

**SUBDIVISION REGULATIONS  
WESTMORELAND, TENNESSEE**

**JULY, 1998**

**LAST AMENDED: OCTOBER 18, 2007**

**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
LOCAL PLANNING OFFICE  
SUITE 128  
446 METROPLEX DRIVE  
NASHVILLE, TENNESSEE 37211-3139**

**TELEPHONE: (615) 741-1534  
FAX (615) 532-1896**

**TABLE OF CONTENTS**  
**WESTMORELAND SUBDIVISION REGULATIONS**

		<u>PAGE</u>
<b>ARTICLE 1</b>	<b>GENERAL PROVISIONS</b>	<b>1</b>
1-101	Title	1
1-102	Authority	1
1-103	Jurisdiction	1
1-104	Policy and Purpose	1
1-105	Interpretation, Conflict, and Severability	2
1-106	Saving Provision	3
1-107	Amendments	4
1-108	Resubdivision of Land	5
1-109	Conditions	5
1-110	Vacation of Plats	5
1-111	Variances	6
1-112	Enforcement, Violation and Penalties	6
1-113	Repeal of Previous Regulations	9
1-114	Specific Statutory Remedies	9
<b>ARTICLE 2</b>	<b>PROCEDURES FOR PLAT APPROVAL</b>	<b>10</b>
2-101	General Procedure	10
2-102	Sketch Plat	13
2-103	Preliminary Plat (Major Subdivisions Only)	14
2-104	Final Subdivision Plat (Minor and Major Subdivisions)	16
2-105	Signing and Recording of Subdivision Plat	19
<b>ARTICLE 3</b>	<b>ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS</b>	<b>21</b>
3-101	Improvements and Performance Bond	21
3-102	Inspection Improvements	23
3-103	Maintenance of Improvements	24
3-104	Deferral or Waiver of Required Improvements	24
3-105	Escrow Deposits for Lot Requirements	24
3-106	Issuance of Building Permits and Certificates of Occupancy	25
<b>ARTICLE 4</b>	<b>REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN</b>	<b>26</b>
4-101	General Requirements	26
4-102	Lot Requirements	30
4-103	Public Ways	33
4-104	Road Construction Specifications	43

## TABLE OF CONTENTS (CONTINUED)

	<u>PAGE</u>	
4-105	Drainage and Storm Sewers	43
4-106	Water Facilities	46
4-107	Sewage Facilities	48
4-108	Pedestrian Ways	50
4-109	Utility Easements	51
4-110	Public Uses	51
4-111	Preservation of Natural Features and Amenities	53
4-112	Nonresidential Subdivisions	53
<b>ARTICLE 5</b>	<b>SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED</b>	<b>54</b>
5-101	Sketch Plat	54
5-102	Preliminary Plat	54
5-103	Construction Plans	57
5-104	Final Subdivision Plat	60
<b>ARTICLE 6</b>	<b>DEFINITIONS</b>	<b>68</b>
6-101	Usage	68
6-102	Words and Terms Defined	68
<b>ARTICLE 7</b>	<b>ADOPTION OF REGULATIONS AND AMENDMENTS</b>	<b>77</b>
7-101	Original Enactment	77
<b>APPENDIX A</b>	<b>SPECIFICATIONS FOR STONE BASE HOT ASPHALTIC MIXTURE SURFACE</b>	<b>Appx. A-1</b>
<b>I.</b>	<b>GENERAL</b>	<b>Appx. A-2</b>
A.	Jurisdiction	Appx. A-2
B.	Purpose	Appx. A-2
C.	Definitions	Appx. A-2
D.	Approvals	Appx. A-2
E.	Acceptance	Appx. A-3
F.	Responsibility for Compliance	Appx. A-3
<b>II.</b>	<b>PLANNING</b>	<b>Appx. A-4</b>
A.	Plan Preparation	Appx. A-4
B.	Content	Appx. A-4
C.	Submission, Review, and Approval	Appx. A-4
D.	Action Upon Approval	Appx. A-4

## TABLE OF CONTENTS (CONTINUED)

	<u>PAGE</u>
<b>III. TYPICAL SECTIONS</b>	<b>Appx. A-5</b>
DRAWING A-1 - Reinforced Concrete Headwall	Appx. A-6
DRAWING A-2 - Area Drain	Appx. A-7
DRAWING A-3 - Straight Endwall for Circular Pipe	Appx. A-8
DRAWING A-4 - Straight Endwall for Pipe Arch	Appx. A-9
DRAWING A-5 - Mitered Headwall	Appx. A-10
DRAWING A-6 - Concrete Lined Ditch	Appx. A-11
DRAWING A-7 - Typical Stabilized Ditch Section	Appx. A-12
DRAWING A-8 - With Open Ditch/With Extruded Curb	Appx. A-13
DRAWING A-9 - Minor Residential Street/Collector Street	Appx. A-14
<b>IV. MATERIALS SPECIFICATIONS AND CONSTRUCTION PROCEDURES</b>	<b>Appx. A-15</b>
A. Preliminary Work	Appx. A-15
B. Roadway Construction	Appx. A-16
C. Base and Paving	Appx. A-19
D. Drainage System Design	Appx. A-21
E. Final Dressing, Seeding, and Sodding	Appx. A-24
<b>APPENDIX B FORMS OF PERFORMANCE BONDS</b>	<b>Appx. B-1</b>
Form No. 1 Performance Bond	Appx. B-2
Form No. 2 Irrevocable Documentary Letter of Credit	Appx. B-5

<u>DATE</u>	<u>RESOLUTION NO.</u>	<u>AMENDMENTS</u>
January 24, 2002	01-24-01	Amended Article 5, Subsection 5-102.2, Features, Subpart 21, Added New (b), existing (b), changed to (c), etc. - Subsection 5-104.2, Features, Added New Subpart (23), existing (23), changed to (24), etc., ending with (29) changed to (30).
November 11, 2004	11-11-04	Amended Article 5, Subsection 5-102.2, Features, Subpart 21, Added New (f).  Amended Article 5, Subsection 5-103.2, Features, Added New (13), existing (13), renumbered to (14), through (18).
February 24, 2005	2-24-05	Amended Article 2, Subsection 2-103.1, Subpart 5, Deleted text in its entirety and added new text.
October 18, 2007	10-18-07	Amended Article 4, Subsection 4-106.2, Fire Hydrants, Deleted and added new text.

