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01.00. Preamble.

PURSUANT TO THE AUTHORITY SET FORTH IN SECTION 13-4-301 THROUGH SECTION 13-4-309, **TENNESSEE CODE ANNOTATED**, AND FOR THE PURPOSE OF:

1. PROMOTING THE HEALTH, SAFETY, MORALS, CONVENIENCE, ORDER, PROSPERITY, AND GENERAL WELFARE OF THE CITY;
2. ENCOURAGING ECONOMICALLY SOUND AND STABLE LAND DEVELOPMENT; TO ASSURE THE PROVISION OF REQUIRED STREETS, UTILITIES, AND OTHER FACILITIES AND SERVICES TO LAND DEVELOPMENTS;
3. ASSURING THE ADEQUATE PROVISION OF SAFE AND CONVENIENT TRAFFIC ACCESS AND CIRCULATION, BOTH VEHICULAR AND PEDESTRIAN, IN LAND DEVELOPMENT;
4. ASSURING THE PROVISION OF NEEDED PUBLIC OPEN SPACES AND BUILDING SITES IN LAND DEVELOPMENT THROUGH THE DEDICATION OR RESERVATION OF LAND FOR RECREATIONAL, EDUCATIONAL, AND OTHER PUBLIC PURPOSES; AND,
5. TO ASSURE THAT LAND IS DEVELOPED IN CONFORMITY WITH THE COMPREHENSIVE PLAN OF KIMBALL, TENNESSEE.

THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF KIMBALL, TENNESSEE, DOES ORDAIN AND ENACT THE FOLLOWING CHAPTERS AND SECTIONS.

01.01. Purpose.

Land subdivision is the first step in the process of community development. Once land has been divided into streets, lots and blocks and publicly recorded, the correction of defects is

costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services must be provided. It is therefore in the interest of the public, the developer and the future owner that subdivisions be conceived, designed and developed in accordance with sound rules and proper minimum standards.

01.02. Enactment Clause.

In pursuance of the authority set forth in Section 13-4-301 through 13-4-309, of the *Tennessee Code Annotated*, and for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of the municipality; to encourage economically sound and stable land development; to assure the provision of required streets, utilities and other facilities and services to land developments; to assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land development; to assure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, educational and other public purposes; and to assure that land is developer in conformity with Comprehensive Plan of Kimball, the Municipal Planning Commission of Kimball Tennessee ordain and enact the following Chapters and Sections:

01.03. Short Title.

This document shall be known and may be cited as the **Subdivision Regulations of Kimball, Tennessee.**

CHAPTER 2

DEFINITIONS OF TERMS

Section:

02.00. Definitions

02.00. Definitions.

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

Abutting: having a common border with or being separated from such common border by an alley or easement.

Access: the right to cross between public and private property, thereby permitting pedestrians and vehicles to enter and leave property.

Base Flood: the flood having a one (1) percent chance of being equaled or exceeded in any given year.

Building: any structure built for support, shelter, or enclosure for any occupancy or storage.

Building Inspector: the codes enforcement officer or his authorized representative appointed by the Kimball Board of Mayor and Aldermen.

Development: any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Drainage: the removal of surface water or ground water from land by drains, grading, or other means. Drainage includes the control of runoff to minimize erosion and sedimentation during and after development and includes the means necessary for water supply preservation or prevention or alleviation of flooding.

Flag Lot: a "flag lot" is a lot which is shaped somewhat like a flag on a pole. These lots are used to provide a building site in the interior of a tract of land behind the lots which front a public street.

Flood or Flooding: a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. the overflow of inland or tidal waters;

2. the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): an official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study: the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the risk premium zones applicable to the community.

Flood Protection Elevation: the elevation to which structures and uses, regulated by these regulations, are required to be elevated or flood-proofed. Since Kimball's floodways are calculated to pass the 100-year flood with an increase in water level not more than one (1) foot, the flood protection elevation at any point along a stream is the natural 100-year flood level at the point plus one (1) foot.

Floodway: the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Floodway Fringe: the land located between the floodway boundary line and the maximum elevation subject to inundation by the 100-year flood.

Health Authority: the environmentalist of the Marion County Health Department or his duly authorized representative.

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

Lot of Record: a lot which is part of a subdivision, recorded in the county register of deeds, or a lot, described by metes and bounds, the description of which has been recorded in the office of the county register of deeds prior to the adoption of the *Kimball Subdivision Regulations*.

Planning Commission: refers to the Kimball Municipal Planning Commission.

Right-of-Way: a strip of land upon which a public road is built. The right-of-way includes not only the pavement surface, but the additional dedicated width of land provided for utilities, drainage and future widening of the roadway.

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

1. Interstate: Interstate Highway 24
2. Arterials: major thoroughfares designed to move large volumes of vehicles.

3. Collectors: those which carry traffic from minor streets to the major system of arterial streets and highways and include the principal entrance streets of a residential development and streets for major circulation within such a development.
4. Local Street: a neighborhood street used primarily for access to the abutting properties.
5. Marginal Access Street: a minor street parallel and adjacent to arterials which offers access to abutting properties.
6. Alley: a minor way used for service access to the back or side of properties otherwise abutting on a street.
7. Cul-de-Sac: a local street with only one outlet, sometimes called a dead-end street.

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.

