

# Think Quality - Think Future

## Blount County Planning Department

Blount County Courthouse - 327 Court Street

Maryville, TN 37804-5906

Tel (865) 273-5750 - FAX (865) 273-5759

e-mail - [planning@blounttn.org](mailto:planning@blounttn.org)

### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273-5750)

DATE: May 1st -16th, 2007

SUBJECT: Staff reports on agenda items for the *Thursday May 24th, 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: 16 proposed lots off two common driveways and off the existing county roads.**

Background: The Planning Commission deferred this item at the April 2007 regular meeting citing the deficiencies of the preliminary plat and the items that had not been resolved for preliminary plat consideration. Staff previously noted that the presence of the drainage areas, closed depressions and marginal soils may require major modifications to road and lot design for this proposed subdivision.

Since that time the proponents have revised the design of the plat to eliminate the proposed paved county road section in favor of two common driveways and reducing the number of proposed lots from 20 to 16 due to soil and drainage constraints.

#### 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 revised preliminary plat for Serenity Meadows

illustrates 16 small lots. Two common driveways are planned to serve the bulk of the lots, one common drive off of Tuckaleechee Pike and the other off of Piney Level Road, the remainder of the lots will be road frontage lots. All of the proposed lots are to be served by individual septic systems, public water and 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 basins that are to be located on site. Particular attention to drainage across the center of the parcel that enters the adjacent subdivision will be required. In addition, the preliminary plat indicated closed depressions and the determination of whether or not these are sink holes and whether they may be utilized for drainage facilities or filled shall be the responsibility of the owner. The developer has indicated that contact with the state on the determination of the status of the closed depressions is underway.

The bulk of the parcel is open pasture and is void of any farming activity. As mentioned, a drainage plan has been supplied and updated. All drainage features 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, 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 with adequate shoulders and according to the highway department this proposed subdivision is appropriate for the existing road serving the development. The location of the proposed entrance for the common driveway along Tuckaleechee Pike is marginal.

The regulations require lots along a collector road to have 100 feet of road frontage each. The revised design indicates Lots a and 2 each have 100 foot of road frontage while lot 3 is a 25 foot flag-stem containing a common driveway easement to serve lots 4, 5, 15, and 16. .

The subdivision regulations require 325-400 of safe stopping distance on a 45 MPH roadway. Staff measured approximately 350 feet here, 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 this location. Staff is of the opinion shifting the common driveway down toward the "waterhole" located on Lot 2 and rearranging the lot configuration, adding adequate turning radiuses and paving the entrance of the common driveway will improve this intersection.

Reducing the lot frontage for lot 2 shall require a variance being granted, however staff feels that the physical constraints to the property and the desire to not have multiple driveways along Tuckaleechee provide an opportunity to improve safety at this location by allowing the road frontage for Lot 2 to be reduced and shift the location of the common driveway entrance to the Northeast as much as possible.

In addition, 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 common driveway along Tuckaleechee Pike. A 30' dedication shall be indicated along Tuckaleechee Pike.

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. Since Piney Level is less than 18' wide, the remaining lots and the common driveway shall require 12 months before the planning commission can consider these lots in final plat. All fencing and brush must be cleared for final driveway restrictions by staff prior to final plat submission for these lots off of Piney level Road. A 50' dedication shall be indicated, 25' for both sides of Piney Level Road.

Septic, Sanitary Sewer: The developer has supplied a preliminary soil analysis with the preliminary plat. 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 tanks, field lines, and duplication areas and has made some major lot modifications, from 20 to 16 lots. Final soil evaluations may require some additional lot line modifications and/or delineation of field line reserve areas on several lots. The environmental health department has made a favorable recommendation for the revised preliminary plat.

Drainage and Erosion Controls: *Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. 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. In addition, the preliminary soils map indicates two closed depressions on the parcel and two ponds. However the Engineering plan indicated the central pond is to be removed after the construction of the central drainage basin is constructed. Staff is not opposed to such a plan provided that the owner supply adequate information from the state regarding the status of the

closed depressions (whether these are sink holes) and filling in the central pond.

The project engineer supplied a drainage plan and calculations for Serenity Meadows. Staff has met with the proponents and project engineer regarding several drainage concerns.

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 and the project engineer has discussed the possibility 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. Another alternative was discussed to pump the drainage to the central basin.

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. A revised drainage plan is pending completion by the project engineer.

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 this proposed subdivision.

Furthermore, this project will require an erosion control plan be submitted to staff and a SWPPP permit from the state and a county grading permit. Adequate building sites for each lot must avoid drainage areas. 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 the status of the closed depressions from the State of Tennessee.

