

ARTICLE V

MINIMUM DESIGN STANDARDS

SECTION 1. GENERAL GUIDELINES:

1. In addition to the requirements established herein, all subdivision plats shall comply with all applicable resolutions of the County, including all roads, drainage systems and parks shown on the land use plan or other officially adopted plan; any rules of the County health department and/or the state department of health; the rules of the state department of transportation if the subdivision or any lot contained therein abuts a state highway or connecting street; the standards and regulations adopted by the County engineer, and all boards, commissions, agencies, and officials of the County.
2. Whenever County, State, or other applicable regulations impose more restrictive standards and requirements than those outlined herein, the more restrictive regulations shall control.
3. Subdivision plats shall conform to the following general guidelines:
 - a. All portions of a tract being subdivided, unless otherwise permitted, shall be designed as lots, streets, planned open spaces, or other uses to avoid creation of vacant landlocked spaces.
 - b. Subdivisions and land developments shall be laid out so as to avoid the necessity for excessive cut and fill.
 - c. Whenever possible, developers shall preserve trees, groves, waterways, scenic points, historic sites, and other local assets and landmarks.
 - d. Land subject to flooding or other hazards to life, health, or property, and land deemed to be unsuitable from the standpoint of geology, soil conditions, or topography, shall not be platted for residential occupancy or other such purposes as may increase danger to health, life, or property, nor aggravate erosion or flood hazard, unless all such hazards are properly mitigated through the subdivision planning process, as hereinafter provided.
 - e. All subdivisions shall have frontage on, and direct access to, a public right-of-way.

SECTION 2. PUBLIC FACILITY REQUIREMENTS:

1. In reviewing subdivision plans, the Planning Commission will consider the adequacy of existing or proposed facilities to serve the development proposed by the subdivision.
2. Where deemed essential by the Planning Commission, upon consideration of the particular type of development proposed, and especially in large scale residential developments, the Planning Commission may require the dedication or reservation of such areas or sites of an extent and location suitable to the needs created by the development.

3. Areas provided for or reserved for such community facilities shall be adequate to provide for building sites, landscaping, and off-street parking, as appropriate to the use proposed.
4. Areas set aside for recreational purposes, such as playgrounds in manufactured home parks, shall be of adequate size and configuration to accommodate the intended use. They should be so located as to serve all the residents, and in large developments, more than one such area may be required to serve the residents in close proximity to their dwellings.

SECTION 3. CHARACTER OF THE LAND:

1. Land which the Planning Commission finds to be unsuitable for subdivision or development, due to flooding, improper drainage, steep slopes, rock formation, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Commission to solve the problems created by the unsuitable land conditions.
2. No land subject to a flood having a chance occurrence in any one year of one percent, including, but not limited to, areas identified by the Federal Flood Insurance Administration as having special flood hazards, shall be subdivided for residential use or any other use which would be incompatible with such flooding, except as provided below:
 - a. Land subject to periodic flooding, or which has inadequate drainage, may be subdivided only if improvements or structures are designed by an engineer so as to assure adequate flood proofing. Proposals for subdivision of land in such areas shall include engineering evidence that the proposed development will:
 - (1) Not unduly restrict or block the conveyance of flood water.
 - (2) Not result in an increase in height of the flood water of more than one (1) foot.
 - (3) Require residential structures to have the lowest floor (including basement) to be at least one (1) foot above such flood level or non-residential structures to be elevated or flood-proofed to at least one (1) foot above such flood level.
 - (4) Meet all zoning requirements for identified flood hazard areas.
 - b. New or replacement water supply, and/or sanitary sewer systems, shall be designed to minimize or eliminate infiltration of flood waters into the systems, and discharges from the systems into flood waters. It is also required that on-site sewage disposal systems shall be located so as to avoid their impairment or contamination during flooding.
3. Proposals for development of land subject to excessive erosion by the forces of wind and/or water shall include necessary preventive measures as a part of the subdivision

platting process. Conservation standards endorsed by the Sumner County Conservation District shall be incorporated as appropriate.

