



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: November 1st – November 22nd, 2024

SUBJECT: Staff reports on items to be considered for the Monday, December 2nd, 2024 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

- C. Final Plats – Major Subdivisions:
- Meadow Ridge Subdivision Lots 1-17 off Meadow Road by Sara Jo Legacy Holdings LLC: 17 lots to be served off the existing county road with a remainder.**

The preliminary plat was approved at the May 2024 regular meeting.

Background: The final plat for Meadow Ridge subdivision Lots 1-17 off Meadow Road contains 17 proposed residential lots on 13.44 acres. All 17 of the lots are to be served off the county road. A sight distance easement shall be added to the final plat on lots 1-17 along Meadow Road to preserve sight distance and be maintained by the property owner's association. According to the preliminary plat none of the property is located within the floodplain. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along an existing county road section with public water, electric and individual septic systems. Driveway access restrictions will be added to a few of the lots on the final plat.

Analysis:

Design of plat, plat description: This parcel is located within the R-1, Rural District 1 and lot sizes and density are appropriate. This portion of the parcel is currently vacant, heavily vegetated in one section and the bulk of the drainage will be directed towards the natural drainage areas and to a ditch to be improved

along the Meadow Road by the developer. Special attention and control measures during all onsite construction have been required. All new lots shall all become part of a property owner's association for the Meadow Ridge Subdivision Lots 1-17 and shall have overall maintenance responsibility for the sight distance easement located on lots 1-17 along Meadow Road. The mailbox and parking easement shall be maintained by the property owners' association as well as indicated on the final plat.

Existing County Road(s)/State Road: The Highway Department has indicated that Meadow Road is 18' wide and is adequate to serve these lots. The Highway Department has required ditch improvements to be made by the developer along the front of each lot as needed. All items required have been determined by the county engineer. All shoulder, ditch and drainage improvements, sight distance improvements including the removal of additional vegetation and stabilization of the site shall be completed by the developer and built to the specifications of the project engineer's grading plan and staff instructions (as supplied) prior to staff approving the final plat.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. A high intensity soil map has since been supplied and reviewed and the Blount County Environmental Health Department is preparing to sign the final plat.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities were not indicated according to the project engineer.

The owner is responsible for maintaining all onsite erosion controls 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 prior to final plat. Fort Loudoun Electric Cooperative and South Blount Utility District water have confirmed these lots will be served by both utilities. South Blount Utility has also reported adequate water flow for two fire hydrants. Both utilities shall certify the final plat. Completion of installation of fire hydrants or verification from the water utility that a surety has been posted for the fire hydrants will be required prior to releasing the final plat.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for Meadow Ridge Subdivision for staff review prior to releasing the final plat inclusive of maintenance of the cluster mailbox and parking easement and maintenance of the sight distance easement along lots 1-17 along Meadow Road.

Instructions for Property Owner's Association:

Modifications to the final plat are ongoing. The revised final plat for Meadow Ridge Lots 1-17 shall be updated by the surveyor and reviewed by staff.

Upon completion of the updated final plat, the owner shall supply documentation for a Property Owner's Association for staff review prior to releasing the final plat inclusive of cluster mailbox and parking easement maintenance and maintenance of the sight distance easement. The sight distance easement shall include the entirety of the road frontage along Meadow Road for all lots and contain the following note on the plat, in the property owner's documentation and in the individual deeds:

The area identified as sight distance easement along the entire road frontage of Meadow Road for Lots 1-17 shall be free from any permanent vegetation other than grass or sod (to be mowed regularly). No other planted materials or any permanent or temporary structures or signs above ground of any kind are permitted in the sight distance easement. The primary responsibility for maintenance is the property owners for lots 1-17 for their individual lots and with the Property Owners Association having the overall responsibility for maintenance in the event the sight distance easement is not being maintained.

Construction of Improvements: On-site construction is nearing completion at this time. Instructions have been provided by staff for additional tree and vegetation removal. Additionally, the developer shall complete ditch and shoulder improvements per the approved grading plan from the project engineer prior to be inspected by staff and approved by the Highway Department prior to planning certification of the final plat.

Administrative Considerations: The proposed Meadow Ridge Subdivision final plat has been reviewed inclusive of subdivision regulations for small lots along existing county road with public water, electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, preliminary and high intensity soil information, drainage calculations and preliminary utility letters.

The project engineer shall certify all on-site improvements have been completed per design and supply an as-built plan as applicable.

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Outstanding Items to Be Completed:

1. All shoulder, ditch and drainage improvements, sight distance improvements including the removal of additional vegetation and stabilization of the site shall be completed by the developer and built to the specifications of the project engineer's grading plan and staff instructions (as supplied) prior to releasing the final plat.
2. A revised final plat shall be supplied showing the driveway access restrictions for lots 2, 3 and 5, a sight distance easement along lots 1-17 and additional sight distance notes as per the above *Instructions for Property Owner's Association*.
3. The developer shall supply updated documentation for a Property Owner's Association for Meadow Ridge Subdivision Lots 1-17 for staff review inclusive of shared maintenance of the cluster mailbox and parking area easement and the maintenance responsibility for the sight distance easement on lots 1-17 as per the above *Instructions for Property Owners Association*.
4. Installation of fire hydrants or verification from the water utility that a surety has been posted for the fire hydrants prior to releasing the final plat.
5. The project engineer shall certify all on-site improvements have been completed per design and supply an as-built plan as applicable.
6. Signature plats with all certifications including the Environmental Health Department and the electric and water utilities.
7. Environmental Health Department review fee and platting 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.