Think Quality - Think Future

Blount County Planning Department
Blount County Courthouse – 327 Court Street
Maryville, TN 37804-5906
Tel (865) 273-5750 – FAX (865) 273-5759
e-mail – planning@blounttn.org

MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273-5750)

DATE: November 1st -15th, 2006

SUBJECT: Staff reports on agenda items for the Tuesday November 21st, 2006 regular meeting. 5:30 Hearings and Site Plans

Hearings:

A. Concept Plans: None

B. Preliminary Plats: Major Subdivisions

1. Danes Crossing (Lots 1-5) Subdivision off Oris Miller Road by J. Dall Construction: Re-subdivision of 2 lots into five lots along the existing county road.

Background:

Danes Crossing Subdivision is a five lot preliminary plat. There are two existing lots and the previous lot line is being modified between the tracts thus creating a nominal four lot subdivision. The proposed subdivision contains a total of 6 acres along Oris Miller Road. All of the proposed lots have road frontage along the existing county road.

Staff has evaluated the lots for driveway locations and sight distance. The owner shall make additional clearing of vegetation and bank removal along the curve in Oris Miller Road prior to staff re-evaluating the adequacy of driveway location on each lot shown. This is a preliminary plat pending improvements by the developer, staff is comfortable that improvements for sight safety can be made at this location. The sight distance improvements have not been made on the site at this time.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone. The proposed subdivision is satisfactory with the information supplied and subject to this staff analysis. The parcel is a rolling terrain that is fairly vegetated and is currently vacant of any farming or other use.

According to the preliminary plat all these lots are to be served by public water, electric 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 plat with small lots to be served by a common driveway, public water, electric and individual septic systems.

Septic, Sanitary Sewer:

A preliminary soil map was supplied along with the preliminary plat as required. The soil scientist has identified marginal soil characteristics. The environmental health department has given a favorable preliminary recommendation stating that drainage areas and soils may create modifications to the proposed lot lines and limitations to particular lots to be identified on the plat, particularly lot 1 that contains a long flag stem that cannot be utilized for field line area. Any potential future lots or re-subdivision will require particular attention to field line and duplication areas due to the nature of the soils on that portion of the property.

Existing County Roads:

Subdivisions of four lots or less (counting the present plat as a nominal net four lot plat) are acceptable as per the Subdivision Regulations with respect to road criteria. The road list for the county shows Oris Miller Road has an average 16’ paved surface. The Highway Department has indicated that Oris Miller Road is acceptable for this preliminary plat request.

County Schools:

Subdivisions of four lots or less (counting the present plat as a nominal net four lot plat) 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 Subdivision. Water is to be extended along Oris Miller Road several hundred feet to reach the proposed lots in accordance with the Water Utility's installation guidelines.

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.

Drainage and Erosion Controls:

Any drainage swales that do not follow lot lines shall be contained in drainage easements on the future final plat.

All erosion control measures and permits shall be in place and secured by the developer prior to any additional on-site work.

Due to the number of lots, no additional drainage information has been requested by the engineering department.

The developer shall be responsible for determining and 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 (if applicable). The Developer shall also apply for a county grading permit prior to any on-site construction activity.

Any construction activity prior to any necessary state and county permits is at the risk of the owner/developer.

- The owner shall apply for a county grading permit from the Blount County Storm Water Coordinator at 681-9301and 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 (if applicable).

- 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 Oris Miller Road and for bank cutting along Oris Miller 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.

Construction of Improvements:

Some grubbing and clearing is currently underway, however none of the sight distance improvements have been initiated as of this time.

The bank along the curve in Oris Miller Road is to be lowered and vegetation removed in order for staff to re-evaluate sight distance and driveway locations for all lots shown. The location of the flag-stem for Lot 1 is not adequate for sight distance as shown. This is a preliminary plat and pending improvements by the developer, staff is comfortable that improvements for sight safety can be made at this location with the understanding that each driveway must maintain a safe sight distance from vertical curves, banks, and vegetation that creates a sight obstruction in either direction. The developer shall secure a grading permit from the Storm Water Coordinator prior to any onsite construction.
The owner shall determine if a SWPPP permit from the State is also required. Copies of both a county grading permit and State SWPPP permit (if applicable) shall be supplied to Planning Staff prior to any on-site construction.

