

SUBDIVISION REGULATIONS

MILAN TENNESSEE

APRIL 2013

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SUGGESTED STEPS FOR A DEVELOPER OF A SUBDIVISION

Confer with the Planning Commission and its staff representative to become thoroughly familiar with the subdivision requirements, the major street plan and other public improvements which might affect the areas to be subdivided.

Have preliminary sketch plat prepared by a reputable engineer or surveyor.

Discuss preliminary plat with staff representative. This preapplication review by a trained land planner may save the subdivider time and costly revisions as well as possible savings through better design.

Submit required copies of the sketch plat to the Planning Commission for preliminary approval in advance of its regular monthly meeting.

WHEN PRELIMINARY APPROVAL HAS BEEN GRANTED:

See City Engineer or designated approving agent (s) for street and utility specifications; contact city or county health officials for septic tanks specifications if public sewers are not available.

Develop subdivision according to preliminary plat and required modifications, if any.
Install improvements.

Obtain certificates from street and health officials certifying that improvements have been made or that a performance bond has been posted.

Prepare final plat.

Submit final plat to the Planning Commission for approval. When approved, the Planning Commission secretary will sign the certificate of approval for recording.

The subdivider now records the plat with the county register's office. He is now ready to sell his lots.

SUBDIVISION REGULATIONS
OF
MILAN, TENNESSEE REGIONAL PLANNING COMMISSION
(Hereafter referred to as the Planning Commission)

ARTICLE I. PURPOSE, AUTHORITY, DEFINITIONS AND JURISDICTION

A. Purpose

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

The following subdivision regulations guiding the Planning Commission are designed to provide for the harmonious development of the planning region; to secure a coordinated layout and adequate provision for traffic and also to secure adequate provisions for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.

B. Authority

These subdivision regulations are adopted under authority granted by Sections 13-3-401 through 13-3-411 and Sections 13-4-301 through 13-4-309, Tennessee Code Annotated. The Planning Commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such regulations. A certified copy of the Milan, Tennessee Major Street and Road Plan was filed in the Office of the Registrar of Gibson County, Tennessee, on

C. Jurisdiction

These regulations shall govern all subdivision of land within the corporate limits of Milan, Tennessee, and within the Milan Planning region as established by resolution of the Tennessee State Planning Commission.

D. Definitions

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

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

Floodway: areas along streams in the planning region which must be left unobstructed in order to preserve the flood carrying capacity of the stream and its flood plain without appreciably increasing the height of the floodwaters.

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

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

Subdivision: Within these regulations, the term "subdivision" means the division of a tract or parcel of land into two (2) or more lots, sites or other divisions for the purpose, whether immediate or future, of sale or building development, and includes resubdivision, and when appropriate to the context relates to the process of subdividing for to the land or area subdivided, provided, however, "subdivision" does not include.

- a. Within the corporate area of Milan, Tennessee, the term subdivision does not include a division of any tract or parcel of land into two (2) or more tracts or parcels when such parts or parcels are ten (10) acres or larger in size. Also within the corporate limits, parcels of five (5) acres but less than ten (10) acres are a subdivision of the depth of the lot exceeds its width by greater than four (4) times. Divisions of land which result in parcels of five (5) acres but less than ten (10) acres with depths not greater than four (4) times their width are not subdivisions and do not require review by the Planning Commission.
- b. Within the region outside the corporate limits the term "subdivision" does not include a division of any tract or parcel of land into two (2) or more tracts or parcels when such parts or parcels are five (5) acres or larger in size.
- c. The division and plats of land partitioned by the owners among themselves either in court or by deeds are excepted from the definition of a "subdivision" and do not require review by the Planning Commission.

Plat, Plan, Plot for Replat: A map, drawing or chart upon which the subdivider's plan of the subdivision is presented and which he submits for approval and intends to record in final form.

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

Street: A way for vehicular traffic, whether designated as 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:

- a. Major Thoroughfare - the streets designated as such in the Milan, Tennessee Major Street and Road Plan.
- b. Secondary Thoroughfare - a collector street which carries traffic from local streets to major thoroughfares.
- c. Minor Residential Street - a neighborhood street used primarily for access to the abutting properties.
- d. Alley - a minor way used for service access to the back or side of properties otherwise abutting on a street.
- e. Cul-de-sac - a local street with only one outlet, sometimes called a "dead-end" street. A permanent cul-de-sac is a "dead-end" street for which there are no plans for extending and no need for extending.

ARTICLE II. PROCEDURE FOR PLAT APPROVAL

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

A. General

1. Any owner of land lying within the area of jurisdiction of the Planning Commission, wishing to divide such land into two or more lots, sites, or divisions, for the purpose, either immediate or future, of sale or building development, or wishing to resubdivide for this purpose, shall submit a plan of such proposed subdivision to the Planning Commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record. Any such plat of subdivision shall conform to the minimum standards of design for the subdivision of land as set forth in Article III of these regulations and shall be presented in the manner specified in the following Section of this Article. No plat of a subdivision of land within these areas of jurisdiction shall be filed by the County Registrar without the approval of the Planning Commission.
2. The subdivider should consult early and informally with the Planning Commission and its technical staff for advice and assistance before the preparation of the preliminary plat and its formal application for approval. This will enable him to become thoroughly familiar with these regulations, the Major Street and Road Plan and other official plans or public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions.
3. A subdivider may omit the submission of a preliminary plat, submitting only a final plat if the following conditions are met:
 - a. All public improvements as set forth in Article IV are already installed. Any construction, installation, or improvements of any public improvements shall require the submission of a preliminary plat as prescribed by Section B of Article II.

B. Preliminary Plat

- I. At least fifteen (15) days prior to the meeting at which it is to be considered, the subdivider shall submit to the secretary of the Planning Commission four (4) copies of a preliminary plat of the proposed subdivision in order to allow the Planning Commission technical staff and

utilities personnel time to review and prepare recommendations to the Planning Commission. The subdivision plan shall be drawn to a scale of not less than one inch equals one hundred feet. At the time of such submission, the secretary of the Planning Commission shall issue a receipt acknowledging said submission. Neither the submission of the preliminary sketch plat to the secretary of the Planning Commission or the receipt issued by the secretary of the Planning Commission shall constitute submission of the preliminary sketch plat for consideration by the Planning Commission.

2. The preliminary plat which shall meet the minimum standards of design as set forth in Article III and the general requirement for the construction of public improvements as set forth in Article IV shall give the following information insofar as possible.
 - a. The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a licensed or certified engineer or surveyor approved by the Planning Commission.
 - b. Date, approximate north point, and graphic scale.
 - c. The location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements, the present zoning classification, both on the area to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
 - d. A construction plan which shall include, if needed: (1) a complete drainage plan showing all improvements including all proposed streets, easements, storm sewers, swales, ditches, reserved areas and lot drainage; (2) a plan and profile of all streets showing typical cross sections of proposed roadways, swales and ditches as well as both existing and proposed finished grades of paved rights-of-way and special ditches, and details of all structures which are part of the physical improvements in the subdivision. All proposed drainage structures including manholes, catch basins, junction boxes, pipe storm drains, ditches, and other drainage facilities including headwalls shall be shown on the plan and profile.
 - e. The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing streets or roads and to an original corner of the original survey of which it is a part, or a key map showing relation of subdivision to well-known streets, railroads and water courses in all directions to a distance of

at least one-half mile. Suggested scale: one (1) inch equals one hundred (100) feet.

- f. Plans of proposed utility layouts (sanitary and storm sewers, water, and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practical, any proposed individual water supply and/or sewage disposal system must be approved by the county health department.
 - g. The names, locations, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines, building lines and utilities.
 - h. Contours at vertical intervals of not more than five (5) feet, except when specifically not required by the Planning Commission.
 - i. The acreage of the land to be subdivided.
 - j. Boundary traverses shall close to an accuracy of at least one (1) part in five thousand (5,000).
3. Within sixty (60) days after submission of the preliminary plat, the Planning Commission will review it and indicate its approval, disapproval, or approval subject to modifications as a basis for the preparation of the final plat. If a plat is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.
 4. The approval of the preliminary plat by the Planning Commission will not constitute acceptance of the final plat.
 5. Failure of the Planning Commission to act on the preliminary plat within sixty (60) days after being presented at a Planning Commission meeting in accordance with Subsections B.1 and B.2 of this Article will be deemed approval of this plat, and a certificate to that effect shall be issued by the Commission on demand, provided, however, that the applicant may waive this requirement and consent to the extension of such period.
 6. One (1) copy of the preliminary plat will be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
 7. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one (1) year from the date of such approval unless an extension of time is applied for and granted by the Planning Commission.

8. If the subdivision is going to be developed and submitted as final plats in portions of the preliminary plat, the portions must be designated and titled in alphabetical characters.
9. No subdivision shall use the name of an existing subdivision except as noted in Article II, Subsection B.8.

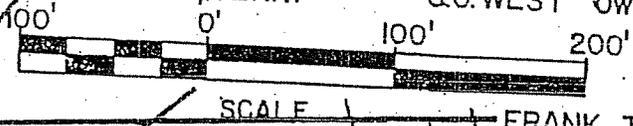
C. Final Plat

1. 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 he proposed to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations. If a proposed subdivision fronts upon an existing public road, the Planning Commission may waive the requirements for preliminary approval, and permit the developer to submit only a final plat.
2. In order to allow the Planning Commission technical staff and utilities personnel time to review and prepare recommendations to the Planning Commission, the final plat shall be submitted to the Planning Commission at least fifteen (15) days prior to the meeting at which it is to be considered. The subdivider shall submit six (6) copies (black and white prints or blue line prints), together with street profiles or other plans that may be required by the Planning Commission.
3. The final plat shall be presented to the Planning Commission at its next meeting by the secretary or acting secretary of the Planning Commission for consideration for approval or disapproval.
4. The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet on sheets eighteen (18) by twenty-four (24) inches or of an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.
5. When the final plat has been approved by the Planning Commission, one (1) copy will be returned to the subdivider, with the approval of the Planning Commission certified thereon, for filing with the County Registrar as the official plat of record.
6. The Planning Commission shall approve or disapprove the final plat within sixty (60) days after its submission. Failure of the Planning Commission to act on this final plat within these sixty (60) days shall be deemed

THE
PRELIMINARY PLAT

PRELIMINARY SKETCH
WEST VIEW ADDITION SECTION "A"
TENNACITY, TENN. G.O. WEST OWNER

SHALL SHOW:



Name, location, owner and designer.

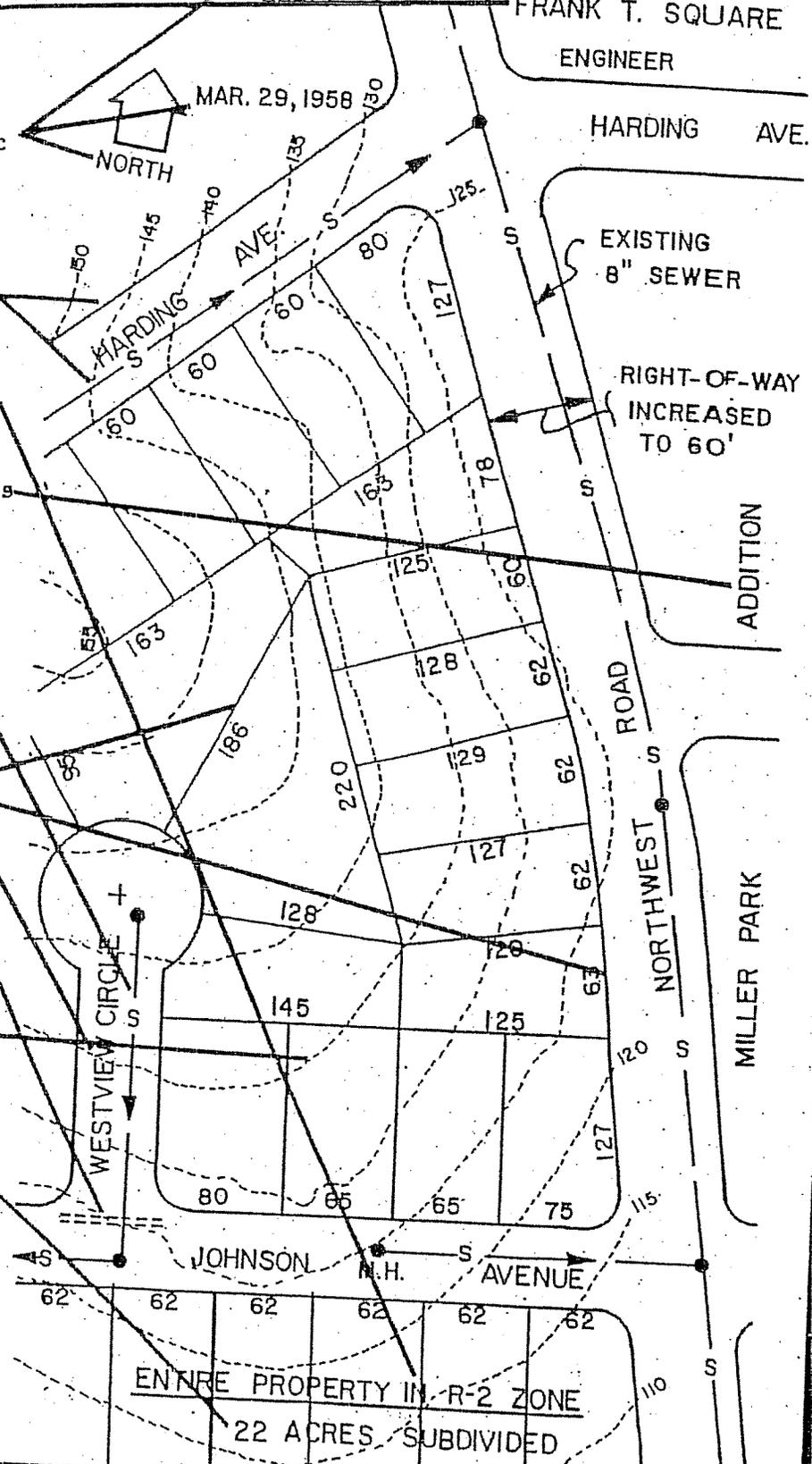
FRANK T. SQUARE
ENGINEER

Date, north point and graphic scale



MAR. 29, 1958

Location of property lines, roads, existing utilities, etc.



