

# Blount County

## Planning and Development Services

1221 McArthur Road

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### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: November 1<sup>st</sup> – November 20<sup>th</sup>, 2023

SUBJECT: Staff reports on items to be considered for the Monday, December 4<sup>th</sup>, 2023 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Cash Ridge off Old Niles Ferry Road by Scotty G. Builders Inc.: 10 lots served off two proposed new common driveways.**

Background: Cash Ridge is a proposed 10-lot plat containing 16.9 acres off of Old Niles Ferry Road. Two new common driveways are planned to serve all new lots off the county road. Lots 11R-1 – 11R-5 (and common area lot 11R-6) are to be served by Goforth Way and lots 10R-1 – 10R-5 are to be served by Cash Lane. The proposed location of the new common driveways and sight distance at both locations will be satisfactory based on field review and an engineering report presented by the project engineer to make sight distance improvements for Goforth Way. Vegetation along the county road will be removed for sight distance by the developer.

According to the preliminary plat none of the property is located within a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots along two new common driveways with public water, electric and individual septic systems.

#### Analysis:

Design of plat, plat description: The parcel is located within the R-1 Rural District 1 zone and lot sizes and density is appropriate. The parcel is rolling terrain and is currently vacant. Special attention and control measures during all onsite construction shall be required. All the new lots shall all become part of a property

owner's association and have maintenance responsibility for the common driveways and detention lot/common area lot 11R-6. All proposed residential lots shall have an undivided shared ownership of the common area lot.

Existing County Road(s): The Highway Department has indicated Old Niles Ferry Road Drive is 21' wide adequate ditches and shoulders for this 10-lot subdivision.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the preliminary soil map and has indicated that lot line adjustments, designated reserve areas and combinations may be required for final plat certification.

Drainage and Erosion Controls: The parcel is sloping in multiple directions and the bulk of the drainage will be directed towards the natural drainage areas and detention pond to be constructed in the common area lot 11R-6 according to the drainage plan supplied by the project engineer. Special attention and control measures during all onsite construction shall be required.

*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. Any state erosion control permit(s) shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and an **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The Erosion Control Plan has been supplied. Any required state erosion control permit shall be supplied by the time of the pre-construction meeting.*

*All erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction. Next, the owner shall comply with Section 8.02.1 prior to the removal of topsoil and install all erosion controlling devices as per the Erosion Control Plan submitted and in accordance with the Tennessee Erosion and Sediment Control Handbook, 2<sup>nd</sup> Edition. Planning staff shall inspect and approve on-site erosion controls prior to any earth moving activities. It is further the owner's responsibility to comply with Section 7.01.9 for all site improvements regarding seeding, matting, ditch treatments and other measures to re-establish vegetative cover on all disturbed areas. Staff shall inspect and approve all final site improvements prior to releasing any final plat.*

As applicable, it is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for grading and clearing prior to commencing construction for the roads and drainage facilities.

Any changes in the field shall require as-built information for a future final plat. A final certification letter from the project engineer shall be required after project completion. Adequate building sites for each lot must avoid drainage areas.

*Proposed Common Driveway Plan:* A common driveway plan with cross sections and proposed driveway layouts has been submitted. As-built plans or profiles may be required for this common driveway prior to final plat. A final certification letter from the project engineer for the construction of the common driveways will be required. See instructions below for common driveway construction.

*Public Water and Electric Utilities:* Public water and electric are proposed to serve all the lots. All water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility prior to final plat. Written verification shall be provided that a surety has been posted or the extension of services has been accommodated from the individual utilities prior to any final plat. See attached utility letters.

*Property Owner's Association:* The developer shall supply documentation for a Property Owner's Association for the Cash Ridge for staff review prior to final plat inclusive of common driveway easement and ownership and maintenance of the common area lot 11R-6.

*Construction of Improvements:* As of this time one of the driveways have been partially installed and will need modifications as it does not meet the project engineering plans. Any work done prior to approval of the preliminary plat is at the risk of the developer. All utilities, driveway construction, drainage tiles and ditches shall be constructed within the proposed common driveway easements and according the instructions below and project engineering plans.

The location of the common driveway entrance along Old Niles Ferry Road appears satisfactory subject to the improvements required by the project engineer and has been evaluated by the County Engineer. The grade of the common driveways appears satisfactory as well. The entrance to both common driveways shall be level with the county road and adequate to accommodate the paved entrances. An entrance grading detail has been added to the common driveway construction plan. Improvements required for this subdivision include the construction of the common driveways, paving of the common driveway entrances, installation of electric and public water to each lot (or a surety posted to the utility companies).

All the on-site improvements shall be made by the owner. The project engineer shall determine if a State erosion control permit (SWPPP permit) is required. All erosion controls shall be in place prior to any on-site construction. The common driveways must be fully installed to the last lot of each. A T-turnaround shall be constructed at the end of each driveway to be contained within each easement.