Proposed Road Plan: A revised plat with two common driveways has been supplied for Serenity Meadows. Due to the topography of the site, profiles were not required for either common driveway. The entrance of the common driveways shall indicate radiuses on the plat. The common drive entrance along Tuckaleechee Pike shall be paved and contain 50'

turning radiuses. The Common Driveway entrance along Piney Level may remain gravel with 40' turning radiuses. Instructions for the construction of the common driveways are included below.

*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. 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 public right-of-way and for a sight distance easement along Tuckaleechee Pike.

*Construction of Improvements:* None of the improvements have been completed as of this time. Prior to construction of the common driveways the owner shall meet with planning staff for a pre-construction meeting. The common driveways must be fully installed with a T-turn around to be constructed within the easements shown. The common drives 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 shall be 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 along Tuckaleechee should be moved to the Northeast to increase sight distance and intersect Tuckaleechee at a 90 degree angle. Additionally the slopes back into the county ditch line along Tuckaleechee Pike 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 for the drive along Tuckaleechee Pike 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 allow lots 1, 2, 3, 4, 5, 15, and 16 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 that lots 1 and 2 shall have no other driveway access along Tuckaleechee Pike. In addition, the same should apply to lot 8 to access the common driveway along Piney Level Road in order to eliminate another driveway.

Per the proposed lot design, only lots 4, 5, 15 and 16 are served exclusively off the common driveway along Tuckaleechee 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 shall access the easement for convenience and safety purposes. The same shall be true for the common driveway easement along Piney Level Road.

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.

The developer shall contact the Highway Department to schedule a pre-construction meeting prior to any on-site construction for Serenity Meadows pending a 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.*

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.

Marginal and poor soil conditions indicate that several lot line modifications and reserve areas identified on the future final plat may be required

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 common driveways shall be built to the new common driveway standards.

2. A Property Owner's Association shall be required for the storm drainage facilities and the sight distance easement. A permanent sight distance easement shall be placed on the plat for the common driveway easement along Tuckaleechee Pike.
3. All revised plans as indicated in the staff analysis to address all outstanding deficiencies of the preliminary plat as submitted. Including the revised drainage plan and calculations (have not been completed as of this date). 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 16 lots and not 19. Determination of the status of the closed depressions and their potential use has not been determined by the State of Tennessee as of this time

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. **Lots 1-8 Beech Grove off Mint Road by Chota Farms LLC: 8 lots, 4 to be served exclusively off a 25' common driveway easement.**

Background: The Preliminary Plat was approved at the March 2007 Regular meeting as the Bluff View Subdivision.

The final plat for the Beech Grove 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 and field inspections. 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 and all of the special instructions in the staff analysis have been completed.

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 be 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 the high intensity soil information. After final field evaluation the environmental health department has certified the final plats.

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 final 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 was modified as per the previous staff analysis to improve sight distance.

Utilities: Public water and underground electric are proposed to serve all lots for the proposed subdivision. Both utilities have certified the final plats.

Construction of Improvements: All of the improvements have been completed as of this time including the construction of the common driveway and the paved entrance as required. All disturbed areas have been seeded and covered in straw.

Staff previously noted 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.

A note shall be added to the final plat specifying driveway tiles sizes, as per the project engineer for all 8 lots along the common driveway.

An erosion control plan and SWPPP permit was not required by the State of Tennessee. An erosion control plan and a county grading permit were supplied.

Property Owner's Association: The owner shall supply a Maintenance Agreement or Property Owner's Association inclusive of maintenance responsibilities for the common driveway prior to releasing the final plats

Administrative Considerations: The proposed Beech Grove Final Plat was reviewed and inspected 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 previous 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 shown (1–8) shall have driveway access only off of the common driveway.
2. A note shall be added to the final plat specifying driveway tiles sizes, as per the project engineer for all 8 lots along the common driveway.
3. Copy of POA/Maintenance Agreement documentation to be supplied to staff for review prior to final plat submission.
4. \$ 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. Smoky Hills Phase 2 off Burnett Station Road by F & G Development: 15 proposed lots off a proposed new county road section with future development.**

Background:

The preliminary plat was approved in August of 2005 for Phase 2. A revised Phase 2 preliminary with less lots and a shorter road design was approved in August of 2006, the school criteria limiting the number of lots was also removed at that approval.

The original plat for Smoky Hills Subdivision was presented to the Planning Commission as the Gentry Subdivision in February of 1998. At that time the concept plan from Cannon and Cannon indicated a total of 73 proposed lots (50 in Phase 1, and 23 for future development). At that time Mr. Lamb explained that internal looping was included but not imperative with the proposed road design for the subdivision as the entrance road would be widened to 36' wide to accommodate the total number of lots with the future development. These 15 lots and remainder on the revised plan comply with the original design, less the looping of the roads in favor of the cul-de-sac road shown. Drainage facilities engineered and constructed for Phase 1 was planned to accommodate the drainage for this section and shall be certified by the project engineer.

