

**BOARD MEMBERS OF  
PLANNING & ZONING / APPEALS BOARD  
AND COUNTY ATTORNEY**

**PLANNING COMMISSION MEMBERS**

RUSSELL (RUSTY) McFARLAND  
1365 SHAHAN RD.  
ASHLAND CITY, TN 37015  
(615)746-3004 - HOME  
(615)430-6252 - CELL

BUDDY WRIGHT  
1329 HWY 12N  
ASHLAND CITY, TN 37015  
(615)792-4291 - HOME

RICHARD JOYNER  
2493 PRIMM RD  
ASHLAND CITY, TN 37015  
(615)952-5746H/491-3991C

JOHN F. WERNE, III -VICE CHAIRMAN  
1020 OWEN CT.  
ASHLAND CITY, TN 37015  
(615)792-3966 - HOME

McCAULEY GRAY, III  
1241 RIDGE CI.  
JOELTON, TN 37080  
(615)533-7369

CHUCK WALKER-CHAIRMAN  
2989 SWEETHOME RD.  
CHAPMANSBORO, TN 37035  
(615)792-4547 - HOME  
(615)792-4211 - WORK

TONY CAMPBELL  
282 WOODLANDS CT.  
KINGSTON SPRGS, TN 37082  
(615)330-9777 CELL

BRENDA MONTGOMERY - SECRETARY  
1295 JUSTICE RD.  
ASHLAND CITY, TN 37015  
(615)307-2312 - HOME  
(615)335-1262 - CELL

LINDA SWINDLE  
1355 NARROWS OF THE HARPETH RD.  
KINGSTON SPRINGS, TN 37082  
(615)952-5295 - HOME  
210-4486 – CELL

**STATE PLANNER**

JUSTIN BUTLER  
DEPT. OF ECONOMIC & COMM. DEV.  
STATE LOCAL PLANNING OFFICE  
446 METRO PLEX DR.  
SUITE 128  
NASHVILLE, TN 37211-3139  
(615)741-1534 - W (615)532-1896 - FAX

**PLANNING ENGINEER**

SCOTT TAYLOR  
AMEC – 3800 EZELL RD.  
SUITE 100  
NASHVILLE, TN 37211  
(AMEX)  
(615)333-0630 EXT. 131 W / 615-781-0655 F

**APPEALS BOARD MEMBERS**

RONNIE ANDERSON, CHAIRMAN  
2131 HWY 49E  
PLEASANT VIEW, TN 37146  
(615)746-3771 - HOME

MARY SNEED - VICE-CHAIRPERSON  
2150 SAMS CREEK RD.  
PEGRAM, TN 37143  
CELL - 202-1812 HOME - 792-7778  
JOHN FAULKNER  
1435 BUTTERWORTH RD.  
KINGSTON SPRINGS, TN 37082  
(615)957-5420 - HOME  
(615)952-9045 - WORK

DAVID CLARK  
1532 MATLOCK RD.  
CHAPMANSBORO, TN 37035  
(615)792-4249 - HOME  
(615)504-3297 - WORK

LARRY NASH  
P.O. BOX 84  
CHAPMANSBORO, TN 37035  
(615)792-3774-H / 615-792-5697-W

BOB PERRY, JR. - **COUNTY ATTORNEY**  
102 FREY ST. / ASHLAND CITY, TN 37015  
(615)792-5635 -HOME  
(615) 792-2591 - FAX



## **BUILDING COMMISSION FEE SCHEDULE**

<b><u>DESCRIPTION</u></b>	<b><u>PERMIT FEE</u></b>
DEVELOPMENT TAX	\$ 3,750.00 / LOT
ADEQUATE FACILITIES TAX	\$ 1.00 / SQ.FT.
SINGLE WIDE MOBILE HOME PERMITS	\$ 250.00 EA
NEW RESIDENTIAL CONSTRUCTION, INCLUDING DOUBLE WIDE MOBILE HOMES, MODULAR HOMES, ADDITIONS, COVERED PORCHES, GARAGES, CARPORTS AND STORAGE BUILDINGS.	\$ .30 / SQ.FT.
RESIDENTIAL REMODELING	\$ .15 / SQ.FT.
SWIMMING POOLS	\$ 25.00 EA
COMMERCIAL CONSTRUCTION, NEW, ADDITIONS AND REMODELING.	SBCCI APPENDIX B
INDUSTRIAL CONSTRUCTION NEW, ADDITIONS AND REMODELING.	SBCCI APPENDIX B
<b><u>PLAT REVIEW FEES:</u></b>	
MINOR PLATS (1-5) LOTS	\$ 150.00
MAJOR PLATS (6 &/OR MORE) LOTS	\$ 250.00
BOARD OF ZONING APPEALS	\$ 110.00
CONSTRUCTION BOARD OF APPEALS	\$ 150.00
SITE PLANS (RESIDENTIAL, COMMERCIAL AND INDUSTRIAL)	\$ 110.00
REZONING REQUESTS	\$ 110.00
*PENALTY FEE	\$ 100.00 EA

**PERMIT FEES APPLY TO ALL NEW CONSTRUCTION AND THE REPLACEMENT OF ANY EXISTING CONSTRUCTION.**

**\* PENALTY FEE - CONSTRUCTION PRIOR TO OBTAINING A PERMIT - WHEN CONSTRUCTION IS COMMENCED PRIOR TO ZONING BUILDING PERMIT BEING OBTAINED THE PERMIT FEE SHALL BE INCREASED BY \$100.00**

**THIS FEE SCHEDULE IS ESTABLISHED BY THE CHEATHAM COUNTY COMMISSION AND IS SUBJECT TO CHANGE AT ANY TIME.**

INFORMATION RELATIVE TO LOT SIZES, SETBACKS, PLATS, ROAD FRONTAGE, EASEMENTS AND ACCESSORY STRUCTURES, ETC.

**AGRICULTURE ZONE**

MINIMUM LOT SIZE	4 ACRES (PUBLIC WATER)*MIN.LOT WIDTH 125' 5 ACRES (WITHOUT PUBLIC WATER)*MIN.LOT WIDTH 150'
FRONT YARD SETBACK	50 FT. PLUS COUNTY OR STATE HWY RIGHT OF WAY
SIDE	20 FT.
REAR	35 FT.

**E-1 (ESTATE RESIDENTIAL) ZONE**

MINIMUM LOT SIZE	3 ACRES (PUBLIC WATER)*MIN.LOT WIDTH 125' 5 ACRES (WITHOUT PUBLIC WATER)*MIN.LOT WIDTH 150'
FRONT YARD SETBACK	50 FT. PLUS COUNTY OR STATE HWY RIGHT OF WAY
SIDE	20 FT.
REAR	35 FT.

**R-1 (RESIDENTIAL) ZONE**

MINIMUM LOT SIZE	1 ACRE (PUBLIC WATER)*MIN.LOT WIDTH 125' 5 ACRES (WITHOUT PUBLIC WATER)*MIN.LOT WIDTH 150'
FRONT YARD SETBACK	50 FT. PLUS COUNTY OR STATE HWY RIGHT OF WAY
SIDE	20 FT.
REAR	20 FT.

**R-2 (RESIDENTIAL, DUPLEX, ETC.) ZONE**

MINIMUM LOT SIZE	20,000SQ.FT. (PUBLIC WATER*SEWER)*MIN.LOT WIDTH 75' 30,000SQ.FT. (PUBLIC WATER)*MIN.LOT WIDTH 75' 5 ACRES (WITHOUT PUBLIC WATER)*MIN.LOT WIDTH 100'
FRONT YARD SETBACK	35 FT. PLUS COUNTY OR STATE HWY RIGHT OF WAY
SIDE	15 FT.
REAR	20 FT.

