SUBDIVISION REGULATIONS
Franklin, Tennessee

HISTORIC
FRANKLIN
TENNESSEE

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1. GENERAL PROVISIONS

1.1 Purposes

Land subdivision is the first step in the process of community development. Once land has been divided 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 streets must be maintained and various public services must be provided. The public health, safety and welfare is thereby affected in many important respects. It is therefore in the interest of the public, the developer and the future owners that subdivisions be conceived, designed and developed in accordance with the ordinances and regulations governing the subdivision of land within the City of Franklin, hereinafter referred to as the City, and the Land Use Plan.

The following standards guiding the Franklin Municipal Planning Commission, hereinafter referred to as the Planning Commission, are designed to provide for the harmonious development of the City; to secure a coordinated layout and adequate provision for traffic; and to secure adequate provision for light, air, recreation, transportation, water, drainage, sewerage and other facilities.

1.2 Authority

These Subdivision Regulations are adopted, and shall be amended, under the authority granted by Sections 13-4-301 through 13-4-309, Tennessee Code Annotated. The Planning Commission has fulfilled the requirements set forth in these acts as prerequisite to the adoption of these regulations.

1.3 Jurisdiction

These Subdivision Regulations shall govern all subdivision of land within the corporate limits of the City. Within these regulations the term “subdivision” shall be defined in subsection 1.4, Definitions, of this Section. Any owner of land wishing to subdivide land shall submit to the Planning Commission a plat of the subdivision according to the design and development standards as stated in Sections 2 and 3, and which shall conform to the minimum requirements for plat preparation and approval procedure as set forth in Section 4 and to the Major Thoroughfare Map filed in the Register’s Office of Williamson County, Tennessee on December 28, 1979, and as may be further amended.

1.4 Definitions

Unless otherwise stated, the following words shall, for the purpose of these Subdivision Regulations, have the meanings herein indicated. Words used in the present tense include the future, the singular includes the plural and the plural the singular.

1.4.1 Alley

A minor public way used primarily for access to the back or side of properties otherwise abutting a street.

1.4.2 Block

A parcel of land intended to be used for urban purposes, which is entirely surrounded by public streets, railroad rights-of-way, public walks, parks or green strips, rural land or drainage channels or any combination thereof.

1.4.3 Building Line or Setback Line

A line or lines designating the area within which buildings may be erected.

1.4.4 Easement

A grant by a property owner to the public, a corporation or persons of the use of land for specific purposes.

1.4.5 Land Use Plan

The development plan for the City, which has been officially adopted to provide long-range development policies for the areas subject to urbanization in the foreseeable future, and which includes, among other things, the plan for land uses, land subdivision, vehicular and pedestrian circulation and community facilities.

1.4.6 Lot

A parcel of land occupied or intended to be occupied by one (1) main building, or a group of main buildings, including such open spaces as are required by these and other regulations and ordinances, and having its principal frontage on a street.

1.4.7 Lot, Corner

A lot located at the intersection of and abutting on two (2) or more streets.

1.4.8 Lot, Double-Frontage

A lot which runs through a block from street to street and which has two (2) nonintersecting sides abutting on two (2) or more streets.

1.4.9 Lot, Reverse-Frontage

A double-frontage lot having the rear yard abutting a major street and with the primary means of ingress and egress being provided on a minor street.

1.4.10 Lot of Record

A lot or tract of land, described by deed and/or subdivision plat, filed in the Register's Office, Williamson County, Tennessee.

1.4.11 Plat, Final

A map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances and with complete bearings and dimensions of all lines defining lots and blocks, streets and alleys, public areas and other dimensions of land.

1.4.12 Plat, Preliminary

A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed subdivision of land.

1.4.13 Street

A public right-of-way which affords the primary means of access to abutting property.

1.4.14 Street, Arterial

A street designed and intended for use by large volumes of through traffic; receives traffic flow from collector and local streets, allows

for major movement between areas of the City and usually has heavy traffic moving at relatively high speeds.

1.4.15 Street, Collector

A street which carries traffic from local streets to the arterial system; consists of principal entrance streets for residential, commercial and industrial developments and provides for major circulation within such developments.

1.4.16 Street, Cul-de-Sac

A local street having one (1) end open to vehicular traffic but having the other end closed.

1.4.17 Street, Frontage or Service

A local street auxiliary to and located on the side of an arterial or collector street to provide service to abutting properties and to control access to arterial and collector streets.

1.4.18 Street, Local

A street used primarily for access to abutting properties and designed to discourage use by through traffic; may consist of dead-end or cul-de-sac streets designed so that they cannot be extended in the future and may be marginal access streets which are parallel and adjacent to arterial streets.

1.4.19 Subdivider

An person, firm, partnership, corporation or other entity, acting as a unit, subdividing or proposing to subdivide land.

1.4.20 Subdivision

The division of a tract or parcel of land into two (2) or more lots, sites or other divisions requiring new street or utility construction, or any division of five (5) acres or less for the purpose, whether immediate or future, of sale of building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or areas subdivided.

1.5 General Procedure

1.5.1 Plat Approval

The procedure for review and approval of a subdivision plat consists of two steps. The initial step is the preparation and submission to the Planning Commission of a preliminary plat of the proposed subdivision. The second step is the preparation and submission to the Planning Commission of a final plat, together with required certificates. The final plat becomes the instrument to be recorded in the office of the County Register, after being signed by the Secretary of the Planning Commission.

1.5.2 Official Recording

No subdivision plat or other land subdivision instrument shall be filed in the Office of the County Register until it shall have been approved by the Planning Commission. All final plats shall be filed within one (1) year of the date of approval by the Planning Commission, and no lots shall be sold from any plat until recorded. Failure to record the final plat within one (1) year of the date of Planning Commission approval shall void the approval of the final plat.

