

ARTICLE 2

DEFINITIONS

SECTION

- A. Usage
- B. Words and Terms Defined

A. USAGE

Except as specifically defined herein all words used in these regulations have their customary dictionary definitions where not inconsistent with the context.

For the purposes of these regulations and in order to carry out the provisions and intentions as set forth herein, certain words, terms and phrases are to be used and interpreted as defined hereinafter. Words used in the present tense include the future tenses; words in the singular number include the plural, and words in the plural number include the singular; the word "person" includes a firm, partnership, or corporation as well as an individual; the word "lot" includes the word "plot" or "parcel"; the word "building" includes the word "structure"; and the terms "shall" and "will" are always mandatory and not directory; and the word "may" is permissive.

Whenever, in these regulations, "man, men, him, his, he," or their related pronouns may appear either as words or as parts of words, they have been used for literary purposes and are meant in their generic sense "i.e., to include all humankind, both female and male sexes."

B. WORDS AND TERMS DEFINED

The following words, terms and phrases are hereby defined as follows and shall be interpreted as such throughout these regulations.

AASHTO: Abbreviation for "American Association of State Highway and Transportation Officials".

Access: The place, means or way by which pedestrians, bicyclists, and/or vehicles have safe, adequate, and usable ingress and egress to a property or use. A private access is an access not in public ownership or control by means of a deed, dedication, or easement.

Adjacent: Lots that are touching or sharing a common point or line including lots that are across a public way from each other.

Alley: A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Applicant: The owner of land proposed to be subdivided or his authorized representative. Consent shall be required from the legal owner of the premises(s).

Architect: Any architect or landscape architect certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code Annotated, to practice in Tennessee.

Arterial Street or Road: A major public way intended to move traffic to and from major industrial areas or a route for traffic between communities or large area and which has an average daily traffic count in excess of three thousand (3,000).

ASTM: Abbreviation for “American Society for Testing Materials”.

Authority: Town of Cornersville, Tennessee

Authority Engineer: The engineer(s) certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code Annotated, to practice in Tennessee and contracted or hired by the Authority to represent the Town of Cornersville, Tennessee.

Authority Representative: An authorized representative of the Authority assigned to observe the construction of the work and advise the Authority of the work’s prosecution.

Base Flood Elevation: The highest elevation, expressed in feet above sea level, of the level of flood waters occurring in the regulatory base flood.

Base Map: A map having sufficient points of reference, such as state, county or municipal boundary lines, streets, easements, and other selected physical features to allow the plotting of other data.

Block: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or boundary lines of municipalities.

Board of Mayor and Aldermen: The legislative body of the Town of Cornersville, Tennessee.

Bond: An instrument with a clause, with a sum of money fixed as a penalty, binding the parties to pay the same conditioned, however, that the payment of the penalty may be avoided by the performance by some one or more of the parties of certain acts.

Building: Any structure built for the support, shelter or enclosure of persons, animals, or movable property of any kind and includes any structure.

Building Envelope: The area formed by the front, side, and rear setback lines on a lot within which the principal buildings must be located.

Building Setback Line: A line in the interior of a lot which is generally parallel to and a specified distance from the street right-of-way line or lines, which creates a space between such lines in which no building shall be placed.

Building Site: Land occupied or intended to be occupied by a building and interrelated buildings, together with all open space required to meet the provisions of any applicable zoning ordinance, which is located on a lot that has been lawfully created and meets all criteria of the local government for the intended use.

Buildable Area of a Lot: That portion of a lot bounded by the required rear and side yards and the building setback line.

Capital Improvements Program: A proposed schedule of future projects, listed in order of construction priority, together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual local government operating expenses, for the purchase, construction, or replacement of the physical assets of the community are included.

Cluster: A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space and preservation of environmentally sensitive features.

Cluster Subdivision: A form of development for single-family residential subdivisions that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision and the resultant area is devoted to open space.

Collector Street or Road: A major public way intended to move traffic from local ways to arterial routes. Collector routes serve a neighborhood or large subdivision(s) and normally have an average daily traffic count ranging from one thousand and one (1,001) to three thousand (3,000).

Common Elements: Any portion of a condominium which is held in common by owners of condominium units. These elements may be either general common elements or limited common elements, as defined below.

