

# 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: December 1<sup>st</sup> - 11th, 2007

SUBJECT: Staff reports on agenda items for the ***Tuesday December 18th, 2007*** regular meeting. 5:30 Hearings and Site Plans

#### Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions:
  - 1. **Jimenez Property off Nails Creek Road by Coral and Douglas Jimenez: 3 lots served by a common driveway easement and a remainder greater than 5 acres.**

Background: The preliminary plat for the Jimenez Subdivision is a proposed 3 lot subdivision with a remainder containing 10.5 acres with a 25' common driveway easement off of Nails Creek Road. All three of the proposed new lots will have driveway access only off the proposed common driveway.

#### Analysis:

*Design of plat, plat description:* The parcel is in the R-1 zone and is open pasture on rolling terrain. The parcel is currently farmland for grazing of livestock and hay production.

This proposed common driveway division can be accommodated off of Nails Creek 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. None of the parcel is located in a floodplain. The proposed subdivision has been reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems.

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

Existing County Roads: Nails Creek Road is a collector status road requiring a 30' right-of-way dedication from center line of road to be shown on the preliminary plat. The county road list shows Nails Creek Road as being 18 feet wide with adequate ditches and shoulders for this subdivision.

The location of the proposed common driveway appears satisfactory as is sight distance in either direction. Staff instructions, per the subdivision regulations regarding the required improvements to the common driveway are listed below.

Utilities: Public water and electric are proposed to serve all lots for the proposed subdivision. All water and electric improvements shall be fully installed to each lot prior to final plat, or a surety posted to the appropriate utility prior to final plat. All water lines shall be installed to each lot prior to releasing the final plat. All of the lots shown shall be served by electric. This three-lot plat does not require that electric be underground, however to preserve the view staff suggests that the electric be installed underground.

Construction of Improvements: None of the driveway improvements have been completed as of this time. Any improvements that are made prior to a pre-construction meeting with staff are at the risk of the owner. The location of the entrance and the road grades appear satisfactory.

The common driveway must be fully installed with a T-turn around to be constructed within a 25' easement. The common drive shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. 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 T-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.

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

The highway department shall determine if a tile is necessary at this location. Prior to completion the owner shall contact the subdivision inspector for inspection of the sub-grade, tiles (if any), and ditches.

*Drainage and Erosion Controls:* Drainage information and calculations were not required for this three-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 developer's responsibility to determine if this permit is required for this project and supply staff with a copy of the SWPPP plan and permit as soon as possible.

The owner shall also apply for and secure a grading permit from the Blount County Storm Water Coordinator.

*Developer Notice:*

- Any on-site 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 Nails Creek Road.
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111.

Property Owner's Association: The owner shall supply a Maintenance Agreement 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: The proposed Jimenez Property Subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems. As required, the preliminary plat was supplied with topographic information and preliminary soil information. The comments from the engineering department are included in this staff analysis

Outstanding items to be completed:

1. A preconstruction meeting prior to any additional on-site work. All required permits to staff. All instructions in this staff analysis for the construction of the common driveway, paving of entrance, and construction of all utility improvements.
2. Copy of Maintenance Agreement documentation to be supplied to staff for review prior to final plat submission.

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

meeting all requirements, applying identified conditions, and addressing deficiencies.

**2. Re-subdivision of the Woods Property off Grey Ridge Road by Stacey Woods.**

The above referenced plat was submitted by International Homes of Louisville on behalf of Stacey Woods on the 1<sup>st</sup> of December and this item was published on the planning commission agenda in the news paper.

Since that time Leigh Ann Kitts of International Homes of Louisville has submitted a letter requesting this plat to be withdrawn from the agenda. (See attached letter).

Appropriate action would be to vote accept the letter from Ms. Kitts and vote the above item off of the agenda.

