

Blount County

Planning and Development Services

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: November 1st – November 20th, 2023

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

Hearings:

C. Final Plats – Major Subdivisions:

3. Rodney McNabb Property Lots 2-5 off Big Springs Road by Rodney and Tammy McNabb: 4 lots off a proposed new common driveway.

The preliminary plat for the Rodney McNabb property was approved at the April 2023 regular meeting.

Background: The final plat for the Rodney McNabb Property Lots 2-5 contains 6.07 acres off Big Springs Road. A new common driveway is planned to serve all the new lots off the county road. Lot 5 has road frontage along Big Springs Road. Lots 2-4 are served exclusively off of a shared easement across the flag stem of lot 5. The proposed location of the new common driveway and sight distance at this location has been evaluated and is satisfactory. 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 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 are appropriate. The parcel is currently vacant and is sloping pasture. The bulk of the drainage will be directed towards the natural drainage areas and towards the county road. Special attention and control measures during all onsite construction shall be required. All the new lots

shall all become part of a maintenance agreement and have maintenance responsibility of the common driveway.

Existing County Road(s): The county road list indicates Big Springs Road is 22' wide and is adequate for these four lots.

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

Drainage and Erosion Controls: All erosion control measures shall stay in place until the site is revegetated. Drainage information and calculations were supplied by the project engineer and on-site detention facilities were not indicated.

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 shall supply documentation for a Maintenance agreement for the Rodney McNabb Property Lots 2-5 for staff review inclusive of maintenance of the common driveway easement. Staff suggests that the previous Lot 1 be included but not required.

Proposed Road Plan: The 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 including improvements to the ditches near the county road.

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 as built plans and certify the common driveway, ditches and utility installation.

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 as-built plans.

Administrative Considerations: The proposed final plat for the Rodney McNabb Property Lots 2-5 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. 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 supply an as-built common driveway plan and certify the common driveway, drainage and utility installation.
3. Copy of maintenance agreement documentation to be supplied to staff for review inclusive of maintenance of the common driveway. Staff suggests that the previous Lot 1 be included but not required.
4. Environmental Health Department review fee and 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.