General Common Elements: Any of the common elements of a condominium which are held in joint ownership by all owners of the condominium.

Limited Common Elements: Any of the common elements of a condominium which are reserved for use by the owner of a particular condominium unit or group of units.

Community Association: A homeowners association organized to own, maintain, and operate common facilities and to enhance and protect their common interests.

Complete Application: The completed form or forms and all accompanying documents, maps, exhibits, and fees required of an applicant, including all information required by the Submittal Checklist available from the Enforcing Officer.

Comprehensive Plan: A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use. For the purpose of these Municipal Subdivision Regulations and the Cornersville Comprehensive Plan.

Condominium - A form of ownership of less than the whole of a building or system of buildings under the provisions of Title 66, Chapter 27, Tennessee Code Annotated, which provides the mechanics and facilities for formal filing and re-coordination of divided interests in real property, whether the division is vertical or horizontal.

Condominium Subdivision: The subdivision of property through the establishment of a condominium or horizontal property regime.

Horizontal Condominium Subdivision: A subdivision where each unit occupies some ground space.

Vertical Condominium Subdivision: A subdivision of a multi-story building in which one (1) or more units do not occupy ground space.

Condominium Unit: A space conveyed by separate title and located within a condominium structure.

Construction Plan: The maps or drawings of a subdivision showing the specific location and design of improvements to be installed in the subdivision in accordance with these regulations submitted to the Planning Commission for approval.

Contractor: An individual, firm, or corporation with whom an owner or authorized agent has executed a work agreement.

County: The County of Marshall within the State of Tennessee.

County Environmentalist: An agent designated to administer local and/or state health regulations.

Critical Lots: Lots identified as critical during the concept plan review process based on soil conditions, degree of slope, flooding, or other lot features that could affect the feasibility of construction.

Cul-de-sac: A minor street having only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement; definition includes: dead end, turn-around, or turn-about.

Culvert: A drain, ditch or conduit not incorporated in a closed system, that carries drainage water under a driveway, roadway, railroad, pedestrian walk or public way.

Curb: A stone or concrete boundary usually marking the edge of the roadway or paved area.

Curvilinear Street System: A pattern of streets which is curved.

Dedication: Gift or donation of property by the owner to another party.

Density: The number of families, individuals, dwelling units, or housing structures per unit of land.

Design Engineer: Engineer(s) certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code Annotated, to practice in Tennessee and performing detail design of Plans submitted to the Authority for approval of water, wastewater, roadway, electrical, drainage, and gas facilities.

Design Specifications: Written descriptions of a technical nature of materials, equipment, construction systems, standards, and workmanship required for a project intended for local government ownership or maintenance.

Developer: The legal or beneficial owner of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land, and which undertakes the activities covered by these regulations. In as much as the subdivision plan drawings are merely a necessary means to the end of assuring satisfactory development, the term "developer" includes "subdivider", "owner" or "builder" even though the persons and their precise interests may vary at different project stages.

Development: The act of combining raw land, roads, utilities, buildings, financing, and promotion, or any combination thereof, into a completed operating property with permanent improvements.

Development, Substantial Completion of: Completion and acceptance by the responsible agency of all streets, roads, alleys, curbs and gutters, surface drainage measures for prevention of soil erosion and private property, parks and open space and utilities (which shall be stubbed out to ownership tracts where appropriate); AND certification indicating that all required improvements have been completed or that sufficient bond exists to cover all costs of completion of the improvements; AND additional certificates and dedications necessary to assure adequate access for public protection and utilities as well as conformance to applicable plans and ordinance requirements.

Drainage: (1) Surface water runoff; (2) the removal of surface water or ground water from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

Drainage Area: That area in which all of the surface runoff resulting from precipitation is concentrated into a particular stream.

Drainage System: Pipes, swells, natural features and man-made improvements designed to carry drainage.

Dwelling Unit: A room, or rooms connected together constituting a separate, independent housekeeping establishment for owner occupancy, rental, or lease on a daily, weekly, monthly, or longer basis; physically separated from any other room(s) or dwelling units which may be in the same structure; and containing independent cooking and sleeping facilities.

Easement: Authorization by a property owner for the use by another, for a specified purpose, of any designated part of his property.

