

**SUBDIVISION REGULATIONS**  
**FOR**  
**ROCKWOOD, TENNESSEE AND ITS PLANNING REGION**

**Prepared by the**  
**ROCKWOOD REGIONAL PLANNING COMMISSION**

**Assisted by the**  
**East Tennessee Development District**  
**Planning Advisory Service**

**Adopted November 1998**

**Printed 2013**

\*Any amendments of this document made subsequent to adoption will be inserted following the Appendix

**SUBDIVISION REGULATIONS**  
**FOR**  
**ROCKWOOD, TENNESSEE AND ITS PLANNING REGION**

**Prepared by the**  
**ROCKWOOD REGIONAL PLANNING COMMISSION**

**Assisted by the**  
**East Tennessee Development District**  
**Planning Advisory Service**

**Adopted November 1998**

**Printed 2013**

**\*Any amendments of this document made subsequent to adoption will  
be inserted following the Appendix**

## TABLE OF CONTENTS

<u>ARTICLE</u>	<u>PAGE</u>
I. PURPOSE, AUTHORITY, AND JURISDICTION	
A. Purpose	1
B. Authority	1
C. Jurisdiction	1
II. PROCEDURE FOR PLAT APPROVAL	
A. General	2
B. Concept Plan for the Subdivision	3
C. Preliminary Plat	3
D. Final Plat	5
III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN	
A. Streets	11
B. Blocks	15
C. Lots	16
D. Public Use and Service Areas	17
E. Suitability of the Land	18
F. Land Subject to Flooding	18
G. Large Tracts or Parcels	18
H. Variances	18
I. Planned Unit Developments	19
J. Zoning or Other Regulations	19
IV. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL	
A. Monuments or Corner Markers	20
B. Stormwater Control	20
C. Street Design Standards	21
D. Sidewalks	25
E. Water Supply System	25
F. Sanitary Sewers	26
G. Street Name Signs and Traffic Control Signs	26
H. Requirements for Acceleration and Deceleration Lanes	26
I. Electric Transmission Lines	26
J. Guarantee in Lieu of Completed Improvements	26
V. ENFORCEMENT AND PENALTIES FOR VIOLATIONS	
A. General	28
B. Enforcement	28
C. Penalties	28
VI. ADOPTION AND EFFECTIVE DATE	30

**TABLE OF CONTENTS**  
**continued**

APPENDIX I.	CEMENT CONCRETE CURBING AND SIDEWALKS	32
APPENDIX II.	STREET TESTING SCHEDULE	36
APPENDIX III	TALBOT' S FORMULA	38

**ARTICLE I**

**PURPOSE, AUTHORITY, AND JURISDICTION**

**A. Purpose**

The subdivision of land is a crucial process in community development. The manner in which property is divided into lots and provided with public facilities affects both the persons who purchase such lots for homes and businesses and the general community. Therefore, the purpose of these regulations is to establish minimum standards of design in order to ensure that the subdivision of land into lots is accomplished in a manner consistent with community development policies.

**B. Authority**

These subdivision regulations are adopted and may be amended under authority granted by Section 13-3-101 through 13-3-105 and Sections 13-4-301 through 13-4-309, Tennessee Code Annotated. The planning commission has fulfilled the requirements set forth in this act as prerequisite to the adoption of such regulations. A certified copy of the major road plan for the City of Rockwood and the Rockwood Planning Region is on file in the office of the Register of Deeds of Roane County, Tennessee.

**C. Jurisdiction**

These regulations shall govern the division of all property meeting the definition of "subdivision" which lies within the corporate limits of Rockwood, Tennessee and within its planning region. In accordance with 13-4-301, Tennessee Code Annotated, the following divisions of property are considered to be subdivisions and therefore must meet the provisions of these regulations: a division where one (1) or more of the resulting lots is less than five (5) acres in size; divisions

where a new means of access or public water or public sewer is required, regardless of the size of any or all or the lots; further division of lots created by previous subdivision activity; and rearrangement of lot lines, easements, rights-of-way, and similar changes to previously recorded plats. Any owner of land within the city wishing to subdivide land shall submit to the planning commission a plat of the subdivision prepared in accordance with applicable provisions of Articles II, III, and IV of these regulations. Questions regarding whether or not proposed land division activities are subdivisions should be directed to the planning staff.

## ARTICLE II

### PROCEDURE FOR PLAT APPROVAL

#### A. General

1. Any owner of land lying within the area of jurisdiction of the planning commission who wishes to subdivide such land, as defined in Article I, C, for the purpose, whether immediate or future, of sale or building development, shall submit a plat of such proposed subdivision to the planning commission for approval and shall obtain such approval prior to the filing of the 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 sections of this Article. No plat of a subdivision of land within the area of planning jurisdiction shall be filed or recorded by the county register without the approval of the planning commission as specified herein.
2. The procedure for review and approval of a subdivision plat consists of three (3) separate steps. The first step requires the submission of a general concept plan for a proposed subdivision, and this should be reviewed by the planning commission prior to the submission of a preliminary plat. Prior to beginning grading or other earthmoving activities related to site preparation, street, utility, or other improvements, the subdivider shall submit a preliminary plat to the planning commission. The preliminary plat shall be prepared in accordance with Section B of this Article. Upon approval of a preliminary plat, the subdivider may proceed with site preparation and construction of improvements. At such time as all required improvements have been installed or appropriate security provided to guarantee the installation of such improvements, the subdivider may present a final plat to the planning commission. The final plat shall be prepared in accordance with Section C of this Article. Upon receiving final approval and the certifying signature of the planning commission secretary, the subdivider may record the plat in the office of the county register of deeds and may thereafter sell, transfer or otherwise negotiate for the sale of property within the subdivision.

## **B. Concept Plan for the Subdivision**

At least ten (10) days prior to the meeting at which it is to be considered, the subdivider shall submit eight (8) copies of a concept plan to the office of the Rockwood Building Official (in the Rockwood Municipal Building). The concept plan shall provide general information to the planning commission regarding the proposed layout of the subdivision. The plan shall be drawn to scale and it shall include lot lines, rights of way (existing and proposed), and notations on the availability of utilities and any major terrain features. Following approval of the concept plan the subdivider may then prepare a preliminary plat for the consideration of the planning commission.