1.5.3 Agenda

Each subdivision plat submitted for preliminary or final approval shall be placed on the agenda of the Planning Commission only after fulfilling the requirements of these regulations and the appropriate checklist. Preliminary and final subdivision plats shall not be placed on the same agenda. Plat checklists may be obtained from the Planning Department. The procedure for plat preparation and approval is set forth in Section 4.

2. DESIGN

2.1 Urban Design Principles

The quality of design of the City is dependent on the quality of design of the individual subdivisions that compose it. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace. The arrangement of lots, blocks and the street system should be designed to make the most advantageous use of topography and natural physical features. Tree masses and large individual trees should be preserved. The system of sidewalks, streets and lot layouts should be designed to take advantage of the visual qualities of the area.

Circulation within the City shall be provided in accordance with the following design criteria:

(1) Each subdivision shall provide for the continuation of all arterial streets as shown on the Major Thoroughfare Plan, filed in the Office of Register, Williamson County, Tennessee. Arterial streets should be located on the perimeter of the neighborhood.

(2) Local streets should be designed to provide access to each parcel of land within the neighborhood and in a manner to discourage use by through traffic. They should be planned so that future urban expansion will not require the conversion of local streets to collector or arterial streets.

(3) Collector streets should be designed to provide a direct route from local streets to the collector and arterial street systems.

(4) Ingress and egress to properties should be provided only on local or collector streets.

2.2 Subdivision Design Standards

2.2.1 Streets

The arrangement, character, extent, width, grade and location of all streets shall conform to all of the elements of the Land Use Plan and shall be designed in accordance with the following provisions:

(1) Collector and arterial streets shall be planned to conform with the latest adopted revision of the Major Thoroughfare Plan.

(2) Whenever a subdivision abuts or contains an existing or proposed collector or arterial street, the Planning Commission may require service streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots or such other treatment as may be necessary for adequate protection of properties and to afford separation of collector and arterial traffic from local traffic.

(3) Local streets shall be laid out so that their use by collector or arterial traffic will be discouraged.

(4) Where a subdivision borders on or contains a railroad right-of-way or limited access right-of-way, the Planning Commission may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land. These distances shall be determined with due regard for the requirements of approach grades and future grade separation structures.

(5) There shall be no private streets platted in any subdivision. Every 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.

(6) Where the plat to be submitted includes only part of the tract owned or intended for development by the subdivider, a tentative plan or a proposed future street system for the unsubdivided portion shall be required of the subdivider.

(7) When a tract is subdivided into larger than normal building lots or parcels, such lots or parcels shall be arranged to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements.

(8) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be prohibited.

(9) Street right-of-way widths shall be in accordance with the Major Thoroughfare Plan or, where not designated therein, shall not be less than that shown in Table 1: Street Design Standards.

(10) The paved width of all streets shall be adequate to serve the existing and future estimated traffic load for the facility. Lane widths shall not be less than that shown in Table 1: Street Design Standards.

(11) Each cul-de-sac shall be provided with a turnaround having a pavement radius of at least forty (40) feet. The right-of-way radius shall be at least fifty (50) feet in areas where there is no adjacent public utility and access easement and at least forty-five (45) feet where public utility and access easements are required and provided.

(12) No street names shall be used which will duplicate or be confused with the names of existing streets, irrespective of the use of the suffix: street, avenue, boulevard, driveway, place, court, etc. Proposed streets which are obviously in alignment with others already existing and named shall bear the names of existing streets. All street names shall be subject to the approval of the Planning Commission.

(13) Grades on arterial streets shall not exceed seven (7) percent. Grades on collector streets shall not exceed ten (10) percent. Grades on local streets shall not exceed fourteen (14) percent. The minimum grade for a street with curbs shall be one-half (0.5) percent.

(14) 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 not be less than three hundred (300) feet; on all other streets the centerline radius of curvature shall not be less than one hundred (100) feet.

(15) All changes in grade shall be connected by vertical cures of minimum length in feet equal to fifteen (15) times the algebraic difference in rates of grades for collector and arterial streets and one-half (0.5) this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equal one hundred feet (1”=100’) horizontal and one inch equal twenty feet (1”=20’) vertical may be required by the Planning Commission.

(16) 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. Property line radii at street intersections shall not be less than twenty (20) feet, and, where the angle of street intersection is less than seventy-five (75) degrees, the Planning Commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing 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.

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

2.2.2 Blocks

(1) The lengths, widths and shapes of blocks shall be determined with due regard for the following:

a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.

b. Zoning requirements as to lot sizes and dimensions.

c. Needs for convenient access, circulation, control and safety of street traffic.

d. Limitations and opportunities of topography.

(2) Blocks for residential use shall not be shorter than four hundred (400) feet nor longer than eighteen hundred (1,800) feet, measured along the centerline of the block. When a block exceeds six hundred (600) feet in length, the Planning Commission may require a dedicated easement of not less than fifteen (15) feet in width and a paved crosswalk of not less than four (4) feet in width to provide pedestrian access across the block.

(3) Blocks used for residential purposes should be of sufficient width to allow for two tiers of lots of appropriate depth but should not be less than two hundred twenty (220) feet in width.

2.2.3 Lots

(1) In residential subdivisions, landscape easements, signage easements, and landscape buffer areas shall be platted as separate nonbuildable lots which shall be maintained by the homeowners association.

(2) Side lot lines shall be approximately at right angles or radial to street lines.

(3) In residential subdivisions where septic tanks or individual sewage disposal devices are to be installed, the area of the lot shall be not less than forty thousand (40,000) square feet, and the width of the lot at the front building line shall be not less than one hundred (100) feet.