Easement Area: A strip of land over, under, or through which an easement has been granted.

Easement, Utility: The right granted by the owner of land to allow facilities to be constructed, maintained, or preserved. Utility easements shall include but is not limited to easements for storm drainage, water lines, sewer lines, electric power lines, communication lines and pipelines.

Employee: Any person working on the project to which these regulations apply and who is under the direction or control of, and receives compensation from, the Authority.

Enforcing Officer: The building inspector or such person designated by the chief executive officer to be responsible for enforcing the provisions of these regulations.

Engineer: An engineer certified and registered by the State Board of Architectural and Engineer Examiners pursuant to Title 62, Chapter 2, Tennessee Code Annotated, to practice in Tennessee.

Equal Degree of Encroachment: The delineation of floodway limits so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows. This is determined by considering the hydraulic conveyance of the floodplain along both sides of a stream for a significant reach.

Equipment: All machinery, together with the necessary supplies for upkeep and maintenance, and also all tools and apparatus necessary for the proper construction and acceptable completion of the work.

Escrow: A fiduciary agreement with the local government in lieu of actual performance and intended to assure performance. An escrow account may be provided as a surety instrument subject to agreement of the Planning Commission.

External Subdivision Boundary: All points along the periphery of a subdivision.

Final Plat: The final map or drawing and accompanying materials, described in these regulations, on which the subdivider's plan of the subdivision is presented to the Planning Commission for approval and which, if approved by the Commission, is recorded with the County Registrar of Deeds.

Flood: A temporary rise in stream level that results in inundation of areas not ordinarily covered by water.

Flood Frequency: The statistically determined average for how often a specific flood level or discharge may be equaled or exceeded.

Flood Hazard Boundary Map: An official map on which the boundaries of the floodplain areas having special flood hazards have been delineated.

Flood Hazard or Flood-prone Area: The maximum area of the floodplain that, on the average, is likely to be flooded once every one hundred (100) years (i.e., that has a one (1) percent chance of being flooded in any year).

Flood Insurance Rate Map: The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Floodplain: A land area adjoining a river, stream watercourse, bay, or lake which is likely to be flooded. It is composed of floodway and floodway fringe.

Floodplain Management Program: The overall program of corrective and preventive measures for reducing flood damage, including, but not limited to emergency preparedness plans, flood control works, building code regulations, health regulations, Zoning Ordinance and these Municipal Subdivision Regulations.

Flood Profile: A graph showing the water surface elevation or height or a particular flood event for any point along the longitudinal course of a stream. The flood profile is determined through the use of standard open-channel hydraulic calculations.

Flood Proofing: Any combination of structural and non-structural additions, changes, or adjustments to properties and structures which reduce or eliminate potential flood damage to lands, water facilities, sanitary facilities, and other utilities; structures; and contents of buildings; and which prevent pollution of floodwaters from such natural or man-made sources.

Floodway: The stream channel and adjacent overbank areas required to carry and safely discharge the one hundred (100) year flood without increase flood levels more than one foot above natural flood levels.

Floodway Encroachment Limits: The lines marking the limits of floodways on official federal, state and local floodplain maps.

Floodway Fringe: The area adjoining a watercourse which, although not lying within a floodway, has been or may hereafter be covered by a one hundred (100) year flood.

Frontage: That side of a lot abutting a public way ordinarily regarded as the front of the lot. It shall not be considered as the ordinary side of a corner lot.

General Plan: The official statement of the Planning Commission which sets forth major policies concerning future development of the jurisdictional area and meeting the provisions set forth in §§13-4-201 through 13-4-203, Tennessee Code Annotated.

Governmental Agency: Any public body other than the governing body.

Governing Body: The chief legislative body of any government.

Governmental Representative: An outside person or designated local official or employee authorized to act on behalf of the governing body in making determinations regarding legal, public works, planning, community development, or other public business.

Grade: The degree of rise or descent of a sloping surface.

Grade, Finished: The final elevation of the ground surface after development.

Grade, Natural: The elevation of the ground surface in its natural state, before man-made alterations.

Grading: Any stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

Headwall: A wall made of concrete placed at the outfall of a drain or culvert to serve as a retaining wall to help divert the direction of water flow.

Health Department: The Marshall County Health Department.