Administrative Considerations:

The proposed Danes Crossing subdivision preliminary plat was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, electric and individual septic systems. As required, the preliminary plat was supplied with topographic information and preliminary soil information. 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 utility improvements to be built to utility company standards or greater and according to instructions in this staff analysis. All bank improvements in the right-of-way to be coordinated by the owner with the Blount County Highway Department. Any on-site work prior to the owner securing the proper county and state permits and supplying copies to planning staff is at the risk of the owner.

NOTE 2: Staff reserves direction to add driveway location restrictions to each lot, to recommend moving of lot lines, and/or to relocate the flag stem pending the outcome of bank clearing and removal of vegetation.

2. Highland Springs Unit 2 off of Doc Norton Road by AC Properties GP: 29 proposed small lots along a proposed extension of a new county road (loop road).

This Item was deferred at the October 2006 regular meeting since the developer presented "school evidence" at the time of the meeting and the planning commission did not have the information in a timely fashion to consider the proponents request.

Background:

The preliminary plat was originally approved (as Scenic View) at the May 2002 regular meeting. The Planning Commission approved the Unit 1 final plat as Highland Springs and renewed the preliminary plat at the June 2003 regular meeting. The preliminary plat approval expired in 2004.

The Unit 2 Preliminary Plat was submitted to the Planning Commission in April of 2006. Since the time of the first preliminary plat, the minimum lot sizes required in the subdivision regulations had been amended to 30,000 square feet outside of any area of development hindrance, and lots shall have 7,500 square feet of buildable area exclusive of setbacks in any area of a flood hazard zone. A portion of the lots on the lower end of the proposed Unit 2 are impacted by a floodplain and required a revision by the applicant. The Unit 2 preliminary plat was deferred at the April 2006 meeting pending the modification of the lots in the flood hazard area. Since no revised plat was submitted in June of 2006 the Planning Commission denied the preliminary plat for Highland Springs Phase 2 without prejudice to future resubmission to clear the item from the agenda. The proponent has revised the preliminary plat with this submission per the current minimum lot sizes.

The entire parcel for Unit 1 and Unit 2 contains 63+ acres and the original preliminary illustrated 60 lots total. The Unit 1 final plat contains 25 lots of record and the proposed 29 new lots for Unit 2 will total 54 lots once completed, pending health department approval of lots as shown.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone and the proposed density is appropriate. All of the lots shown are 30,000 square feet or greater. Those lots in the flood hazard area have been modified to

be greater than 30,000 square feet with at least 7,500 square feet (exclusive of setbacks) outside of the flood hazard area as defined in the subdivision regulations. Lot line modifications were required along the floodplain area as identified by the project engineer on the Unit 2 preliminary plat.

The preliminary plat for Highland Springs Unit 2 is a proposed 29 lot subdivision of 30 acres previously identified in the same general configuration of roads and lots on the original preliminary plat. All of the proposed Unit 2 lots are to be served by completion of the loop road (Winding Creek Way) that was stubbed out for Unit 1. The parcel is gently sloping terrain and the drainage will be directed towards the existing drainage facilities, a new drainage basin in Unit 2 and the creek. Particular attention to road and drainage improvements to tie into the existing road and drainage facilities shall be required.

According to the plat all these lots are to be served by public water, underground electric and individual septic systems. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a county road with public water and individual septic systems.

A full preliminary plat has been submitted for Unit 1 previously which has expired, and for this Phase 2 preliminary plat, inclusive of these proposed lots, including topographic information. Due to the number of lots proposed an impact assessment was also supplied by the developer during Unit 1 consideration. In addition, a road plan with profiles, cross section and proposed road layouts have been submitted again for Unit 2 and there are no major changes to the road plan. The road plans are adequate subject to any modifications during construction.
Drainage information including the location of any and all drainage facilities and drainage calculations has been supplied as well during Unit 1 and an addendum including the utilization of a second detention basin for Unit 2 has been submitted along with up-to-date calculations.

