

SUBDIVISION REGULATIONS



Crockett County, Tennessee

Adopted September 30, 2002
Updated April 13, 2021

Prepared by
Crockett County Regional Planning Commission

Bill Williams, Chairman
Sharon Kail, Secretary
Harold Nance
Ross Via
Frankie McCord
Danny Hutchinson
Andy Warren

Prepared by
State of Tennessee Division of Economic and Community Development
West Tennessee Local Planning Assistance Office

TABLE OF CONTENTS

	Page
ARTICLE I - PURPOSE, AUTHORITY, JURISDICTION AND DEFINITIONS	
A. Purpose	2
B. Authority	2
C. Jurisdiction	2
D. Definition	2-4
ARTICLE II - PROCEDURES AND PLAT APPROVAL	
A. General	5
B. Preliminary Plat	5-8
C. Final Plat	8-10
D. Resubdivision of Land	10-11
E. Vacation of Plats	11
ARTICLE III - GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN	
A. Roads	12-17
B. Blocks	17-18
C. Lots	18-19
D. Public Use and Service Areas	19-20
E. Suitability of the Land	20-21
F. Large Tracts or Parcels	21
G. Variances	21
H. Zoning or other Regulations	21-22
ARTICLE IV - DEVELOPMENT PREREQUISITE TO FINAL APPROVAL	
A. Required Improvements	23-30
B. Guarantee in Lieu of Completed Improvements	30
ARTICLE V - ENFORCEMENT AND PENALTIES FOR VIOLATIONS	
A. Enforcement	31
B. Penalties	31-32
ARTICLE VI - LEGAL STATUS PROVISION	
A. Separability	33

B.	Conflict with other Regulations	33
C.	Adoption and Effective Date	33

Appendix and Illustrations

AMENDMENTS

[illegible]

**SUBDIVISION REGULATIONS
OF THE
CROCKETT COUNTY REGIONAL PLANNING COMMISSION**

(Hereafter referred to as the Planning Commission)

**ARTICLE I
PURPOSE, AUTHORITY, JURISDICTION, AND DEFINITION**

A. Purpose

Land subdivision is the first step in the process of community development. Once the land is divided into streets, lots, and blocks and is publicly recorded, the correction of mistakes is costly and difficult. Subdivided land becomes a public responsibility in that the local government maintains roads and streets and provides public services like water, sewer, school, police and fire protection and garbage collection. The development practices employed therefore affect the welfare of the entire community. It is in the interest of the public, the developer, and the future owners that the conception, design and construction of subdivisions meet proper development standards.

B. Authority

The Planning Commission has adopted these regulations under authority granted by Sections 13-3-401 through 13-3-411 of the Tennessee Code Annotated. The Planning Commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such regulations. The Planning Commission has adopted the Crockett County Major Road Plan and has filed a copy of it in the Office of Registrar of Crockett County, Tennessee.

C. Jurisdiction

These regulations shall govern all subdivision of land within the Crockett County Planning Region as established by resolution of the Local Government Planning Advisory Committee and the Tennessee State Planning Office.

D. Definitions

Except as specifically defined herein, all words used in the regulations have their customary dictionary definitions where not inconsistent with the text. 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 include the singular. Verbs in the present tense include the future.

Block: A tract of land bounded by streets, roads and by a combination of land and roads.

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

Flood Hazard Boundary Map (FHBM): An official map of the county, prepared by the Federal Insurance Administration, which delineates the areas subject to inundation by the 100-year flood. These areas of special flood hazards are designated as Zone A on the FHBM.

Flood Plain: A relatively flat or low area adjoining a river, stream, or watercourse which is periodically subject to partial or complete inundation by floodwaters, or a low area subject to the unusual and rapid accumulation of runoff of surface water from any source. For the purposes of these regulations, the land subject to inundation by the 100-year flood, i.e., the 100-year flood plain.

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

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

One Hundred (100) year Flood: A flood which, has on the average a one (1%) percent chance of being equaled or exceeded in any given year.

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

Regional Planning Commission: Any regional planning commission established under authority granted by Section 13-1-106 Tennessee Code Annotated, 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 adjoining but outside of such municipality, no part of which is more than five (5) miles beyond the limits of such municipality.

