

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
MARCH 22, 2018
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, March 22, 2018, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, and Marlene Hodge – Administrative Assistant.

Commissioners Present: Andy Allen, Ron French, Roy Gamble, Geneva Harrison, Ed Stucky – Chairman, Darrell Tipton – Vice Chairman, and Clifford Walker.
Commissioner(s) Absent: Dave Bennett, Brad Bowers, Shawn Carter Sr., Tom Hodge, and Bruce McClellan.

The minutes for the February 22, 2018, regular meeting were unanimously approved.

PUBLIC HEARINGS:

Public Hearing and Possible Action to amend Subdivision Regulations Section 7.01.7 Sidewalks: At the January 2018 meeting the Planning Commission set a public hearing for March 22, 2018, at the 5:30 PM regular meeting. The amendment is to remove Section 7.01.7 entirely and replace it with new Section 7.01.1 Sidewalks. Notice was placed in the Daily Times for the required 30 day notice. (A copy of the proposed amendment is attached.)

No one spoke and the public hearing was closed.

There was no discussion.

Commissioner French made a motion to approve the amendment to the Subdivision Regulation Section 7.01.1 Sidewalks; seconded by Commission Walker. Motion received unanimous approval.

PUBLIC INPUT ON ITEMS ON THE AGENDA:

No one spoke and the public input was closed.

SITE PLAN:

Site Plan for 110 Garrett Lane by Maryville Top Shop: Applicant asked to add another structure to the site to serve primarily as a covered storage for materials plus a showroom and display area for their products; much of the material is stored outside. This addition is not intended to be an expansion of the operation, but rather an opportunity to increase efficiency and to provide a safer and more comfortable environment for customers and employees by moving much of it indoors.

This property is located in the C (Commercial) zone and the existing land use is developed with an existing commercial structure. The use of general retail sales, manufacturing and assembly of goods are permitted uses in the C district. The applicant owns two tracts of land totaling approximately 2.37 acres between Garrett Drive (private) and E. Lamar Alexander Parkway. At the time of the meeting, combination of the two tracts is pending approval from the Maryville Regional Planning Commission. (Property falls within the City's Planning Region.)

Staff recommended approval subject to approval of final plat for lot combination and issuance of all applicable permits from the County.

Commissioner Walker made a motion to approve the site plan for 110 Garrett Lane, Maryville Top Shop, subject to staff recommendations; seconded by Commissioner Gamble. Motion received unanimous approval.

HEARINGS

Preliminary Plats – Major Subdivisions:

Bob Hearon Subdivision off of Murphy Road by Bob Hearon. 9 lots; 4 with county road frontage and 5 served exclusively off two common driveway easements: This is a proposed 9 lot subdivision with one additional drainage lot containing 10 acres. This property is located in the Rural District 1 (R-1) Zone and none of the property is located in the floodplain.

The Environmental Health Department is reviewing the preliminary soil information and has stated the information provided is adequate for preliminary plat approval. The preliminary plat indicates that there are some disturbed soils on site that may create the need for lot line modifications or lot combinations pending final soil evaluation.

The County Road list shows the width of Murphy Road is 17 feet wide. The actual road width varies. From the farthest end of the proposed Bob Hearon subdivision north to Old Niles Ferry Road - the road is less than the required 18 feet wide.

The regulations allow for the following options to be considered:

1. The developer can get 3 lots only and a remainder per 12 months.
2. The developer can participate in the cost and construction of widening the road to 18' wide with shoulders and ditches (if practicable).
3. The Highway Superintendent can make a recommendation that the road as it is satisfactory, or can propose alternative modifications.

The proposed subdivision was reviewed inclusive of subdivision regulations for small lots served by common driveway easements with public water, electric and individual septic systems.