Present zoning classification

Names of adjoining properties

Proposed utility system

Names of new streets

Dimensions, lot lines and building setbacks

Location of proposed culverts

Contours at 5' intervals

Acreage of land subdivided

Location sketch map.

ENTIRE PROPERTY IN R-2 ZONE
22 ACRES SUBDIVIDED

approval of it. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the planning Commission.

7. Approval of the final plat by the Planning Commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground.
8. The final plat shall show:
 - a. The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, reservations, easements, and any areas to be dedicated to public use for sites for other than residential use with notes stating their purpose and any limitations.
 - b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved for straight, and including north point. This shall include the radius, central angle and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.
 - c. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
 - d. Location and description of monuments.
 - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
 - f. Date, title, name and location of subdivision, graphic scale, and north point.
 - g. Location sketch map showing site in relation to area.
 - h. All boundary traverses including lot and block traverses shall close to an accuracy of at least one (1) part in five thousand (5,000).
 - i. The most recent recorded deed book number and page number of each deed constituting part of the property being platted.
 1. Installation of all improvements in accordance with the requirements of the subdivision regulations; or

2. Posting of security bond or cash bond in sufficient amount to assure such completion of all required improvements.
- e. Certification of approval to be signed by the secretary of the Planning Commission (See Appendix).

**THE
FINAL PLAT**

SHALL SHOW:

Streets, lots, setback lines,
lot numbers, etc.

Sufficient engineering data to
reproduce any line on the
ground.

Dimensions, angles, and
bearings.

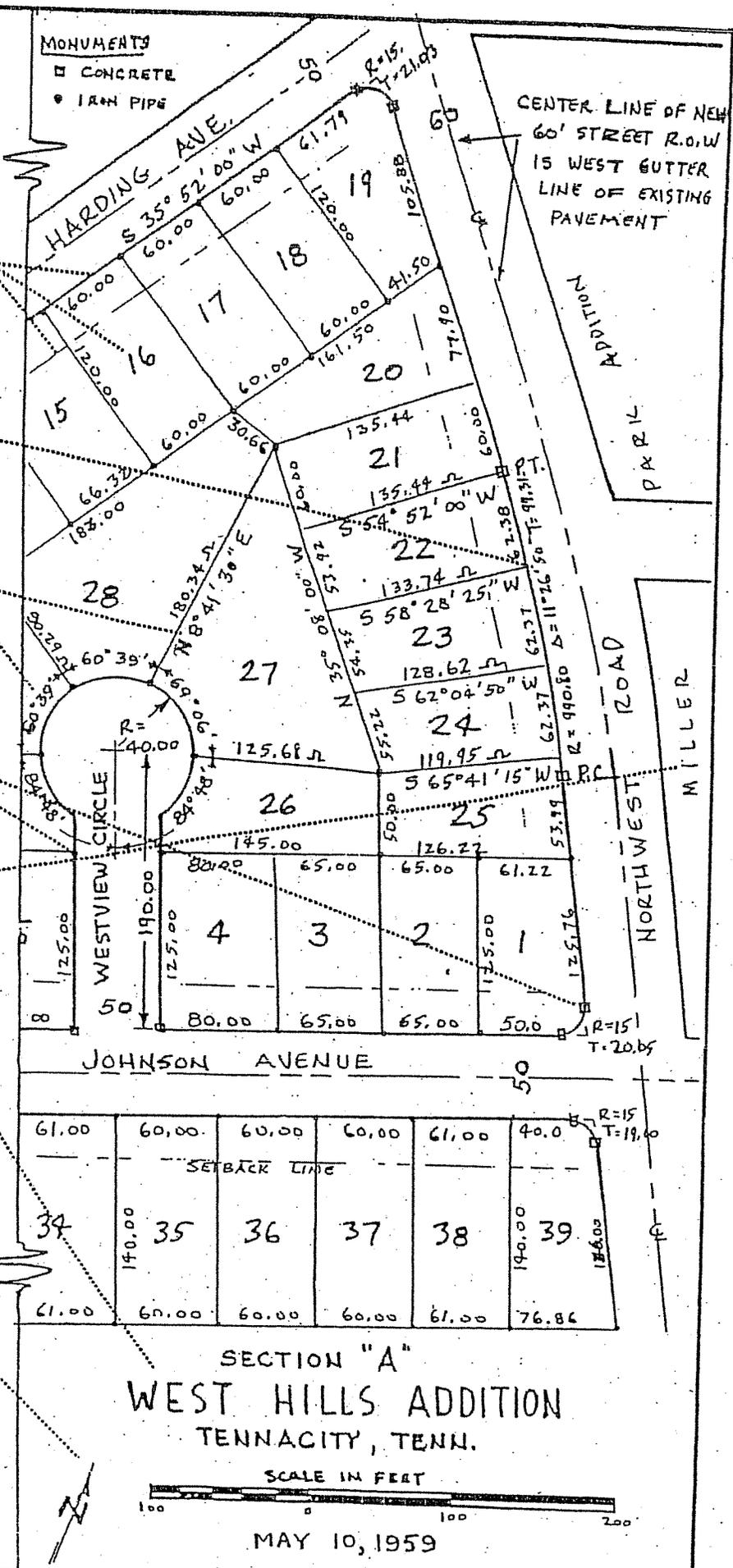
Monuments

Names of adjoining properties

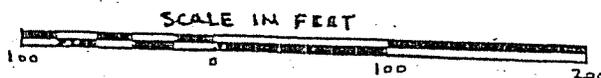
Date, title, name and location
of subdivision

Graphic scale and true north
point

Location sketch map and
certificates as required



**SECTION "A"
WEST HILLS ADDITION
TENNACITY, TENN.**



MAY 10, 1959

ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to the Major Street and Road Plan

The location and width of all streets and roads shall conform to the official Major Street and Road Plan which includes the Major Street Plan within the municipality and the Major Road Plan within the remainder of the planning region.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets or projections at the same or greater width, but in no case less than the required minimum width.

3. Access Streets to Subdivision Boundaries

Sufficient access streets to adjoining properties shall be provided in subdivisions to permit harmonious development of the area.

4. Street Widths

The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the Major Thoroughfare Plan and shall not be less than as follows:

- a. Arterial Street and Highways.....80-150 feet
as may be required. Arterial streets and highways are those to be used primarily for fast or heavy traffic and will be locked on the Major Thoroughfare Plan.
- b. Collector Streets.....60 feet
Collector streets are those which carry traffic from minor streets to the major system or arterial streets and highways and include the principal entrance streets of a residential development and streets for major circulation within such a development.
- c. Minor Residential Streets.....50 feet
Minor residential streets are those which are used primarily for access to the abutting residential properties and designed to discourage use by through traffic.

- d. Dead-end Streets (cul-de-sac).....50 feet
Cul-de-sacs are permanent dead-end streets or courts not to exceed six hundred (600) feet or fifteen (15) dwelling units, designed so that they cannot be extended in the future.

In cases where topography or other physical conditions make a street of the required minimum width impracticable, the Planning Commission may modify the above requirements.

- e. Alleys.....20 feet
Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street.

5. Additional Width on Existing Streets

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

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way measured from the center line of the existing roadway, shall be provided. In no case shall the resulting right-of-way width be less than fifty (50) feet.

6. Restriction of Access

Where a subdivision abuts or contains an existing or proposed major 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 for adequate protection of residential properties to afford separation of through and local traffic.

7. Street Grades

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

8. Horizontal Curves

Where a deflection angle of ten (10) degrees or more 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 center line radius of curvature shall not be less than three hundred (300) feet; on other streets, not less than one hundred (100) feet.

9. Vertical Curves

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said sight distance being measured from the driver's eyes, which are assumed to be four and one-half (4 1/2) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, may be required by the Planning Commission.

10. Intersections

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

To permit the construction of a curb having a desirable radius, property line radii at all street intersections shall not be less than twenty (20) feet. Where the angle of the street intersection is less than ninety (90) degrees, the Planning Commission may require a greater radius.

11. Tangents

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

12. Street Jogs

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

13. Dead-end Streets

- 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. They shall be provided at the closed end with a turn-around 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, or the Planning Commission may approve an alternate design such as the T or Y background.

- b. Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such dead-end streets shall be provided with a temporary turn-around having a roadway diameter of at least eight (80) feet.

14. Private Streets and Reserve Strips

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

15. Drainage

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

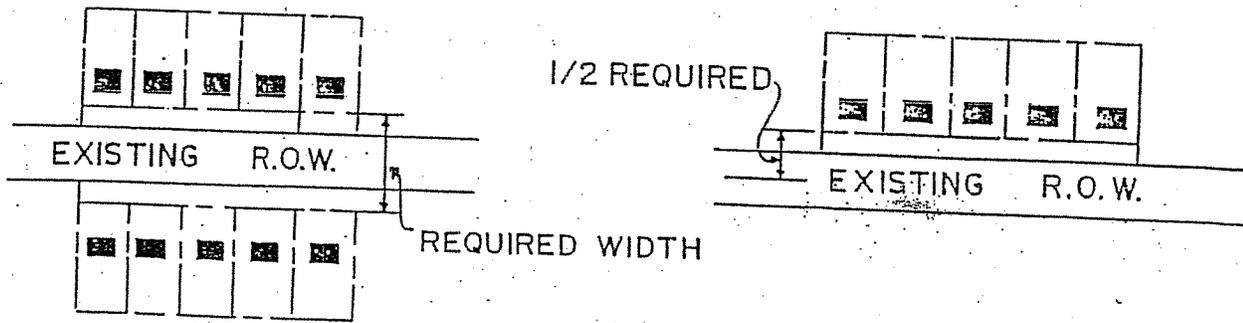
16. Street Name

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 a proposed street duplicate existing street names, irrespective of the use of the suffix, street, avenue, boulevard, driveway, place, or court. Through its index list of street names on file, the Planning Commission can assist the subdivider in avoiding duplication.

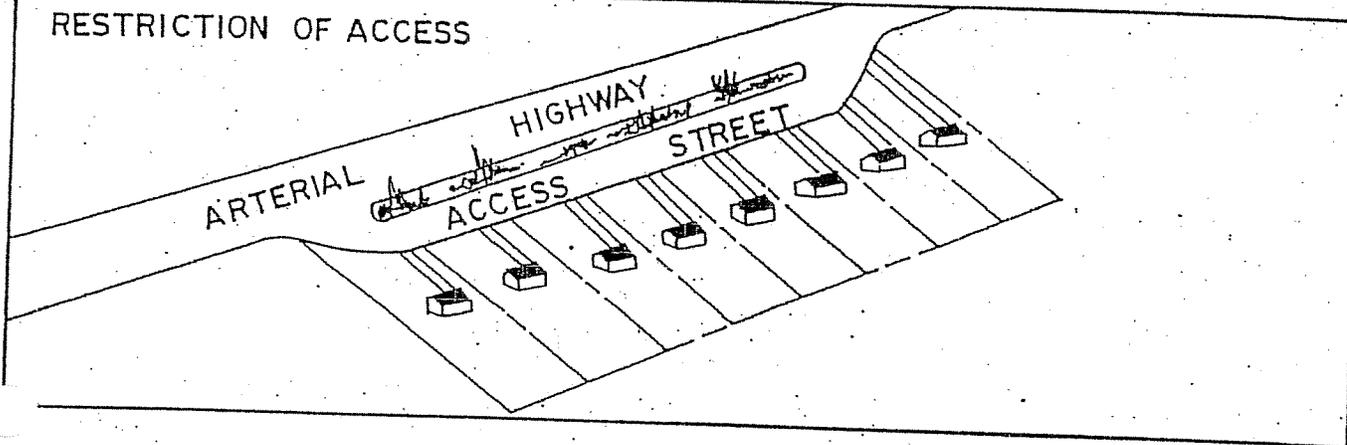
17. Alleys

Alleys shall be provided to the rear of all lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Planning Commission of the need for alleys.