## **C. Preliminary Plat**

1. At least ten (10) days prior to the meeting at which it is to be considered, the subdivider shall submit eight (8) copies of the plat to the office of the Rockwood Building Inspector (in the Rockwood Municipal Building). The plat shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet.
2. The preliminary plat 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 and shall include the following information:
  - a. The proposed subdivision's name and location, the name(s) and address(es) of the owner(s), and the name of the designer of the plat who shall be an engineer or registered surveyor.
  - b. Date, approximate north point, and graphic scale.
  - c. The location of all existing property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, and any public utility easements or lines, detention basins, the zoning classification of the land to be subdivided and of the adjoining land, and the names of adjoining property owners or subdivisions.
  - d. Plans of proposed utility layouts (sewers, water, gas, fire hydrants, street lights, and electricity) showing feasible connections to the existing or any proposed utility systems. When such connections are not practical, the plat shall note that individual water supply and/or sewage disposal systems are proposed.

- e. If a new street is proposed for a subdivision, then a stormwater drainage plan shall be prepared by a surveyor, engineer or landscape architect. The subdivider shall be responsible for the implementation of needed erosion control measures on the subdivision site.
  - f. The proposed locations, dimensions, and names of proposed streets, easements, parks, and other open space reservations, lot lines, building setback lines, and utilities. Profiles of all proposed streets shall be required showing natural and finished grades, drawn to a scale of not less than one (1) inch equals twenty (20) feet vertical and one (1) inch equals one hundred (100) feet horizontal.
  - g. Contours at vertical intervals of not more than five (5) feet. The contours shall not be interpolated from a TVA or USGS Quad Map.
  - h. The total acreage of the land to be subdivided and the approximate area of each lot.
  - i. Location map showing relationship of subdivision site to the surrounding area.
  - j. If any portion of the land being subdivided is subject to flood as defined in Article III, Section F, the area subject to flood shall be shown and all applicable provisions met for the Rockwood Flood Damage Prevention Ordinance and the Roane County Flood Damage Prevention Resolution. In addition, other applicable information on flood elevations provided by Federal or State sources shall be utilized with respect to the determination of areas subject to flood (see also, Article III, A, 4).
3. A subdivider may omit the submission of a preliminary plat, submitting only a final plat if all the following conditions are met:
- a. The proposed subdivision does not contain more than five (5) lots.
  - b. 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, installation, or improvement of any public improvements shall require submission of a preliminary plat as prescribed by Section B above.
  - c. The subdivider has consulted informally with the planning commission and/or planning staff for advice



and assistance before preparation of a final plat and its formal application for approval.

4. Within thirty (30) days after the planning commission meeting at which a preliminary plat is considered, the planning commission shall approve or deny approval of the plat or approve the plat subject to modifications. If the plat is approved subject to modifications, the nature of the required modifications shall be set out in the minutes of the commission, or if approval is denied, reasons for denial shall be similarly stated in the minutes of the commission.
5. One (1) copy of the preliminary plat shall be retained in the planning commission files, one (1) copy shall be provided to the planning staff, and one (1) copy shall be returned to the subdivider at the time of approval or denial with any notations as to required changes, if any.
6. Upon approval of the preliminary plat, the subdivider may proceed with the installation of public improvements. A revised preliminary plat shall be submitted to the planning commission for approval should any substantial changes be proposed to the subdivision following preliminary plat approval. Substantial changes shall include, but shall be not limited to, changes in location of street right-of-way, decrease or increase in waterline size, or changes in location or capacity of stormwater management facilities.
7. Approval of the preliminary plat shall not be construed as assuring approval of the final plat.
8. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within twelve (12) months from the date of such approval unless an extension of time is applied for and granted by the planning commission.

#### **D. Final Plat**

1. At least ten (10) days prior to the meeting at which it is to be considered, the subdivider shall deliver to the office of the Rockwood Building Inspector (Rockwood Municipal Building) eight (8) copies of the final plat drawn to a scale of one (1) inch equals one hundred (100) feet on sheets no larger than 18 x 24 inches in size. When more than one sheet is required, an index sheet shall be provided. The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at the time,

provided however, that such portion conforms to all requirements of these regulations.

2. The final plat shall show:

- a. The lines of all streets and roads, alley lines, building setback lines, lots numbered in numerical order, lot areas, reservations for easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- 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 true 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 minute.
- d. Location and description of monuments. (see Article IV, A)
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- f. Date plat was prepared, name of subdivision, name of owner(s), civil district, deed book and page number, graphic scale, and true north point.
- g. Location map showing site in relation to the surrounding area.
- h. If any portion of the land being subdivided is subject to flood, according to Rockwood or Roane County FIRM's or Floodway Maps, then that land shall be identified on the plat.
- i. Street numbers, if assigned by the property numbering authority.

3. The following certificates shall be presented on the final plat:

- a. Certification showing that applicant is the land owner and dedicates streets, right-of-ways, and other sites, as may be applicable, for public use.
- b. Certification by surveyor or engineer as to accuracy of survey and plat and placement of monuments.

- c. Certification by the utility provider that the water supply system meets requirements of the controlling state agency.
  - d. Certification by the county department of environmental health that the subsurface sewage disposal system(s) is approved or that the public sewerage system meets requirements of the controlling state agency.
  - e. Certification by the appropriate city or county authority that all streets and appurtenances have been installed in accordance with established standards.
  - f. Certification by E-911 Coordinator that street or road names are acceptable.
  - g. Certification by electric utility representative that electrical lines have been installed, or guaranteed for installation, to serve all lots in the subdivision.
  - h. Certification for recording by planning commission secretary. The signature of the planning commission secretary shall not be placed on the plat until final plat approval has been granted and all other required certifying signatures obtained.
4. Within thirty (30) days after the planning commission meeting at which the plat is considered, the planning commission shall approve or deny approval of the plat. If the plat is denied approval, the grounds for denial shall be stated in the minutes of the planning commission. If approved, one (1) copy shall be retained in the planning commission files and one (1) copy shall be provided to the planning staff.
5. Approval of the final plat by the planning commission shall not constitute the acceptance by the public of the dedication of any street or other public way or ground. ***The subdivider shall be responsible for obtaining from the city's or county's governing body its formal acceptance of any public street or other facility.***

