

Think Quality - Think Future

Blount County Planning Department

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273-5750)

DATE: September 5th - 20th, 2006

SUBJECT: Staff reports on agenda items for the Thursday September 28th, 2006 regular meeting. 5:30 Hearings and Site Plans

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats: Major Subdivisions
- 1. **Dailey Property off Howard School Road by Douglas Dailey: 1 existing lot and 4 large tracts to be served by a 25' Common Driveway Easement.**

Background:

The Dailey Property is a proposed 4-lot subdivision containing 20+ acres off of Howard School Road. A 25' common driveway easement with a gravel surfaced common driveway is planned to serve the 4 tracts (in addition to the existing lot 1R) with a T-turnaround at the end. All four of the lots are greater than 5 acres each.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone. Since this is considered a minor plat the proposed common driveway proposal is satisfactory with the information supplied and subject to this staff analysis. The parcel is rolling terrain on a

mild grade to slightly steeper grade. The parcel is currently vacant of any farming or other use.

According to the preliminary plat all these lots are to be served by public water and individual septic systems. According the surveyor, none of the parcel is located in a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for a minor plat with large tracts to be served by a common driveway, public water, electric and individual septic systems.

Septic, Sanitary Sewer:

A soil letter from a soil scientist was supplied along with the preliminary plat for the Dailey Property subdivision. The Environmental Health Department will evaluate the soil letter. The soil scientist has identified marginal soil characteristics. The environmental health department has given a favorable preliminary recommendation for this plat.

Existing County Roads:

Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to road criteria. The road list for the county shows Howard School Road has an average 17.5'-19' paved surface. The Highway Department has indicated that Howard School Road is acceptable for this four-lot preliminary plat request.

County Schools:

The Proposed Subdivision is located within the Lanier Elementary School, Carpenter's Middle School, and William Blount High School zones. The School department lists Lanier Elementary as "Intolerable", Carpenter's Middle as "High"; and William Blount as "Intolerable".

Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to school criteria.

Utilities:

Public water and electric are proposed to serve all lots for the proposed Dailey Property subdivision. All water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility prior to final plat. The lots shown may be served by overhead power.

The developer shall set water meters for the four lots on Howard School and serve each lot with one inch lines to be bundled and installed prior to final plat in accordance with the Water Utility's installation guidelines.

Drainage and Erosion Controls:

Minor plat divisions do not require drainage information be supplied. Any drainage swales that do not follow lot lines shall be contained in drainage easements on the future final plat. The proposed common driveway will require ditching and tiles at various locations that shall be sized by a qualified engineer. Any construction work along Howard School Road shall be coordinated with the Highway Department including utility installation. All erosion control measures and permits shall be in place and secured by the developer prior to a preconstruction meeting with planning staff. Due to the size and number of the tracts shown on the plat, no additional drainage information is required.

The developer shall be responsible for supplying a copy of the Erosion Control Plan and the Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for clearing activities and common driveway construction prior to the pre-construction meeting. The Developer shall also apply for a county grading permit prior to any on-site construction activity.

Special Notice Prior to Construction:

Any construction activity prior to any necessary state and county permits and a pre-construction meeting with staff is at the risk of the owner/developer.

- The owner shall contact the Planning Office at 273-5750 to schedule a pre-construction meeting.
- The owner shall apply for a county grading permit from the Blount County Storm Water Coordinator at 681-9301 and supply a copy of the permit at the time of the pre-construction meeting. All erosion controls must be fully installed and inspected by the Storm Water Coordinator prior to any on-site construction activities.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC and a copy of the erosion control plan at the time of the pre-construction meeting.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652

regarding any utility construction to be done within the county right-of-way along Howard School Road.

- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111.
- Maintenance Agreement documentation for the common elements including the common driveway shall be supplied to staff prior to final plat. Review of this document by the Attorney for the County Mayor may be required.

Construction of Improvements:

None of the improvements have been completed as of this time. Prior to construction of the common driveway the owner shall meet with planning staff for a pre-construction meeting as stated above. The common driveway must be fully installed with a T - turnaround to be constructed within the easement shown. The common drive shall be built on a compacted earth surface void of substandard soil condition in the sub-grade. The entire common driveway shall be constructed on a prepared crowned base. The slope and transition back to the natural grade must also be smooth and not excessively steep. Any fill sections must be rolled in with a sheep's-foot to ensure adequate compaction rates prior to stone surface. Prior to stone application the owner shall contact the subdivision inspector.

The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches on both sides of the driveway. The gravel surface must consist of rolled pug-mix. The surface application shall be spread a minimum of 4 inches thick the entire length of the common driveway and on the turn-around and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three foot shoulders on both sides of the 10 foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied. Any tiles shall be sized by an engineer hired by the owner. Road grades appear satisfactory for the proposed common driveway. Since Howard School Road is not a collector road, paving of the entrance of the common driveway is not required.