The subdivision regulations currently allows for up to 120 lots off a single entrance (with internal loops). The number of proposed lots is satisfactory and meets with the original design plan, however the current minimum lot sizes and avoiding development hindrances suggests several of the lots may still require lot line modifications due to individual septic requirements of the Environmental Health Department.

County Roads: All of the Unit 2 lots are to be served off of the extension of Winding Creek Way. Highland Springs Subdivision is served off of Doc Norton Road which the county road list shows as 18’ average in pavement width. Adding additional lots off of Winding Creek Way is appropriate and

meets with the original design intent of the subdivision. The Highway Department has stated that Doc Norton Road is acceptable for this project based on previous improvements made to the road as well and adequate shoulders.

County Schools: The original preliminary and final plats were approved prior to the criteria for schools.

The proposed subdivision is located within the Porter Elementary School, Heritage Middle School, and Heritage High School zones. The school department's 2006 -2007 Capacity Report lists Porter Elementary as "high"; Heritage Middle as "intolerable"; and Heritage High School as "intolerable".

Subject to Section 6.01.2(c) of the subdivision regulations staff cannot recommend for more than four lots per 12 month period for any future proposed final plats based on the school criteria. Under the same section 6.01.2(c) of the Subdivision Regulations, the proponent has the option to provide "compelling evidence" as provided under the same section of the regulations. The proponent has supplied information regarding the existing conditions in the neighborhood at the previous meeting.

Septic, Sanitary Sewer: A preliminary soil map has been reviewed by the environmental health department with the understanding that several lot lines may be modified on the future final plat to accommodate for the 30,000 square foot minimum lot size for non impacted lots and 30,000 square foot minimum lot size with at least 7,500 square feet of buildable area (exclusive of setbacks) outside of the flood hazard area identified on the plat.

The developer should coordinate with the Environmental Health Department as soon as possible to determine how this may affect the overall design plan for the proposed Unit 2 and to determine if lot line modifications, lot combinations or restrictions may be placed on the future final plat.

Drainage and Erosion Controls: Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer.

The developer shall apply for a county grading permit from the Storm Water Coordinator prior to any on-site construction. All erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction as well.

In it is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee or any other applicable state permits for grading and clearing prior to commencing construction for Unit 2.

A copy of any applicable state and county grading permits shall be supplied to planning staff prior to the pre-construction meeting with planning and engineering staff.

Particular attention was required for the overall drainage plan due to the total number of lots proposed once the entire subdivision is completed. The project engineer supplied a drainage plan and calculations during Unit 1 preliminary plat and an updated drainage plan for the remainder of the subdivision. All of the road drainage culverts, tiles, ditches and detention facilities have been constructed for Unit 1 of Highland Springs. The project engineer certified that the detention facilities for Unit 1 were built in accordance with the project engineering plans and specifications as required. A copy of the Aquatic Resources Alteration Permit (ARAP) permit from the State of Tennessee was supplied to staff prior to construction for Unit 1 as required as well for the creek crossing along Doc Norton Road.

The project engineer shall certify that these new lots for Unit 2 have been accommodated in the original plan and the addendum to the drainage plan and that all the actual drainage facilities have been constructed for Unit 2 prior to final plat. All drainage facilities contained outside of the proposed right-of-way are to become the maintenance responsibility of the property owner's association. Adequate building sites for each lot must avoid drainage swales.

Utilities: Public water and underground electric are proposed to serve all of the Unit 2 lots. 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 (verification that a surety has been posted or the extension of services has been accommodated from the individual utilities will be required in writing prior to final plat). Should a surety be posted for to the water and/or electric utility; the developer shall insure that all road crossings for water lines and electric conduit have been completely installed prior to binder paving application. The subdivision regulations do not allow for borings under the roadway or cutting of the paved surface once the binder surface has been installed.

Property Owner's Association: The developer shall supply an addendum to the Property Owner's Association for Highland Springs Unit 2 for the inclusion of these lots in the maintenance responsibility for the drainage facilities and common elements.

