

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: April 1st -18th, 2007

SUBJECT: Staff reports on agenda items for the *Thursday April 26th, 2007* regular meeting. 5:30 Hearings and Site Plans

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions:
 - 1. **Serenity Meadows off Tuckaleechee Pike and Piney Level Road by Lamon and McDaniel Builders: 20 proposed lots, 16 off of a proposed new county road section and 4 lots off an existing county road.**

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 “out parcel” shown on the plat shall be included as a lot and numbered in sequence. The preliminary plat for Serenity Meadows illustrates 20 small lots. A new paved county road section with cul-de-sac is planned to serve 16 of the lots while Piney Level Road is to serve the remaining four lots. All of the proposed lots are to be served by individual septic systems and public water and all electric shall be underground.

A drainage plan has been supplied. All drainage features outside the right-of-way shall become the responsibility of a property owners association to maintain. The parcel is moderately sloping terrain and all of the drainage will be directed towards the existing drainage ways and internal drainage

basins that are to be located on site. Particular attention will be required for drainage across the center of the parcel that enters the adjacent subdivision. In addition, the preliminary plat indicated closed depressions and the determination of whether or not these are sink holes or may be utilized for drainage facilities or filled shall be the responsibility of the owner. The presence of the drainage areas, closed depressions and marginal soils may require major modifications to road and lot design for this proposed subdivision.

The bulk of the parcel is open pasture and is void of any farming activity. The proposed development has been reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and individual septic systems.

Existing County Road(s): The county road list indicates that Tuckaleechee Road is a collector status road and is 18.5 to 21 feet wide. According to the highway department there are adequate shoulders and the proposed subdivision is appropriate for the existing road serving the development. The location of the proposed entrance for the new county road section provides only marginal sight distance. The subdivision regulations require 325-400 of safe stopping distance on a 45 MPH roadway. Staff measured approximately 350 feet, however the vertical and horizontal alignment of the northeast bound lane along Tuckaleechee Pike limits the sight distance for vehicle movements in and out at the proposed intersection location. A deceleration lane on the northeast bound lane may be necessary. Additional study of this proposed intersection including the possibility of a deceleration lane should be required. A permanent sight distance easement including sign and vegetation restrictions shall be added to any future final plat to preserve sight distance at the proposed location of the new county road intersection. A 30' right-of-way dedication shall be indicated along Tuckaleechee Pike, a collector status road.

The county road list indicates that Piney Level Road is 12-14 feet wide and is adequate to serve the four lots shown along this roadway. All fencing and brush must be cleared for designation of final driveway restrictions by staff prior to final plat submission for these lots. A 50' dedication shall be indicated for both sides of Piney Level Road.

Septic, Sanitary Sewer: The developer supplied a preliminary soil analysis. The soil scientist has indicated natural drainage swales and marginal soil conditions as well as closed depressions on the property, and two ponds. The environmental health department has reviewed all the proposed lots for septic capability, and has found that some major lot modifications may be necessary particularly with the location of the proposed roadway through the more acceptable soil areas.

The presence of drainage swales, depressions and possible sink holes will need evaluation by the Environmental Department in relation to development hindrances that may not be counted to minimum lot size.

A more thorough evaluation of soils, the proposed road location, drainage swales, proposed drainage facilities and the classification of the closed depressions is in order prior to preliminary plat approval.

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.

Staff notes natural swales and a large drainage area for this project. Special care should be given to drainage areas in such cases. The preliminary soils map indicates two closed depressions on the parcel and two ponds. The Engineering plan indicates the central pond is to be removed after the construction of the central drainage basin is constructed. Such a plan is acceptable provided that the owner supply adequate information from the state regarding the status of the closed depressions (whether these are sink holes) and the filling in the central pond.

The project engineer supplied a drainage plan and calculations for Serenity Meadows. The drainage plan is based on calculations for 19 residences when in fact the "out parcel" shown is actually lot 20 and should be included in a revised drainage plan.

The drainage plan indicates that the front pond is to drain to a 24" tile located under Tuckaleechee Pike, and cross a portion of the Webb Property. However, no such tile exists. The project engineer has discussed the possibility that the owner may need to make some alternate arrangements with the neighboring parcels to construct an outlet for the front drainage pond, and to cross under Tuckaleechee Pike with this tile.

The central drainage basin will drain into the adjoining drainage basin located along Ronjo Road in the neighboring subdivision. Provided the basin and drainage facilities are properly constructed and the calculations are correct, this design should function according to plan. Staff will require a certification letter and as built plans for the overall drainage plan. The drainage plan does not clearly indicate the process for elimination of the pond and the method to be employed to complete this transition.