Subdivision (Amended 11-14-00): within these regulations the term “subdivision” means the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions of five (5) acres or less for the purpose, whether immediate or future, for the sale or building development, and includes re-subdivision and when appropriate to the context, relates to the process of subdividing or to the land or area subdivided. The term “subdivision” may be further defined as follows:

1. Major Subdivision: All divisions of land into five (5) or more lots, building sites or other divisions for the purpose, whether immediate or future, of sale or building development; and including all division of land into two (2) or more lots involving a new street, or change in existing streets; or divisions of land involving the extension of water, sewer or gas lines and includes re-subdivisions and, where appropriate to the context, relates to the process of subdividing or to the land or area subdivided.
2. Minor Subdivision: All divisions of land into four (4) or less lots, building sites or other divisions for the purpose, whether immediate or future, of sale or building development, and where appropriate to the context, relates to the process of subdividing or to the land or area subdivided. This definition shall not include any divisions of land involving a new street, a change in an existing street, or the extension of water, sewer or gas lines.

CHAPTER 3

PLATTING JURISDICTION AND ENFORCEMENT

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03.00. Platting Authority.

The **Kimball Municipal Planning Commission (KMPC)** shall be the official platting authority for land within its planning jurisdiction. The KMPC's planning jurisdiction shall include land within the corporate limits of Kimball, Tennessee and any future region, outside its corporate limits, that may be designated by the State of Tennessee.

03.01. Use of Plat.

The transfer of sale, 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 Marion County Register of Deeds is prohibited. The description by metes and bounds in the instrument of transfer or other document shall not exempt the transaction from these regulations.

03.02. Enforcement.

No plat or plan of a subdivision located within the area of planning jurisdiction shall be filed or recorded by the county register of deeds until said plat or plan has received final approval in writing by the Kimball Municipal Planning Commission.

03.03. Opening and Improving of Public Streets.

No public officer, authority, or city 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 planning commission. The

city commission may accept or layout any other road provided the ordinance for such acceptance, laying out, or adoption shall first be submitted to the planning commission for its approval. And if disapproved by the planning commission, shall receive at least a majority vote of the entire membership of the Kimball Board of Mayor and Aldermen.

03.04. Erection of Buildings.

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.

Any new 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 designated by the Kimball Board of Mayor and Aldermen may bring action to enjoin such erection or cause it to be vacated or removed.

03.05. Penalties.

No county register of deeds shall receive, file, or record a plat of a subdivision without the approval of the planning commission. Violation of this provision shall be deemed a misdemeanor, punishable as provided by law.

Any 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 such subdivision to the planning commission and obtained its approval as required before such plat be recorded in the office of the appropriate county register, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law, and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The city, through its attorney or other official designated by the city council, may enjoin such transfer or sale or agreement by action or injunction.

CHAPTER 4

DESIGN REQUIREMENTS FOR SUBDIVISIONS

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- 04.09. Lot Abutting a Public Street**
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04.00. Suitability of Land.

The planning commission shall not approve the subdivision of land if from adequate investigations is deemed unsuitable for platting and development purposes of the kind proposed.

1. Land within the floodways shall not be platted for residential occupancy or building sites, but may be used in calculating overall lot size. Such land shall be set aside for uses as shall not be endangered by periodic or occasional inundation and extreme water velocities.
2. Land located in floodway fringe areas may be platted for residential occupancy or for such other uses which will not increase the flood hazard, endanger health, life, or property, or aggravate erosion provided a notation of the flood hazard is shown on the plat and provided the lot has a flood-free building site. In applying this provision, land below the elevation of the 100-year flood shall be considered subject to periodic flooding.
3. The elevation of these controls shall be determined from the "Flood Insurance Study" and the corresponding Flood Insurance Rate Maps (effective 5-19-87), and any subsequent revisions thereto developed by the Federal Emergency Management Agency, which are made part of these regulations.

4. Fill may not be used to raise land within the floodway area. In other areas subject to flood, fill may be used provided the proposed fill does not restrict the flow of water or increase flood heights.

04.01. 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.

04.02. Access.

Access to every subdivision shall be provided over a public road.

04.03. Public Use Areas.

When public use features or other plans adopted by the planning commission are located in whole or in part in a 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.

The planning commission shall refuse to approve the plat and shall notify the governing body of the reasons for such action whenever it finds a dedication of land to public uses is not required or suitable for such use.

Where public use is to be made of the property and the residents of the subdivision will receive 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 circumstance--the subdivider should not be required to hold his land idle for a lengthy, indefinite period.

04.04. Block Lengths and Widths.

Block lengths and widths shall be as follows:

1. Blocks shall be no shorter than four hundred (400) feet nor longer than twelve hundred (1,200) feet in length, except in unusual circumstances.
2. 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.

04.05. Flood Protection Elevation.

Each lot in a subdivision shall contain a flood-free building site outside the limits of any existing easement or the building setback lines as required by these regulations. The finished floor elevation for a concrete slab on-grade type of structure or the bottom of the floor joist for a crawl-space type of structure shall be a minimum of one (1) foot above the 100-year flood elevation.

04.06. Lot Sizes.

Residential lots shall not be less than seventy-five (75) feet wide at the building setback line. Other lot size requirements follow.

1. Residential lots shall have a depth of not less than one hundred (100) feet and not greater than three (3) times the width of the lot at the building line, unless unusual circumstances make these limitations impractical.
2. Lots not served public water or sanitary sewer systems shall be at least thirty thousand (30,000) square feet in area or of a size specified by the county health authority; the minimum distance between the septic tank and well shall be one hundred (100) feet.
3. Where lots are served by individual septic tanks and public water system, minimum lot size shall be fifteen thousand (15,000) square feet. The county health authority may require minimum lot sizes greater than herein specified.
4. Corner lots shall have adequate width to meet building setback requirements for both abutting streets.
5. Commercial and industrial lots shall be adequate in size to provide service areas and off-street parking suitable for the type of use and development contemplated.
6. Land shall not be platted for commercial or industrial purposes unless the subdivider can demonstrate that each lot provides:
 - (A) A site that does not unduly interfere with through traffic,
 - (B) An integrated parking area,
 - (C) Insulation against any adverse effect on any present or future adjacent residences,
 - (D) A parcel size sufficient in area to allow future expansions.