(4) 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 a public sanitary sewer is reasonably accessible, the subdivider shall connect with such sewer and provide a connection to each lot. Where a public sewer is not accessible, an alternate method of sewage disposal shall be used to comply with all applicable public health regulations.

(5) Greater area may be required for private sewage disposal systems if, in the opinion of the County Health Officer, there are factors of drainage, poor soil porosity or other conditions to cause potential health problems. The Planning Commission may require that data from percolation tests be submitted, along with the plat, in those cases where its approval is contingent upon septic tanks as a means of sewage disposal.

(6) The minimum size of residential lots to be served by a private source of water supply shall be sixty thousand (60,000) square feet, unless it is determined by the County Health Officer that a larger lot is required after investigations of soil conditions, the proposed sewerage system and the depth of ground water. The width of the lot at the front building line shall be not less than one hundred (100) feet.

(7) Nonresidential lots shall be adequate in size to provide for 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 and should provide insulation against adverse effects on present or future adjacent residential development.

(8) Double frontage and reverse frontage lots should be avoided, except where they are needed to provide for the separation of development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement at least twenty (20) feet wide shall be provided along the portion of the lots abutting such a traffic artery or other use where screening is required. There shall be no right-of-access across a planting screen easement.

2.2.4 Alleys

Except as modified by the Planning Commission, alleys shall be provided in commercial and industrial subdivisions, except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking consistent with and adequate for the use proposed. Alleys serving commercial and industrial subdivisions shall be not less than thirty (30) feet in width. Alleys are not required for residential areas, but, when provided, shall be not less than twenty (20) feet in width. Alley intersections and sharp changes in alignment should be avoided, but, where necessary, corners shall be cut sufficiently to permit safe vehicular movement. Dead-end alleys should be avoided, but, if necessary, shall be provided with adequate turnaround facilities at the dead-end, as determined by the Planning Commission.

2.2.5 Suitability of the Land

(1) The Planning Commission shall not approve the subdivision of land if, after adequate investigations have been conducted by the public agencies concerned, the Planning Commission determines that, in the best interest of the public, the particular site is not suitable for the type of platting and development proposed.

(2) All subdivision proposals shall be consistent with the need to minimize flood damage.

(3) All subdivision proposals shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed so as to minimize flood damage.

(4) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

(5) All subdivision developments and other proposed developments greater than fifty (50) lots or five (5) acres, whichever is the lesser, and to be located in unnumbered A Zones, shall include within such proposals base flood elevation data.

(6) In the absence of specific data in unnumbered A Zones as depicted on the maps which form a part of the Flood Insurance Study, City of Franklin, Tennessee, Williamson County, dated March 22, 1979, and as subsequently amended, any base flood evaluation data available from a Federal, State or other source should be utilized until such other data has been provided by the Federal Emergency Management Agency.

(7) All proposed developments containing Floodplain areas shall be guided and controlled by the Flood Insurance Study, which is the study presented to the City at a public hearing May 24, 1979. The Floodway and Floodway Fringe areas placed on the Zoning Map are meant to be the same areas expressly delimited in this study which is entitled Flood Insurance Study, City of Franklin, Tennessee, Williamson County, dated March 22, 1979, and subsequently amended, and which study is made a part of the Subdivision Regulations as if set forth herein verbatim.

(8) Any development of more than five (5) acres and within or adjacent to a flood-prone area, as designated on the maps of the Federal Emergency Management Agency, must have established, at locations approved by the City, permanent elevation benchmarks referenced to the U.S.G.S. datum. The benchmarks shall be bronze markers mounted in concrete and installed in protected, accessible locations approved by the City. Each benchmark elevation shall be stamped on the bronze marker. The development shall have installed sufficient benchmarks such that no building site is more than one thousand five hundred (1,500) feet from a permanent benchmark.

2.2.6 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 neighborhood use, as well as public service areas.

(1) Public Open Spaces

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

(2) Easements

The Planning Commission may require easements for utilities and drainage of sufficient widths to permit access for the purpose of construction and maintenance by appropriate parties along the lines of, or across, lots.

(3) Community Assets

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

(4) Restriction of Access

When a subdivision fronts on an arterial street, the Planning Commission may require lots to be provided with frontage on a marginal access street.

3. DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

3.1 Required Improvements

Final plat approval shall be subject to the completion of required improvements. No final plat shall be approved by the Planning Commission or accepted for recording by the Williamson County Register of Deeds until the required improvements, described in the following paragraphs, are constructed in a satisfactory manner in accordance with specifications established by the City, or in lieu of completed improvements, the Planning Commission may approve a performance bond in an amount equal to the cost of installation of the required improvements.

3.1.1 Monuments

Concrete monuments four (4) inches in diameter or square and three (3) feet long with a flat top shall be set at all street corners, 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 monument shall have an indented cross to properly identify the location and shall be set flush with the finished grade.

3.1.2 Pins

All other lot corners shall be marked with iron pins not less than three-fourths (0.75) inch in diameter and twenty-four (24) inches long and driven so as to be flush with the finished grade.

3.1.3 Grading

All streets and alleys shall be graded so that pavements and sidewalks can be constructed to the required cross section. Deviation from the above due to special topographical conditions will be allowed only with approval of the Planning Commission. Where streets are constructed under or adjacent to existing electric transmission lines or over gas 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.

(1) Preparation

Before grading is started, the entire right-of-way area shall be cleared of all stumps, roots, brush and other objectionable materials.

(2) Cuts

Tree stumps, boulders and other obstructions shall be removed to a depth of two (2) feet below the sub grade. Rock shall be scarified to a depth of twelve (12) inches below the sub grade.

