

**PLANNING COMMISSION RESOLUTION 23-01**

**A RESOLUTION AMENDING THE SPRINGFIELD MUNICIPAL/REGIONAL PLANNING COMMISSION SUBDIVISION REGULATIONS.**

**WHEREAS**, the Springfield Municipal/Regional Planning Commission wishes to ensure that all future subdivisions add value to the city and county; and

**WHEREAS**, pursuant to the authority and powers granted to the Springfield Municipal/Regional Planning Commission by section 13-3-403, Tennessee Code Annotated, to adopt and amend subdivision regulations; and

**WHEREAS**, the Springfield Municipal/Regional Planning Commission having held a public hearing as required by section 13-3-403, Tennessee Code Annotated to amend the subdivision regulations; and

**WHEREAS**, the Springfield Municipal/Regional Planning Commission wish to amend the subdivision regulations for subdivision development within the city limits of Springfield, and the Springfield, Tennessee planning region as shown on "Exhibit A" attached.

**NOW, THEREFORE, BE IT RESOLVED** by the Springfield Municipal/Regional Planning Commission as follows:

**Section 1.** The subdivision regulations within the city limits of Springfield, and the Springfield, Tennessee planning region shall be amended as shown on "Exhibit A" attached.

Adopted this 2<sup>nd</sup> day of February, 2023



David Allen, Chairman

Attest:



David L. Brewer P.E., City Engineer

## PLANNING COMMISSION RESOLUTION 23-01

### EXHIBIT A

#### ARTICLE 3 – ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

##### 3-2.2 Performance Surety

The acceptable methods of surety for subdivision improvements are the following:

A Performance Bond issued by a Surety Company approved by the City Attorney.

The amount of this surety shall be established by the owner's/developer's consultant and approved by City staff. The amount will cover the estimated costs of improvements in a subdivision plus an appropriate amount to cover the cost of inflation. Staff is authorized to add up to 20 percent to the project surety estimate to cover any cost incurred by the City in administering the surety for the purpose of completing the subdivision to the requirement of the Plat and Subdivision Regulations in case of default. The amount of this surety shall be approved by the Planning Commission, who in turn may recommend acceptance to the Board of Mayor and Aldermen.

Irrevocable letters of credit, Cashier's Checks, Certified Checks, may be used for maintenance bonds or other short-term bonds of less than \$50,000.00.

Irrevocable Letters of Credit shall be issued by a Bank or Financial Institution located in Robertson, Davidson, Cheatham, Montgomery or Sumner County and approved by the City Attorney.

A Cashier's Check or Certified Check backed by a Bank approved by the City Attorney.

The City Attorney, acting under authority of the Board of Mayor and Aldermen, shall be empowered to demand forfeiture of any Performance Bond, Letter of Credit, Cashier's Check, or Certified Check deemed necessary by the Board of Mayor and Aldermen to complete the needed improvements and/or maintenance in the approved subdivision.

#### ARTICLE 4 – REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN

Delete 4-7.4 Redevelopment of Nonconforming District Zoned Lots in its entirety.

##### 4-17.4 J Dead End Streets

Dead end streets are streets having only one opening and providing no access to another street. The closed end provides a turn-around for vehicles. Permanent dead-end streets shall be no longer than one thousand two hundred feet (1200') measured along the centerline from the entrance street right-of-way to the center of the cul-de-sac and serve not more than 30 proposed dwelling units. For local streets a cul-de-sac shall have a right-of-way radius of not less than sixty feet (60'), the radius of the paved area forty-eight feet (48'). A transition curve radius of not

less than seventy-five feet (75') for connecting the turnaround with the end of the street is required, and the maximum grade of the turnaround shall not exceed eight percent (8%). When unusual topographic or other conditions exist, the length of the cul-de-sac or type of turnaround may be varied by the Planning Commission. The Planning Commission may require additional rights-of-ways and roadway improvements if variances are granted.

