

Hamblen County Planning Commission

511 W. 2nd North Street

Morristown, TN. 37814

(423)581-1373

General Information Sheet for Subdividing Property

1. Contact a licensed surveyor to prepare plats/survey of the property, to be subdivided, according to the Hamblen County Subdivision Regulations.

a.) Minimum lot size required for a new lot in Hamblen County.

Lots shall be 11,000 sq. ft. with public water and sanitary sewer system, 75 ft. wide at the building setback line and required 50 ft. (width) abutting a public/county road.

Lots shall be 22,000 sq. ft. with public water and not served by sanitary sewer systems, 100 ft. wide at the building setback line and required 50 ft. (width) abutting a public/county road.

Lots to be served by a private source of water shall in no case be less than 1 acre (43,560 sq.) and a required 50 ft. (width) abutting a public/county road.

b.) Building setback lines: The minimum depth of building setback lines from the street right-of way line shall conform to the requirements stated in the Zoning Resolution.

If the property is located in the **UGB (Urban Growth Boundary)** the plat will be reviewed by the City Planning staff using the City Subdivision Regulations.

2. A \$150.00 administrative fee and \$17.00 recording fee to be paid with the application. Three (3) copies of the plat/survey must be submitted (hard copies or digital copy) to the Planning Commission office for an in-office review. After review, any corrections that are needed on the plat will be sent to the surveyor for corrections and resubmission to the office. The corrected plats will need to be submitted to TDEC (Tennessee Department of Environment and Conservation) representative for their approval, if needed. Once the TDEC office has approved the plat, they will return the plat to the Planning office for final signatures and recording.

* Major subdivision plats with 3 or more lots will require a drainage plan by a licensed engineer, drainage bond to be posted, \$100.00 per lot stormwater fee and approval by the Planning Commission board. No plat will be approved without a representative of the property, such as the property owner or surveyor, being present at the meeting.

The Tennessee Department of Environment and Conservation (TDEC) will require four (4) copies of the plat/survey, three (3) soils maps and payment for review. Contact the TDEC office at (423) 736-2888 or brian.murphy@tn.gov. (Knoxville Office 865-594-6035) for additional information and payment options.

All required building permits, stormwater permits, and septic permits should be purchased before any construction activity is started.

Please visit the Hamblen County Planning Commission website (www.hamblencountyttn.gov/planning-and-zoning) for additional information and requirements on Zoning, Subdivision, Stormwater, Building Codes, FEMA, and Property Maintenance Regulations.