The soil map indicated marginal and poor soils on the parcel and the road plan indicated the roadway has been designed in the more favorable soils. While the proposed plat indicated these lots may have adequate room to

accommodate the storm drainage facilities this may affect septic approval of the lots as shown, particularly with the closed depression features, ponds and proposed road location.

All drainage facilities contained outside of the proposed right-of-way(s) shall be the maintenance responsibility of a property owner's association and this proposed subdivision.

This project will require an erosion control plan be submitted to staff, along with a SWPPP permit from the state and a county grading permit. Adequate building sites for each lot must avoid drainage areas and other development hindrances. All drainage facilities must be shown in easements on future final plats. The developer shall apply for 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. A copy of all applicable state and county grading permits shall be supplied prior to the pre-construction meeting with planning and engineering staff, including certification of the status of the closed depressions from the State of Tennessee.

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 gentle road grades which are satisfactory. The entrance road lots should show radiuses and the paved road entrance shall have 50' turning radiuses.

The new regulations require the developer to install the new drive over curbs throughout the development. The intent of the curbs is to eliminate the need to cut the curbs for home construction and reduce the short and long term damages to the county roads. The mountable curb cross section in the road plan shall be modified by the project engineer as per the highway department specifications.

The road intersection location shall require more study as shall the actual physical location of the roadway with the limitations to soils and the location of the ponds, depressions and drainage facilities.

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.

Property Owner's Association: The Planning Commission shall require a Property Owner's Association for Serenity Meadows for all drainage facilities outside of the proposed right-of-way and for a sight distance easement.

Construction of Improvements: As of this time there has been no construction of any improvements on site for Serenity Meadows.

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 Serenity Meadows as condition of preliminary plat approval.

The comments of the Highway Department, Storm Water Coordinator, and Environmental Health 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 supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC for this project prior to the preconstruction meeting.
- The owner shall supply a letter from the State of Tennessee regarding the status of the closed depressions prior to any on-site construction.
- 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, except for the four lots along Piney Level Road.

The proposed Serenity Meadows 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 and preliminary soil information. No lot shall be advertised or offered for sale prior to recording of any final plat.

Staff is of the opinion that this preliminary plat may be premature and requires attention the following items:

Deficiencies of the Preliminary Plat.

A deceleration lane may be necessary due to the marginal sight distance along Tuckaleechee Pike for the reasons mentioned in the above analysis. Further analysis by the project engineer and highway department should be required in order to preserve adequate sight distance at this proposed location.

Marginal and poor soil conditions indicate that several lot line modifications shall be required. Furthermore, the proposed road location, ponds, drainage swales and closed depressions should be evaluated further prior to preliminary plat approval in order to determine if there may be a better road layout for this proposed subdivision.

Staff is concerned with the limited information regarding filling in the central pond and the process of construction for the central basin. In addition, staff is also concerned that the status of the closed depressions has not been determined.

Staff is additionally concerned with the outlet situation for the front pond and that the 24" pipe indicated on the drainage plan does not exist and a portion of the pipe is to cross an adjoining neighbor. Furthermore the overall drainage calculations and plan need to be modified for 20 lots and not 19.

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. A Property Owner's Association shall be required for the storm drainage facilities and the sight distance easement at time of final plat submission.
3. All revised plans as indicated in the staff analysis to address all outstanding deficiencies of the preliminary plat as submitted.

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. Re-subdivision of the Sheets Property by Roger best off Clendenen Road: 4 proposed lots; 1 with county road frontage and 3 to be served exclusively off a 25' common driveway easement.**

Background:

The preliminary plat for the Re-subdivision of the Sheets Property is a proposed 4 lot subdivision containing 3.1 acres with a 25' common driveway easement off of Clendenen Road. All four lots indicated are to be served off the common driveway easement for safety purposes; Lot 2R-1 shall not have any additional driveways along the county road.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone. Since this four-lot plat contains a proposed common driveway it is considered a major plat for the purposes of having a preliminary plat, preconstruction meeting, construction of improvements and final plat process.

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 contains one existing home and the remainder is currently vacant of any other use.

This proposed common driveway division can be accommodated off of Clendenen 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 plat does not require electric to be installed 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, electric and individual septic systems.

Septic, Sanitary Sewer:

A preliminary soil map was supplied. 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:

The road list for the county shows Clendenen Road as being 18 – 18.5 feet wide. The Highway Department has stated that adequate ditches and shoulders are present along Clendenen for this development. The location of the proposed common driveway appears satisfactory for sight distance. 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 Re-subdivision of the Sheets Property. 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 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. Any tiles for the common driveway have been sized by the project engineer hired by the owner. The gravel surface entrance shall contain 50' turning radiuses.

