

# 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: March 1st -14th, 2007

SUBJECT: Staff reports on agenda items for the *Thursday March 22<sup>nd</sup>, 2007* regular meeting. 5:30 Hearings and Site Plans

#### Hearings:

- A. Concept Plans: None
- B. Preliminary Plats: Major Subdivisions: None
- 1. **Bluff View Subdivision off Mint Road and Walker School Road by Chota Farms LLC: 8 lots, 4 to be served exclusively off a 25' common driveway easement.**

#### Background:

The preliminary plat for the Bluff View Subdivision is a proposed 8 lot subdivision containing 20.2 acres with a 25' common driveway easement off of Mint Road. Lots 1, 2, 3 and 8 all have county road frontage but are to be served off the common driveway easement for safety purposes.

#### Analysis:

##### Design of plat, plat description:

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

and woodland on a relatively mild grade. The parcel is currently vacant of any farming or other use.

This proposed common driveway division can be accommodated off of Mint Road provided the special instructions in the staff analysis are completed prior to final plat for any of the lots. All of the physical common driveway construction and installation of utilities shall be the responsibility of the owner.

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

Septic, Sanitary Sewer:

A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the preliminary soil map and has indicated the preliminary plat is satisfactory and that changes and lot restrictions may be necessary pending the high intensity soil analysis and individual lot evaluation.

Existing County Roads:

Mint Road is a collector status road requiring a 30' right-of-way dedication from center line of road as shown on the preliminary plat. The road list for the county shows Mint Road as being 19-20 feet wide. The Highway Department has stated that adequate ditches and shoulders are present along Mint Road for this development.

The location of the proposed common driveway shall be modified on a revised preliminary plat in order to intersect with Mint Road at the top of the vertical curve to improve sight distance. The current location provided marginal sight distance and awkward turning movements in and out of the property. Additional sight distance improvements shall be made at the entrance as well. Staff instructions, per the subdivision regulations regarding the required improvements are listed below.

The owner shall contact the highway department prior to any common driveway improvements being made on site.

Utilities:

Public water and electric are proposed to serve all lots for the proposed 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. All water lines shall be installed to each lot prior to releasing the final plat. All of the lots shown shall be served by underground electric.

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. The common driveway must be fully installed with a T-turn around 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. Prior to stone application the owner shall contact the subdivision inspector for inspection of the subgrade, tiles, and ditches. 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 application shall be spread a minimum of 4 inches thick of rolled pug-mix 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. The tiles for the common driveway have been sized by the project engineer hired by the owner. A note shall be added to the future final plat indicating individual lot driveway tiles as specified by the engineer.

The common driveway indicated shall be straightened and intersect Mint Road at the crest of the vertical curve alignment along Mint Road to improve sight distance and not as it is shown on the plat supplied. The highway department shall determine if a tile is necessary at this location. Additional bank cutting and slopes back into the county ditch line along Mint Road shall be smooth and be built in accordance with the instructions of the Highway Department to improve sight safety along this collector status county road.

In addition, the driveway entrance shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the county road. The paved surface shall contain 50' turning radiuses and be built to county road standards and the paving shall extend from the edge of the existing pavement along Mint Road to the edge of the right-of-way at a minimum.

Staff notes precedent to allowing all eight of the lots to utilize the common driveway for their exclusive vehicular access. This has been allowed before and is typical when additional lots adjoin either side of the common driveway and access restriction to a main road is desired.

A note shall be added to the final plat than none of the lots shall have any other driveway access along either Mint Road or Walker School Road. Per the proposed lot design, only lots 4, 5, 6 and 7 are served exclusively off the common driveway which meets with the intent of the subdivision regulations to allow only four lots to be served exclusively off of a common driveway easement, the other four lots shall access the easement for convenience and safety purposes.

*Drainage and Erosion Controls:*

Drainage information and calculations were required for this major plat. A drainage plan was not required for any detention facilities according to the project engineer citing the size of the parcel and the minimal amount of storm drainage upon completion.

*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. All state and county erosion control permits shall be supplied to staff prior to the pre-construction meeting.*

An erosion control plan and SWPPP permit shall be supplied if required by the State of Tennessee prior to any on-site construction. A copy of the permit and plan shall be submitted to planning staff prior to or at the time of the preconstruction meeting. The owner shall also apply for and secure a grading permit from the Blount County Storm Water Coordinator.

*Developer Notice:*

- Any construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- 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 must confirm in writing to staff that a Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC is or is not required for this project and supply a copy prior to the preconstruction 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 Walker School Road and Mint 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.