04.07. Lot Lines.

All lot lines shall be perpendicular or radial to the street lines, unless impractical because of topographic or other features.

04.08. Building Setback Lines.

All building setback lines shall be measured from the property line. Minimum building setback lines shall be as follows:

- 1. Front yard setback 40 feet
- 2. Side yard setback..... 10 feet
- 3. Rear Yard Setback..... 15 feet
- 4. Side yard setback abutting a minor 20 feet
street (corner lot) or as may be required

In cases where a drainage or other easement is required on the plat, setbacks may be increased.

04.09. Lot Abutting Public Streets.

Each lot shall abut for at least fifty (50) feet upon a dedicated public street.

04.10. Double Frontage Lots.

Double frontage lots should be avoided, except to overcome specific disadvantages of topography and orientation.

04.11. Reverse Frontage Lots.

Reverse frontage lots should be encouraged 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 buffer strip, at least ten (10) feet wide, shall be provided along the lot lines which abut the traffic artery of highest classification. *(An earthen berm or opaque fence may be used in lieu of an evergreen buffer strip.)*

04.12. Flag Lots.

Flag lots may be allowed and shall meet the following criteria:

1. For flag lots of one (1) acre or less, the access strip shall be a maximum of 200 feet in length and a minimum of 25 feet in width;
2. For flag lots of more than one (1) acre, the access strip shall be a maximum of 500 feet in length and a minimum of 50 feet in width. (This additional width will allow for the construction of a public street if the flag lot is ever re-subdivided.);
3. The overall subdivision shall be designed so that the point where the access strip of the flag lot abuts the public street shall be safe for vehicular ingress and egress as far a visibility and grade are concerned since, unlike the purchaser of a conventional lot, the owner of a flag lot will have no other choice as to driveway location. (The safety of this location is even more important if the flag lot is ever made into a subdivision, containing several lots.);
4. Whenever a fifty (50) foot wide access strip is required, the developer shall locate it in a position where:
 - (A) the grade could meet the specifications of section 05.12.;
 - (B) the intersection for of ingress and egress is safe for vehicular traffic;
5. Within the portion of the flag lot which does not include the access strip the various building setbacks for front, side and rear shall still apply and be measured from the boundaries of the portion excluding the access strip;
6. Minimum lot sizes shall be calculated, excluding the access strip.

SUBDIVISION DESIGNS

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CHAPTER 5

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05.00. Conformance to Major Road Plan.

All streets and features of the *Major Road Plan of Kimball, Tennessee*, shall be platted by the subdivider in the location and to the dimensions indicated on the *Major Road Plan*.

05.01. Continuation of Existing Streets.

Existing streets shall be continued at the same or greater width, but in no case less than the required width.

05.02. Street Connections.

Where proposed streets intersect existing streets, the developer must make the connection at his expense and meet all street design requirements set forth in these regulations. Where proposed streets connect with a city or state highway, the developer shall obtain authorization from the city or state highway department granting approval of the design of the proposed road connection.

05.03. Street Elevations.

The planning commission may require profiles and elevations of streets in areas subject to flood. Fill may be used for streets provided such fill does not increase flood heights. Drainage openings shall be designed to not restrict the flow of water and increase flood heights. The minimum street elevation shall be no lower than the 100-year flood elevation.

05.04. Street Names.

Upon approval of the Preliminary Plat, the proposed street names for a subdivision shall require the approval of the Enhanced 911 (E-911) Emergency Services and the Board of Mayor and Aldermen. Streets that are in obvious alignment with existing streets shall be given the name of the existing street.

05.05. Restriction of Access.

When a tract fronts on an arterial or highway, the planning commission may require such lots to be provided with frontage on a marginal access street or may require reverse frontage lots.

05.06. 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.

05.07. Private Streets and Reserve Strips.

There shall be no private streets platted in any subdivision. 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.

05.08. Easements.

Easements having a minimum width of twenty (20) feet shall be provided, with a distribution of ten (10) feet on each property line or where deemed necessary for utility lines and underground mains and cables. Easements of the same or greater width shall be required along the lines of, or across, lots where necessary for the extension of existing or planned utilities.

Where a subdivision is traversed by a watercourse, drainage-way, channel, or stream, there shall be provided a storm water or drainage easement of adequate width.

05.09. Street Right-of Way Widths.

The right-of-way width shall be the distance across a street from property line to property line. Minimum street right-of-way widths shall be as follows:

- 1. Arterials..... 100 feet
or as may be required
- 2. Collector Streets..... 80 feet
- 3. Local Streets..... 50 feet
- 4. Marginal Access Streets..... 50 feet
- 5. Alleys 20 feet
- 6. Cul-de-sacs..... 50 feet

Cul-de-sacs or dead-end streets shall not be greater in length than seven hundred (700) feet. They shall be provided at the closed end with a turn-around having a property line radius of at least fifty (50) feet with an outside pavement radius of at least forty (40) feet (thirty [30] feet where shoulders are used).

- 7. Temporary Cul-de-sacs 50 feet

Where the opinion of the planning commission it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedicating to the boundary of such property. Such dead-end streets shall be provided with a temporary turn-around approved by the planning commission. Adequate rights-of-way shall be dedicated to connect with any temporary dead-end street adjoining the subdivision.