In addition, the owner has the option to pave the entrance of the common driveway 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 Clendenen Road to the edge of the right-of-way at a minimum.

A note shall be added to the final plat that lot 2R-1 shall not have any other driveway access along Clendenen Road

Drainage and Erosion Controls:

Drainage information and calculations were not required for this four lot plat.

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; it is the owner's responsibility to determine if a SWPPP is required. 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 apply for 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 Clendenen 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 or Maintenance Agreement:

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 lot 2R-1 shall have driveway access only off of the common driveway. The proposed Re-subdivision of the Sheets Property 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, storm water coordinator and environmental health department are included in this staff analysis.

Outstanding items to be completed:

1. A note shall be added to the final plat lot 2R-1 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.

- 3. Putter's Green by Green Communities off Lee Shirley Road: 7 lots; 4 to be served exclusively along a proposed common driveway easement and 3 lots with county road frontage.**

Background:

This parcel was previously re-approved for preliminary plat as Lili Marlene Subdivision in December of 2005, a 13 lots subdivision with up to four lots per year for final plat for K.R. Properties. Since that time, Green Communities LLC has acquired the parcel and has had two preliminary plats approved for this project, one as a 13 lots active adult community and one as a four lot subdivision to be served by a 50' common driveway easement rather than a private road. The current preliminary plat is expired.

The developer is requesting reconsideration of the preliminary plat for 7 lots; with four to be served exclusively off the 50' common driveway easement.

Previously a paved surface private road was proposed to serve the lots. However the owner had modified the plan to contain a common driveway on a permanent easement. Some construction has occurred on site but this project has not been completed. This version of the Putter's Green preliminary plat now contains 7 lots and should be considered as a new preliminary plat with a full preliminary plat submission, staff evaluation, preconstruction meeting, construction of improvements, and final plat process.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone. The revised preliminary plat for Putter's Green with the proposed common driveway proposal is satisfactory with the information previously supplied and subject to staff analysis. The parcel is gently rolling pasture land on a mild grade to slightly steeper grade along the front portion of the parcel that drains towards Lee Shirley Road. The parcel is currently vacant of any farming or other use.

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

Septic, Sanitary Sewer:

A preliminary soil map was supplied along with the previous preliminary plat for Lili Marlene proposal 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 the rear lot that is to contain a detention facility and easement. Any potential future lots in the remainder may require particular attention to field line and duplication areas dues to the nature of the soils on the lower portion of the property.

Existing County Roads:

Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to road criteria. The road list for the county shows the county section of Lee Shirley Road has an average 16'-18' paved surface. From the location of the proposed subdivision the road is 18' or wider all the way to Russell Hollow Road at the Loudon County line. The Highway Department has indicated that Lee Shirley Road is satisfactory for this plat request.

Utilities:

Public water and electric are proposed to serve all lots for the proposed Putter's Green 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 7 lots shown must be served by underground electric.

A six inch public water line has recently been constructed along Lee Shirley Road according to Mr. Schultz of the Tellico Area Services System to connect the TASS system with South Blount Utility District. The developer shall contract with the utility to set meters for the seven lots on Lee Shirley Road and serve at least lots 2, 3, 4 and 5 with one inch lines to be bundled and installed. Lots 1, 6 and 7 are road frontage lots and do not require service line extensions.

Drainage and Erosion Controls:

A drainage plan with calculations was supplied as a 13 lot subdivision. Due to the topography of the site, and the possibility for additional future division, the developer has opted to include an overall drainage plan and has partially constructed the designed drainage structures for this seven lot subdivision. The drainage plan has been amended and two detention facilities were included on the front and one basin in the rear of the parcel.

The parcel is gently rolling land and a portion of drainage will be directed towards Lee Shirley Road. Staff requested the drainage be re-evaluated based on drainage calculations due to the topography of the site and the fact that the drainage will be directed towards the county road and towards properties that are below this tract.

Special consideration of the intersection at Lee Shirley shall be required during construction and additional work at this location is required.

Drainage areas must be identified on the future final plat including access to the rear drainage basin. The construction of all of the road and drainage facilities shall be certified by the project engineer to be in compliance with the drainage plan as prepared by Sterling Engineering

including all drainage basins, dam structures, pipes and other facilities, earthwork, ditches and soil stabilization.

The project engineer also indicated that a Storm Water Pollution Prevention Plan (SWPPP) permit will be required from the State of Tennessee for clearing activities for road, drainage and home-site construction. As of this time, the SWPPP application has been submitted to the state by the project engineer.

The currency of the SWPPP shall be verified by the owner at the time of the preconstruction meeting and any new erosion control measures must be in place prior to any onsite construction.