Highway Department: The Marshall County Highway Department.

Highway, Limited Access: A freeway or expressway providing a traffic way for through traffic, in respect to which owners or occupants of abutting property(s) or lands and other persons have no legal right of access to or from the traffic way, except at such points and in such manner as may be determined by the public authority having jurisdiction over such traffic way.

Homeowners Association: A community association, other than a condominium association, which is organized in a development in which individual owners share common interests in open space or facilities.

Horizontal Property Act: "The Tennessee Horizontal Property Act" as codified in Title 66, Chapter 27, Tennessee Code Annotated.

Improvements: Physical changes made to raw land and structures on or under the land surface in order to make the land more usable for man's activities. Typical improvements in these regulations would include but not be limited to grading, street pavement, curbs, gutters, drainage ditches, storm and sanitary sewers, street name signs and street trees.

Individual Sewage Disposal System: A septic tank, seepage title sewage disposal system, or any other sewage treatment device other than a public treatment system approved by the appropriate governmental representative.

Inspector: An authorized representative of the Engineer and/or Authority assigned to make all necessary inspections and/or tests of the work performed, or of the materials furnished or being furnished by the Contractor.

Internal Subdivision Boundary: All points within a subdivision which do not constitute external boundaries.

Joint Ownership: The equal estate interest of two or more persons. Joint ownership among persons shall be construed as the same owner for the purpose of imposing Municipal Subdivision Regulations.

Laboratory: The official testing laboratories of the Authority or such other laboratories as may be designated by the Authority.

Land Development Activity: The physical extension and/or construction of land uses. Development activities include: subdivision of land, construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or other fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).

Land Development Plan: An element of the General Plan which sets out a plan or scheme of future land usage.

Land Surveyor: A land surveyor certified and registered by the State Board of Land Survey Examiners pursuant to Title 62, Chapter 18, Tennessee Code Annotated, to practice in Tennessee.

Land Use Plan: A plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes.

Landscape Buffer: A required yard located at the perimeter of the lot containing landscaping, berms, walls, or fences that shield the use of adjacent properties from those uses occurring on the subject property.

Legal Counsel: The person designated by the governing body to provide legal assistance for the administration of these and other regulations.

Lot: A tract, plot or portion of a subdivision or parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for development.

Lot Area: The total horizontal area included within lot lines.

Lot, Corner: A lot situated at the intersection of two (2) or more public ways.

Lot Depth: The average distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

Lot Frontage: That dimension of a lot or portion of a lot abutting on a street excluding the side dimension of a corner lot.

Lot Improvements: Any building, structure, place, work of art, or other object or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment.

Lot Lines: The lines bounding a lot as defined herein.

Lot Number: The official number assigned to a lot for identification purposes.

Lot Width: The width of a lot at the building setback line measured at right angles to its depth.

Major Street or Road: A public way which is classified as a collector or arterial public way according to these regulations or by the Major Road Plan for the jurisdictional area.

Major Street or Road Plan: The plan adopted by the Planning Commission, pursuant to §13-4-302, Tennessee Code Annotated, showing, among other things, the general location, character, and extent of roads or streets and the removal, relocation, extension, widening, narrowing, vacating, abandonment or change of use of existing roads or streets.

Major Subdivision: All subdivisions not classified as minor subdivisions including but not limited to subdivisions of five (5) or more lots or subdivisions of any size requiring any new or improved road, the extension of government facilities, or the creation of any public improvements, or containing any flood-prone area.

Materials: Any substance specified for use in the work and its appurtenances.

Metes and Bounds: A method of describing the boundaries of land by directions and distances from a known point of reference.

Minor Street or Road - A public way which is not classified as an arterial or collector.

Minor Subdivision: Any subdivision containing less than five (5) lots fronting on an existing public way; not involving any new or improved public way, the extension of public facilities, or the creation of any public improvements, not containing any flood-prone area, and not in conflict with any provision of the adoption general plan, Major Road Plan, Zoning Ordinance, or these regulations.

Monuments: Markers placed on or in the land.

Non-residential Subdivision: A subdivision whose intended use is other than residential, such as commercial or industrial.