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

- a. Major Road: The streets designated as such on the Crockett County Major Road Plan.
- b. Secondary Road: A collector road which carries traffic from local road to major thoroughfares.

- c. Cul-de-sac: A local road with only one outlet, sometimes called a "dead-end" road. A permanent cul-de-sac is a "dead-end" road for which there are no plans for extending and no need for extending.

Subdivision: 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 including resubdivision, and when appropriate to the context, relate to the process of subdividing, or to the land or area subdivided, provided, however, "subdivision" does not include a division of any tract or parcel when such parts of parcels are five (5) acres or larger in size.

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

ARTICLE II

PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consist 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 becomes the instrument to be recorded in the Office of the County Register when duly signed by the secretary of the Planning Commission.

A. General

1. Any owner of land lying within the area of jurisdiction of the Planning Commission wishing to divide such land into two or more lots, including one lot off of a parent tract, 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 register 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 familiarly with these regulations, the Major Road Plan and other official plans or public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions.
3. The 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, installations or improvements or any public improvements shall require the submission of a preliminary plat as prescribed by Section B of Article II.

B. Preliminary Plat

1. At least seven (7) days prior to the meeting at which it is to be considered, the subdivider shall provide the Secretary of the Planning Commission with four (4) copies of a preliminary plat of the proposed subdivision in order to allow the Planning Commission technical staff and utility personnel time to review and prepare recommendations to the Planning Commission. The subdivision plat shall be drawn to a scale of not less than one- (1) inch equals one hundred (100) feet. A

preliminary plat shall be considered submitted at the Planning Commission at the date of the first Planning Commission meeting at which the preliminary plat is considered.

2. The Preliminary Plat which shall meet the minimum standards of design as set forth in Article III and the general requirements for the construction of public improvements 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, owner, the name of the designer of the plat who shall be a certified engineer or licensed surveyor.
 - b. Date, approximate north point, the graphic scale and vicinity map.
 - 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, lots numbered in numerical order, the present zoning classification (if any) both of the land to be subdivided and of the adjoining land, and the names of adjoining property owners of subdivisions.
 - d. If deemed necessary by the Planning Commission, a construction plan, to be submitted prior to approval of any final plan, which shall include, if needed, (1) a complete drainage plan showing all improvements including all proposed streets, easements, storm sewers, swales, ditches, reversed areas and lot drainage; (2) a plan and profile of all roads showing typical cross sections of proposed roadways, swales and ditches as well as both existing and proposed finished grades of paved right-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 from 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 of a key map showing relation to subdivision to well-known streets, railroads, and water courses in all directions to a distance of all least one-half mile. Suggested scale: One (1) inch equals two thousand (2,000) 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 practicable, any proposed individual water supply and/or sewage disposal system shall be approved by the county health department prior to approval of the preliminary plat by the Planning Commission.

- g. The names, locations, widths, and other dimensions of proposed roads, 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).
 - k. If any portion of the land being subdivided is subject to flood as defined in Article III, Section E, the limit and elevation of such flood shall be shown.
 - l. If the proposed subdivision is equal to or greater than five (5) acres and is to be located partially or completely in areas subject to flood, the developer shall submit detailed hydrologic and hydraulic plans prepared by a registered professional engineer which shall define the expected 100-year flood elevations throughout the site of the proposed development. Furthermore, the plans shall show existing and proposed land contours at intervals of two (2) feet except when specifically not required by the Planning Commission.
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 shall not constitute acceptance to the construction drawings or final plat.
 5. Failure of the Planning Commission to act on the preliminary plat within sixty (60) days after being presented at the 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 requirements and consent to the extension of such period.
 6. One- (1) copy of the 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 for final plat approval in portions of 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 for preliminary approval, and permits 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 provided to the Secretary of the Planning Commission at least seven (7) days prior to the meeting at which it is to be considered. The subdivider shall provide four (4) copies (black and white prints), together with street profiles or other plans that may be required by the Planning Commission. In addition, the developer shall also provide copies of all Federal and State permits required for construction of the Development as shown on the approved preliminary plat, including Section 404 permits of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
3. The final plat shall be submitted to the Planning Commission at its next meeting by the subdivider 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. Where 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 Register 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 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, buildings setback lines, reservations, 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. Acreage of each lot and numbered in numerical order
 - c. Current zoning classification
 - b. Sufficient data to determine readily and reduce on the ground the location, bearing and length of every street line lot line, boundary line, block line, and building line whether curved or straight, and including north point. This shall include the radius, central angle and tangent distance for the centerline or curved streets and curved property lines that are not the boundary or 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 to an accuracy of at least one (1) part of five thousand (5,000)
 - i. The most recent recorded deed book number and page number for each deed constituting part of the property being platted.
 - j. If any portion of the land being subdivided is subject to flood as defined in Article III, Section E, the limit and elevation of such flood shall be shown.