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 according to the surveyor. The revised preliminary plat for Phase 2 of Smoky Hills is proposed subdivision off of Burnett Station Road. The preliminary for phase 2 illustrates 15 small lots with future development. A new paved county road section (internal county road section with cul-de-sac) has been constructed 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 has been installed underground.

The parcel is gently sloping to moderately sloping terrain and all of the drainage will be directed towards the existing internal drainage basins that have been previously constructed. The bulk of phase 2 is open pasture and is void of any farming activity. These lots shall become part of the property owners association to maintain the drainage and common features of the subdivision. The proposed development has been reviewed and inspected inclusive of subdivision regulations for small lots along county roads with public water and individual septic systems.

Existing County Road(s): The county road list indicates that Burnett Station is 18.5 to 19 feet wide with adequate shoulders, and according to the highway department this is appropriate for the existing road serving the development.

Septic, Sanitary Sewer: The environmental health department has reviewed all the proposed lots for septic tanks, field lines, and duplication areas and natural swales and had stated that the preliminary plat was satisfactory. After final field evaluation the environmental health department has certified the final plats.

Drainage and Erosion Controls: Drainage information and calculations were required for this major plat. Additional detention was not required for any detention facilities according to the project engineer citing the size of the previously constructed drainage basin. The Storm Water coordinator required some work to be completed on the drainage facility in order to insure it is functioning properly.

The project engineer previously certified these lots can be accommodated by the existing (as-built) drainage facilities. The project engineer shall certify that this phase has been accommodated for in the overall drainage plan, and that the new road and drainage facilities constructed for this phase and the original basin have been built according to plan.

An erosion control plan and SWPPP permit was required by the State of Tennessee as well as a county grading permit; both were supplied. All drainage facilities contained outside of the proposed right-of-way(s) are the maintenance responsibility of a property owner's association and these Phase 2 lots shall be incorporated into the POA for Smoky Hills Subdivision.

Some final construction behind the curbs is still underway including proper backfilling, soil stabilization, bank stabilization, erosion control measures and reseeding and covering in straw as per staff instruction. Backfill behind the curbs had not been compacted and the hydro-seed used did not grow, thus creating large areas of erosion and limited soil behind the curbs. The developer is addressing these issues now and intends to complete these items prior to the time of the meeting pending final staff inspections.

Proposed Road Plan: A road plan with profiles, cross section and proposed road layouts and road drainage facilities have been submitted for Phase 2 of Smoky Hills. The revised road plan indicates a shorter road section with improved grades and a cul-de-sac terminus at the location of the future development. The number of lots is appropriate for the cul-de-sac road section off of the internal 36' wide road. The proposed road

section indicated on this plat does not exceed 13% grade. The road plan indicated proposed new county road be constructed 26-feet wide between the curbs to accommodate all of the Phase 2 internal lots and built to country road and drainage standards.

The road and drainage improvements have been completed and appear satisfactory. The Highway Superintendent shall certify the final plats pending final inspection of the road and curbs and completion of backfill and erosion control items as noted above.

Public Water and Electric Utilities: Public water and electric are proposed to serve all lots for the proposed subdivision. Both utilities have certified the final plats.

Property Owner's Association: The developer shall supply a copy of an addendum to the Property Owner's Association to include all of the lots in for Smoky Hills Subdivision, Phase 2 in the maintenance responsibility for the drainage facilities and other common elements.

Construction of Improvements: As of this time the bulk of the construction has been completed including road paving, curbs, drainage improvements and electric and water utilities. Those items listed above with respect to backfilling, erosion controls, soil stabilization and repairs to the original drainage basin are pending completion and inspection.

Administrative Considerations: The proposed Smoky Hills Phase 2 final plat was reviewed and inspected 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. The comments from the Highway Engineering Department and Environmental Health Department are included in this staff analysis.

Outstanding Items to be completed:

1. Certification by the project engineer of all road drainage and facilities contained in drainage easements. This certification should include that this phase has been accommodated for in the overall drainage plan, and that the new road and drainage facilities constructed for this phase and the original basin have been built according to plan.
2. The Highway Superintendent shall certify the final plats pending final inspection of the road and curbs and completion of backfill and erosion control items as noted above.

3. The developer shall supply a copy of an addendum to the Property Owner's Association to include all of the lots in for Smoky Hills Subdivision, Phase 2 in the maintenance responsibility for the drainage facilities and other common elements.
4. Signature plats 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.

D. Preliminary and Final Plats - Major Subdivisions:

1. **Christine Parker Property off Pleasant Valley Road by Christine Parker: 3 lots, 2 lots to be served by a 25' common driveway easement and 1 lot with access off of a 50' right-of-way.**

Background: The preliminary and final plat for the Christine Parker Property is a proposed 3 lot subdivision containing 10 acres located off Pleasant Valley Road.