Special Notice Prior to Construction:

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

- The owner shall contact the Planning Office at 273-5750 to schedule a pre-construction meeting.
- The owner shall apply for a county grading permit from the Blount County Storm Water Coordinator at 681-9301 and supply a copy of the permit at the time of the pre-construction meeting. All erosion controls must be fully installed and inspected by the Storm Water Coordinator prior to any on-site construction activities.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC and a copy of the erosion control plan at the time of the pre-construction meeting.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652 regarding any utility construction to be done within the county right-of-way along Lee Shirley 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 documentation for all common elements including the common driveway and drainage areas to be supplied prior to final plat. Review of this document by the Attorney for the County Mayor may be required.

Construction of Improvements:

Some of the improvements have been completed as of this time. Prior to any additional on-site construction 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. There is already a partially constructed driveway from previous preliminary plat approvals. The gravel surface application shall be spread a minimum of 2 additional inches thick of gravel 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 tile under the driveway must be replaced as it was not installed properly and is damaged.

Note that the updated standard on a common driveway is 4" of rolled pug-mix. However the stone has been applied to this driveway some time ago and it would serve no functional purpose to add 2 more inches of pug mix and try and compact it on a gravel surface road bed.

For safety purposes staff is requiring all 7 lots to access the parcel off the common driveway easement only. Due to the number of lots to be served by the use of the common driveway and for safety and maintenance purposes the driveway entrance shall be paved. The paving standard is 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 Lee Shirley Road to the end of the right-of-way at a minimum. This paving the entrance recommendation was previously noted in the prior preliminary plat approval as well with four lots and a remainder.

Staff notes precedent to paving the entrance and allowing all seven 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 the 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 Lee Shirley Road. Per the proposed lot

design, only lots 2, 3, 4 and 5 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 lots (1, 6 and 7) shall access the easement for driveway safety purposes.

Property Owner's Association:

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

Administrative Considerations:

The proposed Putter's Green was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water and individual septic systems. As required, the preliminary plat was supplied with topographic information and preliminary soil information, in addition to a road profile and drainage plan. The comments from the engineering department are included in this staff analysis.

The design of the lots conforms to the requirements for the subdivision regulations for small lots with public water. The currently proposed lots sizes are in accordance with the Blount County Subdivision Regulations for small lots with public water and individual septic systems.

All drainage easements located within the future development area shall also be identified, including swales and detention basin, on the future final plat. These areas shall be maintained on the future development area by the lots owners show on this plat.

This plat is being re-submitted as a preliminary plat with a portion of the construction of the common driveway, drainage facilities and erosion control measures in place. The developer should contact staff to schedule a preconstruction conference to address outstanding deficiencies from previous reviews of construction on the property, and to address any new requirements of this preliminary plat, prior to any further construction on site.

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.

C. Final Plats – Major Subdivisions:

1. **Wyngate Subdivision Phase 3 off Walker Road by JND LLC: 36 lots to be served by new county roads and a remainder for future development.**

Background:

The Preliminary plat for Wyngate Subdivision Phase 2 was approved by the Planning Commission in March of 2006.

The Phase 1 and Phase 2 final plats were both four lot subdivisions previously approved.

This is a request for renewal of preliminary plat for Wyngate Subdivision Phase 2 (as submitted) and final plat approval for the 36 lot Phase 3 plat as attached to the staff memo.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone and the density indicated on the plat is appropriate. As mentioned, the final plat for Phase 3 shows 36 proposed new lots and a remainder. All of the new lots are along new county road sections that are to be dedicated to the county. Lots 9 and 44 along Walker Road shall be restricted to driveway access only of the new road section and not along Walker Road to be noted on the final plat for this phase.

A full road plan was supplied. According to the road profile none of the road grades are greater than 10% which is acceptable as per the

subdivision regulations. The proposed new roadway is nearing completion and has been paved to county road standards 24' wide between the curbs to the split and 22' wide between the curbs beyond that in either direction. The proposed new road configuration appears satisfactory and internal looping was not required. All of the proposed lots are to be greater than 30,000 square feet outside of "any area of development hindrance". The Wyngate Subdivision parcel is located on rolling land off of Walker Road and contains open pasture and wooded lands over hilly terrain. All of the drainage is to be directed towards existing drainage areas, natural and constructed swales and to three closed depressions on the property. Particular attention was required for the proposed new road drainage and drainage improvements to tie into the existing county road ditches and internal drainage facilities.

According to the project surveyor none of the parcel is located in the floodplain. A full preliminary plat has been submitted for Phase 2 inclusive of topographic information. Due to the number of lots proposed (50 total) an impact assessment had been supplied. In addition, a road plan with profiles, cross section and proposed road layouts was submitted. Road plan changes from the project engineer were supplied to staff at the preconstruction meeting. Drainage information including the location of the drainage facilities and drainage calculations has been supplied as required. Certification from the project engineer regarding all drainage facilities designed by the project engineer is pending completion.

