Preparation for and Construction of Subgrade

Preparation and construction of the subgrade shall be accomplished in accordance with Section 203, Excavation and Undercutting, Section 205, Embankments, and Section 207, Subgrade Construction and Preparation, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation. The density of the finished subgrade shall be equal to not less than one hundred percent (100%) of the maximum density. The determination of optimum moisture, maximum density, and density of the soil in place shall be in accordance with the provisions of subsection 205.04 of the above referenced publication.

4. Pavement Base

After the subgrade has been inspected and found to meet the standard set out in Section 3 above, the roadbed shall be surfaced with Type A mineral aggregate crushed stone, pugmill mixed with even wetting to maintain a uniform moisture content, in accordance with Section 3030, Mineral Aggregate base, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, applied in reasonably close conformity with the lines, grades, thickness, and typical cross sections shown on the street plan/profile. The average density shall not be less than ninety-five percent (95%) of maximum density determined in accordance with AASHTO T 99, Method D. No individual test shall be less than ninety-two percent (92%) of maximum density. The compacted thickness of the stone roadway shall be dependent upon the classification of the street as follows:

Local Streets - ~~6"~~ 5.0"

Minor and Major Collector and Arterial Streets - ~~8"~~

Commercial - 8.0", Industrial - 10.0"

(Resolution No.18/19-15, 3/28/19)

5. Prime Coat

After the pavement base has been inspected and found to meet the standard set out in Section 4 above, a prime coat of cut-back asphalt, Grade RC-70 or RC-250, or emulsified asphalt, Grade AE-P or CAE-P, shall be applied at a rate of 0.2 to 0.5 gallons per square yard, and, if conditions require, aggregate cover material, Size 7, 8, or 78, shall be applied. All work shall be accomplished in accordance

with Section 402, Prime Coat, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation.

6. Binder

Following completion and inspection of the subgrade, base, and prime coat, a binder course consisting of hot mix asphaltic concrete (307-B), shall be applied to a depth of ~~one and one-half inches (1 ½")~~ **two inches (2.0") for residential, a depth of three inches (3.0") for commercial and industrial (Resolution No.18/19-15, 3/28/19)**. The binder course shall be applied in accordance with Section 307, Bituminous Plant Mix Base (Hot Mix), Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation and in reasonably close conformity with the lines, grades, thickness, and typical cross sections shown on the street plan/profile.

7. Wearing Surface

Upon completion of the binder, the wearing surface shall be applied. The wearing surface shall be asphaltic concrete, as set out in Section 411, Asphaltic Concrete Surface (Hot Mix), Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation and shall be applied in accordance with the type under contract and in reasonably close conformity with the lines, grades, thickness, and typical cross sections shown on the street plan/profile. Asphaltic concrete shall be applied to the following depths:

- Local Streets - ~~1"~~ **1.5"**
- Minor and Major Collector and Arterial Streets - ~~1.5"~~ **2.0"** (Resolution No.18/19-15, 3/28/19)

8. Minimum Pavement Widths and Cross Section

Minimum pavement widths between curbs shall be as follows:

Local Streets	22 feet
Minor and Major Collector Streets	28-32 feet
Arterial Streets	As may be required*

*Arterial streets are generally constructed by public entities, but where the subdivision of property occurs along and arterial street, developers may be required to

provide acceleration/deceleration lanes, or similar improvements.

See illustration 3 in appendix for typical roadbed section.

9. Shoulders and Ditches and Curbs and Gutters

The subdivider shall provide either a system of shoulders and ditches or permanent six (6) inch concrete curbs with twenty-four (24) inch integral concrete gutters, standard rolled curb and gutters, or other construction approved by the planning commission. Either such system shall be designed in accordance with the stormwater management plan for the subdivision (see Article IV, B). All manholes, catch basins, inlets and pipe end walls, specified in the street plan/profile shall be installed in accordance with the provisions of Section 611, Manhole, Catch Basins, Inlets, and Pipe End Wall, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation. If shoulders and ditches are used, applicable provisions of of Section 206, Final Dressing, and Section 208, Shoulders and Ditches, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, shall be followed.

