

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

MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273-5750)

DATE: September 1st – September 15th, 2010

SUBJECT: Staff reports on items to be considered for the Thursday September 23rd, 2010 regular meeting. 5:30 Hearings

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions:
 - 1. **Pearson Property off of Walker School Road. 4 lots; 3 with county road frontage and one lot to be served by a 25' easement.**

Background: The proposed Pearson Property subdivision off Walker School Road contains 4.2 acres and is rolling land. Two of the lots will have road frontage along Walker School Road, One lot will be served by a 25' flag-stem and one lot will be served by a 25' easement.

The regulations state that a one-lot subdivision with an easement does not require the easement to be improved. The condition of the existing driveway is satisfactory. No driveway or utility extensions are required for this plat other than the electric and water being available along Walker School Road.

The proponents currently have a contract to purchase the property and are requesting preliminary plat only at this time.

Design of plat, plat description: The proposed preliminary plat is satisfactory with the information supplied and subject to this staff analysis. The parcel is rolling

land and is not in the floodplain. The parcel is in the R-1 zone and the density and lots sizes are appropriate.

Septic, Sanitary Sewer: The environmental health department is reviewing the preliminary soil information and has stated that the soil information provided appears satisfactory for preliminary approval.

Existing County Roads: The road list for the county indicates that Walker School Road is 18 feet wide with adequate ditches and shoulders and is satisfactory for this proposed subdivision.

Utilities: both water and electric utilities are in place along Walker School Road.

Construction of Improvements: Vegetation shall be removed along the entire front of the property to insure adequate sight distance for all of the proposed lots and driveways. Staff shall re-evaluate sight distance once the vegetation is removed. A sight distance easement and a maintenance note for the long term care of the sight distance easement shall be placed on the future final plat.

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

Outstanding items to be completed:

1. Removal of vegetation along Walker School road for sight distance improvements; to be inspected by staff.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary plat due to identified deficiencies, 2) defer preliminary plat approval until deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies

- C. Final Plats – Major Subdivisions: None
- D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. **Dockery Property off Quarry Hollow Road. 3 lots served by a common driveway easement.**

Background: The proposed Dockery Property off Quarry Hollow Road contains 3.2 acres and is rolling land. None of the lots have direct road frontage. The front of the parcel comes to a point which appears to be located right at the end of the existing county road. All three of the proposed lots have existing homes on them. The easement crosses the parcel to the Russell property. With the neighboring parcel there are four lots served off of the easement. The Design Concept parcel shown to the east on the plat has road frontage on Quarry Hollow and is not served by the easement.

The condition of the existing driveway is satisfactory. No driveway or utility extensions are required for this plat other than the electric and water being available.

The purpose of this plat is to plan for the estate of George and Marjorie Dockery.

Design of plat, plat description: The proposed preliminary plat is satisfactory with the information supplied and subject to this staff analysis. The parcel is rolling land and is not in the floodplain. The parcel is in the R-1 zone and the density and lots sizes are appropriate.

Septic, Sanitary Sewer: The environmental health department is reviewing the preliminary soil information and has stated that the soil information provided appears satisfactory for preliminary approval, however lot line modifications may be required pending a more thorough field review of the location of field lines.

Existing County Roads: The road list for the county indicates that Quarry Hollow Road is 16 feet wide with adequate ditches and shoulders and is satisfactory for this proposed 3-lot subdivision.

Utilities: both water and electric utilities are in place along the driveway.

Construction of Improvements: No improvements are necessary.

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

Outstanding items to be completed:

1. Maintenance agreement for common driveway to be recorded with final plat.

2. Signature plats,
3. Any changes required on plat by Environmental health Department.
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

2. Re-subdivision of Tracts 4R-1, 4R-2, and 4R-3 of the McCampbell Woods Subdivision off of Old Tuckaleechee Road.

Background: The McCampbell Woods Subdivision plat was approved by the Planning Commission at the August 2002 meeting. The original name on the plat approved by the Planning Commission was the Robert Ryan property, prior to recording the plat the name was changed to McCampbell Woods. The original plat showed three lots, one with a flag-stem to Old Tuckaleechee Road and two additional lots served by a common driveway easement across the length of the flag-stem.

Since original plat approval in 2002 three homes, outbuildings and septic field lines have been constructed. The purpose of this plat is to re-adjust the lot lines so that each owner has all of their structures and field lines on their own property.

The common drive is already extended to all three of the lots and is in satisfactory condition.

Design of plat, plat description: The proposed re-subdivision is satisfactory with the information supplied and subject to this staff analysis. The parcel is slightly rolling land and is not in the floodplain. 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 revised lot lines and is prepared to sign the final plats.

Utilities: All utilities are previously signed the plat.

Construction of Improvements: No construction is required for this three lot re-subdivision.

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.

Outstanding items to be completed:

1. Signature plats with all certifications.

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

Misc. Items: Request of Tammy and James Smith to allow division on a common driveway off of Turkey Pen Road.

This item was deferred from the July meeting to allow contact with Cecil Willis, et al. Mr. Willis requested additional time to address problems with the proposed division. The Smiths agreed to defer the request at the last meeting, and the Planning Commission deferred the item. Staff contacted the Smiths and they have agreed to extend deferral of the plat to the October meeting to allow Mr. Willis more time to address problems with the division. Appropriate action would be to defer the item to the October meeting.