All these lots are to be served by public water, underground electric and individual septic systems. The proposed final plat has been reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and individual septic systems.

Existing County Road:

The road list for the county shows the county section of Walker Road as being 18 feet average in pavement width with adequate ditches and shoulders. The highway department had recommended for preliminary plat approval with some minor improvements to the shoulder along lots 6, 7, and 8. A portion of this improvement has been made and the developer shall complete the remaining shoulder work during the backfilling stage of the new road sections (in progress).

Septic, Sanitary Sewer:

The developers have supplied a preliminary soil map from a soil scientist indicating that the soils are marginal. The Environmental Health Department has reviewed the preliminary soils information and has indicated that several lot line modifications may be necessary due to soil

types, proposed construction, and the natural closed depressions. As mentioned each lot shall have 30,000 square feet outside of “any area of development hindrance”. The project surveyor, developer and environmental health department are coordinating as of this time and any revised plats shall be supplied to planning staff and the Environmental Health Department prior signing the final plats. The environmental health department may modify lot 27 with the large drainage easement. All of the remaining lots shown appear to have a buildable site and adequate square footage located outside of hindrances which are subject to Environmental Health Department. Any and all lot modifications will be identified on the final signature plats.

Utilities:

Public water has been installed to serve all of the proposed lots. All of the conduit for the underground electric has been installed. Electric boxes and pulling the electric lines is scheduled to be completed before the time of the meeting. Both water and electric shall be completely installed for all lots along the road right-of-way and/or easements prior to releasing the final plat.

Drainage Plan:

The project engineer supplied a drainage plan as well as drainage calculations for the proposed Wyngate inclusive of the previous Phase 1 and Phase 2 final lots. Particular attention was required for the overall drainage considerations due to the total number of lots.

All drainage facilities contained within easements (outside of the proposed dedicated right-of-ways) shall become the maintenance responsibility of the property owner’s association entirely. Adequate building sites for each lot shall contain all required setbacks and must avoid drainage swales, drainage easements, closed depressions, common driveway easements and utility easements.

The site has several closed depressions and changes in the soil and vegetation suggest these features shall be retention and detention facilities. As required by the subdivision regulations, the project engineer sized the drainage area for the 2, 5, 10, 25, and 100-year frequency floods. According to the TR 55 model, the project engineer states that the lower drainage area “provided a minimum of 170,990 cubic- feet or 3.92 acre-feet of storage. This is greater than the 97,050 cubic-feet of detention required for this area”.

Due to the uniqueness of the three larger closed depressions (particularly the lower drainage area), the soil types, changes in vegetation, as well as

historical information suggests that the lower drainage area has the capacity to retain a significant volume of runoff that may be greater than the proposed storage area as identified by the project engineer. This area is not in a floodplain and a substantial area has been identified for the purpose of retention/detention by the project engineer. In addition, this lower drainage area has and will continue to extend onto the adjacent property.

The project engineer shall certify that the drainage facilities have been built in accordance with the project engineering plans and specifications as required for Phase 1 and Phase 2 preliminary plats. In addition the project engineer shall certify the capacity of the lower detention basin to insure this area has not been reduced in capacity during construction.

The developer had coordinated with the State of Tennessee Department of Environment and Conservation regarding the use of the closed depressions for water storage and filling as required.

Erosion Control Measures:

All disturbed areas are in the process of being re-vegetated according to county and state requirements. The developer supplied a county grading permit and a Storm Water Pollution Prevention Plan (SWPPP). Erosion control measures were employed during construction.

The project engineer shall certify that the drainage facilities have been built in accordance with the project engineering plans and specifications as required for Phase 1 and Phase 2 preliminary plats.

Construction of Improvements:

As of this time the bulk of the construction for the project has been completed.

Staff instructions for the construction of the roads and utilities as listed in the preliminary staff analysis, in addition the approved road and drainage plans have been employed by the developer and the bulk of the on-site construction is nearing completion. All exposed earth must be planted in seed and covered in straw and all erosion control measures shall be in place until such time as the SWPPP is released from the state.

The paved road sections consist of 6 inches of base stone, 1.5 inches of binder course and curbs as of this time. Backfilling of the curbed roadway is in progress and the topping course of 1 inch of topping asphalt is planned for completion by April 20th (pending weather).

All roads and cul-de-sac areas have been built on a compacted earth surface void of substandard soil conditions in the sub-grade and inspected by the subdivision inspector.