9. The following certification shall be presented with the final plat.
 - a. Certification showing that applicant is the landowner and dedicates streets, rights-of-way and any sites for public use (see appendix).
 - b. Certification by a certified surveyor to the accuracy of a survey and plat and placement of monuments (see appendix).
 - c. Certification by the Crockett County Road Commission that the subdivider has complied with one of the following alternatives.
 - d. Installation of all improvements in accordance with the requirements of the subdivision regulations, or,
 - e. Posting of a cash bond or other acceptable surety instrument in sufficient amount to assure such completion of all required improvements.
 - f. Certification of approval to be signed by the Secretary of the Planning Commission (see appendix).

D. Resubdivision of Land

1. For any change in a map of an approved or recorded subdivision plat, if such changes affects any street layout shown on such map, or area reserved thereon for public use, or any lot line, or if it affects any map or plan legally reached prior to the adoption of any regulations controlling subdivisions, such resubdivision shall be approved by the Planning Commission by the same procedure, rules and regulations as for a subdivision. The Planning commission may require the written consent of any and all lot owners in a subdivision before approving any change in a recorded final plat.
2. Whenever a parcel of land is subdivided and the subdivision plat shows one or more lots containing more than one (1) acre of land and there are indications that such lots will eventually be resubdivided into smaller building sites, the Planning Commission may require that such parcels of land allow for the future opening of streets and the ultimate extension of adjacent streets. Easements or right of way providing for future opening of such streets may be made a requirement of the plat.

E. Vacation of Plats

1. Any plat or part of any plat may be vacated by the owner of the premises, at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated.
2. Such an instrument shall be approved by the Planning Commission in like manner as plats or subdivision.
3. Such an instrument shall be executed, acknowledged or approved, and recorded or filed, in a like manner as plats of subdivision; and being duly recorded or filed shall operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public rights in the streets, alleys, and public grounds, and all dedications laid out or described in such plat.
4. When lots have been sold, the plat may be vacated in the manner herein provided by all the owners of lots in such plat joining in the execution of such writing.

F. Final Plat – Minor Subdivision

1. Whenever a proposed subdivision requires the construction or installation of no new streets, utilities or other improvements, the subdivider may submit only a final plat, provided that the details required in this section are provided. In order to be considered for review, four (4) copies of said plat must be submitted at least seven (7) days prior to the Planning Commission's monthly meeting. The final plat shall be drawn to scale of not less than one (1) inch equals 100 feet (1"=100') on sheets not larger than 18 x 24 inches.
2. The Planning Commission shall approve or disapprove the final plat within sixty (60) days from the meeting in which it was introduced to the Planning Commission. Failure of the Planning Commission to act on the Final Plat within the sixty (60) day period shall result in the plat being deemed approved.
3. 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 Register as the official plat of record.
4. The minor plat shall show:
 - a. The lines of all streets and roads, alley lines, lot lines, buildings setback lines, reservations, 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. Acreage of each lot and numbered in numerical order

- b. Sufficient data to determine readily and reduce on the ground the location, bearing and length of every street line lot line, boundary line, block line, and building line whether curved or straight, and including north point. This shall include the radius, central angle and tangent distance for the centerline or curved streets and curved property lines that are not the boundary or 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 to an accuracy of at least one (1) part of five thousand (5,000)
 - i. The most recent recorded deed book number and page number for each deed constituting part of the property being platted.
 - j. If any portion of the land being subdivided is subject to flood as defined in Article III, Section E, the limit and elevation of such flood shall be shown.
 - k. A copy of the septic tank permit shall be included with the plat when a new septic system is required.
5. The following certifications shall be presented with the final plat.
- a. Certification showing that applicant is the landowner and dedicates streets, rights-of-way and any sites for public use (see appendix).
 - b. Certification by a certified surveyor to the accuracy of a survey and plat and placement of monuments (see appendix).
 - c. Certification of approval to be signed by the Secretary of the Planning Commission (see appendix).

