



TOWN OF JONESBOROUGH

123 BOONE STREET
JONESBOROUGH, TN 37659
TELEPHONE (423) 753-1030
FAX (423) 753-1074

SUBDIVISION REGULATIONS

TOWN OF JONESBOROUGH, TENNESSEE

DATE ADOPTED

MARCH 1981

RE-ADOPTED

JUNE 18, 2013

March 8, 2017

Prepared for

JONESBOROUGH REGIONAL PLANNING COMMISSION

Jim Rhein, Co-Chairperson
Marion Light, Co-Chairperson
Dean Chestnut
Terry Countermine
Tom Foster
Hal Knight
Emma Treadway
Chuck Vest
Ted Lynch

Prepared by

TOWN OF JONESBOROUGH

Assistance from:

DTWood Engineering, Inc.
412 Shade Tree Way
Johnson City, Tennessee 37604

Wheeler and Seeley, Attorneys
1211 East Jackson Blvd
Jonesborough, Tennessee 37659

Washington County Regional Planning Commission
Washington County Zoning Office
Washington County, TN

March 1981 Version prepared by

UPPER EAST TENNESSEE SECTION
LOCAL PLANNING ASSISTANCE OFFICE
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
207 North Boone Street, Suite 1200
Johnson City, Tennessee 37604

TABLE OF CONTENTS

ARTICLE I.	PURPOSE, AUTHORITY, AND JURISDICTION.....	2
	A. Purpose.....	2
	B. Authority.....	2
	C. Jurisdiction.....	2
ARTICLE II.	PROCEDURE FOR PLAT APPROVAL.....	3
	A. General.....	3
	B. Conceptual Subdivision Plan.....	3
	C. Preliminary Subdivision Plan.....	4
	D. Final Plat.....	6
ARTICLE III.	GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN.....	11
	A. Street.....	11
	B. Blocks.....	17
	C. Lots.....	17
	D. Public Use and Service Areas.....	18
	E. Suitability of the Land.....	19
	F. Large Tracts or Parcels.....	19
	G. Waivers.....	20
	H. Zoning or Other Regulations.....	20
	I. Stormwater Management.....	20
	J. Pedestrian Walkways.....	20
	K. Street Lighting and Electric Service.....	22
	L. Group Housing.....	23
ARTICLE IV.	DEVELOPMENT PREREQUISITE TO FINAL APPROVAL.....	24
	A. Required Improvements.....	24
	B. Guarantee in Lieu of Completed Improvements.....	29
ARTICLE V.	ENFORCEMENT AND PENALTIES FOR VIOLATIONS.....	32
	A. Enforcement.....	32
	B. Penalties.....	32
ARTICLE VI.	ADOPTION AND EFFECTIVE DATE.....	34
APPENDIX A	EXHIBITS	
APPENDIX B	PERFORMANCE BOND FORM	
APPENDIX C	FINAL PLAT CERTIFICATIONS	
APPENDIX D	LIST OF MATERIALS FOR PUBLICLY MAINTAINED STORM DRAINS	
APPENDIX E	GLOSSARY OF TERMS AND PHRASES	

SUBDIVISION REGULATIONS
of the
TOWN OF JONESBOROUGH, TENNESSEE
REGIONAL PLANNING COMMISSION
(hereafter referred to as the Planning Commission)

ARTICLE I. PURPOSE, AUTHORITY 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 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, and 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 light, air, recreation, transportation, water, drainage, sewer, and other sanitary facilities.

B. Authority

These subdivision regulations are adopted under the authority granted by Title 13, Chapter 3 and Title 13, Chapter 4 of the Tennessee Code Annotated (TCA), or as amended by the State of Tennessee from time to time. The Planning Commission has fulfilled the requirements set forth in these acts as prerequisite to the adoption of such regulations. .

C. Jurisdiction

These regulations shall govern all subdivision of land within the boundary of the Town of Jonesborough as now or hereafter established, and within the Town of Jonesborough Planning Region as established by resolution of the Local Government Planning Advisory Committee. Within these regulations the term "subdivision" shall mean the division of a tract or parcel of land into two or more lots, sites or 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 or area subdivided. Any owner of land within this area wishing to subdivide land shall submit to the Town of Jonesborough Regional Planning Commission a plat of the subdivision according to the procedures outlined in Article II., this plat shall conform to the minimum requirements set forth in Article III. Improvements shall be installed as required by Article IV of these regulations.

ARTICLE II. PROCEDURE FOR PLAT APPROVAL

The procedure for review and approval of a subdivision plat consists of three separate steps. The initial step is the conceptual planning phase with Town Staff for advice and assistance. The second step is the preparation and submission to the Planning Commission of a preliminary subdivision plan. The third step is the preparation and submission to the Planning Commission of a final plat together with required certificates. This 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 Town of Jonesborough Planning Region 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 Town of Jonesborough Regional Planning Commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record. This plan shall meet the 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 the Town of Jonesborough Planning Region shall be filed or recorded by the Registrar of Washington County without the approval of the Planning Commission as specified herein.
2. In order to secure review and approval of the Planning Commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the Planning Commission a preliminary subdivision plan as provided in Section C, below. On approval of said preliminary subdivision plan, he may proceed with the preparation of the final plat and other documents required in connection therewith as specified in Section D and the improvements set forth in Article IV and the improvements required per the approved preliminary subdivision plan.
3. A subdivision may omit the submission of a preliminary subdivision plan, 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 subdivision plan as prescribed by Section C of Article II, except as follows. If a proposed subdivision fronts upon an existing public street and only minor public street, public utility, and/or public drainage improvements are needed, the Planning Commission, based on a recommendation from the Town of Jonesborough Departments, may waive the requirements for the preliminary approval, and permit the developer to submit only a final plat. See also Article III.A.5.
 - b. The subdivider has consulted informally with the Town Staff for advice and assistance before the preparation of the final plat and its formal application for approval.
4. The Glossary of Terms and Phrases found in Appendix E is made part of these regulations and may be updated independently of these regulations as needed. The most recent version of the Glossary of Terms and Phrases shall be considered in effect and applied with these regulations.

B. Conceptual Subdivision Plan

The subdivider shall meet with Town Staff for advice and assistance before the preparation of the preliminary subdivision plan and its formal application for approval. This will enable the subdivider to become thoroughly familiar with these regulations, transportation plans, and other official plans or public improvements which might affect the design of the subdivision. Such informal review should prevent unnecessary and costly revisions.

The following are minimum design related items that should be taken into account during this conceptual subdivision phase:

1. Street layout and interconnectivity to adjoining phases and properties.
2. Street and driveway access onto existing streets.
3. Street and lot layout with regards to approved and adopted transportation plans and transportation corridors.
4. Community assets and suitability of the land for development.
5. Stormwater conveyance and stormwater management for both peak and water quality control.
6. Any waivers that might be needed.

C. Preliminary Subdivision Plan

1. At least twenty-one (21) days prior to the meeting at which it is to be considered, the subdivider shall submit to the Secretary of the Planning Commission or designated Staff four (4) copies (black and white prints or blue line prints) of full size drawings and PDF documents, or other acceptable format if requested, of the drawings printable at 11" x 17" in order to allow the Town Staff and Utility Providers time to review the plans and prepare recommendations to the Planning Commission. The Planning Commission may waive the 21 day prior submittal deadline if the Planning Commission feels the Town Staff has had enough time to thoroughly review the submitted plan. The subdivision plan shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet. The submission of the preliminary subdivision plan to the Secretary of the Planning Commission or designated Staff shall not constitute approval of the preliminary subdivision plan by the Planning Commission.
2. Preliminary subdivision plans shall be filed with and approved or disapproved by the Planning Commission in accordance with Title 13, Chapter 4-304 of the Tennessee Code Annotated, or as may be amended from time to time by the State of Tennessee. The preliminary subdivision plan shall be presented to the Planning Commission within thirty (30) days of filing the plan with the Secretary of the Planning Commission or designated Staff or at its next meeting after the thirty (30) day period. Failure to present the preliminary subdivision plan by the Secretary or designated Staff shall not relieve the Planning Commission of its responsibilities to consider said subdivision plan. The Planning Commission shall approve or disapprove the preliminary subdivision plan within sixty (60) days after the initial consideration of the plan by the Planning Commission in a regularly scheduled meeting unless at the end of the sixty (60) day period there is a holiday or an unexpected interceding event that closes Town offices and thus affect the normal computation of the sixty (60) day period; otherwise the preliminary subdivision plan will be deemed approved and a certificate to that effect shall be issued by the Planning Commission on demand, provided, however, that the applicant may waive this requirement and consent to the extension of such period. If the preliminary subdivision plan is disapproved, the grounds for disapproval shall be stated upon the records of the Planning Commission.
3. The subdivision plan which shall meet the minimum standards of design as set forth in Article III and the general requirements for the construction of public improvements as set forth in Article IV shall give the following information insofar as possible:
 - a. The proposed subdivision name and location, the name of the designer of the preliminary subdivision plan who shall be a design professional in accordance with State of Tennessee regulations.
 - b. Date, approximate north point and graphic scale.

- c. The location of existing and platted property lines, streets, building, water course including undisturbed buffer, railroads, sewers and diameters, bridges, culverts with diameters, drain pipes and diameters, water mains and diameters, and any public utility and drainage easements, the present zoning classifications, on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- d. A construction plan set which shall include the following information which may be shown on the same sheets as long as the information on the sheets can be easily distinguished and understood:
 - 1. A complete layout plan showing the locations and dimensions of all proposed improvements including but not limited to streets, rights of way, lots, and existing and proposed easements. Also provide notes or labeling stating zoning, lot areas, lot widths and depths, minimum lot size allowable, and density allowable and provided.
 - 2. A complete grading and drainage plan showing topography and all improvements including proposed streets, sidewalks, greenways, easements, storm drains, swales, ditches, reserved areas and lot drainage;
 - 3. A complete stormwater management plan and calculations, as required, in accordance with all Town and State regulations including but not limited to peak runoff control and water quality.
 - 4. A complete public street plan and profile of all streets showing centerline stations, horizontal and vertical radii, traffic calming, signage, any other layout information needed for construction, typical cross sections of proposed streets, 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, storm drains, ditches, and other drainage facilities including headwalls shall be shown on the plan.
 - 5. Erosion and sediment control plan in accordance with all Town and State regulations.
 - 6. Public water and/or sanitary sewer plans in accordance with all regulations of the public utility provider and State regulations.
 - 7. Details as appropriate or as required by the Planning Commission.
 - 8. Show on the plan the community assets and the impact of development on them. See Article III.D.4.
 - 9. Any other plan, report, or calculations, as appropriate.
- e. The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing streets and to an original corner of the original survey, in accordance with all State of Tennessee regulations. Provide a vicinity map showing relation of subdivision to well-known streets and other landmarks such railroads and water courses in all directions to a distance of at least one-half mile.
- f. Plans of proposed utility layouts (sanitary sewers, storm drains, water) showing feasibility of connections to any existing or the proposed utility system. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must be approved by the State of Tennessee. A note shall be placed on the plans stating that electrical power and street lighting shall meet all Town of Jonesborough regulations.

- g. The names, locations, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, plot lines, building lines and utilities.
 - h. Contours at vertical intervals of not more than five feet, except when specifically not required by the Planning Commission.
 - i. The acreage of the land to be subdivided, square footage for each lot, and the depths and widths of each lot.
 - j. If any portion of the land being subdivided is subject to flood, the area subject to flood shall be shown and elevations given, if available, in accordance with all Town and State floodplain regulations. A notation stating whether or not any portion of the property to be subdivided lies within a flood hazard area, shall be based upon review of the latest applicable FEMA Flood Insurance Rate Map(s). The map panel number(s) and effective date shall be indicated on the plan.
 - k. For a multi-phased subdivision, the Planning Commission may require a conceptual site plan for the whole property, or information in another acceptable form, to ensure that the applicant has considered the following:
 - 1. Interconnectivity to adjoining phases and/or adjoining properties for streets and pedestrian access.
 - 2. Stormwater management concept for peak and water quality control.
 - 3. Community assets and suitability of the land for development and subdivision as detailed in Article III.D.4 and Article III.E so that the design for the current phase takes these critical issues into account. The Planning Commission may require an inventory of the community assets and critical features for the whole property.
 - 4. Or other item(s) as deemed appropriate by the Planning Commission.
- 4. The approval of the preliminary subdivision plan by the Planning Commission will not constitute acceptance or approval of the final plat and such acceptance or approval will not be indicated on the preliminary subdivision plan.
 - 5. One copy of the preliminary subdivision plan will be returned to the subdivider with any notations at the time of approval or disapproval and the specific changes, if any, required.
 - 6. The approval of the preliminary subdivision plan shall lapse unless a final plat based thereon is submitted within one year from the date of such approval unless an extension of time is applied for and granted by the Planning Commission.
 - 7. If the subdivision is to be developed and submitted as final plats in phases of the preliminary subdivision plan, the phase must be designated and titled in alphanumeric characters.
 - 8. No subdivision shall use the name of an existing subdivision except where it is a subsequent phase of a previously approved subdivision

D. Final Plat

- 1. The final plat shall conform substantially to the preliminary subdivision plan as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary subdivision plan which he proposes 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 street and no, or minor, public street, public utility, and/or public drainage improvements are needed, the Planning Commission, based on a recommendation from the Town of Jonesborough Departments, may waive the requirements for the preliminary approval, and permit the developer to submit only a final plat. See also Article III.A.5.
- 2. For projects that require public improvements, an as-built survey of the public improvements including, but not necessarily limited to, pavement, curbing, sidewalks, walkways, storm

drain, and other utilities shall be provided to the Town of Jonesborough and the Public Utility Providers for review and approval before final plat approval. The as-built survey shall be prepared by a licensed land surveyor and/or professional engineer. The required elements of the as-built shall be determined by the Town of Jonesborough and the Public Utility Providers.

3. Prior to the approval of a final plat, the following minimum inspections of improvements shall be performed and written documentation provided to the Planning Commission:
 - a. Public street improvements including but not limited to pavement and curbing, sidewalks, walkways, traffic calming, street signs, street lighting, and pavement markings by the Town of Jonesborough.
 - b. Public drainage improvements including inlets, catch basins, headwalls, pipes, and swales by the Town of Jonesborough.
 - c. Public water and sanitary sewer lines by the Utility Provider.
 - d. Stormwater management facilities-both public and private-by the Town of Jonesborough.
 - e. Erosion and Sediment Control measures and stabilization of the disturbed areas by the Town of Jonesborough.
4. At least twenty-one (21) days prior to the meeting at which it is to be considered, the subdivider shall submit to the Secretary of the Planning Commission or designated Staff four (4) copies (black and white prints or blue line prints) of full size plats and PDF documents, or other acceptable format if requested, of the plats printable at 11" x 17" in order to allow the Town Staff and Utility Providers time to review the plans and prepare recommendations to the Planning Commission. The Planning Commission may waive the 21 day prior submittal deadline if the Planning Commission feels the Town Staff has had enough time to thoroughly review the submitted plan. The submission of the subdivision plat to the Secretary of the Planning Commission or designated Staff shall not constitute approval of the subdivision plat by the Planning Commission.
5. Plats shall be filed with and approved or disapproved by the Planning Commission in accordance with Title 13, Chapter 4-304 of the Tennessee Code Annotated, or as may be amended from time to time by the State of Tennessee. The final plat shall be presented to the Planning Commission within thirty (30) days of filing the plat with the Secretary of the Planning Commission or designated Staff or at its next meeting after the thirty (30) day period. Failure to present the final plat by the Secretary or designated Staff shall not relieve the Planning Commission of its responsibilities to consider said subdivision plan. The Planning Commission shall approve or disapprove the plat within sixty (60) days after the initial consideration of the plat by the Planning Commission in a regularly scheduled meeting unless at the end of the sixty (60) day period there is a holiday or an unexpected interceding event that closes Town offices and thus affect the normal computation of the sixty (60) day period; otherwise the plat will be deemed approved and a certificate to that effect shall be issued by the Planning Commission on demand, provided, however, that the applicant may waive this requirement and consent to the extension of such period. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Planning Commission.
6. If the plat of subdivision divides the tract into no more than two (2) lots, the approval may be endorsed in writing on the plat by the Secretary of the Planning Commission without the approval of the Regional Planning Commission, upon certification and endorsement in writing on the plat by the Town Staff that the subdivision complies with the Subdivision Regulations of Town of Jonesborough; provided that no request for a variance or waiver from said regulations has been made or is required.
7. The plat shall be drawn to a scale no less than 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 dimension; provided that subdivisions containing no more than two (2) lots may be drawn at such scale as may be required by the Town Staff on a sheet eight and one half (8.5) by fourteen (14) inches and registered as an attachment to the deeds of the property and placed in the deed books in the Registrar's Office of Washington County. When more than one sheet is required, an index shall be provided showing the entire subdivision with the

sheets lettered in alphabetical order as a key or other means such as labeling each sheet "Plat Sheet 1 of 2, Plat Sheet 2 of 2, etc".

8. When the final plat has been approved by the Planning Commission, two copies 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.
9. In accordance with Title 13, Chapter 4-305 of the Tennessee Code Annotated, or as may be amended from time to time by the State of Tennessee, the approval of a plat shall not be deemed to constitute or effect an acceptance by the municipality, county or public of the dedication of any street or other ground shown upon the plat. The Town of Jonesborough may require a deed be prepared, executed, and recorded with the Washington County Registrar of Deeds for areas to be dedicated.
10. The final plat shall show:
 - a. The lines of all streets, alley lines, lot lines, lots numbered in numerical order, 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. The width and location of existing pavement shall be shown. The location of the rights of way for both sides of all public streets except for State routes shall be shown, insofar as possible, to assist in determining any right of way or street improvements. The right of way on the opposite side of the public street from the subject property being subdivided shall be shown per available right of way maps if a recorded plat is not available for that property.
 - b. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight, and including 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 street. Location and description of property markers. Show the area of each lot, the total area of the subdivision, and the length in miles of new public streets.
 - c. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute, or as required by State of Tennessee regulations.
 - d. Name(s) of the property owner creating the subdivision and the name of the designer of the final plat who shall be a design professional in accordance with State of Tennessee regulations.
 - 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. No subdivision shall use the name of an existing subdivision except where it is a subsequent phase of a previously approved subdivision.
 - g. Location sketch map showing site in relation to area.
 - h. Assignment of street names for 911 emergency purposes, as approved by the Town of Jonesborough. Addresses shall be assigned as dwellings are constructed on the tracts or lots.
 - i. All waivers and/or variances granted shall be noted on the final plat.
 - j. All stormwater easements for conveying stormwater and stormwater management facilities or devices. Provide dimensions and notes or labeling explaining the purpose and limitations of the easements.

