

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
on-line - www.blounttn.org/planning/

TO: Blount County Planning Commission

FROM: John Lamb

DATE: August 19, 2009

SUBJECT: Public Hearing and possible action on previously noticed proposed amendment to various sections of the Subdivision Regulations of the Blount County Regional Planning Commission concerning role and authority of the stormwater program administrator and related stormwater and erosion control matters in the subdivision platting process, and previously noticed proposed amendment to provisions for common driveways.

Public hearing notice was published July 17 for required 30 days notice in the Daily Times newspaper. The following are the proposed amendments:

1. For stormwater and erosion control related amendments. That the Subdivision Regulations concerning erosion control requirements and related matters be amended as follows:

Section 4.04.1(f) phrase to read with underlined addition “This meeting shall include some or all of the following: planning staff, environmental health staff, engineering department staff, stormwater program coordinator”;

Section 4.04.1(f) phrase to read with underlined addition “Including, but not limited to: Blount County Grading Permit if required, State SWPPP”;

Section 4.04.3(f) phrase to read with underlined addition “A county grading permit, if required, and any other state permits for clearing, grading, earth moving”;

Section 5.02.2(h) phrase to read with underlined addition “Four (4) copies of the *Erosion Control Plan or SWPPP* shall be submitted to the Planning Commission”;

Section 5.02.2(h) deletion of “The Erosion Control Plan must also be in compliance with the Blount County Soil Erosion and Sediment Control Resolution, 2004. The owner/developer shall secure a Blount County Grading Permit when disturbing at least 1/10th of an acre, unless the project meets the exemption of the above referenced resolution.”;

Section 5.02.2(h) deletion of the word “permitting” in the phrase “The subdivider shall comply with all State and County erosion control permitting requirements”;

Section 5.02.2(h) phrase to read with underlined addition “The erosion control plan shall be supplied with the preliminary plat, reviewed by staff and the Blount County Stormwater Program Coordinator and approved prior to construction.”;

Section 5.02.2(h) addition at the end of the section the sentence “The Stormwater Program Coordinator shall have authority under these regulations for reviewing any erosion control plan and erosion control measures as part of plat approval, and shall have authority to direct corrective actions or mitigation upon field inspection.”;

Section 8.02.1(c) second sentence to read “An erosion control plan shall be submitted to the Storm Water Program Coordinator and approved prior to any on-site construction of any and all Major Subdivisions.”;

Section 8.02.1(c) addition at the end of the section the sentence “The Stormwater Program Coordinator shall have authority under these regulations for reviewing any erosion control plan and erosion control measures as part of plat approval, and shall have authority to direct corrective actions or mitigation upon field inspection.”

2. **For common driveway related amendment.** That the Subdivision Regulations Section 6.02.5(1) concerning Type 1 common driveway development be amended by addition at the end of the section of the following paragraph:

“Notwithstanding the above, on any common driveway subdivision approved or established prior to September 1, 2006, where a new lot or new lots are proposed: the minimum improvements shall be only those needed to bring the driveway surface up to standards required prior to September 1, 2006, and shall not include

new paving of entrance; construction of new improvements for a simple extension of a common driveway easement to one more lot at the end of the easement may be waived; and the provision for maintenance agreement may be by notation on the plat if such was provision on original plat, without requirement of formal registered agreement.