4-17.5 General Design Standards for Roadways

Per Classification	Residential	Non-Residential
		(Industrial, Commercial, Other)
<u>Minimum Right-of-Way (feet)</u>		
Principal/Minor Arterials	*	*
Collector	60	**
Local		
Residential	50	60
Minor Residential	50	60
<u>Minimum Width of Roadway ****</u>		
Principal/Minor Arterials	*	*
Collector	26	26
Local		
Residential	26	
Minor Residential	26	
Non-Residential		26
<u>Maximum Percentage of Grade (feet)</u>		
Principal/Minor Arterials	*	*
Collector	7 %	6 %
Local		
Residential	10 %	6 %
Minor Residential	10 %	6 %
Minimum grade for collectors and locals shall be 0.5%. Grades of an additional 2% above standards may be allowed for collectors and locals, if approved by the Planning Commission.		

*	As determined based upon the Tennessee Department of Transportation design guidelines and the American Association of State Highway and Transportation Officials, Policy on Geometric Design of Highways and Streets.
**	As determined by appropriate governmental representative.
***	Applies where a deflection angle of 5 degrees or more in the alignment of pavement occurs.
****	Dimension does not include parking shoulders or turn lanes.

Per Classification	Residential	Non-Residential
<u>Minimum Radius of Horizontal Curve (feet) ***</u>		
Principal/Minor Arterials	*	*
Collector	250	300
<u>Local</u>		
Residential	150	250
Minor Residential	100	200
<u>Minimum Length of Crest Vertical Curves (feet)</u>		
Principal/Minor Arterials	*	*
Collector	30 times the Algebraic Difference in Grades	
Local	20 times the Algebraic Difference in Grades	
<u>Minimum Length of Sag Vertical Curves (feet)</u>		
Principal/Minor Arterials	*	*
Collector	40 times the Algebraic Difference in Grades	
Local	30 times the Algebraic Difference in Grades	
<u>Minimum Sight Distance (feet)</u>		
Principal/Minor Arterials	*	*
Collector	250	300
Local	200	250
Intersections	Across Corners 75 feet back	Across Corners 75 feet back

The sight distance is measured from a point 3.5 feet above the centerline of a local road (4.25 feet above the pavement surface for collector) surface to a point 0.5 feet above the centerline of the roadway surface.	
*	As determined based upon the Tennessee Department of Transportation design guidelines and the American Association of State Highway and Transportation Officials, Policy on Geometric Design of Highways and Streets.
**	As determined by appropriate governmental representative.
***	Applies where a deflection angle of 5 degrees or more in the alignment of pavement occurs.
****	Dimension does not include parking shoulders or turn lanes.

Per Classification	Residential	Non-Residential
<b>Minimum Diameter of Turnaround on Cul-de-sacs (feet)</b>		
Pavement Diameter	96	150
Right-of-way Diameter	120	175
<b>Pavement Crown</b>		
The paved surface shall slope downward from the centerline of the roadway outward to the edge of the paved surface on each side at a rate of <u>0.033 feet per foot</u> on a tangent roadway. On curved roads, the crown cross slope will vary and the Tennessee Department of Transportation design guidelines standards should be used.		
<b>Length of Cul-de-sac Streets</b>		
Temporary	Serving no more than 30 dwelling units and not exceeding 1,200 feet in length.	
Permanent	Serving no more than 30 dwelling units and not exceeding 1,200 feet in length.	
Per Classification	Residential	Non-Residential
<b>Minimum Radius of Return at Intersections (feet)</b>		
Pavement Radius	30	50
Right-of-Way Radius	25	30
<b>Minimum Length of Tangents Between Reverse Horizontal Curves (feet)</b>		
Principal/Minor Arterials	*	*
Collector	200	250
Local	100	200
*	As determined based upon the Tennessee Department of Transportation design guidelines and the American Association of State Highway and Transportation Officials, Policy on Geometric Design of Highways and Streets.	

**	As determined by appropriate governmental representative.
***	Applies where a deflection angle of 5 degrees or more in the alignment of pavement occurs.
****	Dimension does not include parking shoulders or turn lanes.

