

# Think Quality - Think Future

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## Blount County Planning Department

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### MEMORANDUM

**TO:** Blount County Planning Commission

**FROM:** John Lamb

**DATE:** September 19, 2007

**SUBJECT:** New proposed amendments to Subdivision Regulations Section 6.02.5(a)(1) concerning paving of entrance to common driveway, Section 6.02.5(c) concerning phasing of final road pavement in multi-phase private road developments, and Sections 8.02.4, 8.06.1 and 8.08 concerning stone base, curb and road cross section.

The following are proposed amendments to the Subdivision Regulations. If the Planning Commission finds the proposals to be appropriate, the Commission should set public hearing. To meet 30 day notice requirements, the public hearing should be set for the November meeting. The November meeting will need to be rescheduled due to the Thanksgiving holidays. Staff suggests moving the meeting date to the Tuesday before the holidays, November 20.

**Proposed amendment 1.** The Planning Commission directed staff at the last regular meeting to formulate an amendment requiring paving the first 30 feet of all common driveways entering county roads.

The present language is the following within Section 6.02.5(a)(1): "Common driveways entrances located on collector streets or greater shall be paved from the edge of the existing pavement to the edge of the right-of-way to promote safety and keep loose gravel off the county road."

The proposed amended wording is the following: “Common driveway entrances shall be paved from the edge of the existing pavement for 30 feet into the common driveway to promote safety and keep loose gravel off the county road.”

**Proposed amendment 2.** The Planning Commission directed staff at the last regular meeting to formulate possible amendment to the Subdivision Regulations to address issues with paving of roads in phased subdivisions with private roads. The central issue was allowing deferral of wearing surface paving for private roads until final phases of a multi-phased subdivision. The reason for deferral would be to allow subsequent phased road construction activities to proceed on a binder base, thus not subjecting final wearing pavement to wear and tear of heavy construction machinery. This was applied most recently to the Overlook at Montvale subdivision phase one plat for a private road.

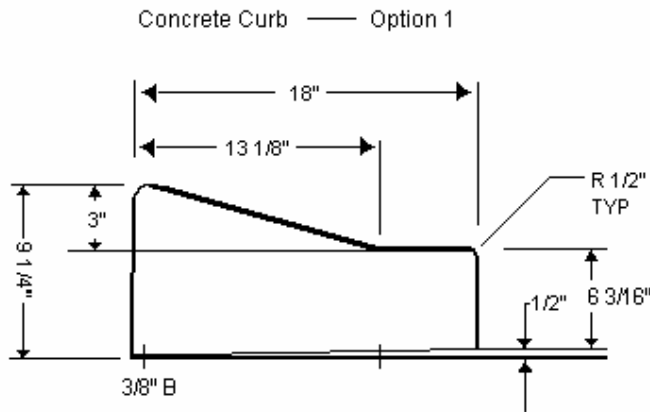
Staff notes that phased development can be adequately accommodated under present regulations for public roads by requiring a performance cash escrow to run for the length of time needed for phased development. However, the Planning Commission does not allow for performance cash escrows for private roads since the Highway Department is prohibited from constructing off of public right-of-ways.

The following is proposed as amendment to Section 6.02.5 on Private Streets and Reserve Strips, adding a new subsection c): “c) For multi-phased private street developments under this section, final plat approvals may proceed in phases temporarily on paved roads with deferral of final wearing surface paving required under these regulations or proposed in subdivision plans, provided that the developer secures the final wearing surface paving with contract and escrow amount enforceable by the Property Owners Association, and provided that the binder pavement be two and one-half (2.5) inches thick and sealed, and provided that the term of temporary binder paving be no greater than two years.”

**Proposed amendment 3.** At the last regular meeting, staff indicated that there were other issues that may indicate consideration for amendment to the Subdivision Regulations. Specifically, staff has been discussing alternative curb and road cross-sections with the Highway Department and offers the following proposed amendments:

That Section 8.02.4 Stone Base be amended by deleting the words “The thickness of the completed base shall be as follows:” and substituting the words “The minimum thickness of the completed base shall be as follows:”