(3) Fill

Suitable material from roadway cuts may be used in the construction of fills, approaches and other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the site. The fill shall be spread in layers not to exceed twelve (12) inches loose and compacted by a sheep's foot to no less than ninety-five (95) percent compaction. 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.

3.1.4 Storm Drainage

(1) An adequate drainage system, including open ditches, pipes, culverts, intersectional drains, drop inlets, bridges and so forth, shall be provided for the proper drainage of all surface water and shall be completely separate from any sewage disposal system, regardless of the source of the sewage.

(2) The construction standards and specifications for the storm drainage system shall be recommended by the Street Department and approved by the Board of Mayor and Aldermen.

(3) Drainage systems for new developments shall be designed so that surface runoff from one lot, parcel or tract will not damage downstream property, including any existing public or private drainage system.

If necessary to prevent damage to property or to prevent overloading an existing downstream drainage system, drainage system design for new developments shall incorporate features

which limit the rate of runoff to no more than that which existed before development occurred.

(4) Drainage system design shall result in safe, adequate, aesthetically pleasing and easily maintained facilities.

Where piped systems are used, adequate provisions shall be made for access by maintenance personnel and equipment. Provisions shall be made to discourage or to prevent the entrance of objects and material potentially damaging to the storm drainage system or to prevent the entrance of people or animals, especially in times of rainfall when the system is carrying large volumes of water at high velocities.

Where open ditches are used, they shall be as shallow as feasible with side slopes flat enough to allow maintenance with a hand mower. Appropriate erosion protection measures shall be incorporated in the design and construction of the drainage system and shall be based on soil characteristics as well as the volume and velocity of expected storm water flow.

Open ditches will not be permitted where their use, in the opinion of the reviewing authority, would result in danger to life or property or where their use is aesthetically inappropriate or will create excessive maintenance problems.

Drainage must be confined to appropriate areas intended to receive storm water runoff with adequate easements for replacement and maintenance.

3.1.5 Streets

(1) Pavement Base

After preparation of the sub grade, the roadway base shall be installed in accordance with the standards and specifications of the Street Department. The base construction shall be inspected by the Street Department and approved prior to placement of the traffic-bearing surface. Width of base shall be as specified by the Street Department for various classifications of streets.

(2) Pavement Surface

The pavement surface shall be in accordance with the standards and specifications of the Street Department. Pavement surface shall consist of asphaltic concrete unless otherwise approved by the Street Department.

(3) Pavement Widths

Pavement widths shall conform to Street Department Standards and shall be in accordance with the Street Design Standards shown in Table 1 and the Street Cross Sections shown in figures 1, 2, 3 and 4. Street classifications shall be as established in the Major Thoroughfare Plan or by the Planning Commission.

(4) Curbs

Curbs shall be provided on all streets except those designated by the Planning Commission to have open roadside drainage swales or ditches. Curbs shall be constructed in accordance with the Street Department Standards, and the construction material shall be Portland cement concrete. Curbs in residential areas may be mountable type without integral gutter. Curbs in commercial and industrial areas or on streets routinely carrying commercial or industrial traffic shall be barrier type, at least six (6) inches in height at the curb face. Barrier curbs with integral gutter shall be used in areas designated by the Planning Commission or as shown in Table 1: Street Design Standards.

(5) Bikeway Standards

Lane marking for new major and minor arterial and collector streets with four (4) or more driving lanes shall be done so as to provide additional space in the right, or outside, lanes in order to accommodate both bicycle and motorized vehicle traffic. This shall be accomplished by marking the left, or inside, lanes at eleven (11) feet wide and the right, or outside, lanes at thirteen (13) feet wide.

3.1.6 Sidewalks

(1) Sidewalks shall be required in all residential and commercial subdivisions with the exception of those subdivisions:

a. whose preliminary plats were approved prior to March 6, 1986; or

b. that are final plats of additional sections of a subdivision where sidewalks are not constructed in previously recorded sections.

c. that are located in the Estate Residential (ER) Zoning District.

d. that are residential subdivisions containing no more than two (2) lots. An access and utility easement shall still be required. If further subdivision takes place, then sidewalks for the entire subdivision shall be installed.

e. that are commercial subdivisions, in which case sidewalks do not have to be constructed or bonded until after site plan approval. In lieu thereof, an amount equal to the cost of sidewalk construction may be placed in a capital improvements escrow account for sidewalks, if approved by the Planning Commission.

f. where lots front on only one (1) side of the street, then sidewalks shall be required only on the side of the street with lot frontage.

(2) Sidewalks shall be a minimum of five (5) feet in width. The material used shall be Portland cement concrete, and construction details will be as developed or as approved by the Street Department. Sidewalks shall be placed in an access and utility easement adjacent to the street right-of-way line, with maintenance responsibility assigned to the property owner (see Typical Location Drawing on page 3-10)

(3) The Planning Commission may approve an alternate pedestrian walkway system for a given development. For example, internal walkways may be considered instead of alongside streets.

3.1.7 Water Supply System

The construction standards and specifications for the water supply system shall be as established by the Water Department.

3.1.8 Sanitary Sewerage System

The construction standards and specifications for the sanitary sewerage system shall be established by the Sewer Department.

3.1.9 Fire Hydrants

Fire hydrants shall be placed no more than four hundred (400) feet from a single family lot and no more than two hundred fifty (250) feet from a multifamily lot.

3.1.10 Street Lighting

The subdivider shall bear the financial responsibility for the original installation costs for the materials and labor for street lighting where it is deemed reasonably necessary by the Street Department. Street lighting shall be of such size and specifications as deemed appropriate by the Street Department to meet the specific requirements of the subdivision. Street lights shall be installed between the curb and the sidewalk.