#### 4-23 Fire Hydrants

Fire hydrants shall be required in all subdivisions; they shall be located no more than six hundred feet (600') apart and be within three hundred feet (300') of any residential lot. Commercial and industrial sites shall not be farther than 300 feet from a fire hydrant. Fire hydrant locations shall be measured along the roadway. The Planning Commission may require closer spacing where physical conditions or types of structures so warrant. To eliminate future public way cuttings or openings, all underground utilities for fire hydrants, together with the fire hydrants themselves, and all other water supply improvements shall be installed before any final paving of a public way shown on the subdivision plat, unless otherwise approved by the Planning Commission.

#### 4-28 Pedestrian Ways

##### 4-28.1 Sidewalks

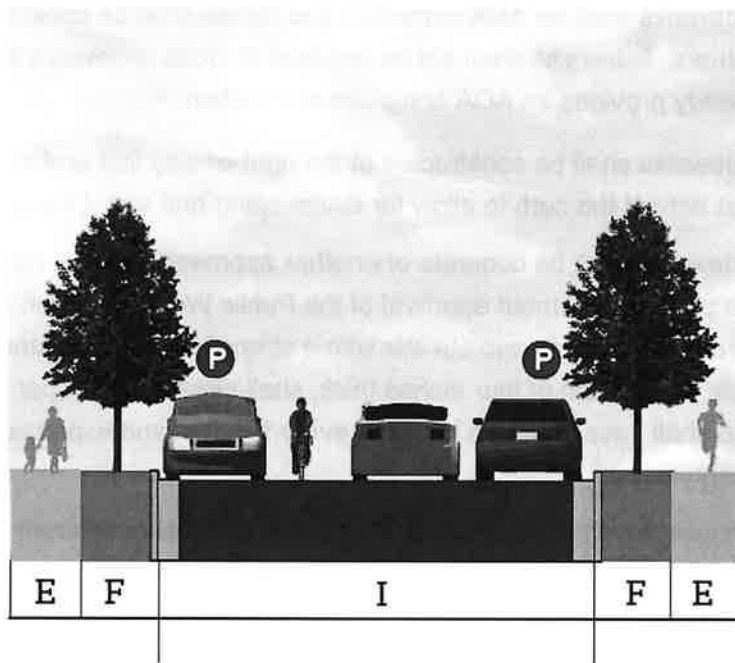
4-28.1 A Sidewalks (or alternative walkways where authorized) are required for all developments in all zoning districts and shall be provided along all through public streets on both sides of the street within the street right-of-way or adjoining public easement on the entire frontage, and connect to or join existing sidewalks on adjacent properties. For new or infield development, new sidewalks shall connect to the existing sidewalk. Shared use paths may alternatively be used where authorized by the Public Works Director in consultation with the City Engineer. Exceptions to the need of sidewalks are as follows:

1. Sidewalks are not required on minor subdivisions with existing streets not having sidewalks.
2. Residential alleys where approved shall not require sidewalks.

4-28.1 B Minimum sidewalk width is **five (5) feet**. Additional width may be required. Where sidewalk obstructions are unavoidable a continuous four-foot-wide path around the obstruction shall be provide upon a field review and approval by the Public Works Director.

- 4-28.1 C Sidewalks shall be ADA compliant and ramps shall be constructed at street corners. Sidewalks shall not be required to cross driveways if the driveway already provides an ADA compliant connection.
- 4-28.1 D Sidewalks shall be constructed at the right-of-way line and at least **five (5) feet** behind the curb to allow for landscaping and street trees when feasible.
- 4-28.1 E Sidewalks shall be concrete or another approved surface. Asphalt sidewalks are prohibited without approval of the Public Works Director. Sidewalks must be constructed of concrete mix with a strength of 3,500 pounds per square inch, a minimum of four inches thick, shall slope 1/4 inch per foot inch width, and shall have saw cuts installed every five feet and expansion joints installed every 20 feet.
- 4-28.1 F Crosswalks shall be provided to connect external pedestrian circulation to a site and safely convey pedestrians to the site destination; and shall be striped in conformance with the latest edition of the Manual on Uniform Traffic Control Devices. The layout of the crosswalk shall be a minimum of **10 ft wide**, regardless of the sidewalk or crossing width.
- 4-28.1 G Alternative pedestrian systems not mentioned here may be provided in lieu of public sidewalks upon the approval by of the Planning Commission or Board of Aldermen. Alternative systems shall link all lots with activity areas such as open spaces or parking areas, shall be paved, and shall provide for the ownership and maintenance of such systems.