*Examples for each of the certification forms are provided below:*

**SUBDIVISION CERTIFICATION FORMS**

**1. CERTIFICATION OF OWNERSHIP AND DEDICATION**

This is to certify that the owner(s) of the property shown and described hereon hereby adopt this subdivision plat and dedicate all streets, alleys, walks, parks, or other public ways and open space to public or private use as noted.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner(s)

**2. CERTIFICATION OF ACCURACY OF SURVEY**

I certify that the plat shown and described hereon is a true and correct survey to the accuracy required by the Rockwood Regional Planning Commission, and, that monuments have been placed as shown hereon in accordance with the specifications of the Rockwood Regional Planning Commission.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Surveyor/Engineer

**3. CERTIFICATION OF APPROVAL OF WATER SYSTEMS**

I certify that the water system installed, or proposed for installation along with the financial guarantee provided, fully meets requirements of the State of Tennessee.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative of Utility Provider

4a. **CERTIFICATION OF SEWERAGE SYSTEM (public or community system)**

I certify that the sewage disposal system installed, or proposed for installation along with the financial guarantee provided, fully meets the requirements of the State of Tennessee and is approved as shown with all restrictions/conditions as noted. (not required if 4b is applicable)

---

Date

---

Authorized Signature of Utility Provider

4b. **CERTIFICATION OF SUBSURFACE DISPOSAL (septic system)\***

Subdivision is approved for subsurface sewage disposal. Owner/developer shall obtain from the appropriate county department of environmental health a permit for each lot prior to any construction on the property. The permit shall establish the maximum size dwelling and the specific location of the primary and the secondary disposal areas. Owner/developer shall not do any construction or mutilation (cutting or filling) of the so designated primary and secondary disposal area without the prior approval of the appropriate county department of environmental health.

---

Date

---

Authorized Representative of Roane County  
Department of Health

\*Planning commission will accept substitute or additional language of the county department of health.

5. **CERTIFICATION OF STREETS**

I certify that streets and related appurtenances installed, or proposed for installation along with the financial guarantee provided, fully meet the specifications established by the Rockwood Regional Planning Commission.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative of City or County

6. **CERTIFICATE OF APPROVAL OF STREET NAME(S)**

I certify the street names on this plat have been reviewed and are acceptable in accordance with the policies of the Roane County Communications District.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Representative of Roane  
County E-911 Coordinator

7. **CERTIFICATION OF ELECTRIC LINES**

I certify that electric lines have been installed in an acceptable manner and according to the requirements of this company, or a letter of credit, or other security bond has been posted with the planning commission to assure completion of all required improvements in case of default.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Electric Utility Representative

8. **CERTIFICATE OF APPROVAL FOR RECORDING**

I certify that this plat has been found to comply with the subdivision regulations for the Rockwood Regional Planning Commission, with the exception of such variances, if any, which are noted in the minutes of that planning body. All improvements have been installed or an acceptable surety posted in order to assure completion. This plat is approved for recording in the office of the county register of deeds.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary, Rockwood Regional  
Planning Commission

## ARTICLE III

### GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

#### A. *Streets*

##### 1. *Conformity to the Major Road Plan*

The location and width of all streets and roads shall conform to the official major road plan adopted by the planning commission.

##### 2. *Relation to Adjoining Street System*

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

##### 3. *Private Streets and Reserve Strips*

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

##### 4. *Streets Within Flood Hazard Areas*

No street shall be approved in a flood hazard area if it is less than one (1) foot above the base flood elevation designated by the Rockwood Flood Damage Prevention Ordinance or Roane County Flood Resolution. The planning commission shall require profiles and elevations of streets in areas subject to flood. Fill may be used for streets provided such fill does not increase flood heights, and provided that such proposed streets are not located within a defined floodway. In addition, the street pattern shall be designed so that in time of flood each lot shall be readily accessible to emergency vehicles.

##### 5. *Street Right-of-Way Widths*

The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major road plan, or if not shown on such plan, shall not be less than as follows:

- a. *Arterial Streets or Highways* 80-150 feet, or  
as may be  
required.

Streets used primarily for fast or heavy traffic,  
and to convey traffic through and outside of the  
city.

- b. *Major Collector Streets* 60 feet

Streets generally used to collect traffic from minor  
collector and local streets and to provide access to  
arterial streets for movement through and outside of  
the community. With appropriate site planning, such  
as frontage roads, joint use driveways, connecting  
parking areas, etc., major collectors may be used to  
provide access to land uses which usually generate  
high traffic volumes.

- c. *Minor Collector Streets* 60 feet

Streets generally used to collect traffic from local  
streets and to provide access to major collector and  
arterial streets and/or to provide adequate access  
to land uses which generate somewhat higher traffic  
volumes than local streets.

- d. *Local Streets* 50 feet

Streets generally used to provide access to abutting  
low density residential uses and other land uses  
which usually generate low traffic volumes.

- e. *Cul-de-sac Streets* 50 feet

Streets designed to temporarily or permanently  
restrict through traffic (see page 15 below).

- f. *Marginal Access Streets* 50 feet

Marginal access streets are minor streets which are  
parallel to and adjacent to collector or arterial  
streets and highways which provide access to  
abutting properties and protection from through  
traffic.

- g. *Alleys (if approved)* 20 feet

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

In cases where topography or other physical  
conditions make a street of the required minimum  
width impracticable, the planning commission may



modify the above requirements. Through proposed neighborhood or local business areas the street widths shall be increased ten (10) feet on each side to provide for movement of vehicles into and out of necessary off-street parking areas without interference to traffic.

6. *Additional Width 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 an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

7. *Restriction of Access to Collector and Arterial Streets*

Where a subdivision abuts or contains an existing or proposed collector or arterial street, the planning commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as may be necessary to restrict the points of access onto such street in order to adequately protect both the safety of the traveling public and adjoining residential properties.