3.1.11 Street Sign Poles and Street Signs

The subdivider shall bear the financial responsibility for the original installation costs for the materials and labor for the placement of street identification signs and street sign poles required in the subdivision. The poles and signs so installed shall be of such size and specifications as deemed appropriate by the Street Department to meet the specific requirements of the subdivision.

3.1.12 Underground Utilities

Within a subdivision, and for off-site lines constructed as a result of, or to provide service to, a subdivision, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone, and water lines shall be placed underground, with the exception of Light Industrial (LI) and Heavy Industrial (HI) Districts, where their off-site lines may be overhead.

3.2 Maintenance and Supervision

Where the subdivision contains sewers, sewage treatment plants, water supply systems or other facilities necessary or desirable for the welfare of the area, or that are of common use or benefit but cannot satisfactorily be maintained by an existing public agency, provisions shall be made which are acceptable to the agency having jurisdiction over the location and maintenance of such facilities

for the proper and continuous operation, maintenance and supervision of such facilities.

3.3 Improvements, Performance Bonds and Maintenance Bonds

3.3.1 Completion of Improvements

Before a final subdivision plat is signed by the Secretary of the Planning Commission, the subdivider shall be required to:

(1) complete improvements, based on the recommendations of City departments and in accordance with the requirements of the Planning Commission, or

(2) post a performance bond to insure the construction, installation or dedication of improvements.

3.3.2 Performance Bond

(1) The Planning Commission may waive the requirement that the subdivider complete and/or dedicate all public improvements and landscaping prior to being issued a building permit and allow the subdivider, in the alternative, to post a performance bond in order to insure the construction, installation and/or dedication of all required public improvements and landscaping. The bond shall be in the amount of one hundred ten (110) percent of the actual estimated cost as determined by the Planning Commission and based on the recommendations of City departments. The performance bond shall also secure all lot improvements and private access improvements required pursuant to these regulations, including necessary off-site improvements.

(2) The period within which required improvements shall be completed shall be specified by the Planning Commission, incorporated in the performance bond and shall not exceed two (2) years from the date of final approval of the plat.

(3) The performance bond shall name the Planning Commission and/or the City as obligees and shall be satisfactory to the City Attorney as to form, sufficiency and manner of execution.

(4) The performance bond shall remain in force in its full face amount until the landscaping improvements are completed and accepted by the planning department and until the public improvements are completed and accepted by the Engineering

Department. The surety securing the performance bond may be reduced as provided below.

3.3.3 Surety

A performance bond authorized by the Planning Commission shall be secured by either an irrevocable letter of credit, a cashier's check or other method of surety agreement deemed adequate by the Planning Commission. The beneficiary of the surety shall be the Planning Commission and/or the City. The financial institution shall not issue a surety for more than ten (10) percent of its total capital to an applicant. The financial institution shall allow the surety to be presented for collection at a place physically located within the City of Franklin, Tennessee.

3.3.4 Reduction or Release of Performance Agreement and Surety

The performance agreement may be reduced one (1) time when at least fifty (50) percent of a public improvement, or the landscaping, has been completed. The performance agreement, and the surety securing it, may be released upon acceptance of the public improvements and/or the landscaping. Final topping of a street may be permitted when at least 90% of the lots in the subdivision, or the section or sections thereof for which the performance agreement was established, have been built out, that is, certificates of occupancy have been issued for the homes located on the lots in question. The Performance agreements for street improvements may be released when final topping is completed and accepted, provided that a maintenance agreement is established.

(1) A request for extension or reduction of the surety or release of the performance bond shall not be submitted until:

a. the subdivider has presented a letter to the Planning Department requesting extension or reduction of the surety or release of the performance bond;

b. the request, except for landscaping improvements, is forwarded by the Planning Department to the City Engineer;

c. the City Engineer, representing City departments, has submitted a statement to the Planning Department indicating that the required public improvements have been satisfactorily completed; and

d. assurances have been obtained through either affidavits, releases or waivers of liens from all contractors and subcontractors of the filing of public disclaimers, that liens will not be filed against the dedicated land and/or improvements after they are accepted.

(2) At the time an extension or reduction is approved, then the Planning or Engineering Department, whichever is applicable, shall establish the expiration date of the surety given to secure the extended or reduced bond amount. However, the new surety shall not have an expiration date of less than six (6) months. No performance bond shall be reduced to less than ten (10) percent of its full face amount, irrespective of the estimated cost of completing the improvements.

(3) The approval of a plat shall not constitute or imply the acceptance by the City of landscaping or any public improvement shown on the plat. The Planning Commission may require the plat to be endorsed with appropriate notes to this effect.

(4) The costs incurred in connection with a request for extension or reduction of the surety or release of the performance bond and surety (that is, engineering inspection fees, legal fees, and so forth) shall be borne by the subdivider, regardless of whether the request is ultimately granted. No bond shall be released until the City Recorder certifies that all fees have been paid.

(5) A bond agenda shall be published in at least one (1) local newspaper no less than four (4) calendar days prior to the regular meeting of the Planning Commission.

3.3.5 Failure to Complete Improvements

Where a performance bond has been posted, and required improvements have not been installed within the terms of the performance bond, then the Planning Commission may declare the bond to be in default and authorize the calling of the bond and surety and the completion of the improvements under the supervision of City departments.

3.3.6 Maintenance Bond

The subdivider shall be required to maintain the completed landscaping or public improvements until acceptance of the

improvements by the Planning or Engineering Department, respectively. After acceptance and release of the performance bond, then a maintenance bond shall be imposed. The maintenance bond shall be for the purpose of guaranteeing the completed improvements against defects in workmanship and/or materials and shall remain in effect for a period of one (1) year, or until final release, whichever period is longer.