The common driveways shall be constructed as follows:

At the entrance along Old Niles Ferry Road both driveways must be level with the county road to promote sight distance as much as possible. Additionally, the

entrances shall be adequate to hold two full size vehicles side by side and have sight distance and access in and out of both driveway entrances. The common driveways shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surface for both shall be a prepared crowned surface a minimum of 16 feet wide between ditches and shoulders on both sides of each common driveway. For the new sections, the gravel surface application shall be spread a minimum of 2 inches thick of gravel the entire length of each common driveway and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three-foot shoulders on both sides of the 10-foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied for both common driveways.

The common driveway entrances shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the county road. The paved surface shall be built to county road standards and the paving or concrete entrances shall extend 30 feet from the edge of the existing pavement along Old Niles Ferry Road.

The proposed new common driveways and drainage facilities shall be built according to the project engineering plans and according to county standards. 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 driveways after completed. This is also the case for any cable supplier and telephone. Should a surety be posted for the electric and water, cable and phone utility prior to final plat, certification of said surety shall be required in addition to ensuring that conduit has been installed as needed. The comments of the Highway Department and Storm Water Manager are included in this staff analysis.

Any modifications to driveways, drainage and lot design shall be supplied to staff with an updated construction plans prior to the preconstruction meeting. In addition, the developer shall supply all required permits. Prior to any on-site work the owner shall contact the planning office to schedule a preconstruction meeting.

*Developer Notice:*

- It is the owner's responsibility to contact the Post Office to make arrangements for postal service. Any revised design to accommodate cluster mailboxes shall be included in the construction plans prior to the preconstruction meeting.
- Any construction prior to a preconstruction meeting with staff or required permits is at the risk of the owner.

- The developer shall supply a full set of construction plans to staff for review to include all the following:
  - Any modifications to preliminary plat design from surveyor including cluster mailbox area(s).
  - All road, drainage and erosion control plans updated and certified by project engineer.
  - All utility plans to staff, including electric, water, natural gas, cable and telephone (as applicable to this development) and certified by the appropriate service provider. If cable or telephone is not to be installed, a letter from the service provider is required.
- A full set of construction plans with modifications must be approved by staff prior to preconstruction meeting.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC prior to the preconstruction meeting (if applicable).
- The owner shall contact the Planning Department at 681-9301 to schedule a preconstruction meeting.
- The owner, developer, surveyor, project engineer, grading and utility contractor and a representative of all utilities shall attend a preconstruction meeting.
- The owner shall apply for a county grading permit from the Blount County Storm Water Manager at 681-9301 (if applicable). All erosion controls must be fully installed and inspected by the Storm Water Manager prior to any on-site construction activities as per the subdivision regulations.
- 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 Old Niles Ferry Road.
- The developer shall coordinate with the Subdivision Inspector/Storm Water Manager at 681-9301 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.

Property owner's association for common driveways and common area lot: The owner shall supply property owner's association documentation prior to final plat

inclusive of maintenance responsibilities for the common driveway and maintenance and ownership of the common area lot 11R-6.

Administrative Considerations: The proposed Cash Ridge Subdivision was reviewed inclusive of subdivision regulations for small lots served by common driveway easements with public water, electric and sanitary sewer.

Outstanding Items to be Completed:

1. Updated sight distance information for Goforth Way from the project engineer.
2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit as applicable, revised construction plans (as needed for cluster mailboxes), preconstruction meeting and construction of all improvements including road, drainage and utilities.
3. Copy of Property Owner's Association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveways and maintenance and ownership of the common area lot.
4. Preliminary plat fee.

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.



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## Fort Loudoun Electric Cooperative

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Monday October 9, 2023

To:  
Doug Hancock.  
Blount County Planning  
1221 McCarthur Road  
Maryville, Tennessee 37804

Cc:  
David C. Campbell, P.E.  
Ideal Engineering Solutions, Inc.  
P.O. Box 1018  
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(865) 755-3575  
[dcamp44@icloud.com](mailto:dcamp44@icloud.com)

RE: Subdivision of Property, Cash Ridge SD, Old Niles Ferry Rd, Blount County, TN

Fort Loudoun Electric Cooperative is aware of and reviewing the proposed Subdivision to include 10 lots numbered 10R-1 – 10R-5 and 11R-1 – 11R-5, in Blount County.

Pending review and approval of all utility plans, and fulfillment of all contractual obligations and payment for underground primary extension by the developer, Fort Loudoun Electric Cooperative can serve the proposed Subdivision.

Sincerely,

Chad Kirkpatrick, P.E.  
V.P., Operations & Engineering  
[Chad.Kirkpatrick@flec.org](mailto:Chad.Kirkpatrick@flec.org)

**South Blount County Utility District**  
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Maryville TN 37801  
Ph. 865-982-3560 Fax. 865-984-8330  
[www.southblountutility.org](http://www.southblountutility.org)



Date: September 28, 2023

Proposed Cash Ridge Subdivision

South Blount County Utility District (SBCUD) is aware of the proposed development located at Old Niles Ferry Road in Maryville, TN. Pending review and approval of all utility plans and all contractual obligations by the developer, SBCUD can provide water service and fire hydrant capacity to this proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Quentin Caldwell'.

Assistant District Manager