\*MINIMUM LOT WIDTH AT BUILDING SETBACK

**\*\*PLATS** - ANY PROPERTY CUT OFF THAT IS LESS THAN 5 ACRES MUST BE DONE BY PLAT AND PRESENTED TO PLANNING AND ZONING BOARD FOR APPROVAL. A LOT GREATER THAN 5 ACRES CAN BE DONE BY A DEED AND RECORDED WITHOUT ANY APPROVAL.

**\*\*ROAD FRONTAGE** - EACH LOT MUST HAVE 50 FT. OF ROAD FRONTAGE ON A COUNTY OR STATE MAINTAINED ROAD/HIGHWAY. ONLY EXCEPTION IS A LOT AT A PERMANENT DEAD-END STREET (CUL-DE-SAC) FRONTAGE IS 30 FT.

OVER

INFORMATION RELATIVE TO LOT SIZES, SETBACKS, PLATS, ROAD FRONTAGE, EASEMENTS AND ACCESSORY STRUCTURES, ETC.

PAGE 2

**\*\*EASEMENT** - EACH LOT WITH EASEMENT (RIGHT OF WAY TO INGRESS AND/OR EGRESS THROUGH PROPERTY OTHER THAN YOUR OWN) MUST HAVE 50 FT. OF ROAD FRONTAGE ON A COUNTY OR STATE MAINTAINED ROAD/HIGHWAY.

**\*\*DETACHED ACCESSORY STRUCTURE** - DETACHED FROM RESIDENCE MUST BE:

- A) 5 FT. - OFF PROPERTY LINE
- B) 5 FT. - FROM ANY OTHER STRUCTURE (INCLUDING OVERHANG)
- C) 10 FT. - FROM SEPTIC

**\*\*ATTACHED ACCESSORY STRUCTURE** - DESIGNATED ZONE SETBACKS APPLY.

**\*\*LOT SPECIFICATIONS** - A SIDE LOT LINE MUST **NOT** EXCEED **4** TIMES THE FRONT LOT LINE WHILE MAINTAINING THE MINIMUM LOT SIZE PER DWELLING ACCORDING TO THE SPECIFIED ZONING.

**CONSTRUCTION BOARD OF ADJUSTMENT & APPEALS**

**MIKE JOHNSON  
MI-ROC BUILDERS  
P.O. BOX 290  
PEGRAM, TENN. 37143  
615-952-5888 H 615-646-8080  
615-604-1493 Cell 615-783-8125**

**BOBBY HAMM  
3084 SWEET HOME RD.  
CHAPMANSBORO, TN 37035  
615-746-9803 H  
615-456-1188 M**

**MIKE TAYLOR  
TAYLOR ELECTRIC  
902 MURPHY DRIVE  
PLEASANT VIEW, TENN. 37146  
615-746-6830 Business**

**JOHN F. WERNE, III  
CHAIRMAN  
1020 OWEN COURT  
ASHLAND CITY, TENN. 37015  
615-792-3966 Business**

**MICHAEL WHITE  
1009 LITTLE MARROWBONE RD.  
ASHLAND CITY, TN 37015  
615-792-9167 H  
615-838-6259 CELL**

## **COUNTY COMMISSIONERS**

### **FIRST DISTRICT**

MR. RONNIE DAVIDSON  
1019 HENLEY RD.  
ASHLAND CITY, TN 37015  
(615) 792-2952

MR. DONNIE JORDAN  
402 SO. MAIN ST.  
ASHLAND CITY, TN 37015  
(615)792-7170

### **SECOND DISTRICT**

MR. JACK McCANLESS  
1026 JACKSON FELTS RD.  
JOELTON, TN 37080  
(615)746-2008 - W (615)746-4625 - FAX  
(615)0331 - WIFE (615)736-4691 - CELL

MS. ANN JARREAU  
2509 OLD CLARKSVILLE PK.  
ASHLAND CITY, TN 37015  
(615)746-5356

### **THIRD DISTRICT**

MR. CARMEL MADDOX  
2044 OLD CLARKSVILLE PK.  
ASHLAND CITY, TN 37015  
(615)307-2301

MR. BILL ANDERSON  
2458 PLEASANT VIEW RD.  
PLEASANT VIEW, TN 37146  
(615)746-2269

### **FOURTH DISTRICT**

MR. RICKY BURTON  
1220 SADDLE TREE RD.  
ASHLAND CITY, TN 37015  
(615) 792-7740

MS. BRENDA MONTGOMERY  
1295 JUSTICE RD.  
ASHLAND CITY, TN 37015  
(615)307-2312 - H  
335-1262 - CELL

### **FIFTH DISTRICT**

MR. GARY W. JACKSON  
5035 STATION DR.  
PEGRAM, TN 37143  
(615)646-6474

MR. DAVID DAVIDSON  
1010 LAKESIDE CI.  
ASHLAND CITY, TN 37015  
(615)792-1280

### **SIXTH DISTRICT**

MR. KARL FRANCIS  
P. O. BOX 160  
KINGSTON SPRINGS, TN 37082  
(615)952-2185

MR. DAVID MCCULLOUGH  
467 HARPETH MEADOWS DR.  
KINGSTON SPRINGS, TN 37082  
(615)952-2195

**DEADLINE AND MEETING SCHEDULE FOR " 2005 "**

**PLANNING AND ZONING COMM. - MEET AT 6:00 P.M. - GENERAL SESSIONS COURTROOM**

**DEADLINE FOR APPLICATION**

DECEMBER 08, 2004  
JANUARY 05, 2005  
FEBRUARY 02, 2005  
MARCH 02, 2005  
APRIL 06, 2005  
MAY 04, 2005  
JUNE 08, 2005  
JULY 06, 2005  
AUGUST 03, 2005  
SEPTEMBER 07, 2005  
OCTOBER 05, 2005  
NOVEMBER 02, 2005  
DECEMBER 07, 2005

**DATE OF MEETING**

JANUARY 04, 2005  
FEBRUARY 01, 2005  
MARCH 01, 2005  
APRIL 05, 2005  
MAY 03, 2005  
JUNE 07, 2005  
JULY 05, 2005  
AUGUST 02, 2005  
SEPTEMBER 06, 2005  
OCTOBER 04, 2005  
NOVEMBER 01, 2005  
DECEMBER 06, 2005  
JANUARY 04, 2006

**APPEALS BOARD - MEET AT 7:00 P.M. - TUCKER/EMPSON BLDG. (GLASS CONFERENCE ROOM)**

**DEADLINE FOR APPLICATION**

DECEMBER 29, 2004  
JANUARY 26, 2005  
MARCH 02, 2005  
MARCH 30, 2005  
APRIL 27, 2005  
MAY 25, 2005  
JUNE 29, 2005  
JULY 27, 2005  
AUGUST 24, 2005  
SEPTEMBER 28, 2005  
OCTOBER 26, 2005  
NOVEMBER 30, 2005  
DECEMBER 28, 2005

**DATE OF MEETING**

JANUARY 24, 2005  
FEBRUARY 28, 2005  
MARCH 28, 2005  
APRIL 25, 2005  
MAY 23, 2005  
JUNE 27, 2005  
JULY 25, 2005  
AUGUST 22, 2005  
SEPTEMBER 26, 2005  
OCTOBER 24, 2005  
NOVEMBER 28, 2005  
DECEMBER 26, 2005 (TENTATIVE)  
JANUARY 23, 2006

