

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: April 1st – April 16th, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, April 24th, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

C. Final Plats – Major Subdivisions:

1. **Manor in the Foothills Phase III, Unit 3C Final Plat off Best Road by Tennessee Valley Land LLC: 26 lots served by proposed new county road sections. Common area lot(s) previously platted and 1 additional common area lot (lot 200).**

The Phase 3 preliminary plat was renewed at the June, 2024 regular meeting. The Phase 3, Unit 3A final plat was approved at the September 2024 Regular Meeting and the final for Phase 3, Unit 3B in January 2025.

The preliminary plat for Manor in the Foothills was approved by the City of Maryville Planning Commission in February 19th, 2018. Since that time the City has dissolved its regional planning authority in the county and the continuation of the platting process returns to the County. Staff has previously been advised by legal counsel that plats that have been approved by the City of Maryville, where the developer has made some or all improvements, have a vested right to continue through to final plat. In this case the project is in progress and proceeding towards Phase 3, Unit 3C final plat pending completion of all required outstanding items. This phase of the development is in compliance with the previously approved preliminary plat.

The original preliminary plat for Phase 3 of Manor in the Foothills was approved by the Blount County Planning Commission at the July 23rd, 2020 regular meeting for 24 months. The proposed Phase 3, Unit 3C final plat is being requested by the proponent.

Background: The final plat for Phase 3, Unit 3C is a proposed 26 lot subdivision containing 4.68 acres. Common open space and drainage facilities for these lots and road sections have been previously platted and recorded. There is one new common area lots for this phase (Lot 200). All lots in this phase of development shall have an undivided shared ownership of all common area lots as has been the case for each phase of this project. A newly paved county road section has been constructed to serve the proposed lots off internal roads off Best Road to serve these 26 lots. The proposed location of the new county road and sight distance at this location is satisfactory. The proposed development has been reviewed inclusive of subdivision regulations for cluster development small lots along new county road sections with public water, electric and sanitary sewer and was previously approved for preliminary plat by the Blount County Planning Commission and prior to that by the City of Maryville.

Analysis:

Design of plat, plat description: The parcel is located within the suburbanizing zone and the density lot sizes are appropriate for cluster development. The final plat for Phase 3, Unit 3C of Manor in the Foothills illustrates 26 small lots and the storm drainage for these lots has been recorded on previous phases with the addition of common area lot 200. As mentioned, a new paved county road section shall serve all the lots. All the proposed lots are to be served by public sewer and water. All electric shall be underground.

The parcel is slightly sloping open land and the bulk of the drainage will be directed towards the drainage facilities constructed within the common area/drainage basin lot(s). Special attention and control measures during all onsite construction shall be required through all phases of construction. These lots shall all become part of a property owner's association and have maintenance responsibility and ownership of the drainage facilities. This phase of the parcel is currently nearing completion for final plat.

Existing County Road(s): The proposed development was approved by the Maryville Planning Commission off Best Road. The county road list indicates that Best Road is 18 feet wide.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are indicated and several are previously constructed. The drainage plan indicates that these 26 lots are to be included and accommodated by the previously platted drainage basin and common areas and the new common area lot 200. The parcel is gently sloping land and the bulk of the drainage will be directed towards the new drainage facilities that have been recently been constructed. These lots shall all become part of the property owner's association and have maintenance responsibility of the drainage facilities. All lot owners for Phase 3, Unit 3C will be

required to have an equal share in ownership of the detention basin lots/common area for the entire development as previously mentioned.

Updated certification by the project engineer for completion of all road and drainage facilities shall be supplied for Phase 3, Unit 3C as required. All on-site construction, erosion controls and site stabilization must be completed prior to releasing the final plat.

Sanitary Sewer: All of the lots in Manor in the Foothills are to be served by Maryville sanitary sewer and the proposed lot sizes are adequate for lots on public sewer in the suburbanizing zone. All plans have been supplied by the project engineer to the City of Maryville and the sewer serving these lots shall be installed as approved by the City of Mayville Water and Sewer Department. The utility is preparing to sign the final plats.

Public Water and Electric Utilities: Public water and underground electric are proposed to serve all 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 shall sign the final plat.

Property Owner's Association: The developer shall supply final notarized documentation for a Property Owner's Association for Phase 3, Unit 3C prior to releasing the final plat inclusive of drainage facility maintenance. The property owner's association shall include that the owners of each lot within the subdivision shall have an undivided shared ownership of any common open space and/or common element not contained within an individual lot and shall be noted on the plat, within the POA documents and within each individual deed.

Construction of Improvements:

On-site construction of Phase 3, Unit 3C is nearing completion. All onsite construction will be monitored and inspected as required by staff as needed. County staff reports as of this time all on-site construction is proceeding as approved per preliminary plat. Staff anticipates the developer shall be able to complete all on-site construction within a reasonable time to complete the proposed Phase 3, Unit 3C final plat including completion of detention facility maintenance.

Planning, Highway Department and Storm Water have reviewed the preliminary plat including; road profiles, road plan, calculations, drainage plan, erosion control plan, as well as modifications to the road plans and state permit for erosion control.

Administrative Considerations: The proposed Phase 3, Unit 3C Manor in the Foothills has been reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and sanitary sewer.

The Highway Department is reviewing the final plat request. The condition of completion of final items may be updated at the time of meeting.

Phase 3 Unit 3C - Outstanding items to be completed:

1. Completion of all on-site improvements including site stabilization, erosion controls, detention maintenance and final inspection by staff.
2. Phase 3, Unit 3C final certification letter from the project engineer.
3. Final notarized Amendment for the Property Owner's Association declaration for the storm drainage facilities and ownership of the common area/detention lots for the Phase 3, Unit 3C shall be recorded with the final plat. Staff shall be supplied documents to review prior to releasing final plat.
4. Signature plats including all utility certifications on final plat or a surety posted to each utility that electric, water and sewer is available to each lot.
5. 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.