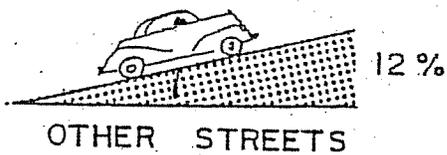
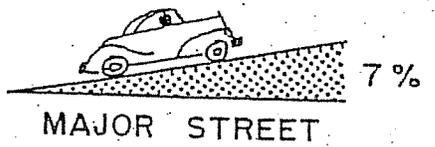
EXISTING STREETS- ADDITIONAL WIDTH



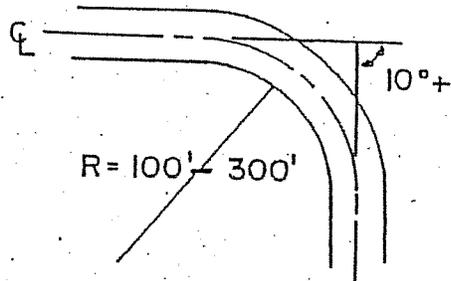
RESTRICTION OF ACCESS

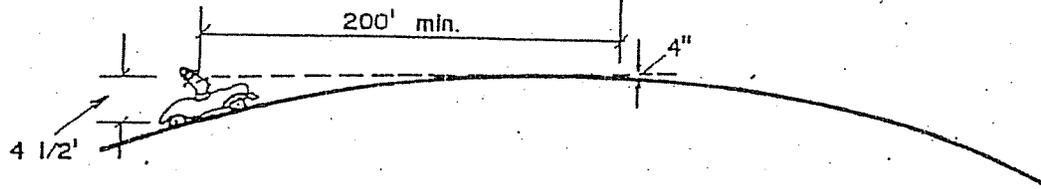


MAXIMUM GRADES

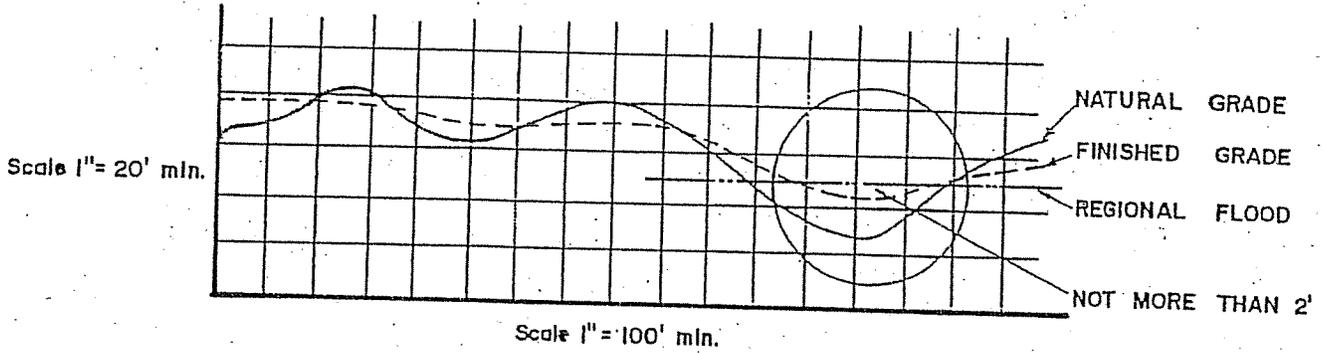


HORIZONTAL CURVES

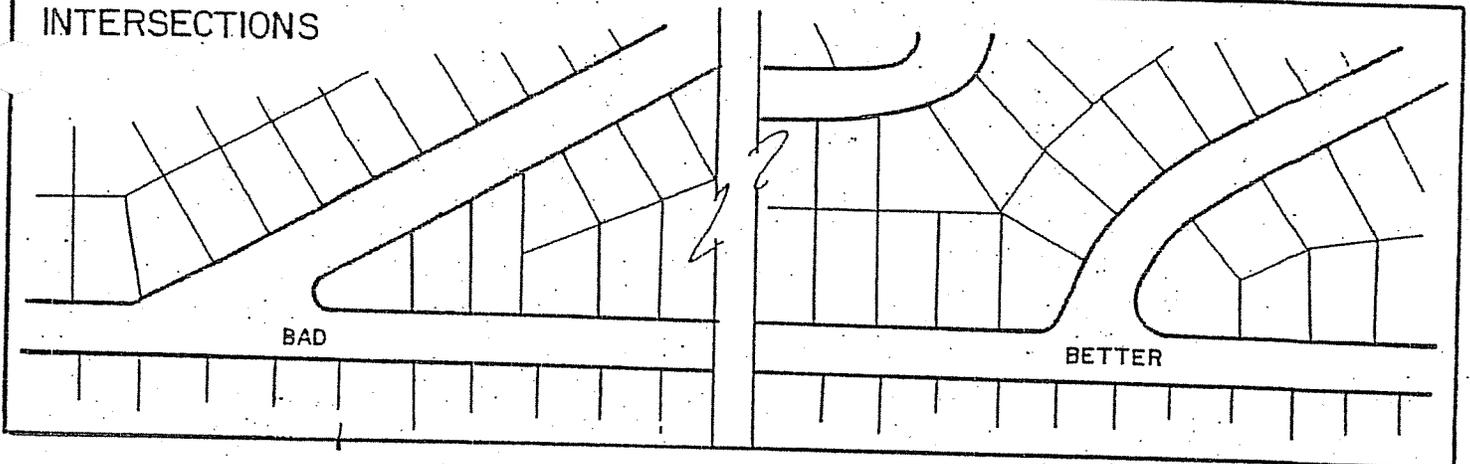




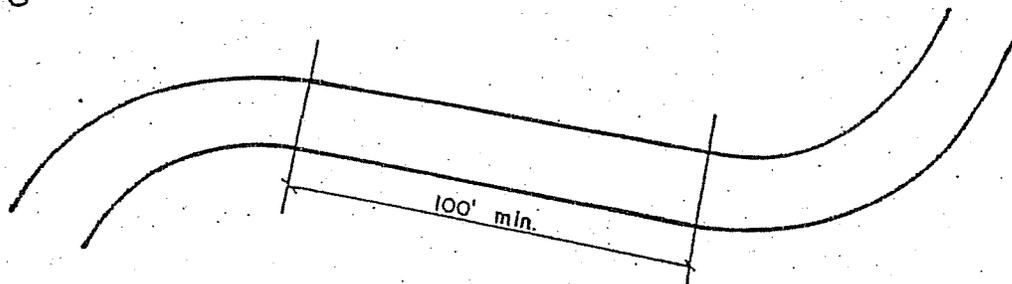
VERTICAL CURVES



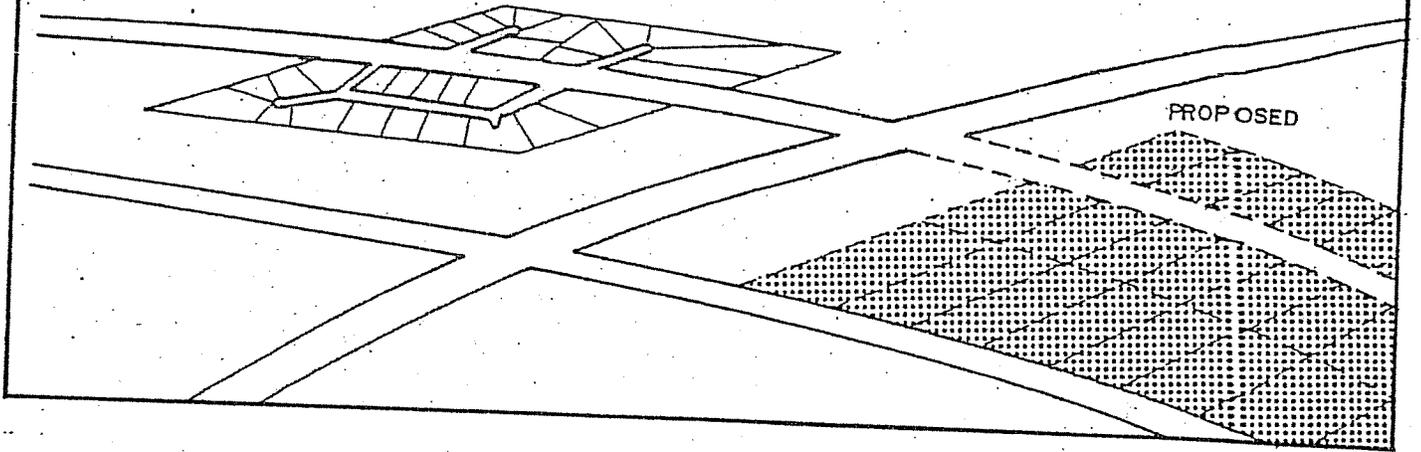
INTERSECTIONS



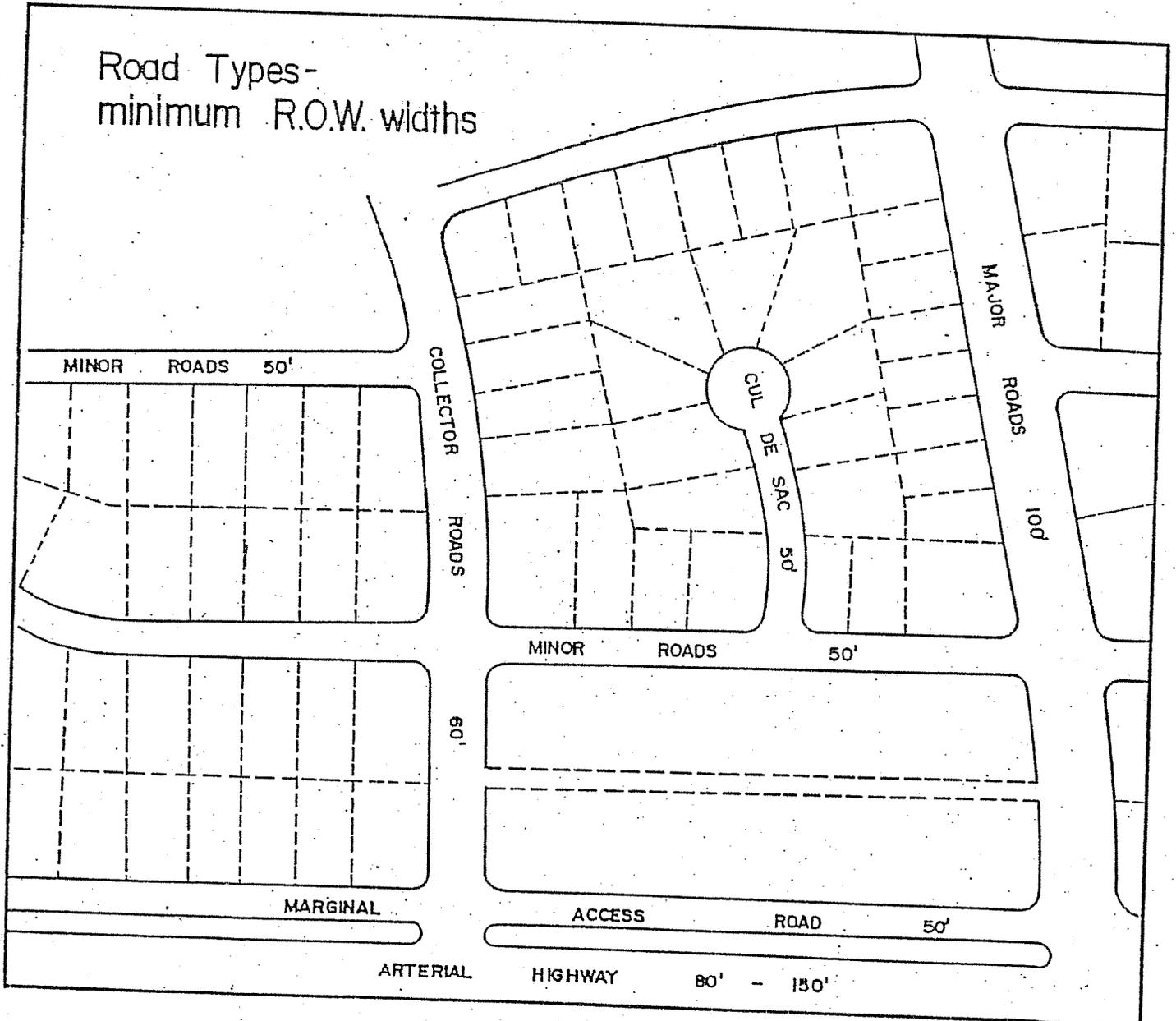
TANGENTS

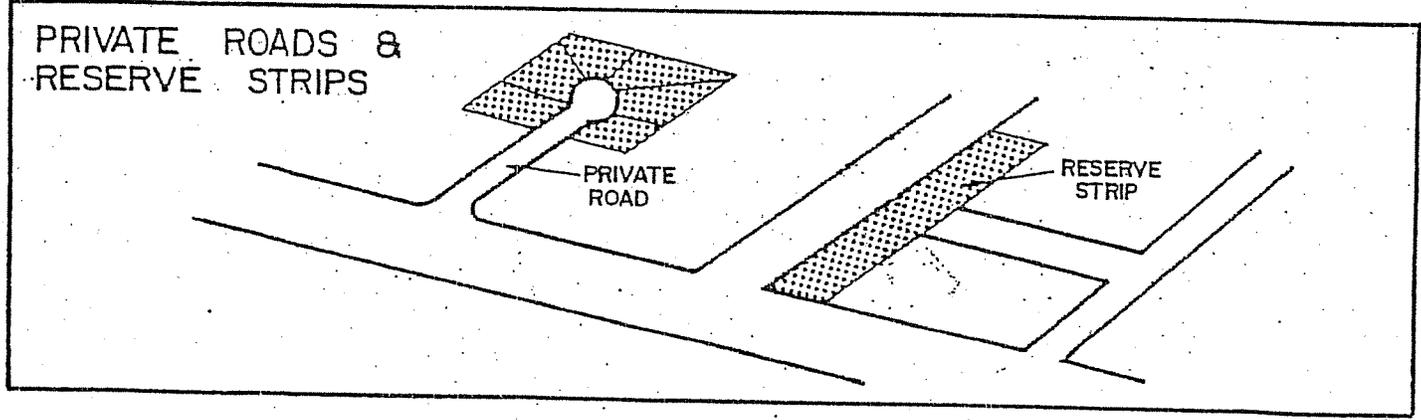
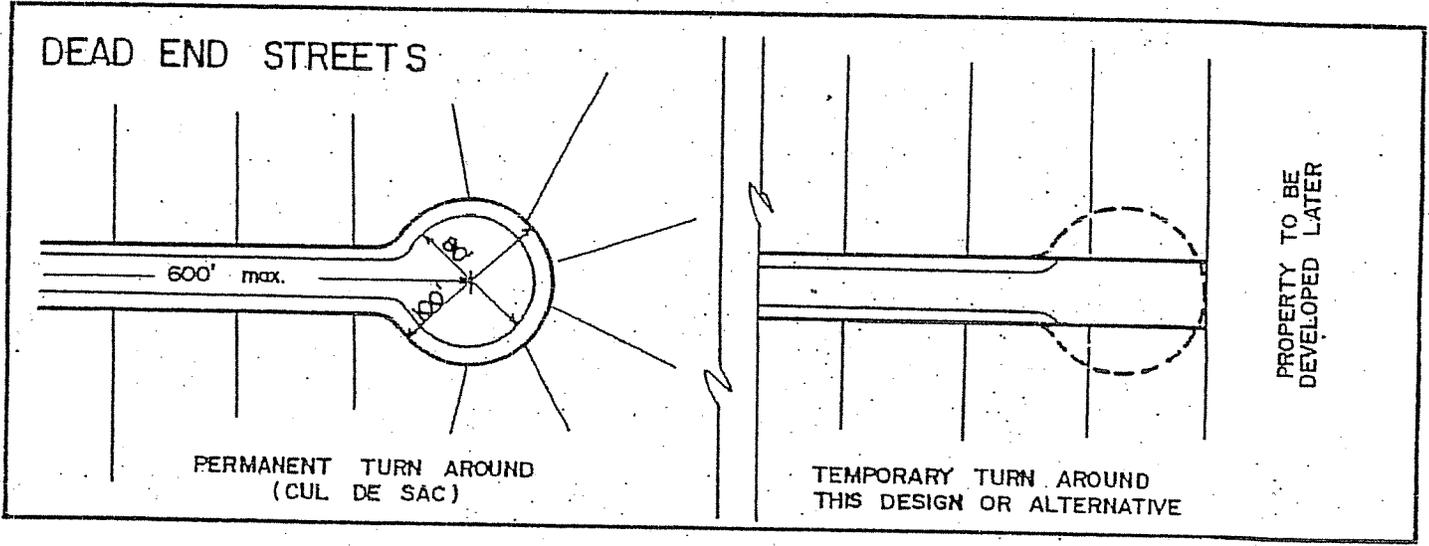
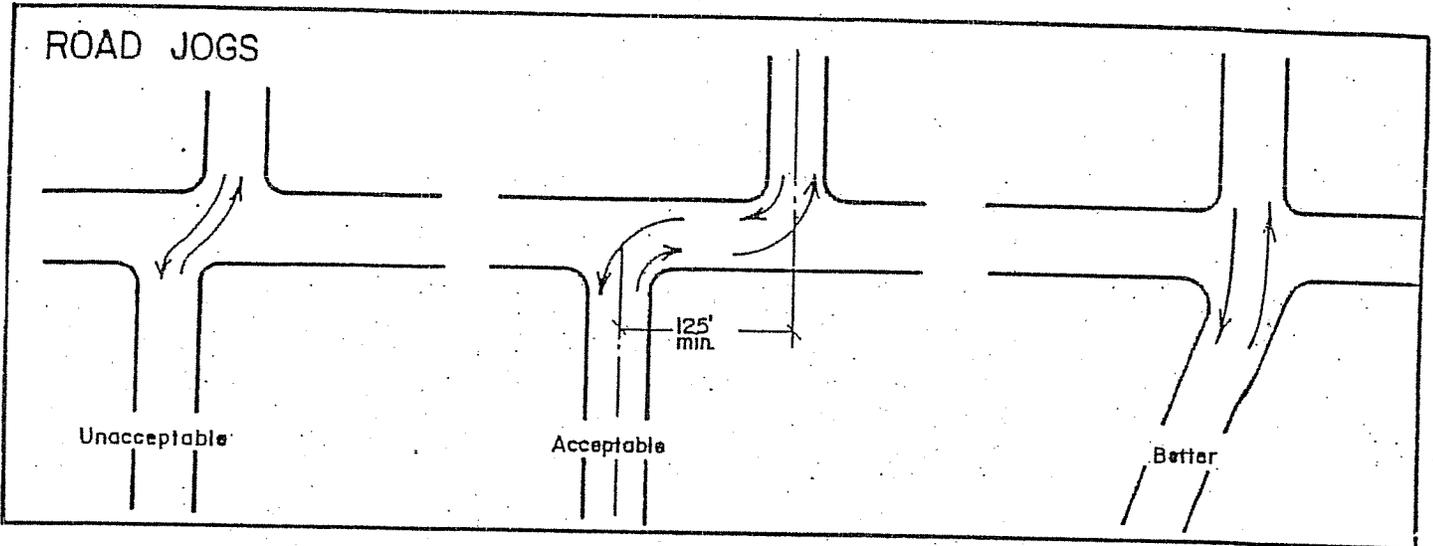


Roads must conform to Major Road Plan



Road Types - minimum R.O.W. widths





B. Blocks

1. Length

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

2. Width

Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets, or prevented by topographical conditions or size of the property, in which case the Planning Commission will approve a single tier of lots of minimum depth.

C. Lots

1. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines, or radial to curved street lines. Each lot must front for a minimum of fifty (50) feet upon a public street or road which is not less than fifty (50) feet in width.

2. Minimum Sizes

Residential lots shall meet the lot width and lot area requirements of the Zoning Ordinance. In the absence of a Zoning Ordinance, residential lots shall not be less than seventy-five (75) feet wide at the setback (building) line nor less than ten thousand (10,000) square feet in area. Other lot size requirements as follow:

- a. Lots not served by public water and sanitary sewer systems shall be at least forty thousand (40,000) square feet in area or as specified by the county health authority to adequately accommodate both a fresh-water well and septic tank on the same lot. The minimum distance between the septic tank and fresh-water well shall be one hundred (100) feet. The health officer shall also prescribe minimum lot sizes to conform to health standards, which may be greater than the standards contained herein.

- b. 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.

3. Building Setback Lines and Yard Requirements

- a. A building line (setback line) meeting the front yard setback requirements of the Zoning Ordinance/Resolution shall be established on all lots.
- b. In the case of electric transmission lines, where easement widths are not to 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>
46KV	37 1/2 feet
69KV	50 feet
161 KV and over	75 feet

4. Corner Lots

Corner lots shall be sufficiently wider and larger to permit the additional yard requirements of the zoning ordinance/resolution.