- k. A statement or note stating who is responsible for maintenance of stormwater conveyance and management facilities.
- l. Notes stating any stormwater management maintenance covenants and their recording references.
- m. Streams and wetlands and their buffers, in accordance with all Town and State regulations or County regulations, if applicable. Provide notes and/or labeling explaining the purposes and limitations associated with them. Provide the stream name(s). If it is unnamed then label it as an "unnamed tributary" to the nearest downstream named stream.
- n. Provide notes pertaining to any environmental permits such as Aquatic Resource Alteration Permit (ARAP) that are needed in order to access or develop the infrastructure or the individual lots.
- o. Any other notes, easements, or labeling needed to ensure the development of the subdivision is in accordance with the approved construction plans, permits, and subdivision regulations and in accordance with any conditions of approval by the Planning Commission such as, but not limited to, street improvements to an existing public street or right of way or offsite connections to existing utilities.
- p. Provide note(s) applicable to any additional front yard setback, limited or denial of access, or conditions of access along arterial or collector streets as approved by the Planning Commission.
- q. Provide note(s) stating driveway entrance permit required for connection to the public street through the Washington County Highway Department for County streets or TDOT for State streets.
- r. The required notes that apply to more than one sheet in the plat set may be shown on one plat sheet only as long as it is very clear that there are multiple sheets and that these notes apply to all of the sheets.
- s. Existing utilities on or adjacent to the proposed subdivision.
- t. If any portion of the land being subdivided is subject to flood, the area subject to flood shall be shown and elevations given, if available. A notation stating whether or not any portion of the property to be subdivided lies within a flood hazard area, shall be based upon review of the latest applicable FEMA Flood Insurance Rate Map(s). The map panel number(s) and effective date shall be indicated on the plat
- u. All easements, rights of way, open space, stormwater facilities, or other areas that are to be dedicated to the Town of Jonesborough or where the Town of Jonesborough will have the right of use or access shall be clearly shown and labeled with metes and bounds, which may be in table form, and notes provided to explain the purpose, use, and/or restrictions, as applicable.

11. The following certificates shall be presented with the final plat (see Appendix C):

- a. Certification showing that applicant is the land owner and dedicates streets, rights-of-way and any sites for public use.
- b. Certification by surveyor to accuracy of survey and plat and placement of property markers.

- c. If public sanitary sewer is available, certification by the sanitary sewer department or utility district that public sewer is available and adequate to serve the property.
- d. Certification by the Town Administrator or his/her designee that the subdivider has complied with one of the following alternatives:
 - 1. Installation of all public street and stormwater improvements were constructed in accordance with both the Town of Jonesborough Subdivision Regulations and the approved preliminary subdivision plan, where applicable, as approved by the Town of Jonesborough Regional Planning Commission.
 - 2. Posting of security of sufficient amount to assure such completion of all required improvements (See Appendix B).
- e. Certification by Town of Jonesborough that the subdivision name and street names are approved.
- f. Certification of approval signed by the Secretary of the Planning Commission
- g. If public water is available, a certification by the water department or utility district stating that water lines and pressure are adequate to serve the subdivision.
- h. Register of Deed Block.
- i. Division of Groundwater Protection Block (when applicable).
- j. If the subdivision is within the Town of Jonesborough's Planning Region, Certification by Washington County that the proposed subdivision meets requirements of the Washington County Zoning Resolution.
- k. Certificate of Existing Septic System by the Owner, when applicable.

12. Requirements for Septic Systems

The Division of Groundwater Protection with the Tennessee Department of Environment and Conservation (TDEC) is required to approve all final subdivision plats creating new unimproved lots less than five (5) acres in size (or as TDEC rules and regulations apply).

For final subdivision plats creating lots with existing structures utilizing an existing septic system, the following options for plat approval shall apply:

- a. Provide a copy of the septic system permit and show the approximate location of the existing septic system and the duplication area for the lot(s) on the final subdivision plat. The existing septic system and the duplication area shall be entirely on the new lot it serves unless placed in an easement, or
- b. Acquire TDEC approval, or
- c. If the Owner(s) cannot provide the septic permit under 12.a. above and does not wish to obtain TDEC approval under 12.b. above, then the Owner(s) shall certify to the location and function of the existing septic system and duplication area (See certification in Appendix C) and provide the following note on the final subdivision plat:
 - 1. Lot(s) _____ is improved with a structure utilizing an existing septic system. No evaluation, testing, or verification of the functionality of the septic system or adequate area for duplication has been completed by the Division

of Groundwater Protection of the Tennessee Department of Environment and Conservation. The Town of Jonesborough Regional Planning Commission makes no certification or guarantee to the viability of the septic system. Any purchaser of this lot(s), should verify to their satisfaction the viability of sewage disposal for the property(s) prior to purchase.

- d. The Town of Jonesborough Regional Planning Commission reserves the right to require approval from the Division of Groundwater Protection with the Tennessee Department of Environment and Conservation for any plat they deem necessary.

ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. Streets

1. Conformity to Transportation Plans

The locations and rights of way widths of all streets shall conform to Town of Jonesborough adopted or approved Transportation Plans or Studies, transportation corridors created by the Planning Commission or Board of Mayor and Alderman, Washington County's Major Thoroughfare Plan, or other plans or studies approved or adopted by the Town of Jonesborough.

2. Relation to Adjoining Street System

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

3. Access Streets to Subdivision Boundaries

Sufficient access streets to adjoining properties shall be provided in subdivisions to permit harmonious development to the area, provide interconnectivity, and provide additional ingress/egress points for traffic including emergency vehicles.

4. Street Design

<u>Street Classification</u>	<u>Right of Way Width</u>	<u>Pavement Width</u>
Arterial Streets	80'-150' or as designed	As designed

Arterial streets are used primarily for fast or heavy traffic. These may be highways, interstates, and other major streets.

Collector Streets	60'	26'
-------------------	-----	-----

Collector streets carry traffic from the major residential streets to the system of arterial streets and highways.

Major Residential Streets	50'	24'
---------------------------	-----	-----

Major residential streets carry internal subdivision traffic to a collector street and provide interconnectivity between adjoining properties.

Minor Residential Streets	40' (50' for open section)	22'
---------------------------	-------------------------------	-----

Minor residential streets provide access from the individual lots to the major residential streets. Minor residential streets may be loop streets, dead-end streets, short through streets, or frontage streets. Frontage streets are parallel to and adjacent to arterial or collector streets and provide safer access to the subdivision lots along the arterial or collector street. Each street shall not exceed twelve hundred (1200) feet in length without Planning Commission approval.

Alleys	20'	12'
--------	-----	-----

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

Commercial and Industrial Streets

The rights of way and pavement widths for commercial or industrial subdivisions are typically greater than residential streets. The applicant should present a proposed street cross section to the Planning Commission for approval but in no case shall the street cross section be less than the residential street cross section for the same classification.

See illustrations of the typical street cross sections in Appendix A.

- a. The rights of way are minimums and may be increased as needed with approval by the Planning Commission.
- b. In cases where topography, the shape of a piece of property, or other physical conditions make a street of the required minimum width or length impractical, the Planning Commission may modify these requirements with a waiver request.
- c. The above pavement widths are from face of curb to face of curb for closed section streets and from edge of pavement to edge of pavement for open section streets. These pavement widths are based on two-way traffic flow. The pavement widths are minimums and may be increased with Planning Commission approval. However, the developer is encouraged to keep pavement widths to a minimum to help reduce vehicular speed, reduce stormwater runoff, and improve water quality.
- d. The Planning Commission may approve one-way streets on a case by case basis where topography, the shape of a piece of property, or other physical conditions warrant their use. For one way streets, the minimum pavement width shall be 12' and the minimum right of way shall be sufficient for installation of the streets, utilities, and drainage but shall not be less than 30'. The one-way street shall have a pavement width and/or horizontal curves large enough to allow for emergency and sanitation vehicle access.
- e. Streets may be open section (no curbing), as opposed to closed section (curbing), with Planning Commission approval. See Articles III and IV for additional design and construction requirements for open section streets.

5. Improvements and Additional Right of Way Width on Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street right of way width requirements and may be required to provide grading and drainage improvements as noted below:

- 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 street, shall be provided. In no case shall the resulting ultimate right-of-way width be less than the minimum required right of way based on the street classification.
- c. When the subdivision of land is located on an existing public street, the petitioner may be required to provide grading and drainage improvements for the property's frontage along the existing public street. The extent of the improvements shall be determined by the Town of Jonesborough Departments and approved by the Planning Commission. In lieu of completing these improvements before the final plat is approved, these improvements may be guaranteed with a security in accordance with Article IV.B.

Subdivision plats which divide the tract into no more than two (2) lots are exempt from this standard unless it is part of a larger common development.

6. Restriction of Access

Where a subdivision abuts or contains an existing or proposed arterial or collector street, it is preferable that the lots along these streets be accessed from internal streets and not directly from the arterial or collector streets.

However, if the subdivider desires to have direct driveway access to the arterial or collector street, the requirements in Article III.C.1.D shall be met.

7. Street Grades

Grades on arterial and collector streets shall not exceed seven (7) percent without Planning Commission Approval. Grades on other streets shall not exceed fifteen (15) percent without Planning Commission approval.

For streets intersecting proposed or existing streets, the minimum length of vertical curve shall be 10 times the algebraic difference between the two grades. The maximum centerline grade for the intersection street shall be 2% at the intersection.

8. Horizontal Curves

Where a deflection angle of ten (10) degrees or more in the alignment of a street occurs, a curve of reasonable long radius shall be introduced. For arterial and collector streets the center line radius of curvature shall not be less than three hundred (300) feet; For major and minor residential streets the center line radius of curvature shall not be less than one hundred (100) feet.

9. Vertical Curves

All changes in grade shall be connected by vertical curves of minimum length in feet equal to thirty (30) times the algebraic difference in rates of grade for arterial and collector streets and fifteen (15) times the algebraic difference in rates of grade for other streets. The Planning Commission may waive the strict enforcement of this requirement if the subdivider can show that the lot layout will be adversely affected and provided that this requirement is followed as closely as possible. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals one hundred (100) feet horizontal, and one inch equals ten (10) feet vertical, are required by the Planning Commission.

10. Intersections

Street intersections shall be as nearly at right angles as it 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 seventy-five (75) feet shall not be allowed.

13. Permanent and Temporary Dead End Streets and Control Strips

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than twelve hundred (1200) feet long unless approved by the Planning Commission. They shall be provided at the closed end with a turn-around having an outside right of way diameter of at least one hundred (100) feet with a pavement diameter of eighty (80) feet or the Planning Commission may approve an alternate design such as the T or Y turnaround.
- b. If a proposed street is designed to provide access to an adjoining property in the future, the proposed street right of way shall be extended to the boundary of adjoining property and shall be classified as a temporary dead-end street. Temporary dead-end streets over 150' in length shall be provided with a temporary turn-around meeting the geometry of permanent dead-end streets. Easements for the temporary turn-around shall be provided as needed. Temporary dead-end streets 150' or less in length are not required to provide a turn-around.
- c. There shall be a control strip for the final five (5) feet of rights of way at the perimeter of the subdivision for all temporary dead-end streets that may be extended in the future. No person shall cross or otherwise utilize this strip without the approval of the Planning Commission. There shall be no control strips restricting access to public streets, except where the control of such strips is with the Planning Commission or an entity formally approved by the Planning Commission.

14. Private Streets

There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street.

15. Stormwater Drainage

a. General

All streets must be so designed as to provide for the discharge of surface water from the right-of-way of all streets 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 closed storm drain system.

Private stormwater conveyance systems shall be designed for the 25 year storm event and a flow path for the 100 year storm shall be provided so that no structures are negatively impacted.

Pursuant to the National Pollutant Discharge and Elimination System, Phase II Policy and the *Town of Jonesborough Illicit Discharge Detection and Elimination Ordinance*, all proposed storm drains shall be required to be manufactured with the stamp reading "Drains to Creek, Do Not Dump Waste" or similar language and/or with the universal fish symbol on the grate to alert the public not to drain illicit discharges to the storm drain system.

When connecting to an existing drainage system, the existing drainage system shall be analyzed to determine available capacity. The new drainage system shall not overload the existing drainage to the point that it causes flooding of public streets, structures, or private property, or nor make an existing flooding problem worse.

b. Public Storm Drain Definitions

1. A stormwater drainage system is a network of natural or manmade structures, channels, and pipes that collect, convey, store, or treat

stormwater runoff. The network can consist of both private and public systems.

2. A private stormwater system is for stormwater runoff from private property and flowing within the property or from one private property to another private property. Drainage easements and drainage facilities that only contain private stormwater systems shall not be maintained by the Town of Jonesborough.
3. A public stormwater system is for stormwater runoff flowing through or from publicly owned land or public rights of way. Public stormwater systems must be located within publicly owned land, dedicated rights of way, or drainage easements granted to the Town of Jonesborough. There shall be no structures, trees, or other obstructions placed within publicly maintained drainage easements that would restrict, divert, or block the flow of stormwater or that would prohibit access to the public stormwater system for maintenance and improvements.

c. All publicly maintained storm drains shall meet the following:

1. All pipes under the street pavement and within the road prism (a line drawn at 45 degrees into the ground away from the outside edge of the compacted stone base) shall be designed and installed for a minimum service life of 50 years, unless otherwise noted in these regulations. All other publicly maintained storm drains shall be designed and installed for a minimum service life of 30 years, unless otherwise noted in these regulations.

The allowable pipe material for the service life requirements shall be determined by the Town of Jonesborough Public Works Department in conjunction with other Town of Jonesborough Departments. This list of allowable storm drain materials shall be approved by the Planning Commission and updated and reaproved from time to time as needed.

2. For major infrastructure projects, pipes with an excessive depth, or where failure of the pipe could cause structural damage and/or major flooding, the pipes shall be designed for a service life of 75 years. The Town of Jonesborough Public Works Department in conjunction with other Town of Jonesborough Departments shall determine which pipes are required to meet this criteria.
3. The pipes shall be designed for the 25 year storm event except major infrastructure projects and pipes conveying large drainage areas through developments may be required to design for the 100 year storm event. Town of Jonesborough Public Works Department in conjunction with other Town of Jonesborough Departments shall determine which pipes would need to meet the 100 year storm design criteria. For storm drain systems designed for the 25 year storm event, the flow path through the property for the 100 year storm shall be considered and the project designed so the 100 year storm overflow will not damage any residence, bridge, public street, or other critical structure.
4. Storm drains shall be designed using standard engineering practices. The minimum acceptable diameter is fifteen (15) inches or equivalent arch or elliptical pipe.
5. The minimum desirable physical slope should be 0.5% for smooth invert pipe such as reinforced concrete (RCP) or double wall plastic (HDPE) and 1.0% for non-smooth invert pipe such as corrugated metal pipe (CMP). The Planning Commission, with a favorable recommendation from the Town of Jonesborough Departments, may approve flatter slopes on a case by case basis.
6. Culvert skews shall not exceed 45 degrees as measured from a line perpendicular to the street center line. The Planning Commission, with a favorable recommendation from the Town of Jonesborough Departments, may approve a greater angle on a case by case basis.

7. All pipes shall be installed and backfilled per manufacturer's specifications for heavy duty loading. The pipes shall be placed at a sufficient depth below the street bed to avoid structural collapse or deformation of the pipes and in no case shall the top of the pipe be less than one (1) foot below the compacted base course unless an alternative design is provided by a professional engineer. The pipes shall be laid with 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.
8. The ends of the pipes shall be protected with a headwall or end section, unless the Town Staff agrees that it would create a traffic safety issue.
9. The storm drains and structures shall be located within publicly owned land, dedicated rights of way, or stormwater easements granted to the Town of Jonesborough. There shall be no structures, trees, or other obstructions placed within publicly maintained drainage easements that would restrict, divert, or block the flow of stormwater or that would prohibit access to the public stormwater system for maintenance and improvements.

16. Street Names

Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of existing streets. In no other case shall the name for proposed streets duplicate existing street names. The Town of Jonesborough shall approve the subdivision name and the street names prior to Planning Commission approval of the final plat.

17. Alleys

Alleys may be provided in all subdivisions including commercial, industrial, and residential as long as they meet the standards in these regulations and they are of sufficient width, geometry, and other improvements for their intended purpose.

18. Traffic Calming

Long straight sections of streets shall be discouraged. The maximum street length without an intersection requiring stopping, a horizontal curve sufficient to slow vehicular speed, dead end, or traffic calming device is 500'. The Planning Commission encourages the use of street design and layout, horizontal movements or deflections, or other similar methods for traffic calming measures. Speed humps or tables may not be used unless it is a raised crosswalk associated with a walkway or a raised intersection or if, in the opinion of the Planning Commission, it is the only practical method for that particular area of the subdivision.

Traffic calming devices shall be designed in accordance with Town of Jonesborough specifications. If a Jonesborough specification does not exist then other applicable design standards and specifications such as the Institute of Transportation Engineers, U.S. Department of Transportation, and/or the Manual on Uniform Traffic Calming Devices shall be used.

19. Sight Distance

The locations of intersections, horizontal and vertical curves, and grading shall be designed to provide for sight distance, in accordance with Town of Jonesborough criteria, or TDOT criteria if Town criteria does not exist, to ensure the safety of pedestrians and vehicular traffic. This includes the intersection of new public streets with existing public streets. The designer should take into account the driveway locations for individual lots when designing the lot layout. The driveways for individual lots should be located at time of construction to maximize sight distance for safe ingress and egress to the public street.