C. Final Plats – Major Subdivisions: None

**1. Genesis IV Property off Driftwood Lane by Genesis VI LLC: 4 proposed lots to be served off of a private road and common driveway easement and a remainder greater than 5 acres.**

Background: The preliminary plat was approved by the Planning Commission at the October 25<sup>th</sup>, 2007 regular meeting. The Genesis IV Property is a proposed 4 lot subdivision containing 4 acres with a 50' private road easement (Driftwood Lane) off of Gravelly Hills Road. All four lots indicated are to be served off of the private road. Lot 4 shall have frontage along Driftwood Lane. Lot 3 is to be served by a 25 foot easement. Lots 1 and 2 shall share the existing driveway in a common driveway easement.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone. The driveway located in the common driveway easement is constructed and needs no additional improvements. The subdivision regulations do not require the driveway be constructed for lot 3 since it serves only the one parcel. The private road is in place and requires no additional improvements. This proposed final plat is satisfactory with the information supplied. The parcel is rolling pasture and woodland and is currently vacant of any other use other than the house located on lot 2.

According to the plat all these lots are to be served by well water and individual septic systems. This plat does not require electric to be installed underground. The Floodplain has been indicated on the plat as required.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the preliminary and final soils and is making a lot line adjustment between lots 2 and 3 to be shown on the final plat to be recorded. Pending this modification from the surveyor the health department is prepared to sign the final plats.

Existing County Roads: The road list for the county shows Gravelly Hills Road as being 18 feet wide. Driftwood is a 20' wide paved private roadway in good repair. Access to the parcel is satisfactory for this proposed division.

Utilities: Public water is not available; all of the proposed lots shall be well lots. All lots are to be self contained with no shared wells. All electric improvements have been made and underground electric is shown crossing all of the proposed lots in an electric line easement. The electric utility is prepared to sign the final plats.

Construction of Improvements: The common driveway is adequate. No other improvements are necessary for this plat.

Drainage and Erosion Controls: Drainage information and calculations were not required for this four-lot plat.

- Individual lot owners shall be required to secure the proper permits for erosion controls prior to commencing any on-site construction.
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111.

Property Owner's Association: The owner has supplied a Maintenance Agreement for lots 1 and 2 and another for lots 3 and 4 to establish maintenance responsibilities for the shared driveways as shown on the plat. In addition, the owner has supplied a declaration tying these 4 lots into the maintenance regime for Driftwood Lane. All of these documents shall be notarized and signed by the owner and recorded along with the final plat.

Administrative Considerations: The proposed Genesis IV was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement, private road with well 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, storm water coordinator and environmental health department are included in this staff analysis.

As required the floodplain was clearly delineated on the final plat and in the notes. In addition, the surveyor has made an attempt to satisfy the requirement to show the lot lines into the Lake which appears satisfactory on the final plat. Furthermore, the surveyor has supplied a letter confirming that this parcel can be re-divided as per the private restrictions as a condition of the preliminary plat approval.

Outstanding items to be completed:

1. Final soil and well evaluation by the Environmental health department.
2. Final signature plats with modified lot line between lots 2 and 3.
3. POA documentation and the maintenance agreements inclusive of including these lots into maintenance for Driftwood Lane to be recorded with the final plat.
4. \$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 final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies

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

Background: The preliminary plat for Phase 6 was approved at the March 2007 regular meeting. Panorama Estates Unit 1 dates back to 1990. Preliminary and final plats for all subsequent sections have been approved.

The overall drainage plan was originally prepared for all of the proposed future phases in 1998. One central drainage basin was designed to accommodate the bulk of the drainage for Phases 1-6 and part of the future development. The Phase 6 drainage is also to be accommodated in that original basin. The preliminary plat analysis and preliminary approval acknowledged the existing drainage and previously planned drainage scenario (from the original 1998 drainage plan). While there is no property owner's association for the entire development, this phase has new

drainage facilities outside of the public right-of-way that will require a drainage certification letter from the project engineer in addition to a property owner's association for the perpetual maintenance of said drainage facilities.

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

A closed depression area identified on the original drainage plan located on the proposed lot 134 and 135 has been filled and raised and had drainage pipes installed to drain lots 134 and 135. These lots may require lot restrictions as per the environmental health department.

Analysis:

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

The parcel is moderately sloping terrain and all of the drainage will be directed towards the existing drainage ways and internal drainage basin that has been previously constructed. All drainage features including underground pipes outside the right-of-way shall become the responsibility of a property owners association to maintain.

