

**Department of Economic and Community Development,
Authorization No. 330650, 150 copies, October, 1997.
This public document was promulgated at a cost of \$3.23 per copy.**

**SUBDIVISION
REGULATIONS**

TOWN OF PLEASANT VIEW

**SUBDIVISION REGULATIONS
PLEASANT VIEW, TENNESSEE**

**ADOPTED: OCTOBER 28, 1997
LAST AMENDED: JANUARY 24, 2017**

**MAYOR
David R. Davis**

PLANNING COMMISSION MEMBERS

**PREPARED BY
BOB HOGE, PRINCIPAL PLANNER**

**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
LOCAL PLANNING OFFICE
SUITE 128
446 METROPLEX DRIVE
NASHVILLE, TENNESSEE 37211-3139
TELEPHONE: (615) 741-1534
FAX: (615) 532-1896**

SUBDIVISION REGULATIONS AMENDMENTS

2/14/2016

Resolution 06-02 Amendment section 3-101.2 Surety instrument

1/24/2017

Item A one agenda Public hearing held on 12/27/2016. Amendments as follows adopted 1-24-2017.

Article 1 section 1-112.109 amended Access to lots by public way or Private easement.

Article 3 section 3-106 Issuance of Building Permits and Certificate of Occupancy subsection C. amended

Article 4 section 4-103.104 Private streets amended

Article 4 section 4-103.111 Traffic Impact Study new section added.

Article 4 section 4-103.112 Street Name, regulatory and warning signs new section added.

Article 4 section 4-103.202 General Design amended.

Article 4 section 4-103.207 Neighborhood collectors new section added.

Article 4 section 4-103.4 Public Way Surfacing and Improvements amended.

Article 4 section 4-103.5 Dedication and Improvements Warranted by Traffic Study New section added.

Article 4 section 4-103.6 Functional Design Criteria New section added.

Article 4 section 4 -104 Road Construction Specifications New section added.

Article 4 section 4-105 Drainage and Storm Sewer subsection 4-105.1 General Requirements amended.

Article 4 section 4-105.204 Effects on Downstream Drainage Areas amended.

Article 4 section 4-106.2 Fire Hydrants amended.

Article 4 section 4-108.1 Sidewalks and Bicycle Paths amended.

Article 5 section 5-103 Construction plans subsection 5-103.2 Features item 7 amended.

Article 6 section section 6-102 Words and Terms Defined new definitions added for ADT, Arterial street, Collector street, minor street, Neighborhood collector street, permanent access easement.

Appendix B section 1, subsection C. Definitions item 5. Standard specification amended.

Appendix B section 3. Typical Sections all new sections added.

Appendix B section 4. Material Specifications and Construction Procedures subsection A item 1. Amended.

Appendix B section 4. Material Specifications and Construction Procedures subsection B, item 1. Striping, Stockpiling, Placing Topsoil Amended

Appendix B section 4. Material Specifications and Construction Procedures subsection B, item 3. Fills and Embankments Amended

Appendix B section 4. Material Specifications and Construction Procedures subsection B, item 5. Subgrade Construction preparation Amended

Appendix B section 4. Material Specifications and Construction Procedures subsection C Base and Paving , item 4. Base Course Amended

Appendix B section 4. Material Specifications and Construction Procedures subsection C Base and Paving , item 5. Wear Surface Amended

Appendix B section 4. Material Specifications and Construction Procedures subsection D Drainage System Design. , item 10. Hydraulic Design Added, Numbering changed on existing item.

Appendix B section 4. Material Specifications and Construction Procedures subsection D Drainage System Design. , item 11. Storm water Detention Added, Numbering changed on existing item.

Appendix B section 4. Material Specifications and Construction Procedures subsection D Drainage System Design. , item 12. Curb and Gutter(formed) Added, Numbering changed on existing item. Item renumbered from 10 to 12.

Appendix B section 4. Material Specifications and Construction Procedures subsection G Road Construction and Testing Requirements. amended.

Appendix B section 4. Material Specifications and Construction Procedures subsection H Standard Drawings Old drawings amended with new drawings.