20. Speed Limit and On-Street Parking

The Planning Commission, with recommendations from the Town of Jonesborough Departments, shall determine the speed limit along the streets in the subdivision and

determine if and to what extent on-street parking is allowable and recommend same to the Board of Mayor and Aldermen. The speed limit and/or on-street parking determination shall be shown on the preliminary subdivision plans.

21. Street Signage

Street signage including, but not limited to, street names, on-street parking, traffic calming, speed limit, and traffic control ("stop", "yield", etc) shall be shown on the preliminary subdivision plans and is the responsibility of the developer to purchase and install. Signage shall be installed in accordance with Town of Jonesborough specifications, or TDOT specifications if Town specifications do not exist.

B. Blocks

Blocks of lots should be designed to provide numerous means of ingress and egress and a network of streets so that vehicular traffic is not funneled to one main entrance street within the subdivision unless this is not feasible due to topography or the shape of the lot.

Where possible, both the front and rear of the lots should not front on a public street unless one of the streets is an alley or the rear of the property has frontage on an arterial or collector street.

C. Lots

1. Arrangement and Width

- a. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall front for a minimum of fifty (50) feet upon a public street. The Planning Commission may approve a smaller street frontage width, to a minimum of 25', if the subdivider can show that the smaller frontage width does not destroy the intent of these regulations.
- b. Flag lots shall have a minimum frontage at the public right of way of way as shown below.
 1. 25' for lots less than 2 acres in area.
 2. 50' for lots 2 acres or more in area.
- c. There shall be no more than two (2) contiguous flag lots at the street right of way.
- d. The following shall apply to single and two family residential use lots with direct driveway access to arterial or collector streets:
 1. The minimum lot width shall be 100', or in accordance with the Zoning Ordinance, whichever is greater.
 2. The front setback shall be 1.5 times the required setback in the Zoning Ordinance.
 3. There shall be a turnaround associated with the driveway so vehicles do not back into the street.
 4. Notes shall be provided on the preliminary subdivision plans and the final plat stating these conditions.

2. Minimum Size

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 a public sanitary sewer is reasonably accessible, the subdivider shall connect with such sewer and provide a connection to each lot. Where a public sewer is not accessible, the lot size shall be large enough to install an alternate method of sewage disposal meeting all applicable State regulations.

- a. Residential lots shall meet the minimum area and width requirements in accordance with the Town of Jonesborough Zoning Ordinance, or the Washington County Zoning Resolution if property is outside of the Town limits but within the Planning Region.
- 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 commercial or industrial lots on larger tracts should be avoided in favor of an overall design of the land to be used for such purposes.
- c. The size and widths of lots shall in no case be less than the minimum requirements of any Zoning Ordinance in effect.

3. Building Setback Lines

The minimum depth of building setback lines shall be taken into account with the lot layout and the lot sizes shall be large enough to be truly buildable without a variance required. The building setbacks shall be in accordance with the Town of Jonesborough Zoning Ordinance, or the Washington County Zoning Resolution if property is outside of the Town limits but within the Planning Region, at the time of building permit and noted such on the plat. The front yard shall be known as the portion of the property that abuts the street right of way. If the lot fronts on two streets, see "Corner Lots" below.

For planned developments that do not have specific minimum setback requirements within the Zoning Ordinance, such as PRD (Planned Residential District), the subdivider shall determine the setbacks and note them on the preliminary subdivision plans for approval by the Planning Commission. The approved setbacks shall be noted on the final plat as follows or in a similar format: "Unless a variance is granted by the applicable Board of Zoning Appeals, the minimum building setbacks are (insert distance) for the front yard, (insert distance) for the side yards, and (insert distance) for the rear yard."

4. Corner Lots

Corner lots, as defined in the Zoning Ordinance, shall be sufficiently wider and larger to permit the additional side yard requirements of the Zoning Ordinance for building setback lines.

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

When a subdivision includes a park, open space, walkways, or other such recreation areas to be owned and maintained by the Town of Jonesborough, these areas shall be shown on the preliminary subdivision plans and the final plat. These areas shall be dedicated to the Town of Jonesborough through an appropriate legal document which shall include a metes and bounds description.

2. Easements for Utilities

Stormwater conveyance and utility easements shall be provided on all interior lot lines for a width of 7.5'. Provide additional easements as necessary for utilities, transportation, and drainage that cross any lot outside of the easements noted above along the lot lines. The easement width shall be designed to adequately provide utilities and drainage but shall be a minimum of 15' wide. If the easement is centered along a lot line then the easement may be 7.5' on each lot. Each Cul-De-Sac shall have the provision for fifteen (15) feet utility easement extending from the cul-de-sac to the adjoining property 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.

The corresponding note shown below shall be on all final plats, and may be shown on one plat sheet only as long as it is very clear that there are multiple sheets and that these notes apply to all of the sheets:

Easement Note:

There is hereby established an easement area a minimum of 7 ½' wide along the interior side of all lot lines for the installation and maintenance of utilities and the conveyance of stormwater runoff. Such standard easement area is in addition to any other easements as may be delineated on the final plat. No primary or customary accessory structures may be placed within the easements. Minor structures such as but not limited to fences and planter boxes may be located within the easements but they must not block, restrict, or divert the flow of stormwater and the structures are subject to removal with no obligation for re-installation if removed or damaged due to public utility repair or maintenance.

3. Water Supply and Sewerage Connections

Where a public water supply or public sewerage system is reasonably accessible, the subdivider shall provide connection to the public system. All utility design and construction shall be in accordance with the specifications and regulations of the Public Utility Provider. If a conflict exists between these regulations and the Public Utility Provider's regulations and specifications, the more stringent shall apply.

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 or sewage disposal shall be indicated and approved in writing by the State of Tennessee.

4. Community Assets

The subdivider should take into consideration the natural features such as steep slopes, large expanses of forest, specimen trees, rare or unique trees, rare or threatened wildlife and/or plants, wetlands, water courses, flood plains, stream buffers, historical sites or structures, ridge lines, and similar community assets which, if preserved, will not only add attractiveness and value to the property and to the community but many of these assets will also assist with stormwater management and pollution control. To the extent possible, effort should be made to protect these community assets. The intent of this section is to balance the dual needs of economic growth and protecting our natural and man-made environments.

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.

All subdivisions shall be in accordance with the flood plain management regulations of Town of Jonesborough, or the Washington County regulations if outside of the Town limits. Fill material may not be used to raise the land in areas subject to flood unless the fill proposed does not restrict the flow of water and unduly increase flood heights. Changes to designated flood areas must receive permitting approval by the applicable government agency prior to preliminary subdivision approval.

F. Large Tracts or Parcels

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

G. Waivers

Waivers may be granted by the Planning Commission to the subdivision regulations under the following conditions:

1. Where the Planning Commission decides that a provision of these standards could cause unnecessary hardship if strictly adhered to, or
2. Where the Planning Commission decides that there are topographical or other conditions peculiar to the site, and a departure may be made without destroying the intent of such provisions.
3. Any waiver thus authorized is to be stated in writing in the minutes of the Planning Commission with the reasoning on which the departure was justified set forth. Waivers granted shall be noted on the preliminary subdivision plan and final plat.

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 or dimensions noted herein and those contained in zoning regulations, building code, or other official regulations, the highest standard shall apply.

I. Stormwater Management

Stormwater management shall be provided in accordance with all Town of Jonesborough and State regulations including but not limited to peak runoff control and water quality.

J. Pedestrian Walkways

1. General

The subdivider shall include as part of the preliminary subdivision plans a Pedestrian Access Plan which details the use of sidewalks, walkways, and other such pedestrian ways that allow pedestrians to safely walk, run, or bike to all areas of the subdivision. This plan does not need to be shown on a separate sheet and can be shown as part of the site or layout plan.

2. Sidewalks along New Streets

Sidewalks shall normally be required along at least one side of all streets except for alleys unless specifically granted a waiver by the Planning Commission. Sidewalks shall be required in commercial or industrial subdivisions unless granted a waiver by the Planning Commission.

In lieu of immediate construction of required sidewalks or other walkways, the Planning Commission may allow the developer to install the sidewalks or other walkways as part of the construction on each lot if a security is provided to the Town in an amount at least equal to the construction cost of the required sidewalks and in accordance with Article IV.

3. Sidewalk along Existing Streets

Sidewalks may be required along an existing public street when sidewalks presently exist upon property which directly adjoins the proposed subdivision or are located within 500 feet on the same side of the street, and the construction of such sidewalks is a component of an approved Pedestrian Access Plan. Sidewalks may be required along an existing public street when reconstruction of the existing street is proposed or is required by an approved traffic impact study.

In lieu of immediate construction of required sidewalks or other walkways, the Planning Commission may allow the developer to provide a security to the Town in an amount at least equal to the construction cost of the required sidewalks and in accordance with Article IV.

4. Location of Sidewalks

Sidewalks are only required along one side of all streets designated as minor subdivision streets. Streets designated as major subdivision streets shall have sidewalks on at least one side but may be required by the Planning Commission to have sidewalks on both sides of the street depending on the amount of traffic expected along this street. Along streets designated as arterial or collector streets, sidewalks shall be required along both sides unless waived by the Planning Commission as part of an approved Pedestrian Access Plan.

When sidewalks or walkways are to be constructed in a subdivision adjoining a developed area with sidewalks or walkways, the sidewalks or walkways shall be joined and extended along the same side of the street.

Sidewalk or walkways shall be included within the dedicated non-traffic portion of the right-of-way or in easements. A median strip of grassed or landscaped area at least three (3) feet wide shall separate all sidewalks from adjacent curbs or pavement, except within ten (10) feet of intersections no grass strip will be required or in special situations as approved by the Planning Commission.

5. Sidewalk Widths

When constructed, the width of sidewalks shall be as set forth below. Sidewalk widths shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc.

<u>Street Classification</u>	<u>Min. Width (Ft.)</u>	<u>Min. Grass Strip (ft)*</u>
Alley	N/A	N/A
Minor Subdivision	5'	3'
Major Subdivision	5'	3'
Collector	6'	6'
Arterial	6'	6'

* The Planning Commission may approve a waiver to the minimum grass width if the developer can show justification under Article III.G.

6. Sidewalk Construction

Sidewalks should be concrete with a minimum thickness of four (4) inches. However, asphalt may be used to construct the sidewalks with a minimum asphalt thickness of three (3) inches and four (4) inches of compacted stone as long as there is a grass strip of sufficient width or other physical or means separating the street pavement and asphalt sidewalk so there is no confusion which one is the vehicular driving surface.

Ramps meeting Americans with Disabilities Act (ADA) regulations shall be provided at all curbed intersections or other curbed transitions.

7. Alternative Pedestrian Walkways

In lieu of sidewalks along streets, the Planning Commission may approve an alternative pedestrian walkway system as follows:

- a. The walkway system can be trails throughout the subdivision or a combination of sidewalks and trails.

- b. The walkway system has to meet other requirements of this section including connecting with adjoining subdivisions and existing sidewalks or trails.
- c. If trails are used, they should be a minimum of 6' in width and may be asphalt or other approved material in lieu of concrete.
- d. If the walkways are outside of public rights of way or other publicly owned land, an easement at least fifteen (15') in width shall be provided. Such easement(s) shall be shown on the preliminary subdivision plans and shown and noted on the final subdivision plat.
- e. Walkways within subdivisions may be located within 15' minimum width public access corridors between lots.

8. Subdivisions outside of the Town Limits

The Planning Commission may approve subdivisions without a Pedestrian Access Plan or with reduced requirements if the subdivision is outside of the Town corporate limits and is unlikely to be annexed into the Town in the near future, as determined by the Planning Commission.

Even if projects are approved without sidewalks or walkways, the street rights of way shall be graded for future installation of sidewalks in accordance with the street sections in these regulations.

K. Street Lighting and Electric Service

1. General

All new public streets within the corporate limits of the Town of Jonesborough shall be equipped with street lighting using decorative posts and fixtures, available through the Johnson City Power Board, and underground electric service, except as noted below.

The developer is responsible for the purchase and installation of the street lights.

The Planning Commission may grant a waiver to the regulations in this section for certain unique circumstances such as the short expansion of an existing street within an existing subdivision that currently has overhead electric service.

The Planning Commission may require the installation of street lighting in private developments.

2. Conformance to Standards

All street lighting installed on a public street shall be installed to the specifications of the Illuminating Engineering Society for public streets, shall meet the requirements of the Town of Jonesborough Lighting Ordinance, and shall be approved by the Johnson City Power Board and the appropriate engineer.

3. New Street Lights on Existing Streets

When the installation of street lights on existing unlit public streets is required in the subdivision process; the Planning Commission may determine the purchase and installation of street lights to be the responsibility of the developer.

4. Subdivisions outside of the Town Limits

The Planning Commission may approve subdivisions without street lights, decorative posts and fixtures, and/or underground electric service if the subdivision is outside of the Town corporate limits and is unlikely to be annexed into the Town in the near future, as determined by the Planning Commission.

L. Group Housing Developments

Group housing projects are not required to meet the subdivision regulations of the Town of Jonesborough. Regulations for these types of developments can be found in the Town of Jonesborough's Zoning Ordinance. However, if the developer anticipates the group housing project may be subdivided in the future, they are encouraged to design the project using these subdivision regulations to minimize issues of subdivision conformance if and when a subdivision plat is submitted for consideration for approval in the future.

ARTICLE IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A perfectly prepared and recorded subdivision 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 or construct streets, alleys, sidewalks/walkways, to install curbs, survey markers, sewers, the storm water system, and water mains, in accordance with specifications established in these regulations by the Town of Jonesborough Regional Planning Commission, and to install improvements as shown on the approved preliminary subdivision plan and construction plans.

1. Property and Boundary Markers

An iron pipe or solid steel rod not less than one-half (1/2) inch in diameter and eighteen (18) inches long and driven so as to be flush with the finished grade shall be provided at all street corners, boundaries of the subdivision, angle points and points of curve in each street, the center of the rights of way for all cul-de-sacs, at all lot corners, and any other critical point to properly delineate the subdivision, or in accordance with State of Tennessee regulations, whichever is more stringent.

2. Grading

All streets and alleys shall be graded or filled horizontally to the full width of their rights-of-way by the subdivider or developer. Due to special topographical conditions, deviation from the above may 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 unless the Planning Commission approved lesser limits of clearing.

b. Cuts.

All tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the sub grade or to good compactable soil. Rock, when encountered, shall be removed to a depth of twelve (12) inches below sub grade and to a point 4' from the back of curb or ditch.

c. Fill.

All suitable material from street excavation may be used in the construction of fills, approaches, or at other places as needed. Excess materials including organic materials, soft clays, etc., shall be removed from the rights of way. 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 sub grade is approved by Town of Jonesborough Public Works Department. The sub grade shall be constructed as specified in Section 23, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways and Public Works - July 1, 1951, 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 should not exceed the optimum moisture content.

d. Inspection.

Upon the completion of the rough grade and prior to the final grade work or utility installation, including storm drains, a twenty-four (24) hour notice shall be given to the Jonesborough Public Works Department for an inspection and approval by his/her department.

The Town may require compaction test(s) for approval of right of way grading before street, sidewalk, walkway, and curbing construction begins.

3. Stormwater Drainage

See Article III.A.15 for additional information relating to the design of drainage systems.

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

4. Street Improvements

a. Base:

A compacted base course six (6) inches deep and at least one and one-half (1-1/2) 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-arounds and access streets to adjoining properties, according to the method specified in Section 303 Standard Specifications for Roads and Bridge Construction, (Tennessee Department of Highways January 1, 1968) and latest revision thereto. Wetting of the stone before compaction may be done at a point of origin or on the job site at the option of the contractor. In most cases the center line of a street shall coincide with the center line of the right-of-way dedicated for such street.

b. Prime coat:

A prime coat shall only be required in those areas in which no asphalt binder course and surface course will be added for a period of sixty (60) or more days.

c. Open versus closed section streets

1. Curbs:

For streets that require curbing, the following may be installed:

- a. extruded concrete curb
- b. concrete curb and gutter
- c. Rolled, Miami, angled, or "S" curb, or other curb as approved by the Planning Commission with a recommendation from the Town of Jonesborough Departments

The minimum dimensions of the curbing shall meet those shown on the following illustrations.

Back fill shall be towards the street and be higher than the curb or street to insure drainage of surface water into the drainage system.

One-half (1/2) inch to three-fourths (3/4) inch expansion and contraction joints for the curbs shall be placed at intervals not exceeding sixty (60) feet.

Curbs shall not be cut or otherwise modified for the installation of roof drains or other small drains from individual lots properties through the curbing to the street. This does not include designated curb openings that

are part of the public drainage system or drain pipes through the curbs that are approved by the Jonesborough Departments and the Planning Commission.

The type of curbing used, and its height, shall be designed as part of the comprehensive drainage system to collect stormwater in the street and to prevent its overflow onto private property.