Construction of Improvements: All of the road improvements for the previous Unit 1 have been completed except for one platted stub-out street. This platted stub-out shall be constructed as shown on the preliminary plat for future division onto the neighboring parcel, or that platted section shall be removed and Unit 1 re-plat recorded prior to Unit 2 final plat being submitted. In addition, the Unit 1 and Unit 2 plat(s) must be modified to reflect the exact location of the existing drainage basin and drainage easements.

The lots shown for Unit 2 of Highland Springs shall require the completion of all construction activities for county road improvements including grading, binder paving, curbing, wearing surface, backfilling, seeding and covering in straw; in addition to utilities and drainage. All construction activities shall be in accordance with the subdivision regulations, highway department standards and instructions, utility company standards, this staff analysis and the conditions of all required erosion control and grading permits.

In addition, the extension of Winding Creek Way shall be built to county road standard including compaction rates. The proposed new road shall be built according to the project engineering plans and according to county road standards. Both water and electric shall be completely installed to serve these lots prior to final plat for Unit 2 to avoid any unnecessary disturbance to the roadway after completed. Should a surety be posted for the electric and water utility prior to final plat, certification of said surety shall be required in addition to insuring that conduit has been installed for all road crossings prior to binder surface paving.

The developer shall contact the highway department to schedule a pre-construction meeting prior to any on-site construction for Unit 2.

Planning and engineering staff has reviewed the profiles, road plan, calculations and drainage plan previously submitted for Unit 1and again for Unit 2 and has made a favorable recommendation for preliminary approval subject to the developer supplying any permits and/or road plan changes in writing.

Notice to Developer and Contractors:

- Construction of all improvements and any necessary county or state permits including a SWPPP permit is the responsibility of the developer to secure. Developer to contact the Tennessee Department of Environment and Conservation at 594-6035 for determination and application of any required permits.

- All erosion control measures shall be in place prior to any on-site construction and in compliance with the approved SWPPP permit and Erosion Control Plan. Contact The Blount County Stormwater Coordinator at 681-9301 for a County Grading Permit.

- Prior to any on-site construction the developer shall contact the Blount County Highway Department at 984-3421regarding any utility construction to be done within existing public right-of-way(s).

- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the locations of all utilities at least 72 hours prior to any construction at 1-800-351-1111.

- The developer shall contact the Blount County Engineering Department at 984-3421 to schedule a pre-construction meeting and to receive instructions on what contractors and project personnel should be present at this meeting. All permits shall be supplied prior to scheduling this meeting with County Staff.

- In accordance with Tennessee Code, no lot shall be advertised or offered for sale prior to recording of a final plat.

Administrative Considerations: *All road construction and utility construction shall be completed prior to releasing any final plat.*

The proposed Unit 2 preliminary plat was reviewed inclusive of subdivision regulations for small lots along county roads with public water and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan and calculations and preliminary soil information.

The comments from the engineering 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: POA addendum to be supplied to staff for review.

NOTE 2: Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. The developer is responsible for acquiring any necessary grading and erosion control permits prior to construction and supplying copies of all required permits to planning staff prior to scheduling a preconstruction meeting.

NOTE 3: A certification letter from a qualified engineer of adequate compaction of the new road sections shall be required for Unit 2 prior to any base stone application.

NOTE 4: Preliminary plat approval is based on the plat design submitted. Any final plat recommendations by staff shall be limited to 4 lots per 12 month period due to the school criteria affecting this particular subdivision at this time.

NOTE 5: Appropriate application of Section 6.01(2) concerning adequate school infrastructure.

3. Re-subdivision of Lot 1DR Liberty Valley Acres off Cannon Road by John and Delsa Spence: 4 lots, 2 served exclusively off a 25' common driveway easement.

Background:

The re-subdivision of Lot 1DR of Liberty Valley Acres is a proposed 4-lot subdivision containing 6 acres off of Cannon Road. Lot 1DR-1 has road frontage along Cannon Road. Lot 1Dr-2 is a flag lot with road frontage and lots 1DR-3 and 1Dr-4 are both to be served exclusively off of a 25' common driveway easement with a gravel surfaced and with a T-turnaround at the end. No improvements have been made on the site at this time.

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 a relatively flat and is currently vacant of any farming or other use.

