

***STANDARDS
FOR
LAND SUBDIVISION***



ALCOA REGIONAL PLANNING COMMISSION

SUBDIVISION REGULATIONS

of the

**CITY OF ALCOA
ALCOA, TENNESSEE**

Alcoa Regional Planning commission

Adopted
July 17, 1997

ALCOA REGIONAL PLANNING COMMISSION

MARY RICKER BAUGUES

WILLIAM F. PROFFITT

CLARENCE WILLIAMS

DONALD R. MULL, COMMISSIONER

MARK JOHNSON, CITY MANAGER

Meets the 3rd Thursday of each month at 5:30 p.m. at the Municipal Building

TABLE OF CONTENTS

	PAGE
Answers to questions often asked about subdivision regulations	5
ARTICLE I. PURPOSE, AUTHORITY AND JURISDICTION	
A. Purpose	7
B. Authority	7
C. Jurisdiction	7
ARTICLE II. PROCEDURE FOR PLAT APPROVAL	
A. General	8
B. Preliminary Sketch Plat	9
C. Final Plat	12
ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN	
A. Streets	19
B. Blocks	27
C. Lots	28
D. Community Open Space, Public Use, and Service Areas	30
E. Suitability of the Land	37
F. Large Tracts or Parcels	39
G. Variances	39
H. Zoning or Other Regulations	39
ARTICLE IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL	
A. Required Improvements	40
B. Guarantee in Lieu of Completed Improvements	44
ARTICLE V. ENFORCEMENT AND PENALTIES FOR VIOLATIONS	
A. Enforcement	46
B. Penalties	46
APPENDIX	
A. Performance Bond Form	48
B. Guide To Street Naming and Suffixing	50
C. Sidewalk Construction	52

ANSWERS TO TEN OF THE MOST FREQUENTLY ASKED QUESTIONS ABOUT SUBDIVISION REGULATIONS

1. Are subdivision regulations fair to everyone?

Yes, the written regulations provide the regional planning commission with uniform procedures, standards of design and construction by which to appraise equally and fairly all plats for land subdivision.

2. Who is affected by the regulations?

Every owner of land within the planning region who divides land into smaller parcels, or changes the size or shape of existing lots.

3. Am I affected if I resubdivide my tracts into two parcels?

Yes, "subdivision" means the division of a tract or parcel of land into two or more lots, sites or divisions for immediate or future sale or building development, and includes resubdivision.

4. What's to prevent me from recording a subdivision plat without approval?

The county registrar of deeds is prevented by law from recording land subdivision lying within planning regions without final approval in writing.

5. Can I sell by an unapproved plat and then record my lots by metes and bounds?

No, State law makes it a misdemeanor, punishable by law, to use an unapproved subdivision plat even if metes and bounds description is used in the instrument of transfer or sale.

6. What happens if I sell unapproved and unrecorded lots from my subdivision?

- (a) A state law has been broken (Section 10, Chapter 22, Public Acts of 1951).
- (b) Some cloud would exist on the title of the lot.
- (c) Most lending agencies will not approve or guarantee loans.
- (d) State law requires that public bodies shall not extend sewers, water mains, lighting or other utilities in unauthorized roads.
- (e) Where zoning is in effect a building permit to construct any building will be withheld.
- (f) Any building or structure erected in violation may be forced to be vacated or removed.
- (g) The legislative body of a county or municipality may stop sales by injunction or other legal action.

7. What improvements will I need to install in my subdivision?

Alcoa Subdivision Regulations require the developer to grade and improve streets, install storm drainage, sewers (where applicable), and water mains in accordance with adopted specifications.

8. Why doesn't the lot buyer instead of the developer pay for improvements?

The lot buyer does – at the time he purchases his property. If lots are sold before improvements are in, the community bears the expense of providing needed improvements that should have been planned for and installed by the developer.

9. Won't subdivision regulations cause expensive development and cost me a lot of money?

Quite the contrary! Property planned subdivisions make the best use of land with a minimum of construction and operating cost. Good design takes advantage of all capabilities of the site and results in a minimum amount of streets and utilities with a maximum number of well-arranged and easier sold lots. Good land subdivision improves the value of the land and the immediate return to the investor, while saving the developer money.

10. How do I go about having a subdivision approved?

The Alcoa Regional Planning Commission's printed set of regulations includes the procedure for having a plat approved. The planning commission meets at regular intervals and your preliminary sketch plat is submitted in advance of the meeting at which it is to be considered. It is suggested that you consult your planning commission early so as to become familiar with the official plans that might affect your area.

11. What if I wish to layout a commercial or industrial subdivision?

The provisions of subdivision regulations apply to all subdivision of land, including that for use of business and industry. Since space, parking and service requirements will vary greatly; it is impossible to establish standards for all types of uses. For that reason, specific requirements for lot sizes and area are set forth only for residential areas.

12. Where can I get technical site planning assistance?

The planning commission will help by recommending several competent subdivision designers who can contribute much to the financial success of your subdivision. Although they will not prepare final plans for you, trained planners are available at the East Tennessee Office of the Tennessee Local Planning Assistance Office in Knoxville, Tennessee.

SUBDIVISION REGULATIONS
OF THE MUNICIPALITY OF
ALCOA TENNESSEE, MUNICIPAL/REGIONAL PLANNING COMMISSION

(Hereafter referred to as the Planning Commission)

ARTICLE 1. 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 roads and 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, the 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 traffic and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.

B. Authority

These subdivision regulations are adopted under authority granted by Title 13, Section 13-3-201 and Section 13-3-301 through 13-3-411, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in these statutes as prerequisite to the adoption of such regulations.

C. Jurisdiction

These regulations shall govern all subdivision of land within the Alcoa Regional Planning area as established by resolution of the Tennessee State Planning Commission dated May 19, 1959 or as hereafter established by appropriate resolution.

Within these regulations, the term "subdivision" shall mean the division of a tract or parcel of land into one, two, or more lots, sites, or divisions for the purpose, whether immediate or future, of sale or building development, and include resubdivision of the land or area subdivided. Any prospective subdivider owning land located within this area shall submit his subdivision plat to the Alcoa Regional Planning Commission. The plat is to be submitted according to the procedures outlined in Article II, which plat shall conform to the minimum requirements set forth in Article III. Improvement 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 preparation and subdivision of a concept plan to the planning commission. The second step is the preparation and submission to the planning commission of a preliminary plat and the third step is the submission of a final plat together with required certificates.

The concept plan allows the planning commission to review a subdivision proposal in a workshop environment in which the developer can discuss his development goals, the staff can verbalize their preliminary analysis, and the public can express any concerns they may have on the project. Such a procedure provides the opportunity for the development of an optimal subdivision, involving all the necessary parties, prior to mounting extensive architectural and engineering costs. The resulting preliminary plat is the construction plan for all proposed improvements. The final plat becomes the instrument to be recorded in the office of the county register when duly signed by the secretary of the planning commission.

A. General

1. Any owner of land lying within the area of jurisdiction of the planning commission 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 planning commission for approval and shall obtain such approval prior to the filing of his subdivision plat for record. Any such plat of subdivision shall conform to the minimum 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 these areas of jurisdiction shall be filed by the county register without the approval of the planning commission.
2. The subdivider may submit the concept plan and should consult early and informally with the planning commission and its technical staff for advice and assistance before the preparation of the preliminary plat and its formal application for approval. This will enable him to become thoroughly familiar with these regulations, the Major Street and Road Plan and other official plans or public improvements which might affect the area. Such informal review should prevent unnecessary and costly revisions.
3. A subdivider may omit the submission of a preliminary sketch plat, if the following conditions are met:
 - a. All public improvements as set forth in Article IV are already installed or because of the nature of the development deemed not necessary by the planning commission. Any construction, installations, or improvements of any public improvements shall require the submission of a preliminary sketch plat as prescribed by Section B of Article II.

- b. The subdivider has consulted informally with the planning commission staff for advice and assistance before the preparation of the final plat and its formal application for approval.

B. Preliminary Sketch Plat

1. At least fifteen (15) days prior to the meeting at which it is to be considered, the subdivider shall submit to the staff of the planning commission thirteen (13) copies of a preliminary sketch plat to the proposed subdivision in order to allow the planning commission staff and utility directors/staffs time to review and prepare recommendations to the planning commission. The subdivision plan shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet on sheets 18 x 24 inches in size. At the time of such submission, the staff of the planning commission shall issue a receipt acknowledging said submission. Neither the submission of the preliminary sketch plat to the staff of the planning commission nor the receipt issued by the staff of the planning commission shall constitute submission of the preliminary sketch plat for consideration by the planning commission. If any portion of the land being subdivided is subject to flood, as defined in Article III., Section E., the limit of the base flood elevation (the 500 year flood boundary) shall be platted along with minimum floor elevations.
2. The sketch plat 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 and address of the owner or owners, and the name and seal of the designer of the plat who shall be a Tennessee licensed engineer or Tennessee registered surveyor. The Emergency Management Agency (E-911) shall be responsible for approving street and subdivision names or designating names appropriate to subdivision development (see Appendix B)
 - (b) Date, approximate north point, and graphic scale.
 - (c) The location of existing and platted property lines, streets, buildings, sink holes, water course, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements, the present zoning classification, if any, on the land to be subdivided and on the adjoining land, and the names of adjoining property owners or subdivisions.
 - (d) A construction plan which shall include: (1) a complete drainage plan showing all improvements including all proposed streets, easements, storm sewers, swales, ditches, reserved areas and lot drainage; (2) a plan and profile of all streets showing typical cross sections of proposed roadways, 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, pipe storm drains, ditches, and other drainage facilities including headwalls shall be shown on the plan and profile.

