

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: October 1st -14th, 2009

SUBJECT: Staff reports on agenda items for the **Thursday October 22nd, 2009** regular meeting. 5:30 Hearings and Site Plans

I. 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
- E. Preliminary and Final Plats - Minor Subdivisions:
 - 1. **Charles Cunningham Property off Nails Creek Road by Charles Cunningham: 2 lots along the existing county road and a remainder greater than 5 acres.**

The Charles Cunningham Property is a 2 lot preliminary and final plat with a remainder greater than 5 acres. The proposed subdivision contains a total of 3.6 acres along Nails Creek Road. Both 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.

Analysis:

Design of plat, plat description: The proposed plat is satisfactory with the information supplied and subject to this staff analysis. The parcel is relatively flat and a portion of lot 1 is in the floodplain. There is adequate buildable area outside of the flood zone. The Building Commissioner notes no additional flood plain issues or process. There is also a Bellsouth Utility easement on the front of lot 1. 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 has signed the final plats.

Existing County Roads: Nails Creek Road is a collector status road and the plat indicates a 30' right-of-way dedication as required. According to the road list Nails Creek is 18 feet wide and has adequate shoulders and ditches and is acceptable for this preliminary and final plat request.

Utilities: There is no public water at the property and the plat has been so stamped. The electric utility has signed the plat.

Construction of Improvements: No construction is required for this two lot subdivision.

- 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 storm water coordinator and 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.

- driveway connection(s) for county road access onto Nails Creek Road are to be located in hatched areas only for lots 1 and 2. No other driveway connections are permitted for these lots for sight distance safety.

Outstanding items to be completed:

1. Add driveway restrictions and hatched areas to final plat.
2. \$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 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.

2. Danes Crossing Phase 2 (Lots 1, 2, 4 and 5) off Oris Miller Road by J. Dall Construction: 4 lots along the existing county road.

This plat was originally 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. Phase 1 was approved in December of 2007. Due to the width of Oris Miller Road the owner had to wait 12 months for the remaining four lots to be platted.

The proposed subdivision contains a total of 3.5 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 releasing the final plat. At this time the owner is waiting for the utility locate lines in order to make the necessary improvements. Staff is comfortable that improvements for sight safety can be made at this location.

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 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: All erosion control measures shall be in place by the developer prior to any additional onsite 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: Sight distance improvements are awaiting the location of utilities to be marked for bank clearing to begin. The bank along the curve in Oris Miller Road is to be lowered and vegetation removed in order for lots 1 and 2 to have adequate sight distance for driveway locations. A sight distance easement shall be added to the plat along the front of lots 1 and 2.

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 Phase 2 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.

Outstanding items to be completed:

1. All certifications on the final plats
2. Completion of bank improvement along Oris Miller Road for Lots 1 and 2.
3. A sight distance easement shall be placed on the final plat on Lots 1 and 2
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 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.

3. W. Gregory Property off Mentor Road by W. Gregory Properties LLC: 3 lots along the existing county road and a remainder greater than 5 acres.

The Gregory Property is a 3 lot preliminary and final plat with a remainder greater than 5 acres. The proposed subdivision contains a total of 2.2 acres along Mentor Road. All three 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.

Analysis:

Design of plat, plat description: The proposed plat is satisfactory with the information supplied and subject to this staff analysis. Lot 1 is 35,000 square feet to accommodate for the well and has a home on it; lots 2 and 3 are both 30,000 square feet and shall utilize public water. None of the parcel is in the flood zone. The parcel is in the S-Suburbanizing zone and the density and lots sizes are appropriate.

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

Existing County Roads: Mentor Road is a collector status road and the plat indicates a 30' right-of-way dedication as required. According to the

road list Mentor Road is 18 feet wide and has adequate shoulders and ditches and is acceptable for this preliminary and final plat request.

Utilities: Both the water and electric are preparing to sign the final plats.

Construction of Improvements: No construction is required for this two lot subdivision.

- 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 storm water coordinator and 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.

- As per Planning Commission approval; driveway connection(s) for county road access onto Mentor Road are to be located in hatched areas only for lots 1, 2, and 3. No other driveway connections are permitted for these lots for sight distance safety.

Two trees shall be removed and a road sign in order to make improvements to sight distance for lot 1.

A permanent sight distance easement shall be added to the final plat and the attached note shall be added to the final plat:

- The Property Owner's for lots 1, 2 and 3 shall keep clear and maintain the are identified as "Sight Distance Easement" located on lots 1, 2 and 3 along Mentor Road from any permanent vegetation other than grass or sod (to be mowed regularly). No other planted materials or any permanent or temporary structures or signs above ground of any kind are permitted in the sight distance easement.

Outstanding items to be completed:

1. Removal of trees and sign for sight distance improvements.
2. Add lot access restrictions and sight distance information to final plat.
3. All certifications on the final plats.

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 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.

II. Misc. Items:

1, Haggard's Haven off Prospect Road by Barton and Wilma Haggard: 1 lot with county road frontage.

Background:

The owner is requesting a one-lot subdivision plat for Haggard's Haven off Prospect Road. The Reznar parcel (to the south) was a portion of the original Haggard property.

The Reznar tract was transferred by deed in 1988 without a plat. The Haggard parcel shown on this plat is the remainder of what was left over from the transfer. Neither parcel was properly subdivided by plat.

Approval of the plat submitted still omits the Reznar tract from being properly subdivided and only recognizes the Haggard parcel. This would require a variance to ignore the previously deeded Reznar tract.

Any approval of the Haggard request as shown should include the following:

- All certifications on the final plat including health department review and approval.
- Location of 30' front setback to be placed on plat.
- An encroachment note to be placed on the plat for the existing home.

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