2. Open Section Streets:

Street swale and sheet flow construction may be approved by the Planning Commission in lieu of curbs as the drainage system in subdivisions only under the following conditions:

- a. Minimum street frontage (lot width at right-of-way) of 60 feet. Smaller lot widths may be approved by the Planning Commission on a project by project basis if it can be demonstrated that the stormwater runoff can be conveyed sufficiently along the street frontage or between the structures without posing a safety hazard to public or private property.
- b. Total width at the right of way of all driveways on each lot may not exceed 30% of the street frontage width, unless approved by Planning Commission. If the Planning Commission approves lots with street frontages less than 60', the Planning Commission should determine the increase in the percentage of frontage width above 30% allowable for driveway(s).
- c. Re-subdivision to create smaller lots shall not be permitted unless the street frontage of the re-subdivided lots meets the above requirements along with all other size and width requirements in these regulations and the Zoning Ordinance.
- d. Swales and driveway culverts must be able to convey the 25-year storm without water overflowing into the street or overtopping the driveways. The developer may be required to provide additional grading or storm drains to convey runoff away from swales to ensure the requirement is met. The culverts and swales may act as small "detention ponds". Temporary ponding of runoff in the swale at the upstream end of the driveway culvert is allowed as long as the water in the swale will completely drain down after the storm event and the water does not flow into the street or onto private property, unless the ponding area or flow path is within an easement.
- e. Swales shall be stabilized at the time of street construction to minimize erosion. Stabilization may include seeding, sodding, fabric and/or other synthetic materials which aid in the establishment and maintenance of a natural vegetative cover. Vegetative swales are the first choice as it allows water to infiltrate into the soil. However, concrete liners, rip rap, or other hard surfaces may be utilized where natural vegetative cover is not feasible, as determined by the Town of Jonesborough Departments. The stabilization methods shall be shown on all drainage and erosion control plans.
- f. Storm drain culverts must be provided under driveways to convey stormwater in the swales. The culverts under the driveways shall be corrugated metal pipe (CMP) or reinforced concrete pipe (RCP) or other pipe material as approved by the Town of Jonesborough Public Works Department.
- g. The pipes shall be designed using standard engineering practices but the minimum size shall be 15" diameter.
- h. The length of the driveway culvert shall be no less than the minimum required to install a stable driveway and driveway side slopes. The slopes around the pipe ends shall be stabilized. If the slopes around the pipe ends are 3:1 or flatter, soil and vegetation may be used. If the

slopes at the pipe ends exceed 3:1, a structural means shall be used such as but not limited to headwalls, end sections, or stone.

- i. The ends of the pipes shall be protected from failure-especially from crushing or deformation. As much as possible, all pipes, except for reinforced concrete (RCP), shall be of sufficient length to extend at least 10' from the edge of the driveway to protect the ends from vehicular traffic that use the driveway entrance. If the pipe ends are closer than 10' to the driveway edge, the ends shall be protected with a concrete, stone, brick, or block headwall or concrete end section. Reinforced concrete pipe (RCP) may be closer than 10' to the driveway edge without a headwall or end section as long as the soil around the ends of the pipe are stabilized. The requirements in this section shall not be used as justification to provide a pipe across the entire lot frontage and fill-in the swale.
- j. The size and material options of the driveway culverts and headwalls for each lot shall be noted on the approved construction plans. The driveway locations do not need to be shown on the approved construction plans.
- k. The street swales must be located within the public right-of-way or within an easement shown on the construction plans and final plat. The swales and grassed shoulders shall be designed in accordance with the Town of Jonesborough street sections.
- l. A note shall be placed on the subdivision plat stating that the street swales are part of the public drainage system and must remain open to convey water and may not be filled-in or enclosed in a pipe except for the driveway culvert(s), and that the property owner of each lot shall maintain the vegetation in the swale across their street frontage and maintain their driveway culvert(s).
- m. A permanent sign, at the responsibility of the developer, shall be placed at all entrances to the subdivision stating, "The street swales are part of the public drainage system and shall not be filled-in or enclosed in a pipe except under the driveways." The sign locations, size, and lettering size shall be approved by the Town of Jonesborough and shown on the approved construction plans. The signs shall be installed before any building permits are issued for the subdivision.
- n. If a cul-de-sac is the low point along a dead-end street with the street drainage flowing toward the cul-de-sac, then the minimum street frontage for each lot shall be 60 feet to continue the swale around the cul-de-sac.
- o. If the minimum street frontage for the lots around the cul-de-sac is less than 60 feet, then the runoff in the swale leading to the cul-de-sac shall be conveyed under or away from the cul-de-sac with a storm drain.
- p. If the cul-de-sac is the high point along a dead-end street or has a relatively small drainage area, the street frontage for each lot around the cul-de-sac may be reduced to the minimum allowed per the Subdivision Regulations and the Zoning Ordinance with the approval of the Planning Commission.

d. Binder:

After a thoroughly compacted base has been established, an asphalt binder course shall be constructed in one layer not less than two (2) inches thick as specified under Section 307, Bituminous Plant Base (hot Mix) Type B, Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways, and latest revisions thereto.

e. Surface course:

The surface course shall consist of a course constructed with asphaltic concrete, prepared with mineral aggregate laid hot as specified under Section 411, Asphaltic Concrete Surface (hot mix) Grade E, mixed with sand. Standard Specifications for Road and Bridge Construction, Tennessee Department of Highways, January 1, 1968 and latest revisions thereto. It shall be constructed in one layer not less than one and one-fourth (1-1/4) inches thickness.

f. Inspections:

Prior to the installation of the following: the base, prime coat, curbs, binder and surface coat, a twenty-four (24) hour notice shall be given to the Jonesborough Public Works Department for inspection and approval.

5. Installation of Utilities

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

All utility construction shall be in accordance with the specifications and regulations of the public utility provider. If a conflict exists between these regulations and the Public Utility Provider's regulations and specifications, the more stringent shall apply.

All driveways shall have the public street curbing saw cut and repaired and positive drainage provided.

All utility installations under the roads and within the road prism (line projected down into the soil at a 45 degree angle from the edge of the compacted stone base) shall meet the following minimum standards to ensure the long term stability of the street and the utilities:

- a. The trench width should be at least 2' wider than the pipe outside diameter for standard installations. For installations in poor soils or for deep excavations, a wider trench may be required.
- b. A layer of loosely placed uncompactable material should be placed directly under the pipe, allowing the bedding material to conform to the pipe to decrease the point loading on the pipe.
- c. Well graded granular material shall be placed from the bedding material up to a depth of 12" above the top of the pipe and compacted to a 95% relative density. For inlets, manholes, and other structures in and along the street, this material shall be provided around the entire structure. The material shall be placed in shallow lifts and compacted, with special attention to the haunch area. Care must be taken to not over-deflect the pipe and its joints due to improper compaction. In some cases, it will be necessary to support the pipe to prevent deflection.
- d. The remainder of the backfill may be compacted soil if outside of the pavement or the road prism. If the trench is under pavement or within the road prism, the well graded granular material shall extend up to the stone base for the pavement.
- e. All backfill material shall be capable of being removed with standard excavation equipment. Flowable fill may be used for backfill. For pipes that could float during backfill with flowable fill such as CMP, HDPE, and PVC, construction methods shall be used to ensure the pipe does not shift vertically or horizontally during backfill operations. This may require backfilling under the pipe up to its midpoint with compactable granular material in C above.

6. Water Supply System

Water mains properly connected with the community water system, or with an alternate supply approved by the State of Tennessee, shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire

protection, if the pressure and flow are sufficient to meet State regulations for fire hydrant installation.

The size of water mains, the location and type of valves and hydrants, the amount of soil cover, the pipes and other features of the installation shall be approved by the Town of Jonesborough's Water Department and shall conform with accepted standards of good practice for municipal water systems and constructed to the specifications and regulations of the Town of Jonesborough's Water Department

7. Fire Protection

- A. For subdivisions within the Town limits, fire hydrants shall be provided in accordance with all local, State, and Federal regulations including number, spacing, and access.
- B. For subdivisions outside of the Town limits but within the planning region, the following is required:

If the pressure and flow for public water mains are sufficient to meet State regulations for fire hydrant installation, fire hydrants shall be installed in accordance with the minimum requirements noted above for subdivisions within the Town limit.

If the pressure and flow for public water mains are not sufficient to meet State regulations for fire hydrant installation, the following is required:

1. Provide sufficient main size per State regulations for fire hydrants.
2. Show location(s) for future hydrants on the preliminary subdivision plans/public water plans.

8. Sanitary Sewers

For subdivisions within the Town limits, the lots shall be served by a sanitary sewer system constructed to the specifications and regulations of the Town of Jonesborough's Wastewater Department.

For subdivisions outside of the Town limits but within the planning region, the lots shall be served by a sanitary sewer system if pipes or manholes are at the property or can be economically extended to the property. Where lots cannot be economically connected to a sanitary sewer system, they must contain adequate area for the installation of an approved septic system and must be approved in writing by the State of Tennessee.

9. Street and Traffic Signs

Street name signs shall be provided at all intersections. Street signage including, but not limited to, street names, on-street parking, traffic calming, speed limit, and traffic control ("stop", "yield", etc) is the responsibility of the developer to purchase and install. Decorative signage must be approved by the Town of Jonesborough. Signage with minimum 4" height letters shall be installed in accordance with Town of Jonesborough specifications, or TDOT specifications if Town specifications do not exist.

B. Guarantee in Lieu of Completed Improvements

No final subdivision plat shall be approved by the Planning Commission or accepted for recording by the County Registrar of Deeds unless the following conditions are met:

1. All requirements of the Town of Jonesborough Subdivision Regulations and, if applicable, all requirements of the approved Preliminary Subdivision Plans have been constructed in a satisfactory manner and approved by the Town of Jonesborough Departments.
2. In lieu of completed improvements, the Planning Commission may accept sufficient security or a performance bond 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 Town of Jonesborough in the event of default of the subdivider. The conditions of such security or performance bond shall provide for the installation of the improvements covered by such bond within a period not to exceed one (1) year; provided however, that such period may be extended by the Planning Commission with the consent of the parties thereto if the Planning Commission finds that the public interest will not be adversely affected by such extension. If the Planning Commission shall decide at any time that the cost to finish the purchase and construction of subdivision improvements is more than the amount covered by such security or performance bond then the owner of the project shall provide additional security or performance bond. During the construction process, security may be released to the owner upon application to and approval by the Planning Commission, so long as sufficient security is retained to complete all remaining subdivision improvements.

Performance bonds which are submitted in lieu of the installation of required improvements shall be cash or made by a surety company authorized to do business in the State of Tennessee. In the case of a surety company, the performance bond shall be prepared according to a form as shown in Appendix A, said Appendix A is made part of these subdivision regulations.

3. In lieu of completed improvements or a surety performance bond, an irrevocable letter of credit meeting the requirements of the Town Attorney may be provided, or a cash deposit is also acceptable.
4. The Planning Commission may elect to deny any developer or property owner the opportunity to provide a performance bond or letter of credit if that developer or property owner has failed to timely complete subdivision improvements in a previous project. Furthermore, the Planning Commission may elect to deny bonding by performance bond or letter of credit if the Planning Commission or Town has ever made claim for payment on a letter of credit or performance bond issued on behalf of an owner or developer.
5. A security will only be accepted for final subdivision approval for the following:
 - a. Surface course of asphalt.
 - b. Conversion of a sediment device, such as a sediment basin, to a permanent stormwater management facility.
 - c. Installation of sidewalks, walkways, and trails.
 - d. Landscaping.
 - e. Street lighting.
 - f. Other minor improvements with the recommendation of the Town of Jonesborough Departments and approval from the Planning Commission,
6. Before the release of any security, an as-built survey of the public improvements that the security guaranteed including, but not necessarily limited to, pavement, curbing, sidewalks, walkways, storm drain, and other utilities shall be provided to the Town of Jonesborough Departments for review and approval. The as-built survey shall be prepared by a licensed land surveyor and/or professional engineer. The required elements of the as-built shall be determined by the Town of Jonesborough Departments including the Water and Wastewater Departments.
7. Prior to the release of a security, the following minimum inspections of improvements shall be performed and written documentation provided to the Planning Commission verifying that the required construction improvements have been met:
 1. Public street improvements including pavement, curbing, pavement markings, street lighting, street signs, sidewalks, and walkways by the Town of Jonesborough.
 2. Public drainage improvements including inlets, catch basins, headwalls, pipes, and swales by the Town of Jonesborough.

3. Public water and sanitary sewer lines by the Utility Provider.
4. Stormwater management facilities-both public and private-by the Town of Jonesborough.
5. Erosion and Sediment Control measures and stabilization of the disturbed areas by the Town of Jonesborough.

ARTICLE V. ENFORCEMENT AND PENALTIES FOR VIOLATIONS

A. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the Town of Jonesborough Planning Region shall be admitted to the land records of the county or received or recorded by the County Registrar of Deeds until said plat or plan has received final approval in writing by the Planning Commission as provided in Title 13, Chapters 3 and 4 of Tennessee Code Annotated.
2. No board, public officer or authority shall light any street, lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the planning region unless such street shall have been accepted, opened or otherwise received the legal status of a public street prior to the adoption of these regulations and lines to a street shown on a street plan made and adopted by the commission as provided in Title 13, Chapters 3 and 4 of Tennessee Code Annotated.

B. Penalties

1. No county registrar shall receive, file or record a plat of a subdivision within the planning region without the approval of the Planning Commission as required in Title 13, Chapters 3 and 4 of Tennessee Code Annotated, and any county registrar so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Tennessee Code Annotated Title 13, Chapter 3-410 provides that *"Whoever, being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the regional Planning Commission and obtained its approval as required by this part and before such plat is recorded in the office of the appropriate county register, or who falsely represents to a prospective purchaser of real estate that roads or streets will be built or constructed by a county or other political subdivision, commits a Class C misdemeanor."* *"The county, through its county attorney or other official designated by the county legislative body, may enjoin such transfer or sale or agreement by action or injunction."*

Tennessee Code Annotated Title 13, Chapter 4, Section 306 provides that *"Whoever, being the owner or agent of the owner of any land, transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land without having submitted a plat of such subdivision to the municipal planning commission and obtained its approval as required by this part, and before such plat be recorded in the office of the appropriate county register, commits a Class C misdemeanor; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties. The municipality, through its solicitor or other official designated by its chief legislative body, may enjoin such transfer or sale or agreement by action for injunction."*

3. Failure to follow the laws related to the subdivision of property may result in legal action to stop construction or to cause the removal of any building erected. Tennessee Code Annotated Title 13, Chapter 3-411 provides that *"Any building erected or to be erected in violation of this section is an unlawful structure, and the state building commission or the county attorney or other official designated by the county legislative body may institute a civil action to enjoin such erection or cause it to be vacated or removed."*

Tennessee Code Annotated Title 13, Chapter 4, Section 308 provides that *“Any building erected or to be erected in violation of this section shall be deemed an unlawful structure and the building commissioner or solicitor of the municipality or other official designated by the chief legislative body may bring action to enjoin such erection or cause it to be vacated or removed.”*

APPENDIX A

EXHIBITS

EXHIBIT 1	Street Classifications
EXHIBIT 2	Collector Street
EXHIBIT 3	Major Residential Street
EXHIBIT 4	Minor Residential Street
EXHIBIT 5	Alley
EXHIBIT 6	One Way Street
EXHIBIT 7	Street Right of Way Dedication
EXHIBIT 8	Restriction of Access
EXHIBIT 9	Intersection Geometry
EXHIBIT 10	Dead End Streets
EXHIBIT 11	Dead End Turnarounds
EXHIBIT 12	Traffic Calming
EXHIBIT 13	Traffic Calming Examples
EXHIBIT 14	Speed Table/Raised Crosswalk Design
EXHIBIT 15	Flag Lot Geometry
EXHIBIT 16	Road prism
EXHIBIT 17	Curbing and Pavement Edge

APPENDIX B

PERFORMANCE BOND FORM

KNOW ALL MEN by these presents:

WHEREAS, _____, Principal herein is the owner and developer of the Subdivision located in Town of Jonesborough, Tennessee and _____, a surety company authorized to do business in the State of Tennessee (hereinafter called the "surety"), and

WHEREAS, the plans and specifications of said subdivision showing the location, construction and installation of streets, curbs and utilities and other improvements therein have been filed with the Town of Jonesborough Regional Planning Commission for final approval and which are referred to and made a part of this instrument, as if fully copied and set forth herein, and

WHEREAS, the Principal herein does hereby obligate itself and does agree to complete the construction and installation of all streets, sidewalk, curbs, and utilities, and all other improvements in the said subdivision in accordance with the plans and specifications attached hereto and made a part of this bond.

NOW, THEREFORE, _____, as Principal and _____, as Surety, do hereby firmly bind ourselves, our heirs, executors, administrators and successors unto the Town of Jonesborough Regional Planning Commission and the State of Tennessee for and on behalf of Town of Jonesborough, Tennessee in the sum of _____ conditioned upon the performance by the Principal of its undertaking herein, and its completion of said _____ subdivision in the construction of all the streets, sidewalks, curbs, and all other improvements therein called for by the plans and specifications attached hereto, the same to be completed on or before the _____ day of _____, 20____, and upon the completion thereof this obligation to the null and void, otherwise to remain in full force and effect.

If the principal fails to complete the construction, and the improvements of said subdivision as shown and provided for by said plans and specifications attached hereto within the time herein specified, the commission may in its discretion extend the time for the completion of said work by order duly made and entered by the said commission for a period of up to 90 days, said extension to be granted in writing and certified by the Secretary of the Town of Jonesborough Regional Planning Commission.

WITNESS our hands this the _____ day of _____, 20____

WITNESS

Principal

Surety

I, _____, do hereby certify that _____ is authorized to do business in the State of Tennessee as of the last date hereinabove set out.

(Agent of the Surety Company)

CERTIFICATION OF THE APPROVAL FOR STREET NAMES

I hereby certify that the street name(s) as noted on the final plat are accepted.

_____, 20____
Date

(print name), Town of Jonesborough

CERTIFICATE OF APPROVAL FOR WASHINGTON COUNTY ZONING REGULATIONS

This subdivision is located within the Town of Jonesborough's Planning Region and I hereby certify that the proposed lots shown on the final plat meet the minimum requirements of the Washington County Zoning Resolution.

_____, 20____
Date

(print name), Washington County Development Services

CERTIFICATE OF EXISTING SEPTIC SYSTEM

I hereby certify that lot(s) _____ contains a separate properly functioning septic system and that the septic tank, field lines, and duplication area with each system are located entirely within each lot.

_____, 20____
Date

Owner

(print name)

DIVISION OF GROUNDWATER PROTECTION

(blank area or box of sufficient size)

REGISTER OF DEEDS

(blank area or box of sufficient size)

APPENDIX C

FINAL PLAT CERTIFICATIONS

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.

_____, 20____
Date

(print name), Owner

(print name), 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 Town of Jonesborough Regional Planning Commission and the State of Tennessee and that the monuments have been placed as shown hereon, to the specifications of the subdivision regulations.

