

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: August 1st -19th, 2009

SUBJECT: Staff reports on agenda items for the **Thursday August 27th, 2009** regular meeting. 5:30 Hearings and Site Plans

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions: None
- C. Final Plats – Major Subdivisions: None
- D. Preliminary and Final Plats - Major Subdivisions: None

1. Re-Subdivision of Tract 11 Lindsey Estate off of Lanier Road by Amburn Builders: 6 lots with county road frontage.

The Re-subdivision of Tract 11 Lindsey Estate is a six lot preliminary and final plat. The proposed subdivision contains a total of 4.9 acres along Lanier Road. All six of the lots have direct road frontage along the county road. Site distance at this location is marginal and driveway access restrictions shall be placed on the final plat for lot 11R-1 and 11R-2.

Analysis:

Design of plat, plat description: The proposed plat is satisfactory with the information supplied and subject to this staff analysis. The parcel is rolling terrain and is vacant of any structures or farming activity. The parcel is in the R-1 zone and the density and lots sizes are appropriate.

Septic, Sanitary Sewer: The environmental health department has reviewed the soil information and is preparing to sign the final plats.

Existing County Roads: Lanier Road is a local status road and the plat indicates a 25' right-of-way dedication as required. Lanier Road is 18' or wider at this location to Brick Mill Road and has adequate shoulders and ditches. The highway department has stated Lanier Road is acceptable for this preliminary and final plat request.

Utilities: The subdivision regulations require major plats (five lots or more) to have underground electric, however overhead electric lines are already along the front of the parcel. Underground electric lines shall be installed to the individual houses. Both the water and electric are preparing to sign the final plats.

Drainage and Erosion Controls: Onsite drainage was reviewed by the engineering department. Drainage information and calculations were not requested by the Engineering Department for this subdivision since there is no road or utility construction and only 6 new home sites are being proposed and no on-sight detention facilities are indicated. The bulk of the drainage from these six lots is directed away from the county road across the existing parcel. Since there is no road construction the engineering department has not requested onsite drainage controls other than an existing swale. The swale has been identified on the final plat and shall be contained in a 10' easement free from any construction of any driveways or structures. Erosion control measures shall be employed during individual house construction.

Construction of Improvements: No road or utility construction is required for this six lot subdivision, however the bank along Lanier Road is to be cut back and lot restrictions added for lota11R-1 and 11R-2. At this time the owner is waiting for the utility locate in order to make the necessary improvements. A sight distance easement shall be placed on the final plat on Lot 11R-1.

- 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 driveway or home construction at 1-800-351-1111. The lot owners shall contact the +building inspector for the necessary permits for any future construction of homes or other structures at 681-9301.

Administrative Considerations: The proposed preliminary and final plat was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, existing electric and individual septic systems.

The following driveway access restrictions shall be noted on the final plat;

Lot 11R-1 shall have driveway access restricted to the southernmost front property corner as indicated in the shaded area of plat. Lot 11R-2 shall have driveway access restricted to the western most front property corner as indicated in the shaded area of plat.

Outstanding items to be completed:

1. All certifications on the final plats
2. Completion of bank improvement along Lanier Road for Lots 11R-1 and 11R-2
3. A sight distance easement shall be placed on the final plat on 11R-1
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 and final plat due to identified deficiencies, 2) defer 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.

E. Preliminary and Final Plats - Minor Subdivisions: None

II. Misc. Items: None