

# **TOWN OF COOPERTOWN, TENNESSEE**

## **RESOLUTION SR2026-007**

### **AN ORDINANCE TO AMEND THE TOWN'S SUBDIVISION REGULATIONS ARTICLE II, SECTION 2-109.8 COMPLETION AND MAINTENANCE OF IMPROVEMENTS**

**WHEREAS**, the Town is granted power to exercise authority over these regulations as granted in Tennessee Code Annotated, 13-4-301 thru 309, including any amendments, which provides the Town the power by resolution to exercise general regulations over planning in Coopertown; and

**WHEREAS**, amendments to the Subdivision Regulations need to be made to deal with the more complex development opportunities that are now emerging in Coopertown; and

**WHEREAS**, these additions and updates to the existing criteria in the Coopertown Subdivision Regulations are necessary to provide appropriate subgrade stability for any streets or roads that become the responsibility of the Town after the completion of the development.

**BE IT RESOLVED** by the Planning Commission of the Town of Coopertown, Tennessee, that the Subdivision Regulations sections be amended as follows (Highlighted language indicates language to be added.):

#### **2-109.8 Completion and Maintenance of Improvements**

##### **2-109.801 Streets Designated as Construction Routes**

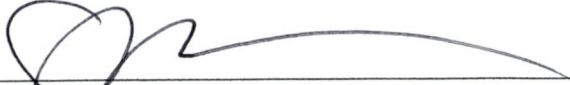
Permanent streets designated as construction routes within a subdivision shall be maintained for a time period specified in the Development Performance & Maintenance Agreement and approval conditions imposed by the Town. The Developer shall include a line item in the Original Principal Amount to account for maintaining the pavement on the construction route for the duration of the project. The full value of this line item shall be accounted for in the performance surety and again in the maintenance surety for the full duration of the maintenance period after the Town has accepted the roads in the Development. The documentation describing the rationale for the value of the line-item for maintaining the construction route shall be submitted by the Developer at the time the OPA is submitted to the Town for review. Variables such as equivalent single-axle loads, duration of construction route use, and inflation shall be considered in the Developer's formulation for the line-item value. On multi-phase projects, the current project phase shall continue to include maintaining construction routes through previously completed phases as part of the OPA, performance surety, and maintenance surety.

##### **2-109.802 Other Streets**

Streets other than those designated as construction routes shall be maintained and require a maintenance surety in conformance with the procedures presented in Article III of these Subdivision Regulations.

This Resolution shall take effect upon its passage, the public welfare requiring it.

Public Hearing Date: 06.15.26

  
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Shane Gordon, Chairman