SECTION 4. STREETS, ALLEYS, AND PUBLIC WAYS:

1. External Street Considerations. The arrangement, alignment, and width of streets in new subdivisions shall be properly integrated with the existing principal street or road system and where appropriate shall provide for the continuation of existing principal streets in adjoining subdivisions or their projection where adjoining property is not platted. In no case shall the width of streets in new subdivisions be less than the minimum street widths established in this SECTION.
2. Internal Street Layout. The location, arrangement, character and type of all streets shall be designed in relation to topographical conditions, the extent and impact of storm water runoff, the safe and convenient circulation of traffic within the subdivision, and the uses of the land to be served by such streets. When possible, local streets shall be planned so as to discourage through traffic, and to conveniently channel traffic to collector and arterial streets.
3. Street Intersections. Streets shall be designed to intersect as nearly as possible at right angles except where topography or other natural conditions justify a variation. However, in no instances shall two (2) streets intersect at an interior angle of less than forty-five degrees (45%) without written consent of the County Engineer.
4. Offset Streets. Offset streets whose centerlines are separated by less than one hundred twenty five (125) feet shall be avoided, except where topography or other conditions justify a variation.
5. Dead-end Streets and Cul-de-sacs. Permanent dead-end streets shall be cul-de-sacs. A cul-de-sac shall be no longer than one thousand (1,000) feet in length and shall have an adequate turnaround with a minimum sixty (60) foot radius right-of-way at the closed end. Temporary dead-end streets longer than one hundred (100) feet intended to be continued for access to adjoining property shall have a temporary turnaround area to provide service equal to the cul-de-sac requirement stated above.
6. Right-of-way and Street Widths. The widths for all road right-of-way and roadways shall not be less than the minimum dimensions for each of the street classifications as established and on file in the County Engineer's office.
7. Road Grades. Minimum and maximum grades for roads shall conform to those standards established , by and on file with, the County Engineer.
8. Street Names. Streets which are substantially in alignment with existing streets shall, unless otherwise illogical, or due to severe directional change, bear the names of the existing streets. The names of such new streets shall be approved by the Sumner County Director of Planning and Zoning.
9. Street Surfacing. All streets shall be constructed according to the standards and specifications of the County as established by and on file with the County Engineer.

SECTION 5. BLOCKS

1. Lengths. Blocks shall be delineated by intersecting streets at such intervals as to sufficiently provide for cross traffic and to furnish access to existing streets adjoining the new subdivision. In residential districts, no block shall be longer than one thousand three hundred twenty (1,320) feet between center lines of streets. Variations may be allowed in instances where topography or other conditions prohibit compliance.
2. Design. The configuration of blocks shall be determined with regard given to:
 - A. Zoning requirements as to lot sizes and dimensions.
 - B. Provision of adequate building sites suitable to the particular needs of the type of use intended.
 - C. Topography as it affects storm water drainage and erosion.
 - D. Need for convenient circulation, access, safety, and control of vehicular and pedestrian traffic.
3. Walkways. Pedestrian walkways may be required, where deemed necessary by the Planning Commission, to provide convenient access to schools, parks, playgrounds or other public or private community facilities.

SECTION 6. LOTS:

1. Frontage Requirements: Every lot shall have at least one hundred (100) feet of frontage on a street, except those lots fronting on the end of a cul-de-sac, which shall have at least fifty (50) of frontage.
2. Size. The size, width, depth, shape, and orientation of lots and any minimum building setback lines shall be appropriate to provide safe and adequate building sites based upon the location of the subdivision and for the type of development and use intended.

As a minimum, lots shall have dimensions and sizes, and provide for space requirements no less than as required by the Sumner County Zoning Regulations.
3. Double Frontage. Double frontage lots shall be avoided for single-family residential dwellings except where the lots abut a limited access highway, arterial street, or section line road, or where the topography of the land prevents reasonable subdivision into additional lots. Double frontage lots shall not have vehicular access between such lots and an abutting limited access highway, arterial street, or section line road.
4. Streets. When possible, lots intended for residential use facing on major streets shall be avoided. It is preferable that the sides or backs of such lots adjoin major streets with the vehicular egress from such lots being oriented to a minor street. This provision shall also apply to lots adjoining section line roads.
5. Corner Lots. Corner lots intended for residential use shall have additional width to allow appropriate building setback and orientation to both streets, and to provide adequate corner visibility. If such corner lot abuts a section line road, the lot shall not have access granted to the section line road, rather by the other road, if possible.

6. Flag Lots. Flag lots are strictly prohibited.

SECTION 7. EASEMENTS:

1. Utility. Permanent easements shall be provided where necessary for the location and servicing of utility poles, wires, conduits, storm and sanitary sewers, water and gas mains and other public utilities. Utility easements located along rear or side lot lines shall measure at least fifteen (15) feet wide and shall be centered on such rear or side lot lines, provided, however, whenever utility easements are located around the perimeter of the area to be subdivided, they shall be contained wholly within such area. Utility easements located along front lot lines shall measure at least ten (10) feet wide. No utilities shall be buried within the driving surface or shoulders of the road.
2. Drainage. A drainage easement may be required for a proposed subdivision which is traversed by a watercourse, drainage way, or drainage channel. Such easement shall conform substantially to the lines of such watercourse and shall be of such width as may be necessary to provide adequate storm water drainage, retention, and access for maintenance.