**COUNTY COURT - MEET AT 7:00 P.M. - GENERAL SESSIONS COURTROOM**

**DEADLINE FOR PACKETS**

JANUARY 10, 2005  
FEBRUARY 14, 2005  
MARCH 14, 2005  
APRIL 11, 2005  
MAY 09, 2005  
JUNE 13, 2005  
JULY 11, 2005  
AUGUST 08, 2005  
SEPTEMBER 12, 2005  
OCTOBER 10, 2005  
NOVEMBER 14, 2005  
DECEMBER 12, 2005

**DATE OF MEETING**

JANUARY 17, 2005  
FEBRUARY 21, 2005  
MARCH 21, 2005  
APRIL 18, 2005  
MAY 16, 2005  
JUNE 20, 2005  
JULY 18, 2005  
AUGUST 15, 2005  
SEPTEMBER 19, 2005  
OCTOBER 17, 2005  
NOVEMBER 21, 2005  
DECEMBER 19, 2005

**CONST. BD. OF ADJ'MT & APPEALS** – DEADLINE TO BE HEARD IS THE 3<sup>RD</sup> THURSDAY OF THE MONTH. APPLICATION DEADLINE IS 4 WKS. PRIOR TO HEARING DATE. MEETING IS AT 6:00 P.M. IN THE BUILDING COMMISSIONERS OFFICE .



# **MISSION STATEMENT FOR CHEATHAM COUNTY BUILDING COMMISSION**

The Cheatham County Building Commissioners Office is committed to providing quality services to the citizens of our county. We are responsible for enforcing the building and trash codes, zoning and subdivision laws adopted on by the Cheatham County Commission.

## **RESPONSIBILITIES OF THIS OFFICE ARE:**

- 1) ISSUANCE OF PERMITS FOR CONSTRUCTION IN THE **COUNTY** (NOT THE CITY LIMITS – EXCEPTION IS GOVERNMENT CONSTRUCTION IN THE CITY LIMITS) AND COLLECTION OF DEVELOPMENT AND ADEQUATE FACILITY TAXES FOR ALL CONSTRUCTION IN CHEATHAM COUNTY.
- 2) COLLECT FEES AND MAKE DEPOSITS TWICE A WEEK.
- 3) THREE INSPECTIONS - FOOTING, FRAMING AND FINAL. CURRENTLY INSPECT TO THE INTERNATIONAL CODES 2000.
- 4) COORDINATE APPLICATIONS, AGENDAS, AND MINUTES FOR THE CHEATHAM COUNTY PLANNING COMMISSION, ZONING AND APPEALS BOARD AND CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS. PREPARE BUILDING COMMISSIONERS INPUT FOR THE COUNTY COMMISSION MONTHLY PACKETS INCLUDING MONTHLY REPORTS/ISSUES FROM THIS OFFICE.
- 5) INVESTIGATE AND WORK TRASH COMPLAINTS. COORDINATE “OPERATION CLEAN SWEEP” TWICE A YEAR.
- 6) INVESTIGATE AND WORK BUILDING CODES COMPLAINTS.
- 7) FEMA MAPS FOR FLOOD AREAS IN THE COUNTY.
- 8) FIELD ALL QUESTIONS/CONCERNS RELATIVE TO CHEATHAM COUNTY ZONING AND SUBDIVISION REGULATIONS.
- 9) MAINTAIN RECORDS OF ALL BOARD MEETINGS, PERMITS, RESIDENTIAL, COMMERCIAL, GOVERNMENT AND NON-PROFIT CONSTRUCTION PLANS, INSPECTIONS, FLOOD AREAS, ZONING, SUB-DIVISIONS, PLATS, SITE PLANS, MONTHLY REPORTS AND TRASH AND BUILDING CODES COMPLAINTS.
- 10) BUILDING COMMISSIONER ATTENDS APPEALS BOARD, PLANNING COMMISSION, COUNTY COMMISSION AND CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS MEETINGS.
- 11) PURSUE CONTINUED EDUCATION AS IS REQUIRED OF EACH BUILDING INSPECTOR TO MAINTAIN STATE CERTIFICATION.
- 12) COMMUNICATE WITH OTHER COUNTY DEPT'S WITH SHARED INFORMATION, SUCH AS – 911 FOR ASSIGNMENT OF ADDRESSES AFTER APPLICATION FOR PERMIT – ENVIRONMENTAL FOR SEPTIC APPLICATION AND APPROVAL, – HIGHWAY DEPARTMENT FOR APPLICATION AND APPROVAL OF DRIVEWAY PERMIT, – PROPERTY ASSESSOR FOR ACCURATE MAP AND PARCEL, ESTIMATED VALUE OF NEW CONSTRUCTION AND VALUE OF RESIDENTIAL BUILDINGS RECOGNIZED BY PROPERTY ASSESSOR, – REGISTER OF DEEDS FOR RECORDED PLATS, ETC.



**CHEATHAM COUNTY - REGIONAL PLANNING COMMISSION**  
**FORM NUMBER 1**  
**PRELIMINARY PLAT CHECKLIST**

NAME OF SUBDIVISION \_\_\_\_\_

LOCATION \_\_\_\_\_ ZONING \_\_\_\_\_  
DISTRICT \_\_\_\_\_

OWNER \_\_\_\_\_

—

ENGINEER OR SURVEYOR \_\_\_\_\_

- \_\_\_\_\_ 1. 911 REVIEW AND APPROVAL OF NAMES, LOCATIONS AND DIMENSIONS OF PROPOSED STREETS **PRIOR** TO PRELIMINARY PLAT REVIEW OF PLANNING COMMISSION.
- \_\_\_\_\_ 2. **3** COPIES OF PLAT AT TIME OF APPLICATION. **9** REVISED COPIES DUE 4<sup>TH</sup> FRIDAY PRIOR TO PLANNING COMMISSION MEETING.
- \_\_\_\_\_ 3. LOCATION OF PROPERTY WITH RESPECT TO SURROUNDING PROPERTY AND STREETS.
- \_\_\_\_\_ 4. NAMES OF ALL ADJOINING PROPERTY OWNERS, OR NAMES OF ADJOINING DEVELOPMENTS.
- \_\_\_\_\_ 5. CONTOURS AT NOT MORE THAN FIVE (5) FOOT INTERVALS.
- \_\_\_\_\_ 6. LOCATION AND DIMENSIONS OF ALL BOUNDARY LINES OF THE PROPERTY TO THE NEAREST ONE HUNDREDTH (1/100) OF A FOOT.
- \_\_\_\_\_ 7. LOCATION AND NAMES OF EXISTING STREETS.
- \_\_\_\_\_ 8. LOCATION OF EXISTING EASEMENTS AND UTILITIES.
- \_\_\_\_\_ 9. LOCATION OF EXISTING WATER BODIES, STREAMS, AND OTHER PERTINENT FEATURES, SUCH AS SWAMPS, RAILROADS, BUILDINGS, PARKS, CEMETERIES, DRAINAGE DITCHES, BRIDGES, ETC.
- \_\_\_\_\_ 10. LOCATIONS, DIMENSIONS AND AREAS OF ALL PROPOSED OR EXISTING LOTS.
- \_\_\_\_\_ 11. LOCATION AND DIMENSIONS OF ALL PROPERTY PROPOSED TO BE SET ASIDE FOR PARK OR PLAYGROUND USE OR OTHER PUBLIC OR PRIVATE RESERVATION WITH DESIGNATION OF THE PURPOSE THEREOF, AND CONDITIONS, IF ANY, OF THE DEDICATION OR RESERVATION.
- \_\_\_\_\_ 12. DATE OF PLAT.
- \_\_\_\_\_ 13. APPROPRIATE TRUE NORTH POINT.
- \_\_\_\_\_ 14. SCALE OF PLAT.

