

Blount County

Planning and Development Services

1221 McArthur Road

Maryville, TN 37804-5906

Phone: 865-681-9301 Fax: 865-273-5759



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: September 1st – September 17th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, September 25th, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Ridge Meadows Lots 1-5 Subdivision off Ridge Road by Pankratz Construction. 5 lots, 2 lots to be served exclusively off a proposed new common driveway and 3 with road frontage.**

Background: The preliminary plat for the Ridge Meadows Subdivision Lots 1-5 contains 6.04 acres off Ridge Road. A new common driveway is planned to serve Lots 3, 4 and 5. Lots 1, 2 and 4 have frontage along Ridge Road. The proposed location of the new common driveway and sight distance at this location has been evaluated. Improvements will be made at this location including removal of vegetation and ditch improvements by the owner. 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 with a new common driveway with public water, electric and individual septic systems. It is the owner's responsibility to contact the Post Office for postal service.

A variance is indicated to the lot frontage for Lot 1 which is 70'. The regulations require 100' at this location.

Analysis:

Design of plat, plat description: The parcel is located within the Suburbanizing district and lot sizes and density are appropriate. The parcel currently has a home and a few other buildings and is partially wooded and open sloping land.

The bulk of the drainage will be directed towards the natural drainage areas. Special attention and control measures during all onsite construction shall be required. Three of the new lots shall all become part of a maintenance agreement and have maintenance responsibility of the common driveway and cluster mailbox.

Existing Road(s): Ridge Road is 18 feet wide and is adequate for these five lots.

Septic, Sanitary Sewer: All of the lots are to be served by individual septic systems. The Environmental Health Department is reviewing the plat and will make lot line modifications and or restrictions as needed on the future final plat.

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 final plat. Conduit must be in place for any utility not installed. The water utility has supplied a service letter inclusive of a fire hydrant (attached). An electric utility service letter is also attached.

Property Owner's Association/Maintenance Agreement: The developer shall supply documentation for a maintenance agreement or home owner's association for Ridge Meadows for staff review prior to final plat inclusive of the common driveway easement and cluster mailbox maintenance.

Proposed Road Plan: The common driveway plan with cross section and proposed driveway layout has been supplied. The fire hydrant location has been supplied on the plan as well.

Drainage and Erosion Controls: *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 must be supplied by the time of the pre-construction meeting.*

All erosion control measures shall be in place and inspected by the Storm Water Manager 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 control devices as per the Erosion Control Plan submitted and in accordance with the Tennessee Erosion and Sediment Control Handbook, 2nd 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.

Drainage information and calculations were supplied by the project engineer and on-site detention facilities are not indicated. 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 common driveway. Any changes in the field shall require as-built information at 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.

Construction of Improvements: As of this time there has been no construction of any improvements on site for the proposed subdivision. All utilities, driveway construction, drainage tiles and ditches shall be constructed within the proposed common driveway easement in addition to the cluster mailbox.

The location of the common driveway entrance along Ridge Road has been evaluated and is satisfactory. The grade of the common driveway does not exceed 10% and appears satisfactory as well. The entrance is slightly elevated with the county road and will be adequate to accommodate the paved entrance. An entrance detail has been supplied in the common driveway construction plan. Improvements required for this subdivision include the construction of the common driveway, paving of the common driveway entrance, installation of electric and public water to each lot, a fire hydrant and cluster mailbox.

All the on-site improvements shall be made by the owner. All erosion controls shall be in place prior to any on-site construction.

The common driveway shall be constructed as follows:

The common driveway must be fully installed to the last lot. A T-turnaround shall be constructed at the end of the driveway to be contained within the easement. At the entrance along Ridge Road the common driveway must be level or slightly elevated with the county road to promote sight distance as much as possible. Additionally, the entrance shall be adequate to hold two full size vehicles side by side and have sight distance and access in and out of the driveway entrance. The common driveway shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches and shoulders on both sides of the common driveway. The gravel surface application shall be spread a minimum of 2 inches thick the entire length of the 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.

The common driveway entrance 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 road. The paved surface shall be built to county road standards and the paving or concrete entrance shall extend 30 feet from the edge of the existing pavement along Ridge Road.

The proposed new common driveway and drainage facilities shall be built according to the project engineering plans and according to county standards. The fire hydrant, 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 driveway 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 are included in this staff analysis.

Any modifications to the driveway, 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 a cluster mailbox shall be included in the construction plans for the preconstruction meeting.
- Any construction prior to a preconstruction meeting with staff or required permits is at the risk of the owner.
- 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 shall complete the Preconstruction Request Form and return it to the Planning Department in order to schedule the 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 865-681-9301 (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 Ridge Road.
- The developer shall coordinate with the Planning Department/Storm Water Manager at 865-681-9301 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.

Administrative Considerations: The proposed preliminary plat for Ridge Meadows Lots 1-5 Subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems.

Outstanding Items to be Completed:

1. Consideration of variance request by the Planning Commission.
2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP/Notice of Coverage (if applicable), preconstruction meeting and construction of all improvements including common driveway, drainage and utilities.
3. Copy of maintenance agreement or home owners' association documentation to be supplied to staff for review prior to final plat submission for maintenance of the common driveway.
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.

South Blount County Utility District
320 Partnership Parkway
Maryville TN 37801
Ph. 865-982-3560 Fax. 865-984-8330
www.southblountutility.org



Date: September 2, 2025

To:
David Campbell

Dear Mr. Campbell

South Blount County Utility District (SBCUD) is aware of the proposed 5 lot development Ridge Meadows Subdivision located on Ridge 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 blue ink, appearing to read "Quentin Caldwell", is written over a printed name label.

Quentin Caldwell
Assistant District Manager



725 Universal Street, Alcoa, Tennessee 37701

ELECTRIC DEPARTMENT

Office: (865) 380-4890 Fax: (865) 380-4803

September 10, 2025

Pankratz Construction, Inc.
811 Sevierville Road
Maryville, TN 37804

Re: "Will Serve" Letter for Electric Service

The City of Alcoa - Electric Department does have the capacity and can provide electric service to Lots 1-5 Ridge Meadows Subdivision located in Blount County, TN on Ridge Road.

Sincerely,

Mike Lindsey
Engineering and Operations Superintendent
City of Alcoa Electric Department

EXCELLENCE IN SERVICE - QUALITY OF LIFE

www.cityofalcoa-tn.gov
electric@cityofalcoa-tn.gov