The owner is not requesting a letter of credit to complete the project. However a letter of credit may be posed as a surety for such projects when only the topping is left in the road construction. The developer is working on finishing the project in short order; by the time of the meeting or shortly thereafter to wrap up construction, cleanup and administrative items with the signature plats.

Staff is comfortable with the submission of the final plat at this stage since the surety procedure allows a final plat for consideration at this stage. The developer intends to complete the project in a timely fashion and staff has administratively held, inspected, completed administrative items, and had the secretary of the commission sign the final plat pending final plat approval with outstanding items on a regular basis for final plats at this stage of completion.

Property Owner's Association:

The owners shall supply an addendum to the Property Owner's Association for the inclusion of these Phase 3 lots in the maintenance responsibility for the drainage facilities and other common elements.

Any entrance signage shall be contained in an easement and free and clear of any sight distance obstructions in either direction. The owner shall contact the Building Commissioner at 681-9301 for compliance with sign regulations and location. Any signage shall be the maintenance of the Property Owner's Association.

Administrative Considerations:

This final plat request and development of this proposed subdivision has been reviewed inclusive of the subdivision regulations for small lots served by new county road sections with public utilities, electric and individual septic systems. As required, the plat was supplied with all preliminary plat items and changes as requested. The comments from the engineering department, storm water coordinator and environmental health department are included in this staff analysis.

The owners are requesting renewal of preliminary plat for Wyngate Subdivision Phase 2 and Final Plat approval for Phase 3.

Outstanding items to be completed:

1. Completion of all road and road drainage improvements to the satisfaction of planning staff and the Highway Superintendent and his plat certification.
2. Completion of all final drainage facilities and certification by the project engineer of all road drainage and facilities contained in drainage easements. This certification should be inclusive of the volume of the lower drainage basin to insure this basin has not been reduced in size.
3. Completion of lot delineation and signature from the environmental health department.
4. Final review of the Property Owner's Association documentation for Phase 3.
5. Signature plats with water and electric certification of completion of both utilities and a \$40.00 per lot platting fee. Lots 9 and 44 shall have new driveway access off the proposed new road only and not off of Walker Road and noted on final plat.

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:

1. **Re-subdivision of Lot 4 Edna's Way off Sam James Road by Joe Everett: 4 lots to be served off a 25' common driveway easement**

Background: The original Edna's Way was a 4-lot subdivision approved by the planning commission in April of 2006. Due to the width of Sam James Road only four lots were approved for the original plat. While lots 1 and 3 both had road frontage off Sam James Road on the original plat, the planning commission approved staffs recommendation to allow those lots to be served off the common driveway for sight distance safety purposes at this location.

The preliminary and final plat for the Re-subdivision of Lot 4 Edna's Way is a proposed 4 lot subdivision containing 3.3 acres located along Sam James Road.

Analysis: The parcel is in the R-1 zone and the proposed density is appropriate. The parcel is gently sloping terrain. All four of the proposed lots are to be served off the proposed common driveway easement. The bulk of the common driveway easement is located within the flag-stem to lot 4R-3. This easement shall contain the driveway, water and electric to serve all four lots shown. 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 project surveyor. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a county road with water, electric and individual septic systems. The bulk of the common driveway including a paved entrance was completed during phase 1.

The road list for the county shows Sam James Road as being 16 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 has delineated septic field line reserve areas on lots 4R-3 and 4R-4 and has signed the final plats.

Administrative Considerations and Construction of Improvements:

The proposed Re-subdivision of Lot 4 of Edna's Way 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 bulk of the common driveway including a paved entrance was completed during phase 1. The owner is completing final grading or ditches, re-dressing the gravel surface and applying seed and straw to the driveway as it has set for a year with no visible use or maintenance.

All certifications have been signed on the final plat. As mentioned the health department has made some restrictions to two of the lots. The water has been installed. The owner has supplied a letter from the electric company that the electric has been paid for and the electric utility has signed the plat. The owner intends to complete all required maintenance of the driveway and seed and straw by the time of the meeting. The owner has also agreed to move a mail box at the entrance.

Maintenance Agreement/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 releasing the final plat.

Outstanding items to be completed:

1. The owner shall supply a Maintenance Agreement or Property Owner's Association
2. A note shall be added to the plat for Lots 1 and 3 to use the common driveway for consistency with the previous plat.
3. Final plat approval subject to final inspections and a \$40.00 per lot platting fee.

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. Clifford Teffeteller Property off Rocky Branch Road by Clifford Teffeteller; 3 lots, 2 lots to be served by a 25' common driveway easement and 1 lot with county road frontage and a remainder greater than 5 acres.

