

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: February 1st – February 16th, 2011

SUBJECT: Staff reports on items to be considered for the Thursday February 24th, 2011 regular meeting. 5:30 Hearings

Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions:
 - 1. **The Duchy by Design Concepts Corporation off Meadow Road (in Loudon County). 3 Large tracts and a remainder greater than five acres to be served by a 50 foot private road easement.**

Background:

The preliminary plat for The Duchy Subdivision is a proposed 3 large - lot subdivision containing 280 acres with a 50' private road easement off of Meadow Road in Loudon County; all three of the lots are to be served off the private road easement.

Staff has coordinated with the Loudon County Planning Office and the Loudon County Highway Superintendent. The entire parcel is in Blount County, therefore the Loudon County Planning Department will not be required to review the plat although a copy of the plat will be supplied to Loudon County Planning for any comments. However, the parcel is only accessed by Meadow Road in Loudon County which is under the maintenance responsibility and jurisdiction of the Loudon County Highway Department. The comments and instructions from the Loudon County Highway Superintendent are included in this staff analysis.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone. Since this three-lot plat contains a proposed private road it is considered a major plat for the purposes of having a preliminary plat, preconstruction meeting, construction of improvements and final plat process. The private road proposal is satisfactory with the information supplied. The parcel is rolling to steep hills and is an old quarry site and vacant of any other use.

This proposed private road division can be accommodated off of Meadow Road provided the special instructions in this staff analysis are completed prior to final plat for any of the tracts. All of the physical road construction and installation of utilities shall be the responsibility of the owner.

According to the plat all these tracts are to be served by electric, well water and individual septic systems. According the surveyor none of the parcel is located in a floodplain.

Septic, Sanitary Sewer: A soil letter was supplied along with the preliminary plat as required.

Existing County Roads: The road list for the county shows Meadow Road in Blount County as being 18 feet wide. Upon inspection, staff finds the road to be 19 feet wide in Loudon County. The Highway Department has stated that adequate ditches and shoulders are present along Meadow Road for this 3 tract division.

Staff has coordinated with the Loudon County Highway Superintendent regarding the access of this proposed subdivision along a section of Loudon County road. The location of the proposed private road shall require sight distance improvements to satisfy safe turning movements and safe stopping distance at this location. The owner shall contact the Loudon County Highway Department to make arrangements to make improvements along the right-of-way within Loudon County. The steep bank across the street from the access in the curve is to be cut back and stabilized, including ditch improvements to the satisfaction of the Loudon County Highway Superintendent. In addition, the entrance of the private road is to be paved to eliminate wheel spin and keep gravel from the private road from migrating onto Meadow Road. The Loudon County Highway Department shall certify the final plats upon completion by the owner.

Utilities: Well water and electric are proposed to serve all lots for the proposed Duchy subdivision. All electric lines shall be installed to each lot prior to releasing the final plat or a surety posted to the appropriate utility prior to final plat.

Construction of Improvements: None of the improvements have been completed as of this time. Prior to construction of the private road the owner shall meet with

planning staff for a pre-construction meeting. The private road must be fully installed with a cul-de-sac to be constructed within the easement shown. The private road shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. Prior to stone application the owner shall contact the subdivision inspector for inspection of the sub-grade, tiles, and ditches.

The graded surface shall be a prepared crowned surface a minimum of 24 feet wide between ditches on both sides of the road. The gravel surface application shall be spread a minimum of 6 inches thick of rolled pug-mix the entire length of the private road and on the turn-around and be a minimum of 18 feet wide (nine feet on either side of crown in sub-grade). The three foot shoulders on both sides of the 18 foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied. Any tiles for the private road shall be sized by a project engineer hired by the owner. The entrance to the private road shall be paved from the edge of the existing pavement to the edge of the right-of way to promote safety and keep loose gravel off of the county road. The paved entrance shall contain 50 foot turning radiuses and the paved surface shall be on a prepared gravel surface and built to the same specifications as a county road.

Drainage and Erosion Controls: Drainage information and calculations were not required for this three-lot plat.

Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer.

An erosion control plan and SWPPP permit shall be supplied if required by the State of Tennessee prior to any on-site construction; it is the owner's responsibility to determine if a SWPPP is required. A copy of the permit and plan shall be submitted to planning staff prior to or at the time of the preconstruction meeting.

Any of the lots that have closed depressions, sink holes or quarries shall be reviewed by the State of Tennessee, Department of Environment and Conservation, Division of Ground Water for determination of whether these areas are to be used for storm water, can be filled in or should be fenced off. The owner shall contact The Division of Ground Water directly.

Developer Notice: Any construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner. The owner shall contact the Planning Office at 273-5750 to schedule a pre-construction meeting.

- All erosion controls must be fully installed and inspected by the Storm Water Coordinator prior to any on-site construction activities.

- The owner must confirm to staff that a Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC is or is not required for this project and supply a copy prior to the pre-construction meeting.
- Prior to any on-site construction the developer shall contact the Loudon County Highway Department at 865-458-6940 regarding any utility construction to be done within the right-of-way along Meadow Road.
- 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.

Property Owner's Association: The owner shall supply a Property Owner's Association inclusive of maintenance responsibilities for the private road for staff review prior to final plat.

Administrative Considerations: The proposed Duchy Subdivision was reviewed inclusive of subdivision regulations for large lots served by a private road easement with well 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, storm water coordinator, environmental health department and Loudon County Highway Department are included in this staff analysis.

No lot shall be advertised or offered for sale prior to recording of a final plat.

Outstanding items to be completed:

1. All instructions in this staff analysis, including pre-construction meeting, permits and construction of all improvements.
2. Copy of POA documentation to be supplied to staff for review prior to final plat submission.

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: None

Misc. Items: None