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

Individual Septic Systems: The environmental health department has reviewed all the proposed lots for septic tanks, field lines, and duplication areas and natural swales and is completing the final field evaluation and is preparing to sign the final plats. Some possible lot line modifications on the final plat may be required particularly with the small lots sizes and the closed depression located on lot 134.

Staff noted the following in the preliminary analysis:

A low area identified as a sink hole on the original drainage plan located on the proposed lot 134 shall require a permanent easement or another remedy to satisfy staff and state requirements provided this is actually a “sink hole”. In addition, storm drainage retention or elevating the lots shall be provided for lots 134 and 135 as there is no outlet for storm drainage to leave this location and no plan to move the drainage has been prepared. While these lots may have adequate room to accommodate the storm drainage at this location this may affect the ability of the Environmental Department to approve the lots as shown, particularly with the closed depression feature as well. Since the first phase the subdivision regulations changed and the minimum lot sizes are now 30,000 square feet outside of development hindrance. The closed depression on Lot 134 may be a development hindrance, and should be evaluated by the Environmental Department

The developer has stated the new project engineer has determined this area on lots 134 and 135 is not a sink hole and did not require any special permits to fill the area from the state. The developer is securing a certification letter from the project engineer for phase 6 stating that this area is not a sink hole. The environmental health department has asked the developer to make some on-site grading modifications to lot 134 for drainage purposes and is prepared to sign the final plat with lot restrictions for lots 134 and 137 once those improvements have been made in the field in order that the disturbed areas of fill are not a development hindrance to the septic approval.

*Drainage Plan, Erosion Controls and Road Plan:* An erosion control plan and SWPPP permits and county grading permits were supplied as required for Panorama Phase 6. Erosion controls were employed during construction and post construction. The site has recently been seeded and covered in straw and on-site silt fencing and other erosion control measures will remain in place until permanent vegetation has been established.

As specified by the storm water coordinator and planning staff the project engineer shall certify in writing that all of the road, drainage and detention facilities for Panorama Phase 6 have been built in accordance with the project engineering plans and specifications as required prior to releasing the final plat. An as-built road profile for the new section of Summerfield drive indicates that none of the road is greater than 13%, a final signed copy of the road profile shall be supplied to staff by the project surveyor.

Field inspections will also be required prior to releasing the final plat for any outstanding items. The road plan with profiles, cross section, topographic information, drainage plan and calculations had been submitted as required with the preliminary plat.

*Water and Electric Utilities:* Both public water and electric utilities have been installed and both utilities are preparing to sign the final plats.

*Property Owner's Association:* The Property Owner's Association for Unit 6 for the underground storm drainage pipes that are installed outside of the public right-of-way is being prepared at this time and shall be recorded with the final plat.

*Construction of Improvements:* The staff instructions for the construction of the roads and utilities that were listed in the preliminary staff analysis, as well as the approved road and drainage plans have been employed by the developer. The bulk of the on-site construction is nearing completion. All exposed earth from the utility construction behind the curbs must be repaired and 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 road sections have been built to county road standards as well as the new roll-over curbs through out phase 6. All drainage facilities appear to be satisfactory (pending the project engineer's certification).

Staff is comfortable with the submission of the final plat at this stage as all of the items should be completed within days of this staff memo with good weather.

*Administrative Considerations:* The comments from the Highway Engineering Department, Storm Water Coordinator and Environmental Health Department are included in this staff analysis. Staff field inspections during these final phases of work and planning administrative functions should allow for the timely completion of the project.

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 delay signing of the final plat pending completion of outstanding items for final plats at this stage of completion.

The list of items below can all be accommodated within days of the meeting. This final plat request was added to the agenda by staff since the physical construction is largely complete and the shortened agenda schedule for December has not allowed all of the certifications to be completed by the time this memo is sent out to the planning commission.