G. Two Lot Subdivisions

Whenever a subdivision meets the criteria described below, the Secretary of the Regional Planning Commission may approve a subdivided plat without the approval of the Planning Commission.

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

ARTICLE III.
GENERAL REQUIREMENTS AND
MINIMUM STANDARDS OF DESIGN

A. Roads

1. Conformity to the Major Road Plan

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

2. Relation to Adjoining Street System

The proposed road system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width. Access to the subdivision shall be directly from a publicly maintained road with a minimum of two travel lanes, each at least eleven (11) feet wide.

3 Access Roads and Subdivision Boundaries

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

4. Road Widths

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

Street Widths:

- a. Expressway 300 feet, or as required

Major highways, generally with State or Federal designations, which are intended to be limited access and carry heavy or fast traffic.

- b. Major Arterial: 120 feet, or as required

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

- c. Minor Arterial: 84 feet

Minor streets are those which carry heavy traffic from collector streets to the major system of major arterial streets and highways.

- d. Major Collector: 68 feet

Major collector streets are those streets that provide access to the major street network from residential subdivisions. These streets are designed to carry moderate amounts of traffic at medium speeds.

- e. Minor Collector: 60 feet

Minor collectors are streets that provide access to residential subdivision and are the major circulation streets for any subdivision.

- f. Marginal Access Road: 60 feet, or as may be required

Marginal access roads generally provide direct access to lots within subdivision. They are not designated to carry large amounts of traffic.

- g. Frontage Road: 60 feet

Frontage roads are minor streets, which are parallel to and adjacent to arterial streets and highways. Frontage roads provide access to abutting properties and protection from through traffic.

- h. Dead-end Streets (Cul-de-sacs): 50 feet
40 feet with sidewalks

Dead-end streets and cul-de-sacs are streets to be constructed in only extreme topographical conditions and 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.

- i. Alleys: 22 feet

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

- j. Permanent easement, vehicular: 50 feet

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

5. Additional Width on Existing streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way, which shall be provided where any part of the subdivision is on both sides of the existing street.

When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided. In no case shall the resulting right-of-way width be less than fifty (50) feet, or twenty-five (25) feet from the centerline.

6. Restriction of Access

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

7. Street Grades

Grades on major road shall not exceed seven (7%) percent. Grades on other roads may exceed seven (7%) percent, but shall not exceed twelve (12%) percent.

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

8. Horizontal Curves and Vertical Curves

Where a deflection angle of ten (10) degrees or more in the alignment of a road 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 or other streets, not less than one hundred (100) feet.

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum height 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 if not less than one (1) inch equals twenty (20) feet vertical, may be required by the Planning Commission.

9. Intersections

Road intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than eighty (80) degrees

To permit the construction of a curb having a desirable radius, property line radius 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.

10. Tangents

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

11. Road Jogs

Road jogs with centerline offsets of less than two hundred (200) feet shall not be allowed.

12. Dead-end Roads

a. Minor terminal roads or coverts designed to have one end permanently closed shall be no more than five hundred (500) feet long unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet and a road right-of-way diameter of at least one hundred (100) feet or the Planning Commission may approve an alternate design such as the T or Y background.

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

13. Reserve Strips

There shall be no reserved 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.

14. Private Drives/Permanent Access Easements –

A private drive/permanent access easement is any type of way that provides access to one or more lots with no direct access to a public street. A private drive/permanent access easement can also be within apartment complexes, shopping centers, and other developments, which provide internal circulation for one parcel.