\_\_\_\_\_ 15. PLANS OF PROPOSED UTILITY LAYOUT.

PAGE 2

\_\_\_\_\_ 16. DATE FROM WHICH THE LOCATION, BEARING AND LENGTH OF ALL LINES CAN BE DETERMINED AND REPRODUCED ON THE GROUND.

\_\_\_\_\_ 17. NAMES, LOCATIONS AND DIMENSIONS OF PROPOSED STREETS AND EASEMENTS.

\_\_\_\_\_ 18. INDICATION OF THE USE OF ANY LOT AND ALL USES OTHER THAN RESIDENTIAL.

\_\_\_\_\_ 19. LOTS NUMBERED.

**ADOPTED (03/02/04) DEADLINES/PROCESS FOR  
PLANNING COMMISSION PLATS AND/OR SITE PLANS**

- A) DEADLINE FOR PLANNING COMMISSION APPLICATION IS THE 1<sup>ST</sup> WEDNESDAY OF THE MONTH. APPLICANT TO PROVIDE FEE, COMPLETED APPLICATION AND 3 COPIES OF PLAT/SITE PLAN. BUILDING COMMISSION OFFICE TO PROVIDE RECEIPT, COPY OF CHECKLIST, SIGN TO BE POSTED ON PROPERTY AND COMPLETE EXPLANATION (WRITTEN AND VERBAL) OF THE PROCESS TO APPEAR BEFORE THE PLANNING COMMISSION.
- B) BUILDING COMMISSION OFFICE TO MAIL PLATS/SITE PLANS TO THE STATE PLANNER &/OR ENGINEER BY THE 1<sup>ST</sup> FRIDAY OF THE MONTH AND MAINTAIN A COPY OF PLANS IN THE BUILDING COMMISSIONERS OFFICE.
- C) BUILDING COMMISSION OFFICE TO SEND CERTIFIED LETTERS, AGENDA TO NEWSPAPER AND PACKETS TO PLANNING COMMISSION MEMBERS BY THE 2<sup>ND</sup> FRIDAY OF THE MONTH.
- D) STATE PLANNER, ENGINEER AND/OR PLANNING COMMISSION MEMBERS (ANY MEMBERS WHO HAVE VIEWED THE PLANS) COMMENTS FAXED TO BUILDING COMMISSION OFFICE BY THE 3<sup>RD</sup> MONDAY OF THE MONTH. BUILDING COMMISSION OFFICE TO FAX COMMENTS TO APPLICANT AND/OR APPLICANT TO PICK-UP.
- E) APPLICANT TO PROVIDE 9 COPIES OF **REVISED** PLATS/SITE PLANS (INCLUSIVE OF ALL STATE PLANNER/ ENGINEER COMMENTS) BY THE 4<sup>TH</sup> FRIDAY OF THE MONTH. IF APPLICANT CANNOT MEET THIS DEADLINE THEY WILL BE AUTOMATICALLY DEFERRED TO NEXT MONTHS MEETING. IF APPLICANT DOES NOT PROVIDE **REVISED** PLATS/SITE PLANS BY THE 4<sup>TH</sup> FRIDAY OF THE FOLLOWING MONTH THEY WILL BE DROPPED FROM THE ROSTER AND BEGIN AGAIN (FEES, APPLICATION ETC.).
- F) THE PLANNING COMMISSION VICE-CHAIRMAN, SECRETARY AND/OR THE STATE PLANNER WILL REVIEW AND APPROVE OR DISAPPROVE **REVISED** PLATS/SITE PLANS ON THE 1<sup>ST</sup> MONDAY AND/OR TUESDAY OF THE MONTH, PRIOR TO THE PLANNING COMMISSION MEETING ON THE 1<sup>ST</sup> TUESDAY OF THE MONTH. IF **REVISED** PLATS/SITE PLANS ARE DISAPPROVED THE MEMBER AND/OR MEMBERS OF THE ABOVE PERSONNEL THAT MADE THE DECISION WILL CO-ORDINATE WITH THE BUILDING COMMISSIONER AND THE BUILDING COMMISSION OFFICE WILL CONTACT THE APPLICANT AND NOTIFY THEM THAT THEY HAVE BEEN DEFERRED TO NEXT MONTHS MEETING. IF APPROVED THEY MOVE ON TO PLANNING COMMISSION AS AN ELIGIBLE ITEM TO BE VOTED ON. THE BUILDING COMMISSION OFFICE WILL DOCUMENT (PER ADVISEMENT OF ABOVE PERSONNEL) IN WRITING ITEMS TO BE DEFERRED AND/OR HEARD AND BUILDING COMMISSIONER WILL GIVE A COPY TO THE PLANNING COMMISSION CHAIRMAN PRIOR TO THE MEETING. ONE COPY WILL REMAIN IN THE PLANNING COMMISSION FILE.



RULES AND REGULATIONS FOR THE ADMINISTRATION AND  
ENFORCEMENT OF CHEATHAM COUNTY LITTER CONTROL REGULATIONS

Date: March 15, 2004

Effective this date, the following rules, regulations and procedures are adopted for the administration and enforcement of the County's Resolution number 22 dated 18 January 1999.

**Administrative Procedures:** The codes enforcer will attempt to follow the procedures below to the maximum extent possible for the administration of his position.

a. Notification:

1. The codes enforcer will make every attempt to contact the property owners in person or via telephone to discuss clean-up of properties in violation of County Regulations. In the case of rental property, contact may be made with the occupants unless resolution cannot be reached. In that case the codes enforcer will deal with the property owner.
2. In the event the property owner refuses to comply with codes enforcer attempts to discuss violations, the codes enforcer will follow written notification procedures established in the County Resolution.

b. Documentation: The codes enforcer will maintain a separate folder for each property in violation of the County resolution to record at a minimum the date the case was opened, the district that the property is located in, the location of the complaint, the nature of the complaint, the owners name address and phone number when possible and all case notes. The codes enforcer shall record the date and a brief summary of any conversation/note correspondence sent or received for any and all communications regarding the case. Folders will be maintained through resolution by remedying of violations by the owner/occupants, contractors or through resolution via the courts. Folders will then be closed recording the date of resolution and will be maintained for a minimum of five years.

**Definitions:** The definitions below are not meant to substitute for the definitions in the Tennessee Code Annotated or the County Resolution. They are listed to provide a more detailed explanation of those definitions.

Garbage: Means food waste, animal waste, dead or decomposing animal matter, and dead or decomposing vegetable matter, and any dead or decomposing matter whether or not it originally constituted human or animal food. Nothing in the definition of this definition shall be construed to prohibit a legitimate "compost

heap” as commonly referred to, which is being used as a part of an on-going agricultural endeavor, such as a vegetable garden.

Litter: Means trash, rubbish, wastepaper, or garbage lying or scattered about.

Rubbish: Means useless, rejected, or abandoned waste, waste matter, trash and junk.

Junk: Means rubbish and wasted or discarded items and includes but is not limited to junk motor vehicles. The term shall not include items held for sale in a business establishment which holds a valid Tennessee business license. Notwithstanding the foregoing, a junk motor vehicle, as defined below, will not be considered as being for sale, unless said junk motor vehicle is on the premises of an automobile graveyard within the meaning of Tennessee Code Annotated, section 54-20-201, et seq.

Motor Vehicle: is any vehicle which is self-propelled and designed to travel along the ground and shall include, but not be limited to automobiles, buses, motor-bikes, motorcycles, motor scooters, trucks, tractors, riding lawn mowers, go-carts, campers and trailers, farm tractor or other self-propelled farm implement.