### **Typical Roadway Section**



Component	Description	Dimensions
E	Sidewalk	5', 6' preferred
F	Green Strip	5' minimum
I	Roadway Width	26'

\*Utilities to be located outside ROW in Public Utility & Drainage Easements

#### 4-28.2 Pedestrian Accesses

The Planning Commission may require, in order to facilitate pedestrian access from the public way to schools, parks, playgrounds, or other nearby public ways, perpetual unobstructed easements at least twenty (20) feet in width. Easements shall be indicated on the plat.

#### 4-29 Driveways

##### 4-29.1 Design

4-29.1 A Driveway culverts shall be a minimum of 15 inches Inside Diameter (ID) and a minimum length of sixteen (16) feet or as indicated on the Driveway Permit required for connection to a public street and shall be made of the materials indicated on said permit issued by the SPWD.

4-29.1 B Polyvinyl Chloride (PVC), High Density Polyethylene (HDPE) or any other plastic pipe shall not be used as a driveway culvert.

4-29.1 C Driveway culvert material shall be Reinforced Concrete Pipe (RCP) or Corrugated Metal Pipe, 14-gauge minimum (CMP), only, unless written permission granted by the Director of Public Works.

- 4-29.1 D Headwalls shall be required at both ends of the pipe in all cases when the ditch grade is 6%, and in all cases where CMP is installed.
- 4-29.1 E Driveway aprons must be **six (6) feet** measured from the back of curb and a minimum **six (6) inch thick**. Aprons, curb, and sidewalk must be Class A concrete and have wire and/or macro fiber. Water meter boxes and sewer cleanouts shall not be located within a driveway.
- 4-29.1 F Curb at driveway opening must be cut and match with existing curb material and color.
- 4-29.1 G Driveways that cross sidewalks **MUST** meet all ADA requirements.
- 4-29.1 H All new single-family, two-family or multifamily residential structures shall have paved driveways, turn-arounds and parking areas constructed of concrete or hot mix asphalt. Each unit shall have either a dedicated parking area for a minimum of two (2) vehicles, with a minimum parking area dimension of **360 square feet** and a minimum width of **16 feet**, that is located in the side-yard; or a one (1) vehicle garage or carport; or a garage that will accommodate two (2) or more vehicles.
- 4-29.1 I Residential structures with a one (1) vehicle garage or carport shall have a total minimum paved parking area, both under roof and open driveway, of **360 square feet**. The width of a driveway shall extend no more than **six (6) feet** in front of the house or residential structure.
- 4-29.1 J Residential structures sitting a distance of 150 ft or more from the edge of the street shall be paved from the edge of the street for a distance of at least 100 feet.
- 4-29.1 K Public Works has the authority to grant or make changes where necessary to design.

#### 4-29.2 Access Control

In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply. These regulations are shown on the following illustrations.