10. Inspection

During the construction of subdivision streets which are intended to become public streets to be maintained by the Town of Dandridge, the developer and/or his contractor shall be required to keep the street superintendent advised as to the progress being made and have all such streets inspected by the side street superintendent at a all stages of preparation and construction. ***Failure to properly notify the street superintendent may result in reconstruction being required or refusal of a request by the subdivider for acceptance of the street into the town street system.***

If final plat approval is requested prior to the completion of required street improvements, the planning commission shall ask the advice of the street superintendent before determining the amount and type of security which will be required to guarantee completion of the street. If approved, the planning commission shall not release such guarantee until a recommendation is received from the street superintendent regarding whether

or not all improvements have been installed in accordance with applicable provisions of these regulations.

D. Sidewalks

For the safety of pedestrians and of children at play, installation of sidewalks on ~~both~~ **one** (Resolution #21/22-10, 5/10/22) side of a street will normally be required of the developer. Alternative methods of non-vehicular movement in new subdivisions may be considered by the planning commission. Should an alternative method be approved by the planning commission, the approved method shall be subject to any standards or conditions imposed by the planning commission and/or town. The construction of sidewalks is not required in new subdivisions that do not have access to public sewer, in accordance with Section 13-7-301 Tennessee Code Annotated, but may be constructed at the request of the developer. Additional standards for sidewalks are as follows:

1. Sidewalks shall be located not less than one (1) foot from the property line to prevent interference or encroachment by fencing, wall, hedges or other planting or structures placed on the property line at a later date.
- ~~2. Sidewalks shall be located within the street right-of-way three (3) feet from the street wearing surface or curb, whichever applicable, to prevent interference from mailboxes and utility poles. The three-foot (3-ft) strip from the edge of the wearing surface and sidewalk shall be planted in grass. The grass strip shall be maintained by the adjoining property owner and comply with all applicable property maintenance and sidewalk regulations of the town. (Resolution #21/22-10, 5/10/22)~~
3. In single-family residential areas, concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multi-family or group housing developments, sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial areas, sidewalks shall be ~~ten (10) feet wide~~ **a minimum of six (6) feet wide** and four (4) inches thick. (Resolution No.18/19-03, 9/27/18)
4. Sidewalk requirements may be waived if the subdivision has very little future potential to generate significant pedestrian/bicycle traffic. This shall be based on an analysis of future land use anticipated, future density and intensity of residential/commercial development anticipated in the vicinity, and proximity of other pedestrian-generating

uses such as parks, schools, or retail business. (Resolution No.18/19-03, 9/27/18)

5. Sidewalks shall be constructed with a minimum 3000 PSI, Class A, concrete or other material approved by the planning commission and/or town. Materials, equipment and construction requirements shall be as specified in Section 701 of the Tennessee Department of Transportation's "Standard Specifications for Road and Bridge Construction" 1995 edition and any subsequent amendments. All sidewalks shall be designed in accordance with the American with Disabilities Act (ADA) requirements.
6. Whenever it is deemed necessary to connect proposed sidewalks to existing sidewalks, the developer shall be responsible for sidewalks to be designed on the same side of the street which will make this connection possible.
7. The installation of sidewalks shall be required when at least seventy-five (75) percent of the subdivision is built-out to minimize the likelihood of damage to sidewalks during construction.
8. Drainage plans shall account for subdivisions that contain sidewalks and employ all acceptable methods and best management practices to minimize drainage problems.

(Resolution No.08/09-16, 3/10/09)

E. Installation of Utilities and Driveways

After grading is completed and approved and before any base is applied, all of the underground works, e. g., water mains, gas mains, etc. and all service connections shall be installed completely and approved throughout the length of the street and across the flat section. All driveways for houses to be built by the subdivider shall be cut and drained. (see Article IV, B, 2)

F. Water Supply System

A water supply system shall be constructed to serve all lots shown on the subdivision plat with water for both domestic use and fire protection. Fire hydrants shall be installed so that no lot is more than 500' from an operable hydrant.

G. Sanitary Sewers

When a proposed subdivision is located within a sewer service area, sanitary sewers shall be installed.

H. Street Name Signs and Traffic Control Signs

Street name signs shall be installed at all intersections in new subdivisions including intersections with existing town streets. Appropriate traffic control signs shall be installed in accordance with the recommendation of the planning commission and street superintendent. Such signs shall conform to Uniform Traffic Control Manual guidelines.