Junk Motor Vehicle: is any motor vehicle as defined above which does not have lawfully affixed thereto an unexpired license plate and the condition of which is wrecked, dismantled, partially dismantled, inoperative, abandoned or discarded, or the metal scraps and/or remains of the foregoing items, which are incapable of being operated, and which it would not be economically practical to make operative, and which are not fully stored or located within and fully surrounded by a substantial and durable building. The term shall not include items on the premises of establishments constituting automobile graveyards within the meaning of Tennessee Code Annotated, section 54-20-2-1, et seq., or establishments having facilities for processing scrap metal.

Refuse: means all items constituting garbage, litter and rubbish.

**Remedy:** The codes enforcer will attempt to remedy all violations within a reasonable amount of time utilizing the following methods of remedy in the order that they are listed below. A reasonable amount of time is generally 20 days as authorized in the County Resolution, but may vary depending on individual circumstances and continual satisfactory progress at the discretion of the codes enforcer.

a. Personal agreement between owner and codes enforcer: Every attempt should be made to remedy violations by the codes enforcer through discussion with and cooperation of the property owners. This is the primary means of remedy and

is to be used to the maximum extent possible. Should this remedy fail, either by lack of cooperation by the property owner or by failure to make continual satisfactory progress in the judgment of the codes enforcer then the codes enforcer is to proceed with the other means of remedy described below;

b. By contracting with a private third party for the clean-up of property to remedy the violations. This method of resolution may only be perused after following written notifications procedures outlined in the County Resolution and completion of any hearing requested by the property owner as authorized.

c. By referring the matter to the Courts for resolution.

Both options (b) and (c) may be pursued simultaneously at the discretion of the codes enforcer.

**CHEATHAM COUNTY REGIONAL PLANNING COMMISSION**  
FORM NUMBER 5  
**SITE PLAN CHECKLIST**

NAME OF SITE

\_\_\_\_\_

LOCATION \_\_\_\_\_ ZONING DISTRICT

\_\_\_\_\_

OWNER \_\_\_\_\_

ENGINEER

\_\_\_\_\_

- \_\_\_\_\_ 1. 12 COPIES OF THE SITE PLAN. PLEASE INDICATE AT TIME OF APPLICATION IF YOU WOULD LIKE ANY OF THE REMAINING COPIES AFTER YOUR CASE IS HEARD AND VOTED ON.
  
- \_\_\_\_\_ 2. LOCATION MAP OF THE SITE AT A SCALE OF NET LESS THAN 1" = 2000'. (USGS MAP IS ACCEPTABLE.) MAP MUST SHOW THE FOLLOWING:  

APPROXIMATE SITE BOUNDARY.  
PUBLIC STREETS IN THE VICINITY  
TYPES OF DEVELOPMENT OF SURROUNDING PARCELS  
PUBLIC WATER AND SEWER LINES SERVING THE SITE
  
- \_\_\_\_\_ 3. SITE BOUNDARY, STAMPED AND SIGNED BY A REGISTERED SURVEYOR.
  
- \_\_\_\_\_ 4. THE SHAPE, SIZE AND LOCATION OF ALL EXISTING BUILDINGS ON THE LOT.
  
- \_\_\_\_\_ 5. THE EXISTING AND INTENDED USE OF THE LOT AND OF STRUCTURES ON IT. IF RESIDENTIAL, GIVE THE NUMBER OF DWELLING UNITS PER BUILDING.
  
- \_\_\_\_\_ 6. TOPOGRAPHIC SURVEY OF THE SITE WITH CONTOUR INTERVALS AT NO GREATER THAN 5' INTERVALS. STAMPED AND SIGNED BY A REGISTERED SURVEYOR.
  
- \_\_\_\_\_ 7. LOCATION OF ALL DRIVEWAYS AND ENTRANCES WITH DIMENSIONS FROM THE CENTERLINE OF THE DRIVE TO THE NEAREST PROPERTY CORNER AND TO THE NEAREST INTERSECTION (IF THE INTERSECTION IS CLOSER THAN 200 FEET.)
  
- \_\_\_\_\_ 8. DIMENSIONED LAYOUT AND LOCATION OF ALL PARKING SPACES INCLUDING HANDICAPPED SPACES.
  
- \_\_\_\_\_ 9. DIMENSIONED LAYOUT AND LOCATION OF OFF-STREET LOADING BAYS AND DOCKS.
  
- \_\_\_\_\_ 10. LOCATION AND AREA OF OPEN SPACE.
  
- \_\_\_\_\_ 11. A TABLE SHOWING THE GROUND COVERAGE, TOTAL FLOOR AREA AND BUILDING HEIGHTS.

\_\_\_\_\_ 12. LOCATION, DIMENSIONS AND HEIGHTS OF ALL FENCES AND WALLS WITH MATERIALS SPECIFIED.

PAGE 2

\_\_\_\_\_ 13. LOCATION, TYPE AND AMOUNT OF LANDSCAPING.

\_\_\_\_\_ 14. PROPOSED MEANS OF SURFACE DRAINAGE, INCLUDING LOCATIONS AND SIZES OF ALL CULVERTS, DITCHES AND DETENTION STRUCTURES. STORM-WATER SYSTEM TO BE DESIGNED AS PER THE REQUIREMENTS OF THE CHEATHAM COUNTY PLANNING COMMISSION.

\_\_\_\_\_ 15. DIMENSIONED LOCATIONS OF ALL EASEMENTS AND RIGHT-OF-WAY.

\_\_\_\_\_ 16. LOCATION OF ALL PORTIONS OF THE SITE THAT ARE WITHIN THE FLOODWAY AND THE 100-YEAR FLOODPLAIN. A NOTE WILL BE INCLUDED WHICH GIVES THE FEMA MAP NUMBER FROM WHICH THIS INFORMATION WAS DEVELOPED. IN ADDITION, IF PORTIONS OF THE SITE ARE IN THE 100-YEAR FLOODPLAIN AND/OR THE FLOODWAY, THE 100-YEAR FLOOD ELEVATION(S) AT THE SITE WILL BE LISTED ON THE PLAN.

\_\_\_\_\_ 17. LOCATION, SIZE AND DISTANCE TO ALL PUBLIC UTILITIES SERVING THE SITE INCLUDING ALL FIRE HYDRANTS.

\_\_\_\_\_ 18. LOCATION, TYPE AND SIZE OF ALL PROPOSED SIGNS. (PLEASE NOTE THAT SIGNS LARGER THAN 24 SQUARE FEET ARE NOT ALLOWED IN CHEATHAM COUNTY.

\_\_\_\_\_ 19. VEGETATION. SHOW AT A MINIMUM THE FOLLOWING:

- I. EXISTING TREE MASSES AND HEDGEROWS.
- II. GENERAL DESCRIPTION OF THE TREE TYPES AND SIZES WITHIN THE TREE MASSES.
- III. LOCATION AND IDENTIFICATION OF TREES 15 INCHES IN CALIPER (MEASURED 4 FEET ABOVE THE GROUND) OR LARGER
- IV. DESCRIPTION OF LANDSCAPING REQUIREMENTS FOR THE SITE BASED UPON SURROUNDING LAND USES (SEE ZONING ORDINANCE SECTION 3.110)

\_\_\_\_\_ 20. IDENTIFICATION OF SLOPES 12 TO 20 PERCENT AND OF SLOPES GREATER THAN 20% AND IDENTIFICATION OF THOSE SOILS (SCS SOIL MAPPING IS ACCEPTABLE) ON THOSE SLOPES.

\_\_\_\_\_ 21. SUBMITTAL FEE

\_\_\_\_\_ 22. THREE SETS OF THE CONSTRUCTION PLANS FOR THE SITE.

