

## **Proposed Amendments to the Knoxville-Knox County Minimum Subdivision Regulations**

The Planning Commission Staff has been working with both the Knoxville Department of Engineering and Knox County Department of Engineering and Public Works Staff in developing the draft amendments to the Subdivision Regulations.

Staff's proposed amendments to the Subdivision Regulations include a major restructuring of the regulations that will reduce the number of Articles from 8 to 5 by combining similar standards and procedures. These changes should make it easier to maneuver through the document. The proposed document includes the following major changes:

- **ARTICLE 1 - GENERAL PROVISIONS:** This Article consolidates Article 1 and 8 and the Appeals provision from Article 3 of the existing regulations. Sections to be included are: title; general purpose statement; authority; area of jurisdiction; variance procedures; appeal procedure; amendments; enforcement and penalties for violations; separability; repealer; and effective date.

Major Changes:

- Removing "Minimum" from the title of the document since the regulations include both procedures for the subdivision of property and design standards and are not just minimum design standards.
- Updating the language in this Article based on current Tennessee Code, Annotated.

- **ARTICLE 2 - ADMINISTRATION AND PROCEDURES AND SPECIFICATIONS FOR SUBMISSION OF PLANS AND PLATS:** This Article combines existing Articles 3 and 4 which identify the subdivision review responsibilities of public agencies, and the procedures and specifications for submission of preliminary plats, design plans, final plats and administrative plats.

Major Change:

- Changing "Concept Plan" to "Preliminary Plat" which is the name commonly used in most subdivision regulations to describe the first phase of the subdivision review process.

- **ARTICLE 3 - DESIGN STANDARDS AND REQUIRED IMPROVEMENTS:** This Article combines the design standards located in Articles 6 and 7 of the existing regulations. The new Article includes: lot standards; access standards; streets standards; sidewalk standards; stormwater management and grading requirements; monuments, pins and reference markers; guarantee of improvements; utilities; required easements; and public open space requirements.

Major Changes:

- One of the primary goals in the proposed amendments is to eliminate conflict between the design standards of the Subdivision Regulations and design standards that have been adopted by the City of Knoxville and Knox County through their own Ordinances or design regulations.
  - Access standards for lots have increased from three forms of legal access to six.
  - Right-of-way dedication on existing streets will only be required for subdivisions that include an increase in the number of lots. A waiver provision has also been added for right-of-way dedication along completed TDOT road projects.
  - Street connectivity standards have been expanded.
  - A provision has been added to allow consideration of reduced pavement widths for both public and private streets.
  - Sight distance requirements have been added for the creation of new lots.
  - A provision has been added for consideration of alternatives to curb and gutters at the edge of the roadway.
  - Standards have been added for requiring sidewalks or alternative pedestrian circulation systems within subdivisions.
  - Site grading plan requirements have been identified for the Preliminary Plat review process.
  - Performance Bond requirements have been modified.
  - The standard utility and drainage (U&D) easement requirements have been changed requiring a 10 foot U&D easement along the street right-of-way and only a drainage easement of 5 feet along all other property lines.
- **ARTICLE 4 - ALTERNATIVE DESIGN STANDARDS AND REQUIRED IMPROVEMENTS:** This Article includes design standards that will under special circumstances replace or supplement the general design standards required in Article 3. The provisions regarding Hillside and Ridgetop Protection Area Development Standards that are presently located in Article 6 have been moved to this Article. This Article also includes the cross-references to the Form Based Development Codes (Knoxville South Waterfront) that include streetscape standards that differ from the general street standards in the Subdivision Regulations. The Planning Commission Staff is preparing conservation subdivision regulations that will be included in this Article.
  - **ARTICLE 5 – DEFINITIONS:** The definitions Article is being moved to the back of the regulations since it normally is used as a reference source.

Major Change:

- Eliminating words that are no longer found in the Regulations.