Optional Paved Entrance:

The developer has the option to pave the first 30' of the common driveway. Any paving and drainage improvements including tile installation shall be coordinated with the highway department. Should the entrance be paved, the first 30 feet shall be paved two lanes wide with a minimum

of 50' turning radiuses to tie into the existing county roadway. The paved section shall be a minimum of 2.5 inches of a baby binder on six inches of rolled pug mix, or 1.5 inches of binder and 1 inch of topping on top of 6 inches of rolled pug-mix. The paved surface entrance shall provide for improved turning movements on and off the gravel drive, keep loose material and gravel from migrating across the road, reduce wheel spinning and preserve the paved edge of Howard School Road for a safer intersection.

Property Owner's Association:

The owner shall supply documentation for a Property Owner's Association or Maintenance Agreement inclusive of maintenance responsibilities for the common driveway and drainage facilities for the driveway, as well as any other common features for staff review prior to final plat. Any future use of the common driveway easement, or temporary situation for potential future road construction should be included in the private covenants as well.

Administrative Considerations:

The proposed Dailey Property preliminary plat was reviewed inclusive of subdivision regulations for large tracts served by a common driveway easement with public water, electric and individual septic systems. As required, the preliminary plat was supplied with topographic information and preliminary soil information (soil letter). The comments from the engineering department and environmental health department are included in this staff analysis.

Recommendation: Subject to the comments and instructions in this staff analysis and the notes below planning, engineering, and environmental health department staff recommend for preliminary plat approval.

NOTE 1: All common driveway and utility improvements to be built to planning commission standards or greater and according to instructions in this staff analysis. Any on-site work prior to the owner securing the proper county and state permits and a pre-construction meeting with staff is at the risk of the owner.

NOTE 2: The owner/developer shall also comply with the *Special Notice Prior to Construction* section of this staff analysis.

NOTE 3: Copy of POA or Maintenance Agreement documentation to be supplied to staff for review prior to final plat submission.

C. Final Plats – Major Subdivisions:

1. **The Homestead Phase 1 off East Millers Cove Road by Naterra Land.**

Background: Homestead Phase 1 preliminary plat was approved on May 27, 2004. On March 24, 2005, preliminary plat approval was extended for six months to November 2005 at the request of the developer. On October 27, 2005, preliminary plat approval was again extended for an additional six months to May 2006 at the request of the developer. The effect of the actions was to extend the preliminary plat approval for one year to May 2006. In February of 2006 Naterra requested a 12 month extension of the preliminary plat. The Planning commission granted Phase 1 preliminary plat extension again until February of 2007.

Analysis:

Design of plat, plat description: Phase 1 is contained within the R-2 zone. Lot size ranges from 1.500 acres to 2.586 acres. All of the lots shown meet or exceed the 1.5 acres minimum lot size and minimum area outside of any development hindrance as defined in the subdivision regulations (Section.6.4(3)(a) as amended), and as allowed for cluster development lots in the R-2 zone at average density of one unit per three acres. In addition, an amount of land equal to total lot area has been designated as permanent open space on the plat and shall be recorded with the final plat. The phase 1 preliminary plat approved by the Planning Commission included 40 lots and the main road to be connected into Sevier County. A total of 36 lots were submitted for final plat approval.

The design of the lots conforms substantially to the preliminary plat design, with required adjustments based on soils constraints. The number of lots was reduced from 40 to 36 due to soil constraints. These cluster lots have equal area of dedicated open space acreage exclusive of roadways to be recorded along with the final plat for this phase. The open-space is to be maintained by the Property Owner's Association.

The overall density of the plat inclusive of roads is one unit per 4.44 acres, with localized density exclusive of roads being one unit per 3.53 acres (not counting Lot23W which is a tract greater than five acres with majority of area extending into Sevier County), well within the maximum density of one unit per three acres for cluster development in the R-2 zone.

Portions of Lots 23W, 26W and 27W extend into Sevier County. Developer should coordinate with the Sevier County Planning Commission for any additional approvals that may be required from that Planning Commission.

All of the lots shown have road frontage on county roads and/or common driveway easements

Change in Preliminary Plat Design: There is one substantial change in design that was not included in the Preliminary Plat approval. Along the south side of Lot 29W, a joint permanent easement called Jaeger Way has been included to provide access to land in Sevier County. Discussions with the developer indicate that only three large lots are to be accessed off the easement, such lots to be approved through the Sevier County Planning Commission. Staff notes that this would result in a combined 39 lots for access off of roads in this Phase 1, one lot less than the total number of lots approved on the Preliminary Plat. Staff has no objection to this change. Approval of the Plat for Phase 1 would confirm this change.