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

Septic, Sanitary Sewer:

A preliminary soil map was supplied along with the preliminary plat as required. The soil scientist has identified marginal soil characteristics. The environmental health department has given a favorable preliminary recommendation stating that drainage areas and soils may create modifications to the proposed lot lines and limitations to particular lots to be identified on the plat, particularly lot 1DR-1 that contains a large low area. Any potential future lots or re-subdivision will require particular attention to field line and duplication areas due to the nature of the soils on the lower portion of the property.

Existing County Roads:

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 Cannon Road has an average 11.5' to 13' paved surface; however the Highway Department has repaved Cannon Road which is now closer to 14' wide. The Highway Department has indicated that Cannon Road is acceptable for this four-lot preliminary plat request.

County Schools:

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 re-subdivision of Lot 1DR. 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 Cannon Road 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:

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 Cannon 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 number of lots, no additional drainage information has been requested by the engineering department.

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. Copies of both permits shall be supplied to Planning Staff prior to any on-site construction.

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 681-9301and 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 (if applicable).

- 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 Cannon 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 conditions 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 Cannon 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 meet the standards for a new county road. The paved surface entrance shall provide for improved turning movements on and off the gravel common drive, keep loose material and gravel from migrating across the road, reduce wheel spinning and preserve the paved edge of Cannon 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.

Administrative Considerations:

The proposed re-subdivision of Lot 1DR of Liberty Valley Acres preliminary plat was reviewed inclusive of subdivision regulations for small lots 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. 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. Dunlap Hollow Subdivision off Dunlap Hollow Road by Green Communities: 4 lots served by a proposed 25' common driveway easement (1 flag lot).

Background: The preliminary plat was approved as *Green Communities Subdivision* at the September 2005 regular meeting. The preliminary plat is no longer current for this project. Pending completion of the required common driveway improvements and work along the county road right-of-way, the proponent is requesting renewal of preliminary plat and final plat approval.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone containing 7.36 acres located off Dunlap Hollow Road, with four proposed lots: One flag lot and three lots to be served exclusively by a common driveway easement. The preliminary plat was submitted with soils information and topographic information as required. The parcel drains mainly towards the county road and is forested at the rear of the parcel. No additional drainage information was required. All of the proposed lots are to be served by public water, electric 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 small lots, common driveway standards, utility water, electric and individual septic systems.

Septic, Sanitary Sewer:

A preliminary soil map was supplied along with the preliminary plat. The Environmental Health Department has reviewed all the proposed lots for field lines and duplication areas.

The Environmental Health Department has stated the preliminary plat is satisfactory for renewal and has completed field review for final plat. The Environmental Health Department is prepared to sign the final plats.

Existing County Roads:

According to the county road list Dunlap Hollow Road is 15'-18' wide. All four of the proposed lots will access Dunlap Hollow Road by the shared common driveway easement. The neighbor Cooper utilizes a separate driveway contained within the same flag stem to Lot 1. The road situation is satisfactory for the four lots.

County Schools:

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

Utilities:

Public water and electric are to serve all lots for the proposed Dunlap Hollow 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 Dunlap Hollow Road 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 or through agreement with the utility provider to guarantee completion.

Drainage and Erosion Controls:

The construction of the common driveway and ditching is completed. The bulk of the disturbed areas have been seeded or matted and new vegetation is now stabilizing the disturbed areas. Some additional improvements within the county right-of-way are being coordinated by the developer and highway department at this time. Due to the topography of the site and size of the lots, the engineering department did not require any additional drainage information.

Special Note: The following shall be noted on the final plat.

- It is the responsibility of the individual lot owners to contact the Blount County Storm Water coordinator for grading permits prior to any construction at 681-9301.

Construction of Improvements:

The preliminary plat approval included special instructions to the developer regarding the construction of the common driveway and improvements to be made along Dunlap Hollow Road. The bulk of the common driveway construction including sub-grade, gravel surface, ditching and erosion controls on-site have been completed as per preliminary plat approval. The developer is coordinating with the highway department to make final ditch, tile and headwall improvements along Dunlap Hollow Road. The developer anticipates completion of these activities before the time of the meeting, or shortly thereafter. The Highway Department shall report on progress at the meeting.