- (e) The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing streets or roads and to an original corner of the original survey of which it is part, and a key map showing relation of subdivision to well-known streets, railroads and water courses in all directions to a distance of at least one-half mile. Suggested scale: one (1) inch equals two thousand (2,000) feet.
 - (f) Plans of proposed utility layouts (including gas, CATV, sanitary and storm sewers, water, and electricity) showing feasible connections to the existing or any proposed utility system. When such connections are not practicable, any proposed individual water supply and/or sewage disposal system must be approved by the county health department.
 - (g) The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks, and other open spaces, reservations, lot lines, building lines, and utilities. This shall include any open space reservation.
 - (h) Contours at vertical intervals of not more than five feet, except when specifically not required by the planning commission.
 - (i) Complete erosion control plan with details.
 - (j) Dominate ground cover.
 - (k) The acreage of the land to be subdivided.
 - (l) The actual closure computations for the boundary traverses. Such boundary traverses shall close to an accuracy of at least one (1) foot in ten thousand (10,000).
 - (m) Location map (see page 11, figure 11A).
3. Within sixty (60) days after submission of the preliminary sketch plat, the planning commission will review it and indicate its approval, disapproval, or approval subject to modifications as a basis for the preparation of the final plat. If a plat is disapproved, reasons for such disapproval will be stated in writing. If approved subject to modifications, the nature of the required modifications will be indicated.
4. The approval of the preliminary plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the preliminary sketch plat.

Preliminary Plat Figure 11A

Alcoa Subdivision Regulations

11

THE
PRELIMINARY PLAT
SHALL SHOW:

Name, location, owner and
designer

Date, north point and graphic scale

Location of property lines, roads,
existing utilities, etc.

Present zoning classification

Names of adjoining properties

Proposed utility system

Names of new streets

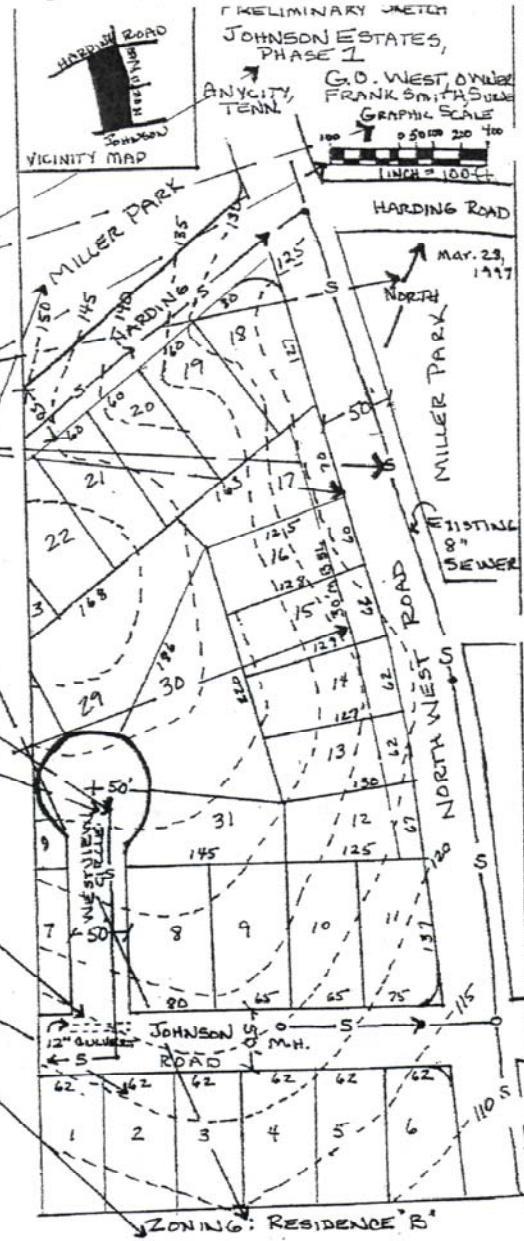
Dimensions, lots lines and
building setbacks

Location of proposed culverts

Contours at 5' intervals

Acreage of land subdivided

Preliminary Plat Figure 11A



5. Failure of the planning commission to act on the preliminary sketch plat within sixty (60) days after being presented at the planning commission meeting in accordance with subsections B.1 and B.2 of this Article will be deemed approval of this plat, and a certificate to that effect shall be issued by the commission on demand, provided, however, that the applicant may waive this requirement and consent to the extension of such period.
6. One copy of the sketch plat will be returned to the subdivider with any notations as the time of approval or disapproval and the specific changes, if any, required. The other will be retained in the Planning Commission files.
7. The approval of the preliminary sketch plat 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.
8. If the subdivision is going to be developed and submitted as final plats in portions of the preliminary plat, the portions must be designated and titled in alphabetical characters.
9. When the developer or his engineering and/or surveying representative desire a departure or variance from the Subdivision Regulations, a specific request must be made in writing for such variance and an explanation provided to support the request.

Once preliminary plat approval has been granted, the plat should be submitted to the engineering department in digital format as prescribed when available. Any as-built changes for final plat should also be submitted to the engineering department in this format.

10. Once preliminary plat approval has been granted and the site preparation completed on those roads or sections of roads proposed for final approval, the developer's engineering representative shall certify in writing to the city that the "as built" profiles conform to the approved preliminary design, or approved changes (see paragraph 9, above).

C. Final Plat

1. The final plat shall conform substantially to the preliminary sketch plat as approved, and; if desired by the subdivider, it may constitute only that portion of the approved preliminary sketch plat which he proposed 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 road and conforms to all the City of Alcoa's requirements, the planning commission may waive the requirements for preliminary approval, and permit the developer to submit only a final plat. At the time of the submission of the final plat for approval by the planning commission, the developer shall also submit copies of all Federal and state permits required for constitution of the development as shown on the approved preliminary sketch plat

2. To allow sufficient time for review and processing by the planning commission and staff, the subdivider shall submit thirteen (13) copies of the final plat, together with street profiles or other plans required by the planning commission, at least fifteen (15) days prior to the meeting at which it is to be considered. The plat shall be drawn to a scale of one (1) inch equals one hundred (100) feet on sheets 18 x 24 inches in size. When more than one (1) sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the streets lettered in alphabetical order as a key. When the plat has been approved by the planning commission, one (1) copy shall be returned to the subdivider with the approval of the planning commission certified thereon for filing with the county register as the official plat of record. Two (2) reproducible copies shall be retained in the records of the planning commission; one (1) copy shall be provided to the public works' department; one (1) copy shall be provided to any utilities department or utility district as applicable; one (1) copy shall be provided to the fire department; and one (1) copy shall be provided to the E-911 agency.
3. The planning commission shall approve or disapprove the final plat within sixty (60) days after its submission. Failure of the planning commission to act on the final plat within these sixty (60) days shall be deemed approval of it. If the plat is disapproved, the grounds of disapproval shall be stated upon the records of the planning commission.
4. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any streets or other public way or ground.
5. The final plat shall show:
 - a. The lines of all streets and roads, alley lines, lot lines, building setback lines, lot numbered in numerical order, reservations, easements and areas to be dedicated to public use or sites for other than residential use, such as community open space to be held in common ownership by a property owners organization, with notes stating their purpose and any limitations.
 - 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 centerline of curved streets and curved property lines that are not the boundary of curved streets.
 - c. All dimensions to the nearest one-hundredth (100th) of a foot and angles to the nearest ten seconds.
 - d. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
 - e. Date, titles, name and location of subdivision, graphic scale, and north point.

- f. Location sketch map showing site in relation to area.
 - g. All boundary traverses, including lot and block traverses, shall close to an accuracy of at least one (1) foot in ten thousand (10,000).
 - h. If any portion of the land being subdivided is subject to flood, as defined in Article III, Section E, the limit of the base flood elevation (the 500 year flood boundary) shall be platted.
 - i. Locations and description of monuments. (See Page 15, Figure 15A)
6. The following certificates that are applicable shall be presented and signed with the final plat.
- a. Certification showing that the applicant is the landowner; that he/she offers for dedication public ways, rights-of-way, and any site for public use; and that he/she consents to the subdivision plan.

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 use as noted.

Date

Owner

Owner

- b. In such cases where the community open space is to be held in common by residents of the subdivision through a property owner's association, the applicant shall submit documents and other assurances satisfactory to the planning commission and city attorney establishing a means of common ownership and management of such open space. The documents establishing such means shall be recorded along with the approved final plat. Certification by the owner showing dedication of common areas in accordance with procedures established in these regulations.

CERTIFICATE OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners

**Final Plat
Figure 15A**

Alcoa Subdivision Regulations

15

THE
FINAL PLAT
SHALL SHOW:

- Graphic scale
- Streets, lots, setback lines, lot numbers, etc.
- Sufficient engineering data to reproduce any line on the ground
- Dimensions, angles and bearings
- Monuments
- Names of adjoining properties
- Date, title, name and location of subdivision
- True north point
- Location sketch map and certificates as required
- Any platted easements, along with typical plat notes (including references to utility, drainage and construction easements)



Conservation is required.

Date

Engineer/Director
Public Works Department

**CERTIFICATION OF THE APPROVAL OF
BLOUNT COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH**

This certification is provided by the department of environmental health (Blount County Health Department).

- e. Certification by appropriate governmental or quasi-governmental officials that services are available.

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify that _____ improvements have been
(electrical or water)
or will be installed in an acceptable manner and according to the specifications of the Alcoa Municipal/Regional Subdivision Standards in the subdivision shown hereon, provided the developer makes proper provisions and pay the required fees to the City of Alcoa pursuant to the rules and regulations of the city pertaining to extension of
the _____ system.

Date

Local Utilities Approving Agent

- f. Certification by the city engineer that the streets and other required improvements have been completed or a bond in sufficient amount to assure such completion of all required improvements has been posted.

CERTIFICATION FOR STREET APPROVAL

I hereby certify that the streets and other improvements have been installed in an acceptable manner and according to the specifications of the Alcoa Municipal/Regional Subdivision and Public Works' Standards in the subdivision shown hereon.