_____, 20____
Date

(print name), Tennessee Registered Land Surveyor

CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEMS

I hereby certify that (1) the public water utility system or systems installed, or proposed for installation, fully meet the requirements of the local utility district, and are hereby approved as shown or (2) that a security in the form of _____ and in the amount of \$ _____ has been posted to ensure completion of all required improvements in case of default.

_____, 20____
Date

(print name), (City) Water Director or Authorized Representative

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWERAGE SYSTEM

I hereby certify that the public sanitary sewage disposal system: (1) is available to the property; or (2), as shown on the accompanying plans, has been installed in an acceptable manner and according to specifications; or (3) that a security in the form of _____ and in the amount of \$ _____ has been posted to ensure completion of all required improvements in case of default.

_____, 20____

(print name), (City) Sewer Director or Authorized Representative

CERTIFICATION OF THE APPROVAL OF STREETS AND STORM DRAIN SYSTEM

I hereby certify: (1) that public streets and public storm drain systems have been installed in an acceptable manner and according to the specifications approved by the Town of Jonesborough Planning Commission or (2) adequate rights-of-way dedication, street width, and drainage upon an existing public street shall serve these lots as proposed or (3) that a security in the form of _____ and in the amount of \$ _____ has been posted to ensure completion of all required improvements in case of default.

_____, 20____
Date

(print name), Public Works Director or authorized representative

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the *Subdivision Regulations* for Town of Jonesborough, Tennessee, with the exception of such variances and waivers, if any, as are noted in the minutes of the Town of Jonesborough Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar. If required, a security in the form of _____ and in the amount of \$ _____ has been posted with the Town of Jonesborough Regional Planning Commission to assure completion of all required improvements in case of default.

_____, 20____
Date

(print name), Secretary of the Town of Jonesborough Regional Planning Commission

APPENDIX D

LIST OF APPROVED MATERIALS FOR PUBLICLY MAINTAINED STORM DRAINS IN ACCORDANCE WITH ARTICLE III, A.15.C

(Approved by Planning Commission on June 18, 2013)

For pipes within the road prism meeting a 50 year service life:

1. Reinforced concrete pipe, class III or greater.
2. Corrugated steel pipe, 14 gauge (16 gauge for 15"- 21" diameter pipe), with any of the following coatings:
 - a. Aluminized Type 2
 - b. Polymer coated
3. Spiral rib steel pipe, 14 gauge (16 gauge for 15"- 21" diameter pipe) with any of the following coatings:
 - a. Aluminized Type 2
 - b. Polymer coated
4. Corrugated plastic pipe
 - a. Double wall high density polyethylene
 - b. Triple wall high density polyethylene
5. Joints are Type 2 (T2) or greater with combination of gasket material and joint configuration meeting 5 PSI hydrostatic pressure.

For pipes outside of the road prism meeting a 30 year service life:

1. All of the above pipe materials except steel pipes may be minimum 16 gauge.
2. Corrugated aluminum pipe, 16 gauge minimum.
3. Corrugated steel pipe, 16 gauge minimum, with galvanized coating.
4. Other as specified by the Designing Engineer and approved by the Town of Jonesborough Public Works Department and the Town of Jonesborough Administrator or designee that would meet the service life requirement.
5. Joints are Type 1 (T1) or greater with combination of gasket material and joint configuration to prevent infiltration.

General Notes:

1. All pipe and joints shall be installed for H2O loading in accordance with manufacturer's specifications.
2. All pipe installation shall be inspected by the Town of Jonesborough Public Works Department.
3. The pipe material shall be specified on the construction plans. No substitutions are allowed without the approval of the Designing Engineer, the Town of Jonesborough Public Works Department, and the Town of Jonesborough Administrator or designee.

APPENDIX E

GLOSSARY OF TERMS AND PHRASES

Date: June 18, 2013

Alley - A joint use access which is used only for secondary access to individual properties which otherwise have primary access from an adjacent public street or approved common open space or courtyard which is adjacent to a common street.

Arterial Street - A principle traffic artery, carrying higher volumes of traffic, more or less continuously, which is intended to connect remote parts of the area adjacent thereto and act as a principal connecting street with State highways.

As-Built Survey or Drawing - A survey or drawing prepared by a registered design professional in the State of Tennessee showing constructed improvements which could include pavement, stormwater facilities, and utilities. Typically used for comparison with the approved construction plans.

Block - An area of land entirely surrounded by streets other than alleys.

Bond - See Performance Guarantee

Buildable Area - The portion of a lot remaining for construction of a principal building or structure after all required yard setbacks have been provided.

Building - Any structure permanently fixed to the ground and having one or more floors, walls and roof and built for the enclosure of persons, personal property or equipment, goods or animals.

Building Setback Line - A line established, in general, parallel to property lines. No building or structure may be permitted in the area between the setback line and property or right-of-way line, unless otherwise allowed.

Front Building Setback Line - The minimum horizontal distance between the street right-of-way line and the area of a lot on which the principal building can be constructed or erected. The required setback to form the front yard.

Side Building Setback Line - The minimum horizontal distance between the side property line and the area on a lot on which the principal building can be constructed or erected. The required setback to form the side yard.

Rear Building Line - The minimum horizontal distance between the rear property line and the area on a lot where the principal building can be constructed or erected. The required setback to form the rear yard.

Closed Section Road - A street where the pavement edges are improved with curbing which collects and concentrates stormwater.

Collector Street - A street providing travel between major residential streets and arterial streets and highways.

Conceptual Subdivision Plan - A plan typically used for preliminary review and feedback from the Town before a formal subdivision plan is submitted. The amount of information shown on the plan is based on how detailed of a review the developer is requesting. A thorough concept plan typically shows the existing street system, utilities, and stormwater drainage patterns along with the proposed street and lot layouts,

street cross section, utility connections, and stormwater drainage patterns, and potential stormwater management facilities.

Community Asset – A structure, natural feature, viewsheds, environmentally sensitive areas, historic sites or structures, or other features that the Town and/or its citizens feel are important to the protect because they add value to the identity and well being of the Town

Control Strip – A strip of land dedicated as part of a public right of way but access across it is controlled by the Planning Commission. This is typically found at the end of rights of way for public streets which may be extended in the future.

Corner Lot - See Lot, Corner

Cul-de-sac – A short public street having only one opening or access to another public street and which is terminated by a permanent vehicular turnaround.

Dead-end Street – A street which has only one exit.

Permanent – a dead-end street which will not be extended in the future.

Temporary – a dead-end street which may be extended in the future.

Design Professional – A professional such as a surveyor, engineer, architect, or landscape architect licensed, registered, and in good standing to practice in the State of Tennessee.

Ditch – A manmade channel to convey stormwater.

Developer - Any person, or duly authorized agent, responsible for an application to undertake the use, subdivision, or development of land, buildings, or structures in accordance with Town ordinances and regulations.

Driveway – An area surfaced with asphalt, gravel, concrete or similar surface, providing vehicular access between a public or private street and private property.

Dwelling Unit - A portion of or a complete permanent building used as independent living quarters by one or more individuals composing a housekeeping unit. Dwelling unit shall not be extended to include tents or other temporary emergency housing, boarding or rooming houses, hotels, motels or other buildings designed for transient residents or tourists, recreational vehicles and travel trailer camps.

Dwelling Unit, Single Family - A detached permanent building containing one dwelling unit arranged for residential occupancy by one housekeeping unit.

Dwelling Unit, Two Family (Duplex) - A detached permanent building containing two independent dwelling units designed for and separately occupied for residential use by two separate housekeeping units.

Dwelling Unit, Multiple Family- A portion of or a complete permanent building containing three or more independent dwelling units designed for and separately occupied for residential use by three or more separate house keeping units.

Easement – A right given by the owner of a parcel of land to another person, public agency, or private corporation for the specific and limited use of that parcel. A privilege or right of use or enjoyment granted on, above, under, or across a particular tract of land by one owner to another.

End Section – A structure installed at the end of a pipe to protect the pipe and improve hydraulics. Usually made of the same material as the pipe. Used in lieu of a headwall or endwall

Engineer - A person licensed, registered, and in good standing to practice engineering in the State of Tennessee.

Existing Grade – The elevation of the ground or surface at the time of the application of subdivision, site development permit, and development permit within flood hazard areas.

Final Plat - See Subdivision Plat, Final Plat

Floodplain – That area subject to inundation by flood, having a one percent probability of occurrence in any given year (100 year flood), based on existing conditions of development within the watershed area, as determined by the Flood Insurance Study (if available) provided by the Federal Emergency Management Agency (FEMA).

Floodway – The channel of a watercourse and adjacent land areas (center portion of the 100 year floodplain) that must be reserved in order to discharge the 100 year flood without cumulatively increasing the water surface more than one foot above the 100 year flood elevation prior to encroachment into the 100 year floodplain.

Frontage, Lot - See Lot, Frontage.

Geographic Information System (GIS) – A database of digital information and data on land use, land cover, zoning, properties, utilities, and/or other information

Greenway – Linear open space corridors that can include a trail or walkway and helps connect

Group Housing Development - Any development having more than one principal building built on a single lot such as apartments, townhomes, mobile home parks, planned unit developments, and duplexes.

Headwall – A structure at the entrance or exit to a storm drain used to protect the end of the pipe and improve hydraulics.

Horizontal Curve – The centerline curvature of a road in a flat, horizontal plane

Improvements - A man-made item attached to, or installed under or on the surface of the land such as, but not limited to, street pavements, curbs, gutters, sidewalks, walkways, water mains, sanitary sewers, street signs, storm drainage systems, erosion control facilities, and other items as may be required.

Inlet – A structure used to collect stormwater and convey it to a storm drain pipe. Sometimes also called a catch basin.

Letter of Credit – See Performance Guarantee

Land Surveyor - A person licensed, registered, and in good standing to practice land surveying in the State of Tennessee.

Lot (parcel, plot tract) - An area of land under single ownership or control that is, for purposes of these regulations, considered as a single lot. In the context of municipal development regulations, a lot is typically a unit of land considered for use, the development of buildings or structures, or for the transfer of ownership.

Lot Area - The gross area of land within the property lines defining the lot.

Lot, Corner - A lot located at the intersection of two (2) or more streets or one street that curves and the interior angle is less than 135°.

Lot, Depth - The minimum horizontal distance between the front and rear lot lines.

Lot, Flag – A lot typically in the shape of a flag and flag pole. The narrow “pole” portion of the lot provides the road frontage and access to the larger “flag” portion of the lot.

Lot, Frontage - The distance over which the front boundary line of the lot and the street right-of-way line are coincident.

Lot, Interior - A lot that has at least one lot abutting each side lot line.

Lot Line - The legally defined boundary of a lot.

Lot Line, Front - The lot line coincident with the street right-of-way line upon which the lot fronts.

Lot Line, Rear - The lot line at the rear of the lot, typically the dividing line between two tiers of lots.

Lot Line, Side - Any lot line other than the front or rear lot lines.

Major Residential Street - Streets that carry internal subdivision traffic to a collector street and provide interconnectivity between adjoining properties.

Major Street - See Street, Major Arterial

Major Street Plan (Thoroughfare Plan) - A plan depicting the general locations and required widths of the major arterial and collector streets within the planning jurisdiction of the City.

Minor Residential Street –Streets that provide access from the individual lots to the major residential streets. Minor residential streets may be loop streets, dead-end streets, short through streets, or frontage streets.

Monument A permanent object serving as a reference or to directly mark a boundary.

Non-Conformity - A use, parcel of land, building or structure that lawfully existed at the time of adoption or amendment of regulations that would currently limit or prohibit the use, parcel of land, building or structure because it does not conform with the requirements of the current regulations or a subsequent amendment.

Open Section Road – A street where the pavement edges are not improved with curbing or other device or structure which would collect and concentrate stormwater. The stormwater is able to flow directly off the pavement onto grass or other surface cover.

Open Space - Undeveloped or landscaped area that is not occupied by a building, structure or site improvements such as a driveway, off-street parking, loading space, or storage unless a recreational type of structure related to the open space.

Owner - Owner shall be extended to include the owner of the whole and any part owner, joint owner, tenant in common, or joint tenant of the whole or part of the property.

Parcel - See Lot

Pedestrian Walkway - A walkway, path, or trail designed to provide pedestrian access.

Performance Guarantee - Financial arrangements between the developer and Town in lieu of actual construction to insure that the required improvements will be made. This may include a performance bond, letter of credit, cashier's check, or cash in favor of the Town of Jonesborough and approved by the Planning Commission.

Planning Commission - The Regional Planning Commission of the Town of Jonesborough, Tennessee.

Planning Region - A designated area outside of the Town's incorporated limits where the Town has review and approval authority over subdivision and public road development.

Plat - See Subdivision Plat

Plat, Final - See Subdivision Plat, Final Plat.

Plot - See Lot

Preliminary Subdivision Plan - A set of drawings used to obtain approval to construct the subdivision.

Proposed Grade - The elevation of the proposed ground or structures after construction.

Public Improvement - A structure, facility, or utility that provides benefit to the residents of the subdivision or the public-at-large.

Public Utilities - A facility that provides public utility services to the public-at-large, including water and sewer facilities, gas distribution and electric transmission stations, and cable transmission and distribution facilities.

Record Drawing - See As-built Drawing

Regional Planning Commission - The Regional Planning Commission of the Town of Jonesborough, Tennessee.

Right-of-way (ROW) - An area of land dedicated to the Town in fee simple for public access or the construction of public improvements.

Road - The driving surface of a street

Road Prism - A line drawn from the outside edge of the compacted stone base on both sides of the road and projecting at 45 degrees into the ground and away from the road.

Sanitary Sewer - A pipe which conveys sewage

Security - See Performance Guarantee

Service Life - the number of years a structure is expected to be structurally sound and operate correctly under normal circumstances.

Setback Line - See Building Setback Line

Sidewalk - A pedestrian walkway typically located adjacent to and parallel with a street.

Sight Distance – The distance a person can see without obstructions. This typically pertains to a driver of a vehicle.

Slope – The change in elevation over a given distance.

Staff – Town employees such as Building Inspector, Department Supervisors, Town Attorney, Town Administrator, or other employees or consultants as deemed appropriate by the Planning Commission or Town Administrator who accept applications, review plans, and/or provide administrative duties or other services in the subdivision approval process.

Storm Drain – a pipe or channel which conveys stormwater runoff

Public Storm Drain – a pipe which conveys stormwater runoff through or from publicly owned land or public rights of way and maintained by the Town of Jonesborough or other public entity.

Private – Any pipe which is not a public storm drain.

Storm Event – A rainfall or storm which results in measurable precipitation.

Storm Sewer – See Storm Drain

Stormwater Conveyance – A structure or device which conveys stormwater from one point to another. This can be a ditch, swale, channel, and/or pipe.

Stormwater Management (SWM) – The act of managing stormwater to protect people, animals, plants, downstream properties, structures, and water bodies from flooding, erosion, and/or water quality degradation.

Stream – A linear surface water conveyance that is not a wet weather conveyance as determined by Army Corps of Engineers or Tennessee Department of Environment and Conservation.

Stream Buffer – an undisturbed (or limited disturbance) horizontal area of a certain width that provides a natural filter of stormwater before it flows into the stream.

Street - A publicly or privately maintained road, regardless of the associated name, that affords the primary means for vehicular traffic to access abutting property.

Street Ownership

Street, Public - A dedicated and accepted improved street that is maintained by a public entity.

Street, Private - All streets that are not public streets.

Street Right-of-way - The area of land between property lines, regardless of public or private ownership, that is intended for use as a street, alley, bicycle path, or pedestrian walkway.

Street Right-of-way Line - The dividing line between a right-of-way and the contiguous property.

Street, Right-of-way Width - The minimum horizontal distance between opposing property lines as measured across the land area reserved for a street.

Street Grade – The slope along the centerline of a street.

Subdivider - See developer.

Subdivision - The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development. Such term includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided, including changing of lot size, private or public streets, alleys, and extension of major utility location.

Subdivision Plat (Plat) - A map and accompanying information presenting a plan for a tract of land that describes the division of the land and the improvements supporting the division of land.

Final Plat – A map or drawing of a proposed subdivision prepared in a manner suitable for recording in the county records and prepared to conform with the conditions of the subdivision regulations.

Swale – A shallow, broad ditch used to convey stormwater

Tangent (street design curves) – A straight section of the road centerline separating two horizontal or vertical curves.

Tract - See lot.

Traffic Calming – The design of a road and/or the installation of devices or other measures to slow the speed of vehicles.

Use - The current primary activity resulting from the activities associated with the land, building, or structure regardless of the intended design and arrangement.

Utility Provider – A company or governmental entity that provides a service to the public through their utility such as but not limited to water, sewer, power, telephone, cable, and gas.

Vertical Curve – the centerline curvature of a road in a vertical plane

Variance – A deviation approved by the Board of Zoning Appeals from a requirement set forth in the Zoning regulations.

Waiver - A deviation approved by the Planning Commission from a requirement set forth in the Subdivision regulations.

Yard - The required land areas on a lot between the property lines and the building setback lines that is unobstructed by buildings and structures and unoccupied except as allowed by specific provisions of these regulations.

Yard, Front - The land area extending across the entire width of the lot between the front property line and the front building or setback line.