\_\_\_\_\_ 23. SUBMITTAL MUST BE MADE AT LEAST 15 WORKING DAYS PRIOR TO THE PLANNING COMMISSION MEETING TO BE HEARD.





STEPS FOR OBTAINING A BUILDING PERMIT  
RELATED TO THE CONSTRUCTION OF A DWELLING,  
SINGLE WIDE TRAILER OR A COMMERCIAL BUILDING

1. CHECK ZONING ON PROPERTY.
2. 792-4857 - ENVIRONMENTALIST. YOU MUST OBTAIN A SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT (SEPTIC PERMIT) WHICH WILL ENABLE YOU TO KNOW YOU HAVE PROPER SOILS. YOU WILL RECEIVE A COPY OF YOUR SEPTIC PERMIT WHICH MUST BE PRESENTED TO US PRIOR TO ISSUANCE OF A BUILDING PERMIT. SEPTIC PERMIT MUST MATCH PLANS AS FAR AS BEDROOMS.
3. 792-4240 - NOTIFY CHEATHAM COUNTY HIGHWAY DEPARTMENT FOR A DRIVEWAY PERMIT. THEY MUST BE NOTIFIED EVEN IF DRIVEWAY IS EXISTING. YOU CANNOT RECEIVE A BUILDING PERMIT WITHOUT A DRIVEWAY PERMIT. IF YOU'RE PROPERTY FRONTS A STATE ROUTE YOU MUST CONTACT T.D.O.T. 792-5177 FOR A PERMIT.
4. 792-4211 - ELECTRICAL PERMITS. YOU WILL NEED TO APPLY FOR AN ELECTRICAL PERMIT FOR ANY TYPE OF STRUCTURE WITHIN OUR COUNTY. THIS COUNTY HAS THREE ELECTRICAL COMPANIES THAT SERVICES OUR AREA. YOU WILL BE REQUIRED TO CONTACT DICKSON ELECTRIC FOR A PERMIT IF WITHIN THEIR JURISDICTION 615-446-9051 \*NOTE DICKSON ELECTRIC HAS AN ELECTRICAL INSPECTOR\*. DWAYNE BAIRD IS THE ELECTRICAL INSPECTOR FOR C.E.M.C. AND N.E.S. HE IS IN THIS COUNTY ON TUESDAY AND THURSDAY ONLY, YOU CAN CONTACT HIM AT 615-792-5376 BETWEEN THE HOURS OF 7:00 - 9:00 A.M.
5. AFTER RECEIVING A SEPTIC AND DRIVEWAY PERMIT THEN COME TO THIS OFFICE FOR BUILDING PERMIT. WE REQUIRE A SET OF PLANS TO BE ON FILE WITHIN OUR OFFICE UNTIL COMPLETION AND U.&O. IS ISSUED. IF LICENSED CONTRACTOR YOU WILL NEED TO PROVIDE A COPY OF LICENSE AND WORKMEN'S COMPENSATION AND ONE FORM OF IDENTIFICATION. \*NOTE\* IF PERMIT ISSUED FOR SINGLE WIDE TRAILER - WE MUST HAVE FINALS ON BOTH SEPTIC AND DRIVEWAY PERMITS FROM THE PROPER DEPARTMENTS OTHERWISE NO BUILDING PERMIT WILL BE ISSUED FROM THIS OFFICE. APPLICANT MUST PAY DEVELOPMENT AND ADEQUATE FACILITY TAX AT TIME OF ISSUANCE OF BUILDING PERMIT. WE MUST HAVE EITHER A CHECK MADE OUT TO CHEATHAM COUNTY BUILDING COMMISSION OR CASH, NO DEBIT OR CREDIT CARDS ACCEPTED. IF WORK STARTED PRIOR TO ISSUANCE OF BUILDING PERMIT A \$100.00 FINE WILL BE IMPOSED.
6. COST OF FEES IS AS FOLLOWS:
  - A. SINGLE WIDE TRAILERS - \$250.00
  - B. ALL OTHER STRUCTURES OR ANYTHING UNDER ROOF - 30 CENTS PER SQUARE FOOT

- C. REMODELING PERMIT – 15 CENTS PER SQUARE FOOT
- D. DEMOLITION WAIVER FEE (IF APPLICABLE) – \$50.00
- E. ADEQUATE FACILITIES TAX - \$1.00 PER SQUARE FOOT ALL LIVING SPACE (IF HOME HAS BASEMENT AREA AND NO OTHER GARAGE ON PROPERTY WE WILL ALLOW 500 SQUARE FEET TO BE DEDUCTED FROM BASEMENT AREA). ALSO, INCLUDED IN THIS WILL BE ANY AREAS THAT CAN BE TURNED INTO LIVING AREAS (EXAMPLE: BONUS ROOMS OVER GARAGES OR STEPS BUILT UP TO ATTIC AREAS THAT CAN BE TURNED INTO LIVING AREAS THAT ARE NOT TO BE COMPLETED AT TIME OF ISSUANCE OF PERMIT)
- F. DEVELOPMENT TAX - \$3,750.00 \*NOTE\* IF LOT IS ON RECORDED SUBDIVISION PLAT (REGISTER OF DEEDS) THEN YOU WILL PAY \$1,875.00 PER LOT. IF LOT IS SUBDIVIDED AND DONE BY PLAT THEN \$1,875.00 WILL BE COLLECTED BEFORE PLAT CAN BE RECORDED AND THE REMAINING \$1,875.00 WILL BE COLLECTED AT ISSUANCE OF A BUILDING PERMIT.
- G. CONSTRUCTION WITHOUT PROPER PERMIT FINE - \$100.00 PLUS PERMIT COST.
- H. SWIMMING POOL PERMIT (ABOVE OR IN GROUND) - \$25.00
- J. COMMERCIAL STRUCTURES - \$50.00 PLUS APPENDIX B OF SOUTHERN BUILDING CODES FEE

7. TWO SETS OF BLUEPRINTS MUST BE BROUGHT TO THE BUILDING COMMISSIONERS OFFICE. WE WILL KEEP ONE SET IN OUR OFFICE UNTIL HOME IS COMPLETE AND THE OTHER SET WILL BE STAMPED AND GIVEN BACK TO YOU.

8. STRUCTURE MUST PASS THREE INSPECTIONS, WHICH MUST OCCUR IN THE FOLLOWING STAGES OF CONSTRUCTION:

- 1. FOOTING
- 2. FRAMING (NO INSULATION IN STRUCTURE)
- 3. FINAL

\*NOTE\* THE APPLICANT IS RESPONSIBLE FOR SEEING THAT THESE INSPECTIONS ARE DONE.

9. BEFORE THE THIRD AND FINAL INSPECTION IS MADE, YOU MUST HAVE A FINAL ON THE SEPTIC SYSTEM (ENVIRONMENTALIST) AND DRIVEWAY (CO. HWY DEPT). IF YOU CALL FOR A FINAL WITHOUT THESE, IT WILL NOT BE C.C. BUILDING COMMISSION'S RESPONSIBILITY TO NOTIFY YOU THAT NO INSPECTION WILL BE MADE.