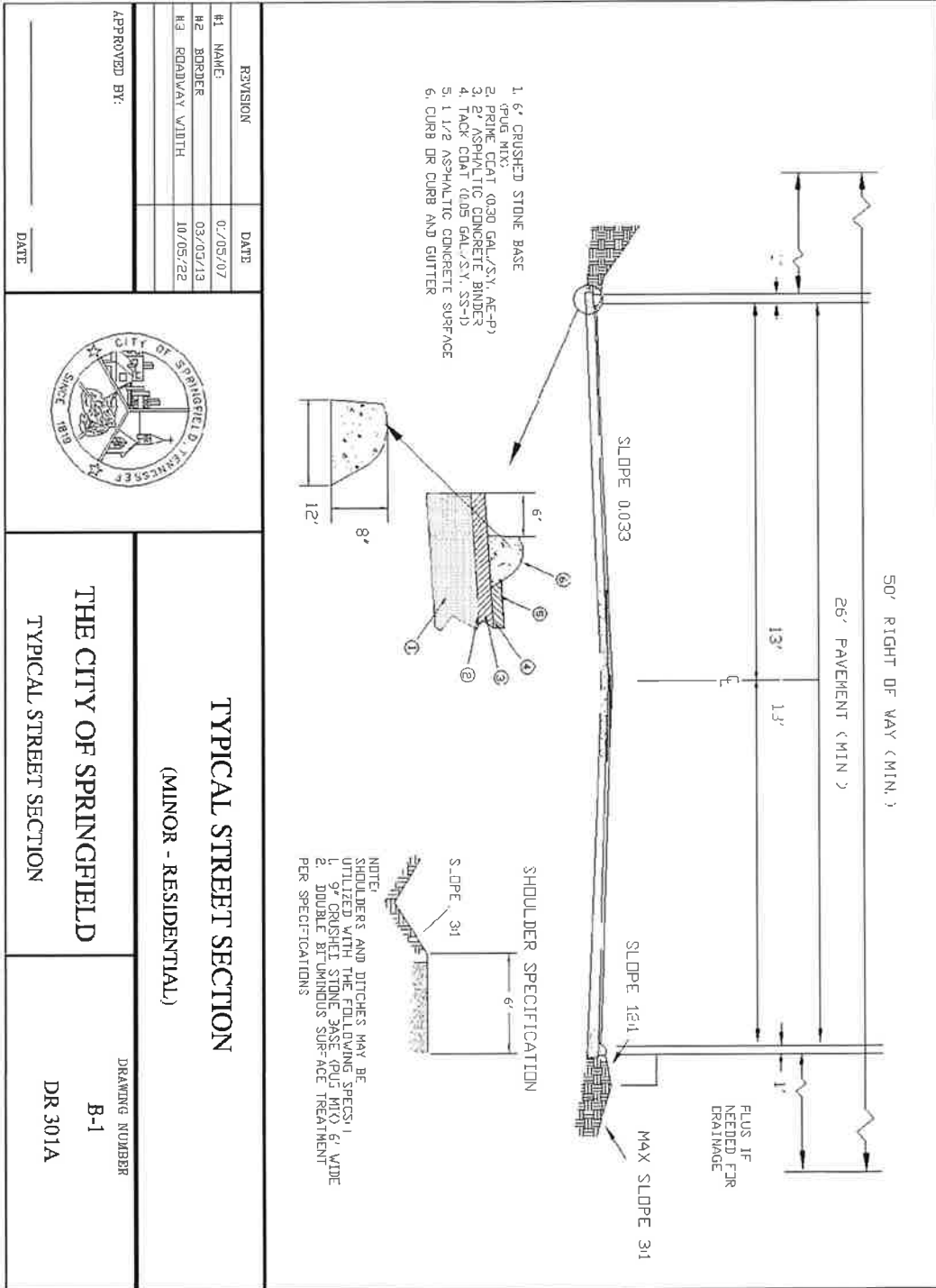
4-29.2 A Maximum width of driveway openings at the property line:

1. Residential uses - 25 feet
2. Gasoline service stations, freight and truck terminals, or other commercial and industrial uses customarily having a large volume of tractor-trailer vehicle traffic: 40 feet
3. All other non-residential uses: 35 feet

