

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: March 1st – March 16th, 2023

SUBJECT: Staff reports on items to be considered for the Thursday, March 23rd, 2023 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Berger Property off Norcross Road by Joseph and Caroline Berger. 8 lots and a remainder to be served off a new county road section (common area lot to be added).**

Background: The preliminary plat for the Berger Property subdivision contains 8 proposed residential lots on 17.6 acres and a remainder greater than five acres. A new paved county road is planned to serve all of the proposed lots off of the proposed extension of Norcross Road. The owner shall contact the highway department and US post office for the location of the cluster mailbox prior to preconstruction meeting. A common area lot is to be added to the future final plat. A cluster mailbox and parking area shall be contained in a common area lot to have an undivided shared ownership by all lot owners and to be maintained by a property owners association.

Analysis:

Design of plat, plat description: Parcel ID: Tax Map 069, Parcel 264.00. The parcel is located within the S – suburbanizing zone and lot sizes and density are appropriate (the preliminary indicates R-1 which shall be corrected on the final plat). According to the project surveyor none of the property is in the floodplain. The parcel currently vacant and the remainder is pasture and wooded, rolling land. The bulk of the drainage will be directed towards natural drainage areas and detention has not been required according to the project engineer. Special attention and control measures during all onsite construction shall be required.

All new lots shall all become part of a property owner's association for the Berger Property and shall have maintenance responsibility of the common area lot for the cluster mailbox and a 1/8 shared ownership of the common area lot (to be shown). To be clear, the property owner's association shall have overall maintenance responsibility the common area lot including the parking area and cluster mailbox.

The proposed new subdivision has been reviewed inclusive of subdivision regulations for small lots along a new county road section with a common area lot, public water, electric and individual septic systems.

Existing County Road: The Highway Department has indicated that there will be adequate road width, shoulders and ditches for this proposed major subdivision as improvements to Norcross Road are planned.

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

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are not indicated. The drainage plan indicates that the bulk of the drainage will be directed in multiple directions including natural drainage and ditches along the proposed new road section. Erosion control measures during construction of the infrastructure shall be in place prior to any onsite construction and managed through project completion and until vegetation is reestablished on all disturbed areas and in compliance with the SWPPP permit.

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)/Notice of Coverage shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and the **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The owner shall supply a preconstruction request form to staff in order to schedule a preconstruction meeting.

After the preconstruction 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 of the Subdivision Regulations 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, 2nd Edition. It is further the owner's responsibility to comply with Section 7.01.9 of the Subdivision Regulations 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.

In 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, utilities and drainage facilities.

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.

Proposed paved county road plan: A road plan with profiles, cross section and proposed road layout has been submitted. As-built road plans or profiles may be required for this roadway prior to final plat. The road cross section supplied illustrates an 18' wide roadway with shoulders and ditches within a 50' right-of-way.

All conduit must be in place prior to stone surface application in order to reduce the short and long-term damages to the county road. All road work is to be coordinated between the developer and the Highway Department and only after a preconstruction meeting with staff.

The new road for these 8 residential lots and remainder shall be fully constructed including all utilities, conduit and drainage facilities prior to final plat approval. According to the road profile none of the road is greater than 10% grade. The cul-de-sac grade shall be modified in the design plan prior to preconstruction meeting.

The entire proposed paved county road shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The road grades at the proposed intersection shall be coordinated with the highway department to promote positive drainage. Prior to stone application the owner shall contact the subdivision inspector for sub-grade inspection.

The graded surface shall be a prepared crowned surface. The gravel surface application shall be spread a minimum of 6 inches thick of pug-mix and rolled with a steel drum roller. A consistent depth of stone shall be achieved the entire length of the road.

The binder course of asphalt shall be 2" thick and the top course of asphalt shall be 1" thick according to the design plan. The road shall be paved a width of 18' wide with 3-foot compacted shoulders and ditches. All disturbed area shall be backfilled to the top of curbs and be seeded and covered in straw as soon as roadway is constructed. The paving shall be tied into the edge of the existing pavement along Norcross Road and meet all county requirements.