TABLE OF CONTENTS

ARTICLE I	GENERAL PROVISIONS	PAGE
1-101	Title	1
1-102	Authority	1
1-103	Jurisdiction	1
1-104	Policy and Purpose	1
1-105	Interpretation, Conflict and Severability	3
1-106	Saving Provisions	3
1-107	Amendments	4
1-108	Resubdivision of Land	5
1-109	Conditions	5
1-110	Vacation of Plats	5
1-111	Variances	6
1-112	Enforcement, Violation, and Penalties	7
1-113	Repeal of Previous Regulations	11
ARTICLE II	PROCEDURES FOR PLAT APPROVAL	12
2-101	General Procedure	12
2-102	Sketch Plat	15
2-103	Preliminary Plat (Major Subdivision Only)	16
2-104	Final Subdivision Plat (Minor and Major Subdivision)	18
2-105	Signing and Recording of Subdivision Plat	21
ARTICLE III	ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS	22
3-101	Improvements and Performance Bond	22
3-102	Inspection of Improvements	23
3-103	Maintenance of Improvements	24
3-104	Deferral or Waiver of Required Improvements	24
3-105	Escrow Deposits for Lot Improvements	25
3-106	Issuance of Building Permits and Certificates of Occupancy	25
ARTICLE IV	REQUIREMENTS FOR IMPROVEMENTS, AND RESERVATIONS, AND DESIGN	27
4-101	General Requirements	27
4-102	Lots Requirements	30
4-103	Public Ways	35
4-104	Road Construction Specifications	45
4-105	Drainage and Storm Sewers	50
4-106	Water Facilities	52
4-107	Sewage Facilities	53
4-108	Pedestrian Ways	54
4-109	Utilities Easements	55
4-110	Public Uses	56
4-111	Preservation of Natural Features and Amenities	57
4-112	Non-Residential Subdivisions	57

(Table of Contents Continued)

ARTICLE V	SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED	59
5-101	Sketch Plat	59
5-102	Preliminary Plat	59
5-103	Construction Plans	62
5-104	Final Subdivision Plat	64
5-105	Form of Dedication Offer	71
ARTICLE VI	DEFINITIONS	74
6-101	Usage	74
6-102	Words and Terms Defined	74
ARTICLE VII	ADOPTION OF REGULATIONS AND AMENDMENTS	83
7-101	Original Enactment	83
APPENDICES		84
APPENDIX A	FORMS	85
Form Number 1	Preliminary Plat Checklist	86
Form Number 2	Final Plat Checklist	88
Form Number 3	Performance Bond	90
Form Number 4	Irrevocable Documentary Letter of Credit	94
APPENDIX B	SPECIFICATIONS FOR STANDARD STONE BASE MIX ASPHALT SURFACE STREET	96
SECTION I	GENERAL	97
SECTION II	PLANNING	99
SECTION III	TYPICAL SECTIONS (separate copy in electronic format)	100
1)	Residential Minor street extruded curb	
2)	Residential Minor street rollover curb	
3)	Residential Neighborhood collector street extruded curb	
4)	Residential Neighborhood collector street rollover curb	
5)	Residential collector street extruded curb	
6)	Residential collector street rollover curb	
7)	Residential arterial street (2 lane)	
8)	Residential arterial street (3 lane)	
9)	Residential arterial street (4 lane)	
10)	Residential arterial street (5 lane)	
11)	Non-Residential minor street	

- 12) Non-Residential collector street
- 13) Non-Residential arterial street (2 lane)
- 14) Non-Residential arterial street (3 lane)
- 15) Non-Residential arterial street (4 lane)
- 16) Non-Residential arterial street (5 lane)
- 17) Non-residential driveway ramp

SECTION IV

MATERIALS SPECIFICATIONS AND
CONSTRUCTION PROCEDURES

119

Standard drawings
(separate copy in electronic format)

132

- 18) Single inlet precast stormwater
- 19) Single inlet precast stormwater notes
- 20) Double inlet precast stormwater
- 21) Double inlet precast stormwater notes
- 22) Triple inlet precast stormwater
- 23) Triple inlet precast stormwater notes
- 24) Combination inlet
- 25) Type 1 inlet (concrete pipe only)
- 26) Frame and grate for vertical curb
- 27) Vane and sump grates
- 28) Frame and grate for flush mounted inlets
- 29) Round manhole covers(grate and solid)
- 30) Round manhole frame
- 31) Ditch detail small section
- 32) Concrete headwall
- 33) Trench backfill
- 34) Trench backfill notes
- 35) Concrete sidewalk
- 36) 8" extruded concrete curb

