

# 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 1<sup>st</sup> – August 17th, 2011

SUBJECT: Staff reports on items to be considered for the Thursday August 25th, 2011 regular meeting. 5:30 Hearings

#### Hearings:

- A. Concept Plans: None
- B. Preliminary Plats – Major Subdivisions:
  - 1. **Brittingham at William Blount, Phase 2 located at William Blount Drive and County Farm Road by Kenneth and Penny Carpenter: 11 small lots located along new county road sections.**

Phase 1 final plat of Brittingham at William Blount was approved by the Planning Commission at the June 28<sup>th</sup>, 2007 regular meeting. Originally this plat was approved as the Phase 1 preliminary of the Apostolic Place Subdivision off William Blount Drive by the Maryville Planning Commission and the Blount County Planning Commission in August of 2006 (and before that as the William Blount Drive at County Farm Road Subdivision).

*The Phase 1 final plat was developed and owned by HP Properties. Phase2 is now owned by Kenneth and Penny Carpenter.*

The Maryville Planning Commission had approved the Phase 1 plat within their planning region jurisdiction after the resolution of issues of road intersection design and traffic signalization at William Blount Drive.

All of Phase 2 is contained completely in Blount County. While Maryville planning and engineering staff will review the plat for consistency with Phase 1, the Maryville Planning Commission will not need to take any action with regard to approving Phase 2.

## Background:

Brittingham Subdivision is located across from William Blount High School on William Blount Drive. The first 1000 feet of the parcel from William Blount right-of-way is located within the Maryville Urban Growth Boundary and Maryville Planning Region. The remainder of the parcel to the rear is within the Blount County Planning Region and is in the in the S - Suburbanizing zone of the county to be served by public sewer.

The preliminary plat for Phase 2 shows proposed new lots within the county's planning region and a remainder. The two cul-de-sacs shown are to be dedicated to the county. All new lots shall have frontage on the new county road sections and no driveway access shall be allowed along County Farm Road.

The Brittingham Subdivision parcel is located on relatively flat terrain and contains open pasture. All of the drainage is to be directed towards existing drainage areas, natural and constructed swales and a constructed drainage basin on the property.

According to the project surveyor none of the parcel is located in the floodplain. A full preliminary plat has been submitted for Phase 2 inclusive of topographic information. An impact assessment had been supplied for Phase 1 and is adequate for this phase of the development. In addition, a road plan with profiles, cross sections and proposed road layouts was submitted. Drainage information including the location of the drainage facilities and drainage calculations has been supplied as required. These additional phase 2 lots were planned consistent with use of the original drainage plan and drainage basin that was built for phase 1. The project engineers shall certify the road and drainage facilities upon completion as being built in accordance with the approved plans.

All these lots are to be served by public water, underground electric and public sewer. This staff analysis is inclusive of the entire parcel, including the future development.

## Analysis:

*Design of plat, plat description:* The adjacent tract has a new church under construction (First Apostolic Church). The remainder of the Carpenters property may be attached to the church property in the near future for another use. The other adjoining parcel along William Blount drive is zoned C-Commercial and another church is located on it.

A boulevard road serves as the entrance to Brittingham Subdivision; the road tapers down from a three lane to two lane road. Access to these new lots will be across these existing county roads. All of the proposed new lots are to have driveway access off of the two proposed new county road cul-de-sacs. None of

the new lots are to have any additional driveway access off of County Farm Road. A note shall be added to the final plat indicating such.

Any future development of the church site shall require a site plan and county zoning compliance permit.

The parcel is impacted to the East by an active rail road track. Previously the Phase 1 lot design had lots backing up to the rail line. According to this phase 2 design, the undeveloped remainder parcel lies between the rail line and the proposed new lots. Previously a buffer was required by the planning commission along the rail line. Due to the design change and the greater distance from the rail road track a buffer is no longer required. Access to the undeveloped portion is not indicated. Before final plat approval, the access situation for the remainder parcel needs to be resolved, either by incorporation with the Church property or by access easement across the Church property.

Existing County Road(s): William Blount Drive is State Highway 335 and is maintained by the State of Tennessee. All road improvements along William Blount Drive were approved by TDOT. The traffic signal has been constructed as approved for Phase 1.

Utilities: All of the proposed lots are to be served by public water, public sewer and underground electric. According to the project engineer, none of the project is located in a floodplain. Utility plans have been submitted with the preliminary plat. All water, sewer and electric improvements shall be fully installed to each lot or a surety posted to the appropriate utility prior to any final plat.

Drainage Plan/Erosion Controls: The developer shall secure a new Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee as required as well as a county grading permit. Erosion control measures shall be in place prior to any onsite construction and be inspected by the Storm Water Coordinator.

