

Proposed Changes to the Montgomery County Subdivision Regulations March 28, 2023

3.2.1 Major Plat or Subdivision

REPLACE #8

8. All final plats shall be filed in the Register's Office, Montgomery County, Tennessee, within one (1) year after approval by the Regional 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 Regional Planning Commission Approval shall void the approval of the plat. Applicant shall reapply for final plat approval to begin the process again.

WITH

8. All final plats shall be filed in the Register's Office, Montgomery County, Tennessee, within one (1) year ~~after approval by the Regional Planning Commission from the date of staff notification of revisions needed or approval. and no lots shall be sold from any plat until recorded.~~ Failure to record the final plat within ~~the stated~~ one (1) year ~~of the date of Regional Planning Commission Approval~~ shall void the approval of the plat. Applicant ~~shall~~ may reapply for final plat approval to begin the process again.

ADD #9

9. Lots with existing structures (primary or accessory) which are located within the minimum building setback lines (MSBL) and/or public utility drainage easement (PUDE) may be approved, so long as the division of land is not creating or worsening the encroachment by the platting of said lot(s).

A. The following note must be added to the final plat when a structure is existing in the MSBL or PUDE: "An existing structure is located within the minimum building setback line or public utility drainage easement for Lot (#). The existing structure cannot be enlarged or altered in such a way that would increase encroachment into the setback or easement area. If the structure is removed or destroyed, any new structure must comply with all current setback and easement requirements."

4.4 LOTS

REPLACE

1. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development. Careful consideration shall be given to avoid the creation of flag lots within single-family subdivision developments.

WITH

1. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites without meandering lot lines and intricate lot arrangements, properly related to topography and the character of surrounding development. All lots shall be able to accommodate a minimum 15 foot by 40 foot building envelope. Careful consideration shall be given to avoid the creation of flag lots within single-family subdivision developments.

6.1.7 Recording of Final Plat

Last Paragraph

REPLACE

All final plats shall be filed in the Register's Office, Montgomery County, Tennessee, within one (1) year after approval by the Regional Planning Commission. Failure to record the final plat within one (1) year of the date of Regional Planning Commission Approval shall void the approval of the plat. Applicant shall reapply for final plat approval to begin the process again.

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All final plats shall be filed in the Register's Office, Montgomery County, Tennessee, within one (1) year ~~after approval by the Regional Planning Commission~~ from the date of staff notification of revisions needed or approval. ~~and no lots shall be sold from any plat until recorded.~~ Failure to record the final plat within the stated one (1) year ~~of the date of Regional Planning Commission Approval~~ shall void the approval of the plat. Applicant ~~shall~~ may reapply for final plat approval to begin the process again.

4.1.14 SIDEWALKS

DELETE

E. An owners association shall be created to maintain sidewalks outside the city limits of Clarksville.