

**SUBDIVISION
REGULATIONS**

**TIPTON COUNTY,
TENNESSEE**

**SUBDIVISION REGULATIONS
TIPTON COUNTY, TENNESSEE**

**ADOPTED: January 2, 2001
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**PREPARED FOR THE
TIPTON COUNTY REGIONAL PLANNING COMMISSION**

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TIPTON COUNTY SUBDIVISION REGULATIONS AMENDMENTS INDEX

<u>ADOPTED DATE</u>	<u>AMENDMENT</u>
2/25/02	Article I. Section 112.109. Add Subsection e. to <i>Access to Lots by Public Way or Private Easement</i> .
2/25/02	Article IV. Section 103. Add Section 103.5 <i>Road Improvements on Existing Roads</i> .
2/25/02	<u>Section 1</u> – Article II. Section 103.1. Add to item 2 in <i>Application Procedure and Requirements</i> . <u>Section 2</u> – Appendix A. Form Number 2. Add to item 1 on <i>Form Number 2</i> .
2/25/02	Appendix A. Form Number 5. Insert 2 additional items on <i>Form Number 5</i> , and renumber.
2/25/02	2/25/02 Article V. Section 103.3. Add to item 3 in <i>Plat Certificates</i> .
2/25/02	Article V. Section 103.2. Add to item 20 in <i>Features</i> .
2/25/02	<u>Section 1</u> – Article V. Section 103.3. Add item to <i>Plat Certificates</i> , and re-number. <u>Section 2</u> – Appendix A. Form Number 2. Add to item 18 on <i>Form Number 2</i> .
2/25/02	<u>Section 1</u> – Article V. Section 103.3. Replace item number 4 in its entirety in <i>Plat Certificates</i> . <u>Section 2</u> – Article V. Section 103.3. Replace item number 6 in its entirety in <i>Plat Certificates</i> .
10/28/02	Article IV. Section 4-103.2. Amended Table I in <i>Design Standards</i> for length of Cul-De-Sac.
10/28/02	Appendix B, Section II.B. Add to <i>Content</i> for standard design detailed sections.
10/28/02	Appendix B, Section III.D.4. Add paragraph to <i>Culverts and Storm Drains</i> .
1/27/03	Article II. Section 2-101.201.a. Add to part (iv) for Review Procedure for Minor Subdivisions.
1/27/03	Article III. Section 3-101.2. Add to Surety Instrument for a Maintenance Bond and its requirements.
11/24/03	Appendix B, Section III.C.1 Delete 5 th paragraph from <i>Base Course</i> (alternative base course of soil cement.)
11/24/03	Appendix B, Section III.D.11 Add new section to <i>Drainage System Design</i> called Drainage Easements.
11/24/03	Appendix B, Section III.D.4 Add verbage to <i>Culverts and Storm Drains</i> .

- 11/24/03 Appendix A, Form Number 6 Add *Driveway Culvert and Storm Drain Permit*.
- 2/23/04 Appendix B, Section III.C.2 & 3. Modified, added and deleted verbage to *Base and Paving*.
- 7/26/04 Article IV. Section 4-111. Add \$100 per acre penalty for grading property without a grading permit.
- 7/26/04 Article V. Section 5-102.2.19. Created a density factor to determine when a stormwater runoff analysis is required on major plats.
- 7/26/04 Article IV. Section 4-102.3. Modified how the width to depth ratio is calculated.
- 1/23/06 Article II. Section 2-104.2. Recording of plat by enforcing officer within 10 days of signature.
- 1/23/06 Article I. Section 1-112.103. Recording of plat corrected reference.
- 1/23/06 Article IV. Section 4-106.2. Clarified second paragraph of fire hydrants by adding the words "a minor subdivision of".
- 1/23/06 Article V. Section 5-101.2. Removed the words "culverts, driveway tiles" from #8 in the Preliminary Plat Features.
- 1/23/06 Article V. Section 5-103.2. Add the words " show total area of road dedication" to item #21 in the Final Plat Features.
- 1/23/06 Appendix A, Form Number 1. Replaced Preliminary Plat Checklist in its entirety.
- 1/23/06 Appendix A, Form Number 2. Replaced Final Plat Checklist in its entirety.
- 9/25/06 Article V, Section 5-403.2. Add the words ", including the location of all required fire hydrants." To item #23 in the Final Plat Features.
- 9/25/06 Appendix A, Form Number 2. Replaced item #6 in its entirety to read "The size and location of any water and sewer mains, gas lines and all required fire hydrants." To the Final Plat Checklist.
- 2/26/07 Appendix B: Road Construction Specifications in its entirety.
- 2/26/07 Article IV, Section 4-113. Added Wetlands Requirements section in its entirety.
- 10/22/07 Article IV, Section 4-108.1. Changed "32,670 square feet" to "is less than 30,000 square feet."
- 4/28/08 Article II, Section 2-104.1.2. Added Requirements for Septic Drawings and Affidavits to signing of plats.

- 4/28/08 Article IV, Section 4-103.109.a. Connection of Temporary Cul-de-sac's to new subdivisions.
- 4/28/08 Article IV, Section 4-103.2.Table I. Changed "every 500 feet" to "every 400 to 600 feet."
- 7/28/08 Article II, Section 2-102.1.1&6. Changed Time Frames for Submittal and Required Checklist for Preliminary Plats.
- 7/28/08 Article II, Section 2-103.1.4&10. Changed Time Frames for Submittal and Required Checklist for Final Plats.
- 7/28/08 Article V, Section 5-101.2.5 and Appendix A, Form 1. Added potential wetlands and Revised Preliminary Plat Checklist.
- 7/28/08 Article V, Section 5-103.2.5 and Appendix A, Form 2. Added potential wetlands and Revised Final Plat Checklist.
- 1/26/09 Article I, Section 1-108.3. Added procedures for resubdivision of 5 lots or more.
- 1/26/09 Article II, Section 2-101.501.b and 2-101.502. New TCA section references for condominiums.
- 1/26/09 Article IV, Section 4-109.A. Added specific requirements to utility easements.
- 1/26/09 Article VI, Section 6-102. Added definition for Out-Parcel and changed the definition of Subdivision to reflect TCA changes.
- 1/26/09 Appendix B, Section III.D.12 (fourth paragraph). Added second sentence about connection to a public conveyance.
- 1/26/09 Entire Document. Corrected references of "Streets" and renamed them "roads".
- 4/27/09 Appendix C.A. Corrected the Marking of Hydrants to NFPA 291.
- 1/23/12 Article III, Section 3-101.2 and 3-102.202. Removed maximum of 1 year and changed 20% to 50% respectively. Also, Article VI, Section 6-102, added to Bond definition.
- 5/18/15 Article I, Section 1-104. Added that the PC shall not take action on any plat under litigation.
- 5/18/15 Article II, Section 2-103.5. Replaced Vested Property Rights
Article II, Section 2-102.5. Revised Effective Period of Plat
Article II, Section 2-103.4. Revised Hearing and Decision on Plat

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