Planning staff believes there is ample time for the developer to complete the improvements to the satisfaction of the Highway Department and is of the opinion that staff can hold the final plat pending confirmation by the Highway Superintendent.

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 for staff review prior to releasing the final plat.

Administrative Considerations:

The proposed Dunlap Hollow Subdivision preliminary and final plat was reviewed inclusive of subdivision regulations for small lots with public water, electric and individual septic systems.

The comments from the engineering department and environmental health department are included in this staff analysis and additional comments from the Highway Department regarding completion of required improvements in the right-of-way shall be addressed at the meeting.

Recommendation: Staff recommends for renewal of the preliminary plat and final plat approval subject to the comments and notes in this staff analysis and the notes below:

NOTE 1: Completion of improvements in the right-of-way along Dunlap Hollow Road to the satisfaction of the Highway Superintendent.

NOTE 2: Copy of POA or Maintenance Agreement documentation to be supplied to staff for review prior to releasing of final plat

NOTE 3: Adding the Grading Permit note to final plat.

NOTE 4 Signature Plats including water and electric and a $20.00 per lot platting fee

2. 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 renewed until December of 2006.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 zone. Shady Creek Subdivision is a proposed 10.8 acre parcel located along Williamson Chapel Road. The parcel is relatively flat terrain and appears to have been void of any farming activity. The proposed subdivision contains 10 small lots, all of which are about 1 acre or less each. The previous lots shown for Nolan Crossing along Williamson Chapel Road have been approved and recorded and there are no specific driveway restrictions for the existing lots to utilize the new roadway.

All of the lots are to be served by public water and individual septic systems. None of the parcel is located in a floodplain. All electric utilities

have been installed underground. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a new county road with public water, underground electric and individual septic systems. Engineering staff has reviewed the design of the preliminary plat as well as the drainage plan and their comments are incorporated in this analysis.

Existing County Roads:

At that time of preliminary plat approval the Highway Superintendent indicated that the new road surface for the entire distance of Williamson Chapel Road was to be improved and would be 18 feet wide and had no reservations about this proposed development.

The existing paved surface of Williamson Chapel Road has been improved since the time of preliminary plat approval.

The developer was required to do some bank clearing and removing vegetation to the South along Williamson Chapel in the right of way in order to improve sight distance. The Highway Department has stated the improvements are adequate.

County Schools:

The original preliminary plat was approved before consideration of the school capacity report.

Septic, Sanitary Sewer:

All preliminary soil information was supplied. The soil scientist identified marginal soil characteristics. The environmental health department has reviewed the preliminary plat and indicated that some of the lots may be subject to delineated reserve areas due to soil characteristics and may require some drainage swales be installed. Additionally the final plats shall indicate that the lots containing the drainage basin may have additional drainage during heavy rainfall. The environmental health department has completed its final field review and has signed the final plats. Adequate building sites for each lot must avoid the drainage areas.

Erosion Controls: A copy of the ARAP and SWPPP permit from the State of Tennessee were supplied to staff prior to construction. 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.

Utilities: Public water and electric are to serve all lots for the proposed Shady Creek subdivision. All water and electric improvements have been fully installed to each lot. *All electric is underground*. The electric and water utilities have both signed the final plats.

Construction of Improvements: The bulk of the on-site improvements have been made as of this time including road construction, drainage and utilities. Some minor work still requires attention prior to releasing the final plat.

The developer is in the process of completing the final checklist items. He expects completion by the time of the meeting. Those items include some ditch work along the county road at the location of the new swale, removing of silted areas in ditch line along new county road, filling in ruts along right-of-way and holes and reseeding, in addition to removing the temporary silt pond and rip-rap around the first catch basin and installing compacted dirt and re-vegetating to elevate the ground to the top of the catch basin in order for the drainage structure to function as designed.

A certification letter from the project engineer has been supplied for all drainage facilities located outside of the right-of-way. The certification letter is satisfactory.

Planning staff believes there is ample time for the developer to complete the improvements to the satisfaction of the Highway Department and Planning Department and staff is of the opinion that the final plat can be held pending confirmation of completion of all outstanding items.