Date

Alcoa City Engineer or
County Road Commissioner

- g. Certification of approval of street names for Blount County E-911 purposes by the Blount County Street Addressing Department.

CERTIFICATION OF APPROVAL OF STREET NAMES

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new road, whether public or private, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots shown on this plat are in conformance with E-911 system.

Date

E-911 Authority

- h. Certification of approval to be signed by the Secretary of the Planning Commission.

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Alcoa, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date

Secretary, Planning Commission

ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN**A. Streets****1. Conformity to the Major Thoroughfare Plan**

The location and width of all streets and roads shall conform to the official Major Road Plan of the City of Alcoa, Tennessee and Alcoa Planning Region.

2. Relation to Adjoining Street System

The proposed street system shall extend existing streets within proposed projects at the same or greater width, but in no case less than the required minimum width. Where right-of-ways and street widths change from larger to smaller, but still meet the minimum width, the existing section shall be continued to the next available logical street intersection where it can be transitioned into the appropriate standard.

3. Access Streets to Subdivision Boundaries

Sufficient access to adjoining properties shall be provided in subdivisions to permit harmonious development of the area. However, the planning commission may encourage multiple connections to adjacent properties if it can be established that the access has a beneficial effect on both developments. Connections that add significant traffic volumes to existing streets shall be avoided unless it can be demonstrated that the existing street was designed to handle such additional traffic.

4. Right-of-way and Pavement Widths, Utility/Construction/Drainage Easements

The minimum width of any right-of-way, measured from lot line to lot line. The width of pavement is measured from pavement edge to pavement edge thus excluding the curb and gutter section. There shall be a minimum ten (10) foot utility/construction/drainage easement along and outside all front right-of-way lines. Additionally, there shall be a minimum ten (10) foot utility/construction/drainage easement along all rear lot lines and exterior boundaries. A minimum five (5) foot utility/construction/drainage easement shall be platted along all side lot line boundaries. Standards are included for both right-of-way and pavement width for applications falling within the jurisdiction of these regulations and shall not be less than as follows:

a. Expressways

Such streets consist of four lanes, or greater, may have a median or median barrier with limited access, are used for fast and heavy traffic, and are located on the Major Road Plan. Since these are typically constructed by the State Department of Transportation, any specifications for their construction must adhere to state requirements.

b. Major Arterial Streets

- right-of-way 120 feet
- street width 60 feet
- curb & gutter (barrier type) 30 inches
- lane width 12 feet
- two 12' through lanes, each direction,
and one center left turn/storage lane
at median breaks 12 feet
- sidewalks, each side (minimum) 5 feet

Such streets are used primarily for fast or heavy traffic and are located on the Major Road Plan. A turn lane and median may be required if deemed necessary for the protection of the motorist, especially at intersections with other arterial or collector streets. If a median is used, such design and construction must meet Best Management Practices (BMPs).

Note: The use of boulevards are reserved for minor arterials and greater street classifications. The Total width of the boulevard and nose of the center lane must be a minimum of eighteen (18) feet and said boulevard must be designed and constructed in compliance with Best Management Practices (BMPs).

c. Minor Arterial Streets

- right-of-way 100 feet
- street width 48 feet
- curb & gutter (barrier type) 30 inches
- lane width 12 feet
- two through lanes each direction center
turn lane (as required) 12 feet
- sidewalks, each side (minimum) 5 feet

Such streets are used primarily to handle moderate to high traffic speeds and volumes. These streets should be reflected on the Major Road Plan. An additional twelve (12) foot center turn lane may be required by the planning commission at intersections of arterial and major collector streets.

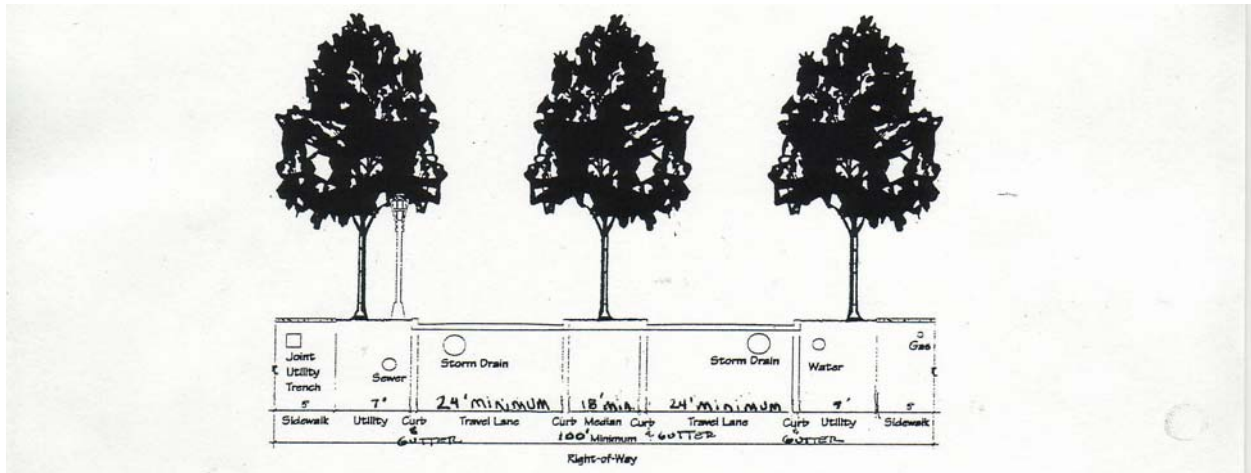
Note: The use of boulevards are reserved for minor arterials and greater street classifications. The total width of the boulevard and nose of the center lane must be a minimum of eighteen (18) feet and said boulevard must be designed and constructed in compliance with Best Management Practices (BMPs). (See Page 21, Figure 21A)

d. Major Collector Streets

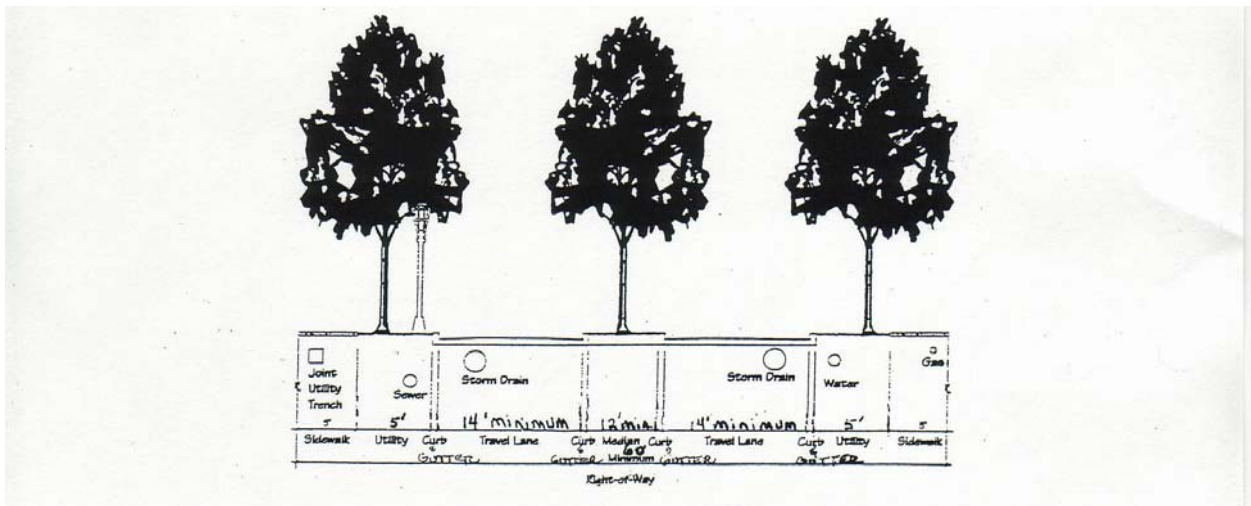
- right-of-way 60 feet
- street width 36 feet
- curb & gutter 30 inches
- lane width 12 feet
- one through lane each direction/center
turning lane width 12 feet
- sidewalks, each side (minimum) 5 feet

**Boulevard
Figure 21A**

An optional street configuration typically used in major collector and greater street classifications; however, boulevards may be used on lesser street classifications, such as minor collectors. The total width of the boulevard and nose of the center lane must be a minimum of 18 feet and said boulevard must be designed and constructed in compliance with Best Management Practices (BMP's).



The use of medians measuring 12 feet in width, are allowed within street classifications of minor residential and lesser street classifications, however, the total width of the median itself must meet a minimum of 12 feet, with a total of 40 feet in width (allowing two lanes measuring 14 feet each, face of curb to face of median). If used, such medians design and construction must meet Best Management Practices (BMP's).



Such streets are used primarily to carry slow to moderate traffic speeds and volumes. These streets act primarily as the transition between local traffic and through traffic. These streets should be reflected on the Major Road Plan. An additional twelve (12) foot turn lane may be required by the planning commission at intersections of arterial and major collector streets.

e. Minor Collector Streets

- right-of-way 60 feet
- street width (face of curb to face of curb) 28 feet
- rolled curb & gutter (as referenced in Alcoa Public Works Standards) 30 inches
- lane width 12 feet
- sidewalks, one side (minimum) 5 feet

If median is used within this type of street classification, then said median shall be twelve (12) feet in width, with two lanes each measuring fourteen (14) feet, face of curb to face of median, for a total street width of forty (40) feet, with five (5) foot sidewalks, each side. If used, such median design and construction must meet Best Management Practices (BMPs).