All drainage facilities contained outside of the proposed right-of-way(s) shall be the maintenance responsibility of a property owner's association for Apostolic Subdivision.

All road drainage and drainage facilities shall be certified as being built according to plans by the project engineer prior to releasing the Phase 2 final plat.

Traffic Impact Study and Intersection Design: The modified traffic study was supplied for Phase 1. The signal has been installed as mentioned and the maintenance of the light belongs to Blount County. No additional traffic analysis is required for Phase 2.

Proposed Road Plan: A full road plan was supplied for Phase 2. According to the road profile all of the roads are acceptable as per the subdivision regulations. The 2 cul-de-sacs will be paved to the previous standard for phase 1 which included 6 inches of stone, 3 inches of base asphalt and 1 inch of wearing surface.

Property Owner's Association: The developer shall supply a copy of an addendum to the Property Owner's Association to include all of the lots in Phase 2.

Construction of Improvements: As of this time there has been no construction of any improvements on site for Phase 2.

The proposed new road shall be built according to the project engineering plans and according to previously approved road standards. Sewer, water and electric shall be completely installed to serve these lots prior to final plat for any lots and to avoid unnecessary disturbance to the roadway after completed. Should a surety be posted for the electric, sewer or water utility prior to final plat, certification of said surety shall be required in addition to insuring that conduit has been installed for all road crossings prior to binder surface paving.

The developer shall contact the Highway Department to schedule a pre-construction meeting prior to any on-site construction. The comments of the Highway Department and Storm Water Coordinator are included in this staff analysis. Any and all modifications to roads, drainage and lot design shall be supplied to staff with an updated preliminary plat submission. In addition, the developer shall supply all required permits and/or road plan changes in writing and at the time of the pre-construction meeting.

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 shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC prior to the preconstruction meeting as well as a county grading permit.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652 regarding any utility

construction to be done within the county right-of-way along any of the internal roads in Brittingham at William Blount.

- The developer shall coordinate with the Subdivision Inspector at 984-3421 to schedule inspections during construction.
- 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.

Administrative Considerations: The proposed Brittingham Phase 2 preliminary plat was reviewed inclusive of subdivision regulations for small lots along county roads with sewer, public water, and underground electric. As required, the preliminary plat was supplied with topographic information, road plan, and drainage plan. No lot shall be advertised or offered for sale prior to recording of any final plat. The comments from the engineering department are included in this staff analysis.

Outstanding Items to Be Completed:

1. All instructions in this staff analysis, including pre-construction meeting, submittal of all required permits prior to the pre-construction meeting, revised drainage calculations indicating new lots can be accommodated and construction of all improvements.
2. Addendum to the Property Owner's Association for staff review.
3. Lot line adjustment for the remainder parcel attaching to the Apostolic Church parcel, or securing or alternate access to the remainder parcel.
4. Note to be placed on the final plat that no lots shall have driveway access off of County Farm Road.

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. **Teddie and Norma Wilson property off Duncan Road and Norcross Road: 3 lots with county road frontage and a remainder greater than 5 acres.**

Background: The proposed subdivision of the Teddie and Norma Wilson Property off of Duncan and Norcross Roads contains 3 lots on 2.1 acres and a remainder greater than 5 acres.

All three of the lots meet the minimum lot size however the Environmental Health Department has stated that Lot 1 will be restricted due to unfavorable soil conditions on part of the lot. In order to not have to limit the future home location on this lot, the lot may be made larger to accommodate more reserve area for duplication.

No utility extensions are required for this plat. Electric and water are available along the county roads.

Design of plat, plat description: The proposed preliminary and final 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 and final soil information and has stated that restrictions for Lot 1 will be noted on the final plat stating where the future home is to be located on the lot of that a smaller footprint will be required to minimize disturbance and allow for primary and duplication area on this lot.

Existing County Roads: This three lot subdivision can be accommodated off of Duncan and Norcross Roads.

Utilities: both water and electric utilities are in place.

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.

There is an existing tile located along Lot 1 in the intersection of Duncan and Norcross Road. This previous driveway location shall be removed (including removal of the tile) and a ditch installed by the owner prior to releasing the final plat to ensure this driveway is no longer used for safety purposes. A note for driveway access for lot one has been added to the plat. Lot 1 shall have no driveway access along Duncan Road. In addition, a Cedar tree located along

Duncan Road shall be removed prior to releasing the final plat to improve sight distance and turning movements on and off of Norcross Road.

Outstanding items to be completed:

1. Removal of tile along Lot 1, constructing a ditch and removal of Cedar Tree along Duncan Road.
2. Any special notes added to plat or any modification to the size of Lot 1 as per the Environmental Health Department.
3. Signature plats and a platting fee of \$20 per lot.

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: None**