- a. Private drives/permanent access easements may be permitted where the subdivider/developer demonstrates that private ownership, control and maintenance of street facilities is integral to the design and function of the subdivision or development.
- b. Where the ownership, control and maintenance of any private drive/permanent access easement is proposed providing legal access to more than 1 lot, the private drive/permanent access easement shall be constructed to the same design and construction standards herein established for public roads and streets.
- c. A permanent access easement shall be provided over such streets so every parcel or lot has access therefrom.
- d. All such private improvements shall be maintained by the subdivider/developer/owner or by a legally established homeowners' association or other similar group approved by the Planning Commission. The legal documents establishing ownership and maintenance of the easement shall be submitted with the Final Plat for review and approval and shall be recorded with the Final Plat.
- e. A private drive/permanent access easement should not be a direct connection between two public streets. Where the projection or connection of a public street into a private drive system is unavoidable, the private street shall be designed to clearly distinguish between the public streets and private drives by means of curbing, turnarounds, signing, and/or other measures.
- f. No portion of a private drive/permanent access easement shall be included in any portion of a required setback as established in the Crockett County Zoning Ordinance.
- g. If public utilities are placed within or adjacent to private drives, a 10-foot utility easement is required.

If, in the future, a private drive/permanent access easement is submitted for acceptance as a public road, the Planning Commission shall provide a recommendation to the County Commission prior to any formal action occurring on the road. In considering the private drive/permanent access easement as a public street, the Planning Commission shall require the drive/easement to meet the

minimum street construction standards in effect at the time the request for public acceptance is made.

15. Road Names

Proposed roads, which are obviously in alignment with others already existing and named shall bear the names of existing roads. In no case shall the name for a proposed road duplicate existing road names, irrespective of the use of the suffix, road, avenue, boulevard, driveway, place or court. Through its index list of road names on file, Crockett County 911 can assist the subdivider in avoiding duplication.

16. 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.

B. Blocks

1. Length

Block lengths in residential subdivisions shall not exceed two thousand (2,000) feet nor be less than four hundred (400) feet in length. However, where practicable, blocks along major arterial and collector roads shall not be less than one thousand (1,000) feet in length. Blocks designed for commercial and industrial subdivision shall be of such length as may be determined suitable by the Planning Commission.

Pedestrian way or crosswalks, not less than ten (10) feet wide, may be required by the Planning Commission through the center of blocks more than one thousand (1,000) feet long where deemed necessary to provide circulation or access to schools, playgrounds or other community facilities.

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 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 road lines or radial or curved street lines. Each lot must front for a minimum of fifty (50) feet upon a public road.

2. Minimum Size, Shape, and Orientation

The size, shape, and orientation of lots shall be such as the Planning Commission deems appropriate for the type of development and use contemplated. Where public water and/or sewer systems are reasonably accessible, the subdivider shall connect with such systems and provide a connection or connections to each lot. Where a public sewer is not accessible, an alternate method of sewage disposal may be used, if it meets all applicable public health regulations. Where a public water supply is not accessible, water well or other source may be used upon approval by the Planning Commission.

- a. Residential lots served by public water and sewer shall be at least one-hundred (100) feet wide at the building setback line and at least 15,000 square feet in area.
- b. Residential lots served by public water systems only shall be at least one hundred (100) feet wide at the building setback line. Such lots shall be at least 20,000 square feet in area. However, the county health officer shall have the right to consider individual situations and may require a greater lot size than the standards contained herein in some circumstances. Among the physical characteristics that will be considered in this process are the shape of the lot, type of soils, drainage, slope, and potential for flooding.
- d. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

3. Building Setback Lines and Yard Requirement

- a. In the absence of a County Zoning Resolution, the minimum depth of building setback lines from the proposed road right-of-way shall not be less than thirty-five (35) feet, and, in the case of corner lots, thirty-five (35) feet from the side road.
- b. In the case of electric transmission lines where easement widths are not definitely established, there shall be a minimum building setback lines from the center of the transmission line as follows:

Voltage Line Minimum Building Setback

13 KV	12 feet
46 KV	37 1/2 feet
69 KV	50 feet
161 KV and over	75 feet

4. Corner Lots

Corner lots shall be sufficiently wider and larger to permit additional side yard requirements.