8. *Street Grades*

Grades on arterial and major collector streets shall not exceed seven (7) percent. Grades on other streets shall not exceed fourteen (14) percent, except that no grade shall exceed three (3) percent within fifty (50) feet of an intersection.

9. *Horizontal Curves*

Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets sixty (60) feet or more in width, the centerline radius of curvature shall be not less than three hundred (300) feet and on other streets not less than one hundred and ten (110) feet.

#### 10. *Vertical Curves*

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said distance being measured from the driver's eyes, which are assumed to be four and one-half (4-1/2) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all proposed roads showing natural and finished grades drawn to a scale of not less than one (1) inch equals one hundred (100) feet horizontal, and one (1) inch equals twenty (20) feet vertical, shall be required and submitted with the preliminary plat.

#### 11. *Tangents*

A tangent of at least one hundred (100) feet in length shall be introduced between reverse curves on arterial and collector streets.

#### 12. *Intersections*

Street intersections shall be as nearly at right angles as is possible. No intersection, however, shall be at an angle of less than sixty (75) degrees.

Property line radii at street intersections shall not be less than twenty (20) feet. Wherever necessary to permit the construction of a curb having a desirable radius without reducing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

#### 13. *Street Jogs*

Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be allowed.

#### 14. *Cul-de-sac Streets (Permanent and Temporary)*

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than one thousand (1,000) feet long unless necessitated by topography, as measured along the centerline of such street from the entrance street right-of-way to the center of the turnaround. Such streets shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty-six (86) feet and a street right-of-way diameter of at least one hundred and ten (110) feet. Where warranted, the planning commission may approve an alternate turnaround design, such as a "T" or "Y"

turnaround. However, the county road superintendent shall be consulted for any alternative design proposed for a subdivision located outside the City of Rockwood.

- b. Where, in the opinion of the planning commission, it is desirable to provide for future street access to adjoining property, proposed streets shall be extended to the boundary of such property. Such streets shall be provided with a temporary turnaround having a roadway diameter of at least eighty-six (86) feet.

#### 15. *Private Streets and Reserve Strips*

Every lot in subdivided property shall be served from a publicly dedicated street. No private streets shall be platted in any subdivided property. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the city under conditions approved by the planning commission..

#### 16. *Street Names*

Proposed streets which are obviously in alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of a difference in the proposed suffix such as "street", "avenue", "boulevard", "drive", "place", "court", or "way". All final plats must bear the certificate of approval of the street name(s) from the Roane County Emergency Communications District.

### **B. Blocks**

#### 1. *Length*

Blocks shall not be less than four hundred (400) nor more than twelve hundred (1200) 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 (1) or more public crosswalks of not less than ten (10) feet in width to extend entirely across the block at locations deemed necessary.

#### 2. *Width*

Blocks shall be wide enough to allow two (2) rows of lots, except where reverse frontage on major streets and roads is provided or where prevented by topographical conditions or size of the property.

## C. Lots

### 1. Adequate Building Sites

Each lot shall contain an adequate building site outside of any easements, street right-of-ways, building setback lines, and subsurface wastewater systems, including future duplication areas for such systems.

### 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 fifty (50) feet upon a public street or road, except for turnarounds, in which case each lot must front for a minimum of thirty-five (35) feet.

### 3. Minimum size

- a. All lots which are served by public water and public sewer shall be at least seventy-five (75) feet in width at the building setback line, and shall be at least seventy-five (7,500) square feet in area.
- b. Residential lots served by public water, but located in areas in which a sanitary sewer system is not available and subsurface wastewater disposal systems or similar systems are planned, shall not be less than one hundred (100) feet wide at the building setback line or less than twenty thousand (20,000) square feet in area. Greater area may be required by the planning commission as indicated by data from percolation tests or as recommended by the county department of environmental health.
- c. Residential lots without a public water supply shall be at least two hundred (200) feet in width at the building setback line, and at least two (2) acres in area. However, an exception may be granted where a single parcel is separated from a larger tract without the intention of further subdivision.
- d. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.
- e. The size and width of lots shall in no case be less than the minimum requirements of any zoning ordinance in effect.

#### 4. *Building Setback Lines*

- a. The minimum depth of building setback lines from the street right-of-way line of minor streets shall not be less than thirty-five (35) feet and, in the case of corner lots, fifteen (15) feet from the side street. On collector streets the minimum setback line shall be forty (40) feet, and on arterial streets fifty (50) feet, unless a greater distance is deemed to be necessary by the planning commission or required by zoning district regulations.
- b. In the case of electric transmission lines where easement widths are not definitely established, there shall be a minimum building setback line from the center of the transmission line as follows:

<u>Voltage of Line</u>	<u>Minimum Building Setback</u>
46 KV	37-1/2feet
69 KV	50feet
161 KV and over	75 feet

#### D. *Public Use and Service Areas*

Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas.

##### 1. *Public Open Spaces*

Where a school, neighborhood park, recreation area, or public access to water frontage is shown on an official map or in a plan made and adopted by the planning commission and is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to and including a total of ten (10) percent of the gross area or water frontage of the plot for park, school, or recreation purposes.

##### 2. *Easements for Utilities and Drainage*

Except where alleys are permitted for the purpose, the planning commission shall require easements of at least ten (10) feet in width along all lot lines for poles, wires, conduits, storm and sanitary sewers, gas, water mains, or other utility lines. Easements of the same or greater width may be required along all lot lines or across lots, where necessary, for the extension of existing or planned utilities.

Where a subdivision or lot is traversed by a watercourse, drainageway, channel, or stream there shall be provided a stormwater easement or drainage right-of-way for the purpose of widening, deepening, relocating, improving, or protecting such drainage easement.

### **3. Community Assets**

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

### **E. Suitability of the Land**

Land which the planning commission has found to be unsuitable for subdivision due to flooding, poor drainage, steep slopes, rock formation, or lack of adequate infrastructure, shall not be subdivided unless adequate methods are employed by the developer for meeting the problems which would be created by the subdivision of such land in order that the health, safety, and welfare of lot purchasers and the community at large may be protected.

