



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: July 1st – July 17th, 2024

SUBJECT: Staff reports on items to be considered for the Thursday, July 25th, 2024 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

- C. Final Plats – Major Subdivisions:
- 2. South Odell Subdivision by Pistol Creek Properties off S. Odell Road: 5 lots served off a proposed common driveway.**

The preliminary plat was approved at the June 23rd, 2022 regular meeting for 24 months. The preliminary plat was extended for 12 months at May 23rd, 2024 regular meeting.

Background: The final plat for South Odell Subdivision is a five-lot plat containing 1 acre. A new common driveway is planned to serve all the new lots off S. Odell Road. While lots 1 and 2 have road frontage along S. Odell Road, both lots 1 and 2 shall have driveway access off the new common driveway for safety purposes and to eliminate additional driveways along S. Odell Road. The proposed location of the new common driveway and sight distance at this location is satisfactory. All vegetation along the county road has been removed.

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 a new common driveway with public water, electric and sanitary sewer.

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Analysis:

Design of plat, plat description: The parcel is located within the S-Suburbanizing zone and lot sizes and density is appropriate. The parcel is relatively flat and the previous structures have been removed. Special attention and control measures during all onsite construction were required. All the new lots owners shall have maintenance responsibility for the common driveway and a maintenance agreement shall be recorded with the final plat.

Existing County Road(s): The Highway Department previously indicated the S. Odell Road has adequate road width for this five-lot subdivision.

Septic, Sanitary Sewer: All the proposed new lots are to be served by Mayville Sanitary Sewer as required. The sanitary sewer has been installed and the City of Maryville Water and Sewer Department is preparing to sign the final plat.

Drainage and Erosion Controls: Drainage information was supplied by the project engineer as required and on-site detention facilities were not indicated. The parcel is sloping in multiple directions and the bulk of the drainage will be directed towards the natural drainage areas.

Stock piled soil on site shall be graded and covered in straw until used for home construction. All erosion control measures shall stay in place until the site is revegetated.

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. Both utilities are preparing to sign the final plat.

Property Owner's Association/Maintenance Agreement: The developer has supplied documentation for a maintenance agreement for the Lots 1-5 of the South Odell Subdivision for staff review inclusive of maintenance of the common driveway easement.

Proposed Road Plan: A common driveway plan with cross section and proposed driveway layout had been supplied.

Construction of Improvements: As of this time on-site construction is nearing completion. A final checklist has been supplied to the developer and items identified are being addressed.

The comments of the Highway Department and Storm Water Manager are included in this staff analysis.

Upon completion of checklist items, the project engineer shall supply a certification letter for the common driveway, ditches and utility installation.

Administrative Considerations: The proposed final plat for the South Odell Subdivision Lots 1-5 was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and sanitary sewer.

Outstanding Items to be Completed:

1. All onsite construction shall be completed and inspected for compliance with the regulations and the checklist items supplied to the owner.
2. The project engineer shall certify the common driveway, drainage and utility installation.
3. Maintenance agreement for the common driveway to be recorded with final plat
4. Final plat fee.

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