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 disadvantage of topography and orientation. Reverse frontage lots shall have a depth of not less than two hundred (200) 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. Adequate Building Sites

Each lot in a subdivision shall contain a flood-free building site above the elevation of the 100-year flood as defined as these regulations, and outside the limits of any existing easement or the building setback lines as required by these regulations.

D. Public Use and Service Areas

Due consideration shall be given to the a location 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 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 of water frontage of the plat, for park, school, or recreational purposes.

2. Easements for Utilities

Drainage and utility easements shall be provided on each side and rear lot line where deemed necessary by the Planning Commission or engineer. The easements shall be designed to adequately provide utilities and drainage for all lots in the proposed subdivision and shall be noless than fifteen (15) feet.

Where drainage is proposed to cross any lot at any point other then 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 greater width may be required along the lines of or across lots where necessary for the extension of existing or planned utilities.

3. 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 for 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 a adverse effect on water supply, schools, proper drainage, good transportation, or other public services or facilities that would necessitate an excessive expenditure of public funds for supply or maintenance of such services or elimination of danger.

Land which is subject to flooding may be platted for residential occupancy or building sites provided steps are taken by the developer to elevate structures above the level of the flood plain of the river or stream causing the flooding. However, fill may be used inside the flood plain providing that the requirements of Article III, Section A, Paragraph 8, and Article III, Section C, Paragraph 6, are satisfied and further provides that any fill shall extend twenty-five (25) feet beyond the limits of any structure erected thereon. For the purposes of these regulations, land subject to flooding shall be defined as follows:

The land designated as Zone A subject to inundation by the 100-year flood as shown on "Flood Hazard Boundary Maps (FHBM), Panel Numbers 470383 0001 - 0006 Crockett County, dated January 12, 1979, and all subsequent revisions thereto, which are made a part of these regulations.

F. Large Tracts of 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 a 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 resolution will be approved unless it conforms to such resolution.

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

ARTICLE IV
DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A perfectly prepared and recorded subdivision of 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 the potential tax liability. The following tangible improvements are required before final plat approval in order to assure the physical reality of 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 monuments, sewers, storm water inlets and water mains, in accordance with specifications established by the Crockett County 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 road corners, at all points where the road lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each road. The top of the monuments shall have an indented cross to identify properly the location and shall be set flush with the finish grade.
- b. All other corners and points shall be marked with iron pipe or solid steel rods not less than three-fourth (3/4) inch in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.

2. Grading

All roads and alleys shall be graded by the subdivision developer so that pavements and sidewalks can be constructed to the required cross section. Deviation from the above due to special topographical conditions will be allowed only with special approval from the Highway Supervisor. Where streets are constructed under or adjacent to existing electric transmission lines or over gas transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the street shall be done in a manner which will not disturb the structure or result in erosion endangering the structure. In the case of electric transmission lines, the clearance from the pavement to the nearest conductor shall meet the National Electric Safety Code.

- 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 other places as needed. Excess materials, including organic materials, soft clay, etc., shall be removed from the development site. The fill shall be spread in layers and compacted.

3. Storm Drainage

- a. An adequate drainage system shall be provided for the proper drainage of all surface water. This shall include the provision of open drainage ditches on each side of the road bed which must be entirely open and free of obstruction before any required performance bond can be released based upon an inspection by the County Road Supervisor.
- b. All intersections of streets or private drives with any public right-of-way have a minimum of a fifteen (15) inch metal or aluminum culvert.
- c. Before any proposed street may be connected with an existing county road or proposed road, the intersection of the two streets must be inspected by the county road supervisor who will at that time determine the size of culvert over fifteen (15) inches necessary, to prevent future drainage problems. The developer will be responsible for the provision of the specified culvert and installation of the culvert in a manner as so indicated by the County Road Supervisor.

4. Pavement Base

- a. A compacted base course of Camden gravel or 33C, six (6) inches deep and five (5) feet wider than the twenty (22) feet width of the pavement on each side of the street shall be installed on all streets. In all cases the centerline of a roadway shall coincide with the centerline of the right-of-way dedicated for such road or street. Wetting of the stone before completion of may be done at the point of origin or on the job site at the option of the contractor. After spreading each successive layer shall be compacted with pneumatic tire rollers.
- b. After completion of the basic course, the County Road Supervisor shall be contacted to inspect the smoothness and depth of the base course before the prime or track coat may be applied.