### **F. Land Subject to Flooding**

Areas subject to flooding are identified on the City of Rockwood Flood Insurance Rate Map, Revised, January 14, 1977 (I-01-04), and on the Roane County Flood Insurance Rate Map, Revised, July 5, 1984 (Community Panel Numbers 470267 0001-0165). Regulatory floodways are designated on the Flood Boundary and Floodway Map of Roane County, Tennessee, Revised on July 5, 1984 (Community Panel Numbers 470267 0001-0165). With regard to applicable floodplain regulations within the jurisdiction of the Rockwood Regional Planning Commission, the following documents should be consulted: Flood Damage Prevention Ordinance for Rockwood, Tennessee (see Rockwood Zoning Ordinance); and, the Floodplain Resolution for Roane County, Tennessee.

### **G. 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 streets in the future and for logical resubdivision.

### **H. Variances**

Variances to the provisions of these regulations may be granted by the planning commission so long as the intent of these regulations can be preserved when it finds that strict application of these regulations would create unnecessary hardship. Such hardship shall be found to be due to the

technical impracticality of the application of these regulations due to the topography, natural conditions, location, or unusual shape of a property which were not created by actions of the property owner. The planning commission may attach reasonable conditions to any such variance granted to preserve the intent of these regulations and to protect the general health, safety, and welfare of surrounding property and the community.

#### **I. Planned Unit Developments (PUD)**

Any subdivision in which individual lots are proposed to be smaller than the minimum size set out in these regulations or the minimum size allowed in the zoning district within which such subdivision is located may be permitted by the planning commission as a planned unit development (PUD). The overall project density, however, shall be no greater than that permitted in Article III, C, 3. In addition to the plat preparation requirements and improvement standards set out in these regulations, any subdivision proposed as a planned unit development shall also meet all applicable standards of the Rockwood Zoning Ordinance or Roane County Zoning Resolution concerning planned unit developments. The subdivider shall consult with the planning staff prior to beginning preparation of a PUD.

#### **J. Zoning or Other Regulations**

No final plat of land will be approved unless it conforms to applicable provisions of the Rockwood Zoning Ordinance. Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in the zoning ordinance, building code, or other governmental regulations, the highest standard shall prevail.

Driveways constructed to access lots within subdivided property shall meet the requirements of any applicable zoning or code standards in effect within the City of Rockwood or Roane County.

## ARTICLE IV

### DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

Prior to presenting a plat for final approval, the improvements set out in this article shall be installed and approved by the appropriate person or agency, or, a financial guarantee shall be provided to insure installation of all required improvements.

#### A. Monuments or Corner Markers

1. Flat top iron pins of not less than one-half (1/2) inch diameter and eighteen (18) inches long shall be set at all points where the street lines intersect the exterior boundaries of the subdivision, and, at angle points and points of curve in each street. The top of the iron pins shall have a cap or tag of noncorrosive material with the surveyor's registration number or company name stamped thereon.
2. All other lot corners shall be marked with iron pins not less than one-half (1/2) inch in diameter and eighteen (18) inches long.

#### B. Stormwater Control

##### 1. *Drainage Plan*

As noted in Article II, Section C (e), the planning commission shall require the preparation of a stormwater drainage plan where a new street is proposed for construction in a subdivision. The plan shall be submitted with the preliminary plat, and shall be prepared by a registered surveyor, engineer or architect. Where a street grade of six (6) percent or more is proposed, then rip rap shall be installed in the drainage ditches along the street. Rip rapping shall be installed, also, around the headwall of any culvert. If an enclosed (without open ditching) drainage system is proposed, then an engineer must prepare the plan. Culverts installed by the subdivider for stormwater drainage shall be adequate for the flow anticipated, but in no case shall be less than eighteen (18) inches in diameter. The length of culverts crossing under a street or road shall be at least thirty (30) feet, however longer culverts may be necessary in specific situations. Talbot's Formula generally shall be used to estimate the adequate diameter or size of drains or culverts, although an alternative method of estimation may be employed if it is widely accepted by engineering professionals.



## C. Street Design Standards

### 1. General Provisions

These design standards shall be considered *minimum standards*. The planning commission may apply a higher standard when deemed appropriate, such as but not limited to, construction of streets within industrial subdivisions.

After removal of topsoil and other materials from the right-of-way, in accordance with Section 201, Clearing and Grubbing and Section 202, Removal of Structures and Obstructions, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, the subdivider shall be responsible for notifying the city or county road official (whichever is applicable) both before and after any primary stage of the street or road construction process, including: road bed or subgrade preparation, pavement base preparation, and pavement application. The subdivider shall arrange for any needed inspections by the relevant road official, and also arrange for required testing during the construction process. Statements of test results shall be submitted after each required road test to the planning staff and applicable street or road official.

### 2. Grading

All streets, roads, and alleys shall be graded by the subdivider so that pavement and sidewalks can be constructed to the required cross-section. Deviation from the above due to special topographical conditions, will be allowed only with special approval of the planning commission. Where streets are constructed under or adjacent to existing electric transmission lines, the nearest edge of the pavement shall be a minimum of fifteen (15) feet from any transmission line structure and all grading for the street shall be done in a manner which will not disturb the structure or result in erosion endangering the structure. In the case of electric transmission lines, the clearance from the pavement to the nearest conductor shall meet the requirements of the National Electrical Safety Code. Slopes resulting from cut and fill shall adhere to the standards noted in the table below.

<u>Fill Slopes</u>	<u>Height of Fill</u>
3:1	0' - 8'
2:1	8' - 12'
1.5:1	Over 12'

<u>Cut Slopes</u>	<u>Depth of Cut</u>
3:1	0' - 8'
2:1	8' - 12'
1.5:1	Over 12'

### 3. *Preparation for and Construction of Subgrade*

- a. Preparation: Before grading is started the entire right-of-way area shall be first cleared of all stumps, roots, brush, and other objectionable materials and all trees not intended for preservation.
- 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 of twelve (12) inches below the subgrade.
- c. Fill: All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed twelve (12) inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction, the water content shall not exceed the optimum of moisture.

