

AMENDMENT 2023-003A

**AN AMENDMENT TO THE PUTNAM COUNTY SUBDIVISION REGULATIONS REGARDING,
TRAFFIC STUDIES**

WHEREAS, as stated under *Section 13-3-403* of the *Tennessee Code Annotated*, inclusive, authorizes the Putnam County Regional Planning Commission to revise the Subdivision Regulations that will protect the health, safety, and welfare of the general public; and

WHEREAS, a revision of the subdivision regulations is sometimes required because of changes to state law and/or because of Supreme Court of Tennessee or Supreme Court of the United States rulings; and

WHEREAS, a revision of the subdivision regulations can be made to clarify the regulations; and

WHEREAS, a public hearing was held on February 7, 2023, with public notice of public hearing published on December 23, 2023 in the Herald Citizen Newspaper; and

WHEREAS, all public comments were taken considered and the proposed regulations changed accordingly; and

WHEREAS, the Putnam County Regional Planning Commission voted on April 4, 2023, to amend the Putnam County Subdivision Regulations, and

NOW, THEREFORE, BE IT RESOLVED by the Putnam County Regional Planning Commission as follows:

SECTION I: The Subdivision Regulations for Putnam County, Tennessee as indicated shall be amended as follows:

The existing language in Article III, Section B(2)k is hereby deleted and replaced with the following:

- k. Existing Streets affected by Proposed Subdivision
The subdivision of property abutting existing streets that do not meet the minimum construction standards of these regulations or that may not be capable of effectively carrying the increase in traffic to be generated by the proposed subdivision development at total build out, shall generally be prohibited.

For any subdivision proposed on an existing county street, if in the opinion of Putnam County that the existing county street is not capable of handling the proposed development in a safe and efficient manner, the developer/subdivider may be required to submit a traffic study. As a condition of preliminary plat approval, a traffic study shall be prepared by a traffic engineer or transportation planner with demonstrated experience and expertise in Traffic Impact Analysis. Said study is to specify both on and

off-site transportation improvements within the vicinity of the proposed subdivision as required to effectively and safely manage existing and proposed traffic volumes at the current level of service of the street(s). Traffic studies shall be reviewed on behalf of the County by a traffic engineering or transportation planning consultant with similar qualifications. The services of the County's traffic study reviewer are payable by the applicant.

Traffic Study Guidelines are found in Appendix G of these regulations.

For the purposes of these regulations no subdivision of property shall be approved that will not be properly serviced by an adjoining and/or proposed network of streets, lanes, and signalization appurtenances at the time of final plat approval, or at the time of the release of the surety instrument or financial guarantee.

Should improvements to the existing street be required to meet the demands of the proposed subdivision, the plat shall not be approved until such time as the required improvements have been completed.

SECTION II: This amendment shall become effective following adoption by the planning commission:



Chairman, Putnam County Regional Planning Commission **Date**

ATTEST:



Secretary, Putnam County Regional Planning Commission **Date** 4-4-23