Property Owner's Association:

The owner shall supply a Maintenance Agreement or Property Owner's Association inclusive of maintenance responsibilities for the common driveway 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.

Administrative Considerations:

A note shall be added to the final plat that all lots shown (1–8) shall have driveway access only off of the common driveway. The proposed Bluff View Subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, preliminary soil information and a drainage plan.

The comments from the engineering department are included in this staff analysis

Outstanding items to be completed:

1. A note shall be added to the final plat that all lots shall have driveway access only off of the common driveway.
2. All instructions in this 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.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary plat due to identified deficiencies, 2) defer preliminary plat approval until deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

**2. Panorama Estates Unit 6 Off Morganton Road by Jim Gregory: 15 proposed lots off of proposed new county road sections with future development.**

Background:

Panorama Estates Unit 1 dates back to 1990. Preliminary and final plats for all subsequent sections have been approved.

The overall drainage plan was originally prepared for all of the proposed future phases. One central drainage basin was designed to accommodate the bulk of the drainage for Phases 1-6 and part of the future development. Since that time the lot and drainage basin have been transferred to another owner; Thomas. The detention basin agreement was established in 1998 however the maintenance responsibility was transferred to Thomas and not a property owners association which was typical for newer subdivision. The agreement does not clearly indicate whether future lots may be added to the use of the drainage basin, however the original drainage plan illustrated this one central drainage basin for all units of panorama estates. This basin was constructed and utilized through phase 1-5 as indicated on the original plan. A new and independent drainage plan with calculations based on the original drainage plan has been prepared by a different project engineer. Underground storm water pipe has been sized according to the updated calculations. The drainage plan supplied indicates that storm drainage for all of these lots will tie into the original drainage plan as designed for Panorama Estates as a whole.

A low area identified as a sink hole on the original drainage plan located on the proposed lot 134 shall require a permanent easement or another remedy to satisfy staff and state requirements provided this is actually a "sink hole". In addition, storm drainage retention or elevating the lots shall be provided for lots 134 and 135 as there is no outlet for storm drainage to leave this location and no plan to move the drainage has been prepared. While these lots may have adequate room to accommodate the storm drainage at this location this may affect the ability of the Environmental Department to approve the lots as shown, particularly with the closed depression feature as well. Since the first phase the subdivision

regulations changed and the minimum lot sizes are now 30,000 square feet outside of development hindrance. The closed depression on Lot 134 may be a development hindrance, and should be evaluated by the Environmental Department

The overall original road design with the connecting of loop roads is consistent with the original intent of the developer. Unit 6 will loop into Unit 5 to the Northeast and will tie into the older Panorama Subdivision Section 2 (which is not related to Panorama Estates Units 1 – 6). The new subdivision regulations allow for up to 120 lots off of a single entrance with internal looping; this design with multiple loops is appropriate for the addition of these 15 lots.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 zone and the proposed density is appropriate as all of the lots are greater than 30,000 square feet. The preliminary for Unit 6 illustrates 15 small lots with future development. New paved county road sections and a stub out are planned to serve all of the lots shown. All of the proposed lots are to be served by individual septic systems and public water. All electric shall be underground.

The parcel is moderately sloping terrain and all of the drainage will be directed towards the existing drainage ways and internal drainage basin that has been previously constructed. The bulk of Unit 6 is open pasture and is void of any farming activity. As mentioned, a drainage plan has been supplied. All drainage features including underground pipes outside the right-of-way shall become the responsibility of a property owners association to maintain. The proposed development has been reviewed inclusive of subdivision regulations for small lots along county roads with public water and individual septic systems. In addition all for these new lots shall become part of the existing property owners association for drainage maintenance responsibility.

Existing County Road(s): The county road list indicates that Morganton Road is a collector status road and is 21 feet wide with adequate shoulders and according to the highway department, and all previously approved internal streets to Panorama Estates also meet minimum requirements, and this addition to Panorama Estates is appropriate for the existing roads serving the development.

Septic, Sanitary Sewer: The developer has supplied a preliminary soil analysis with the preliminary plat. The soil scientist has indicated natural drainage swales and some marginal soil conditions. The environmental health department has reviewed all the proposed lots for septic tanks, field

lines, and duplication areas and has stated that the proposed preliminary plat appears satisfactory for preliminary approval. Some possible lot line modifications on the final plat may be required particularly with the small lots sizes and the closed depression located on lot 134.