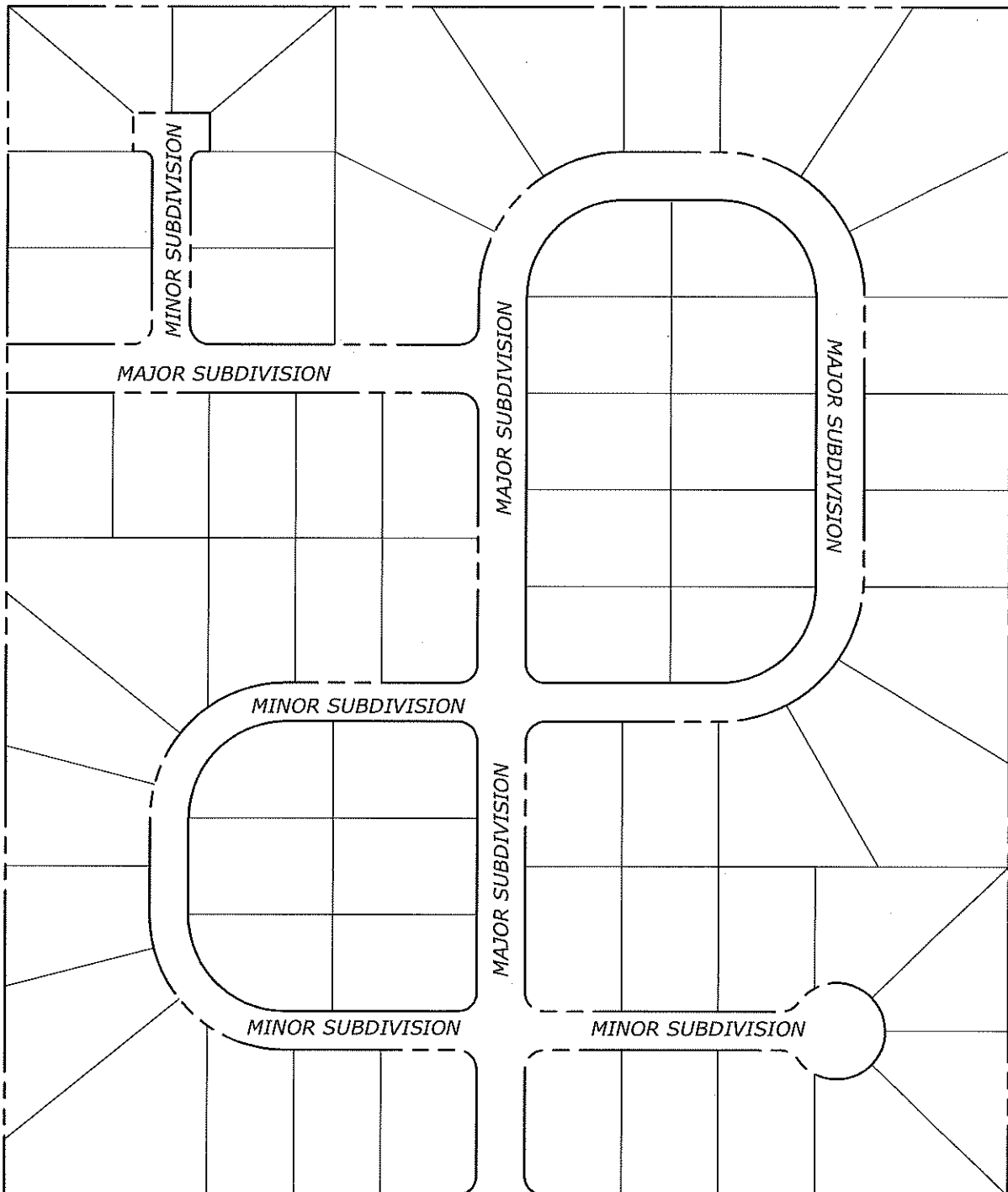
Yard, Rear - The land area extending across the entire width of the lot between the rear building line and the rear property line.

Yard, Side - The land area extending from the side lot line to the side building or side setback line and located between the front and rear yards.

Zoning District - Defined areas of the Town in which uniform land use regulations are applied.

Zoning Ordinance - The Zoning Ordinance of the Town of Jonesborough, Tennessee including all subsequent legally adopted amendments.

EXHIBIT 1



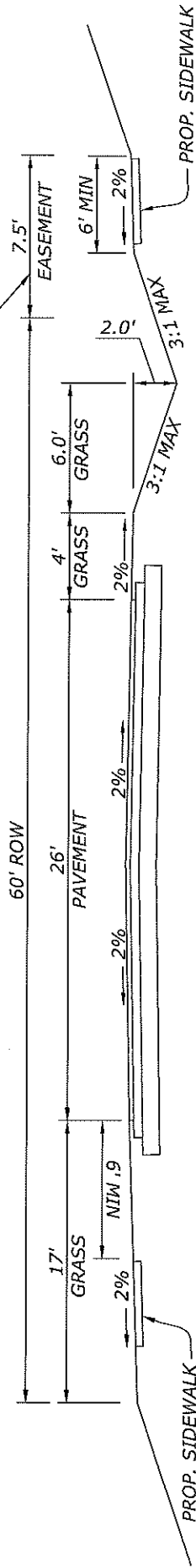
ARTERIAL OR COLLECTOR

STREET CLASSIFICATIONS

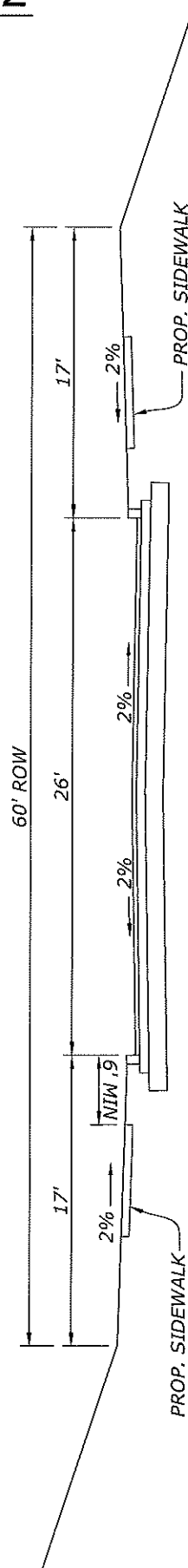
Town of Jonesborough, TN Subdivision Regulations

EXHIBIT 2

PROVIDE 7.5' EASEMENT IN CONJUNCTION WITH ANY SWALE TO ENSURE SUFFICIENT WIDTH FOR UTILITIES AND SIDEWALK



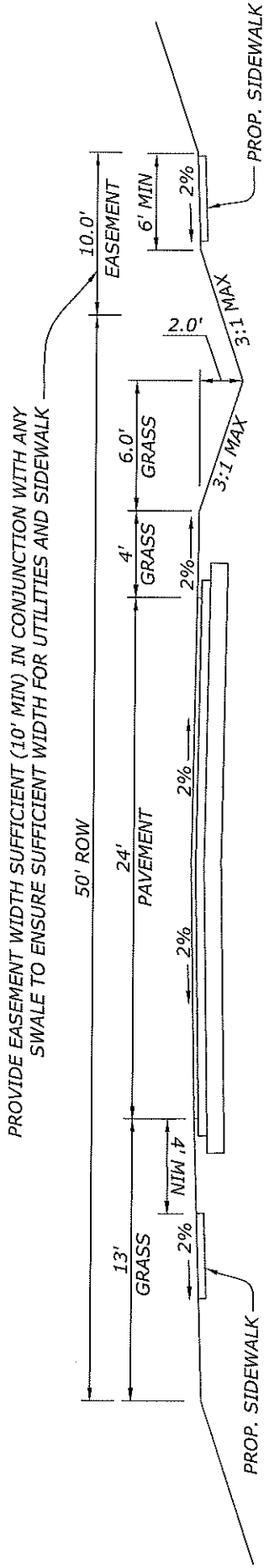
OPEN SECTION



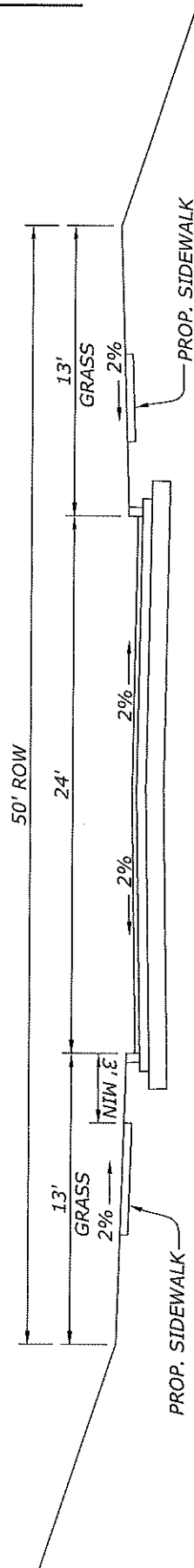
CLOSED SECTION

COLLECTOR STREET

EXHIBIT 3



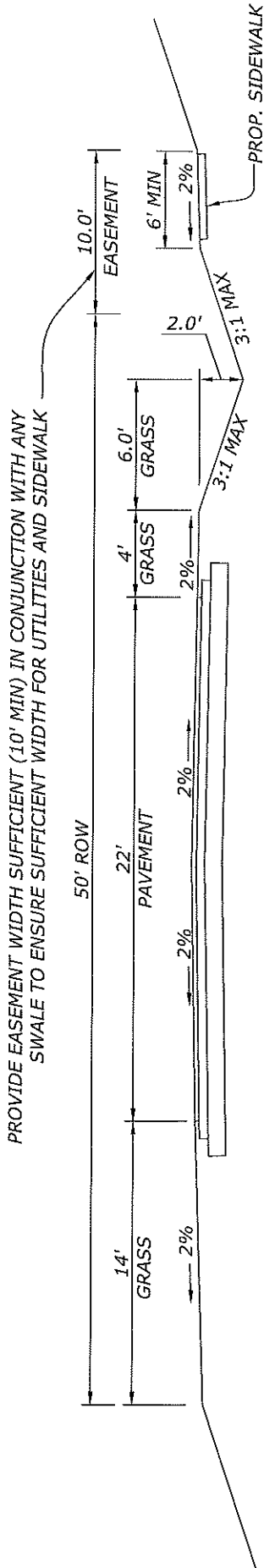
OPEN SECTION



CLOSED SECTION

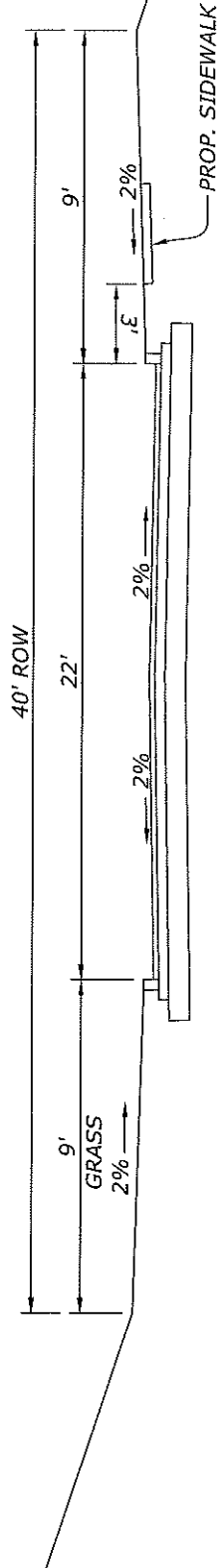
MAJOR RESIDENTIAL STREET

Town of Jonesborough, TN Subdivision Regulations



OPEN SECTION

EXHIBIT 4



CLOSED SECTION

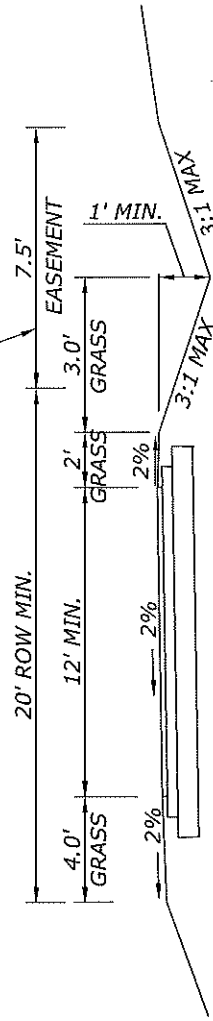
MINOR RESIDENTIAL STREET

Town of Jonesborough, TN Subdivision Regulations

OPEN SECTION NOTES:

1. EXPAND RIGHT OF WAY AS NECESSARY FOR INSTALLATION OF ROAD, UTILITIES, AND DRAINAGE IMPROVEMENTS. THE SWALE SHALL BE WITHIN THE RIGHT OF WAY OR WITHIN A DRAINAGE EASEMENT.
2. PAVEMENT SECTION MAY SLOPE ENTIRELY TO ONE SIDE INSTEAD OF BEING CROWNED IN THE MIDDLE. IF THIS IS THE CASE, THE DRAINAGE SWALE MAY BE OMITTED IF IT CAN BE SHOWN THAT SUFFICIENT DRAINAGE IS PROVIDED.
3. IF THE DRAINAGE SWALE IS NEEDED, THE DEPTH AND WIDTH OF THE SWALE MAY BE REDUCED BELOW 2' WITH ENGINEERING CALCULATIONS BASED ON THE DRAINAGE SINCE ALLEYS TYPICALLY HAVE SMALL DRAINAGE AREAS BUT THE DEPTH SHALL NOT BE LESS THAN 1'.

PROVIDE 7.5' MIN. EASEMENT TO ENSURE SUFFICIENT WIDTH FOR THE SWALE

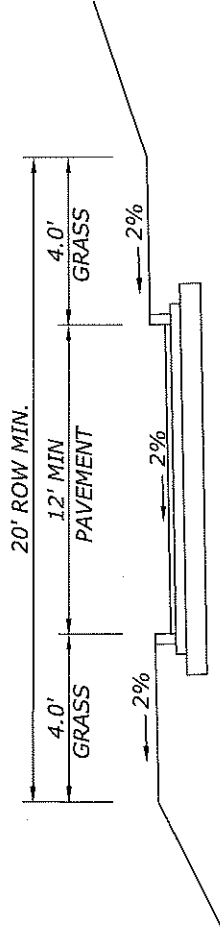


OPEN SECTION

EXHIBIT 5

CLOSED SECTION NOTES:

1. EXPAND RIGHT OF WAY AS NECESSARY FOR INSTALLATION OF ROAD, UTILITIES, AND DRAINAGE IMPROVEMENTS.
2. PAVEMENT SECTION MAY SLOPE ENTIRELY TO ONE SIDE INSTEAD OF BEING CROWNED IN THE MIDDLE.

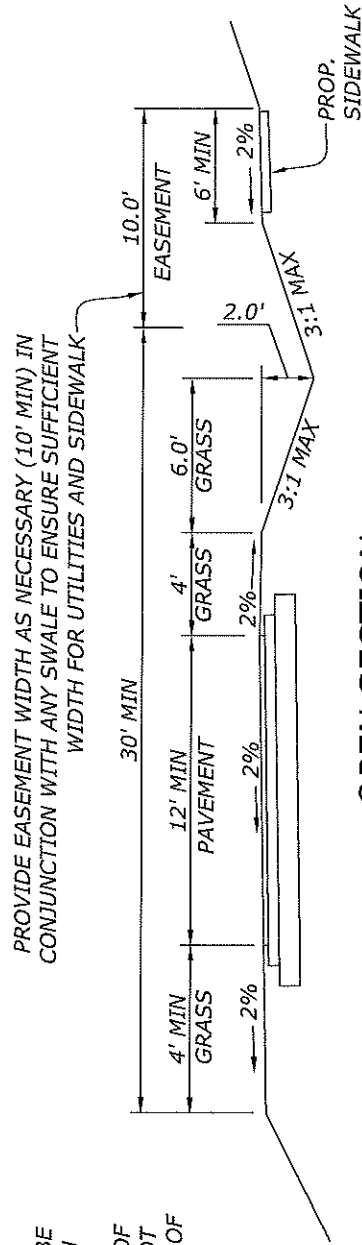


CLOSED SECTION

ALLEY

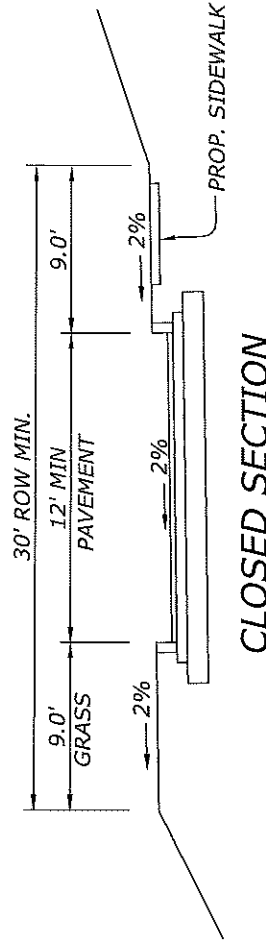
EXHIBIT 6

- OPEN SECTION NOTES:**
1. IN LIEU OF THE EASEMENT, THE RIGHT OF WAY MAY BE EXPANDED IN WIDTH TO PROVIDE SUFFICIENT WIDTH FOR INSTALLATION OF UTILITIES AND SIDEWALK.
 2. THE CENTER OF THE PAVEMENT MAY BE OFF CENTER OF THE RIGHT OF WAY BUT THE PAVEMENT EDGE MAY NOT BE ANY CLOSER THAN 4' TO THE EDGE OF THE RIGHT OF WAY.