National Flood Insurance Program: A program established by the U.S. Government in the National Flood Insurance Act of 1968, and expanded in the Flood Disaster Protection Act of 1973, in order to provide a flood insurance at rates made affordable through a federal subsidy in local political jurisdictions which adopt and enforce floodplain management programs meeting the requirements of the National Flood Insurance Program regulations. The program regulations are found at 24 Code of Federal Regulations, Chapter X, Subchapter B.

Off-site: Any premise not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval.

One Hundred-Year Flood: A flood having an average frequency of occurrence of once in one hundred (100) years, although it may occur in any year. It is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed.

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Or equal: Wherever a particular process, material, device, detail, or part is specified herein, followed by these words or by similar or equivalent expressions, such words or expressions shall be understood to mean and permit the use of another process, material, device, detail or part that the Authority Engineer shall determine is fully equal in suitability, equality, durability, performance, and in all other respects, to the process, material, device, detail, or part herein specified for such use, and shall approve for such use in the work.

Owner: Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having title to or sufficient proprietary interest in real property to be subdivided under these regulations.

Owner's Engineer: Shall mean the engineer or land surveyor registered and in good standing with the State Board of Registration of Tennessee who is the agent in his professional capacity of the owner of land which is proposed to be subdivided or which is in the process of being subdivided.

Passive Recreation Uses: Including but not limited to walking trails, picnic shelters, gazebos, and similar passive recreation amenities.

Pedestrian Access: Pedestrian accesses are accessways that provide direct and continuous pedestrian passage through blocks. They are designed to provide continuous pedestrian routes by connecting a public street to another public street or a residential area, neighborhood activity center, an industrial or commercial center, a transit facility, a park, a school, open space, or a trail facility.

Percolation Test: An examination of subsoil used in determining the acceptability of the site and the design of the subsurface disposal system.

Performance Bond: See "Surety Instrument" or "Bond".

Perimeter Street: Any existing street to which the parcel of land to be subdivided abuts on only one side.

Plans: The official construction drawings or exact reproduction thereof which show and describe the work to be done.

Planned Residential Development: A development guided by a total design plan in which one or more zoning or Municipal Subdivision Regulations, other than use or minimum construction standards, may be waived or varied to allow flexibility and creativity in site and building design, in accordance with general guidelines set forth in the Zoning Ordinance for the Town of Cornersville, Tennessee.

Planning Commission: A public planning body established pursuant to Title 13, Chapter 4, Tennessee Code Annotated, to execute a partial or full planning program within authorized area limits. For the purpose of these Municipal Subdivision Regulations, the Cornersville Municipal Planning Commission.

Preliminary Plat: The preliminary drawing or drawings, described in these regulations, indicating the proposed manner of layout of the subdivision to be submitted to the Planning Commission for approval.

Premise(s): A tract of land together with any buildings or structures which may be thereon.

Protective Covenants: Contracts between the land subdivider and lot purchaser expressing agreement covering use of the land.

Provide: Shall mean furnish, install, and connect, and put in good working order.

Public Improvement: Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which government responsibility is established.

Public Sewer System: A central sewer system, owned, operated, and maintained by the City of Lewisburg Water and Wastewater.

Public Water System: A central water system, owned, operated, and maintained by the City of Lewisburg Water and Wastewater.

Public Hearing: A meeting for the review of a matter where opinions may be presented by the public. These hearings may take place during the regular Planning Commission meetings and are held according to state law.

Public Uses: Public parks, schools, administrative, cultural, and service buildings, not including public land or buildings devoted solely to storage and maintenance of equipment and material.

Public Street: A street dedicated to the public use and open to the public access.

Public Utility: Any person, firm, corporation, municipal department, or board duly authorized to furnish under state or municipal regulations to the public electricity, gas, stream, communications, telegraph, transportation, water, or sewer.

Public Way: Any publicly owned street, alley, sidewalk, or lane right-of-way which provides for movement of pedestrians or vehicles.

Reach: A hydraulic engineering term to described longitudinal segments of a stream or river. A reach generally includes the segment of the flood hazard area where flood heights are influenced by a man-made area or natural obstruction. In an urban area, the segment of a stream or river between two (2) consecutive bridge crossing typically would constitute a reach.

Rectilinear Street System: A pattern of streets that is characterized by right angle roadways, grid pattern blocks and four-way intersections.

Register of Deeds: Marshall County Registrar of Deeds.