Such streets are used primarily to carry slow traffic speeds and volumes. The streets primarily serve the internal movements of residential areas to major collector status streets. An additional twelve (12) foot center turn lane may be required by the planning commission at intersections of arterial and major collector streets. Minor collector streets differ from local residential streets due to the higher traffic volumes. Multiple driveway access points located on adjacent parcels are discouraged.

f. Local Residential (inside city)

- right-of-way 50 feet
- street width (face of curb to face of curb) 28 feet
- rolled curb & gutter section (as referenced in Alcoa Public Works Standards) 30 inches
- lane width 12 feet
- sidewalks, one side (minimum) 5 feet

Such streets are used primarily to serve individual residential lots. Typically, both speeds and volumes are very slow. In such cases where local streets intersect with arterial or major collector streets, the planning commission may require a twelve (12) foot center lane.

g. Local Commercial Streets

- right-of-way 50 feet
- street width (face of curb to face of curb) 30 feet
- curb & gutter (barrier type) 30 inches
- lane width 12 feet
- sidewalks, each side (minimum) 5 feet

Such streets are used primarily to serve individual commercial lots within a commercial subdivision. Typically, such streets primarily carry slow to moderate traffic speeds and volumes and act as the transition between local traffic and through traffic. An additional twelve (12) foot center turn lane may be required by the planning commission at intersections of arterial and major collector streets.

h. Minor Streets

- right-of-way 50 feet
- street width (face of curb to face of curb) 26 feet
- rolled curb & gutter section (as referenced in Alcoa Public Works Standards) 30 inches
- lane width 12 feet
- sidewalks, one side (minimum) 5 feet

Such streets are used primarily to serve individual residential lots. Typically, both speeds and volumes are very slow and are cul-de-sac streets which cannot be extended and are either four hundred (400) feet or less, or serving not more than fifty (50) houses. For streets serving not more than ten (10) houses, a minimum street width of twenty-two (22) feet may be allowed, edge of gutter to edge of gutter, or face to face.

i. Frontage Roads

- right-of-way or easement 35 feet
- street width (face to face) 30 feet
- curb and gutter (barrier type) 30 inches
- sidewalks, one side (minimum) 5 feet

Typically, access or frontage roads are used in commercial and/or multi-family developments to facilitate internal traffic movements within a commercial complex or reduce the overall number of curb cuts to higher status streets in multi-family projects. Such frontage roads shall conform to the radius requirements, at points of ingress and egress, on arterial streets, as specified in the Alcoa Zoning Ordinance.

Note: In extreme cases where topography or other physical conditions make a street of the required minimum width impractical, the planning commission may modify the above referenced requirements. However, through proposed neighborhood or local business areas, the street right-of-way width may be increased twelve (12) feet on each side to provide for movement of vehicles into and out of necessary off-street parking areas without interference to traffic.

5. Additional Right-of-way Widths on Existing Streets

Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

- 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 the existing street, one half (1/2) of the required width of the right-of-way, measured from the centerline of the existing right-of-way, shall be provided.

6. Restriction of Access

Where a subdivision abuts or contains an existing or proposed major street the planning commission may require frontage roads, or such other treatment as may be required to afford separation to through and local traffic.

Subdivisions abutting or containing an existing or proposed major street shall comply with the provisions of Title 11, Section 11-1608 of the Alcoa Zoning Ordinance.

- a. Paved acceleration and deceleration lanes may be required along any arterial or collector streets or highway at the determination of the planning commission.
- b. Frontage roads (roads which parallel the public streets giving access and which extend along the entire frontage of particular properties) shall be constructed in order to provide safe and efficient vehicular movement between specified access points. All frontage roads shall be dedicated as public streets or easements and shall be maintained by the public.
- c. Frontage roads shall be constructed in conformance with standards of the subdivision regulations.
- d. Items a through c of this subparagraph shall apply in their entirety to commercial property having road frontage greater than the distance between access points specified in the access ordinance. For commercial property of lesser road frontage the planning commission may waive or reduce requirements (i.e. require dedicated right-of-way or easement for frontage roads rather than constructed frontage roads).

7. Street Grades

Grades on streets shall not exceed the following:

- | | | |
|----|-------------------------------|-----|
| a. | ARTERIAL STREETS AND HIGHWAYS | 6% |
| b. | COLLECTOR STREET | 8% |
| c. | LOCAL STREETS | 10% |
| d. | DEAD END AND LOOP STREETS | 12% |

8. Horizontal Curves

When a deflection angle of more than three degrees in the alignment of a street occurs, the following radii shall be used:

- | | | |
|----|-------------------------------|----------|
| a. | ARTERIAL STREETS AND HIGHWAYS | 600 feet |
| b. | COLLECTOR STREETS | 400 feet |

- | | | |
|----|---------------------------|----------|
| c. | LOCAL STREETS | 150 feet |
| d. | DEAD END AND LOOP STREETS | 100 feet |

9. Vertical Curves

Vertical curves shall conform to AASHTO stopping sight distance for the following design speeds:

	<u>Design Speed</u>	
a.	ARTERIAL STREETS AND HIGHWAYS	50 mph
b.	COLLECTOR STREET	40 mph
c.	LOCAL STREETS	35 mph
d.	DEAD END AND LOOP STREETS	30 mph

10. Intersections

Street intersections shall be as nearly at right angles as 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-five (25) feet. Where the angle of the street intersection is less than ninety (90) degrees, the planning commission may require a greater radius.

All intersections of two or more streets shall have a grade that does not exceed four percent (4%) at the following distance from the intersection of street centerlines.

a.	ARTERIAL STREETS AND HIGHWAYS	150 feet
b.	COLLECTOR STREETS	100 feet
c.	LOCAL STREETS	60 feet
d.	DEAD END AND LOOP STREETS	50 feet

11. Tangents

Reverse curves in road right-of-way shall be connected by tangents of not less than the following:

a.	ARTERIAL STREETS AND HIGHWAYS	150 feet
b.	COLLECTOR STREETS	100 feet
c.	LOCAL STREETS	60 feet
d.	DEAD END AND LOOP STREETS	50 feet

12. Street Jogs

Street jogs of less than two hundred (200) feet shall not be allowed, except where both intersecting streets are cul-de-sacs in which case the street jogs with centerline offsets of less than one hundred, twenty-five (125) feet shall not be allowed.

13. Dead End Streets

- a. Local streets or courts designed to have one end permanently closed shall be not more than eight-hundred (800) feet long unless necessitated by topography. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet. In such cases, the service provider for each utility shall indicate whether special connections, specific routing, additional easements or other requirements need to be included to allow the approval of extensions to the maximum cul-de-sac length.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such dead end streets shall be provided with a temporary turn-around having a roadway diameter of at least eighty (80) feet, or hammerhead turn around. Such temporary turn-arounds shall be constructed of a material allowing all weather use. Other acceptable alternatives to design and surface treatments on temporary turn-arounds may be approved by the city engineer.
- c. Islands may be allowed within cul-de-sacs, provided that such cul-de-sac retain a turn-around having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet, with the design to be approved by the City Engineer. The design and construction of such islands must meet Best Management Practices (BMP's).

14. Private Streets and Reserve Strips

There shall be no private street platted in any subdivision except as such private streets shall be used as a portion of the parking lot and access to the public right-of-way. The Alcoa Regional Planning Commission discourages the construction of private streets. Every subdivided property shall be served from a publicly dedicated street or by an appropriately recorded legal instrument which allows any property owner not fronting on such legal access way perpetual access to a public right-of-way. The City of Alcoa, Tennessee, shall not be responsible for the maintenance of any private street or access way. Further, the City shall have sole discretion in which services and/or utilities it extends, if any, into any development with private streets. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

15. Drainage

All streets and roads must be so designed as to provide for the discharge of surface water from the right-of-way of all streets and roads by grading and drainage as shall be approved by the planning commission. Where water cannot be adequately discharged by surface drainage, the planning commission shall require the installation of a storm sewer. However, except for shallow grassed swales, surface drainage will only be allowed along rear

lot lines. Street drainage may not be discharged down individual driveways or otherwise cause potential flooding to residential structures.

A street shall not carry water for a distance greater than four hundred (400) feet from the beginning point of the runoff. Discharge from the street shall be handled by means of a catch basin—the number, size, type and location to be determined by the city engineer. Pipes under the right-of-way, for purposes of discharging water into the pipe, must be no less than eighteen (18) inches in diameter and be carried the full width of the public right-of-way. Such pipe shall be made of concrete. Drainage shall not discharge into a sinkhole as a means of an outlet for runoff, unless the depression has a storage capacity for a five hundred (500) year flood without flooding any adjacent properties, or creating overflow runoff that will adversely affect existing drainage courses.

If the sinkhole is used for storage, as outlined above, the area shall be dedicated as public land and fully enclosed with an eight (8) foot security fence with two (2) - six (6) foot double-wide lockable gates before any building permits are granted or lots sold. Standards for the construction of any drainage ditch/swale shall be according to those established by the City Public Works Department, and must meet approval of the city engineer.

16. Street Names

Proposed streets which are obviously in alignment with others already existing and names shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, drive, place or court. The Blount County E-11 shall have the power to approve or disapprove street names and if necessary determine and may assign names to public right-of-ways on submitted plats.

17. Street Elevations

The planning commission may require, where necessary, profiles and elevations of streets for determination of proximity to flood plains. No street shall be approved for construction within a floodplain if it is proposed to be constructed more than one (1) foot below the elevation of the one hundred (100) year flood as defined in Article III, Section E. Fill may be used for streets provided such fill does not increase upstream flood heights. Drainage openings shall be so designed as to not restrict the flow of floodwaters or increase upstream flood heights.

18. Off-site Traffic Impact Analysis

When applicable, the city engineer may require an analysis of the off-site traffic impact of a development. Total new trip generation, peak movements at key intersections, and an overall impact analysis will be required of the developer, to determine what off-site improvements might be required.

B. Blocks

1. Length

Blocks shall not be less than four hundred (400) feet nor more than twelve hundred (1,200) feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over eight hundred (800) feet in length the planning commission may require one or more public crosswalks of not less than ten (10) feet in width to extend entirely across the block and at locations deemed necessary.

2. Width

Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission may approve a single tier of lots of minimum depth.