OPEN SECTION

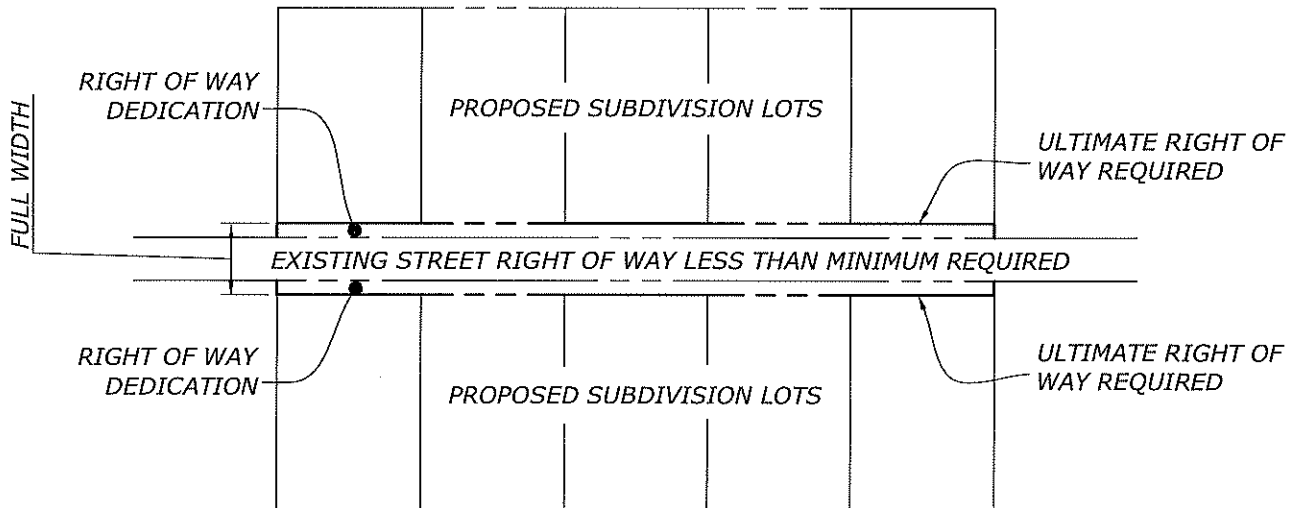
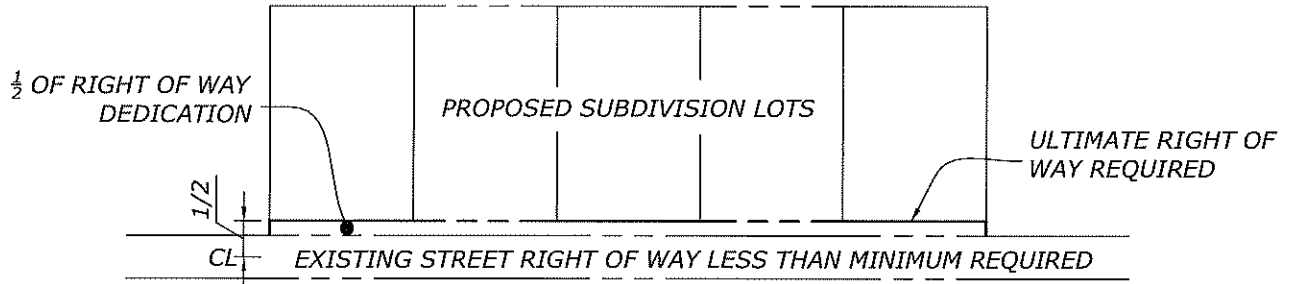
- CLOSED SECTION NOTES:**
1. EXPAND RIGHT OF WAY AS NECESSARY FOR INSTALLATION OF ROAD, UTILITIES, AND DRAINAGE IMPROVEMENTS.
 2. PAVEMENT SECTION MAY SLOPE ENTIRELY TO ONE SIDE INSTEAD OF BEING CROWNED IN THE MIDDLE.



CLOSED SECTION

ONE WAY STREET

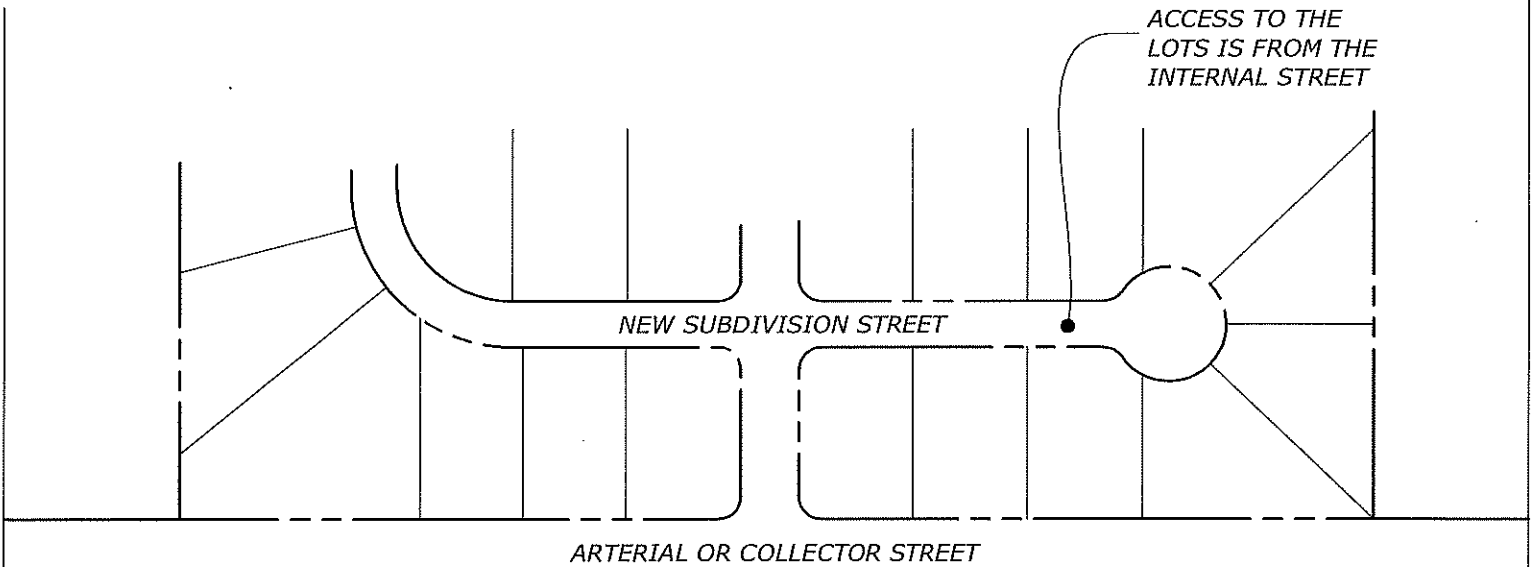
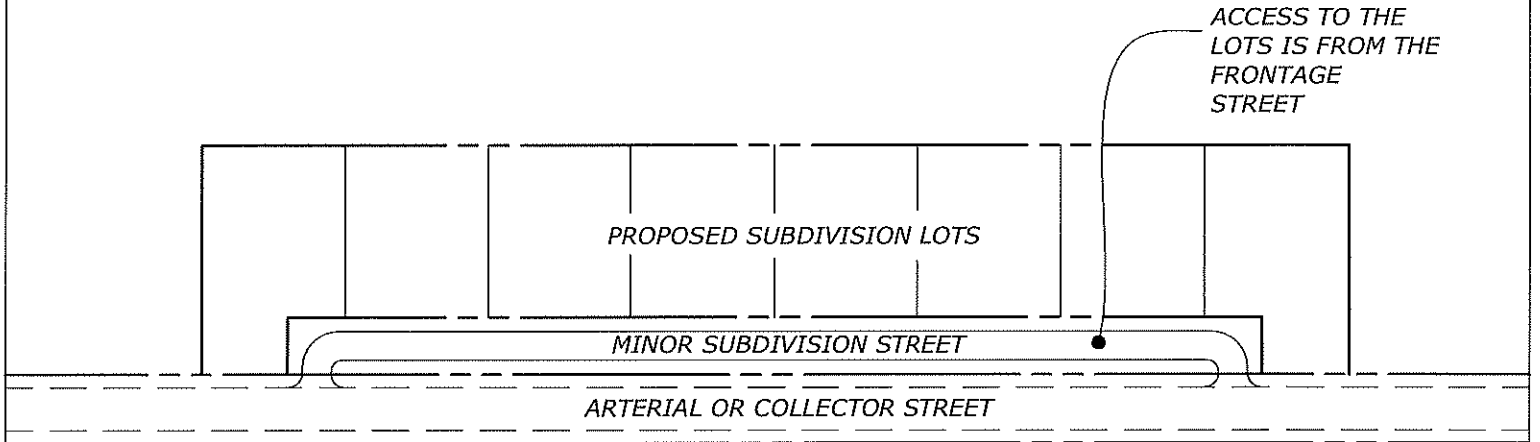
EXHIBIT 7



STREET RIGHT OF WAY DEDICATION

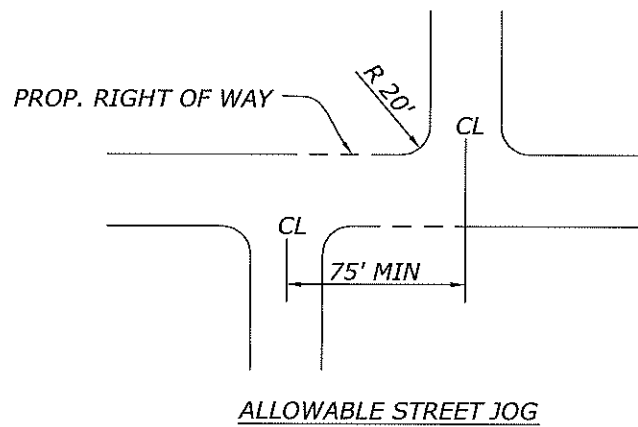
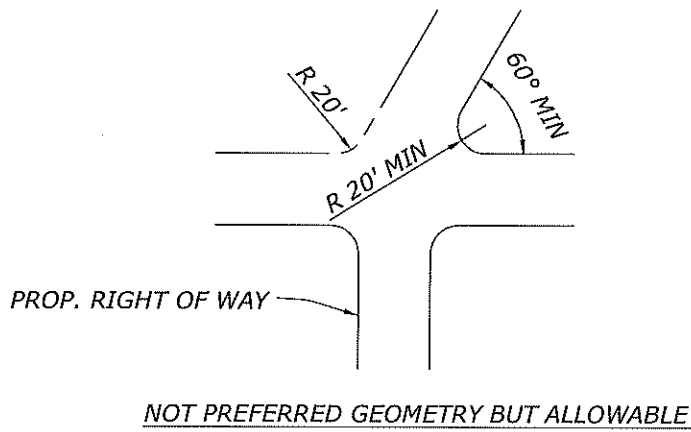
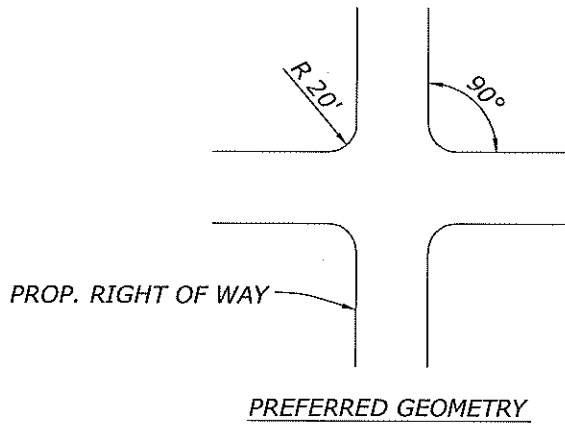
EXHIBIT 8

NOTE:
THESE ARE SOME EXAMPLES OF HOW TO PROVIDE
ACCESS TO PROPOSED LOTS ALONG AN ARTERIAL OR
COLLECTOR STREET SO THAT INGRESS AND EGRESS
TO THE STREET IS SAFER FOR EVERYONE.