*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. All state and county erosion control permits shall be supplied to staff prior to the pre-construction meeting.*

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

It is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for grading and clearing prior to commencing construction for the roads, drainage facilities for Unit 6 of Panorama Estates. A copy of all applicable state and county grading permits shall be supplied prior to the pre-construction meeting with planning and engineering staff.

The project engineer supplied a drainage plan and calculations for the Phase 1 preliminary plat for the overall development. All of the on-site drainage facilities were constructed during Phase 1 for storm drainage. The project engineer has certified these lots can be accommodated by the existing (as-built) drainage facilities located on the Thomas Tract.

Typically all drainage facilities contained outside of the proposed right-of-way(s) shall be the maintenance responsibility of a property owner's association and these Unit 6 lots should have a POA for Panorama Estates Unit 6 for this purpose. Since the drainage basin is owned by Thomas and maintained by Thomas these lot owners will not have any maintenance responsibility for the detention facilities on the lower section. While this practice is not consistent with the current standards employed for drainage detention maintenance, it was not atypical for one property owner to have ownership and maintenance of a basin for an entire development in the past. This agreement was formalized between the developer Jim Gregory and Mr. Thomas and clearly identified in the detention area agreement from 1998. The overall drainage plan created this central basin for all units in Panorama Estates including Unit 6.

Unit 5 was approved by the Planning Commission in 1998 with the understanding that no Property Owner's Association was to be required for the maintenance of the drainage detention facilities.

Proposed Road Plan: A road plan with profiles, cross section and proposed road layouts and road drainage facilities have been submitted. The road plan indicates a section of road grades at 13% which is the maximum grade allowed. Field profiles will be required to be submitted to the highway department prior to stone base application to ensure road grades do not exceed 13%.

The stub out road and loop road design is consistent with the original design of this subdivision and appears satisfactory. Internal road widths shall be consistent with the existing roadways.

The new regulations require the developer to install the new drive-over curbs which will not be the same as the existing curbs throughout the development. However, staff feels these new curbs and road design shall function appropriately for this section as long as curb transitions are smooth. The intent of the new curbs was to eliminate the need to cut the curbs for home construction and reduce the short and long term damages to the county roads. Any variation to curb design will require a variance from the planning commission.

Public Water and Electric Utilities: Public water and underground electric are proposed to serve all of the 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. Written verification shall be provided that a surety has been posted or the extension of services has been accommodated from the individual utilities prior to any phased final plats. All conduit must be in place prior to posting a surety for any utility completion to insure that the new road sections are not cut or bored later.

In addition the developer shall supply a letter from the water supplier that adequate pressure can be achieved for all the proposed lots inclusive of any details specifying whether a new pump will be required by the utility and any arrangements for said installation.

Property Owner's Association: The Planning Commission may wish to require a Property Owner's Association for Unit 6 for the underground storm drainage pipes that are to be installed outside of the public right-of-way.

Construction of Improvements: As of this time there has been no construction of any improvements on site for Unit 6. The proposed new road shall be built according to the project engineering plans and according to county road standards including the new county curb and pavement requirements. Both water and electric shall be completely installed to serve these lots prior to final plat for any lots and to avoid 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 6. County Engineering Department staff has reviewed the profiles, and road plan submitted for the proposed Unit 6 as shown. The comments of the Highway Department are included in this staff analysis. Any and all modifications to roads, drainage and lot design shall be supplied to staff with an updated preliminary plat submission. In addition, the developer shall supply all required permits and/or road plan changes in writing.

*Developer Notice:*

- Any construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- 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 must confirm in writing to staff that a Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC is or is not required for this project and supply a copy prior to the preconstruction 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 Summerfield Drive.
- 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.

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

The proposed Panorama Estates Unit 6 preliminary plat was reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and individual septic systems. As

required, the preliminary plat was supplied with topographic information, road plan, drainage plan certification letter and preliminary soil information.

No lot shall be advertised or offered for sale prior to recording of any final plat.

Outstanding items to be completed:

1. All instructions in this staff analysis, including pre-construction meeting, permits and construction of all improvements including road, drainage and utilities. The new road sections shall be built to the new county curb and pavement requirements.
2. Lot 134 shall require a permanent easement or another remedy to satisfy requirements provided the depression is actually a “sink hole”. In addition, storm drainage retention or elevating the lots shall be provided for lots 134 and 135 as there is no outlet for storm drainage to leave this location and no plan to move the drainage has been prepared. The Environmental Department shall determine if the depression is a development hindrance under terms of the Subdivision Regulations which could require size of Lot 134 to be increased.
3. The Planning Commission may wish to require a Property Owner’s Association for Unit 6 for the underground storm drainage pipes that are to be installed outside of the public right-of-way.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary plat due to identified deficiencies, 2) defer preliminary plat approval until deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

C. Final Plats – Major Subdivisions: None

1. **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.**

The Blount County Planning Commission approved the preliminary plat at the November 21st, 2006 regular meeting.

