

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: December 1st -11th, 2006

SUBJECT: Staff reports on agenda items for the Tuesday December 19th, 2006 regular meeting. 5:30 Hearings and Site Plans

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats: Major Subdivisions: None
- C. Final Plats – Major Subdivisions: None
- D. Preliminary and Final Plats - Major Subdivisions:
 - 1. **Graham Property Phase 2 by David Graham and Adina Chumley off of Meadow Road: 4 lots to be served exclusively off of a 25' common driveway easement (Lots 1-3 approved in Phase 1).**

Background: The preliminary plat for the Graham Property was approved by the planning commission in June of 2005. The preliminary plat was originally presented as a seven lot subdivision and the first phase was approved for no more than four lots per year. A variance was granted for lots 1-3 to be served off common driveway easement (and for the future four lots for Phase 2) for safety purposes. This phase 1 final plat was approved more than 12 months ago in October of 2005. This phase 2 plat is presented as a preliminary and final plat for a major subdivision.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone. The Phase 2 final plat for the Graham Property is a proposed 4 lot subdivision off of Meadow Road containing 3.1 acres: Phase 1 contained lots 1, 2, and 3 and the remainder is now to contain lots 4 -7 for Phase 2. A new 25' common driveway easement is proposed to serve the future lots 4, 5, 6, and 7. For safety reasons, a variance was granted to allow all lots including lots 1, 2, and 3 to utilize the common driveway to avoid additional driveway access along Meadow Road. Lots 1, 2 and 3 are served from the rear and the common driveway was originally constructed for Phase 1 final plat.

The parcel is gently rolling terrain and has been pasture land surrounding the old home. All of the proposed lots are to be served by public water and individual septic systems. According to the project surveyor, none of project is located in a floodplain. Overhead power already crosses lots 1, 2 and 3 and lots 4-7 for phase 2 now have underground electric installed.

Roads and Schools: The Highway Department confirmed the road and ditches are adequate for this proposed development. Minor Subdivisions of four lots or less per 12 month period are acceptable as per the Subdivision Regulations with respect to school criteria.

Septic, Sanitary Sewer: The Environmental Health Department has reviewed the high intensity soil map and has completed the final lot evaluations and has signed the final plats for Phase 2 of the Graham Property.

Construction of Improvements: The proponents have constructed the common driveway as well as the drainage facilities to serve all (seven) of the proposed lots. Staff has supplied special instructions for the construction of the common driveway to the developer (included in staff analysis for the preliminary plat for Graham Property dated June of 2005). The common driveway was built to planning commission standards, in addition the developer was required to pave from the edge of the pavement on Meadow Road for the first 30 feet back due to the proposed number of lots to be served and to avoid deterioration of the county road edge and keep gravel off the county roadway. All common driveway improvements are satisfactory.

Drainage and Erosion Controls: Particular attention was required for the drainage considerations due to the number of lots proposed and the topography of the site. The project engineer supplied a drainage plan and calculations during preliminary plat and an updated drainage plan. The project engineer certified the drainage facilities for all phase 1 and 2 lots.

According to the project engineer; less than 1 acre was disturbed, therefore a Storm Water Pollution Prevention Plan permit from the State of Tennessee was not required. The developer had applied for a county grading permit from the Storm Water Coordinator as required and erosion control measures were in place. As of this time permanent vegetation is well established and other erosion control measures are in place and appear adequate to re-establish ground cover on disturbed areas.

Utilities: Public water and electric are proposed to serve all lots for the proposed Graham Property Subdivision. All water and electric improvements have been fully installed to each or a surety shall be posted to the appropriate utility prior to final plat to guarantee completion. Both the water and electric utility have signed the final plats for phase 2 of the Graham Property. The phase 2 lots are to be served by underground electric.

Property Owner's Association: The proponent shall supply an addendum to the POA documentation inclusive of maintenance responsibilities for the common drainage facilities and the common driveway prior to staff releasing the final plat.

Administrative Considerations: The proposed phase 2 final plat was reviewed inclusive of subdivision regulations for small lots along county roads with public water and individual septic systems. As required, the previous preliminary plat was supplied with topographic information, driveway plan, drainage plan and calculations, letter from project engineer stating a SWPPP was not required 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 and final plat approval.

1. Note on final plat that lots 1-3 are to utilize common driveway only, no direct driveway access along Meadow Road.
2. Final phase 2 POA documentation to be recorded with final plat.
3. Signature Plats and a \$20.00 per lot platting fee

E. Preliminary and Final Plats - Minor Subdivisions:

II. Misc. Items/Site Plans:

Misc Items:

1. Wyngate Subdivision – Phase 2 Preliminary off Walker Road by JND LLC:

The preliminary plat for Wyngate Phase 2 was approved in March of 2006 by the Planning Commission subject to staff checklist items and for only up to four lots per year per final plat due to the school situation (as per section 6.01.2(c)).

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 Preliminary and Final plat for Phase 2 final was approved for 4 more lots in November of 2006.

The owners are requesting reconsideration of the 47 lot phase 2 preliminary plat with consideration of “compelling evidence” to be presented to the Planning Commission in order to remove the four lots per 12 month time frame.

See attached figures from JND LLC.

Site Plans: (See Memo from Roger Fields)

MISC Item 1

Reconsideration of Wyngate Subdivision (supplied by JND LLC)

Wynfield Subdivision	5 houses	2 kids	13 lots.
Rosewood Subdivision	7 houses	0 kids	34 lots
Cobblestone Subdivision	22 houses	5 kids	39 lots
Summerfield (Maryville planning region)	20 houses	5 kids	20 lots
Oak Meadows	21 houses	7 kids	36 lots
Providence Place (in City)	<u>30 houses</u>	<u>8 kids</u>	<u>36 lots</u>
	105 houses	27 kids	178 lots

Currently there are a total of 27 kids in 105 houses on 178 lots in JND subdivisions.

The developer does not have figures on which of these children may be attending private schools.

There are on average .25 kids per household. Or 1 school age child per 4 homes.

$$178 \times .25 = 44.5.$$

An estimated 133 lots of the 178 lots will not have school aged children.