05.10. Additional Width on Existing Streets.

Subdivisions that abut existing streets shall dedicate additional right-of-way to meet the minimum street requirements as follows:

- 1. The entire right-of-way shall be dedicated where any part of the subdivision is on both sides of the existing street.
- 2. Where the subdivision is located on one side of an existing street, the amount of dedicated right-of-way shall be dedicated:
 - (A) 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 of the required right-of-way, measured from the centerline of the existing roadway.
 - (B) If the land across the roadway has been subdivided or developed, the subdivider is required to provide enough

additional right-of-way on his side of the roadway to bring the total right-of-way to the required width in no case shall the right-of-way be less than forty (40) feet.

3. In cases where the rights-of-way in excess of fifty (50) feet are required, additional widths shall be reserved, and when used, just compensation therefore shall be paid by the condemning authority.

05.11. Minimum Pavement Widths.

The required pavement widths will vary with the character of the building development and the amount of traffic encountered.

Minimum surface widths shall be as follows:

1. Arterial Streets as may be required
2. Collector Streets 24 feet
3. Local Streets 20 feet
4. Marginal Access Streets 20 feet
5. Minor Residential Streets 20 feet
6. Cul-de-sacs (permanent and temporary) 18 feet

Each subdivision plat will be reviewed on a case-by-case basis. The planning commission reserves the right to increase the minimum surface width if through its plat review the planning commission finds the type of development proposed warrants a larger minimum surface width.

05.12. Street Grades.

Streets shall be planned to conform to existing topographic conditions. Grade may exceed twelve (12) percent for a distance up to four hundred (400) feet, but may not exceed fifteen (15) percent. Minimum street grade shall be 0.5 percent (this includes the lateral grade across the pavement to allow for an adequate 'crown' for drainage purposes).

05.13. Horizontal Curves.

Where a deflection angle of 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.

- | | | |
|----|------------------------|----------|
| 1. | Arterials..... | 300 feet |
| 2. | Collectors | 200 feet |
| 3. | All Other Streets..... | 100 feet |

05.14. 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. Sight distance shall be measured from four and one-half (4 1/2) feet above the pavement, to an object four (4) inches high on the pavement. Profiles of all streets, showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontally and one (1) inch equals twenty (20) feet vertically, may be required.

05.15. Intersections.

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

Curb radii at street intersections shall not be less than twenty (20) 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.

05.16. Tangents.

Between reverse curves, there shall be a tangent having a length of not less than one hundred (100) feet when used with minimum radius.

05.17. Street Jogs.

Street jogs with centerline offsets of less than one hundred fifty (150) feet shall not be allowed.

STREET JOGS/INTERSECTIONS

HORIZONTAL CURVE/STREET PROFILE

CHAPTER 6

PRELIMINARY PLATTING REQUIREMENTS

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06.00. Pre-Application Review.

The subdivider is urged to consult early and with the chairman of the Kimball Municipal Planning Commission and its staff and with the Marion County Health Department. The subdivider may submit sketch plans and data showing existing conditions within the site and its vicinity and the proposed layout and development of the subdivision. No fee shall be charged for the pre-application review and no formal application shall be required.

At this stage, the subdivider should consult with any lending institutions participating in the financing of his proposed development. The subdivider should contact the Federal Housing Administration (FHA) or the Farmers Home Administration (FmHA) regarding mortgage insurance on houses that may be built in the proposed subdivision. It is important that the subdivider submit a sketch plat to the county health department prior to the meeting when he will ask the planning commission for preliminary approval.

06.01. Preliminary Plat Approval.

The following procedures are required in order to obtain approval of a preliminary plat.

06.01.01. Application for Preliminary Plat Approval. The subdivider shall inform the chairman of the planning commission of a request for preliminary plat approval. This contact should be made allowing a reasonable amount of time for the planning commission to review the information provided on the plat. **In no case shall the planning commission review a preliminary plat which notification is given on the date of the regularly scheduled meeting.**

The subdivider shall distribute one copy of the preliminary plat to each of the following individuals or agencies for their review and records: 1) planning commission; 2) public utility department; 3) county health department; and 4) city road commissioner.

06.01.02. Review of Preliminary Plat. The planning commission shall check the plat for conformance to these regulations. The planning commission shall give approval or

disapproval of the preliminary plat. A notation of the action shall be made in the minutes of the meeting. The minutes shall contain the reasons for disapproval or the conditions for approval. One (1) copy shall be returned to the subdivider or his agent and one (1) copy added to the records of the planning commission.

The planning commission shall act on the preliminary plat within thirty (30) days after the plat is presented at a planning commission meeting.

06.02. Use of Preliminary Plat and Expiration.

Preliminary plat approval only indicates approval of the layout as a guide to the preparation of the final plat. Preliminary plat approval shall expire after a period of one (1) year unless an extension of time is applied for by the subdivider or his representative and approved by the planning commission. **Approval of the preliminary plat does not constitute approval of the final plat.**

06.03. Timely Action and Automatic Approval.

The planning commission shall act upon the preliminary plat within thirty (30) days of the plat's presentation at an official meeting. If the plat is not acted upon within the thirty (30) day period, it will be deemed automatically approved.

06.04. Preliminary Plat Specifications

The following specifications are required on the preliminary plat.

06.04.01. Scale. The preliminary plat shall be legibly drawn at a scale not smaller than one hundred (100) feet equals one (1) inch.

06.04.02. Sheet Size. Sheet size shall be eighteen (18) by twenty-four (24) inches from trim lines, with a two (2) inch binding edge on the long side. 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.

06.04.03. Ground Elevations. Contours shall be shown at vertical intervals of not more than five (5) feet, except when waived by the planning commission or the Marion County Department of Public Health and Environment.

