

Construction Guidelines

Builders

The University recommends that leaseholders hire contractors who comply with the State of Tennessee's laws for licensing and insurance. It is the leaseholder's responsibility to confirm that a contractor meets the State of Tennessee's requirements. The University assumes no responsibility or liability for the work performed on leasehold property.

Site plans

All new home construction projects require submittal of a project site plan created by a certified surveyor to the Lease committee that includes a tree protection plan locating all trees 12 inches or greater in diameter and identifying each by species and size. Trees proposed for removal and retention must be clearly identified along with the proposed footprint(s) of buildings, driveways, parking pads, utilities, and auxiliary structures. The site plan will be subject to review by the Facilities Management Grounds Manager, who will make a recommendation to the Lease Committee. We recommend Johnson and Associates 931.967.8889.

Tree Protection

The project site plan will indicate the location of tree protection measures for all trees to be retained. Trees 12 inches or greater in diameter that do not impede construction or driveway design will be retained and will be protected from damage by construction equipment using silt fence or other means following the ANSI A 300 standard. Retention of native species like dogwoods, redbuds, and mountain laurel, is strongly encouraged.

Once you have a fully executed lease, lot clearing may begin. Notify the Office of Leases and Community Relations as soon as the lot is cleared and prior to any construction for approval of tree protection

Tree protection should be regularly maintained throughout construction and remain in place until construction is complete. All clearing will be at the expense of the leaseholder. For further information on tree protection plans, tree injury prevention strategies, and proper tree protection measures, see [Construction and Tree Protection](#) on the Office of Leases and Community Relations website.

Set Backs

- Front yard: Typically, 35 ft., but could be up to 100 ft., depending on topography and street geometry (see recorded plat for actual dimension). A consistent building line is desired along each side of the street. The recommended front yard setback or build line shall be established within this range for each lot. Each lot will have a recommended placement for drive and house. Variance from this recommended placement shall be subject to review of the Lease Committee.
- Side yard: 35 ft. minimum
- Rear yard: 35 ft. minimum

No clearing or other disturbances of vegetation will be allowed within 50ft. of a stream or natural drainages.

Driveways

Driveways should be of single vehicle width (10 to 12 ft.) for at least the first 1/3 of the drive length beginning at the street or 20 ft., whichever is greater. Large parking pads should be located in the side or rear yards. This does not preclude circle type drives of up to 18ft. in width within the front yard.

Garages

Attached garages should be located so that the garage door is not facing the main street, unless this is unavoidable due to topography. In that case, the garage door should be at least five feet back from the front plane of the house.

Utility and Service Easements

An electrical transformer pole, ground mounted transformer or pull box may exist centered on a common property line along the front of the lots.

Evergreen ground plant planting shall be utilized to minimize the visual impact of ground mounted transformer locations.

All utility meter locations must be located away from public view and screened with an appropriately designed service enclosure. The service enclosure shall not contain a lockable gate or any device which would prevent access to utility meters by utility company employees.

The house sewer clean out shall not be located where it can be seen from public view. The contractor shall coordinate all related work and assure that the sewer clean out will not be located within or close to front steps, walk, etc.

Construction Rules and Regulations

Construction Time

No builder or subcontractor shall commence construction work on a weekday before 7:00 a.m., or continue construction after 7:00 p.m. On weekends, construction cannot begin before 9:00a.m. or continue after 6:00p.m.

Construction Audio Equipment and Noises

No audio equipment shall be utilized on construction sites on weekdays before 9:00 a.m. , or after 6:00 p.m. Use of audio equipment is strictly prohibited on weekends. Audio equipment shall not be played so loudly as to disturb nearby residents at any time.

Offensive language or other potentially offensive noise (other than typical construction machinery or procedures) is strictly prohibited.

Construction Debris and Trash Removal

Each builder will be required to maintain a dumpster at the residence under construction. This dumpster shall be emptied periodically or when construction materials reach the upper rim. The required dumpster may be shared between two or more builders and/or Lessees and each shall be bound by the conditions noted herein.

Each Friday, all construction sites are to be clean so as to facilitate a pleasing appearance to Lessees and visitors and to eliminate any hazards.

Should a construction site be deemed in an unacceptable condition, the builder will be issued a notice, which will require that the condition be corrected within one week. Failure to comply will result in the University hiring someone to clean the site and back-charging the builder and/or Lessee.

Construction materials shall be kept out of the public right-of-way at all times and stored on the subject property. Streets adjacent to said property shall be kept open for circulation at all times. This is for the protection of all parties and to allow emergency vehicles direct access.

All wrappers, paper goods and light weight building materials that may be blown onto adjacent properties shall be maintained, properly stored or deposited in trash receptacles on a daily basis.

Concrete Delivery and Disposal of Excess Material

Concrete trucks are strictly prohibited from dumping any excess concrete anywhere within the development site. Concrete which is accidentally spilled on sidewalks, curbs or asphalt paving must be removed by the responsible party immediately.

Dump Sites

There are no dumpsites within the Domain. All construction refuse and debris removed from the premises during and upon completion of construction shall be properly disposed of off the Domain.

Anyone caught dumping debris on any part of the Domain will be fined. The Lessee will also be fined. Any workman responsible for depositing such debris shall be prohibited from future work on the Domain.

Infrastructure damages

There are numerous forms of infrastructure consisting of curbs, utilities, survey markers, streets, service drives, landscaping, street lights, sidewalks, walking paths, parks, pavilions, trash receptacles, etc., as well as other improvements not necessarily enumerated above. The builder and/or Lessee is responsible for protecting infrastructure adjacent to the subject property. Any damage to infrastructure should be reported to the Office of Leases and Community Relations at 931.598.1998 immediately.

Signage

Temporary signage allowed on a single lot or home under construction is limited to the following:

- Lot and street address sign required by the building department
- One "real estate" sized sign representing the builder

Advertising signs for various subcontractors, i.e. security, insulation, painting, etc. are strictly prohibited.

Temporary Toilets

Each builder is responsible for their own port-a-john or for making arrangements with nearby builders to share a unit between several construction sites. The port-a-john shall be maintained on a regular basis. The door must face toward the subject property and not toward the street, sidewalk or other public right-of-way.

Use of Herbicides

In an effort to protect the watershed, use of defoliant or other herbicides shall not be used without approval of the University. If a particular site requires use of such chemicals, application can only be performed by a qualified and bonded applicator.