

CITY OF TULLAHOMA

Department of Planning & Codes

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Specifications and Content Of The Sketch Plat

The applicant may elect to submit a sketch plat to the planning commission for approval for a major or minor subdivision. The sketch plat is to be a concept plan for design purposes and may be used to discover all factors which may have an impact on the proposed development. The sketch plat review process is to advise the subdivider of various possibilities before substantial amounts of time and money have been invested in a very detailed proposal which may contain elements contrary to these regulations.

401.1 When a sketch plat is submitted for planning commission approval, the number of copies required and timing of the submission shall be as for a preliminary plat. Approval of the sketch plat shall constitute authorization to prepare a preliminary plat for planning commission review.

401.2 The approval of the sketch plat shall expire within one (1) year if no further progress is made toward the development. An extension may be granted upon proper application.

401.3 Sketch plats submitted to the planning commission, prepared in pen or pencil, shall be drawn to a convenient scale no smaller than two hundred feet to an inch (200':1"). The sketch plat shall show the following features:

1. ___ a scale drawing of the property and the names of the owners of adjoining property;
2. ___ size of the original tract(s) being subdivided;
3. ___ notation of any existing legal rights-of-way or easements, or other encumbrances affecting the property;
4. ___ approximate topography of the site, at no more than five (5) foot intervals, extended into adjacent properties;
5. ___ any areas which may be affected by flooding;
6. ___ general street and lot patterns;
7. ___ proposed phasing, if any;
8. ___ vicinity map of property;
9. ___ date and approximate north point;
10. ___ name of owner;
11. ___ name of plat designer; and
12. ___ zoning classification.
13. ___ a preliminary drainage assessment including off-site drainage areas flowing to the subdivision and estimated pre-developed and post-developed runoff rates for each drainage basin within the subdivision. Plan must indicate any detention basins and/or improvements to off-site drainage structures;
14. ___ a water availability analysis for the subdivision indicating, at a minimum, pressures and flows at critical areas. Show location and size of existing water lines;
15. ___ a sanitary sewer analysis for the subdivision indicating, at a minimum sewer flows and the impact to the existing system. Any proposed pump stations shall be located on the plan. Show location and size of existing sewer lines;
16. ___ a traffic evaluation for the subdivision indicating, at a minimum, projected
17. ___ traffic counts generated and any off-site improvements to existing system; and
18. ___ a system to control construction traffic throughout planned phases of subdivision development.