### 4. *Pavement Base*

After the subgrade has been inspected and found to meet the standard set out in Section 3 above, the roadbed shall be surfaced with Type A mineral aggregate crushed stone, pugmill mixed with even wetting to maintain a uniform moisture content, in accordance with Section 303, Mineral Aggregate Base, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, applied in reasonably close conformity with the lines, grades, thickness, and typical cross sections shown on the street plan/profile. Width of the pavement base shall be sufficient to extend at least two (2) feet further than the edge of the required pavement on each side of the street or road. The average density shall not be less than ninety-five percent (95%) of maximum density determined in accordance with AASHTO T99, Method D. No individual test shall be less than ninety-five (95%) percent of maximum density. The compacted thickness of the stone roadway shall be

dependent upon the classification of the street, as follows:

*Local Streets - 6"*

*Minor and Major Collector and Arterial Streets - 6"*

5. *Prime Coat*

After the pavement base has been inspected and found to meet the standard set out in Section 4 above, a prime coat of cut-back asphalt, Grade RC-70 or RC-250, or, emulsified asphalt, Grade AE-P or CAE-P, shall be applied at a rate of 0.2 to 0.5 gallons per square yard, and, if conditions require, aggregate cover material, Size 7, 8, or 78, shall be applied. All work shall be accomplished in accordance with Section 402, Prime Coat, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation.

6. *Asphaltic Concrete*

The developer shall provide evidence from a certified testing firm that the finished asphaltic concrete meets a compaction standard of ninety-five (95) percent. No individual compaction test shall be less than ninety-five (95) percent.

a. *Binder*

Following completion and inspection of the subgrade, base, and prime coat, a binder course consisting of hot mix asphaltic concrete (307-B), shall be applied to a depth of two and one-half inches (2 1/2"). The binder course shall be applied in accordance with Section 307, Bituminous Plant Mix Base (Hot Mix), Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation and in reasonably close conformity with the lines, grades, thickness, and typical cross sections shown on the street plan/profile.

b. *Wearing Surface*

Upon completion and inspection of the binder, the wearing surface shall be applied. The wearing surface shall be asphaltic concrete (307-C), as set out in Section 411, Asphaltic Concrete Surface (Hot Mix), Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, measured and applied as set out in Section 407, Bituminous Plant Mix Pavements (General), Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, and shall be applied in accordance with the type under contract and in reasonably close conformity with the lines, grades, typical cross sections, and rate of application or

thickness as shown on the street plan/profile. Asphaltic concrete shall be applied to the following depths:

*Local Streets - 1.5"*

*Minor and Major Collector and Arterial Streets -  
1.5"*

7. *Minimum Pavement Widths*

Minimum pavement widths shall be as follows:

*Local Streets* 22 feet  
with ditching; 24 feet with curbing (22 between  
curbs)

*Minor and Major Collector Streets* 26 feet  
with ditching; 28 feet with curbing (26 between  
curbs)

*Arterial Streets* As may be  
required\*

\*Arterial Streets are generally constructed by public entities, but where the subdivision of property occurs along an arterial street, developers may be required to provide acceleration/deceleration lanes, or similar improvements.

8. *Shoulders and Ditches and Curbs and Gutters*

The subdivider shall provide either a system of shoulders and ditches or permanent six (6) inch concrete curbs with twenty-four (24) inch integral concrete gutters, standard rolled curb and gutters, or other construction approved by the planning commission. Either such system shall be designed in accordance with the stormwater management plan for the subdivision (see Article IV, B). Where shoulders and ditches are employed, the valley line of the ditch shall be at least eighteen (18) inches below pavement level, with the sides of the ditch sloped at a ratio of 3:1. All manholes, catch basins, inlets, and pipe end walls specified in the street plan/profile shall be installed in accordance with the provisions of Section 611, Manhole, Catch Basins, Inlets, and Pipe End Wall, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation. If shoulders and ditches are used, applicable provisions of Section 206, Final Dressing, and, Section 208, Shoulders and Ditches, Standard Specifications for Road and Bridge Construction, Tennessee Department of Transportation, shall be followed.

## 9. *Inspection and Testing*

During the construction of subdivision streets which are intended to become public streets maintained by the city or county, the developer and/or his contractor shall be required to keep the city or county road official advised as to the progress being made at all stages of the construction process (see Subsection 1 above). All such streets shall be tested by an independent street testing firm at key stages of preparation and construction (see Appendix II, Street Testing Schedule).

If final plat approval is requested prior to the completion of required street improvements, the planning commission shall ask the advice of the street superintendent and have on file all inspection/testing reports of the independent street testing firm completed to that point before determining the amount and type of security which will be required to guarantee completion of the street. If approved, the planning commission shall not release such guarantee until a recommendation is received from the street superintendent and a certification letter from the independent street testing firm is obtained regarding whether or not all improvements have been installed in accordance with applicable provisions of these regulations.

### **D. Sidewalks**

Where sidewalks installed, they shall be located not less than one (1) foot from the property line to prevent interference or encroachment by fencing, walls, hedges, or other planting or structures placed on the property line at a later date. In single-family residential areas, concrete sidewalks shall be four (4) feet wide and four (4) inches thick. In multi-family or group housing developments, sidewalks shall be five (5) feet wide and four (4) inches thick. In commercial areas, sidewalks shall be ten (10) feet wide and four (4) inches thick.

### **E. Water Supply System**

The provision of a public water supply is deemed by the planning commission to be essential to the public welfare in the case of all development contemplating the growth of homes in close proximity to each other. Accordingly, the provision of a public water supply system will be required in all subdivisions containing lots of less than two (2) acres and/or lots of less than two hundred (200) feet in width at the building setback line. An exception may be granted in the case where a single small parcel is separated from a larger tract without the intention of further subdivision. The water supply shall be constructed to serve all lots shown on the subdivision plat with water for both domestic use and fire protection.

Where new lines are constructed, the diameter of mains shall normally be six (6) inches or greater, and the specifications of the pipe, the location and types of valves, the placement of fire hydrants, the amount of soil cover and other features of the installation shall be approved by the Rockwood Water Department or other utility system involved prior to acceptance by the planning commission.

**F. Sanitary Sewers**

When a proposed subdivision is located within a sewer service area, sanitary sewers shall be installed.

**G. Street Name Signs and Traffic Control Signs**

Street name signs shall be installed at all intersections in new subdivisions including intersections with existing city streets. Appropriate traffic control signs shall be installed in accordance with the recommendation of the city street superintendent or county road superintendent.