Registered Engineer: See “Engineer”.

Regulatory Flood: The one hundred (100) year flood.

Regulatory Flood Protection Elevation: The elevation of the regulatory flood plus one foot of freeboard to provide a safety factor.

Reserve Strip: A portion of land set aside to prevent and prohibit access to adjoining property or public thoroughfare.

Re-subdivision: A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling the subdivision of land.

Right-of-Way: A strip of land occupied or intended to be occupied by a public way, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer line, or for another special use. The usage of the term "right-of-way" for land platting purposes, shall mean that every right-of-way hereafter established and shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and shall not be included within the dimension areas of such lots or parcels.

Road: For the purpose of these regulations, "road" shall be defined the same as "street".

Roadway: The portion of the street right-of-way which contains the street pavement, curb, and gutter, and is used primarily as a channel for vehicular movement and secondarily as a drainage channel for storm water. In these regulations the pavement is measured from face to face of the curbs.

Sale or Lease: Any immediate or future transfer of ownership, including contract of sale or transfer, of an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, or other written instrument.

Same Ownership: Ownership by the same person, corporation, firm entity, partnership, or unincorporated association or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

Sanitary Sewer System: A public or community sewage disposal system of a type approved by the State Department of Conservation and Environment.

Secretary: The person designated by the Planning Commission as its secretary.

Septic Tank: See “Individual Sewage Disposal System”.

Setback: The distance between a building wall, edge of a structure or overhang of a building, whichever extends out the farthest and the nearest to a right-of-way of a public way, or the distance required to obtain the minimum front, side, and rear yards.

Sidewalk: That portion of a street between the curb lines, or the lateral line of a roadway, and the adjacent property lines, intended for use by pedestrians.

Sketch Plan: A sketch preparatory to the Preliminary Plat (or Final Plat, in the case of minor subdivisions) drawn to scale that generally depicts street, lot, and open space layouts, public dedications, and reservations, if any, and proposed environmental changes to the tract. It includes topographical information, existing site conditions, analysis, and off-site conditions illustrated a minimum of three hundred (300) feet beyond the property boundaries.

Slope: The deviation of the land surface from the horizontal per unit horizontal distance changed, generally expressed in percent, i.e. vertical rise or fall per foot dividing the horizontal distance between contour lines into the vertical interval of the contours as required by the appropriate regulations. (See also “Grade”)

Special Flood Hazard Map: The official map designated by the Federal Insurance Administrator to identify floodplain areas having special flood hazards.

Standard Utility Specifications: A document containing the written directions, provisions, and requirements for completing any work required by these regulations. Standards for specifying material or testing which are cited in any contract or document by reference shall have the same force and effect as if included in the contract or document physically.

Start of Construction: For purposes of subdivision control, any alteration of the original surface area of the land, from and after the date of adoption of these regulations.

State: The State of Tennessee.

Station: A specific point on the centerline of a sewer or water main or on the survey baseline designating some specific distance from the point of origin. Stations are numbered in terms of one hundred linear feet measured horizontally.

Storm Sewer: A sewer which carries surface runoff and subsurface waters.

Street: Any vehicular way which: (1) is an existing state, county or municipal roadway; or (2) is shown upon a plat approved pursuant to law; or (3) is approved by other official action; or (4) is shown on a plat duly filed and recorded in the office of the county recording officer prior to the appointment of planning board and the grant to such board of the power to review plats; and includes the land between the street right-of-way line, whether improved or unimproved.

Street Classification: Types of streets as set forth in the Major Street Plan.

Street Furniture: Any improvements placed within the street right-of-way, such as utility poles, street signs, etc.

Street Grade: The officially established grade of the street upon which a lot fronts. If there is no officially established grade, the existing grade of the street at the midpoint of the lot shall be taken as the street grade.

Street Intersection: Any street which joins another street at an angle, whether or not it crosses the other.

Street Line: The legal line of the street right-of-way and abutting property.

Street Sign: The sign designating the official name of the street.

Structure: Any facilities such as bridges, culverts, catch basins, inlets, retaining walls, cribbing, storm and sanitary sewer lines, water lines, underdrains, electrical ducts, manholes, handholes, lighting fixtures and poles, transformers, flexible and rigid pavements, buildings, vaults, and other manmade features constructed above or below ground that may be encountered in the work and not otherwise classified herein.

