

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: February 1st -17th, 2009

SUBJECT: Staff reports on agenda items for the Thursday February 26nd, 2009 regular meeting. 5:30 Hearings

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions: None
- C. Final Plats – Major Subdivisions:
 - 1. **Resubdivision of lot 2 Hambleton Crossroads off Old Niles Ferry Pike by Ruth Kusiowski: 4 lots to be served exclusively by a 25' common driveway easement and 2 lots with county road frontage.**

The preliminary plat was approved as Lots 1-8 Hambleton Crossroads in September of 2008.

Background: The overall plan for Hambleton Crossroads is a proposed 8 lot subdivision containing 6.9 acres. Two of the lots have already been split off and recorded. The re-subdivision of Lot 2 contains the six remaining lots. A 25' common driveway easement is planned to serve the proposed lots off of Old Niles Ferry Pike. The proposed location of the common driveway easement is satisfactory and sight distance improvements have been completed. A sight distance easement shall be added to the final plat and maintained by the lot owners.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone and is open pasture on rolling terrain. All of the physical common driveway construction and installation of utilities shall be the responsibility of the owner and be completed prior to releasing the final plat. As of this time the common driveway is nearing completion. 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.

As approved during the preliminary plat, staff noted precedent to allowing six 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. Per the proposed lot design, only lots 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, lot 8 contains the easement and has road frontage, and the other two lots (lots 2 and 3) shall access the easement for convenience and safety purposes. A note has been added to the final plat that lots 2, 3, 5, 6, 7 and 8 shall have driveway access only off of the common driveway only and not off of Old Niles Ferry Pike, and all shall participate in maintenance of the easement.

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 soil information and is preparing to sign the final plat.

Existing County Roads: The county road list shows Old Niles Ferry Pike as being 19 feet wide with adequate ditches and shoulders for this subdivision. The location of the proposed common driveway is satisfactory, as is sight distance in either direction.

Utilities: Public water and underground electric shall serve all lots for the proposed subdivision. All water and electric improvements have been completed and both utilities are preparing to sign the final plat.

Construction of Improvements: The construction of all utilities has been completed. The grading of the common driveway has also been completed as of this time and the tiles have been installed. The stone surface and required paved entrance are planned to be completed as soon as possible, pending the opening of an asphalt facility. Staff is satisfied that these items can be completed in a timely fashion and inspected in the field prior to releasing the final plat.

Drainage and Erosion Controls: Drainage information and calculations were submitted for this eight lot subdivision. The project engineer has

indicated that no on-site detention facilities are required. The owner had secured a grading permit from the Blount County Storm Water Coordinator as required prior to any on-site earth moving.

Developer Notice:

- 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.

Maintenance agreement for common drive: The owner shall supply a Maintenance Agreement or property owner's association inclusive of maintenance responsibilities for the common driveway and the sight distance easement.

Administrative Considerations: The proposed Subdivision of Hambleton Crossroads 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, drainage plan and calculations and preliminary soil information. The comments from the engineering department and storm water department are included in this staff analysis.

Outstanding items to be completed:

1. Completion of gravel surface and paved entrance to the satisfaction of the subdivision inspector and planner.
2. A note shall be added to the final plat for a sight distance easement.
3. Copy of a Maintenance Agreement or Property Owner's Association documentation to be supplied to staff for review prior to releasing the final plat.
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 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.

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