10. IMPORTANT PHONE NUMBERS:

CHEATHAM COUNTY BUILDING COMMISSION	792-7915
CHEATHAM COUNTY ENVIRONMENTALIST	792-4857
CHEATHAM COUNTY HIGHWAY	792-4240
ASHLAND CITY HALL (ELECTRICAL)	792-4211
CUMBERLAND ELECTRIC – C.E.M.C.	792-5156
DICKSON ELECTRIC	446-9051
NASHVILLE ELECTRIC – N.E.S.	736-6900
ASHLAND CITY WATER DEPT.	792-4211
EAST MONTGOMERY UTILITY	307-3255
PLEASANT VIEW UTILITY	746-5315
RIVER ROAD UTILITY	792-4603
SECOND SOUTH CHEATHAM UTILITY	952-3094
HARPEETH VALLEY UTILITY	352-7076

## DRIVEWAY CONNECTION POLICY

THE CHEATHAM COUNTY HIGHWAY DEPARTMENT SHALL SIZE THE PIPE. THE DEVELOPER OR OWNER SHALL INSTALL SAID PIPE AND COVER WITH AT LEAST 6 INCHES CRUSHED STONE. THE COUNTY HIGHWAY DEPARTMENT THEN INSPECTS THE INSTALLED PIPE AND GIVES APPROVAL BEFORE FINAL APPROVAL IS GIVEN BY THE CHEATHAM COUNTY BUILDING COMMISSIONER.

### INSTRUCTIONS FOR OBTAINING A DRIVEWAY CONNECTION PERMIT

- 1) CONTACT THE HIGHWAY DEPARTMENT and give: Name, Daytime phone number, Lot number, Map & Parcel Number, Address, Road name, Subdivision, Directions to property, Type of structure.
- 2) Place the ORANGE ROAD DEPT FLAG (obtained from the Hwy Dept or Bldg Commissioner) in the middle of where the driveway will be located, or to the side of an existing driveway to be used.
- 3) The Highway Department will SIZE THE PIPE and notify you as to what size culvert is required, if any. No pipe below a 15" diameter will be approved. Galvanized metal or plastic pipe may be used. If plastic pipe is used it must meet state specifications and headwalls installed.
- 4) A PERMIT WILL BE SENT TO THE BLDG COMM OFFICE stating what size pipe is required, if any.
- 5) Install the metal or plastic pipe if one is required and cover with at least six inches of crusher run stone. IF MORE THAN 10% GRADE, UPHILL OR DOWNHILL, DRIVEWAY MUST BE PAVED OR CONCRETED 50 FEET FROM THE EDGE OF COUNTY ROAD SURFACE.
- 6) CONTACT THE HIGHWAY DEPARTMENT FOR YOUR FINAL INSPECTION BEFORE YOU GET THE BLDG COMM FINAL INSPECTION.
- 7) The Highway Department will inspect the installed pipe if one is required.
- 8) FINAL APPROVAL on the driveway permit will be given by the Highway Department and sent to the Building Commission Office.

NOTE: IF THE TYPE OF STRUCTURE IS A SINGLE WIDE TRAILER, AND A PIPE IS REQUIRED, THEN IT MUST BE INSTALLED BEFORE THE PERMIT IS ISSUED.

CHEATHAM COUNTY REGIONAL PLANNING COMMISSION

FORM NUMBER 2

FINAL PLAT CHECKLIST

NAME OF SUBDIVISION \_\_\_\_\_

LOCATION \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

OWNER \_\_\_\_\_

ENGINEER OR SURVEYOR \_\_\_\_\_

- \_\_\_\_\_ 1. ~~3~~ <sup>9</sup> COPIES OF PLAT. *9 copies of revised plat (after Planner comments)*
- \_\_\_\_\_ 2. LOCATION OF PROPERTY WITH RESPECT TO SURROUNDING PROPERTY AND STREETS.
- \_\_\_\_\_ 3. NAMES OF ALL ADJOINING PROPERTY OWNERS, OR ADJOINING DEVELOPMENTS.
- \_\_\_\_\_ 4. REPRODUCIBLE ORIGINAL.
- \_\_\_\_\_ 5. LOCATION AND DIMENSIONS OF ALL BOUNDARY LINES OF PROPERTY TO THE NEAREST ONE HUNDRETH (1/100) OF A FOOT.
- \_\_\_\_\_ 6. THE SIZE AND LOCATION OF ANY WATER AND SEWER MAINS.
- \_\_\_\_\_ 7. LOCATION OF EXISTING EASEMENTS AND UTILITIES.
- \_\_\_\_\_ 8. LOTS NUMBERED.
- \_\_\_\_\_ 9. NAMES OF NEW STREETS.
- \_\_\_\_\_ 10. LOCATIONS, DIMENSIONS, AND AREA OF ALL PROPOSED OR EXISTING LOTS WITH BUILDING SETBACKS.
- \_\_\_\_\_ 11. LOCATION AND DIMENSIONS OF ALL PROPERTY PROPOSED TO BE SET ASIDE FOR PARK OR PLAYGROUND USE OR OTHER PUBLIC OR PRIVATE RESERVATION, WITH DESIGNATION OF THE PURPOSE THEREOF, AND CONDITIONS, IF ANY, OF THE DEDICATION OR RESERVATION.

CHEATHAM COUNTY REGIONAL PLANNING COMMISSION  
FORM NUMBER 2  
FINAL PLAT CHECKLIST  
PAGE 2

\_\_\_\_\_ 12. DATE.

\_\_\_\_\_ 13. APPROPRIATE TRUE NORTH POINT.

\_\_\_\_\_ 14. DATA FROM WHICH THE LOCATION, BEARING, AND LENGTH OF ALL LINES CAN BE DETERMINED AND BE REPRODUCED ON THE GROUND.

\_\_\_\_\_ 15. LOCATION AND DESCRIPTION OF ALL PROPOSED MONUMENTS.

\_\_\_\_\_ 16. PERFORMANCE BOND:

WATER \_\_\_\_\_

SEWER \_\_\_\_\_

STREETS \_\_\_\_\_

MISC. \_\_\_\_\_

\_\_\_\_\_ 17. PLAT CERTIFICATES:

\_\_\_\_\_ OWNERSHIP AND DEDICATION

\_\_\_\_\_ ACCURACY

\_\_\_\_\_ UTILITY SYSTEMS WATER \_\_\_\_\_ SEWER \_\_\_\_\_

\_\_\_\_\_ APPROVAL BY COUNTY HEALTH DEPT.

\_\_\_\_\_ APPROVAL OF STREETS

\_\_\_\_\_ APPROVAL FOR RECORDING

FORMS OF PERFORMANCE BOND -- THE FORM OF THE PERFORMANCE BOND, REQUIRED BY SECTION 2-104.1, ITEM 7, AND CHAPTER 3, OF THESE REGULATIONS, SHALL BE AS ONE OF THOSE (FORMS NUMBER 3 AND 4) REPRODUCED IN THIS SECTION AND APPROVED BY THE CITY ATTORNEY.

COPIES OF THESE FORMS MAY BE OBTAINED AT THE OFFICE OF THE CHIEF ENFORCING OFFICER.

THE FOLLOWING ITEMS ARE REQUIRED BY THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION TO BE LOCATED ON THE PLAT BEFORE APPROVAL FROM THERE OFFICE.