06.04.04. Information to be Provided on the Preliminary Plat. The preliminary plat shall contain the following information.

1. Name of subdivision.
2. Name and address of owner of record, subdivider, and surveyor.
3. North point, graphic or bar scale, and date plat was designed.
4. Vicinity map showing location and acreage of subdivision.

5. Exact boundary lines of the tract by bearings and distances.
6. Names of all adjoining property owners and/or subdivisions.
7. Existing streets, buildings, railroads, culverts, utilities and easements on and adjacent to the tract, as well as natural features such as sink holes, watercourses, and rock outcroppings.
8. Proposed design including streets and alleys with proposed street names, lot lines with dimensions, easements, land to be reserved or dedicated for public uses.
9. Consecutive lot numbers.
10. Plans of all proposed utility layouts and easements showing connections to the existing or any proposed utility systems.
11. Minimum building front yard setback lines.
12. The present zoning classification on the land to be subdivided and on the adjoining land.
13. Contour lines at least for every five (5) foot change in elevation.
14. Street centerline profiles
15. Street cross-sections profiles or drainage purposes.
16. If any portion of the land being subdivided is subject to flood, the following criteria shall be met:
 - (A) The flood plain limits shall be shown.
 - (B) Public utilities and facilities shall be constructed so as to minimize flood damage.
 - (C) Adequate drainage shall be provided.
 - (D) The developer of a subdivision greater than fifty (50) lots or five (5) acres shall develop base flood elevation data for the subdivision.

06.05. Certificate of Preliminary Plat Approval.

The following certificate shall be attached to the preliminary plat and shall have all required signatures prior to the commencement of improvements to the subdivision.

CERTIFICATE OF APPROVAL OF PRELIMINARY PLAT

Pursuant to the **Subdivision Regulations of Kimball, Tennessee**, all of the requirements of preliminary approval have been fulfilled. Therefore, the "Preliminary Plat of _____ Subdivision" has been approved by the Kimball Municipal Planning Commission on _____, 19 _____, subject to the following modifications: _____

This approval does not constitute approval of a final plat. This **Certificate of Preliminary Approval** shall expire and be null and void on _____, 19 _____ (one year from date of approval).

Variances granted (if any): _____

Signed: _____
Secretary, Kimball Municipal
Planning Commission

PRELIMINARY PLAT

CHAPTER 7

IMPROVEMENTS PREREQUISITE TO FINAL PLAT APPROVAL

Section:

07.00. Improvements

07.01. Monuments

07.02. Grading

07.03. Installation of Utilities

07.04. Street or Road Base

07.05. Pavement

07.06. Storm Drainage

07.07. Water Service

07.08. Sewage Disposal

07.09. Street Signs

07.10. Guarantee In Lieu of Completed Improvements

07.00. Improvements.

Prior to the approval of a final plat, the subdivider shall be required to install the improvements set forth in sections 07.01. through 07.08. of these regulations.

07.01. Monuments.

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 and at all points where the road lines intersect the exterior boundaries of the subdivision. The top of the monument shall have an indented cross to properly identify the location and shall be set one (1) inch above the finished grade.

Concrete monuments shall be set with reference to section lines, recognized geological marks, or other acceptable surveying techniques.

All other lot corners shall be marked with iron pin not less than three-fourth (3/4) inch in diameter and twenty-four (24) inches long and driven so as to be one (1) inch above the finished grade. Lot corners fronting on public roads shall be marked with numbered wooden lot stakes.

07.02. Grading.

All streets, roads, and alleys shall be graded to the required cross section. Where roads are constructed under or adjacent to existing electric transmission lines, the fifteen (15) foot easement 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 National Safety Code.

1. **Preparation.** The entire right-of-way areas shall be first cleared of all stumps, roots, brush, and other objectionable materials.
2. **Cuts.** All tree stumps, boulders, and other obstructions shall be removed to a depth of two (2) feet below the sub-grade. 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.
3. **Fill.** All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed twelve (12) inches loose and compacted by a sheep's foot roller. Utility trenches and other places not accessible to a roller shall be mechanically tamped.
4. **Specifications.** Cut and fill slopes shall be no steeper than one (1) foot vertical for every two (2) feet horizontal unless extra measures are taken to assure that the slope is stabilized to prevent soil erosion.

07.03. Installation of Utilities.

After grading is completed and approved and before any base is applied, all utilities shall be installed completely and approved throughout the subdivision.

For a subdivision identified in a flood hazard area, the utilities must be constructed to minimize flood damage.

07.04. Street or Road Base.

After preparation of the sub-grade, the roadbed shall be surfaced with material of no lower classification than crushed rock, stone, or gravel. The size of the crushed rock or stone shall be that generally known as "crusher run stone" from two and one-half (2 1/2) inches down, including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading the

stone shall be rolled until thoroughly compacted. The compacted thickness of the stone roadway shall be no less than six (6) inches.

07.05. Surface Pavement.

All streets shall be paved using asphalt concrete (hot mix). Asphaltic concrete surface shall be constructed with asphaltic concrete compacted to two (2) inches with not less than an average weight of two hundred (200) pounds per square yard.

07.06. Storm Drainage.

An adequate drainage system including open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. All storm drainage contained in pipes or culverts under roadway shall have endwalls, headwalls, or rip rap with concrete apron wall where necessary to prevent erosion. Where open trench or swales are used, the grades exceeding eight (8) percent up and two (2) percent down shall be paved with three thousand (3,000) p.s.i. Portland cement concrete.