- C. Lots

1. Slope of Lots

Slope of lots from the street right-of-way and property lines to the required set back line should not exceed that of twenty-five (25) percent grade. Where slopes are not cut, the natural topography should prevail.

2. Arrangement

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front for a minimum of fifty (50) feet upon a public street or road.

3. 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 public water and sanitary sewer systems are reasonably accessible, the subdivider shall connect with such systems and provide a connection or connections to each lot. Where a public sewer is not accessible, an alternate method of sewerage disposal may be used, when meeting all applicable public health regulations of the Blount County Health Department.

- a. Residential lots served by public water and sanitary sewer systems shall not be less than seventy-five (75) feet wide at the building setback line, nor less than ten to fifteen thousand (10-15,000) square feet (depending upon available utilities, topography, traffic generation and its impact on the adjacent road system, etc.).
- b. Residential lots not served by sanitary sewer systems shall not be less than seventy-five (75) feet wide at the building setback line nor less than twenty-five thousand (25,000) square feet in area (if serviced by public water supply or thirty thousand (30,000) square feet if serviced by private water supply), or as specified in the Alcoa Zoning

Ordinance, however, greater area may be required by the planning commission as indicated by data from percolation tests and investigations or as determined by the city or county health officer and soil scientist.

- c. The minimum size of residential lots to be served by private source of water supply shall be determined by the county health officer after investigation of soil conditions, proposed sewerage system and depth of ground water.
- d. Size of properties reserved or laid out for commercial or industrial use 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 lots should be avoided in favor of an overall design of the land to be used for such purposes.
- e. The sizes and widths of lots shall in no case be less than the minimum required by any zoning ordinance in effect.

4. Building Setback Lines and Yard Requirements

All such requirements shall conform to the Alcoa Zoning Ordinance. In the event a developer desires to place on record a minimum building line, which is over and above that required by the zoning classification, such building setback line must be denoted on each of the lots platted, as well as appear in the plat notes.

In the case of electric transmission lines where easements are not definitely established, there shall be a minimum building setback line from the center of the transmission line as follows:

VOLTAGE OF LINE	MINIMUM DEPTH BUILDING SETBACK LINE FROM CENTER OF TRANSMISSION LANE*
• 46 KV	38 feet
• 69 KV	50 feet
• 161 KV & over	75 feet

*As revised by utility regulations

5. Corner Lots

Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines as outlined above.

6. Identification Stakes

In subdivisions of ten or more lots, all lots approved by the panning commission, by either final approval or bonding, shall be identified in the following manner: A minimum stake size of one (1) inch times (x) four (4) inch, nominal, with a minimum above-ground length dimension of twenty-four

(24) inches; to be painted white with red or black numbers (the numbers to be not less than two inches tall); and to be located on the front right-of-way, between lots. These stakes must be erected at the time of final approval and shall be maintained by the developer for a period of two years. After the initial two (2) year maintenance period, a stake must be erected by the applicant at the time a building permit is issued and remain through the issuance of a certificate of occupancy. This is in addition to the corner pins set by surveyor.

D. Community Open Space, Public Use and Service Areas

1. Community Open Space

a. Purpose and Intent

These regulations are established to provide for the minimum community open space needs of the residents of new subdivisions; to assure adequate maintenance of community open space and facilities, to provide for attractive and stable residential areas, to protect and enhance the natural resources and environment; and to implement the recreation element and other applicable elements of the Comprehensive Plan of the City of Alcoa.

b. Applicability

The subsection shall apply to all developments subject to subdivision plat approval pursuant to these regulations.

c. Definition

For the purpose of this section, the following definition shall apply unless the context otherwise requires:

Community Open Space means that open space that is designed and improved for recreational use and/or open space that is designed or preserved to enhance the visual, mental and physical enjoyment of the residents of a subdivision and/or the community at large. Community open space may be located on or off the subdivision site, but shall be reasonably accessible to all dwelling units therein. Land designated as community open space shall be suitable for active and/or passive recreational use and may include playgrounds, tot lots, lakes, greenbelts, bikeways, pedestrian paths, exercise trails, recreational club houses, swimming pools, tennis courts and similar facilities. Community open space shall not be deemed to include required minimum yards or other areas as required by these or other applicable regulations of the town, including but not limited to permanent structures used for the storage or direction of water courses.

d. Required Community Open Space

(1) Amount

At least five (5) percent, of the gross area of a subdivision, or one (1) developed lot, whichever is greater, shall be devoted to community open space. In instances in which one (1) developed lot would constitute more than fifteen (15) percent of the gross area of the subdivision, the planning commission may make a determination that an area of less than one (1) developed lot may serve to meet the intent of these regulations. In those cases where the gross area of a subdivision is less than ten (10) acres, the developer may make a cash contribution equivalent to the average lot value.

The planning commission may waive the required amount of community open space in situations of minor revisions to existing, recorded subdivided lots or in cases where the proposed subdivision is completing the in-fill process and has no contiguous area available for additional incremental subdivision. In such cases, the developer will make a cash contribution equivalent to the average lot value. This contribution will go to a neighborhood park endowment for the City of Alcoa.

(a) Dedication to the City

The required community open space may be offered for dedication to the City.

(b) Common Ownership by a Property Owner's Organization

The required community open space may be held in common ownership by a property owners' organization under the following circumstances:

In instances where developers chose to make significant recreational improvements to the required community open space, or post a performance bond, in accordance with Article IV, Section B., of these regulations, and has established a property owners' association in a form acceptable to the planning commission and city attorney.

(c) Dedication and Common Ownership

In certain instances, the planning commission may determine that the community open space needs of the subdivision are best served by portions of such space being dedicated to the city with other portions of such space being held in common ownership by a property owners' organization.

(2) Composition of Community Open Space

The primary intent of requiring community open space to be included as part of a subdivision is to provide adequate space

suitable for development as neighborhood park areas. The planning commission recognizes, however, that a subdivision may have unique features in terms of age composition, family size, or unique environmental, topographical and historic properties. Therefore, the planning commission may determine that all or a portion of the required community open space may be devoted to areas other than those expressly suited for development as active park areas. The following is a guide to be used by the planning commission in determining the extent to which areas other than those suitable for development as neighborhood park areas may be used in fulfilling the community open space requirement.

(a) Greenbelt Areas

For such areas to be considered in fulfilling the requirement for community open space, the areas must be at least twenty-five (25) feet in width. While no specifications are outlined for the composition in terms of existing or installed plant materials, it must be clearly demonstrated that the goals of preserving community open space that will enhance visual, mental and physical enjoyment will be achieved. The area devoted to greenbelt areas shall be counted on a square foot for square foot basis toward fulfilling the community open space requirement.

(b) Bike Paths, Pedestrian Paths, and Exercise Trails

- (1) Where appropriate, bicycle/pedestrian paths shall be constructed within the public right-of-way, as road improvements are made.
- (2) Developers shall be advised when a path included in the city's overall plan is located within a proposed development, and said development shall incorporate such path as a part of the developers' open space/amenities package. Developers will be required to construct an eight (8) to ten (10) foot path, as determined by the planning commission.
- (3) Bicycle/pedestrian paths shall be separated into lots of a width of twenty (20) to thirty (30) feet, as determined by the planning commission. Such lots shall be deeded, in fee simple, to the city to insure a continual linkage of public access and to insure the maintenance of such paths. The planning commission may grant a variance to this requirement, but shall ensure access and maintenance in some other manner.
- (4) An asphalt trail shall be constructed in compliance with the construction standards of the City of Alcoa Public Works Department. Standard bikeway markers and

signs shall be utilized, at the correct height, as well as utilizing the Manual of Uniform Traffic Control Devices.

(c) Landscaped Entrances

When more than two thousand (2,000) square feet are devoted to identify the entrance to a subdivision, the area shall be counted on a square foot per square foot basis toward fulfilling the community open space requirement. The maximum amount that can be counted toward fulfilling the community open space requirement shall be four thousand (4,000) square feet for each entrance.

(d) Boulevards and Other Street Improvements

Street improvements, such as boulevards, medians and related additional rights-of-way greater than that required by these or other regulations may be used toward fulfilling the community open space requirement. The area in excess of that required may be counted toward the required community open space on a square foot for square foot basis.

(e) Other Areas

In some instances, subdivisions may contain certain unique natural or man-made features that may allow such areas to qualify as meeting the intent of these regulations in providing community open space. In such cases, the planning commission may consider such areas as counting toward fulfilling the community open space requirement and may determine the square footage which may be counted toward fulfilling this requirement.

(3) Plans

Community open space areas proposed for dedication to the city and/or to be held in common ownership by a property owner's organization shall be indicated on the preliminary and final plat. When the area is proposed to be held in common ownership by a property owners' organization, plans and documents relating to its improvement and maintenance shall be included for review as set out in these regulations.

a. General Requirement

All required community open space shall either be dedicated to the city or be held in common ownership by a property owners' organization.

(1) Dedication to City

Dedication of community open space shall be in a form acceptable to the planning commission and City Attorney prior to final plat approval and presentation to the City for acceptance.

(2) Common Ownership by a Property Owner's Organization

Prior to approval of the final subdivision plat, the developer shall provide documents and other assurances satisfactory to the planning commission and City Attorney, establishing a means of common ownership and management, as well as the continued maintenance and any penalties for non-maintenance, of all common open space and recreational improvements.