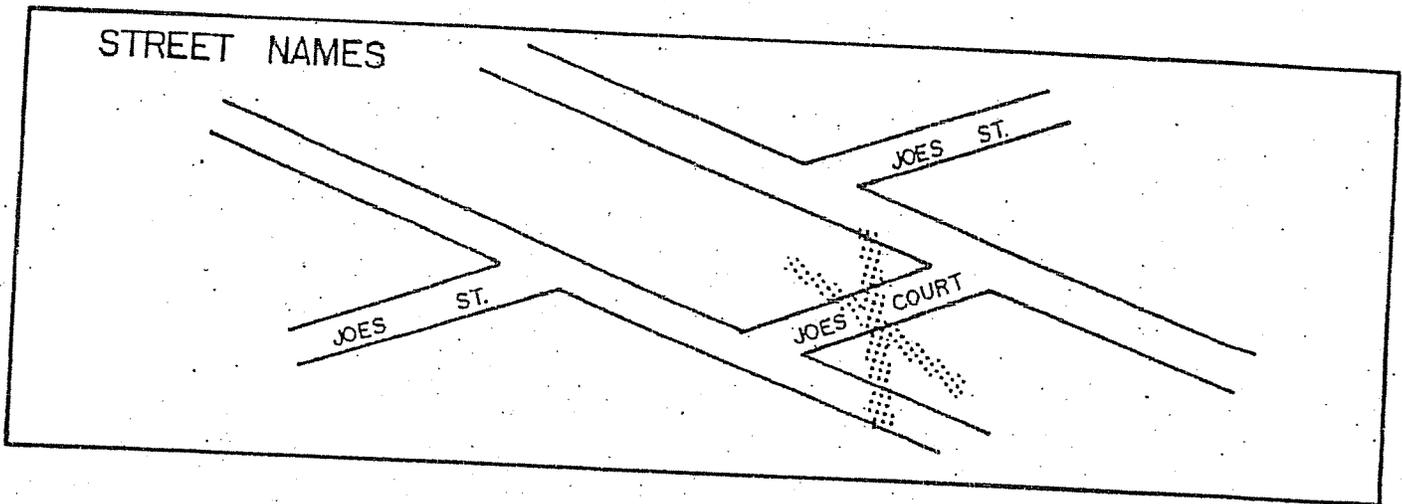
5. Double and Reverse Frontage Lots

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

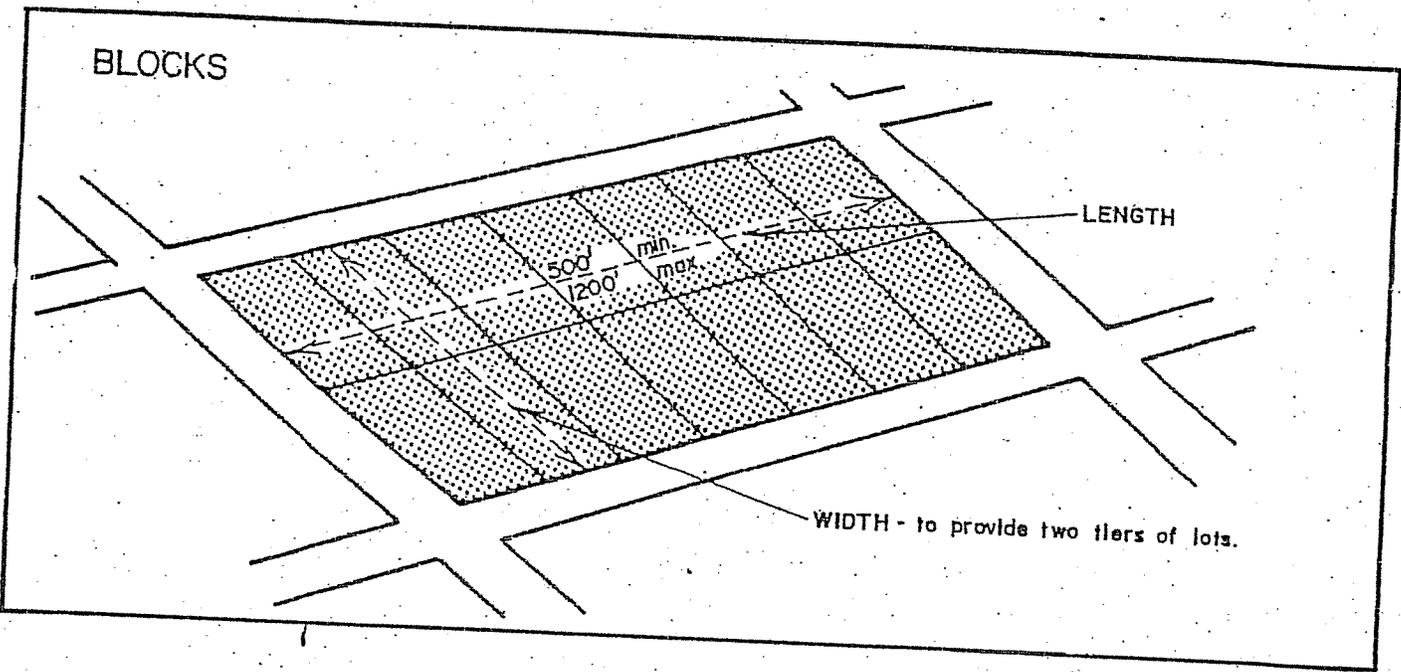
6. Flood-Free Building Lots

Each lot in a subdivision shall contain a flood-free building site which shall be outside of the limits of any existing easement and/or the building setback lines as required by these regulations or applicable zoning.

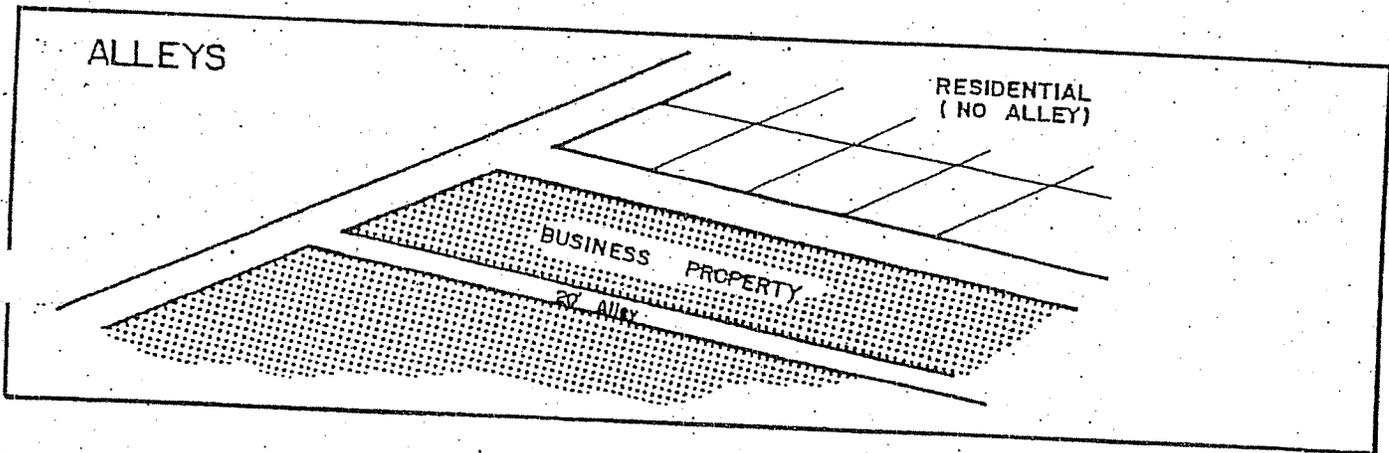
STREET NAMES



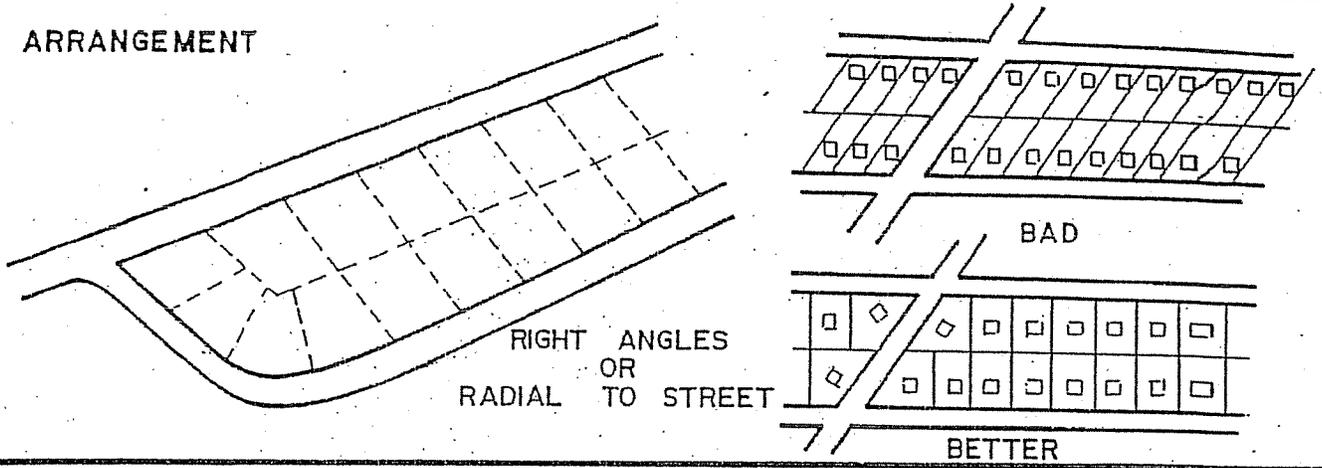
BLOCKS



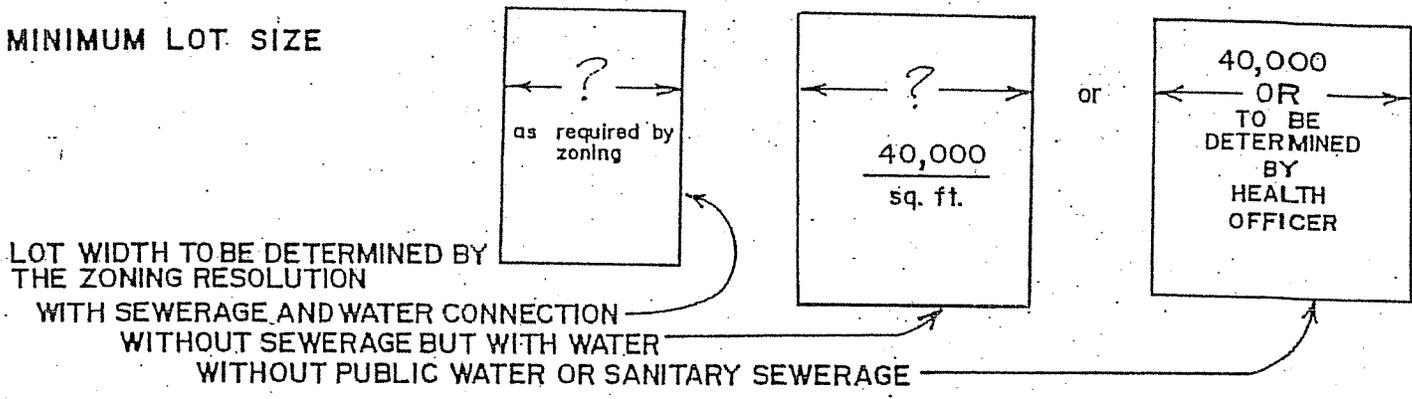
ALLEYS



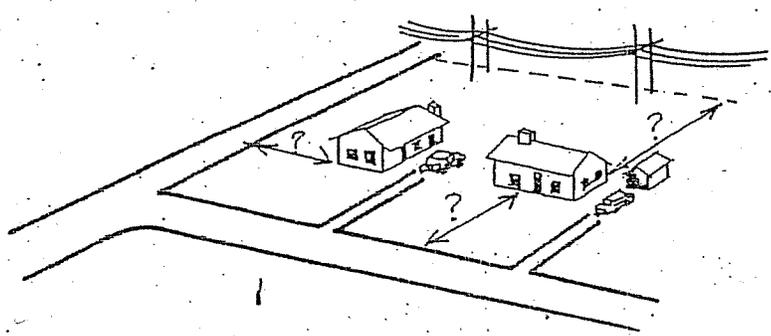
LOT ARRANGEMENT



MINIMUM LOT SIZE

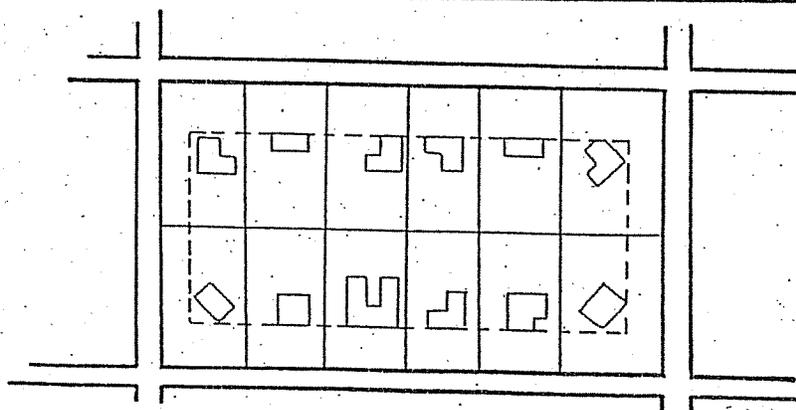


BUILDING SETBACK LINES



REQUIRED SETBACKS ARE A MINIMUM-NOT A UNIFORM STANDARD. VARIED SETBACKS ON STRAIGHT STREETS HELP AVOID MONOTONOUS APPEARANCE. BUILDING SETBACK LINES TO BE DETERMINED BY THE ZONING RESOLUTION.

CORNER LOTS



WIDER TO PERMIT ADDITIONAL SETBACKS & SIDEYARDS

In areas subject to flooding where no fill is proposed, no building line shall be located any closer to a water-course, drainage way, stream, or channel than the edge of the area subject to flood. In areas where fill is used to raise the elevation of the building site, the fill shall extend streamward twenty-five (25) feet beyond the limits of any structure erected thereon, but no fill shall be placed in the floodway.

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 or recreation area or public access to water frontage, shown on an official map, or in a plan made and adopted by the Planning Commission, is located 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 a total of ten (10) percent of the gross area or water frontage of the plat, for park, school or recreation purposes.

2. Easement for Utilities

a. Drainage and utility easements shall be provided on each side and rear lot lines where deemed necessary by the Planning Commission. The easements shall be designed to adequately provide utilities and drainage for all lots in the proposed subdivision. Where drainage is proposed to cross any lot at any point other than the side or corner of the lot, the plat shall indicate the size of the pipe necessary to carry the proposed runoff. Each cul-de-sac shall have provisions for a fifteen (15) foot utility easement extending therefrom to prevent dead-end water mains. Easements of the same or a greater width may be required along the line of or across lots where necessary for the extensions of existing or planned utilities.

b. Storm Sewers

Where in the opinion of the Planning Commission, the flow of water cannot be accommodated with surface drainage, storm sewers may be required. The Planning Commission shall determine, on the basis of the watershed and the probable runoff, the size of the storm sewers. In ascertaining the size of the storm sewers, the Planning Commission may call upon its technical staff, or any

public or private agency to assist in its determinations. The developer shall conform to standard design details furnished by the city engineer's office in the construction and installation of catch basins, culverts, and all other components of the drainage system.

3. Water Supply and Sewerage Connections

Where a public water supply or public sewerage system is reasonably accessible, the subdivider shall indicate a connection with such water supply or sewerage system and a water and sewerage connection for each lot with such lateral and to such size and length as shall be approved by the Planning Commission. Where a public water supply or public sewerage system is not reasonably accessible or not planned for in the future, an alternate method of water supply and sewage disposal may be indicated and shall be approved in writing by the county health officer.