Cross drains should be provided to accommodate all natural water flow and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to case shall be built on straight line and grade and shall be determined by any acceptable engineering formula, but in no case shall be less than fifteen (15) inches. Cross drains shall be laid on a firm base, but not in rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than (1) foot below the roadbed.

07.07. Water Service.

Water mains and appurtenances, properly connected to the appropriate public water system and approved by that water system, shall be constructed in each subdivision. The water service provided must be adequate both for the domestic use and fire protection of all lots. Construction of waterlines appurtenances and specifications of all materials shall be subject to the inspection and approval of the public water system and must meet the flow and pressure requirements to accommodate all fire hydrants.

07.08. Sewage Disposal.

When a proposed subdivision utilizes a public sanitary sewer main, sanitary sewers shall be installed to serve all the lots within the subdivision. The specifications of all materials and the manner in which all lines and appurtenances are laid shall meet the inspection and approval of the public sewerage system involved.

Where a subdivision is located beyond the service limits of a public sewage disposal system, the lots shall be served by individual sewage disposal systems. Lot sizes shall be adequate for the installation of the proposed individual systems. All such systems shall have the approval, in writing, of the Marion County Health Department.

07.09. Street Signs.

Street signs of a type approved by the Planning Commission shall be installed at the intersection of all streets within the subdivision and at the point existing streets are intersected by the streets of the subdivision.

07.10. Guarantee In Lieu of Completed Improvements.

No final subdivision plat shall be approved by the planning commission or accepted for recording by the county register of deeds until one of the following conditions has been met.

1. All required improvements have been constructed in a satisfactory manner and approved by the various authorities for which certificates are required.
2. The planning commission has accepted a letter of credit in an amount equal to **one hundred (100) percent** of the estimated cost of installation of required improvements, whereby improvements may be made and utilities installed without cost to the city or other responsible utility system in the event of default by the subdivider. Where the required improvements have not been completed, the city attorney shall certify that approved security has been posted to ensure their completion.

The planning commission shall set the amount of the letter of credit based upon the cost of improvements estimated by the city road department or utility official or other authority designated by the planning commission.

CHAPTER 8

FINAL PLATTING REQUIREMENTS

Section:

08.00. Application for Final Plat Approval

08.01. Review of Final Plat

08.02. Recording of Plat

08.03. Final Plat

08.04. Final Plat Specifications

08.05. Certificate of Approval

08.00. Application for Final Plat Approval.

The subdivider may, within one year from the date of preliminary plat approval, request review and approval a final plat. This contact should be made allowing a reasonable amount of time for the planning commission to review the information provided. *In no case shall the planning commission review a final plat which notification is given on the date of the regularly scheduled meeting.*

The subdivider shall distribute the final plat to each of the following individuals or agencies for their review and records: 1) one copy to the county register of deeds; 2) one copy for the planning commission; 3) one copy for the public utility department; 4) one copy for the city road department; 5) one copy for return to the subdivider with inscriptions of the planning commission; and 6) one copy for the health department.

08.01. Review of Final Plat.

The planning commission shall check the final plat for conformance with the approved preliminary plat and with the rules and regulations of this document.

Thereafter, the planning commission shall approve or disapprove the final plat. A notation of the action of the planning commission shall be made on the six (6) copies of the final plat, including a statement of the reasons for disapproval, if the plat is disapproved. If action on a final plat is not taken by the planning commission within thirty (30) days of the date of submittal, the final plat shall be considered approved and certificate of approval shall be issued. However, the applicant may waive this requirement and consent to an extension of time.

08.02. Recording of Final Plat.

Upon approval of a final plat, the subdivider shall have the final plat recorded in the Office of the Marion County Register of Deeds.

08.03. Final Plat.

The final plat is a legal instrument suitable for recording. It contains information needed to prepare deeds and also contains signed statements certifying that required improvements have been made. The final plat will contain the following information and certifications.

08.04. Final Plat Specifications.

The final plat shall conform to the preliminary plat, previously approved, and shall show:

1. Date, name, and location of subdivision, graphic scale, and true north point,
2. Location and sketch map showing site in relation to area,
3. The names and locations of adjoining subdivisions and streets, and the location and ownership of adjoining un-subdivided property,
4. All dimensions to the nearest one-hundredth (100th) of a foot and angles to the nearest minute,
5. The lines of all streets and roads, alley lines, lot lines, building setback lines, and lots numbered in numerical order,
6. 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; 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. Where the subdivision does not require a public street but private driveways connect to city or state highways, the subdivider shall provide documentation of approval from city or state road officials that the driveway connection conforms to city or state regulations,
7. Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public uses,
8. Accurate location, material, and description of existing and proposed monuments and markers,
9. If any portion of the land being subdivided is subject to flood, as defined in these regulations, the following criteria shall be met:

- (A) The flood plain limits shall be shown.
 - (B) Public utilities and facilities shall be constructed so as to minimize flood damage.
 - (C) Adequate drainage shall be provided.
 - (D) The developer of a subdivision greater than fifty (50) lots or five (5) acres shall develop base flood elevation data for the subdivision.
10. Contour lines **only** if so specified by the planning commission.

"As built" plans and profiles of all streets, sewers, waterlines, and storm drains shall be furnished to the city upon completion of the project.

08.05. Certificates of Approval.

The following certifications shall be required directly on the final plat.

All certifications with appropriate signatures shall be placed on six (6) copies of the plat and any others that may be deemed necessary. No certification signatures should be placed on the reproducible copy.

Certificate of Ownership and Dedication.

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and hereby dedicate to the public use forever all the streets as shown on this plat.

DATE

OWNER

Certificate of Registered Surveyor.