Property Owner's Association: All common elements will require the establishment of a property owners association prior to final plat approval for the maintenance of all of the private common elements including the drainage basin. *The POA documentation shall be recorded along with the final plat.*

Administrative Considerations: The comments from the engineering department are included in this staff analysis. The preliminary plat for Shady Creek Subdivision was submitted with all required plat information.

The following notes shall be added to the final plat.

- It is the responsibility of the individual lot owners to contact the Blount County Storm Water coordinator for grading permits prior to any construction at 681-9301.

- A drainage easement shall be added to Lot 3 of Nolan's Crossing (owned by B & L Construction) for a drainage swale constructed for the new roadway

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 incomplete road and drainage items listed in this staff analysis.
2. Final POA documentation to be recorded with final plat.
3. Updated final plats with notes and drainage easement added.
4. Final clean-up of all lots and road right-of-way including piles of stone, rip rap, dirt, stumps and other debris.
5. 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. Adams Property off Rudd Hollow Road by Resie Adams: 3 lots served by a 25' common driveway easement

The Adams Property was deferred at the October 2006 regular meeting.

Background**:** The preliminary and final plat for the Adams Property is a proposed 3 lot subdivision containing 11.5 acres located along Rudd Hollow Road. There are still unresolved design issues with the plat as of this time and no new plat had been submitted to staff.

Recommendation: Staff recommends the plat be denied without prejudice to future resubmission.

2. Wyngate Subdivision – Phase 2 Lots 5-8 off Walker Road by JND LLC: 4 lots served by a 25' common driveway easement and remainder greater then 5 acres.

Background. The preliminary plat for Wyngate Phase 2 is a proposed 46 lot subdivision containing 47 acres located along Walker Road. All of the proposed new lots are to be served by proposed new county roads, the existing county road and a common driveway easement. The preliminary and final plat for Wyngate Phase 1 was approved by the planning commission in November of 2005 containing lots 1-4. The owners are requesting Phase 2 preliminary plat with the understanding that only four lots can be platted per 12 month period due to the current school situation.

Background:

The preliminary and final plat for Wyngate Phase 2 Lots 5-8 is a proposed 4 lot subdivision containing 3 acres located along Walker Road.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone and the density indicated on the plat is appropriate. The preliminary and final plat for Wyngate Phase 2 (Lots 5-8) is a proposed 4 lot subdivision containing 3 acres of rolling terrain off of Walker Road. All of the lots are small lots to be served off of Walker Road. The remainder is greater than 5 acres and has substantial road frontage. The existing county ditches and shoulders appear to be adequate and ground cover is well established. All of the lots are to be served by water, electric and individual septic systems.

Roads and Schools:

The road list for the county shows the county section of Walker Road as being 18 feet average in pavement width. The Highway Department confirmed the road and ditches along Walker Road are adequate. Subdivisions of four lots or less per 12 month period are acceptable as per the Subdivision Regulations with respect to road and school criteria.

Septic, Sanitary Sewer:

The Environmental Health Department has reviewed the preliminary and final soils information for Wyngate Phase 2 and is prepared to sign the final plats

Construction of Improvements:

No improvements were required for this phase other than signature by water and electric utilities.

Drainage and Erosion Controls:

No drainage plan was required for this four lot subdivision, however these lots are considered in the larger overall drainage plan for the overall project. These lots will drainage into the drainage basin indicated on the final plat.

Utilities:

As of this time public water and electric are prepared to sign the final plat.

Property Owner's Association:

A property owner's association shall be recorded with the final plat inclusive of maintenance responsibilities for the drainage facilities for lots 5-8 of Wyngate Subdivision.

Administrative Considerations:

The development of this proposed subdivision has been reviewed inclusive of the subdivision regulations for small lots off an existing county road with public utilities and individual septic systems. As required, the plat was supplied with soils information. The comments from the engineering department are included in this staff analysis.

Recommendation:

Planning and Engineering staff concur and recommend for preliminary and final plat approval subject to signature plats, POA documentation for Phase 2 to be recorded with final plat, and a $20.00 per lot platting fee.

II. Misc. Items/Site Plans:

Misc Items:

Site Plans: (See Memo from Roger Fields)