3.3.7 Appeal to the Planning Commission

The subdivider may, upon disapproval of a request for extension, reduction or release of a bond, appeal the decision of the Planning or Engineering Department to the Planning Commission. The appeal shall be filed within ten (10) days of the adverse decision and shall be set for hearing on the next regular meeting agenda of the Planning Commission.

4. PLAT PREPARATION AND APPROVAL PROCEDURE

4.1 Preliminary Plat

4.1.1 General

The subdivider shall prepare a preliminary plat for submission to the Planning Commission in accordance with the latest preliminary plat checklist, which may be obtained from the Planning Department. Regular meeting dates and time, and the deadline for each regular meeting, shall be established by the Planning Commission. The applicant shall notify, by mail, property owners located within five hundred (500) feet of any proposed development requiring the submittal of a preliminary plat. Such notification shall contain the time and place of any Planning Commission meeting at which the proposed development will be considered. The applicant shall submit a certificate to the Planning Department stating that letters have been sent by first class, postage-paid, mail to the neighboring property owners, the names of the property owners shall be listed and one copy of the letter shall be included with the certificate.

4.1.2 Preliminary Plat Fee

A nonrefundable preliminary plat fee shall be paid to the City at the time the preliminary plat is submitted to the Planning Department. Preliminary plat fees shall be charged according to the current fees ordinance.

4.1.3 Contents of the Preliminary Plat

The preliminary plat should be drawn on reproducible material suitable for making blue line prints and shall contain the following information, if applicable;

(1) Name of the subdivision, with revision number, if any. Individual neighborhood names within large developments shall be shown on the plat at the time of submittal.

(2) Certification of design signed by the surveyor or engineer preparing the plat which contains the following information: "I, _____, have, to the best of my ability, designed this subdivision in accordance with the ordinances and regulations governing the subdivision of land within the City of Franklin, and with the Franklin Land Use Plan, with which I am familiar."

(3) North point.

(4) Drawn to a scale of one (1) inch equals one hundred (100) feet. Any other scale shall be approved by the Planning Department.

(5) Key map. Indicate either:

a. Scale: 1" = _____', or

b. Not to Scale, or

c. N.T.S.

d. Boundaries and number of acres in the drainage area(s) within which the subdivision will be developed.

e. Corporate limit line, if falling within or immediately adjoining the subdivision.

(6) City.

(7) County.

(8) State.

(9) Civil district.

(10) Date.

(11) Total acres in the subdivision and the existing map, group, and parcel numbers from which the subdivision, resubdivision, or revision will be created.

(12) Owner.

a. Name, address and telephone number.

b. Where such owner is designated as a partnership, corporation or other business venture, the names and addresses of all individual parties, officers and directors, and/or beneficial owners holding more than a five percent (5%) interest in the project shall be identified.

(13) Subdivider.

a. Name, address and telephone number.

b. Where such subdivider is designated as a partnership, corporation or other business venture, the names and addresses of all individual parties, officers and directors, and/or beneficial owners holding more than a five percent (5%) interest in the project shall be identified.

(14) Surveyor.

a. Name.

b. Address.

c. Telephone number.

d. Seal.

(15) Existing zoning: Example: Low Density Residential (R-1).

(16) Minimum required setback lines.

a. Yard fronting on any street.

b. Side yard.

c. Rear yard.

(17) Floodway (F-W) and Floodway Fringe (F-F) boundaries, with elevations referenced to, and showing the exact location of, the nearest benchmark.

(18) Contour lines at two- (2) foot intervals.

(19) Boundary lines of properties and subdivision lines and names and/or property owners adjoining, but not a part of, the subdivision, shown with dashed lines.

(20) Lengths of the boundaries of the subdivision, measured to the nearest foot, with calls.

(21) Lot dimensions to the nearest foot.

(22) Square feet of each lot.

(23) Lot numbers.

(24) Location of dedicated streets where they adjoin, or are adjacent to, the subdivision.

(25) Dimension from the nearest existing street intersection center-lines to the nearest proposed street centerline, or to the nearest lot line if no streets are proposed.

(26) Street classification of each street within or adjacent to the subdivision in accordance with intended use based on design, such as private, local, collector, or arterial, which shall be shown within parentheses next to the existing and proposed street names.

(27) Street widths.

(28) Alley widths.

(29) Existing structures and buildings, including the exact locations and dimensions of historical structures and sites.

(30) Proposed method of runoff disposal.

(31) Existing and/or proposed water courses.

(32) Existing and/or proposed drainage channels and subsurface drainage structures.

(33) Approximate size, type and location of any other surface or subsurface structures existing within or immediately adjacent to the subdivision.

(34) Public utility and drainage easement locations and sizes, whether they are to be located within or outside the subdivision.

(35) Existing and proposed public utility locations, sizes and types.

a. Water lines.

b. Fire hydrants.

c. Sanitary sewers.

d. Storm sewers.

e. Culverts.

f. Street lights, as submitted to Middle Tennessee Electric Membership Corporation.

g. Other utilities affecting the site.

(36) Two (2) prints must be delivered to the Williamson County Emergency Management Agency, and have the following checked, in order to eliminate duplications and/or to have the following assigned:

a. Subdivision name.

b. Street names.

4.1.4 Planning Commission Action

The Planning Commission shall approve, approve conditionally or disapprove the preliminary plat within thirty (30) days of the date of its submission. If no action is taken by the Planning Commission by the end of the thirty- (30) day period after submission, then the preliminary plat shall be deemed to have been approved, and a certificate to that effect shall be issued by the Planning Commission on demand; provided however, that the applicant may waive this requirement and consent to an extension of such period. If the preliminary plat is approved conditionally or disapproved, the reasons for conditional approval or disapproval shall refer specifically to those regulations with which the preliminary plat does not conform. On conditional approval, the Planning Commission may require the submission of a revised preliminary plat. If the preliminary plat conforms to all standards, or if the Planning Commission and the applicant agree to conditional approval, the subdivider may proceed with constructing the subdivision and/or preparing construction plans and the final plat. A preliminary plat and a final plat for the same development shall not be submitted to the Planning Commission for action at the same meeting.