Background: The preliminary and final plat for the Clifford Teffeteller Property is a proposed 3 lot subdivision containing 4.7 acres located along Rocky Branch Road.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone and the proposed density is appropriate. The Clifford Teffeteller plat contains three proposed lots; two of which are to be served exclusively by a common driveway easement and one with county road frontage. The parcel contains several structures and drains mainly away from the county road to the branch located on the parcel. Lots two and three will access Rocky Branch Road by the common driveway easement only; the two homes shown have always shared the driveway that is now indicated in the 25' common driveway easement. Lot 1 has an existing driveway along the county road. 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 Rocky Branch Road is 18 - 20' 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. All of the homes indicated on the plat are existing. As per the environmental health department all of the proposed lots are self contained and a note has been added to lot 2 indicating where the field lines cross the lot lines. A drain field easement with the adjoining Pedigo for this arrangement is noted on the final plat as well. The environmental health department has signed 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. A note shall be added to the plat indicating the four lot maximum off the common driveway easement. 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).

Outstanding items to be completed:

1. Final POA or Maintenance Agreement documentation to be recorded with final plat.
2. Signature Plats and a \$20.00 per lot platting fee.
3. Add note on plat indicating the four lot maximum off the common driveway easement.

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.

3. Charles Lee Bryant Property off Old Niles Ferry Road by Charles Bryant. Six lots along the existing county road.

Background:

The Charles Lee Bryant Subdivision is a six lot preliminary and final plat with a remainder greater than 5 acres. The proposed subdivision contains a total of 5.8 acres along Old Niles Ferry Road, all of the proposed lots have road frontage along the existing county road.

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 slopes away from the county road that is currently used for grazing cattle.

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, existing electric power lines 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 and final recommendation. The environmental health department has signed the final plats with no lot restrictions.

Existing County Roads:

The road list for the county shows Old Niles Ferry Road as a collector road with an average greater than 19' paved surface with adequate shoulders and ditches. The Highway Department has indicated that Old Niles Ferry Road is acceptable for this preliminary and final plat request.

Utilities:

Public water and electric are proposed to serve all lots for the Charles Lee Bryant Subdivision. Both the water and electric utility have signed the final plat stating that utility service to each lot is currently available

Drainage and Erosion Controls:

The engineering department has reviewed the preliminary and final plat and has not required any additional drainage information be supplied by the owner due to the topography of the site, size of the lots and the existing natural drainage away from the county road.

Construction of Improvements:

No on-site construction is required prior to final plat other than removing the cattle and the fence row across the front of the property. No storm water or erosion control measures are required.

- It is the responsibility of the lot owners 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 has evaluated the lots for driveway locations and sight distance and has placed two driveway restrictions on lots 1 and 2 for safety purposes. The surveyor has added these driveway access lot restrictions to the final signature plats.

Administrative Considerations:

The proposed Charles Lee Bryant subdivision preliminary and final 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.

All certifications have been signed on the final plats.

Outstanding items to be completed:

1. \$40.00 per lot platting fee.

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.

E. Preliminary and Final Plats - Minor Subdivisions:

1. **Barbra Property off Barb Hollow Road by Doyle Barbra: Lots 3 off the existing county road. 1 lot served by a 25' driveway easement**

Background: The preliminary and final plat for the Barbra Property is a proposed 3 lot subdivision containing 5.3 acres located along Barb Hollow Road. Lot 3 is to be served by a 25' easement,

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

The road list for the county shows Barb Hollow Road as being 13 - 18 feet average in pavement width. Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to road criteria.

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

Administrative Considerations: The proposed Barbra Property was reviewed inclusive of subdivision regulations for small lots along an existing county road with public water, electric and individual septic systems. Road frontage is adequate as is sight distance. The preliminary and final plat had been supplied with all required information for subdivision. The comments from the highway department and storm water coordinator are included in this staff analysis. No additional information was required. Any private covenants or restrictions are the responsibility of the owner(s).

All certifications have been signed on the final plats.

Outstanding items to be completed:

1. \$20.00 per lot platting fee.

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. **Re-subdivision of the Mike McMillan Property off Drinnen Road; 3 lots served by a 25' common driveway easement and a remainder greater than 5 acres.**

Background: The Mike McMillan Property off Drinnen Road was approved as a four lot preliminary and final plat in 2001. The common driveway was completed at that time and the final plat was signed. The owners simply wishes to re-divide the parcel by moving lot lines and making one large tract in the back and three small lots in the front.

Since the time the plat was approved the driveway has not been maintained to current standards. Staff has no reservations about the re-subdivision provided the common driveway and overall site is brought back to a minimum standard as was applied during the time the original plat was approved.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone and the proposed density is appropriate. The re-subdivision of the Mike McMillan plat contains four proposed lots; two of which and the remainder that are to be served exclusively by a common driveway easement. All three of the

proposed lots will access Drinnen 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: According to the county road list Drinnen Road is 14.5 – 15.5' wide. Minor Subdivisions of four lots or less per 12 month period are acceptable as per the Subdivision Regulations with respect to road criteria.