Outstanding items to be completed:

1. Completion of all on-site construction items including the repair of utility installation behind the curbs and all erosion control items from the storm water coordinator.
2. Re-grading on lot 134 to the satisfaction of the environmental health department and lot restrictions placed on the final plat by the environmental health department.
3. Certification letter from project engineer that the low area on lot 134 and 135 is not a sink hole.
4. Certification letter from project engineer for the road and drainage is built according the project engineering plans.
5. As-built road profiles.
6. Final signature plats with all certifications.
7. Final POA documentation inclusive of maintenance responsibilities for the drainage facilities outside of the public right-of-way.
8. \$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 final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. **Danes Crossing (Lots 1-5) Subdivision off Oris Miller Road by J. Dall Construction: Re-subdivision of 2 lots into five lots along the existing county road.**

This plat was submitted to the Planning Commission in November of 2006 and withdrawn from the agenda since utility water was not available at the time. Since that time utility water has been installed to this location.

Danes Crossing Subdivision is a five lot preliminary plat. There are two existing lots and the previous lot line is being modified between the tracts thus creating a nominal four lot subdivision.

Background: The proposed subdivision contains a total of 6 acres along Oris Miller Road. All of the proposed lots have road frontage along the existing county road. Staff has evaluated the lots for driveway locations and sight distance. The owner shall make additional clearing of vegetation and bank removal along the curve in Oris Miller Road prior to staff re-evaluating the adequacy of driveway location on each lot shown.

This is a preliminary and final plat pending improvements by the developer to allow staff to make an adequate sight distance evaluation and driveway restrictions if necessary for each lot.

Staff is comfortable that improvements for sight safety can be made at this location. The sight distance improvements have not been made on the site at this time but the developer and surveyor are preparing to mark out an area to be cut and cleared and re-evaluated by staff this week.

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 is fairly vegetated and is currently vacant of any farming or other use.

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.

Septic, Sanitary Sewer: A soil map was supplied along with the plat as required. The soil scientist has identified marginal soil characteristics. The environmental health department has given a favorable 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. Any potential future lots or re-subdivision will require particular attention to field line and duplication areas due to the nature of the soils on the larger lot portion of the property. The environmental health department is preparing to sign the final plats.

Existing County Roads: Subdivisions of four lots or less (counting the present plat as a nominal net four lot plat) are acceptable as per the Subdivision Regulations with respect to road criteria. The road list for the county shows Oris Miller Road has an average 16' paved surface. The

Highway Department has indicated that Oris Miller Road is acceptable for this plat request.

Utilities: Public water and electric are proposed to serve all lots for the proposed Subdivision. Water has been extended along Oris Miller Road several hundred feet to reach the proposed lots in accordance with the Water Utility's installation guidelines.

The lots shown may be served by overhead power. Both utilities are prepared to sign the final plats at this time.

Drainage and Erosion Controls: Any drainage swales that do not follow lot lines shall be contained in drainage easements on final plat. All erosion control measures and permits shall be in place and secured by the developer prior to any additional on-site work if necessary. Due to the number of lots, no additional drainage information has been requested or required.

- 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.

Construction of Improvements: Some grubbing and clearing is currently underway, however none of the sight distance improvements have been completed as of this time.

The bank along the curve in Oris Miller Road is to be lowered and vegetation removed in order for staff to re-evaluate sight distance and driveway locations for all lots shown.

Pending improvements by the developer, staff is comfortable that improvements for sight safety can be made at this location with the understanding that each driveway must maintain a safe sight distance from vertical curves, banks, and vegetation that creates a sight obstruction in either direction.

Administrative Considerations: The proposed Danes Crossing 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.

The list of items below can all be accommodated within days of the meeting. This final plat request was added to the agenda by staff since the

physical construction is largely complete and the shortened agenda schedule for December has not allowed the sight distance evaluation and clearing to be completed.

Outstanding items to be completed:

1. Staff reserves direction to add driveway location restrictions to each lot and to move lot lines pending the outcome of bank clearing and removal of vegetation for sight distance evaluation. In addition a sight distance easement may be added to the final plat should staff determine one is necessary.
2. Final signature plats with all certifications.
3. \$20.00 per lot platting fee (net of four new lots only).

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

**II. Misc. Items: None**

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