Adequacy of Roads and Schools: The issue of East Millers Cove Road width and shoulder was settled by Court Action for Phase 1. The phase 1 plat predates the criteria for schools. Preliminary plat was approved with no constraint to number of lots based on roads or schools.

Septic, Sanitary Sewer:

A preliminary soil map was supplied along with the preliminary plat for the Homestead Phase 1. The soil scientist identified marginal soil characteristics in some areas. The environmental health department has made some lot line modifications and lot combinations following the high intensity soils analysis. Lot restrictions and changes to lot lines shall be noted on the final plat. The environmental health department is prepared to sign the final plats.

Construction of Improvements: With exception of striping and guard rails, the county roads and common drives have been completed. The road bed, ditches, tiles and road drainage improvements have been made. All of the collateral damage to East Millers Cove and the Loop Road have been completed as per the highway department requirements.

The developer is coordinating with the highway department for striping the roadway. All road striping shall occur before releasing the final plat. The developer has supplied a guard rail assessment from the project engineer. Two locations were identified for guard rails. All guard rails shall be completely installed and inspected prior to releasing the final plat.

All electric has been installed and according to the project manager the utility is prepared to sign the final plat. There is no public water for this project; all lots are to be served by wells.

The drainage facilities contained within the common areas are still being completed. The project engineer has not yet certified the final drainage

facilities as being built according to the engineering specifications. Staff anticipates this shall occur in a timely fashion and that the final plat can be approved subject to the completion of all drainage improvements and certification by the project engineer.

Additional minor improvements are underway including general clean-up, additional hydro-seeding, and tree and debris removal. In addition equipment, rip rap piles, and other left over construction items that shall be removed from the proposed right-of way and from the site prior to releasing the final plat.

Erosion Controls: A copy of the ARAP and SWPPP permit from the State of Tennessee were supplied to staff prior to construction. Hydro-seeding has occurred on-site during construction as well as the application of check dams and other erosion control devices. The Storm Water Coordinator has confirmed that erosion control measures were employed and that the ground cover is being re-established on disturbed areas and steeper banks.

Property Owner's Association: The developer has provided draft Property Owners Association documents for Phase 1 for the maintenance of the private common facilities including the, common drives, drainage facilities, common areas, and open space. Staff has reviewed the documents and noted needed changes. Review by the Attorney for the County Mayor (charged to developer) may be required due to possible issues with using existing POA for Homestead development in Sevier County as POA for Phase 1 in Blount County. Plat will be held subject to finalizing of POA documentation. *The POA documentation shall be recorded along with the final plat.*

Administrative Considerations: The proposed Homestead Phase 1 was reviewed in relation to approved Preliminary Plat. The comments from the engineering department are included in this staff analysis.

Recommendation: Subject to the comments in this staff analysis and the notes below planning, engineering, and environmental health department staff recommend for final plat approval.

1. Final inspection of the drainage basins and a certification letter from the project engineer.
2. Final POA documentation to be recorded with final plat (and possible charge for County legal review.).
3. Completion of all guard rail installation and inspection prior to releasing the final plat.

4. Installation of road striping (reflectors) for the entire length of the new roadway, road side markings and signage and staff inspection prior to releasing the final plats.
5. Completion of final clean-up of common areas and right-of-way to be dedicated.
6. Final signature plats and a \$40.00 per lot platting fee.

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. Hearon Property, Lots 3 and 4 off Happy Valley Road by Michael Hearon. 2 lots and a remainder greater than 5 acres.

Background: The preliminary and final plat for the Hearon Property is a proposed 2 lot subdivision containing 2.65 acres located along Happy Valley Road.

Analysis: The parcel is in the R-1 zone and the proposed density is appropriate. The parcel is sloping terrain and slopes towards the county road. Both of the lots are to have road frontage along Happy Valley Road. Tract 2 (existing) is served by a 25' easement across Tract 3. According to the plat these lots are to be served by public water, electric and individual septic systems. None of the parcel is located in a floodplain according to the surveyor. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a county road with water and individual septic systems.

The road list for the county shows Happy Valley Road as being 18 feet average in pavement width. Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to road criteria.

Minor Subdivisions of four lots or less per 12 month period are acceptable as per the Subdivision Regulations with respect to school criteria.

The environmental health department has reviewed the preliminary and final soil information as supplied and has signed the final plat.