Septic, Sanitary Sewer: The Environmental Health Department has reviewed the preliminary and final soils. Some lot restrictions may be required on the final plat for field line reserve areas. The environmental health department is prepared to sign the final plat upon final review.

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. However the following items shall be address prior to releasing the final plat with respect to the condition of the common driveway.

1. The loose stone on the steeper section will continue to migrate unless two ditches on either side are graded in down to the lower section with the tile.
2. The common driveway entrance is in place and requires being regraded and applying more stone with 40' turning radiuses. The current entrance is in disrepair.
3. All piles of trees, stumps and debris must be removed from the front three smaller lots.

Drainage and Erosion Controls: A drainage plan was not required for this plat. It is the owner's responsibility to contact the county storm water coordinator at 681-9301 to determine if a Storm Water Pollution Prevention Plan (SWPPP) permit or a county grading permit is required in the preparation of this preliminary and final plat.

Utilities: Public water and electric are planned to serve the lots. Both utilities shall sign the final plat or a bond surety shall be posted by the owner to secure both signatures on the final plat and insure both utilities shall serve all lots shown.

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

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. Any private covenants or restrictions are the responsibility of the owner(s).

The owner is requesting preliminary and final plat approval.

Outstanding items to be completed:

1. All three common driveway improvements listed under the *Construction of Improvements* section of this staff analysis.
2. Revised POA documentation.
3. \$20.00 per lot platting fee.
4. Signature plats including both utilities and the environmental health department.

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

II. 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.

This item was considered at the January and February meetings. The Commission noted that there was no official confirmation that the property owners association had taken action to transfer the recreation area to Mr. Campbell. The plat was denied approval at the February meeting without prejudice to resubmission once property owners association approval was obtained. The plat comes again with reported action by the property owners association.

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.

2. Replat of lots B52, B53, B60 and B61 Unit B Campers Paradise Top of the World by Shirley Loftis.

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

The plat shows that an “Existing New Trailer” has been moved onto the property, with intent to remove the older existing travel trailer. The new trailer has no permit, and the Building Commissioner has indicated that any permit would require combination of the lots as indicated on the plat. The new trailer is placed such that variances may need to be sought for zoning setback requirements through the BZA. The septic situation has not been evaluated for the new trailer.

If the Commission wishes to approve the plat with variances, appropriate conditions would be 1) eventual removal of the existing older travel trailer, 2) evaluation by the Environmental Department that the new trailer can be accommodated with signature of the final plat by the Environmental Department, and 3) securing any required zoning variances from the Board of Zoning Appeals.

3. Extension of Preliminary Plat for Farmington Subdivision Phase 1 off of Miser Station Road

Farmington Phase 1 preliminary plat was approved at a special called meeting of the Planning Commission on April 29th, 2004.

In March of 2005 the developer requested preliminary plat extension which was granted until April of 2006.

The developer requested a second extension in April 2006 due to court filings on the status of ownership of the parcel. The preliminary plat extension was granted until April of 2007.

This is the 3rd extension of the preliminary plat request. This request is for the same approval of the plat including the staff analysis and standards of the planning commission as applied to the plat in April of 2004 with the original approval. A portion of the earthwork and road, drainage, and utility preparation work has begun. The developer has decided to apply to the state of Tennessee to install an on-site sewer system which requires sewer plans and state approvals. The developers request is attached in writing regarding the situation making this request necessary.

The current regulations allow for 24 months currency of preliminary plat with a 12 month extension.

Extension of preliminary plat approval is at the discretion of the Planning Commission. There is no indication in the Subdivision Regulations that there is a vested right to an extension. There is no indication of specific time limit of extension, other than that set by the Planning Commission at its discretion.

An extension of one year has generally been granted as a matter of course without high level of scrutiny.

Requests for extension beyond the second year of preliminary plat approval have been scrutinized in greater depth, generally for clear evidence of progress towards installation of improvements, clear evidence of practical difficulties in meeting the extended deadline, and any

overriding considerations of regulations or standards that may have changed between initial approval and requested extension.

Past practice has allowed preliminary plats to be approved beyond two or more years when construction was underway and when phased development occurred over several years.

The currency of the preliminary plat expires at the end of this month.

Copy of McCall letter attached:

4. Road closure and abandonment of right-of-way for Greenwood Avenue.

See Attached from Tony Abbott. This item requires recommendation from the Planning Commission to the County Commission.

pcmemos\2007-04-26 PC memo