Analysis:

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

The Christine Parker Property shares a 50' access easement with Paul Bales for a short distance to Pleasant Valley Road. The proposed plat indicates a 25 foot easement to serve lots 2 and 3.

The existing asphalt and gravel drive will serve as the common driveway and appears satisfactory. All of the lots are to be served by public water, electric, and individual septic systems.

County Roads: According to the county road list Pleasant Valley Road as 27' wide. The common driveway entrance is in place and requires no additional improvements along the county road.

Septic, Sanitary Sewer: The Environmental Health Department has reviewed the preliminary and final soils as of this time and has signed the final plats.

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 and electric have signed the final plats.

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

Administrative Considerations: This proposed subdivision has been reviewed inclusive of the subdivision regulations for small lots and common driveway standards with public utilities and individual septic systems. The comments from the engineering department are included in this staff analysis.

The proposed plat was reviewed for subdivision under the regulations for the Blount County Planning Region, any private covenants or restrictions are the responsibility of the owner(s).

The owners of the adjacent Paul Bales Property who share the 50' right-of-way have acknowledged in writing they have no intent to re-divide their parcel. A note shall be added to the plat indicating the four lot maximum off the common driveway easement

Outstanding items to be completed:

1. Final 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.

**2. Lee Meadows off Marble Hill Road by Chris Denton and David Lee .  
Six lots along the existing county road.**

Background:

The Lee Meadows Subdivision is a six lot preliminary and final plat with a remainder greater than 5 acres. The proposed subdivision contains a total of 16.4 acres along Marble Hill 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 is currently vacant land. The bulk of the drainage is directed towards the ditch that dissects the property.

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 the county road, 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 Marble Hill Road with an average 18' paved surface with adequate shoulders and ditches and is acceptable for this preliminary and final plat request.

Utilities: Public water and electric are proposed to serve all lots for the Lee Meadows 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 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 four driveway restrictions on lots 2, 3, 5 and 6 for safety purposes. The surveyor shall add these driveway access lot restrictions to the final signature plats.

Administrative Considerations: The proposed Lee Meadows 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 and the surveyor shall add the four driveway access lot restrictions to the final signature plats

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: None

**II. Misc. Items:**

**1. South Blount Utility Water Tower Site off Miser Station Road with Variances to standard lot and easement requirements.**

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.

Mr. Durant of South Blount Utility District has supplied copies of the easement agreements with Jenkins and with McCoy. No easement across Farmington Subdivision has been supplied.

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.

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

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

See plat attached. The Planning Commission has granted variance to lot size to allow combination of existing lots of record that still do not meet present minimum lot size requirements and the owner requests that a variance be granted to allow the combination as shown. The variance request is for minimum lot size and the right-of way width dedication.

The issue of road width is one that the Commission has addressed before in similar situations, particularly for substandard lot .The previous actions took into consideration that combination of lots would be an improvement over the present lots of record situation, and accepted existing right-of-way so that the resulting combination of lots would not be adversely affected. The proposed combination would improve these existing lots of record in an old, established neighborhood, and should not adversely affect the existing road situation.

This item was deferred at the January 2007 regular meeting to have the proponent take this item to the Property Owner's Association for their approval prior to requesting a variance from the Planning Commission.

The POA voted to give the entire recreation area to the proponent. After much discussion at the previous meeting the item was deferred.

The original re-plat with only a portion of the recreation area is being re-submitted for consideration.

Since this is a deferred item the planning commission should take some action to approve, disapprove, or clear the item from the agenda. Any approval should state the type of variance being granted.

**3. Jim Gregory Request for Variance for curb and road design in Panorama Unit 6**

Mr. Gregory has submitted a request for a variance to the curb and road design for phase 6 of Panorama Estates (Please see attached letter).

The variance would be to Section 8.06 for Curb Design and Section 8.08 for The Road cross section design to be modified to reflect the previous road standard.

The current regulations do not have any other road or curb standard than the one in place to vary to. The only exceptions noted are for curbs in steep terrain to keep the water against the curb, this request doe not qualify as such.

Staff's previous analysis included the new curb and road design to be transitioned with a stand up curb modified to meet up with the new curbs. This can be done with hand work in the field and minor modifications to the pavement width at the two transitions points (with a curb on either side of the road; 4 total transitions). None of the four new transition sections of curb would require more than 6 to 10 feet to transitional concrete curbing from the new curbs to the old catch basin and curb design.

The purpose of the new curbs is to drastically improve the life of the roadway and avoid curb cutting. Two committees of the subdivision review committee recommended these changes to curb and road design unanimously and the Planning Commission expressly added these new curbs at the recommendation of the two committees and the Highway Superintendent for the purpose of not cutting curbs for future driveways.

Section 1.13 of the Regulations states that economic considerations are not justification for a variance.

---

pcmemos\2007-05-24 PC memo