I certify that the property shown on this plat was surveyed by me and that the bearings and distances above are accurate as required.

DATE

SURVEYOR

Certificate of Approval of Sewage Disposal.

I hereby certify that each lot shown on this subdivision plat is adequate for individual septic tanks, or is adjacent to a properly installed extension of an approved public sewerage system, or that an adequate bond has been posted for such sewer extensions.

DATE

COUNTY HEALTH DEPARTMENT

DATE

PUBLIC SEWERAGE SYSTEM OFFICIAL

Certificate of Approval of Water System.

I hereby certify that each lot shown is either: 1) large enough and has adequate soils for both a private well and an individual septic system;

DATE

COUNTY HEALTH DEPARTMENT

OR

- 2) is served by public water system extensions designed and installed in accordance to applicable local and state regulations;

DATE

LOCAL WATER UTILITY

OR

- 3) an adequate letter of credit has been posted to cover such water system extensions.

DATE

PLANNING COMMISSION SECRETARY

Certificate of Approval of Streets and Drainage System.

I hereby certify that the streets and drainage facilities shown on this plat have been installed in an acceptable manner in accordance to required specifications or that an adequate bond has been posted.

DATE

BUILDING INSPECTOR

Certificate of Approval by Electric Power Utility.

I hereby certify that this subdivision plat shows adequate easements for needed electric power lines.

DATE

ELECTRIC POWER OFFICIAL

Certificate of Approval by Gas Utility. (If applicable.)

I hereby certify that this subdivision plat shows adequate easements for available natural gas lines.

DATE

NATURAL GAS COMPANY

Certificate by Planning Commission of Approval for Recording.

I hereby certify that the subdivision plat shown hereon has been found to comply with the **Subdivision Regulations of Kimball, Tennessee**, with the exceptions of such variances, if any, as may be noted on this plat; and that all required improvements have either been completed or covered by an approved bond large enough to complete the required improvements in case of default; and that this plat has been approved for recording in the Office of the Marion County Register.

DATE

PLANNING COMMISSION SECRETARY

CERTIFICATION OF E-911 APPROVAL (ADDED 7/15/03)

I hereby certify that I have reviewed this plat and find that it conforms to the county's E-911 requirements.

_____, 20 _____,
DATE

E-911 BOARD REPRESENTATIVE

CORRECTIVE/REVISED FINAL PLAT CERTIFICATE (added 11/14/06)

I hereby certify that the subdivision plat shown hereon is classified as a Corrective/Revised Final Plat, and has been reviewed by the Staff Planner, and has been found to comply with the Subdivision Regulations of Kimball, Tennessee.

Date

Building Inspector

**MARION COUNTY DIVISION OF GROUNDWATER PROTECTION
CERTIFICATE OF SEWAGE DISPOSAL (added 11/14/06)**

Approval is hereby granted for Lots _____, defined as, _____ Marion County, Tennessee, as being suitable for Subsurface Sewage Disposal (SSD) systems, with the listed or attached restrictions. Each buyer and developer should be made aware of these restrictions and understand that failure to follow them may result in disapproval of their individual SSD system by this office.

Restrictions: List Restrictions Here.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure must be approved and a SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways on **new systems** should be located at the side of property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

The following statement applies to lots that have “See Restrictions” placed within the boundaries of the lot(s) on the plat. The statement is “This lot has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute apparel of this lot or the existing SSD system.” The “See Restrictions” statement applies to lot(s) _____ defined as _____ Marion County, Tennessee.

_____ Date

_____ Environmental Specialist
Division of Groundwater Protection

08.06. Minor Subdivision – Plat Procedure. (amended 11/14/06)

A. Minor Subdivision A – Plat Procedure

Whenever a proposed subdivision contains four (4) or less lots and does not require the construction or installation of new streets, utilities or other improvements, the following procedures for review and approval of the subdivision shall apply. The subdivider may, if he desires, submit only a final plat in securing plat approval provided that the plat submitted complies with all the requirements of the final plat. However, if any corrections or modifications are needed, the Planning Commission shall disapprove the plat and require that it be resubmitted for approval. Submission of a preliminary plat is **optional** unless topographical or other features justify submission as determined by the Planning Commission. If required, the preliminary plat must meet all standards contained in Chapter 6 of the Kimball Municipal Subdivision Regulations.

Preliminary Plat Specifications (OPTIONAL)

See Section 6.04 of these regulations for the Preliminary Plat Specifications.

Final Plat Specifications (REQUIRED)

See Section 8.04 of these regulations for the Final Plat Specifications.

Review Procedure for Corrective and/or Revised Final Plats

The purpose is to facilitate the re-recording of existing plats with minor shifting of lot lines and refer to Section 8.05 Corrective/Revised Final Plat Certificate.

A. Qualifications for Corrective and/or Revised Final Plats

1. Minor shifting of lot lines among two lots.
2. Corrective/Revised Final Plats shall not include plats that contain new roads, utilities (i.e. water and sewer) and variance requests from the Kimball Subdivision Regulations.

B. Corrective Plat and/or Revised Final Plat Procedure

1. The corrective and/or revised plat shall be submitted for review and approval in accordance with the final plat requirements as stated within Chapter 8 of these regulations.
2. The plat must be drawn to the size and format requirements as stated within Chapter 8 of these regulations.
3. The plat shall be drafted so that good, clear, legible prints, copies, or negatives can be made.

C. Corrective Plat and/or Revised Final Plat Requirements

The following are required for Corrective and/or Revised Plats in addition to the minimum requirements found in Chapter 8, Section 8.04 for Final Plats.