Outstanding items to be completed:

1. Determination of course of action for county roadway width; report from Highway Department. (The Highway Superintendent spoke in regards to the existing County roads and is not opposed to approval of the plat subject to meeting with the owner and discuss the issues and agreeing with one of the three choices. The developer is prepared to fall back to the 3 lots per year if an agreement is not made.)
2. A preconstruction meeting prior to any on-site work. All instructions in this staff analysis for the construction of the common driveway, paving of entrance, construction of all utilities, drainage improvements, and stabilization of site. Sight distance clearing along Murphy Road and ditch work is the responsibility of the owner to complete and shall be coordinated with the Blount County Highway Department.
3. A sight distance easement shall be placed along the front of the property and shown on the final plat.
4. Supply copy of Property Owner's Association documentation to staff for review inclusive of maintenance responsibility for the drainage facilities, common driveways and sight distance easement.

Commissioner Walker made a motion to approve the preliminary plat for Bob Hearon Subdivision subject to the developer meeting with the Highway Superintendent and agreeing on a participation of road widening and completion of outstanding items; seconded by Commissioner Gamble. Motion received unanimous approval.

Final Plats – Major Subdivisions:

Lot 4 Avery Meadows subdivision off of Morganton Road by Charlene

Teffeteller: 1 with county road frontage: The preliminary plat was approved as a 14 lot subdivision with three common driveways along Morganton Road and Salem Road at the February 2018 regular meeting. The owner requested final plat for Lot 4.

The owner requested final plat for Lot 3, which was approved administratively prior to this meeting. Lot 4 comes to the Planning Commission for final plat consideration since staff can only approve one-lot plats once every 90 days subject to all outstanding items to be completed.

Outstanding items to be completed:

1. Signature plats including the electric utility, water utility, Environmental Health Department and other required certifications. Sight distance easement to be shown on plat and a \$40.00 platting fee.
2. Supply copy of Property Owner's Association documentation inclusive of maintenance responsibility for the drainage facilities, common driveways and sight distance easement. Signed by owner and notarized.

Commission Tipton made a motion to approve the final plat for Lot 4 Avery Meadows subject to completion of outstanding items; seconded by Commissioner Harrison. Motion received unanimous approval.

Preliminary and Final Plats - Major Subdivisions:

Lowell Woods Subdivision off of Ogalla Drive: 5 lots; 3 lots along the county road and 2 served by an existing common driveway easement: This is a 5 lot plat that contains 4 acres located in the R-1 Zone. Sight distance at this location has been evaluated and is satisfactory. The purpose of this plat is to separate each home on an individual lot. All of the proposed lots meet all setbacks and required lot sizes.

The Environmental Health Department has reviewed the soil information and is prepared to sign the final plats. The proposed preliminary and final plat was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, existing electric and individual septic systems.

Outstanding items to be completed:

1. Supply copy of maintenance agreement to staff for review.
2. Signature plats including utilities and a \$20.00 per lot planning fee.

Commissioner French made a motion to approve the 5 lots for Lowell Woods Subdivision subject to completion of outstanding items; seconded by Commissioner Walker. Motion received unanimous approval.

Preliminary and Final Plats - Minor Subdivisions:

Pleasant Hill View Subdivision off Pleasant Hill Road and Old Whites Mill Road: 4 lots with county road frontage: This four lot preliminary and final plat contains 5.8 acres located in the R-1 zone. All four of the lots have direct road frontage along the county road. Sight distance at this location has been evaluated and is satisfactory with the driveway restrictions that have been added to the plat.

The Environmental Health Department has reviewed the soil information and is prepared to sign the final plats.

The proposed preliminary and final plat was reviewed inclusive of subdivision regulations for small lots along the existing county road with public water, existing electric and individual septic systems.

Outstanding items to be completed:

1. The lot owners shall contact the Highway Department at 984-3421 prior to any construction for new driveway entrances. (Lots 3 and 4 have a restricted driveway access as shown on the plat.)
2. Signature plats and a \$20.00 per lot platting fee.

Commissioner Tipton made a motion to approve the preliminary and final for Pleasant Hill View Subdivision subject to completion of outstanding items; seconded by Commissioner Walker. Motion received unanimous approval.

LONG RANGE PLANNING

Staff Reports: None

PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

No one spoke to this item.

ADJOURNMENT:

There being no further business to conduct, the Chairman declared the meeting adjourned.

Secretary