5. Prime (Tack) Coat

After a thoroughly compacted base has been established a prime coat or tack coat shall be applied consisting of 0.50 gallons of RC-2 asphalt, per square yard of street pavement followed by eight (8) pounds of size nineteen (19) crushed stone per square yard.

6. Mat Course

The mat course over the prime coat shall consist of the application of 0.40 gallons of asphalt cement per five (5) square yard with a penetration of two hundred (200) to two hundred fifty (250) followed by thirty-five (35) to forty (40) pounds of size fifteen (15) crushed stone per square yard.

7. Seal Coat

- a. The seal coat or wearing surface shall be supplied to the mat course and shall consist of 0.30 gallons of asphalt cement per square yard with a penetration of two hundred (200) to two hundred fifty (250) followed by twenty (20) to twenty-five (25) pounds of size nineteen (19) crushed stone per square yard.
- b. After completion of all surface treatments the County Road Supervisor shall be contacted to inspect the pavement.

8. Asphalt Riding Surface

In instances where as asphalt riding surface is to be applied neither the “Mat Course” per subsection 6. Above nor the “Seal Coat” per subsection 7. above shall be applied. The “Prime or Tack Coat” per subsection 5. Above shall be supplied but not followed by the crushed stone. The riding surface shall be a minimum of two (2) inches of asphalt (hot mix) meeting the design standard of the Tennessee Department of Transportation in effect on the day of installation of the surface.

9. Minimum Pavements Width and Street Cross Sections

All roads or streets constructed within the Crockett County Planning Region shall have a minimum of twenty-two (22) feet of pavement width located in the center of the right-of-way between five (5) foot shoulders. A permanent vehicular easement improvements shall be maintained by the developer/owner or by a legally established home owners association.

- a. Minor Roads 22 feet
(Five (5) foot shoulders on each side)
- b. Collector Roads 30 feet

- c. Arterial Roads not paved by developer
- d. Commercial and Industrial 40 feet
Subdivision Streets
(Five- (5) foot shoulders on each side)

Other details, such as maximum slopes and required cross sections shall conform to the diagram entitled, Crockett County Planning Region, Cross section diagram.

10. Installation of Utilities

After grading is complete and approved and before any base is applied, all of the underground work water mains, gas mains, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section.

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

11. Water Supply

In subdivision 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 or, as applicable, affected utility districts).

- a. Where a public water main, is available to the proposed subdivision, the subdivider shall install adequate water facilities to all lots. All water 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.
- b. 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.
- c. Unless otherwise permitted, all subdivisions shall include a service line from the main water line which terminates at the property line in order that each proposed lot, at the time of construction, may be served by water without the installation of additional lines. The end of each service line shall be properly marked. All service lines shall be a minimum cover of twenty-four (24) inches.
- d. All new or replacement water supply systems, together with attendant facilities proposed to be located within the area subject to flood shall be designed and constructed so as to minimize or eliminate flood damage.

- e. If at such time of installation of utilities, fire protection is available and where six-inch water mains are available, fire hydrants shall be installed every 500 feet.

12. Sanitary Sewerage Facilities

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

- a. In subdivisions where lots cannot be economically connected with a public sewerage system, they must contain adequate area, as determined by the county health officer, for the installation of approved septic tank and disposal fields. Among the particular characteristics that will be considered in this process are the shape of the lot, type of soils, drainage, slope, and potential for flooding.
- b. 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, or, as applicable, affected utility districts).
 - 1. 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.
 - 2. All sewer lines, 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 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.
 - 3. 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 service pipe must cross a side ditch exposed, install cast iron pipe across ditch, extending at least twelve (12) inches into ditch banks on each side.