4. Community Assets

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

E. Suitability of the Land

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

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

3. Subject to flooding because of its proximity to a stream, or because of low elevation. In applying this provision, land below the elevation of the Standard Project Flood will be considered subject to flood.

If a subdivision is proposed within one hundred (100) feet of a stream for which detailed flood data has not been published, the Planning Commission shall require detailed flood information for the particular area before deciding whether or not such subdivision development can occur.

F. 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 future streets and logical further resubdivision.

G. Variances

Variances may be granted under the following conditions:

1. Where the subdivider can show that strict adherence to these regulations would cause unnecessary hardship, or
2. Where the Planning Commission decides that there are topographical or other conditions peculiar to the site, and the departure from these regulations will not destroy their intent. Any variance thus authorized and the reasons therefore shall be stated in writing in the minutes of the Planning Commission.

H. Zoning or Other Regulations

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

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

ORDINANCE 13-4

AN ORDINANCE OF THE CITY OF MILAN, TENNESSEE, AMENDING THE CITY OF MILAN SUBDIVISION REGULATIONS

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MILAN:

SECTION 1. Article IV. Development Prerequisite to Final Approval, of the City of Milan Subdivision Regulations, and any ordinances, resolutions, or other acts amendatory thereto, is amended by deleting Article IV, in its entirety and substituting instead the following:

ARTICLE IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A perfectly prepared and recorded subdivision or plat means little to a prospective lot buyer until he can see actual physical transformation of raw acreage into lots suitable for building purposes and human habitation. Improvements by the subdivider spare the community from a potential tax liability. The following tangible improvements are required before final plat approval in order to assure the physical reality of a subdivision which approval and recordation will establish legally.

A. Required Improvements

Every subdivision developer shall be required to grade and improve streets and alleys, and to install curbs, monuments, sewers, storm water inlets, and water mains, in accordance with specifications established by the Milan Regional Planning Commission. Where specifications adopted by local authorities conflict with standards set forth in these subdivision, regulations, the higher set of standards, as determined by the Planning Commission, shall govern.

1. Monuments

- a. Concrete monuments four (4) inches in diameter or square, three (3) feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monuments shall have an indented cross to identify properly the location and shall be set flush with the finished grade.
- b. All other corners or points shall be marked with iron pipe or solid steel rod not less than one-half (1/2) inch in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.

2. Excavation

All streets, roads and alleys shall be graded to the full width of their rights-of-way by the subdivider or developer. Due to special topographical conditions, deviation from the above will be allowed only with special approval of the Planning Commission.

- a. Preparation. Before grading is started, the entire right-of-way area shall be cleared of all trees, stumps, roots, brush and other objectionable materials.
- b. Cuts. All tree stumps, boulders, and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when encountered, shall be scarified to a depth of twelve (12) inches below subgrade.
- c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches or at other places as needed. Excess and/or unsuitable fill materials including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed six (6) inches loose and compacted by a sheep's foot roller. Unless another method of preparation of the subgrade is approved by the Planning Commission, the subgrade shall be constructed as specified in Section 203, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works – March 1, 2006 and latest revision thereto. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped and where water is used to assist compaction, the water content shall not exceed the optimum of moisture.

3. Storm Drainage

- a. An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, headwalls, etc., shall be provided for the proper drainage of all surface water.

In order to assure proper drainage facilities, the developer shall outline the entire drainage area of the proposed construction along with a map showing the various streets and parcels and indicating the general flow of the surface water, either by contours or by means of arrows running with the flow. Any existing storm drainage with the size, grade and elevations of the pipes and elevations of the inlets, shall be shown. Also, areas tributary to the various

proposed inlets shall be outlined and the number of acres contained in each indicated by figures adjacent to the inlet to which they are applicable.

- b. In subdivisions where curbs and gutters are required the developer shall provide catch basins at all low points, and at intermediate locations as necessary to prevent overloading the street gutters, but at least every six hundred (600) feet. Catch basins shall be the curb and gutter inlet type and shall empty into the collection mains of adequate size without falls leading to existing storm sewers or approved waterways. When easements are required for drainage facilities outside the road right-of-way, the easement shall be at least fifteen (15) feet in width and shall be indicated on the final plat.
- c. In subdivisions where curbs and gutters are not required, the developer shall provide open drainage ditches on each side of the road bed. The open drainage ditches shall have a minimum depth of eighteen (18) inches below the road bed with sides sloped to a 3 to 1 minimum ratio. All intersections of streets shall have a minimum of fifteen (15) inch metal, concrete, or aluminum drain pipe or culvert with concrete headwalls at least six (6) inches above the road bed. Drainage pipes and culverts over fifteen (15) inches shall be determined as specified below.
- d. In all subdivisions, the developer will be required to provide cross drains to accommodate all natural water flow, and shall be of sufficient length to permit full width of roadway and the required slopes. Cross drains shall be built on straight line and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed and to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one (1) foot below the road-bed. The size of the waterway opening required per drainage structure shall be determined by use of the Talbot formula but in no case shall a pipe less than fifteen (15) inches in diameter be used. The following drainage table is based on Talbot's formula for determining pipe size for the area to be drained.

<u>Diameter of Pipe</u>	Acres	
	<u>(Rolling Country)</u>	<u>(Level Country)</u>
15 inches	0-6	0-11
18 inches	9	18
24 inches	20	39
30 inches	36	71
36 inches	59	115
42 inches	89	175

48 inches	125	250
54 inches	175	345
60 inches	230	455
66 inches	295	585
72 inches	375	735

Multiple pipe installation may be used provided the smaller pipes are equivalent in water carrying capacity to the larger pipe. The following table shows the number of smaller diameter pipes equal in water carrying capacity to that of one pipe of larger size.

Number of Smaller Pipes and Sizes

Larger Pipe Size	15"	18"	21"	24"	30"	36"	42"	48"	54"
15"	1								
18"	2	1							
21"	3	2	1						
24"	3	2	2	1					
30"	5	3	3	2	1				
36"	8	5	4	3	2	1			
42"	11	7	5	4	3	2	1		
48"	15	10	7	5	3	2	2	1	
54"	19	13	9	7	4	3	2	2	1
60"	25	16	11	8	5	4	3	2	2
66"	29	20	14	10	6	4	3	2	2
72"	37	25	17	12	8	5	4	3	2

4. Roadway Improvements

- a. Base: A compacted base course six (6) inches deep and three (3) feet wider than the width of the pavement on each side of the street shall be installed on all streets, including cul-de-sacs, temporary turn-a-rounds and access streets to adjoining properties, according to the method specified in Section 303, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works, March 1, 2006, and latest revisions thereto. Wetting of the stone before compaction may be done at the point of origin or on the job site at the option of the contractor. In all cases, the center line of the roadway shall coincide with the center line of the right-of-way dedicated for such road or street.
- b. Curbs and Gutters: Except where prohibited by State Law (House Bill N.2101), the subdivider shall provide concrete curbs and integral gutters on both sides of all new streets as indicated on the subdivision plat. Where access streets to adjoining properties are provided, curbs and gutters shall be extended to the property line. In all cases, the curbs and integral gutters shall not be less than twenty-four (24) inches wide at the base, twelve (12)

inches high, six (6) inches across the top of the curb, six (6) inches on the face of the curb, and a seven (7) inch thick gutter. Backfill shall be towards the curb and be higher than the curb to insure drainage of surface water into the drainage system.

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

- c. Asphaltic Pavement: Within the City of Milan and the Milan Planning Region, any new constructed roadway shall be constructed in two layers (base and top layers). Base layer (binder- TDOT 307 BM or BM2 required) being paved with minimum of two (2) inches (minimum of 226 lbs. per sq yd.) laid in a single course on the prepared base. The binder layer must be completed prior to the inhabitation of any structure built in development. Top layer (wearing surface – TDOT 411E OR D required) being paved with minimum thickness of one and one quarter (1 ¼) inches (minimum of 132 lbs. per sq. yd). Top layer (wearing surface) must be completed by developer and approved by Milan Public Works within one year of the installation of binder layer. Any deficiencies in base or binder layer shall be corrected before surface layer is applied. Deficiencies include, but are not limited to, utility trenches and/or base failures. Developer is required to assure that every manhole, meter cover, valve cover, or any product of similar nature installed in the street, is installed flush with finished pavement.
- d. Testing and Approvals: The developer **MUST** contact Milan Public Works **PRIOR TO** every phase of construction (grading, subgrade fill preparation, base construction, base layer paving, top layer paving) for approval to proceed with next phase of construction. Approval by Milan Public Works consists of review and approval of all testing documentation required of the developer and site visit approval for each phase. Failure to do so could result in demolition and re-construction of any or all phases. Testing by a reputable testing agency (as approved by the City of Milan) will be required. Required testing includes, but is not limited to, the following: Compaction of the subgrade, base and asphaltic pavement. Testing to be completed as specified in applicable section of Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works – March 1, 2006. Other testing may be required if deemed necessary by Milan Public Works. A letter from the asphaltic pavement supplying company stating type of mix being supplied is required. Developer is required to give a minimum of a 24 hour notice prior to all pavement installation and **NO** pavement shall be laid without a Milan Public Works representative present.

5. Minimum Pavement Widths and Street Cross Sections

- a. Streets constructed with curbs and gutters shall have minimum pavement widths, measured from face of curb to face of curb, as follows:

- | | |
|--|------------------------|
| (1) Arterial Streets | Not paved by developer |
| (2) Collector Streets | 36 feet |
| (3) Minor Residential Streets | 28 feet |
| (4) Marginal Access (frontage) Streets | 28 feet |
| (5) Dead-end Streets | 28 feet |
| (6) Streets through proposed commercial and industrial subdivision shall have a minimum pavement width of thirty-six (36) feet in order to provide for turning movements of vehicles into and out of necessary off-street parking areas without interference to traffic. | |

Other details, such as maximum slopes and required cross sections shall conform to the accompanying diagram entitled, Milan Planning Region, Cross Section Diagrams.

6. Installation of Utilities

After grading is completed and approved and before any base is applied, all of the underground work-water, gas mains, etc., and all service connections shall be installed completely and approved.

7. Water Supply

In subdivisions where an adequate public water supply is available, water facilities shall be installed in the following manner (unless otherwise approved by the Planning Commission, Tennessee Department of Public Health and as applicable, affected utility districts):

Where a public water main is available to the proposed subdivision, the subdivider shall install adequate water facilities (including fire hydrants) to all lots. All water construction plans and specifications shall be approved by the area office of the Tennessee Department of Public Health-Environment Health Services-prior to any construction (Tennessee Code Annotated, Section 53-2002).

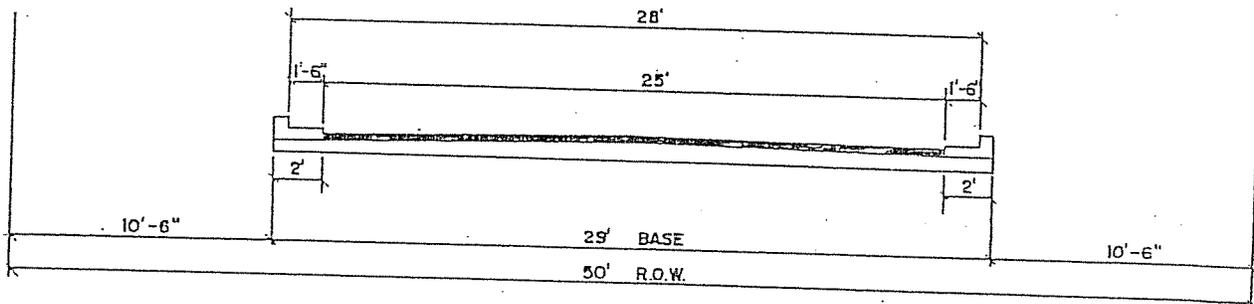
All water mains, except service mains shall not be less than six (6) inches in diameter and of a material approved by the Department of Public Health. Fire hydrants shall be installed in all subdivisions and shall be located at the end of each line and no lot shall be more than five hundred (500) feet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

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

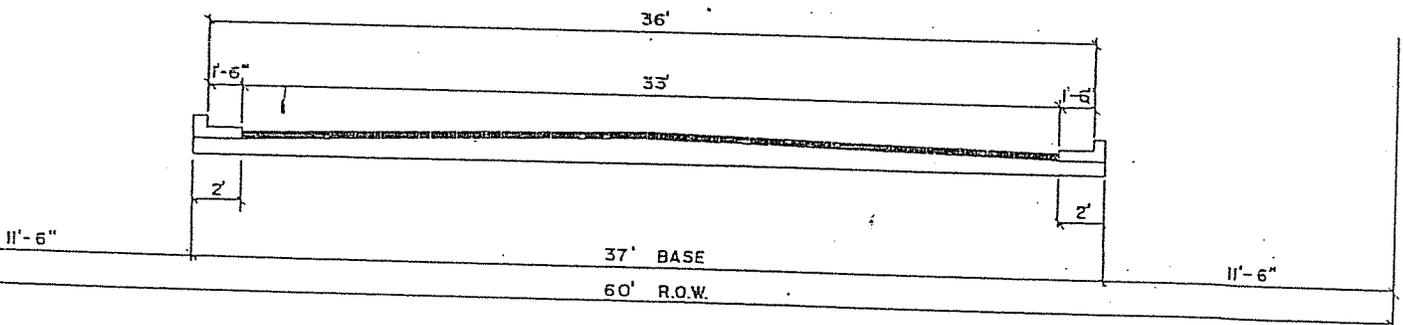
In subdivisions where no public water supply is available, an alternate system may be approved by the Planning Commission.