**H. Requirements for Acceleration and Deceleration Lanes**

In order to provide for the safe and orderly movement of traffic on existing streets, the planning commission may require a developer to construct such lanes for acceleration and deceleration as may be appropriate. The planning commission's decision will be based upon the existing street widths, average daily traffic, and safety conditions of the area.

**I. Electric Transmission Lines**

The subdivider shall provide the necessary major electric transmission lines throughout the subdivision. The system shall be constructed to serve all lots shown on the subdivision plat. When feasible, lines should be run either along adjoining rear lot lines or underground in order to avoid construction of power lines and poles along the public rights-of-way.

**J. Guarantee in Lieu of Completed Improvements**

No final subdivision plat shall be approved by the planning commission or accepted for record by the county register of deeds until all required improvements have been constructed in a satisfactory manner and approved by the planning commission. If all required improvements have not been installed and approved at the time final plat approval is requested, the planning commission may, if it deems it to be appropriate, accept a performance bond from an approved surety or a letter of credit from an approved financial institution. Other forms of financial guarantee such as a certified check or escrow account, may be accepted upon

review and approval of the city attorney. The amount of the bond or other security shall be sufficient to cover the cost of installation of the required improvements plus ten (10) percent of such cost, in order to insure that required public improvements may be made and utilities installed without cost to the City of Rockwood, or Roane County, in the event of default of the subdivider. The conditions of such security or performance bond shall provide for the installation of the improvements covered by such bond within a period 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 term of the performance 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 performance 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 require additional improvements, the face value of such performance bond shall thereupon be reduced or increased by an appropriate amount so that the new face amount will cover the cost in full of the amended list of improvements. Any owner or agent of any land may sell, transfer, or agree to sell any lot or lots shown on a plat having been granted final approval by the planning commission, provided the owner or agent post an acceptable performance or security bond guaranteeing to the public the actual construction and installation of the necessary improvements within the specified time period. Sale of subdivision by auction does not exempt the subdivider from posting acceptable security in lieu of completed improvements, except that, if a parcel is sold as a whole, the security or performance bond may be released by the planning commission upon action by the purchaser to consolidate the various lots into one parcel.

## ARTICLE V

### ENFORCEMENT AND PENALTIES FOR VIOLATIONS

#### A. General

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

#### B. Enforcement

1. No plat or plan of a subdivision of land into two or more lots located within the area of planning jurisdiction shall be admitted to the land records of Roane County or be received or recorded by the 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 street, or lay or authorize the laying of water mains or sewers, or the construction of other facilities or utilities in any street located within the area of the city's planning jurisdiction unless such street shall have been accepted, opened, or otherwise received the legal status of a public street prior to the adoption of these regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the planning commission, as provided in Section 13-4-307, Tennessee Code Annotated.

#### C. Penalties

1. No county register of deeds shall receive, file, or record a plat of a subdivision within the municipality without the approval of the planning commission as required in Section 13-4-303, 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 planning commission and obtained its approval as required 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 the law. 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 city, through its municipal attorney or other official designated by the Board of Commissioners, 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 commissioner 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.

## ARTICLE VI

### ADOPTION AND EFFECTIVE DATE

- A. Before adoption of these subdivision regulations, a public hearing as required by Section 13-4-303, Tennessee Code Annotated, was afforded any interested person or persons. Notice of such hearing was announced in a local paper, being of general circulation within the area of planning jurisdiction, and stating the time and place for the hearing.
- B. These rules and regulations and any amendment thereto shall be in full force and effect from and after their adoption and effective date.

### ROCKWOOD REGIONAL PLANNING COMMISSION

\_\_\_\_\_  
PUBLIC HEARING

\_\_\_\_\_  
ADOPTED

\_\_\_\_\_  
SECRETARY

## APPENDICES

## APPENDIX I

### CEMENT, CONCRETE CURBING AND SIDEWALKS

#### A. Description

This item shall consist of Portland cement concrete curbs, curbs and gutters, or sidewalks constructed on a prepared subgrade in accordance with these specifications and either of the cross-sections shown. The required width of the base varies with the type of curbing selected:

- Type A. Base two (2) feet narrower than required pavement width.
- Type B. Base two (2) feet narrower than required pavement width.
- Type C. Base equal to required pavement width.
- Type D. Base two (2) feet wider than required pavement width.

## B. Materials

1. Aggregates: Coarse aggregate shall consist of crushed gravel. It shall be clean, hard, tough, durable pieces free from injurious amounts of soft friable, thin, elongated or laminated pieces, soluble salts, organic, or other deleterious matter.

Fine aggregate shall consist of either a natural sand or a stone sand composed of sound particles of approved stone. All sand shall be free of clay or other adherent coatings and injurious amounts of deleterious matter.

2. Cement: Standard Portland cement and high early strength Portland cement shall meet the requirements of current federal specifications SS-C-192 or equal.
3. Water: Water shall be free from oil, acids, alkali and vegetable matter and shall be clean.
4. Gradation: The aggregate when tested by means of laboratory sieves shall meet the following requirements:

<u>Sieve Designation</u>	<u>Percent by Weight</u> <u>Passing Square Mesh Sieve</u>	
	<u>Coarse Aggregate</u>	<u>Fine Aggregate</u>
1-1/2 inch	100	---
1 inch	95-100	---
1/2 inch	35- 70	---
3/8 inch	---	100
No. 4	0 -10	95-100
No. 16	---	45- 80
No. 50	---	10- 30
No. 100	---	2- 10

5. Proportions: Concrete shall contain six (6) bags of cement per cubic yard and shall be proportioned in an approximate 1:2:4 mix as follows: Mix with each bag of cement 188 pounds of fine aggregate and 345 pounds of coarse aggregate, using six (6) gallons of water. Weight of aggregates is based on a specific gravity of 2.65. Compressive strength shall be 3,000 pounds per square inch at 28 days