1. Subdivision name that reflects the change, (e.g. re- subdivision of lots 25 through 29 and lots 43 and 44, Highland Estates).
2. Purpose statement that tells the exact purpose of the plat and/or change (e.g. Purpose of Plat: to abandon and show new property lines between lots 25 through 29, and to abandon the drainage easement and relocate it as shown on lots 43 and 44. See Marion County Register of Deed Book, pg. for previous recording and for other notes and restrictions).
3. Plat labeled as Corrective Plat and/or Revised in addition to being labeled as a Final Plat.

D. Required Certificates of Approval for Corrective Plat and/or Revised Final Plat Requirements

Certificate of Ownership and Dedication

Certificate of Registered Surveyor

Certification of E-911 Approval

Certificate by the Planning Commission of Approval for Recording

Corrective/Revised Final Plat Certificate

Marion County Division of Groundwater Protection Certificate of Sewage Disposal

FINAL PLAT

CHAPTER 9

LEGAL PROVISIONS

Section:

09.00. Variances

09.01. Amendments

09.02. Appeals

09.03. Separability

09.04. Conflict with Other Regulations

09.05. Adoption and Effective Date

09.00. 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 intent. Any variance thus authorized shall be stated in writing in the minutes of the planning commission with the reasoning on which the departure is justified set forth.

09.01. Amendments.

These regulations may be amended from time to time by the planning commission, who shall hold a public hearing thereon, notice of the time and place of which shall be published in a newspaper of general circulation in the city.

09.02. Appeals.

Appeal is granted from the final action of the planning commission to the Chancery Court, but only for the wrongful withholding of approval by its arbitrary, capricious and/or discriminatory conduct or acts.

09.03. Separability.

Should any section or provisions 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.

09.04. Conflict with Other Regulations.

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 most restrictive standard shall apply.

09.05. Adoption and Effective Date.

Before adoption of these subdivision regulations, a public hearing was held on _____. Notice of such hearing was announced in the *Kimball Tribune*, a newspaper of general circulation within the area of planning jurisdiction, on _____.

These regulations shall be in full force and effect from and after their adoption and effective date.

Adopted: _____

Effective: _____

Chairman

Secretary

APPENDIX

CHECKLIST FOR PRELIMINARY PLAT CONSIDERATION

NAME OF SUBDIVISION: _____

LOCATION: _____

OWNER OF RECORD: _____

Address _____ Tel. _____

SUBDIVIDER: _____

Address _____ Tel. _____

SURVEYOR: _____

Address _____ Tel. _____

DATE SUBMITTED FOR PRELIMINARY APPROVAL: _____

CHECKLIST:

- ___ 3 copies submitted 15 days prior to meeting.
- ___ Name of Subdivision.
- ___ Drawn to scale of not less than one inch equals one-hundred feet.
- ___ Name and address of owner of record, subdivider, and surveyor.
- ___ North point, graphic scale, and date.
- ___ Vicinity map showing location and acreage of subdivision.
- ___ Boundary lines by bearing and distances.
- ___ Names of adjoining property owners and/or subdivision(s).
- ___ Location of all existing physical features on land and nearby properties.
- ___ Names, locations, and dimensions of proposed streets, alleys, easements, parks and reservations, lot lines, etc.
- ___ Lot numbers.

- _____ Plans of proposed utility layouts showing connections to existing or proposed utility systems.
- _____ Minimum building front yard setback line.
- _____ Cross-section and centerline street profiles at suitable scales as may be required by street superintendent and/or planning commission.
- _____ Conforms to general requirements and minimum standards of design.
- _____ Preliminary approval for individual septic systems is granted by the Marion County Health Department.

CHECKLIST FOR FINAL PLAT CONSIDERATION

NAME OF SUBDIVISION: _____

LOCATION: _____

CIVIL DISTRICT: _____ ZONING DISTRICT: _____

OWNER OF RECORD: _____

Address _____ Tel. _____

DATE PRELIMINARY APPROVAL GRANTED: _____

DATE SUBMITTED FOR FINAL APPROVAL: _____

CHECKLIST:

- ___ Submitted within one year from date of preliminary approval.
- ___ 3 copies submitted 15 days prior to planning commission meeting.
- ___ Name of subdivision.
- ___ Drawn to a scale of 1 inch equals 100 feet on sheets not larger than 16 1/2 inches by 22 inches.
- ___ Name and address of owner of record, subdivider, and surveyor.
- ___ North point, graphic scale, and date.
- ___ Bearings of property lines, and sufficient engineering data to locate all lines including radii, angles, and tangent distances.
- ___ Reservations, easements, or other non-residential areas.
- ___ Dimensions to nearest 10th of a foot and angles to nearest minute.
- ___ Lot lines, alleys, and building setback lines.
- ___ Location and description of monuments.
- ___ Names and locations of adjacent properties.
- ___ Lines, names, and widths of all streets and roads.
- ___ Lots numbered in numerical order and blocks lettered alphabetically.
- ___ Location sketch map with floodable areas outlined.
- ___ Certificate of ownership and dedication.
- ___ Certificate of approval of water and sewerage systems and streets.
- ___ Certificate of engineer or surveyor.
- ___ Proposed deed restrictions if not a zoned area.
- ___ Conforms to general requirements and minimum standards of design.
- ___ Required physical improvements have been made or bond posted in the amount of \$_____.

SUBDIVISION REGULATIONS

for

The Town of Kimball, Tennessee

Prepared by the

Kimball Municipal Planning Commission

February 1996

(As amended through November 14, 2006)

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APPENDIX

- Checklist for Preliminary Plat Approval**
- Checklist for Final Plat Approval**

Subdivision Regulations

for

The Town of Kimball, Tennessee