



## SUBDIVISION APPROVAL PROCESS

### Definition

The division of a tract or parcel of land into two or more lots, sites, or other divisions requiring new *street* or *utility* construction, or any division of less than five acres for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and, when appropriate to the context, relates to the process of resubdividing, or to the land or area subdivided (TCA 13-3-401).

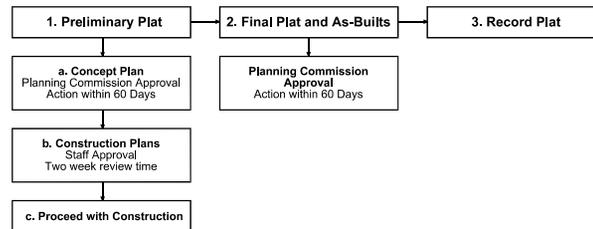
### Types of Subdivisions

The following categories of *subdivisions* and *plats* are established to permit approval procedures that are appropriate to each category

- (1) Standard Subdivision
- (2) Minor Subdivision (or replat)
- (3) Condominium Location Plat
- (4) Multiple Building Development

### Standard Subdivision

#### Subdivision Approval Process



### Minor Subdivision

The division of a tract or parcel of land which creates no more than 2 new tracts or parcels and does not involve new street, utility, or drainage construction. This shall include dividing an existing tract, shifting existing property lines so

that the number of resulting parcels is unchanged and changing existing property lines to reduce the number of tracts.

### Time Frame

The Planning Commission meets on the second Tuesday of each month. The filing date for submittals is by the 15<sup>th</sup> day of the month preceding the Planning Commission meeting.

### Contact Persons

The development staff will be happy to assist developers and the general public. If you have any questions, please contact Monie Honeycutt or Angie Charles at (423) 434-6077 or 434-605  
email: [acharles@johnsoncitytn.org](mailto:acharles@johnsoncitytn.org)