2. Easements for Drainage, Utilities, and Construction

Drainage, construction and utility easements shall be provided on each side, front and rear lot lines or where deemed necessary by the planning commission. The interior lot lines shall have no less than five (5) feet designations on each side of a lot, and front and rear easements shall be no less than ten (10) feet on each side of the lot line. Ten (10) foot easements shall be provided along public rights-of-way to adequately provide for any construction to be performed within these easements, and shall be for the sole use of the City of Alcoa and its agents. Additionally, the front, rear and side easements shall be designed to adequately provide utilities and drainage for all lots in the proposed subdivision. Where drainage is proposed to cross any lot at any point other than the side or corner of the lot, the plat shall indicate the size of the easement necessary to carry the proposed runoff. Each cul-de-sac shall have provisions for a ten (10) foot utility easement extending therefrom to prevent dead end water mains. Easements of the same dimensions or greater width may be required by the planning commission along the lines of or across lots where necessary for the extension of existing utilities, planned utilities or for the movement of town equipment.

a. Coordinating Work Within Drainage, Utility, and Construction Easements

Drainage, utility and construction easements are designed to provide access for such public improvements as street widening, stormwater drainage, the installation of sidewalks and water, sewer, telephone and cable lines, etc. These improvements may involve public and private utilities, including cable companies, the City of Alcoa, and state and federal agencies. Coordination between each of these interests is imperative.

To ensure coordination, the City of Alcoa maintains complete control of the drainage, utility, and construction easements. Therefore, whether a public/private utility, or state or federal agency, any entity performing work within these drainage and utility easements must submit plans to the City of Alcoa and receive written approval of those

plans prior to undertaking such work. Work may not begin without first obtaining City of Alcoa approval. Construction easements, to be located along public rights-of-way, are for the sole use of the City of Alcoa and its agents.

3. Easements for Signs/Landscaped Entrances

To provide for the maximum safety of persons using sidewalks and streets, and to ensure that a sign or landscaping will not obstruct the vision at elevations between two and one-half (2 ½) feet and seven (7) feet above the crown of the adjacent roadway, no sign structure (nor landscaping greater than thirty (30) inches in height) may be placed within a "visibility triangle", created by measuring twenty-five (25) feet from the rights-of-way intersection along each right-of-way (see illustration 1). Additionally, to prohibit the location of signs within visibility triangles, in new subdivisions where a ground-mounted sign(s) is proposed, all subdivision plats must denote a platted sign easement outside of the visibility triangle. (See Page 36, Figure 36A)

Once a subdivision plat with sign easement has been approved and recorded, all new subdivision signs must be located within the platted sign easement.

4. Storm Sewers

Where in the opinion of the planning commission the flow of water cannot be accommodated with surface drainage, storm sewers will be required. However, except for shallow grassed swales, surface drainage will only be allowed along rear lot lines. It shall be the responsibility of the developer's engineer to determine, on the basis of the watershed and the probable runoff, the size of the storm sewers. In ascertaining the size of the storm sewers, the planning commission may call upon its technical staff or any public or private agency to assist it in its determinations.

5. Water Supply and Sewerage Connection

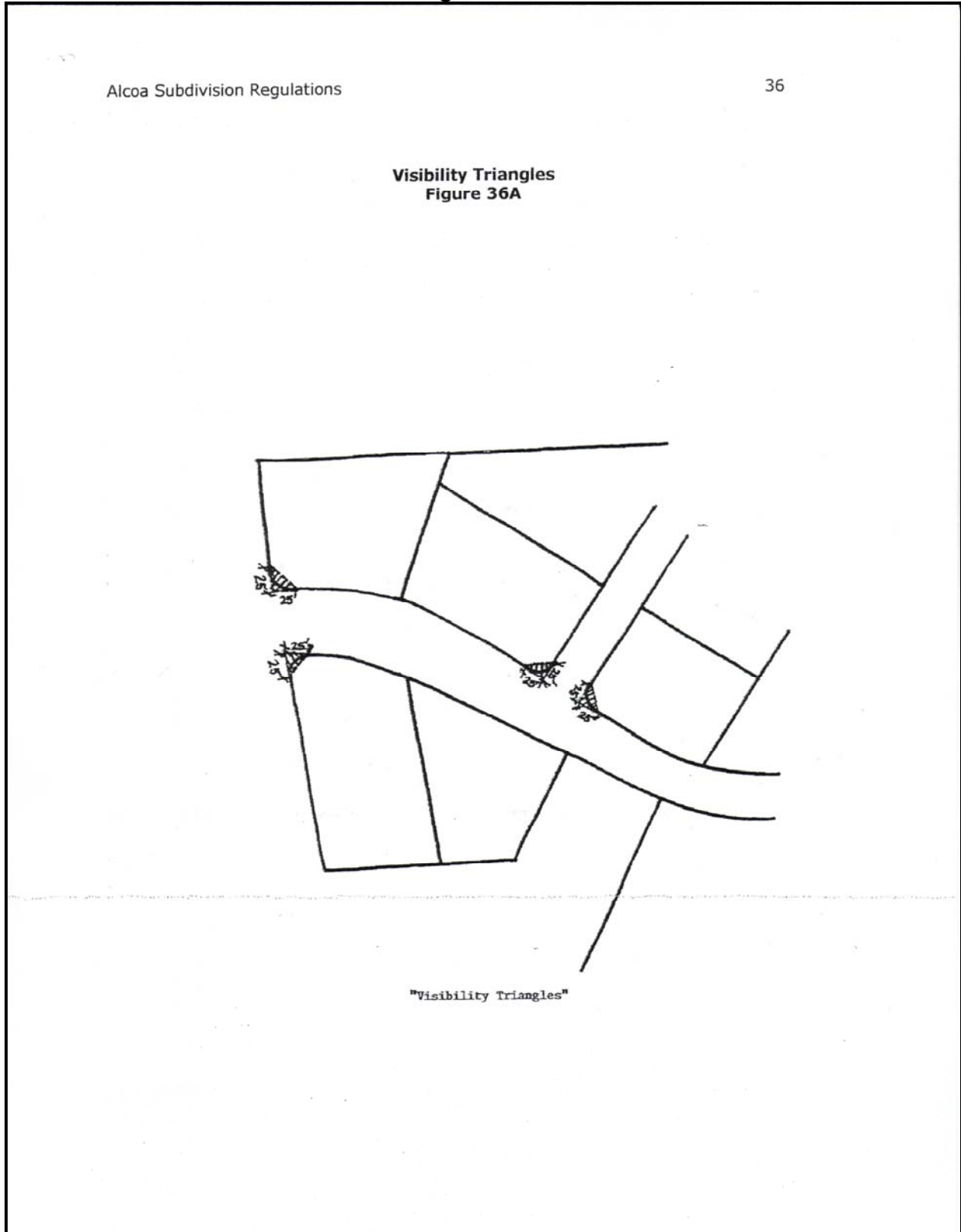
Where a development or a subdivision lies within the current service area of the community's water utility, but immediate connection is not possible, the subdivider shall extend the appropriate size water and sewer lines to the development or subdivision.

All lots less than twenty thousand (20,000) square feet shall be serviced by both public water and sewer facilities. In subdividing lots of greater than twenty thousand (20,000) square feet where public water and/or sewer is not available, the subdivision plan must be submitted to the Blount County Health Department (Environmental Health) for approval. Such approval must be certified by the health department prior to final plat subdivision approval.

6. Community Assets

In all subdivisions due regard shall be shown for all natural features such as large trees, water courses, historical sites and similar community assets which, if preserved, will add attractiveness and value to the property.

**Visibility Triangles
Figure 36A**



Alcoa Subdivision Regulations

36

**Visibility Triangles
Figure 36A**

"Visibility Triangles"

E. Suitability of the Land

1. Public Agency Approval

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 land proposed, unless adequate methods are formulated by the developer for meeting the problems created by the subdivision of the land. The planning commission shall not approve what it considers to be scattered or premature subdivision of land involving danger or injury to the health, safety or prosperity by reason of lack of water supply, schools, proper drainage, good transportation and roads or other public services, or would necessitate an excessive expenditure of public funds for the supply of such services (such as undue maintenance costs for adequate roads).

2. Land Subject to Flooding

- a. Land within any (F) Floodway District shall not be platted for residential occupancy or other building site and shall not be raised by fill. Other lands subject to flood may be platted for use only if filled to such height as will secure a building site at least one (1) foot above the level of the base flood elevation (the five hundred (500) year flood), based on data submitted by the subdivider and prepared by a licensed engineer, provided such fill does not endanger life or property, restrict the flow of floodwaters, or result in increased flood heights.

The following standards shall be applied in reviewing subdivision proposals involving land within a (F) Floodway District:

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage;
 - (2) All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;
 - (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and,
 - (4) Base flood elevation data (utilizing the five hundred (500) year flood boundary) shall be provided for all subdivision proposals and all other proposed developments, including manufactured home parks and subdivisions.
- b. Floodway – The channel of a stream or other watercourse and the adjacent land areas that must be reserved in order to discharge the five hundred (500) year flood without cumulatively increasing the water surface elevation more than one foot.

- c. Land Subject to Flooding – is defined as areas along streams, watercourses, and low areas identified as having special flood hazards by the Federal Emergency Management Agency (FEMA) or land lying within fifteen (15) feet of the top of the bank of the channel (measured horizontally) along small streams and drainage channels unless the developer demonstrates to the satisfaction of the planning commission that the property in question is free from danger of inundation by the five hundred (500) year flood or that adequate remedial measures have been taken to allow the watercourse to safely accommodate the five hundred (500) year flood.

In applying this provision, land below the elevation of the Regional Flood on Pistol Creek, the 1875 Flood on the Little River upstream from river mile 7.5, the TVA Structure Profile on the Tennessee River in the Alcoa Regional Planning Commission reach and the TVA Structure Profile and extension on the Little River from the mouth upstream to river mile 7.5, shall be considered subject to flood. The elevation of the Regional Flood on Pistol Creek shall be determined from the chart, "High Water Profiles, Pistol Creek Mouth to Maryville, Tennessee" (Tennessee Valley Authority, April 1964). The elevation of the TVA Structure Profile and the 1875 Flood on the Little River shall be determined from the chart, "High Waters Profiles, Little River, Vicinity of Maryville-Alcoa River Mile 0 to 15" (Tennessee Valley Authority, April 1964). The elevation of the TVA Structure Profile on the Tennessee River shall be determined from the chart "High Water Profiles, Tennessee River, Vicinity of Maryville-Alcoa, Tennessee, River Mile 625 to 639," (Tennessee Valley Authority, April 1964). These charts are on file in the Alcoa Municipal Building.

