

RESOLUTION R2022I

A RESOLUTION AMENDING THE *SUBDIVISION REGULATIONS OF JEFFERSON COUNTY, TENNESSEE* BY REQUIRING THAT ALL LOTS HAVE SUITABLE BUILDING SITES AND GOOD ROAD ACCESS

WHEREAS, one of the main purposes of subdivision regulations is to create lots that are suitable for development; and

WHEREAS, lots that are created with suitable building areas will prevent the need for variances for building construction.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Regional Planning Commission that the *Subdivision Regulations of Jefferson County, Tennessee* is hereby amended in accordance with the following sections.

Section 1. Article III, Section C.1. is hereby amended to read as follows:

C. Lots

1. Adequate Building Sites

Each lot shall have a building site consisting of 7.0 percent of the total property and must be at least 30 feet by 40 feet in area and be located within required building setback lines. The building site must be free from flooding, free from excessive rock formations, not needed for septic drain fields or reserve areas, and have an average slope not to exceed ten (10) percent. Land within a flood area or floodway, as defined in section F of this Article, shall not be platted for building purposes but may be counted as part of the lot for computing lot sizes. Property below the 1002 contour on Douglas Lake shall not be included when computing total lot sizes.

Section 2. Article III, Section C.2. is hereby amended to read as follows:

2. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Except for lots on approved public easements, each lot must front for 50 feet on an existing county road or a road proposed for public acceptance that meets the standards of these subdivision regulations. The stems of flag lots and property that will contain the driveway shall meet the slope requirements for minor collector and local streets (Article III., Minor Subsection 8.c.).

Section 3. Article III., Section A.6. Is hereby deleted in its entirety.

Section 4. Article IV.C.4.a. is hereby amended to read as follows:

The minimum depth of the front building setback lines shall be fifty-five (55) feet from the centerline of existing county roads. The planning commission may require a smaller building setback line in conformity with the required setback

line for the zoning district in which the property is located if road has an existing or proposed right-of-way of fifty (50) feet or more.

Section 5. Article IV., Minor Subsections E.5.a., b., and c. are respectively to read as follows:

- a. Minor Residential Streets 24 feet
- b. Marginal Access Streets 24 feet
- c. Cul-de-sac 24 feet
(1,000 feet or less in length in length).

Section 6. Article IV. Section L. is hereby amended to read:

L. Electric Utilities

Electric lines and associated facilities shall be located underground within the subdivision unless the planning commission is provided with written documentation from the local utility that they are not allowed to be underground.

Section 7. Article III., Subsection 15. The third (last) paragraph in this subsection is hereby amended to read as follows:

A permanent easement crossing no more than one (1) property may be allowed as the necessary access for the creation of no more than one (1) lot. The easement shall front on a public road for twenty-five (25) and be twenty-five (25) feet in width throughout its length. The easement shall meet the slope requirements for minor collector and local streets (Article III., Minor Subsection 8.c.).

Public Hearing Held: October 25, 2022.

RESOLVED, this the 25th day of October, 2022.

Sue Springfield
Planning Commission Secretary