

ARTICLE 7

DESIGN STANDARDS FOR BLOCKS AND LOTS

Section 7.01. Block Lengths and Widths. Block lengths and widths shall be as follows:

- a. Blocks shall be no greater than one thousand two hundred (1,200) feet nor less than three hundred (300) feet in length, except in unusual circumstances; and
- b. Blocks shall be wide enough to provide two (2) tiers of lots of minimum depth, except where abutting upon major roads or where other situations make this requirement impracticable.

Section 7.02. Flood-Free Building Site. Each lot in a subdivision shall contain a flood-free building site outside of the limits of any existing easement or the building setback lines as required by these regulations. The finished floor elevation for a concrete slab on grade type of structure or the bottom of the floor joist for a crawl space type of structure shall have a minimum elevation above the elevation for a flood of 100-year frequency.

The authority for establishing the 100-year frequency of occurrence flood elevation shall be the Tennessee Valley Authority's Flood Control Branch or the Corps of Engineers, Department of the Army. In the event the site is not in an area covered by one of these agencies or for which a study has not been done, a comprehensive study will be required by a professional engineer licensed to practice in Tennessee.

Section 7.03. Lot Sizes. Residential lots shall meet the lot width and lot area requirements of the Zoning Ordinance. In the absence of a Zoning Ordinance, residential lots shall not be less than seventy-five (75) feet wide at the setback (building) line. Other lot size requirements follows:

- a. Residential lots shall have a depth of not less than one hundred (100) feet and not greater than three (3) times the width of the lot at the building line, unless unusual circumstances make these limitations impractical.
- b. Lots not served by public water and sanitary sewer systems shall be at least twenty-five thousand (25,000) square feet in area or of a size specified by the County Health Officer to adequately accommodate both a fresh-water well and septic tank on the same lot. Where individual septic tanks are used and public water is available minimum lot size shall be twenty thousand (20,000) square feet. The Health Officer shall also prescribe minimum lot sizes to conform to health standards, which may be greater than the standards contained herein.
- c. Residential corner lots shall have adequate width to meet building setback requirements for both abutting roads.

- d. Commercial and industrial lots shall be adequate in size to provide service areas and off-road parking suitable for the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.
- e. Land shall not be platted for commercial or industrial purposes unless the subdivider can demonstrate to the Planning Commission that each lot provides the following:
 1. A site that does not unduly interfere with through traffic. (Each industrial subdivision or area shall utilize a single collector for all heavy traffic between the area and the general system of roads. Minor industrial roads and individual industrial parcels shall be oriented at right angles with the collector and with adjacent railroads.)
 2. An integrated parking area.
 3. An insulation against any adverse effect on any present or future adjacent residences.
 4. A parcel size sufficient in area to allow future expansion.

Section 7.04. Lot Lines. All lot lines shall be perpendicular or radial to road lines, unless impractical because of topographic or other features.

Section 7.05. Building Setback Lines. A building line (setback line) meeting the front yard setback requirements of the Zoning Ordinance shall be established on all lots. In the absence of a Zoning Ordinance, the front yard setback shall be a minimum of thirty-five (35) feet from the road right-of-way lines. Other minimum setback lines shall be as follows:

- a. From the side property line 10 feet
- b. From rear property line..... 15 feet
- c. From side property line 35 feet
which abuts a minor road or greater
(corner lots)

Section 7.06. Lots Abutting Public Roads. Each lot shall abut upon a dedicated public road.

Section 7.07. Double and Reverse Frontage Lots. Double frontage and reverse frontage lots shall be avoided, except where essential to provide separate residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. Reverse frontage lots shall have a depth of not less than one hundred and fifty (150) feet. A planted evergreen screen easement of at least ten (10) feet wide, across which there shall be no right of access, shall be provided along the line of lots abutting a traffic artery or other incompatible use.

Section 7.08. Flag Lots In McMinn County, flag lots shall be allowed only if they meet the following requirements:

- A. For flag lots of one (1) acre or less, the access strip shall be a maximum of 300 feet in length and a minimum of 25 feet in width;
- B. For flag lots larger than one (1) acre, the access strip shall be a minimum of 50 feet in width. (This wider access strip will allow room for a public street when and if the flag lot is ever re-subdivided.)
- C. The flag lot shall be designed so that the access point is safe (primarily considering visibility and grade) for vehicular ingress and egress. Unlike the owner of a conventional lot, the owner of a flag lot will have no other choice as to the driveway location. The safety of this intersection becomes even more important if the flag lot is ever re-subdivided and contains more than one home.
- D. In instances where a fifty-foot wide access strip is required, the developer shall locate it on land having a finished grade of no more than 14 percent. This requirement is needed so that the county does not, at a future date, have a road that is difficult to maintain and dangerous to serve with public vehicles, such as school buses.
- E. The building setbacks shall apply only to the flag portion of the lot and not to the access strip.
- F. Minimum lot sizes shall be calculated excluding the access strip.
- G. No more than two access strips shall be located side by side.

Section 7.09. Minimum Road Frontage. Each lot shall abut for at least fifty (50) feet upon either a dedicated public street or an approved permanent easement.

TYPES OF LOTS