I. Requirements for Acceleration and Deceleration Lanes

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

J. Electric Transmission Lines

The subdivider shall provide the necessary major electric transmission lines throughout the subdivision. The system shall be constructed to serve all lots shown on the subdivision plat. When feasible, lines should be run either along adjoining rear lot lines or underground in order to avoid construction of power lines and poles along the public rights-of-way.

K. Street Lights

Street lights shall be installed along existing or new streets serving the subdivision at street intersections and at intervals of 500' from such intersections along the length of the street.

L. Guarantee in Lieu of Completed Improvements

No final subdivision plat shall be approved by the planning commission or accepted for record by the county registrar of deeds until all required improvements have been constructed in a satisfactory manner and approved by the planning commission. If all required improvements have not been installed and approved at the time final plat approval is requested, the planning commission may, if it deems to be appropriate, accept a performance bond a letter of credit from approved financial

institution. Other forms of financial guarantee such as a certified check or escrow account, may be accepted upon review and approval of the town attorney. The amount of the bond or other security shall be sufficient to cover the cost of installation of the required improvements plus ten (10) percent of such cost, in order to ensure that required public improvements may be made and utilities installed without cost to the Town of Dandridge in the event of default of the subdivider. The conditions of such security or performance bond shall provide for the installation of the improvements covered by such bond within a period not to exceed twelve (12) months; provided however, that such period may be extended by the planning commission with the consent of the parties thereto if the planning commission finds that the public interest will not be adversely affected by such extension. If the planning commission shall decide at any time during the term of the performance bond that the extent of the building development that has taken place in the subdivision is not sufficient to warrant reduction in the face amount of said bond, or that the character and the extent of such development require additional improvements, the face value of such performance bond shall thereupon be reduced or increased by an appropriate amount so that the new face amount will cover the cost in full of the amended list of improvements. Any owner or agent of any land may sell, transfer, or agree to sell any lot or lots shown on a plat having been granted final approval by the planning commission, provided the owner or agent post an acceptable performance or security bond guaranteeing to the public the actual construction and installation of the necessary improvements within the specified time period. Sale of subdivision by auction does not exempt the subdivider from posting acceptable security in lieu of completed improvements, except that, if a parcel is sold as a whole, the security or performance bond may be released by the planning commission upon action by the purchaser to consolidate the various lots into one parcel.

ARTICLE V

ENFORCEMENT AND PENALTIES FOR VIOLATIONS

A. General

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

B. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the planning jurisdiction shall be admitted to the land records of Jefferson County or be received or recorded by the register of deeds until said plat or plan has received final approval in writing by the planning commission, as provided in Section 13-4-302, Tennessee Code Annotated.

2. No board, public officer, or authority shall light any street, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the area of the town's planning jurisdiction unless such street shall have been accepted, opened or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the planning commission, as provided in Section 13-4-307, Tennessee Code Annotated.

C. Penalties

1. No county register of deeds shall receive, file, or record a plat of a subdivision within the municipality without the approval of the planning commission as required in Section 13-4-303, Tennessee Code Annotated, and any county register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.

2. Section 13-4-306, Tennessee Code Annotated, provides that whoever being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use

of a plat of subdivision of such land without having submitted a plat of such subdivision to the planning commission and obtained its approval as required before such plat be recorded in the office of the appropriate county registrar, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by the law. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The town, through its municipal attorney or other official designated by the Board of Mayor and Alderman, may enjoin such transfer or sale or agreement by action or injunction.

3. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building or structure, and the building commissioner and/or town attorney or other official designated by the Board of Mayor and Alderman may bring action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-4-308, Tennessee Code Annotated.

ARTICLE VI

ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision regulations, a public hearing as required by Section 13-4-303, Tennessee Code Annotated was afforded any interested person or persons. Notice of such hearing was announced in a local paper, being of general circulation within the area of planning jurisdiction, and stating the time and place for the hearing.

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

DANDRIDGE MUNICIPAL PLANNING COMMISSION

August 28, 1997

PUBLIC HEARING

August 28, 1997

ADOPTED

Barbara McAndrew

SECRETARY

APPENDICES