Areas included in the Floodway Districts are as shown on the charts, "Proposed Floodway, Pistol Creek, Mouth to Maryville, Tennessee" (Alcoa Regional Planning Commission, August 1960), "Floodway, Little River Mile 5 to 16, Vicinity of Alcoa, Tennessee,:" (Alcoa Regional Planning Commission, April 1964), "Tennessee River Mile 622 to 639, Little River Mile 0 to 5, Vicinity of Maryville-Alcoa, Tennessee" (Alcoa Regional Planning Commission, April 1964), and "Alcoa, Tennessee Flood Study" (Tennessee Valley Authority, June 1989), which charts are made a part of these regulations.

(1) Along Small Streams and Watercourses

The developer, or other designated public officials, shall determine, on the basis of the watershed area and the probable runoff for the five hundred (500) year flood, the waterway area required to safely pass floodflows, or how close a structure may be located to the stream, and minimum floor elevations. All structures shall be located at least thirty-five (35) feet from the top of the bank of the channel (measured horizontally), unless it is demonstrated to the Alcoa Regional Planning Commission that a lesser distance but not less than twenty-five (25) feet is adequate based on engineering information.

(2) Along all Other Watercourses

All lands lying within thirty-five (35) feet of the top of the bank of the channel (measured horizontally), unless it is demonstrated to the Alcoa Regional Planning Commission that a lesser distance but not less than twenty-five (25) feet is adequate based on engineering information.

3. Methods Formulated for Determination of Unsuitable Land.

The planning commission shall not approve land unsuitable for subdivision due to flooding, bad drainage, steep slopes, rock formation or other features likely to be harmful to the health, safety and general welfare of the future residents unless adequate methods are formulated by the developer for meeting the problems created by the subdivision of such land. Such land within any plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or uses which shall not produce unsatisfactory living conditions.

F. Large Tracts or Parcels

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

G. Variances

Variances may be granted under the following conditions:

1. Where the subdivider can show that strict adherence to these regulations would cause unnecessary hardship (i.e., topographical problems or other such unusual circumstances that the property cannot be "reasonably" used without a variance or a "taking" would occur), or
2. Where the planning commission decides that there are topographical or other conditions peculiar to the site and a departure from these regulations will not destroy their intent.
3. Any variance granted shall be by 2/3 vote of the membership of the planning commission, and shall be stated in writing in the minutes of the planning commission.

H. Zoning and Other Regulations

No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms with the zoning ordinance.

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in the zoning regulations, building code, or other official regulations, the highest standard shall apply.

ARTICLE IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

A perfectly prepared and recorded subdivision or 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.

No approval for a preliminary and/or a final plat shall be considered by the planning commission for an applicant who, prior to approval of the preliminary and/or final plat, is in violation of any other pertinent sections of the Alcoa Municipal Code, ordinances, or Alcoa Subdivision Regulations of the City of Alcoa in any development within the City of Alcoa.

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 streets and alleys, to install curbs, gutters, sidewalks, sewers, storm water sewerage and structures and water mains, and all other appropriate utilities and to provide community open space, in accordance with specifications established in this and other sections of these regulations. Where specifications adopted by the City or other local or state agencies conflict with standards and specifications set forth in these regulations, the higher set of standards or specifications, as determined by the planning commission, shall govern.

1. Monuments

- a. Iron pins shall be set at all street right-of-way corners, at all points where the street right-of-way lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street.
- b. All other corners and points shall be marked with iron pipe or solid steel rod not less than three-fourths (3/4) inches in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.

2. Grading

All streets and roads 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 will 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.
- b. Cuts—All tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the subgrade. Rock, when

encountered, shall be scarified to a depth to twelve (12) inches below subgrade.

- c. Fill and Backfill—All fill material shall be free of waste or organic matter and shall not contain any rock exceeding eight (8) inches in maximum dimension. Material shall be placed in layers of not more than six (6) inches and compacted to ninety-five percent (95%) of maximum density using AASHTO Designation T 99 "Standard Method". All unsatisfactory material in the subgrade shall be removed to a depth of not less than two (2) feet below subgrade and refilled with suitable material.
- d. Subgrade Compaction—The top eight (8) inches of the entire subgrade (cuts and fills) shall be compacted to the fill requirements.

3. Storm Drainage (See Article III, A, 15)

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

- a. All pipe shall be either reinforced concrete, corrugated metal, or corrugated plastic. Other materials may be approved on a case-by-case basis by the city engineer. All storm sewers beneath public roads shall be reinforced concrete.
- b. All culverts over twenty-four (24) inches shall be carried to the right-of-way limits and be constructed with suitable headwalls, and culverts less than twenty-four (24) inches shall be constructed with tapered ends or endwalls.
- c. Specific plans for accommodating storm runoff including, but not limited to, the following information: the locations, sizes, and profiles of storm drains and culverts; data and computations used in making the determinations of the sizes of storm drains and culverts; and other pertinent information necessary in dealing with storm drainage problems shall be submitted to the planning commission. Drainage facilities shall be designed to prevent flooding or ponding on building sites. Sites for septic tanks and drainfields shall be indicated on the drainage plans.

For specifications, please refer to the Alcoa Public Works' Standards.

4. Roadway Improvements

Shall be as defined by the standards of the Public Works Department of the City of Alcoa. The subdivider shall provide extruded curbs and gutters as specified in these standards, on both sides of all new streets, and meet all street and curb construction standards.

Streets, Curb and Gutter Construction Standards

	Stone	Bituminous Base	Bituminous Surface	Curb and Gutter
Minor Collector	8" (2 runs)	3" "B" mix	1-1/4"	30" curb, rolled, mountable
Local Residential	6"	2-1/2"	1-1/4"	30" curb, rolled, mountable
Local Commercial	8" (2 runs)	3" "B" mix	1-1/4"	30" wide, barrier type, curb and gutter
Minor Residential	6"	2-1/2"	1-1/4"	30" curb, rolled, mountable
Frontage Roads	8" (2 runs)	3" "B" mix	1-1/4"	30" curb, rolled, mountable

All other street classifications will be designed according to prevailing industry standards, as specified by the Tennessee Department of Transportation and the Asphalt Institute.

5. Installation of Utilities

- a. All utilities, including electrical, telephone, and other utility facilities shall be installed underground by the subdivider, unless, in the opinion of the planning commission or city engineer, special conditions require otherwise. In such event, such installation shall be directed by the planning commission or city engineer or the designee of these individuals.
- b. After grading is completed and approved and before any base is applied, all of the underground works including sewers, water mains, gas mains, electrical wiring, telephone lines, etc. shall be installed completely and thoroughly throughout the length of the road.

6. Water Supply System

- a. Water mains properly connected with the community water supply system 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.
- b. The size of water mains, the location and type of valves and hydrant, the amount of soil cover, the pipes and other features of the installation shall be approved by the Tennessee Department of Environment and Conservation and shall conform with accepted standards of good practice for municipal water systems.
- c. All new or replacement water supply systems, together with attendant facilities, proposed to be located within a floodplain shall be designed and constructed so as to minimize or eliminate flood damage.

7. Sanitary Sewers

- a. All lots connected to a sewerage system shall be approved by the city engineer. They shall meet all requirements of the Tennessee Department of Environment and Conservation.

- b. All new or replacement sanitary sewer systems, together with attendant facilities, proposed to be located within an area subject to flood shall be designed and constructed so as to minimize or eliminate flood damage.

8. Erosion Control

The planning commission shall require that all new development to be in conformance with the grading, soil erosion and sedimentation control regulations as set forth by the City of Alcoa, Tennessee, the State of Tennessee, or other regulatory agency.

An erosion control bond is required prior to the issuance of a grading permit by the city engineer. The amount will be determined by the city engineer at his (her) discretion based on area disturbed, surrounding area, and nearby waterways.

9. Street and Traffic Signs

Street name signs shall be placed appropriately by the developer or subdivider in new subdivisions. The subdivider shall provide and install street and stop signs where indicated by the city, with said signs to conform to city standards.

10. Sidewalks

- a. Sidewalks shall be build on at least on side of al new streets of residential subdivisions of average lot areas ranging from ten to fifteen thousand (10-15,000) square feet and greater. Sidewalks will not be required in the subdivision of property involving lot line revisions or subdivisions of less than five (5) lots (or where there is street construction planned/scheduled. In such cases, some form of financial assurance will be required to install said sidewalk at a later date).
- b. Sidewalks shall be located no less than one (1) foot from the property line (in the right-of-way) to prevent interference or an encroachment by fencing, walks, hedges or other plantings or structures placed on the property line at a later date. In residential zones there shall be a three (3) foot grass strip between the curb and the edge of the sidewalk. Any deviation from this requirement must have approval by the city engineer. Sidewalks shall be five (5) feet wide and four (4) inches thick. In cases where located adjacent to curb, sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial zones and on arterials, sidewalks shall be five (5) feet wide and four (4) inches thick. The specific construction standards for all types of sidewalks area located in the public works standards of the City of Alcoa, and Appendix C at the end of this document.
- c. All sidewalk construction shall be done at approximately the time the streets and curbing are installed. The builder shall be responsible for replacement of any broken sidewalk before a certificate of occupancy is issued.