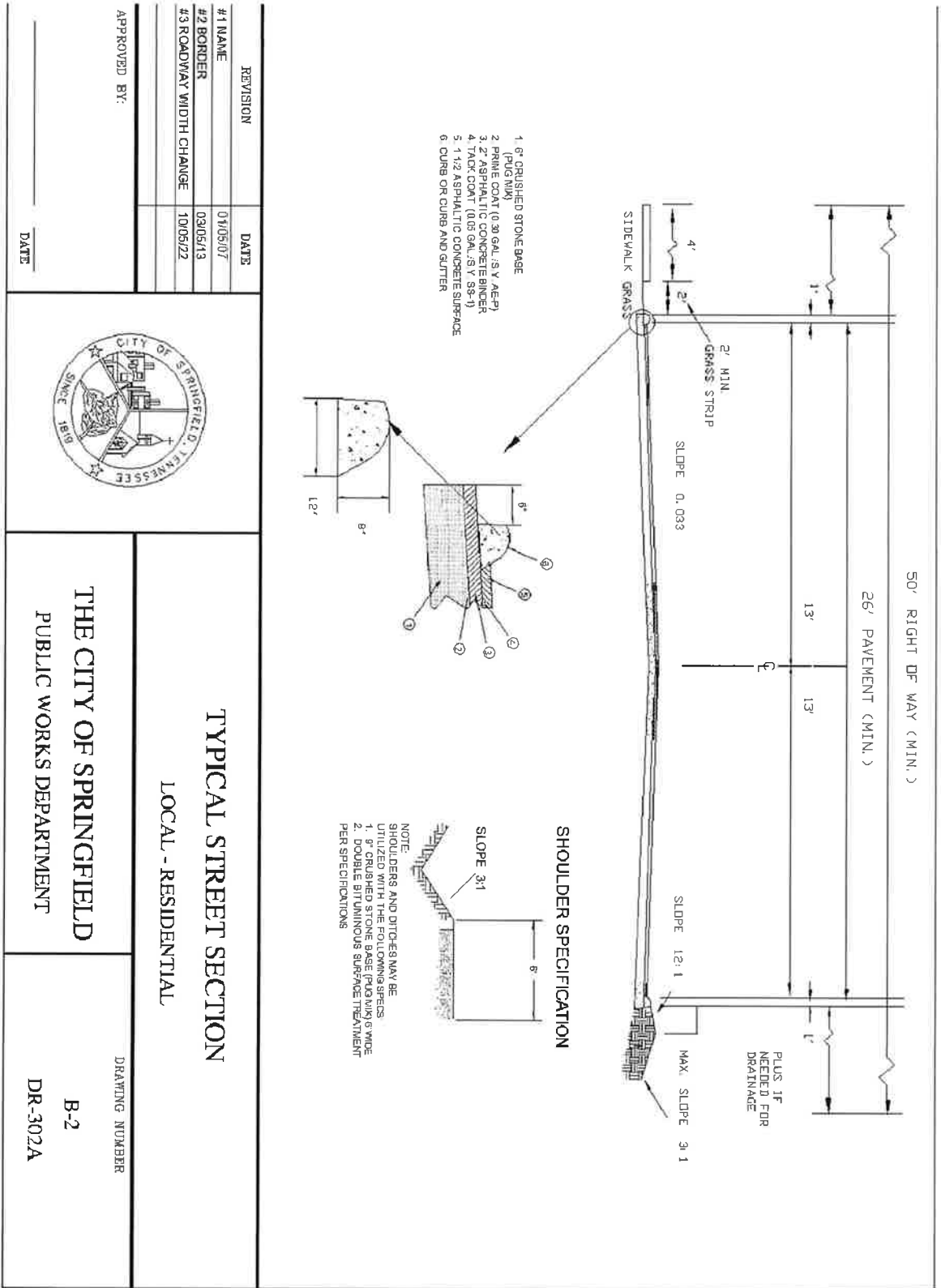
- 4-29.2 B Minimum distance from an adjoining interior lot line and a driveway opening – at the street right-of-way line:
1. Residential uses: Five (5) feet
  2. Non-residential uses: 12.5 feet
- 4-29.2 C Minimum distance from the intersection of street right-of-way lines on a corner lot and a driveway opening – at the right-of-way:
1. Residential uses: 25 feet
  2. Non-residential uses: 25 feet
- 4-29.2 D Minimum distance between two driveways serving the same property and which provide access to the same street, measured at property line:
1. Residential uses: 25 feet
  2. Non-residential uses: 25 feet
- 4-29.2 E Radius of Curb Return. The curb return radius shall meet the following requirements; provided, however, that no such radius shall exceed the distance between the driveway opening at the property line and the adjoining property line or  $\frac{1}{2}$  the distance to an adjacent driveway:
1. Residential uses: Five (5) feet minimum, 15 feet maximum.
  2. Non-residential uses: Five (5) feet minimum, 20 feet maximum.
- 4-29.2 F Drainage. All driveways shall be constructed with the drain pipe size for the 25-year storm event that will be conveyed through the culvert.

# APPENDIX – B - PUBLIC WORKS DETAILS

Detail B-1 Typical Street Section – Minor - Residential



Detail B-2 Typical Street Section – Local Residential



Detail B-3 Typical Street Section - Collector

