

SUBDIVISION REGULATIONS

WHITE HOUSE, TENNESSEE

**SUBDIVISION REGULATIONS
WHITE HOUSE, TENNESSEE**

**PREPARED FOR THE
WHITE HOUSE PLANNING COMMISSION**

ADOPTED JANUARY 10, 2000

LAST AMENDMENT: December 2016

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AMENDMENTS

WHITE HOUSE SUBDIVISION REGULATIONS

<u>DATE</u>	<u>RESOLUTION NO.</u>	<u>AMENDMENTS</u>
November 13, 2001	Resolution	Article IV, Under Section 4-102, Subsection 4-102.504, <u>Design Standards for Nonresidential Driveways</u> , Removed and Added: Where permitted commercial and industrial driveways on all types of streets shall be designed so as to avoid vehicles backing onto such roads.
November 13, 2001	Resolution	Article IV, Under Section 4-102, Subsection 4-102.505, <u>Design Standards for Residential Driveways</u> , Added: The first ten (10) feet of all residential driveways shall be hard surfaced with asphalt or concrete for the width of the driveway.
November 13, 2001	Resolution	Article IV, Under Section 4-104, Subsection 4-104.404, <u>Marginal Access and One-Way Streets</u> , Subpart B, <u>Utilization and Design of One-Way Streets</u> , Added: The location and design of one-way streets to be determined by the City Engineer and Planning Commission.
November 13, 2001	Resolution	Article IV, Under Section 4-104, Subsection 4-104.405, <u>Arrangement of Dead-End Streets</u> , Subpart (i), <u>Residential Access Lane and Residential Access Street Stub Streets</u> , Removed: Residential Access Stub Streets from this section; Added: Residential Access Stub Lanes may be permitted only within subsections of a planned unit development for which the proposed street extension in its entirety has been approved as part of an approved preliminary plan.
November 13, 2001	Resolution	Article IV, Under Section 4-104, Subsection 4-104.4, <u>General Design</u> , in Table 1, <u>Minimum Right-of-Way or Easement and Pavement Width (in feet) by Street Type and Intensity of Development</u> , Changed: <u>Widths</u> .

AMENDMENTS (Continued)

WHITE HOUSE SUBDIVISION REGULATIONS

<u>DATE</u>	<u>RESOLUTION NO.</u>	<u>AMENDMENTS</u>
November 13, 2001	Resolution	Article IV, Under Section 4-104, Subsection 4-104.4, <u>General Design</u> , in Table 2, (Continued), <u>General Design Standards for Streets</u> , Changed: The Maximum length of permanent cul-de-sac streets shall be nine hundred (900) feet and shall serve no more than twenty (20) dwelling units.
November 13, 2001	Resolution	Appendix B, Street Construction and Drainage Specifications Standard Drawings, Section III, Typical Sections, Changed: Typical Roadway Sections Changed to be Consistent with Subsection 4-104.4, <u>General Design</u> , Table 1, Minimum Right-of-Way or Easement and Pavement Width (in feet) by Street Type and Intensity of Development.
February 9, 2004		Article II, Section 2-102, Subsection 2-102.1, <u>Purpose of Sketch Plat</u> , Removed Requirement of sixteen (16) copies of sketch plat. Added. The sketch plat submittal shall be under the requirements of the Annual Planning Commission.
February 9, 2004		Article II, Section 2-103, Subsection 2-103.1, <u>Application Procedure and Requirements</u> , Amended numbers 1., 2., and 3.
February 9, 2004		Article II, Section 2-104, Subsection 2-104.1, <u>Application Procedure and Requirments</u> , Amended numbers 2. and 4.
October 11, 2004		Article IV, Section 4.110, <u>Underground Utility Service Lines</u> , Subsection 4.110.1 <u>Street Lighting</u> . Added. Renumbered existing sections.
May 8, 2006		Article I, Section 1-115, <u>Planning Commission Secretary Approval of Subdivisions Plat</u> , Added New Section.
November 13, 2006		Article III, Section 3.101-2, <u>Surety Instrument</u> , Changed maintenance bond calculation percentage from twenty (20) percent to six (6) percent (in 1 st paragraph). Changed the inflation calculation rate for bonds from

fifteen (15) percent to six (6) percent (in 5th paragraph).

November 13, 2006

Article III, Section 3.103, Maintenance of Improvements, Changed wording in 2nd paragraph from may be required to shall be required. Changed wording in 2nd paragraph from pertaining to public ways to pertaining to required improvements. Changed maintenance bond amount from twenty (20) percent to ten (10) percent of the total or principal amount of improvements, as determined by City Engineer.

March 12, 2007

Article III, Section 3-106, Issuance of Building Permits and Certificates of Occupancy, Added roadway sub-grade requirement prior to issuance of building permit.

March 12, 2007

Appendix B, Section IV, Sub-Section C, Base and Paving, Item IV, Changed percentage from 70% to 50%.

March 12, 2007

Appendix C, Forms for Performance Bonds-Appx.-48. Amendment to provide an updated letter of credit form.

March 11, 2008

Article III, Section 3-102.2, Release or Reduction of Performance Bond, Certificate of Satisfactory Completion, Added last paragraph. Owner/developer shall submit written request to accept improvement to Commission/Board of Mayor and Aldermen.

March 11, 2008

Article IV, Section 4-103.208, Street Name, Regulatory and Warning Signs, Amended a. and b. to incorporate revised and more detailed street sign standards.

December 8, 2008

Article IV, Section 4.110.1, Street Lighting. Amended Street Lighting. Added paragraphs regarding decorative street lighting: installation and location requirements.

April 12, 2010

Article IV, Section 4.110.1, Street Lighting. Amended Street Lighting. Removal of the reference to the brand name and model number of the approved decorative street light poles and fixture.

December 12, 2016

Article IV, Section 4-103 Streets and Pedestrian Ways. Subsection 4-103.103, Location of Sidewalks. Amended wording from sidewalks shall be required along *one* side of all streets to both sides of all streets.

December 12, 2016

Article IV, Section 4-107 Water Facilities. Subsection 4.107.2 Fire Hydrants. Amended wording from fire hydrants shall be located no more than 700 to 1,000 feet apart. Amended wording servicing street from 400 feet to 600 feet. Added wording building and 400 feet of any commercial, or industrial building. Added wording hose outlet of fire hydrant requirement.

December 12, 2016

Article IV, Section 4-110.1 Street Lighting Subsection, Decorative Light Locations. Removed first (2) two paragraphs. Added-maximum distance requirements. Subsection, Decorative Street Lights Fixtures- Removed Per City of White House adopted bid specifications. Added- All (3) three paragraphs street light fixture requirements. Subsection, Decorative Street Pole. Removed-Per City of White House adopted bid specifications. Added-paragraph lighting post and lighting base requirements.

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