4.1.5 Two-Lot Subdivisions

Subdivisions having only two (2) lots shall not be required to submit preliminary subdivision plats.

4.2 Final Plat

4.2.1 General

The subdivider shall prepare a final plat for submission to the Planning Commission in accordance with the latest final plat checklist, which may be obtained from the Planning Department. Regular meeting dates and times and the deadline for each regular meeting shall be established by the Planning Commission.

4.2.2 Time of Submission

A nonrefundable final plat fee shall be paid to the City at the time the final plat is submitted to the Planning Department. Final plat fees shall be charged according to the current fees ordinance. Final plats for all lots shown on the preliminary plat shall be submitted to the Planning Commission for approval within two (2) years of the date on which the preliminary plat was approved. If not submitted for final approval within such time, the remaining lots on the preliminary plat shall be considered as having been disapproved unless the Planning Commission agrees to an extension of time. Final plats shall be filed in the Register's Office, Williamson County, Tennessee, within one (1) year after approval by the Planning Commission; if not filed within such time, said approval shall be considered as having been voided.

4.2.3 Contents of the Final Plat

Final plat mylars may be purchased from the Planning Department, or the final plat shall be drawn on reproducible material suitable for making blue line prints, with outside dimensions of eighteen (18) inches by twenty-four (24) inches, and border dimensions of seventeen (17) inches by twenty-one (21) inches, with the border being one-half (0.5) inch from the top, the right-hand side and the bottom. The final plat shall contain the following information, if applicable.

(1) Name of the subdivision, with section and revision number or other resubdivision indicators. Individual neighborhood names within large developments shall be shown on the plat at the time of submittal.

(2) North point.

(3) Drawn to a scale of one (1) inch equals one hundred (100) feet. Any other scale shall be approved by the Planning Department.

In the case of two- (2) lot subdivisions, the final plat shall be drawn to a scale sufficient to clearly delineate the subdivision.

(4) Key map. Indicate either:

a. Scale: 1"=_____', or

b. Not to Scale, or

c. N.T.S.

d. If more than two (2) sheets are required, a key map shall also be included, which shall show the sequential relation of each sheet.

e. Corporate limit line, if falling within or immediately adjoining the subdivision.

(5) City.

(6) County.

(7) State.

(8) Civil district.

(9) Date.

(10) Total acres in the subdivision and the existing map, group, and parcel numbers from which the subdivision, resubdivision, or revision will be created.

(11) Owner.

a. Name, address and telephone number.

b. Where such owner is designated as a partnership, corporation or other business venture, the names and addresses of all individual parties, officers and directors, and/or beneficial owners holding more than a five (5) percent interest in the project shall be identified.

(12) Subdivider.

a. Name, address and telephone number.

b. Where such subdivider is designated as a partnership, corporation or other business venture, the names and addresses of all individual parties, officers and directors, and/or beneficial owners holding more than a five (5) percent interest in the project shall be identified.

(13) Closure error.

(14) Existing zoning: Example: Low Density Residential (R-1).

(15) Minimum required setback lines.

a. Yard fronting on any street.

b. Side yard.

c. Rear yard.

(16) Floodway (F-W) and Floodway Fringe (F-F) boundaries, with elevations referenced to, and showing the exact location of, the nearest benchmark.

(17) Boundary lines of properties adjoining, but not a part of, the subdivision, shown with dashed lines.

(18) Adjoining property owners and/or subdivisions.

(19) Lengths of the boundaries of the subdivision, measured to the nearest foot and decimals, with calls.

(20) The lengths of all lines dimensioned in feet and decimals to the nearest hundredth of a foot.

(21) Square feet and acreage of each lot.

(22) Lot numbers.

(23) The values of all true bearings and angles dimensioned in degrees and minutes.

(24) Location of dedicated and proposed streets adjoining, adjacent to, or within the subdivision, with street names. Proposed street names shall be submitted to the Williamson County Emergency Management Agency for approval.

(25) The dimension from the nearest existing street intersection centerlines to the nearest monument in the subdivision.

(26) Street classification of each street within or adjacent to the subdivision in accordance with intended use based on design, such as private, local, collector or arterial, which shall be shown within parentheses next to the existing and proposed street names.

(27) At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by the authority of the City of Franklin."

(28) Street widths.

(29) Alley widths.

(30) Acres of new streets.

(31) Linear feet of new streets.

(32) Curve data.

a. Angles.

b. Radii.

c. Tangents.

d. Lengths.

(33) Existing structures and buildings, including the exact locations and dimensions of historical structures and sites.

(34) Easements, with dimensions, and designated as to type (Example: Public utility and access easement, drainage easement, walkway and public access easement, etc.).

(35) Existing and proposed public utility locations, sizes and types.

a. Water lines.

b. Fire hydrants.

c. Sanitary sewers.

d. Storm sewers.

e. Culverts.

f. Street lights.

g. Other utilities affecting the site.

(36) Certifications.

a. Certificate of ownership.

b. Certificate of survey.

c. Certificate of approval of water and sewer systems.

d. Certificate of approval of streets and drainage.

e. Certificate of approval for recording.

f. Certificate of approval of subdivision name and street names.

(37) Concrete monuments. In two- (2) lot subdivisions, at least two (2) concrete monuments shall be placed on the same line. In subdivisions having more than two (2) lots, concrete monuments shall be placed at all points where street lines intersect the exterior boundaries of the subdivision and at angle points and points of curve in each street.