Administrative Considerations: The proposed Hearon Property was reviewed inclusive of subdivision regulations for small lots along an existing county road with public water, electric and individual septic systems. Road frontage is adequate as is sight distance. The developer shall coordinate both driveway connections along Happy Valley Road including physical construction, tiles, ditching, and erosion control with the

Highway Department and the County Stormwater Coordinator. A County Grading Permit shall be supplied to planning staff prior to releasing the final plat for on-site erosion control measures.

The preliminary and final plat had been supplied with all required information for subdivision. The comments from the Highway Department and Stormwater Coordinator are included in this staff analysis.

The proposed plat was reviewed for subdivision under the regulations for the Blount County Planning Region, any private covenants or restrictions are the responsibility of the owner(s).

Recommendation: Planning, engineering and environmental health department concur and recommends for preliminary and final plat approval subject to signature plats, a copy of the county grading permit and a \$20.00 per lot platting fee.

II. Misc. Items/Site Plans:

Misc. Items:

1. Extension of Preliminary Plat for Griffitt's Mill off Chota Road by Chota Farms LLC: 117 lots on 155 acres to be served by proposed new private roads

Background: The Concept Plan was reviewed by the Planning Commission at the April 2005 regular meeting. The preliminary plat for Griffitt's Mill Subdivision illustrates 117 proposed lots to be served by new private roads off of Chota Road and was approved at the September 2005 regular meeting.

The developer represents that the development will be targeted to older persons as an "active adult community" as compelling evidence that the proposed subdivision will not generate substantial school aged children that would impact capacity of schools affected by the proposal. A copy of the proposed property restrictions with regard to marketing and restricting lots from school aged children was submitted and accepted by the planning commission.

Staff recommends for routine renewal to September of 2007 subject to all previous conditions of record in minutes and staff analysis for original approval of the Preliminary Plat.

2. Extension of Preliminary Plat for Agape Woods off Laurel Road in Laurel Valley by Roland Hayes: 10 small lots (plus 3 existing) along a proposed paved private road.

Background: The preliminary plat was approved by the Planning Commission at the September 2005 regular meeting. The preliminary plat for Agape Woods Subdivision illustrates 10 proposed lots to be served by new private roads off of Laurel Road. The preliminary plat was approved for four lots (final plat) per 12 month time period under section 6.1(2) of the subdivision regulations due to the school criteria.

Staff recommends for routine renewal to September of 2007 subject to all previous conditions of record in minutes and staff analysis for original approval of the Preliminary Plat.

3. Extension of Preliminary plat for River Ford Subdivision Section 3 off River Ford Road by Jennie McClanahan: 29 lots to be served by a proposed new county road.

Background: The preliminary plat was approved by the Planning Commission at the September 2005 regular meeting. The preliminary plat for River Ford Section 3 was submitted with all required information including: topographic information, road plan and profile details. A detailed drainage plan with calculations was supplied with the preliminary plat as required. This plat was approved without limitation to the number of final lots and not subject to the school criteria.

Staff recommends for routine renewal to September of 2007 subject to all previous conditions of record in minutes and staff analysis for original approval of the Preliminary Plat.

4. Extension of Preliminary Plat for Shady Creek off Williamson Chapel Road by Bruce Hayes: 10 proposed lots along a proposed new county road (None with Williamson Chapel Road access).

Background: The preliminary plat was approved by the Planning Commission at the August 2004 regular meeting and extended through September of 2006. The project is nearing completion of all improvements and the developer has requested a 90 day extension of the preliminary plat in order to complete the final road, drainage and erosion controls. This plat was approved prior to school and road criteria.

Staff recommends for routine renewal through December of 2006 subject to all previous conditions of record in minutes and staff analysis for original approval of the Preliminary Plat.

5. Combination of existing lots for the Billie Webb Property off Triple Oak Street.

See plat attached. The Planning Commission has granted variance to lot size to allow combination of existing lots of record that still do not meet present minimum lot size requirements and the owner requests that a variance be granted to allow the combination as shown. The variance request is for minimum lot size considering three units existing on the property.

The previous actions took into consideration that combination of lots would be an improvement over the present lots of record situation, and accepted existing right-of-way so that the resulting combination of lots would not be adversely affected. The Highway Department has stated that the lot combination should include the original dedication of right-of-way (15 to 18 feet from centerline of county road as shown on original plat) as this is a narrow county road section currently.

There are two existing homes and one replacement home (replacing a preexisting home) on the parcel and additional structures, all of which appear to be on existing septic fields. The Environmental Health Department needs to confirm the adequacy of septic for the combination of lots.

Staff recommends approval of the plat with variance for lot size provided the plat be shown with original 15 to 18 foot off centerline of road right-of-way dedication, and subject to certificate signature by the Environmental Health Department.

Site Plans: (See Memo from Roger Fields)

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