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

13. Erosion Control

- a. Erosion Control Plan: Prior to approval of the preliminary plat, the Planning Commission shall determine whether there is a need for an erosion control plan to minimize erosion during construction of the subdivision. When an erosion control plan is required, such plan shall be approved by the Planning Commission, the Soil Conservation Service Representative and comply with current state and federal regulations.
- b. Improvements for Permanent Erosion Control: The Planning Commission may require, as necessary, structural or other improvements designed to prevent or minimize long-term erosion and siltation from within the subdivision. All required improvements shall be included in the performance bond, if required. In determining appropriate improvements for controlling erosion and siltation, the Soil Conservation Service shall be consulted extensively.

B. Guarantee in Lieu of Completed Improvements

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

1. All required improvements have been constructed in a satisfactory manner and approved by the Planning Commission, or
2. The Planning Commission has accepted a 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 the default by the subdivider.

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

ARTICLE V
ENFORCEMENT AND PENALTIES FOR VIOLATIONS

The enforcement of these regulations and penalties violations are provided by the provisions of the Tennessee Code Annotated.

A. Enforcement

1. No county register shall receive, file, or record a plat of a subdivision of any land in the Crockett County Planning Region without the approval of the Crockett County Regional Planning Commission when and as required by these regulations.
2. No commission, board, officer of Crockett County or any other public officer or authority shall accept, layout, open, improve, grade, pace or light any road, or lay or authorize water mains or sewers or connections or other facilities or utilities to be laid in any road located within the Crockett County Planning Region, unless such road corresponds with a road on a plat approved by the Crockett County Regional Planning Commission. The Crockett County Commission may accept or lay out any road, provided the resolution for fits acceptance, laying out, or adoption shall be first submitted to the Planning Commission for its approval, and if disapproval by the Commission, shall receive the favorable vote of a majority of the entire membership of the Crockett County Commission.
3. No building permit or certificate of compliance shall be issued for and no building or structure shall be erected on any lot within the Crockett County Planning Region, unless the road giving access to the lot shall have received the local statue of a public road or unless such road is shown on a preliminary plat approval by the Planning Commission in accordance with these regulations.
4. It shall be the duty of the Crockett County Building Inspector or Codes Enforcement Officer to enforce these regulations and with the corporation of the Planning Commission shall bring to the attention of the County Attorney any violations or lack of compliance herewith.

B. Penalties

1. Any county register that receives, files, or records a plat in violation of these regulations shall be guilty of a misdemeanor, punishable as other misdemeanors under the law.
2. Whoever being the owner or agent of the owner of any land, transfers, or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by any other use of a plat of subdivision of such land without having submitted a plat of which subdivision to the Crockett County Planning Commission and obtained its approval as set forth in these regulations and before such plat is recorded in the Office of the Crockett County Register shall be deemed guilty of a misdemeanor,

punishable as other misdemeanors under the law. The county, through its county attorney or other designated officials may enjoin such transfer, sale, or agreement by action or injunction.

3. Whoever, being the owner or agent of the owner of any land falsely represents to a prospective purchaser or real estate that roads or streets will be built or constructed by a county or other political subdivision shall be deemed guilty of a misdemeanor, punishable as other misdemeanors under the law. The county, through its county attorney or other designated official may enjoin such transfer sale or agreement by action or injunction.
4. Any building or structure erected in violation of these regulations shall be deemed an a unlawful structure and the building inspector, codes enforcer, or the county attorney or other designated official may bring action to enjoin such erection or cause it to be vacated or removed.

ARTICLE VI
LEGAL STATUS PROVISION

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 any part thereof which is not specifically declared to be invalid or unconstitutional.

B. Conflict with Other Regulations

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

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 Crockett County Planning Commission on the _____ day of _____, 2002

Secretary, Crockett County Planning
Commission

Chairman, Crockett County Planning
Commission

APPENDIX

FORMS FOR FINAL PLAT CERTIFICATION

Certificate of Ownership and Dedication

I (we) here by 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 roads, alleys, walks, parks, and other open space to public or private use as noted. (Roads shall be dedicated to the County by deed).

yu

_____, 20____
Date

Owner

Owner

Certificate of Accuracy

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

_____, 20____

Licensed Surveyor

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 System

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 Health Department and are hereby approved as shown.

_____, 20_____
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 an 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.

_____, 20_____
Date

Crockett County Road Commission

Certificate of Approval of Recording

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Crockett County 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.

_____, 20____
Date

Secretary, Planning Commission