(38) Iron pins, which shall be placed at all lot corners.

(39) The street address placed on each lot as assigned by the Franklin Planning Department.

(40) Submit a copy of the final plat, in digital format, to the engineering department, with the following information:

a. Use of Tennessee State plane coordinate system, Zone 5301, Fipszone 4100.

b. NAD 83 datum.

c. Use of feet as the unit of measure.

d. Furnished in DXF or AutoCad r14 format.

e. Delivered on CD-ROM, 3.5 floppy, superdisk, or ftp.

f. Other information as requested by the engineering department.

(41) Final plats shall contain the following note, unless the entire acreage of the plat is within a Heavy Industrial (HI) district:

> Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone, and water lines shall be placed underground, with the exception of Light Industrial (LI) and Heavy Industrial (HI) Districts, where their off-site lines may be overhead.

Final plats shall also identify the existing and proposed locations, types, and sizes of the following:

(a) Water lines.

(b) Fire hydrants, dimensioned to the nearest corner of the lot.

(c) Sanitary sewers.

(d) Storm sewers.

(e) Culverts.

(f) Street improvements.

(g) Electric Lines

(h) Any other utilities or services affected by the site.

4.2.4 Planning Commission Action

The Planning Commission shall act upon the final plat within thirty (30) days after it has been submitted for final approval. This approval and the date thereof shall be shown on the plat over the signature of the Planning Commission Secretary. If no action is taken by the Planning Commission by the end of thirty (30) days after submission, the plat shall be deemed to have been approved. Failure of the Planning Commission to act thereon within such time shall be sufficient in lieu of written endorsement of approval. If the final plat is disapproved, grounds for this refusal shall be stated in writing. The reasons for disapproval shall refer specifically to those parts of the Land Use Plan, ordinances or regulations with which the plat does not comply.

4.2.5 Recording of Plat

After final approval of the plat and the affixing of all required signatures, in black permanent ink, on the original tracing, the applicant shall file the original tracing and three (3) blue line prints in the Register's Office, Williamson County, Tennessee.

4.2.6 Minor Revisions to Final Plats

If it becomes necessary for minor revisions to be made to an approved final plat, then the revisions may be made with the approval of the appropriate city department superintendents and the city engineer. If a proposed revision will, in the opinion of the appropriate city department superintendents and the city engineer, substantially affect the terms of the original approval, then a submittal to the planning commission shall be required.

4.3 Variations and Exceptions

Whenever a parcel of land to be subdivided is of such unusual size or shape, or is surrounded by such development of unusual conditions that the strict application of the requirements contained in these regulations would result in substantial hardship or inequity, the Planning Commission may vary or modify, except as otherwise indicated, such requirements of design, but not of procedure or improvements, so that the subdivider may develop the property in a reasonable manner, keeping in mind that the public welfare and interests of the City are protected and the general intent and spirit of these regulations are preserved. Such modifications may be granted by the Planning Commission upon written request by the subdivider, stating the reason(s) for each modification.

5. LEGAL STATUS

5.1 Discrepancy With Other Regulations

No subdivision of land within the force and effect of these regulations shall be approved unless it conforms to the Zoning Ordinance. Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in the Zoning Ordinance, building codes or other regulations, the highest standard shall apply.

5.2 Validity

If any section, clause, paragraph, provision or portion of these Subdivision Regulations shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of these regulations.

5.3 Repeal

All Subdivision Regulations or amendments thereto previously in force are hereby repealed.

5.4 Enforcement

No plat or plan of a subdivision of land into two (2) or more lots located within the City shall be admitted to the land records of Williamson County, or be received or recorded by the Register's Office, Williamson County, 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. No board, public officer or authority shall light any street, lay or authorize the laying of water mains, sewers or the construction of other facilities or utilities in any street located within the City unless such street shall have been accepted, opened or otherwise received the legal status of a public street prior to the adoption of these Subdivision Regulations, or unless such street corresponds in its location and lines to a street shown on a subdivision plat approved by the Planning Commission or on a Major Thoroughfare Map made and adopted by the Planning Commission as provided in Section 13-4-307, Tennessee Code Annotated.

5.5 Penalties

5.5.1 The Register's Office, Williamson County, shall not receive, file or record a final plat of a subdivision of land within the City without the approval of the Planning Commission, as required in Section 13-4-302, Tennessee Code Annotated.

5.5.2 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 municipal 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."

5.5.3 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 or other official designated by the Board of Mayor and Aldermen 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.

5.6 Adoption, Effective Date and Amendments

Before these Subdivision Regulations were adopted, a public hearing was held, as required by Section 13-603, Tennessee Code Annotated, at which time the opportunity was afforded any interested person(s) a chance to be heard. This hearing was held on Tuesday, April 5, 1966, at 9:00 a.m. at the city hall in Franklin, Tennessee. Notice of such hearing was announced in the Review Appeal, a newspaper of general circulation within the area of planning jurisdiction, on Thursday, March 3, 1966, stating the date, time and place of the hearing.

Adopted	April 12, 1966
Effective	April 15, 1966

6. CERTIFICATIONS

6.1 Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page _____, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

_____ _____

Owner(s) Date

6.2 Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

_____ _____

Surveyor Date

6.3 Certificate of Approval of Water and Sewer Systems

I hereby certify that:

(1) the water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

2) a performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

_____ _____

Director Water Management Department Date
City of Franklin, Tennessee

6.4 Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

_____ _____

Director, Streets Department Date
City of Franklin, Tennessee

6.5 Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

_____ _____

Secretary Date
Franklin Municipal Planning Commission

6.6 Certificate of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

_____ _____

Williamson County Emergency Date
Management Agency

_____ _____

City of Franklin Date