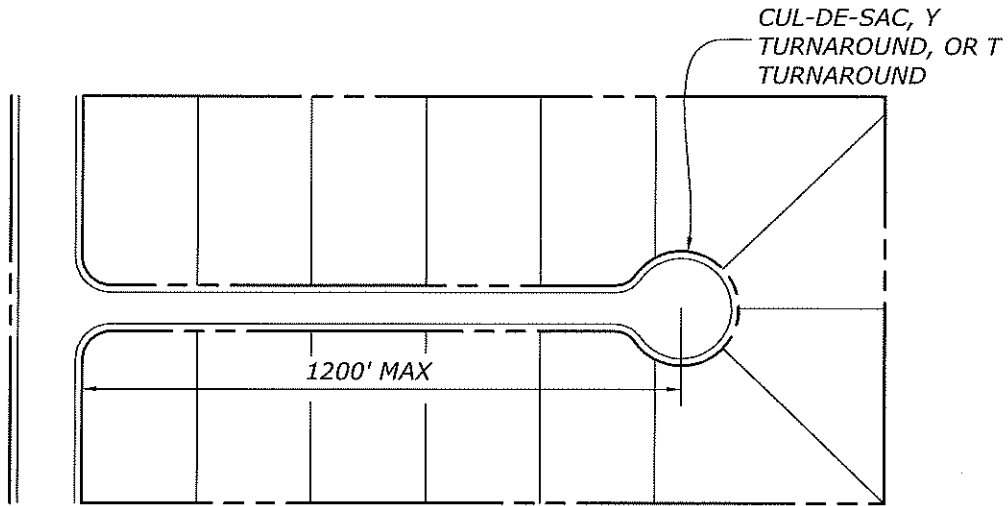
RESTRICTION OF ACCESS

EXHIBIT 9

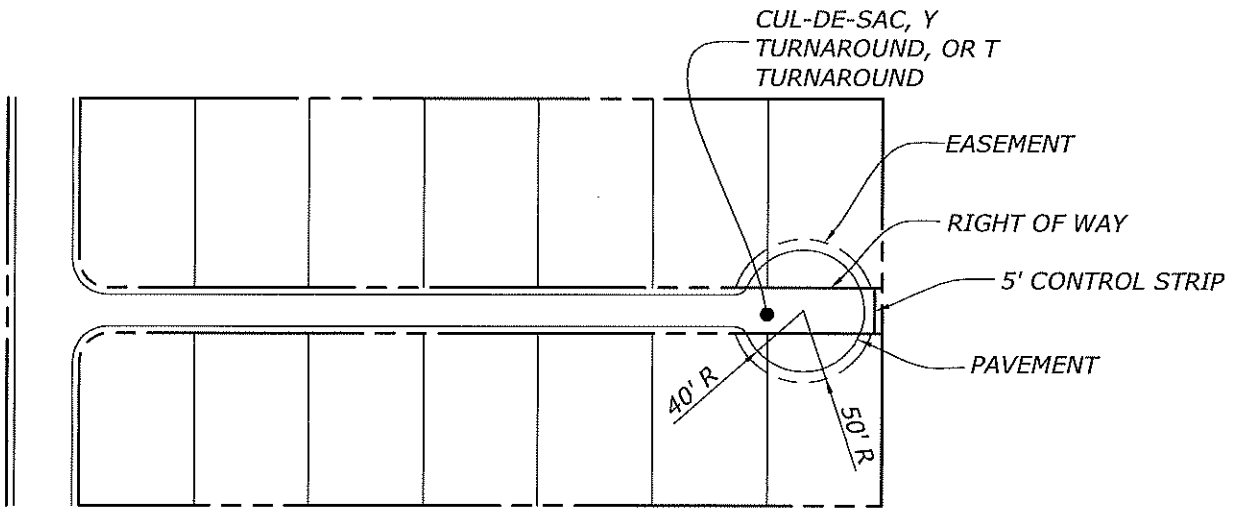


INTERSECTION GEOMETRY

EXHIBIT 10



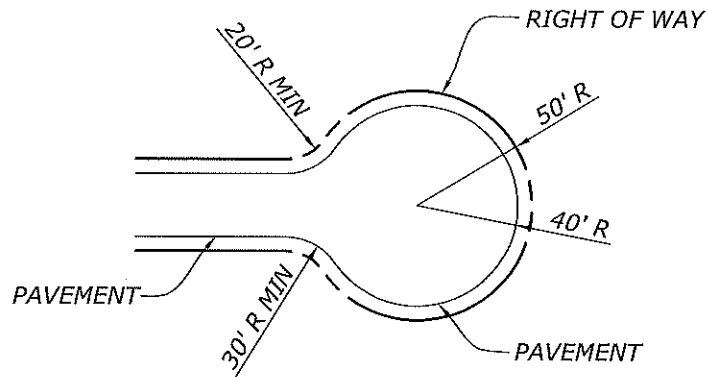
PERMANENT DEAD-END STREET



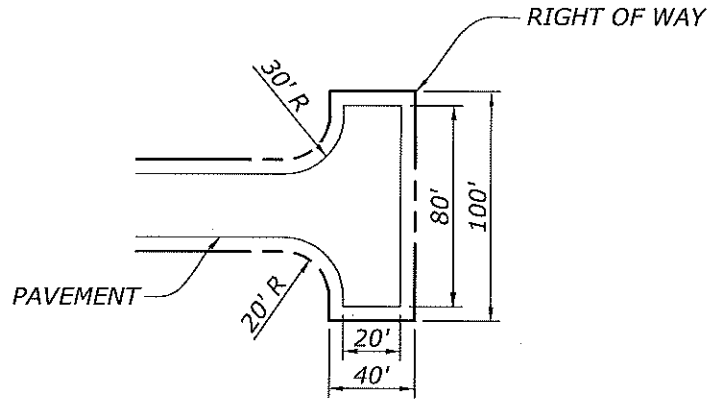
TEMPORARY DEAD-END STREET

DEAD-END STREETS

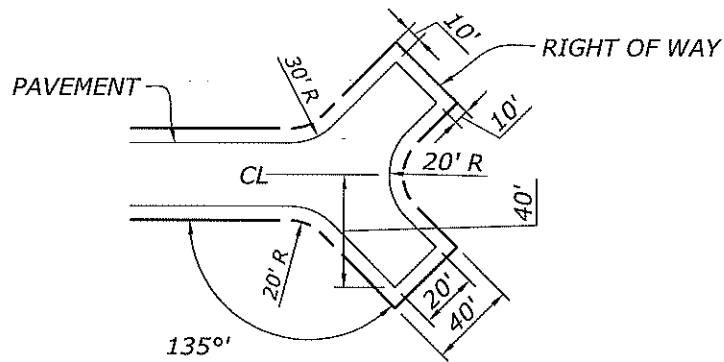
EXHIBIT 11



CUL-DE-SAC



T TURNAROUND

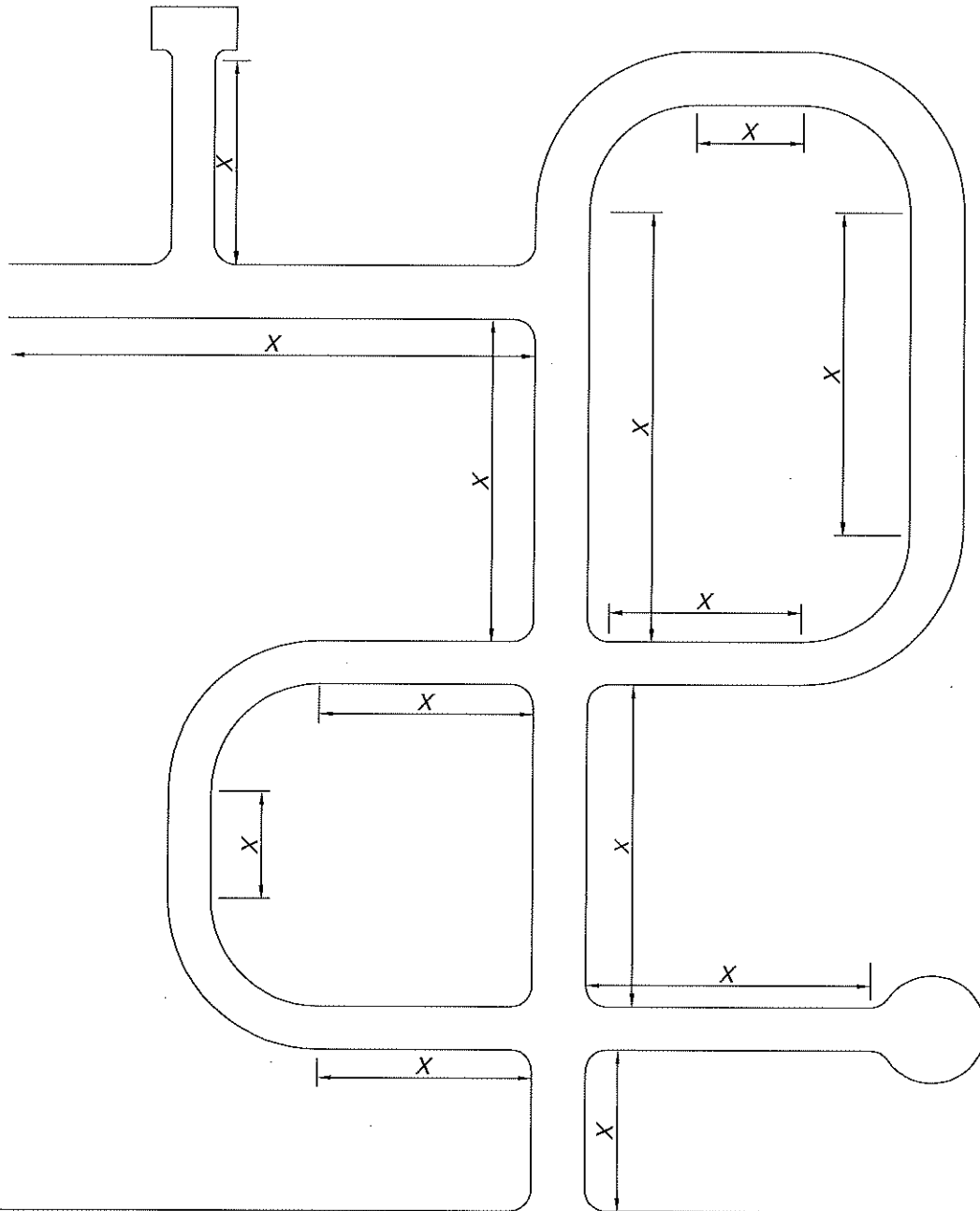


Y TURNAROUND

DEAD-END TURNAROUNDS

EXHIBIT 12

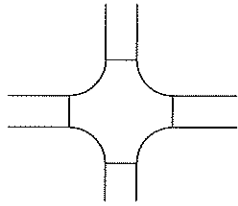
NOTE:
TRAFFIC CALMING NEEDED FOR ANY STRAIGHT LENGTH
OF ROAD (DIMENSION "X") THAT EXCEEDS 500'.



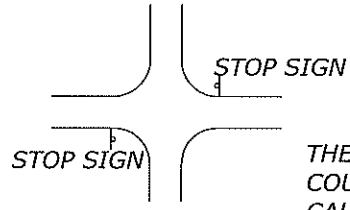
TRAFFIC CALMING

EXHIBIT 13

NOTE:
THESE ARE ONLY SOME EXAMPLES OF TRAFFIC CALMING DEVICES. OTHERS
MAY BE ALLOWED INCLUDING SPEED HUMPS/TABLES USED AS RAISED
CROSS WALKS.



RAISED INTERSECTIONS



STOP SIGNS

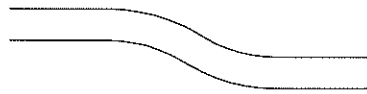
THE STOP SIGN ONLY
COUNTS AS TRAFFIC
CALMING FOR THE ROAD
THAT IT SERVES



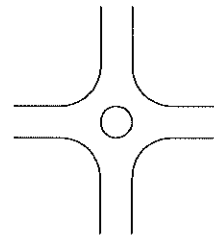
MEDIANS



CHOKERS



HORIZONTAL ROAD DEFLECTIONS



CIRCLES OR ROUNDABOUTS

TRAFFIC CALMING EXAMPLES

EXHIBIT 14

NOTE:
BELOW IS THE TYPICAL SPEED TABLE DESIGN FOR USE IN THE TOWN OF JONESBOROUGH. THIS DESIGN MAY BE MODIFIED BY THE TOWN OF JONESBOROUGH FROM TIME TO TIME.

ASPHALT SPEED TABLE (MAY BE CONSTRUCTED OF OTHER MATERIAL APPROVED BY THE TOWN OF JONESBOROUGH)

3.5"

IF USED AS CROSSWALK, STAMP AND PAINT, STRIPE, AND/OR USE DIFFERENT MATERIALS TO DESIGNATE AS CROSSWALK

SECTION

6' RAMP

10' FLAT

6' RAMP

ROAD EDGE

CHEVRON MARKING

CHEVRON MARKING

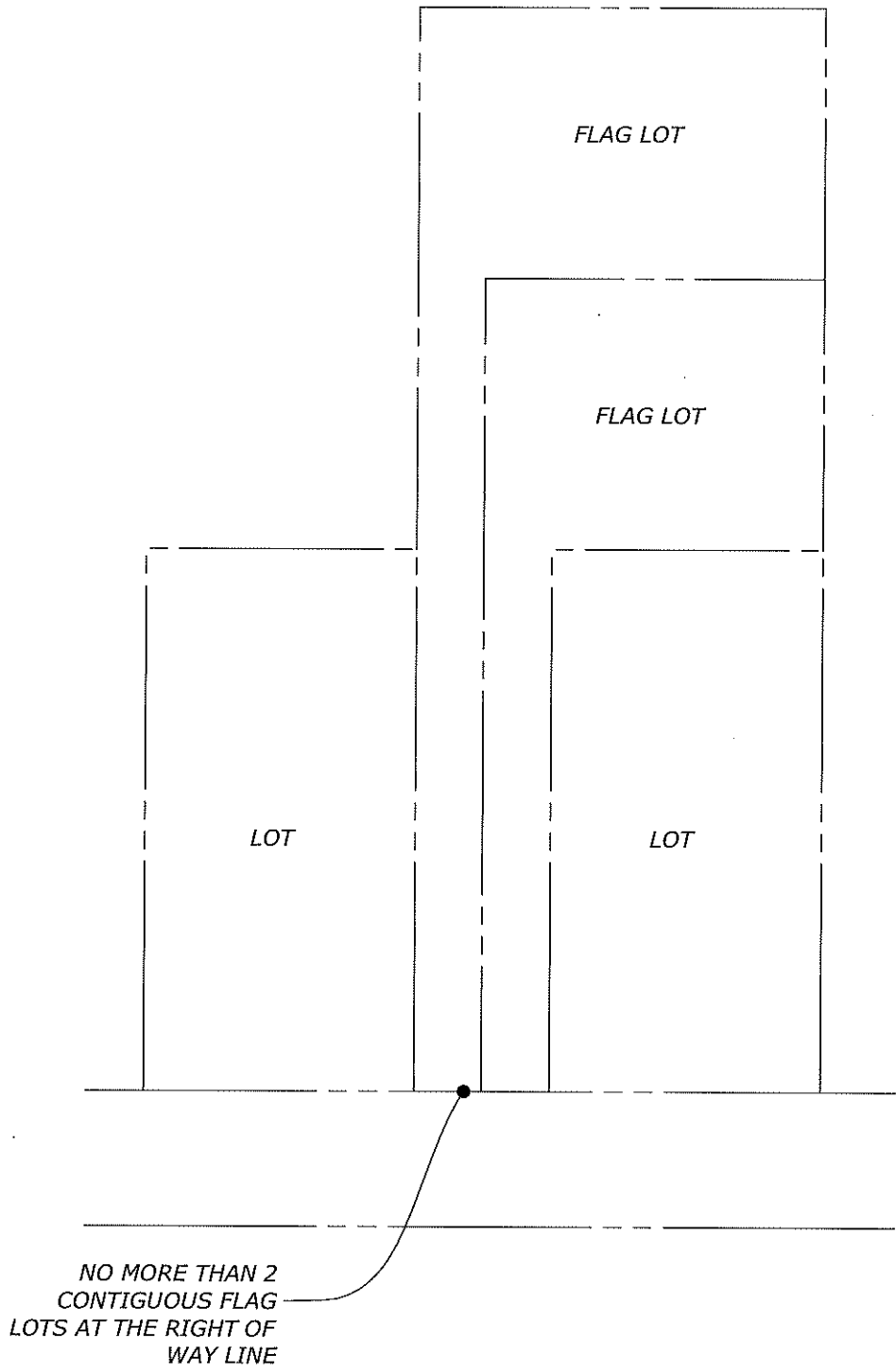
ROAD EDGE

PLAN

SPEED TABLE/RAISED CROSSWALK DESIGN

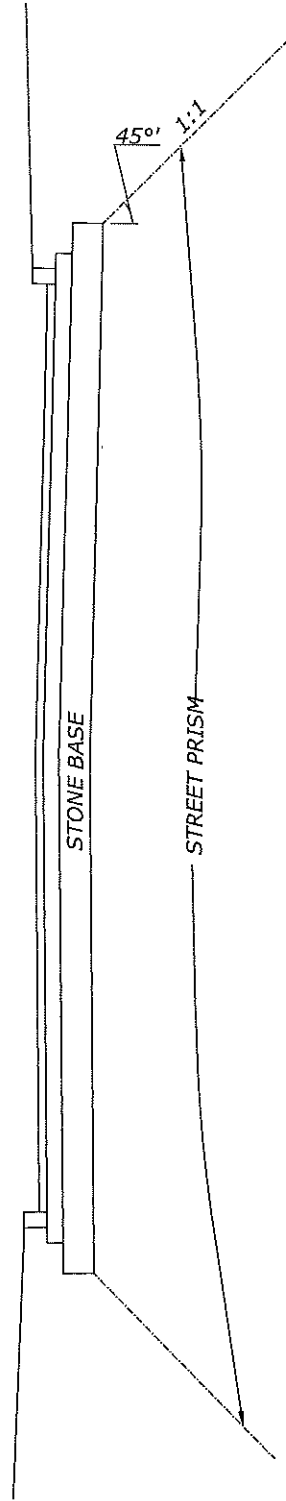
Town of Jonesborough, TN Subdivision Regulations

EXHIBIT 15



FLAG LOT GEOMETRY

EXHIBIT 16



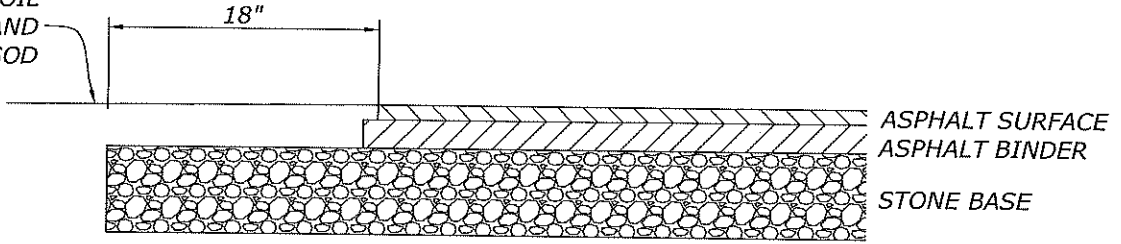
STONE BASE

STREET PRISM

Town of Jonesborough, TN Subdivision Regulations

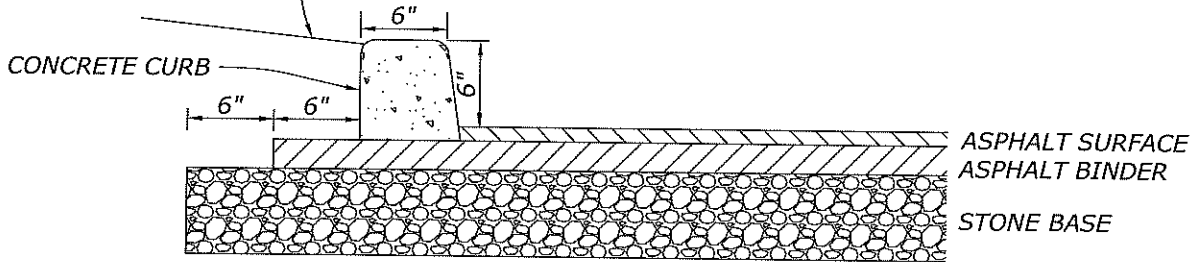
EXHIBIT 17

STABILIZE SOIL
WITH SEED AND
MULCH OR SOD



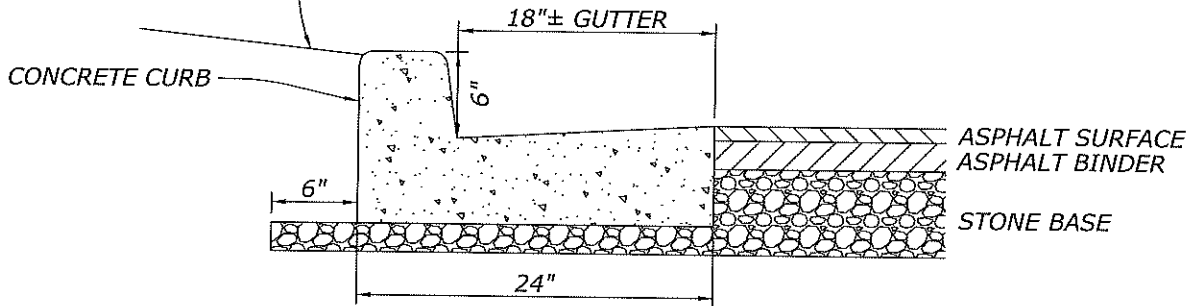
NO CURB (OPEN SECTION)

BACKFILL AND STABILIZE



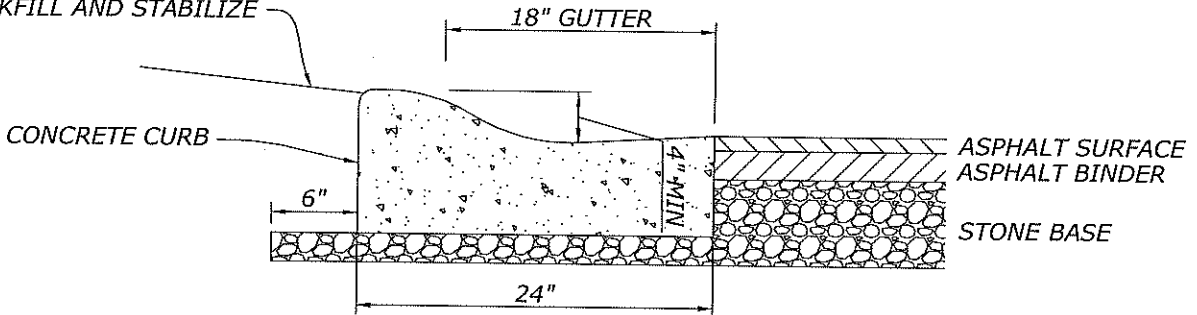
EXTRUDED CONCRETE CURB

BACKFILL AND STABILIZE



CONCRETE CURB AND GUTTER

BACKFILL AND STABILIZE



MIAMI, "S", OR ROLL CONCRETE CURB

CURBING AND PAVEMENT EDGE

JOHNSON CITY PRESS
204 W. Main Street
Johnson City, TN 37604
AFFIDAVIT OF PUBLICATION

AD# 1353417

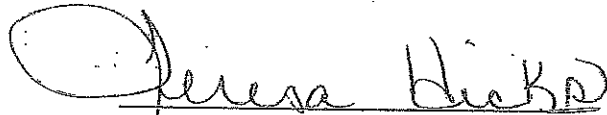
DATES: 3-17-2017

Notice of Public Hearing
Jonesborough Regional Planning Commission
April 18, 2017

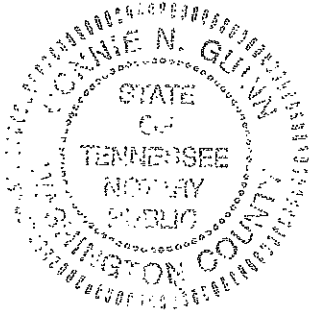
State of Tennessee)
Carter County)
Washington County)


The Jonesborough Regional Planning Commission will hold a public hearing, at 7:00 p.m., Tuesday, April 18, 2017 in the Board Room at Town Hall, 123 Boone Street, Jonesborough, TN. The public hearing is being held to receive any community input into amendments to the Jonesborough Subdivision Regulations dealing with septic systems when they are used. Any interested parties are encouraged to attend. The Jonesborough Planning Commission may take action on the proposed amendments to the Subdivision Regulations after the public hearing is concluded

Teresa Hicks makes the oath that she is a Representative of The Johnson City Press, a daily newspaper published in Johnson City, in said County and State, and that the advertisement was published in said paper for 1 insertion (s) commencing on 3-17-2017 and ending on 3-17-2017.


Teresa Hicks

Sworn to and Subscribed before me this 3 17 2017
Month Day Year




Connie N. Guinn
Notary Public

My commission expires on 03/28/2017

This legal notice was published online at www.johnsoncitypress.com and www.publicnoticeads.com during the duration of the run dates listed. This publication fully complies with Tennessee Code Annotated 1-3-20