Subdivider: Any person who (1) having an interest in land causes it, directly or indirectly, to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel site, unit, or plot in a subdivision or who (3) engages, directly or indirectly, or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development in a subdivision or any interest, lot, parcel site, unit, or plot in a subdivision or who (4) is directly or indirectly controlled by or under direct or indirect common control with any of the foregoing.

Subdivision: "Subdivision" means 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 less than five (5) acres for the purpose, whether immediate or future, of sale or building development, and includes re-subdivision and when appropriate to the context, relates to the process of re-subdividing or to the land or area subdivided. As used herein, "utility construction" does not include the mere extension of individual service pipes or lines for the purpose of directly connecting a single lot, site, or other division to existing utility mains. (See Section 13-4-301, Tennessee Code Annotated)

Subdivision Agent: Any person who represents or acts for or on behalf of a subdivider or developer in selling, leasing, or developing or offering to sell, lease, or develop any interest, lot, parcel, unit, site, or plot in a subdivision, except in an instance where only legal counsel is provided.

Surety Instrument: Any form of security, including a cash deposit, surety bond, collateral, property, or letter of credit in an amount and form satisfactory to the Planning Commission, such security to bind the one posting the bond to perform required acts, such as constructing subdivision improvements with the condition that the security shall be forfeited if such acts are not performed. See also "Bond".

Surveyor: See "Land Surveyor".

TDOT: Abbreviation for "Tennessee Department of Transportation".

Temporary Improvement: Any improvement built and maintained by a subdivider during construction of the subdivision and prior to release of the surety for completion of required improvements.

Test Holes: Openings dug, boarded, or drilled in the ground for conducting soil tests.

Topography: The configuration of a surface area showing relative elevations.

Town Administrator: The Town Administrator of the Town of Cornersville. See also Zoning Administrator.

Town Engineer: The Town Engineer of the Town of Cornersville. The Town Engineer may also be an engineer licensed to practice in the State of Tennessee working as a consultant for the Town of Cornersville.

Twenty-five Year Flood: A flood having an average frequency of occurrence of one in twenty-five (25) years.

Unit: A subsection of a total subdivision developed as a complete segment.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any non-conforming use.

Utility Companies: Any person, governmental body, organization or entity of any type, or their agents, representatives, and employees, supplying electricity, natural gas, water, sewer, communications, or similar and associated services to lots within the planning jurisdiction.

Utility Equipment: Includes poles, support towers, wires, conductors, circuits, guys, stubs, platforms, cross arms, braces, transformers, insulators, cut-outs, switches, communication circuits, appliances, attachments and appurtenances used or useful in supplying electricity, natural gas, water, sanitary sewer, communication, or similar associated services to parcels within the planning jurisdiction.

Water Surface Elevation: The heights in relation to mean sea level expected to be reached by floods of various magnitudes and frequencies at pertinent points in the floodplain.

Way: A street or alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

Work: The furnishing of all labor, materials, tools, equipment and incidental necessary or convenient to the Contractor's performance of all duties and obligations imposed by the contract, Plans and Specifications.

Written Notice: Any notice to any party of the contract relative to any part of the contract in writing and considered delivered and the service thereof completed, when posted by certified or registered mail to the said party at his last given address, or delivered in person to said party or his authorized representative on the work.

Yard, Front: An open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line (extended) of the building and the street line.

Yard, Rear: A yard extending across the rear of a lot between the side lot lines and being the required minimum horizontal distance between the rear lot line and the rear building line. On all lots, except corner lots, the rear yard shall be opposite the front yard. On corner lots, the rear yard shall be defined at the time the building permit is issued.

Yard, Side: An open unoccupied space on the same lot with the building, situated between the building and the side line of the lot and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

Zoning Administrator: The official, employee, or third-party hired by Town of Cornersville to administer and enforce the Subdivision Regulations.

Zoning Ordinance: A statute, legally adopted pursuant to Title 13, Chapter 7, Tennessee Code Annotated, for the purpose of regulating by district, land development or use for a designated area. For the purpose of these Municipal Subdivision Regulations, the Zoning Ordinance of the Town of Cornersville, Tennessee.