### C. Construction Methods

1. Preparation of Subgrade: All boulders, organic material, soft clay, spongy material, and any other objectionable material shall be removed and replaced with approved material. The subgrade shall be properly shaped, rolled and uniformly compacted to conform with the accepted cross-sections and grades.
2. Forms for Concrete: The forms for the concrete shall be of wood or metal, straight, free from warps or kinks and of sufficient strength. They shall be staked securely enough to resist the pressure of the concrete without spring. When ready for the concrete to be deposited they shall not vary from the approved line and grade and shall be kept so until the concrete has set. Where a face form for a curb is used it shall be so designed as to permit it to be securely fastened to the other forms.
3. Placing and Finishing Concrete: Just prior to placing the concrete, the subgrade (or base) shall be moistened, the concrete mixed to the proper consistency shall be placed in the forms and thoroughly tamped in place so that all honeycombs will be eliminated and sufficient mortar will be brought to the surface. After this the surface shall be brought to the smooth even finish by means of a wooden float. All faces adjacent to the forms shall be spaced so that after the forms are stripped the surface of the faces will be smooth, even and free of honeycomb. All edges shall be tool rounded. Slope sidewalks one quarter ( $1/4$ ) inch per foot toward the pavement surface.
4. Expansion and Contraction Joints for Concrete: Half-inch ( $1/2$ ) expansion joints shall be placed at intervals not exceeding sixty (60) feet. At intervals not greater than ten (10) feet nor less than five (5) feet the concrete curb shall be scored for a depth equal to one-third ( $1/3$ ) the total depth of the concrete. Sidewalks shall be scored to a depth of one (1) inch every four (4) to six (6) feet and at all intersections with curbs or other structures.
5. Curing Concrete: When completed the concrete shall be kept moist for a period of not less than seven (7) days and longer, if necessary, and shall be protected from the elements in a satisfactory manner.
6. Backfilling: Backfill shall be of suitable selected material and shall be placed and tamped in layers of not over six (6) inches in depth until firm and solid. Backfilling shall follow immediately after the concrete forms have been removed, and shall be higher than and sloped toward the top of the curb to insure surface

drainage on the paved surface of the roadway. Paved and "V" type ditches for drainage behind the curb will not be permitted. Slope sidewalk planting strips shall be placed one-quarter ( $1/4$ ) inch per foot toward the pavement surface.

D. Seasonal Limits

No concrete shall be poured on a frozen or thawing subgrade, or during unfavorable weather conditions, or when the temperature is  $38^{\circ}$  F. and falling.

## APPENDIX II

### STREET TESTING SCHEDULE

For the purpose of assuring new streets are constructed in accordance with the street improvement standards contained in the Subdivision Regulations of Rockwood, Tennessee and Its Planning Region, all subdividers constructing streets shall adhere to the street testing schedule contained herein. In addition, any subdivider building a street outside of the City of Rockwood shall consult with the Roane County Road Superintendent regarding county testing procedures prior to the start of construction. The subdivider shall contract with a testing firm and bear all costs associated with conducting street tests. Upon completion of street construction, the testing company shall prepare a letter to the planning staff, and to the applicable city or county road superintendent, certifying (P.E.) that the street has been constructed to the required standards.

*See following page for street/road testing schedule.*



# Street or Road Testing Schedule

Construction Phase	Material	Test	Frequency
After construction of subgrade	Soil	Any test which is generally accepted by the testing industry and the civil engineering profession as yielding reliable results when testing for density/moisture	One sample every 200 linear feet of roadway collected in random pattern*
After installation of curbs (if constructed)	At least machine formed concrete extruded	Visual inspection to determine that curb has been installed in accordance with specifications	Entire length of roadway
Base	Mineral Aggregate	Any test which is generally accepted by the testing industry and the civil engineering profession as yielding reliable results when testing to determine if materials meet specifications and if depth, compaction, and density are as specified	One every 200 linear feet of roadway collected in a random pattern*
Riding Surface	Plant Mix Asphalt	Any test which is generally accepted by the testing industry and the civil engineering profession as yielding reliable results when testing to determine if materials meet specifications and if depth, compaction, and density are as specified	Representative of testing company to be present when mix arrives at site and during the installation of the riding surface; and shall conduct tests every 200 linear feet in a random fashion to assure the material is of the quality specified and is being applied to the depth and density specified*
After completion of all construction		The testing company shall prepare a letter to the planning commission	

\*Where a proposed roadway is less than two hundred (200) feet in length (linear feet), at least one (1) sample shall be tested.

## APPENDIX III

### TALBOT'S FORMULA

#### FULL CIRCLE DRAINAGE TABLE

This chart is based on Talbot's Formula for determining correct culvert sizes for the area to be drained.

Diameter of Culvert Acres of In Inches	Area of Waterway Opening In Sq. Ft.	Acres of Mountainous Country	Acres of Rolling Country	Acres of Level Country
15	1.227	1	6	11
18	1.767	2	9	18
24	3.142	5	20	39
30	4.909	8	36	71
36	7.068	14	59	115
42	9.621	20	89	175
48	12.566	29	125	250
54	16.000	40	175	345
60	19.635	55	230	455
66	23.760	70	295	585
72	28.274	85	375	735
78	33.183	105	460	910
84	38.484	130	560	1110

#### MULTIPLE CULVERT INSTALLATION

This table shows the number of smaller diameter culverts equal in water carrying capacity to that of one culvert of larger size. It is based on culverts laid on the same slope.

EXAMPLE: One 24" diameter culvert is equivalent to three 15" culverts or two 18" culverts in water carrying capacity.

Dia. in Inches	15"	18"	21"	24"	30"	36"	42"	48"	54"
15"	1								
18"	1.5	1							
21"	2.2	1.4	1						
24"	3	2	1.4	1					
30"	5	3	2.3	1.7	1				
36"	8	5	3.5	3.6	1.5	1			
42"	11	7	5	3	2.2	1.4	1		
48"	15	10	7	5	3	1.9	1.4	1	
54"	19	13	9	6.5	4	2.6	1.8	1.3	1
60"	25	16	11	8	5	3.3	2.3	1.7	1.3
66"	29	20	14	10	6	4	2.8	2	1.6
72"	37	25	17	12	7.5	5	3.5	2.5	1.9
84"	53	35	25	18	11	7	5	3.6	2.8