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 surface. All preliminary plat requirements have been completed as of this time

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. 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 signed the final plat.

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 on Lot 1DR-1.

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.

Utilities:

Public water and electric are proposed to serve all lots for the proposed re-subdivision of Lot 1DR. The Water utility has certified the final plat and stated all water utility installation has been completed. The Electric utility has signed the plat in the affirmative stating all lots will be served by electric.

Drainage and Erosion Controls:

Due to the number of lots, no additional drainage information was required by the engineering department. The developer coordinated with staff for a preconstruction meeting prior to construction as required. The developer completed the driveway installation and has seeded the length of the disturbed soils along the driveway. An additional tile was installed at the request of staff. Site disturbance was minimal and the current condition of the site is satisfactory.

Construction of Improvements:

All of the improvements have been completed except that electric to individual lots is to be supplied by Fort Loudon Electric. The common driveway has been completed and the stone surface was compacted with a roller as required. The optional paved entrance was not built, however improvements to the entrance were completed to the satisfaction of the subdivision inspector.

Property Owner's Association:

Documentation for a Property Owner's Association or Maintenance Agreement inclusive of maintenance responsibilities for the common driveway and drainage facilities for the driveway has been supplied and is appropriate.

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. Final plats with all required certifications have been supplied to Planning Staff.

A note was added to the final plat to restrict lot 1DR-1 from having any additional driveway access along Cannon Road.

Outstanding items to be completed

1. \$80.00 platting fee.
2. Final POA or maintenance documentation with notarization and owner signature.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary plat due to identified deficiencies, 2) defer preliminary plat approval until deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. **Myers Property off 411 South by Charles Terrier and Curtis Myers: 1 lot and a remainder greater than 5 acres with road frontage along State Highway.**

**Variance request to the minimum Frontage on Street of Access along a Primary Arterial.** Section 6.04.1(a) of the Subdivision Regulations requires 400 feet of frontage per lot for Highway 411 South; however the regulations state this can be varied down to 100' of frontage per lot when access is provided by a frontage road and when driveways are 400' apart.

The preliminary and final plat for the Myers Property is a proposed one lot subdivision with a remainder greater than 5 acres containing 1.56 acres located along 411 South. The parcel is in the R-1 zone and is vacant other than a gravel surface parking are. The intent is to utilize this tract for another building. The Environmental health department shall be required to approve the individual septic capability of the lot considering a large portion of the parcel has been disturbed.

In order to approve the plat the Planning Commission would have to grant a variance to the minimum road frontage requirement from 400 feet to the 236 feet as shown. The remainder is not subject to review since it is over five acres. Additionally approval would require variance to the distance between driveways. Currently there is about 200 feet between the existing driveway entrances to the undivided parcel. However these are both driveway connections of long standing on 411 South and both were approved by TDOT at these locations. Staff has no reservations about the plat request as shown with the caveat that all required certifications including the health department be secured.

**II. Misc. Items:**

1. **South Blount Utility Water Tower Site off Miser Station Road.**

*This plat was deferred at the previous meeting.*

*No additional information has been supplied as of this time. The Planning Commission routinely denies a plat without prejudice to resubmission to clear such deferred items from the agenda.*

Previous staff analysis:

This is a proposed utility lot for purposes of construction of a Water Tank.

This lot does not have a clearly identified access easement across Farmington Subdivision. Farmington is a very large parcel under first phase development on the front of the tract only. Access is not clearly identified from Miser Station Road across the Farmington parcel.

This plat would require a Variance from the lots standards for septic, electric, and water approval as well as certification from the Highway Department. The 20' easement would also require a variance.

NOTICE:

- A site plan shall be submitted to the Building Commissioner for Zoning Compliance. Contact Roger Fields at 681-9301.
- The owner (utility) 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 utility shall contact the Blount County Building Inspector at 681-9301 for building permits.
- Prior to any on-site construction the utility 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 any county roads.
- It is the responsibility of the owner 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.

Staff notes that the main outstanding issue is access easement, and suggests that this should be either resolved prior to plat approval or resolution made condition of plat approval. The Planning Commission has

approved utility lots for the purpose of water towers, electric substations, etc. with variances to lot design on a regular basis to allow utilities to extend their services.

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