

# **SUBDIVISION REGULATIONS**

**WHITE HOUSE, TENNESSEE**

**SUBDIVISION REGULATIONS  
WHITE HOUSE, TENNESSEE**

**PREPARED FOR THE  
WHITE HOUSE PLANNING COMMISSION**

**ADOPTED JANUARY 10, 2000**

**LAST AMENDMENT: June 10, 2019**

**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
LOCAL PLANNING ASSISTANCE OFFICE  
SUITE 128  
446 METROPLEX DRIVE  
NASHVILLE, TENNESSEE 37211-3139**

**Telephone: (615) 741-1534  
Fax: (615) 532-1896**

## AMENDMENTS

### WHITE HOUSE SUBDIVISION REGULATIONS

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

AMENDMENTS (Continued)

WHITE HOUSE SUBDIVISION REGULATIONS

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

fifteen (15) percent to six (6) percent (in 5<sup>th</sup> paragraph).

November 13, 2006

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

March 12, 2007

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

March 12, 2007

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

March 12, 2007

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

March 11, 2008

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

March 11, 2008

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

December 8, 2008

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

April 12, 2010

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

December 12, 2016

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

December 12, 2016

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

December 12, 2016

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

May 15, 2017

Article V, Section 5-104.2 Features Added new subsection #28. Article V, Section 5-103, Construction Plans Delete the 5<sup>th</sup> sentence. Replace with wording Tennessee Registered Engineer. Article V, Section 5-104.2, Construction Plans, General Added new subsection 28.

August 23, 2017

Appendices, Section III, Typical Roadway Sections, SD-103-Low/Medium Density Urban Access Street, SD-104-High Density Urban Residential Acces Lane/Street, and SD-108-High Density Urban Residential Collector.

May 14, 2018

Article IV, Section 4-104.405 Arrangement of Dead-End Streets (iii) Temporary Turnarounds. Added wording regarding 150' all stub streets. Amended turn around radius to 45'.

May 14, 2018

Article IV, Section 4-104.405 Arrangement of Dead-End Streets, b. Permanent Dead-End Public Ways, (ii) Design of Turnarounds. Added wording regarding the city's adopted

**Fire Code regarding alternative turnaround design.**

**May 14, 2018**

**Article IV, Section 4-104.405, Arrangement of Dead-End Streets, Table 2, General Design Standards for Streets, Turnaround Standard (No Outlet Streets). Amdended to increase minimum cul-de-sac pavement radius for streets between 150' to 580' from 40' paved radius to 45' paved radius and revise existing alternative turnaround designs to include reference to city's adopted Fire Code.**

**May 14, 2018**

**Appendices, Section III, Typical Road Sections, C-3. Amend Standard Cul-de-sac Right-of-way radius from 50' to 55'. Delete Drawing C-3.**

**May 14, 2018**

**Appendices, Section III, Typical Sections- Typical Road Sections. Amend roadway Sections to reference amended mountable Curb and gutter standard.**

**May 14, 2018**

**Appendices, Section 4- Materials Specification and Construction Procedure-(4) Culverts and Storm Drains. Amend to prohibit metal and plastic pipes and culverts.**

**May 14, 2018**

**Apendices, Section 4-Materials Specification And Construction Procedure-(8) Extruded Concrete or Formed Curb and Gutter. Amended to remove all references to curb Types other than mountable standard curb.**

**December 10, 2018**

**Article IV, Section 4-102.502-Access from Arterial or Collector Public Ways. Added: Section regarding driveway design and Spacing requirements.**

**December 10, 2018**

**Article IV, Section 4-102.503-Minimum Clearance. Added: defined distance between Proposed new driveways and corner Driveway clearance for collector and arterial streets. Removed: Collector streets at least 50'. Removed: Planning Commission may Require that the nearside corner clearance Shall be at least 100'. Removed: Corner Clearance shall be defined in the Rules and Regulations for Constructing Driveways on State Highway R.O.W.**

**December 10, 2018**

**Article IV, Section 4-103.205-Access to Arterial and Collector Routes. Added: d.**

**Minimum driveway spacing meeting Requirements.**

**December 10, 2018**

**Article IV, Section 4-104.303- Residential Collector Streets. Added: Planning Commission may require that lots shall not derive access exclusively from arterial or collector public ways. Removed: sentence regarding residential collector streets shall be designed to have no residential lots fronting directly on them. Removed: Only lots having frontages of 100' Or more may front on collector streets.**

**December 10, 2018**

**Article IV, Section 4-104.304, Arterial Street. Added Planning Commission may require That lots shall not derive access exclusively From arterial or collector public ways.**

**December 10, 2018**

**Article V, Section 5-104.3, Plats Certificates And Notations. Added storm water Improvements.**

**June 10, 2019**

**Article III, Section 3-106, C. Removed in its Entirety. Article IV, Section 4-103.2-Street Standards-Deleted from last sentence "and their appendices and". Added "the City's Municipal Code". Article IV, Section 4-103.202-Grading and Improvement Plan. Added. "City's Municipal Code". Article IV, Section 4-105-Added "are contained in the City's Municipal Code". Article IV, Section 4-101.7-Maintenance of Improvements-Deleted Section, Added "per the provisions of the City's Municipal Code". Article IV, Section 4-104.4-General Design. Added "City's Municipal Code". Appendix A-Deleted "These Rules". Added "The rules". Appendix B, Section 1-Added. "Purpose of Sub Reg's and City's Municipal Code". Added " City's Municipal Code" in Acceptance and Responsibility for Compliance. Added. "City's Municipal Code" to Approvals, Acceptance, and Responsibility For Compliance. Appendices B. Removed. General, A. Purpose, B. Definitions, C. Approvals, D. Acceptance, and E. Responsibility For Compliance. Section IV, Materials Specification and Construction Procedures. Deleted-A., B., C., D., E. and F.**



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DR-130   - Frame and Grate for Mountable Curb and Gutter	Appx.-44
ST-202   - Mountable Curb with Gutter	Appx.-45
ST-210   - Standard Concrete Sidewalk	Appx.-46
DR-130   - Frame and Grate for Mountable Curb and Gutter	Appx.-47
<b>APPENDIX C      Forms for Performance Bonds</b>	<b>Appx.-48</b>
Form 1      Performance Bond	Appx.-49
Form 2      Irrevocable Documentary Letter of Credit	Appx.-52