CROSS SECTION DIAGRAMS FOR STREETS WITH CONCRETE CURB & GUTTERS

MINOR RESIDENTIAL STREETS; MARGINAL ACCESS STREETS & DEAD END STREETS



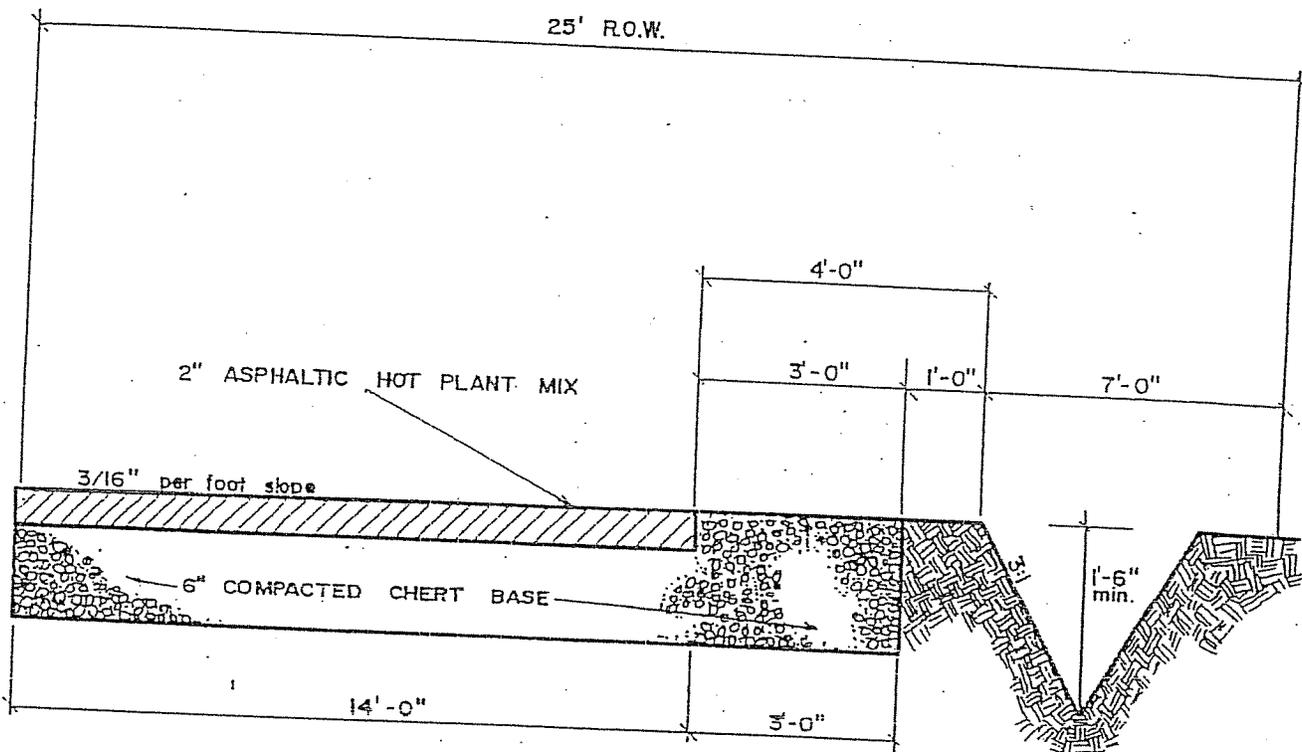
COLLECTOR STREETS & COMMERCIAL-INDUSTRIAL SUBDIVISION STREETS



NOTE: Cross sections for arterial streets are not shown since they vary considerably.

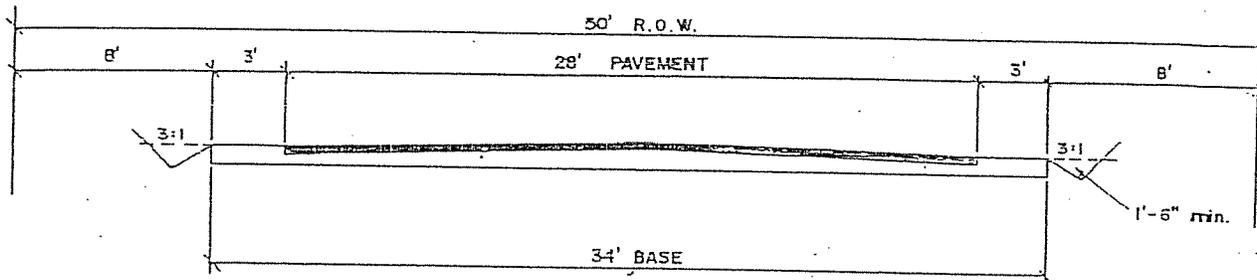
NOTE: (All surfaces - 2" asphalt concrete) (All base material - 6" stone) (All pavement slopes (crown) shall be 3/8" in./ft.)

ROAD CROSS SECTION WITHOUT CURB & GUTTER

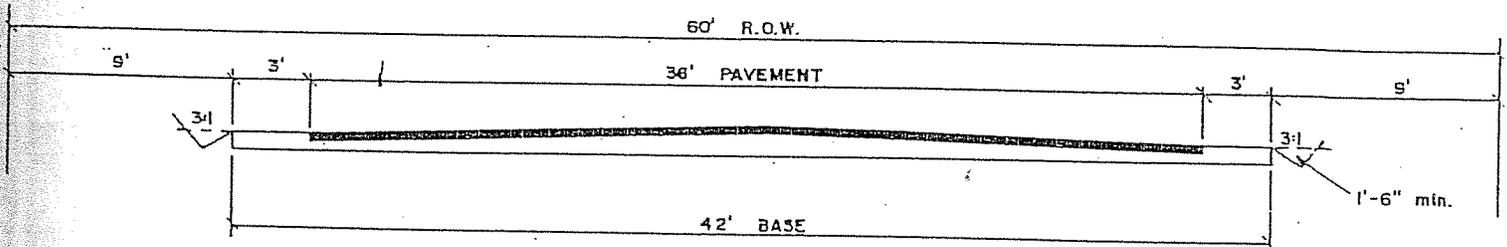


CROSS SECTION DIAGRAMS FOR STREETS WITHOUT CURB & GUTTERS

MINOR RESIDENTIAL STREETS, MARGINAL ACCESS STREETS & DEAD END
STREETS



COLLECTOR STREETS & COMMERCIAL - INDUSTRIAL SUBDIVISION STREETS



NOTE: Cross sections for arterial streets are not shown since they vary considerably.

8. Sanitary Sewerage Facilities

No subdivision shall be approved until provisions are made for the adequate disposal of waste water from the site.

In subdivisions where lots cannot be economically connected with a public sewerage system, they must contain adequate area for the installation of approved septic tank and disposal fields and must be approved in writing by the county health officer.

In subdivisions, where adequate public sewer facilities are accessible, the installation of sewers within the subdivision and connection to the public system shall be required. Sewer facilities shall be installed in the following manner (unless otherwise approved by the Planning Commission, Department of Public Health, and as applicable, affected utility districts):

Construction plans and specifications shall be approved by the area office of the Tennessee Department of Public Health-Environmental Health Services-prior to any construction (Tennessee Code Annotated, Section 53-2002).

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

All subdivisions shall include a service line from the main sewer line which terminates at the property line in order that each proposed lot, at the time of construction, may be served by sewer without the installation of additional lines. The end of each service line shall be properly marked. Lay service lines with minimum uniform slope and with eighteen (18) inches minimum cover over top of pipe. In cases where the service pipe must cross a side ditch exposed, install a cast iron pipe across the ditch, extending at least twenty-four (24) inches in to the ditch banks in each side.

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

9. Erosion Control: An Erosion Control plan shall be submitted with plat submittal and implemented during all phases of development.

10. Street Name Signs

Appropriate street signs add sales value to land subdivisions and enable visitors, delivery concerns, and potential lot buyers to find their way around. Street name signs shall be type approved by the city or county authorities.

11. Handicap Ramps

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

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

12. Guarantee In Lieu of Completed Improvements

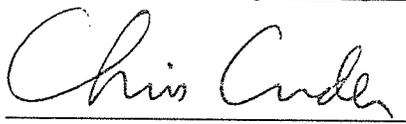
No final subdivision plat shall be approved by the Planning Commission or accepted for recommendation by the county register of deeds until one (1) of the following conditions has been met:

- a. The required improvements have been constructed in a satisfactory manner and approved by the Planning Commission.
- b. The Planning Commission has accepted a surety bond, certified check or other approved escrow arrangement in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city, county, or other responsible utility system in the event of default by the subdivider.

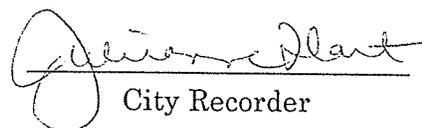
NOTE: The Planning Commission shall set the amount of the bond based upon the cost of improvements estimated by the City Engineer or other responsible utility district or official designated by the Planning Commission.