- \_\_\_\_\_ 1. EACH LOT SHALL BE ACCURATELY SURVEYED AND LOT BOUNDARIES DESIGNATED BY SURVEY STAKES WITH LOT NUMBERS SHOWN ON SAID STAKES.
- \_\_\_\_\_ 2. THREE COPIES OF PLAT AT A SCALE OF ONE (1) INCH EQUALS ONE HUNDRED (100) FEET.
- \_\_\_\_\_ 3. SURFACE AND UNDERGROUND DRAINAGE DESIGNED SO AS NOT TO INTERFERE WITH SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
- \_\_\_\_\_ 4. POSITIVE DRAINAGE PLAN, WHERE NEEDED. A POSITIVE DRAINAGE OUTLET MUST BE AVAILABLE FOR EACH LOT BEFORE THE FINAL PLAT IS SIGNED. IF CONSTRUCTION OF A POSITIVE OUTLET IS NECESSARY ALL CONSTRUCTION SHALL BE DONE BEFORE FINAL PLAT APPROVAL IS GIVEN. OFF PROPERTY EASEMENTS MAY BE NECESSARY.
- \_\_\_\_\_ 5. PRECISION OF THE UNADJUSTED SURVEY. A MINIMUM RATIO OF PRECISION OF THE UNADJUSTED SURVEY OF 1:7,500 IS REQUIRED.
- \_\_\_\_\_ 6. THE MAXIMUM WASTEWATER FLOW OR MAXIMUM NUMBER OF BEDROOMS FOR EACH LOT SHALL BE SHOWN ON THE PLAT.
- \_\_\_\_\_ 7. ANY SUBDIVISION PLAT MAY BE SUBJECT TO RESTRICTIONS AS DETERMINED BY THE COMMISSIONER AND SUCH RESTRICTIONS SHALL BE RECORDED ON OR APPENDED TO THE PLAT. THIS SHALL INCLUDE DESIGNATION OF PRIMARY AND DUPLICATE AREAS OR SOIL AREA TO BE RESERVED FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS. AREAS SHOWN ARE RESERVED FOR THE INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS. NO CUTTING, FILLING, DRIVEWAYS, STRUCTURES OR UTILITIES IN THESE AREAS. VIOLATION OF THESE AREAS MAY VOID LOT APPROVAL.

CHEATHAM COUNTY REGIONAL PLANNING COMMISSION

Form Number 6

SUBDIVISION CONSTRUCTION PLANS CHECKLIST

NAME OF SITE \_\_\_\_\_

LOCATION \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

OWNER \_\_\_\_\_

ENGINEER \_\_\_\_\_

- \_\_\_ 1. 5 copies of the construction plans.
- \_\_\_ 2. Location Map of the site at a scale of not less than 1" = 2000'. (USGS map is acceptable.) Map must show the following:
  - Approximate Site Boundary
  - Public Streets in the Vicinity
  - Types of Development of Surrounding Parcels
  - Public Water and Sewer Lines serving the site
- \_\_\_ 3. Site boundary, stamped and signed by a registered surveyor.
- \_\_\_ 4. The shape, size and location of all lots.
- \_\_\_ 5. Topographic survey of the site with contour intervals at no greater than 2' intervals. Stamped and signed by a registered surveyor.
- \_\_\_ 6. State the zoning of the development.
- \_\_\_ 7. Location of all portions of the development that are within the floodway and the 100-year floodplain. A note will be included which gives the FIRM map number from which this information was developed. In addition, if portions of the site are in the 100-year floodplain and/or the floodway, the 100-year flood elevation(s) at the site will be listed on the plan. A minimum finished floor elevation will be shown for any lots which are touched by the 100-year floodplain.
- \_\_\_ 8. Lots with slopes in excess of 15% shall be noted on the plans. A note shall be attached which reads "No building permit shall be issued for this lot until a Site Development Plan for the lot has been approved by the Cheatham County Regional Planning Commission." (See Subdivision Regulations Section 4-102.104 for the requirements for the Site Development Plan.)

9. Existing and proposed water and sewer lines shall be shown with dimensioned locations, size, type of pipe material and construction details which comply with all applicable local, state and federal requirements.
- \_\_\_ 10. In the event that public sewer is proposed to be dedicated, sewer plan/profiles at a scale of not less than 5' vert/50' horiz. Shall be required. Any sewer deeper than 12' shall be required to be ductile iron pipe.
- \_\_\_ 11. Building envelopes and drain field locations and dimensions shall be shown.
- \_\_\_ 12. Electric transmission lines and building setbacks as per the Subdivision Regulations Section 4-102.3 shall be shown.
- \_\_\_ 13. An erosion control plan which is in compliance with the Cheatham County Erosion Control Ordinance or the State of Tennessee Erosion Control Handbook (whichever is stricter) shall be provided.
- \_\_\_ 14. Proposed means of surface drainage, including locations and sizes of all culverts, ditches, and detention structures. Detailed engineering calculations must also be provided. Stormwater system to be designed as per the requirements of the Cheatham County Planning Commission.
- \_\_\_ 15. Location of all existing and proposed bodies of water with water surface elevations.
- \_\_\_ 16. Roadway Plans at a maximum scale of 1" = 50' including the following
  - I. Existing and Proposed Contours with a maximum contour interval of 2 feet.
  - ii. Dimensions and locations of all pavement, sidewalks, and curbs
  - iii. Dimensions and locations of all rights-of-way and easements
  - iv. Locations and sizes of all drainage pipes and structures
  - v. Locations and sizes of all utilities
  - vi. Location, size, and distance to all public utilities serving the site including all fire hydrants
  - vii. Statement on profile whether the road is a minor street, a collector, or an arterial
  - viii. The proposed speed limit must be shown for all streets
- \_\_\_ 17. Roadway Profiles at maximum scales of 1" = 50' horizontal and 1" = 5' vertical including the following
  - I. Existing and Proposed road centerline profile
  - ii. Profiles at both R.O.W. Lines
  - iii. Location and size of drainage culverts with elevation of headwaters at design storm and 100-year storm
  - iv. Locations and sizes of utility crossings





**CHEATHAM  
COUNTY**

*A great place  
to raise a family*

Codes Administration  
Building Commissioner  
Zoning and Codes  
**R.D. HUFFINES**  
615-792-7915

**RESOLUTION No.03-02**

**A RESOLUTION TO AMEND THE SUBDIVISION REGULATIONS OF CHEATHAM COUNTY,  
TENNESSEE.**

WHEREAS, THE SUBDIVISION REGULATIONS OF CHEATHAM COUNTY, TENNESSEE, WERE  
ADOPTED PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE  
CODE.

**NOW, THEREFORE BE RESOLVED:**

SECTION 1. THAT SECTION 1-106.1 IS HEREBY AMENDED BY ADDING A NEW SECTION  
1-106.103 TO READ AS FOLLOWS:

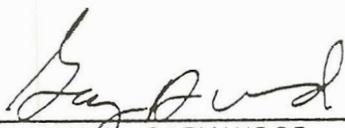
**1-106.103      FAILURE TO FILE APPROVED PLATS**

ALL PREVIOUSLY APPROVED FINAL PLATS SHALL BE FILED WITH THE  
COUNTY REGISTER'S OFFICE WITHIN (6) MONTHS FOLLOWING  
ADOPTION OF THESE SUBDIVISION REGULATIONS. IN THE EVENT THE  
OWNER FAILS TO FILE A PLAT WITHIN THE TIME PERIOD STIPULATED  
HEREIN THE APPROVAL SHALL BECOME VOID AND NO BUILDING PERMIT  
MAY BE ISSUED FOR ANY LOT LOCATED THEREIN UNTIL ACTION IS  
TAKEN TO REINSTATE THE PLAT. ALL FINAL PLATS APPROVED UNDER  
THESE REGULATIONS SHALL BE FILED WITH THE COUNTY REGISTER'S  
OFFICE WITHIN (6) MONTHS FOLLOWING FINAL APPROVAL

**THIS RESOLUTION SHALL TAKE EFFECT ON ITS PASSAGE, THE PUBLIC WELFARE  
REQUIRING IT.**

DATE OF PUBLIC HEARING: DECEMBER 02, 2003

DATE OF APPROVAL: DECEMBER 02, 2003

  
\_\_\_\_\_  
CHAIRMAN GARY WOOD

  
\_\_\_\_\_  
BRENDA MONTGOMERY SECRETARY