11. The applicant shall place with the City of Alcoa some form of financial assurance which covers roads, drainage, erosion control and sidewalk construction (the facilities). The purpose of this assurance is to pay for or reimburse the city for the cost of any maintenance or repair required to be made (in the sole opinion of the city engineer) to the facilities during the two (2) year period following the completion of construction of the facilities, which have not been repaired by or at the expense of the constructing contractor. Such amount shall be determined on a project by project basis. The city engineer will provide the planning commission staff and applicant with the appropriate amount based on the size and complexity of the project. Such financial assurance shall be for a period of two (2) years. If all deficiencies have not been repaired by the end of the two (2) year period, the applicant may petition the planning commission to extend the financial assurance. Typically, the city will entertain such financial instruments which include but are not limited to the following financial assurance: surety bond, escrow agreement, letter of credit or cash. The financial assurance shall be approved by the planning commission staff prior to the planning commission secretary's signature being affixed to the final plat, with commencement of the two (2) year maintenance period beginning upon written notice of acceptance or approval of the city engineer.
12. The applicant may be required to place a public road/drainage financial assurance instrument with the city prior to the issuance of a grading permit, to ensure the maintenance and safety of existing improvements. The amount will be set by the city engineer at his (her) discretion based on adjacent street condition and/or presence, nature, and conditions of nearby drainage structures, and other location specific appropriate considerations. The assurance may be cashed by the city to pay for repairs or maintenance to the existing streets and/or rights-of-way or drainage structures damaged as a result of the new construction and/or transportation of materials to a construction site. Such assurance will only be valid throughout the construction period. End of construction period shall be evidenced by the last to occur of signatures on final plat or release of any completion bonds. The city may accept appropriate financial instruments which include but are not limited to the following: surety bond, escrow agreement, letter of credit or cash. In the event repairs are necessary, the city reserves the right to issue a stop work order on activities related to said construction determined to be causing damage which shall remain effective until released by the city engineer.
13. A developer will be responsible for the maintenance and repair of improvements made for a period of twenty-four (24) months and for the correction of any deficiency identified within that same twenty-four (24) month period.

B. Guarantee in Lieu of Completed Improvements

No final subdivision plat shall be approved by the planning commission or accepted for recordation by the county register of deeds until the required improvements listed or agreed upon are constructed in a satisfactory manner and approved by the planning commission.

In lieu of completed improvements, the planning commission on behalf of the City of Alcoa may accept any of the following methods of bonding cost whereby improvements may be made and utilities installed without cost to the City of Alcoa in the event of default by the subdivider or developer. Method of bonding cost will be determined by the developer and the planning staff, approved by the planning commission.

1. A surety bond or performance bond, from the subdivider or developer, to the City of Alcoa in the full amount of the estimated cost of improvements plus fifteen percent (15%) administrative and inflationary cost required under the subdivision regulations.
2. A certified check posted with the City of Alcoa for the full amount of the estimated cost of installing all required improvements with a fifteen percent (15%) administrative and inflationary cost added to the total cost.
3. An escrow account opened with the City of Alcoa in the full amount of the estimated cost of all required improvements with a fifteen percent (15%) administrative and inflationary cost added to the total cost.
4. A notarized letter of credit from a federally insured lending institution submitted to the City of Alcoa in the full amount of the estimated cost of required improvements with a fifteen percent (15%) administrative and inflationary cost added to the total cost.

The conditions of each bond shall provide for a default thereof if the improvements covered by such bond have not been approved and accepted by the City of Alcoa within a period of not to exceed twelve (12) months 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 during the bond that the extent of the building development that has taken place in the subdivision is not sufficient to warrant all the improvements covered by such bond, that required improvements have been installed as provided in this section in sufficient amount to warrant reduction in the face amount of said bond, or that the character and the extent of such development requires additional improvements, then the face value of such bond shall thereupon be reduced or increased by the determined amount so the new face value of the bond will reflect the cost of improvements or savings to the developer or subdivider.

ARTICLE V. ENFORCEMENT AND PENALTIES FOR VIOLATIONS

The enforcement of these regulations and penalties for the unapproved recordation or transfer of land is provided by state law in the authority granted by public acts of the State of Tennessee.

A. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the Alcoa Planning Region shall be admitted to the land records of the county or received or recorded by the county register of deeds until said plat or plan has received final approval in writing by the planning commission as provided in Section 13-4-302, Tennessee Code Annotated.
2. No board, public officer or authority shall light any road, lay or authorize the laying of water mains or sewers, or the constructions of other facilities or utilities in any road located within the planning region unless such road shall have been accepted, opened or otherwise received the legal status of a public road prior to the adoption of these regulations, or unless such road shown on a subdivision plat approved by the planning commission, or on a road plan made and adopted by the planning commission as provided in Section 13-4-307, Tennessee Code Annotated.

B. Penalties

1. No county register shall receive, file, or record a plat of a subdivision within the planning region without the approval of the planning commission as required in Section 13-4-302, Tennessee Code Annotated, and any county register so doing shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law.
2. Section 13-4-306, Tennessee Code Annotated, 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 chapter and before such plat be recorded in the office of the appropriate county register, shall be deemed guilty of a misdemeanor, punishable as other misdemeanors as provided by law; 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. Any building or structure erected or to be erected in violation of the subdivision regulations shall be deemed an unlawful building or structure, and the building inspector of the municipality or other official designated by the chief legislative body and/or the city attorney or other official designated by the board of commissioners may bring

action to enjoin such erection or cause it to be vacated or removed as provided in Section 13-4-308, Tennessee Code Annotated.

APPENDIX A

PERFORMANCE BOND FORM

KNOW ALL MEN by these presents:

WHEREAS _____ Principal herein is the owner and developer of the _____ subdivision located in Alcoa, Tennessee and _____ a surety company authorized to do business in the State of Tennessee (hereafter called the "surety"), and

WHEREAS, the plans and specifications of said subdivision showing the location, construction and installation of streets, roads, curbs and utilities and other improvements therein have been filed with the Alcoa 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, roads, sidewalks, curbs, and utilities, and all after other improvements therein have been filed with the Alcoa 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, roads, sidewalks, curbs, and utilities, and all other improvements in the said subdivision in accordance with the said plans and specifications now on file, pending final approval by the said planning commission.

NOW, THEREFORE, the _____, as Principal and _____, as Surety, do hereby firmly bind the Alcoa Regional Planning Commission for and on behalf of Alcoa, 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, roads, curbs, and all other improvements therein called for by the plans thereon and same to be completed on or before the _____ day of _____ 20____, and upon the completion thereof this obligation to be 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 herein referred to 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 from thirty (30) to ninety (90) days.

WITNESS our hands this the _____ day of _____ 20__.

WITNESS:

Principal

Surety

APPENDIX B

GUIDE TO STREET NAMING AND SUFFIXING

Names

Streets within a subdivision or other general area should be named somewhat systematically, for example:

<u>Subdivision</u>	<u>Theme for Street Name</u>
Country Manor	Trees native to the region
Sugar Wood Estates	Names of States
Confederate Hills	Southern Generals
Valley View	Mountains of the Smokies
London Town Estates	Names of English Towns

Names should be simple, easy to spell and pronounce, and sufficiently dissimilar to others in the urban area to avoid confusion.

Arteries should be named, if after a town or other area to which they lead, after a place sufficiently distant that the artery will not have two names within the urban area. Collectors are appropriately named after the subdivision itself, the general area in which located, or other name denoting generality. Minor streets are best named with specific examples of the general name of the collector, which they intersect.

Suffixes – Street suffixes should conform generally with the common understanding of their meaning and should relate to the classification of the street to which applied and the nature of the area through which they pass, as follows:

Avenue – A thoroughfare running principally in a north-south direction and usually terminates at an east-west street.

Boulevard – A street divided by a landscaped center island and generally designated by a name, not a number used as a name. This thoroughfare must connect at least two sections and act as a collector.

Circle – A loop street (or cul-de-sac with landscaped center in its turnaround) or other street on the perimeter of a small circular park.

Court – A cul-de-sac (or P-shaped loop street).

Drive – A (usually scenic) way for leisurely driving; hence, a minor residential street or U-shaped loop street of significant length.

Highway – An artery usually built and maintained with state or federal participation.

Lane – A narrow street not intended for through traffic; hence, a loop street.

Parkway – A special scenic route or park drive associated with an expressway or freeway.

Pike – An artery, usually with some historical significance because of widespread use of private toll roads in the past. A turnpike in modern use connotes payment of a toll.

Place – A cul-de-sac or permanent dead-end road, short in length.

Plaza – A street around the periphery of a square, usually a busy or paved one or a park.

Road – Limited thoroughfares that are frequently used, have heavy traffic volume, and run in any direction.

Street – Roads that generally run in an east-west direction and usually terminate at a north-south avenue.

Terrace – A land service street, especially a loop street, which follows a hillside contour.

Way – Dead-end rights-of-way under one thousand 1,000 feet running at oblique angles to the four points of the compass. A minor street that changes direction or beings and ends on the same thoroughfare.

APPENDIX C

SIDEWALK CONSTRUCTION GENERAL REQUIREMENTS

Regardless of the zoning classification, the following widths and thickness are required:

Major Arterial	Five (5) feet wide Four (4) inches thick – concrete (Stone four (4) inches thick)
Minor Arterial	Five (5) feet wide Four (4) inches thick – concrete
Major Collector	Five (5) feet wide Four (4) inches thick – concrete
Minor Collector	Five (5) feet wide Four (4) inches thick – concrete
Local Residential	Five (5) feet wide Four (4) inches thick
Local Commercial	Five (5) feet wide Four (4) inches thick
Minor Residential	Five (5) feet wide Four (4) inches thick
Frontage Road	Five (5) feet wide Four (4) inches thick

Sidewalks shall have wire mesh reinforcing **or** be constructed of fiber mesh concrete at one and one half pounds of fiber per yard of concrete, and concrete shall be placed over two (2) inches of stone except where noted.

Repairing

Repair sections of concrete sidewalk which:

1. Do not conform to the proper grade.
2. Contain cracks or other defects, which impair strength or safety of the sidewalk.
3. Have been damaged or discolored during construction.
4. Do not conform to the requirement of handicapped accessibility.

Make repairs by removing and replacing defective sections between expansion joints.

Please see City of Alcoa Public Works' Standards for specifications as to form material, concrete mix design and construction.