Public Water and Electric Utilities: Public water and underground 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. Alcoa electric utility and South Blount County Utility District water have confirmed these lots will be served by both utilities. South Blount Utility has reported adequate water flow for fire hydrants as well (letters attached below). Conduit must be in place for any utility not installed including phone, cable TV and internet communications.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for the Berger Property Subdivision for staff review prior to final plat inclusive of shared ownership and maintenance of the of the common area lot for the cluster mailbox and parking area. All of the common area notes shall be placed on the future final plat, in the property owner's association documentation on in the future deeds for The Berger Property Subdivision.

Construction of Improvements: As of this time there has been no construction of any improvements on site for the Berger Property Subdivision.

The proposed new roads and drainage facilities shall be built according to the project engineering plans and according to county road and drainage 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 roadway after completed. This is also the case for any cable supplier and telephone. Should a surety be posted for the electric, 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 for all road crossings prior to binder surface paving.

The developer shall fill out the preconstruction request form and contact the planning department to schedule a pre-construction meeting prior to any on-site construction. The comments of the Highway Department and Storm Water Manager are included in this staff analysis.

Developer Notice:

- Any construction prior to a pre-construction meeting with staff or the required TDEC and/or county 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:
 - All modifications to preliminary plat design from surveyor including a common area lot for the cluster mailbox and parking area.
 - All road, drainage and erosion control plans updated and certified by project engineer including a revised road grade for the cul-de-sac.

- All utility plans to staff, including electric, water, natural gas, public sewer, 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.
- The 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) Notice of Coverage from TDEC prior to the preconstruction meeting.
- The owner shall contact the Planning Department at 681-9301 to schedule a preconstruction meeting and complete the preconstruction request form.
- 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 (as applicable) from the Blount County Storm Water Manager at 681-9301. All erosion controls must be fully installed and inspected by the Storm Water Manager prior to any on-site construction activities.
- 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 Norcross Road.
- The developer shall coordinate with the Subdivision Inspector/Storm Water Coordinator 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.

Administrative Considerations: The proposed Berger Property Subdivision preliminary plat was reviewed inclusive of subdivision regulations for small lots along a new county road with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, drainage calculations, erosion control plan and preliminary utility information.

Outstanding Items to Be Completed:

1. All instructions in this staff analysis including the *Developer Notice*, utility information, SWPPP permit/Notice of Coverage, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The cul-de-sac grade shall be redesigned to meet a grade satisfactory to the county highway department prior to the future preconstruction meeting.
3. The cluster mailbox and parking area shall be designed and coordinated between the developer and the highway department and internal to the new proposed subdivision only and approved by the highway department prior to the preconstruction meeting. The cluster mailbox and parking area will need to be shown as a common area lot on the revised design plans and future final plat and shall be owned by all lot owners on a shared basis and maintained by a home owners association as a common element.
4. The developer shall supply documentation for a Property Owner's Association for the Berger Property Subdivision for staff review prior to final plat inclusive of all instructions identified in this staff analysis for ownership of the common area lot and the maintenance of the common elements contained on the common area lot.
5. Copy of Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review prior to final plat.
6. Preliminary platting fee and environmental health department 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.



725 Universal Street, Alcoa, Tennessee 37701

ELECTRIC DEPARTMENT

(865) 380-4890 FAX (865) 380-4803

February 14, 2023

Doug Hancock
Blount County Planning
1221 McArthur Road
Maryville, Tennessee 37804

Re: "Will Serve" Letter for Electric Service to 8 Lot Subdivision on Norcross Road

The propose 8 lot subdivision on Norcross Road is in the service area of the City of Alcoa Electric Department. The Blockhouse Substation that serves this area does have the capacity for the 8 lots in this development. The plans will need to be submitted to the electric Engineering Department for design and cost estimates which will be passed on to the owner/developer.

Some of the material we use has about a year delivery time and prices are given to us a few weeks before the orders are filled but we can provide an estimated cost based on current material cost.

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

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



Date: February 22, 2023

To:

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

Dear Mr. Barnard

South Blount County Utility District (SBCUD) is aware of the proposed 8 lot subdivision known as Norcross Road Extension (Berger Property). 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 horizontal line.

Quentin Caldwell

Assistant District Manager