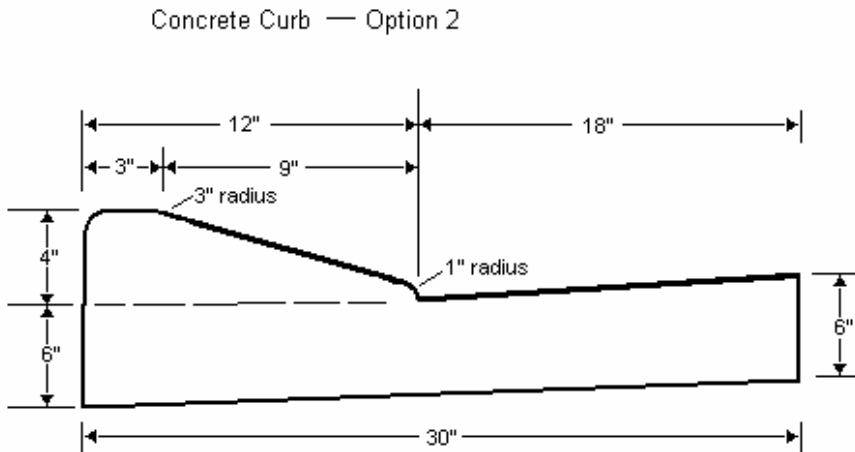
That Section 8.06.1 Curbs be amended by deleting the illustration “Mountable Concrete Curb & Gutter” and the following two illustrations as options for curb and gutter be placed therein:



**Roll Over Concrete Curb and Gutter**

Not to Scale

\* Contact Highway Department for Catch Basin, Frame and Grate Detail

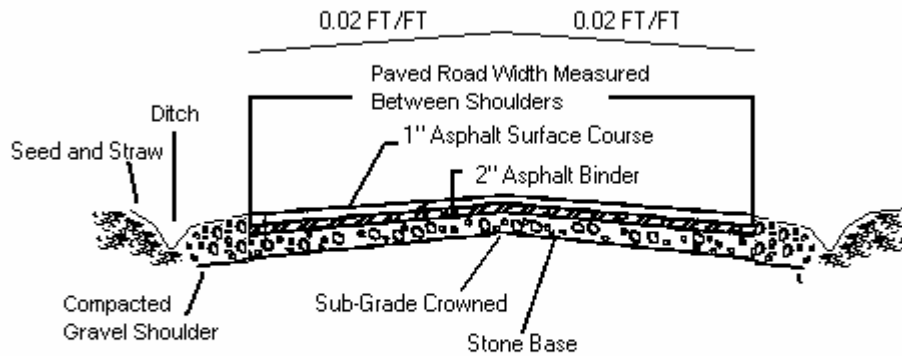


**Roll Over Concrete Curb and Gutter**

Not to Scale

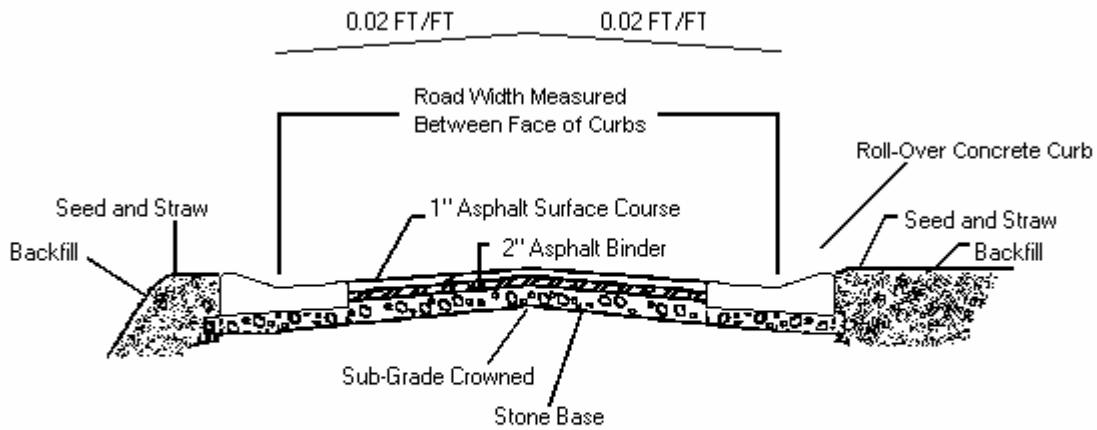
\* Contact Highway Department for Catch Basin, Frame and Grate Detail

That Section 8.08 Cross Section be amended by deletion of the illustration “Typical Road Cross Section” and the following illustrations placed therein:



Typical Non-Curbed Road Cross Section

Not To Scale



Typical Curbed Road Cross Section

Not To Scale