

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: September 1st -16th, 2009

SUBJECT: Staff reports on agenda items for the **Thursday September 24th, 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
- 1. **Cannon Road realignment and consolidation of land by Liberty Baptist Church; Approximately 460 foot section of Cannon Road to the intersection with Howard School Road.**

Preliminary Plat Renewal

The preliminary road plat was approved in 2003 and has since expired. All improvements have been made. The renewal of preliminary plat is a formality. The only outstanding issues are actual transfer of abandoned road right-of-way along the previous alignment of Cannon Road, updating of plat with intervening information on small property transfers between the Church and adjoining properties relating to realignment of road to present situation, and execution of new right-of-way dedication with new final plat.

Final Plat Request

All of the above items including construction have been completed except a quit claim deed for the abandoned section of Cannon Road needs to be

submitted and signed by the County Mayor, this item to be completed by the Highway Department pending final plat approval. Staff has no reservations about the preliminary and final plat request subject to signature plats and quit claim deed.

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions: None

II. Misc. Items:

1, Request for variance to allow Lot 7R-2 to be served off of the common driveway easement for Putter's Green by Jason Pankratz off Lee Shirley Road:

Background:

The Planning Commission approved the 7 lot final plat for Putter's Green with 3 lots having road frontage and 4 lots served exclusively off a 50 common driveway easement. Putter's Green was approved allowing all 7 of the lots to utilize the common driveway easement for safety purposes and to limit and the number of driveways off of Lee Shirley Road. In October of 2008, lot 7 was re-divided in lots 7R-1 and 7R-2. The re-subdivision of lot 7 was approved with a driveway location along Lee Shirley Road since the common driveway had been previously approved.

Due to drainage concerns of a neighbor across the street and for safety purposes the developer is requesting a variance to allow lot 7R-2 to utilize the common driveway along with lots 1 -6 and & 7R-1. This situation would make for one additional lot to use the common driveway easement. This would allow for one less driveway to access Lee Shirley Road and should help to alleviate some drainage concerns of the downhill neighbor (Rita DeCook property) across the street. As of this time the developer is anticipating that all of the current lot owners will not be opposed to the addition of this lot to the use of the common driveway. A signed document to that effect is being secured with all the owner's names on it at this time and shall be presented at the time of the meeting. Furthermore, if this lot is added to the use of the common driveway it shall be included in the maintenance agreement for the common driveway.

Finally the location of the driveway located on the plat for lot 7R-2 is directly across from the DeCook property. By elimination of the driveway the intent is to not contribute to any additional drainage crossing Lee Shirley Road at this location.

Staff has no reservations about the variance request and suggests that the request is appropriate for safety and drainage concerns. Multiple additional lots utilizing a shared common driveway for safety purposes and limiting additional driveways along a county road has been approved on a routine basis by the planning commission.

Outstanding items to be completed:

1. Copy of owners signatures to add lot to common driveway.
2. Copy of POA/Maintenance Agreement documentation to be supplied for the addition of lot 7R-2.
3. Copy of revised plat with certifications.