

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: January 2nd -16th, 2007

SUBJECT: Staff reports on agenda items for the Thursday January 25th, 2007 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. **Lola Faye Robinson Property off Martin Road by Lola Faye Robinson: 3 lots; 2 lots to be served by a 25' common driveway easement and 1 lot with county road frontage.**

Background: The preliminary and final plat for the Lola Faye Robinson property is a proposed 3 lot subdivision containing 7.7 acres located along Martin Road.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone and the proposed density is appropriate. The Lola Faye Robinson plat contains three proposed lots; two of which are to be served exclusively by a common driveway easement. The parcel contains several structures and drains mainly away from the county road. All three of the proposed lots will

access Martin Road by the common driveway easement only. All of the lots are to be served by public water, electric, and individual septic systems.

County Roads and Schools: According to the county road list Martin Road is 15' wide. Minor Subdivisions of four lots or less per 12 month period are acceptable as per the Subdivision Regulations with respect to road criteria. The common driveway entrance is in place and requires no additional improvements along the county road.

Septic, Sanitary Sewer: The Environmental Health Department has reviewed the preliminary and final soils as of this time. All of the homes indicated in the plat are existing. As per the environmental health department all of the proposed lots are self contained and none of the field lines cross the proposed new lot lines. The environmental health department is prepared to sign the final plat.

Construction of Improvements: As of this time the common driveway has been constructed and appears satisfactory to meet the intent of the common driveway standards per the subdivision regulation requirements. The drive is well established, appears to drain well and has well established vegetation along both sides.

Drainage and Erosion Controls: A drainage plan was not required for this three lot plat. In addition all of the structures indicated on the plat and the driveway are all existing and no soil disturbance has occurred in preparation for this three lot division. Neither a Storm Water Pollution Prevention Plan (SWPPP) permit nor a county grading permit was required in the preparation of this preliminary and final plat.

Utilities: Public water has been installed to serve the lots as well as electric. Both utilities are prepared to sign the final plat.

Property Owner's Association: A Maintenance Agreement or POA shall be recorded with the final plat inclusive of maintenance responsibilities for the common driveway for lots 1-3.

Administrative Considerations: This proposed subdivision has been reviewed inclusive of the subdivision regulations for small lots and common driveway standards with public utilities and individual septic systems. The comments from the engineering department 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: Subject to the comments and instructions in this staff analysis and the notes below planning, engineering, and environmental health department staff recommend for final plat approval.

1. Final POA or Maintenance Agreement documentation to be recorded with final plat.
2. Signature Plats and a \$20.00 per lot platting fee.

E. Preliminary and Final Plats - Minor Subdivisions:

1. **James Irwin Property off Calderwood Highway and Four Mile Road by James Irwin: 3 lots along existing roadways and a remainder greater than 5 acres.**

Background: The preliminary and final plat for the James Irwin property is a proposed 3 lot subdivision containing 3.7 acres and a remainder located along Calderwood Highway and Four Mile Road.

Analysis: The parcel is in the R-1 zone and the proposed density is appropriate. The parcel is gently sloping and wooded terrain. Two of the proposed lots are to have road frontage along Four Mile Road and One is to have frontage along Calderwood Highway. According to the 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 according to the surveyor. The proposed plat 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 Four Mile Road as being 18-19 feet average in pavement width. Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to road criteria. Road frontage is adequate as is sight distance along Four Mile Road. Sight distance appears satisfactory along Calderwood Highway, however Calderwood Highway is a State Road and any driveway connection is by permit from TDOT for the proposed lot 1. The owner shall contact TDOT for any new driveway locations accessing the state roadway.

The environmental health department has reviewed the preliminary and final soil information as supplied and is prepared to sign the final plat.

Administrative Considerations: The proposed James Irwin plat was reviewed inclusive of subdivision regulations for small lots along an existing county road with public water, electric and individual septic systems. The preliminary and final plat had been supplied with all required

information. The comments from the engineering department 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 and a \$20.00 per lot platting fee.

NOTE: The owner shall contact TDOT for any new driveway connection permit along Calderwood Highway

2. Plante Property off of Carrs Creek Road by William & Edna Plante: 3 lots, 2 off the existing county road and 1 to be served off Province Drive.

Background: The preliminary and final plat for the Plante Property is a proposed 3 lot subdivision containing 5.08 acres located along Carrs Creek Road with two remainder Plante tracts greater than five acres each. Note that a 1.25 acre parcel is being attached to a 20 acre parcel to the rear and is not a stand alone lot.

Analysis: The parcel is in the R-1 zone and the proposed density is appropriate. The parcel is heavily forested steep terrain. Lots 2 and 3 are to have road frontage along Carrs Creek Road. Lot 2 is to have driveway access across the 25 foot easement located on the flag stem for lot 3. Lot 1 is to be combined with the existing Odom tract which already has access of Province Drive which is a Private Road. The purpose of the combination of Lot 1 and the Odom tract is for individual septic capability

According to the plat all these lots are to be served by private wells, electric and individual septic systems. None of the parcel is located in a floodplain according to the project surveyor.

The proposed development has been reviewed inclusive of subdivision regulations for small lots along a county road with electric, well water and individual septic systems.

The road list for the county shows Carrs Creek Road as being 17-19 feet average in pavement width. Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to road criteria.

The environmental health department has reviewed the preliminary and final soil information as supplied and is prepared to sign the final plat.

Administrative Considerations:

The proposed Plante Property was reviewed inclusive of subdivision regulations for small lots along an existing county road with well water, electric and individual septic systems. Road frontage is adequate as is sight distance for the single driveway location. The preliminary and final plat had been supplied with all required information. The comments from the engineering department are included in this staff analysis.

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

II. Misc. Items/Site Plans:

Misc Items:

1. Replat of lots 8, 9, 10, 11 & 12 and a portion of the Recreation Area for Section 1 of Chalet Village off of Lindsey Street and Lake Shore Drive (Top of the World) by Ronald L. Campbell.

A variance for minimum lot size is requested in addition to a variance to the required right-of-way dedication along Lake Shore Drive.

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 and the right-of way width dedication.

The issue of road width is one that the Commission has addressed before in similar situations, particularly for substandard lot .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 proposed combination would improve these existing lots of record in an old, established neighborhood, and should not adversely affect the existing road situation.

Staff recommends approval of the plat with variances.

2. Extension of preliminary plat Whitehead and Davis Property off Payne Hollow Road by Whitehead and Davis: 4 lots to be served by a 25' common driveway easement, one with county road frontage.

The preliminary plat for the Whitehead Davis Property was approved by the Planning Commission at the February 23rd, 2006 regular meeting.

This plat comes for routine renewal to February 2008 subject to all previous conditions contained in the February 2006 Staff Analysis and notes..

Recommendation: Staff recommends for renewal of the preliminary plat subject to Notes below: (As previously approved)

1. A note shall be added to the final plat that Lot 1 shall have driveway access only off of the common driveway and not along the county road.
2. All instructions in the staff analysis, including pre-construction meeting, permits and construction of all improvements.
3. Copy of POA/Maintenance Agreement documentation to be supplied to staff for review prior to final plat submission.

3. Preliminary plats approved under Section 6.01.2 (c) Land Unsuitably Located for Subdivision - Standard of School Capacity as Criteria Precedent to Platting (Previously Section 6.1 (2)).

- A) Sharondel Estates off Morganton Road
- B) Window Ridge Phase 2 off Gregory Road
- C) Agape Woods Off Laurel Road
- D) Griffitt's Mill off Chota Road

See attached Staff Memo.

Site Plans: (See Memo from Roger Fields)

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