Passed 1st reading: March 12, 2013

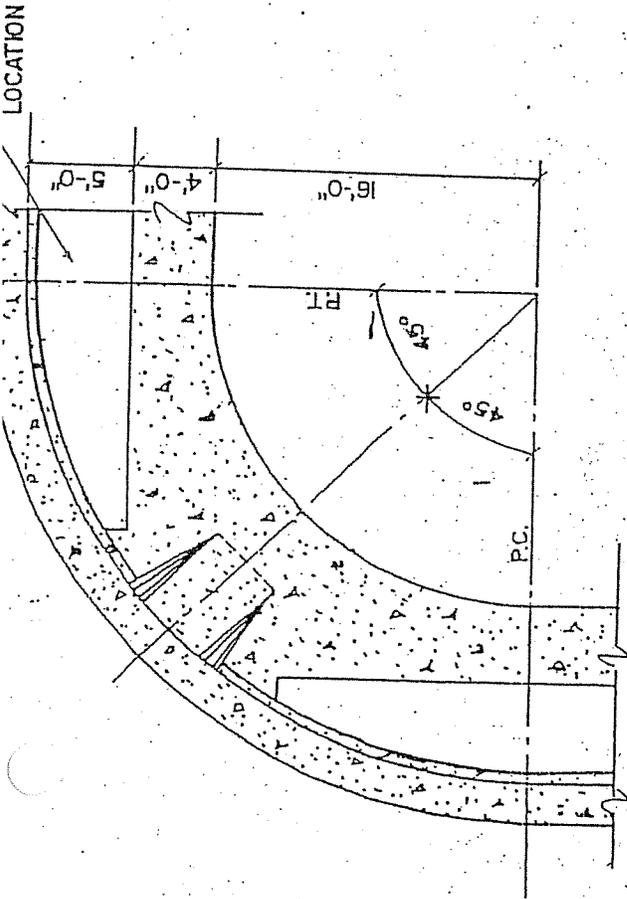
Passed 2nd reading: April 9, 2013



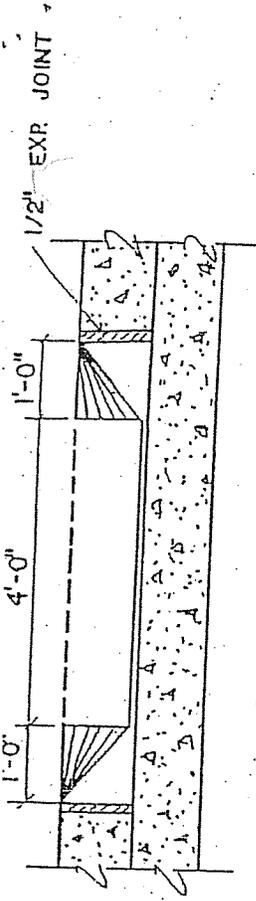
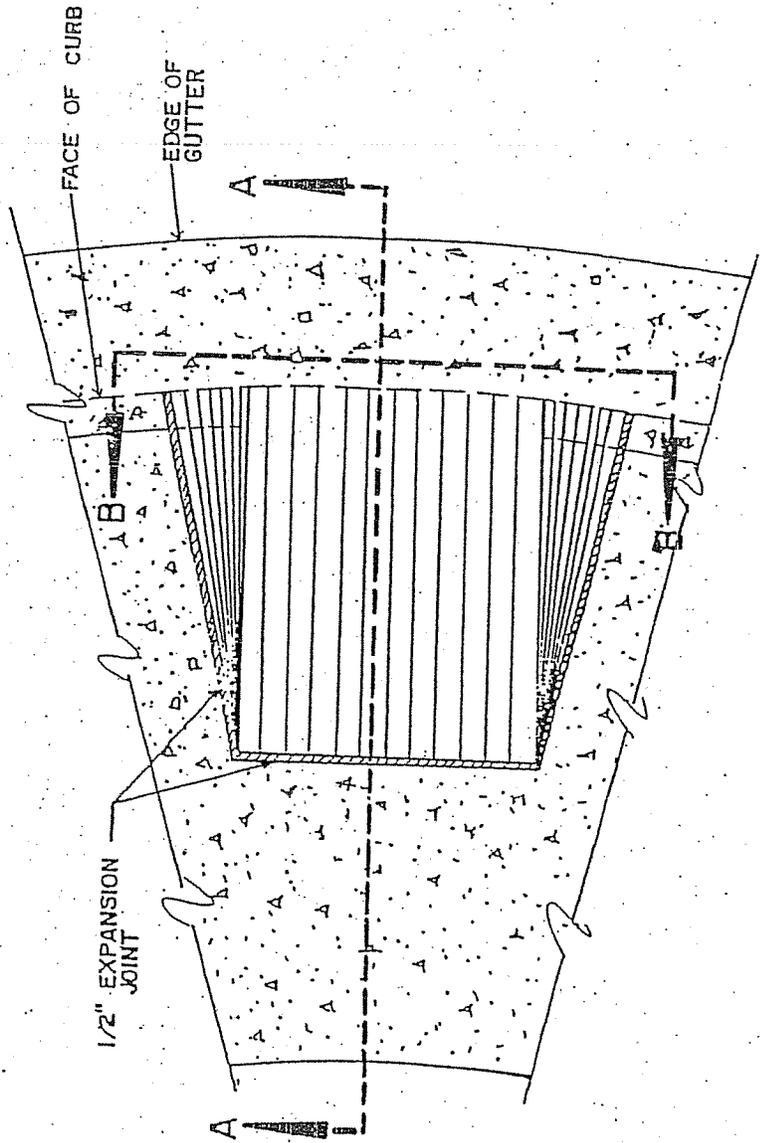
Mayor



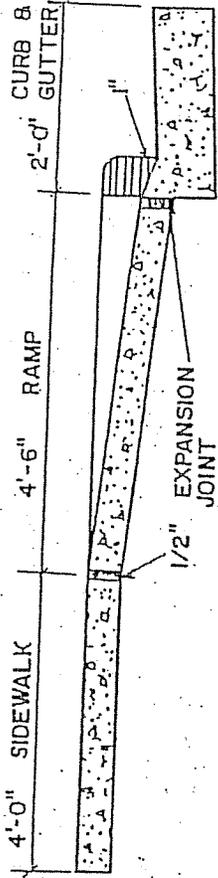
City Recorder



TYPICAL LOCATION



SECTION B-B



SECTION A-A

NOTES:

- Wheel chair ramps are to be installed as shown and located as indicated on layout plan.
- Surface texture shall be that obtained by a coarse brooming, transverse to the slope of the ramp.
- Care shall be taken to assure a uniform grade on the ramp, free of sags and short grade changes.
- The normal gutter line profile shall be maintained through the area of the ramp.

- d. Dead-end Streets (cul-de-sac).....50 feet
Cul-de-sacs are permanent dead-end streets or courts not to exceed six hundred (600) feet or fifteen (15) dwelling units, designed so that they cannot be extended in the future.

In cases where topography or other physical conditions make a street of the required minimum width impracticable, the Planning Commission may modify the above requirements.

- e. Alleys.....20 feet
Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street.

5. Additional Width on Existing Streets

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

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way measured from the center line of the existing roadway, shall be provided. In no case shall the resulting right-of-way width be less than fifty (50) feet.

6. Restriction of Access

Where a subdivision abuts or contains an existing or proposed major 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 for adequate protection of residential properties to afford separation of through and local traffic.

7. Street Grades

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

ARTICLE V. LEGAL STATUS PROVISIONS

A. Separability

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

B. Conflict With Other Regulations

No Final plat of land within the force and effect of an existing Zoning Ordinance shall be approved unless it conforms to such ordinance.

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

C. Adoption and Effective Date

These regulations shall take effect and be in force from and after their adoption and effective date, the public welfare demanding it.

Adopted by the Planning Commission on the 13th day of April, 1981.

Chairman
Milan Regional Planning Commission

APPENDIX

APPENDIX

FORMS FOR FINAL PLAT CERTIFICATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

_____, 19_____
Date

Owner

Owner

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Milan Regional Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

_____, 19_____
Date

Registered Engineer or Surveyor

CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE

MILAN PUBLIC UTILITIES WILL PROVIDE ELECTRIC SERVICE IN ACCORDANCE WITH ITS STANDARD RULES AND REGULATIONS.

DATE

MILAN ELECTRIC DEPARTMENT

CERTIFICATE OF APPROVAL OF WATER SYSTEM:

I HEREBY CERTIFY THAT THE PLANS SHOWN ON THIS CONSTRUCTION PLAT REGARDING WATER SUPPLY MEET THE REQUIREMENTS OF MILAN PUBLIC UTILITIES. FAILURE OF THE DESIGNER TO DEPICT ALL REQUIREMENTS ON THE CONSTRUCTION PLAT WILL NOT NEGATE THEIR COMPLETION IN ACCORDANCE WITH MILAN PUBLIC UTILITIES STANDARD SPECIFICATIONS. THIS CONSTRUCTION PLAT IS HEREBY APPROVED.

Date _____ MILAN DEPT. OF PUBLIC UTILITIES SUPT. OR AUTHORIZED REPRESENTATIVE

20020202

CERTIFICATE OF APPROVAL OF WASTEWATER SYSTEM:

I HEREBY CERTIFY THAT THE PLANS SHOWN ON THIS CONSTRUCTION PLAT REGARDING SANITARY SEWAGE MEET THE REQUIREMENTS OF MILAN PUBLIC UTILITIES. FAILURE OF THE DESIGNER TO DEPICT ALL REQUIREMENTS ON THE CONSTRUCTION PLAT WILL NOT NEGATE THEIR COMPLETION IN ACCORDANCE WITH MILAN PUBLIC UTILITIES STANDARD SPECIFICATIONS. THIS CONSTRUCTION PLAT IS HEREBY APPROVED.

Date _____ MILAN DEPT. OF PUBLIC UTILITIES SUPT. OR AUTHORIZED REPRESENTATIVE

20020202

CERTIFICATE OF APPROVAL OF WATER & WASTEWATER SYSTEM:

MILAN PUBLIC UTILITIES WILL PROVIDE WATER AND WASTEWATER SERVICES ACCORDING TO ITS STANDARD POLICIES AND SPECIFICATIONS.

Date _____ MILAN DEPT. OF PUBLIC UTILITIES SUPT. OR AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL OF WATER

I hereby certify that the water system installed or proposed to be installed fully meets the requirements of the _____ Water District.

District Chairman

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

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

_____, 19_____
Date

County Health Officer or His
Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES

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

_____, 19_____
Date

Engineer

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____, 19_____
Date

Secretary, Planning Commission

MINOR SUBDIVISION REGULATIONS

ARTICLE IIA. PROCEDURE FOR MINOR SUBDIVISION APPROVAL

A. GENERAL

Whenever a proposed subdivision containing less than five (5) lots fronting on an existing public way; not involving any new or improved public way, the extension of public facilities or the creation of any public improvements, and not in conflict with any provision of the adopted general plan, major street or road plan, zoning ordinance, or these regulations, this procedure for review and approval of the subdivision may apply.

The procedure for review and approval of the subdivision and its documentation consist of one (1) step. This step is the preparation of a final plat with all the required certificates for submission to the Planning Commission. The preparation of a final plat is mandatory for all minor subdivision proposals. The final plat, once approved by the Planning Commission and signed by the Secretary of the Planning Commission, becomes an instrument to be recorded by the Office of the County Register.

B. FINAL PLAT

1. Submission and Content of Final Plat

At least fifteen (15) days prior to the meeting at which it is to be considered, the sub-divider shall submit to the Planning Commission, through the Office of the Building Inspector, the original drawing and four (4) copies of the plat.

The original of the final plat shall be in black permanent ink on a sheet of moisture resistant drawing cloth or drafting film, twenty inches by twenty-four inches (20" x 24") standard engineering drafting sheet, to a scale of one inch equals fifty feet (1"=50') or larger. If more than one sheet is required, an index sheet of the same size shall be filed and shall show a key map of the entire area being platted.

The final plat shall include the following information:

- a. The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, reservations for easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.**
- b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight, and curved property lines that are not the boundary of curved streets.**
- c. All dimensions to the nearest one hundredth (100th) of a foot and bearings to the nearest minutes.**
- d. Locations and description of monuments.**
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining un-subdivided property.**
- f. Date, title, name and location of subdivisions and streets and the location and ownership of adjoining un-subdivided property.**
- g. Date, title, name and location of subdivision, graphic scale and true north point.**
- h. Any restrictive covenants which are to apply to lots or other parcels within the subdivision.**
- i. Location sketch map showing site in relation to area and major roads.**
- j. Topographic lines, unless the Building Inspector certifies that there are no potential drainage problems.**

2. Certificates Required on Plat

- a. Certification showing that the applicant is the legal owner of the land, and that he dedicates streets, rights-of-way and any other sites for public use;
- b. Certification by licensed surveyor of the accuracy of survey and plat, and the placement of all required monuments;
- c. Certification by the county health officer or environmentalist when individual sewage disposal or water system are to be installed;

Where septic tank facilities are already in place, certification from the Gibson County Environmentalist that said septic facilities are adequate.

- d. Certification of approval to be signed by the Secretary of the Planning Commission.
- e. Certification by the owner that any un-shown balance of the property is five acres or greater and that the subdivision will not require the construction of streets or utilities.
- f. Certification by the road superintendent that the existing road is a federal, state or county road.

The certificates shall be lettered, stamped or typed to the plat. Certificates may not be taped or glued to the plat.

3. Planning Commission Review

Within sixty (60) days after submission of the final plat, the Planning Commission shall review and indicate approval, disapproval, or approval subject to modifications. A certification of action shall be issued by the Planning Commission noting approval, modifications to which the approval is subject, and if disapproved, a list of reasons for disapproval.

If modifications are requested by the Planning Commission or staff and if variances have been granted, the developer shall submit a letter addressing the revisions requested and approved variances, if any, no less than sixty (60) days prior to the Planning Commission meeting.

Failure of the Planning Commission to act on the final plat within sixty (60) days will be deemed approval of this plat, provided, however, that the applicant, with the Commission's approval, may with waive this requirement and consent to the extension of such period.

4. Two-Lot Land Divisions

If the plat of a subdivision divides the tract into no more than two lots, and the division does not require the construction of streets or utilities, the approval may be endorsed in writing on the plat by the secretary of the commission without the approval of the Planning Commission, upon certification by the Building Inspector that the subdivision complies with the Subdivision Regulations; provided further that no request for a variance from the Subdivision Regulations has been requested.

5. Recording of the Approved Final Plat

Upon approval of the final plat by the Planning Commission, the developer shall submit to the Building Inspection Department the original and one (1) copy of the final plat. The Building Inspector shall verify that the plat is acceptable for recording and that required modifications, if any, have been properly made. Upon such verification, the Secretary of the Planning Commission shall attest to approval by signing the appropriate certificate on the original and copy of the plat. The Building Inspector or the city's authorized representative, shall record the approved plat in the Office of the Register of Gibson County, Tennessee, and shall note the date, plat book and page number of recording on the file copy of the plat.

The recorded original plat shall be retained as a permanent record in the Planning Commission files after it has been stamped and signed by the County Register.