

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: 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:

B. Preliminary Plats – Major Subdivisions:

1. **Replat of lot 16R-5 Lindsey Estate off Lanier Road by Amburn Builders: 4 lots served by a common driveway easement.**

Background: The preliminary plat for the Replat of lot 16R-5 Lindsey Estate is a proposed 4 lot subdivision containing 4.4 acres off Lanier Road. All four proposed lots are to be served exclusively by a 25' common driveway easement across lot 16R-4 which was previously recorded. The location of the common driveway is satisfactory. All of the lots meet the minimum lot size requirements pending review of the Environmental Health Department for individual septic capability.

Analysis:

Design of plat, plat description: The parcel is rolling land in the R-1 zone and is currently vacant. The proposed common driveway subdivision can be accommodated off of Lanier Road at this location provided the instructions in this staff analysis are completed prior to final plat for any of the lots served by the easement. All of the physical common driveway construction and installation of utilities shall be the responsibility of the owner and be completed prior to releasing the final plat. According to the project surveyor, none of the parcel is located in a floodplain. Sight distance has been evaluated by staff and is adequate for the location of the proposed common driveway.

Septic, Sanitary Sewer: A preliminary soil map has been supplied. The Environmental Health Department is reviewing the preliminary soil information and has stated that shaded areas designated for drain fields and lot line modifications or combinations may be required pending soil evaluation.

Existing County Roads: According to the Highway Department Lanier Road has adequate width, ditches and shoulders to accommodate this 4-lot subdivision.

Utilities: Public water and electric are proposed to serve all of 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.

Construction of Improvements: The proposed subdivision contains four lots served by a common driveway. All utilities, driveway construction, drainage tiles and ditches shall be constructed within the proposed common driveway easement. The location of the common driveway entrance along Lanier Road is satisfactory. The grade of the common driveway appears satisfactory as well. Improvements required for this subdivision include the construction of the common driveway and drainage pipes, paving of the common driveway entrance, installation of electric and public water to each lot (or a surety posted to the utility companies).

All of the on-site improvements shall be made by the owner. The owner shall coordinate with the project engineer to determine if a State erosion control permit (SWPPP permit) is required. A driveway plan and erosion control plan has been submitted per the subdivision regulations. All erosion controls shall be in place prior to on-site construction. The common driveway must be fully installed to the last lot. A turnaround shall be constructed at the end of the driveway to be contained within the easement.

The common driveway shall be constructed as follows:

At the entrance along Lanier Road the driveway shall be level or slightly elevated above the county road to promote sight distance as much as possible. This area must be sufficient to hold two full size vehicles side by side and have adequate sight distance and access in and out of the driveway entrance.

The common driveway shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches and shoulders on both sides of the driveway. The gravel surface application shall be spread a minimum of 2 inches thick of gravel the entire length of the common driveway, and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three foot shoulders on both sides of the 10 foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied.

The driveway entrance shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the county road. The paved surface shall be built to county road standards and the paving shall extend 30 feet from the edge of the existing pavement along Lanier Road. A turning radius shall be constructed at the entrance on both sides of the drive per the plat set provided by the project engineer.

Prior to any on-site work the owner shall contact the planning office to schedule a preconstruction meeting. Any improvements that are made prior to a pre-construction meeting with staff are at the risk of the owner.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer and detention was not indicated per the project engineer. A common driveway plan with ditches and pipes has been supplied along with erosion control measures as required.

Developer Notice:

- It is the owner's responsibility to contact the Post Office to make the arrangements for postal service. Any revised design to accommodate a cluster mailbox shall be included in the construction plans for the preconstruction meeting.
- Any construction prior to a preconstruction meeting with staff or required 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 for the preconstruction meeting:
 - Any modifications to preliminary plat design from surveyor including cluster mailbox area.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC prior to the preconstruction meeting (if applicable).
- The owner shall contact the Planning Department at 865-681-9301 to schedule a preconstruction meeting. The owner shall complete the Preconstruction Request Form and return it to the Planning Department in order to schedule the preconstruction meeting.
- 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 from the Blount County Storm Water Manager at 865-681-9301 (if applicable). All erosion controls must be fully installed and inspected by the Storm Water Manager prior to any on-site construction activities as per the subdivision regulations.
- The developer shall coordinate with the Planning Department/Highway Department at 865-681-9301 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.

Maintenance agreement for common drive: The owner shall supply a maintenance agreement or property owner's association documentation prior to final plat inclusive of maintenance responsibilities for the common driveway.

Administrative Considerations: The proposed Replat of lot 16R-5 Lindsey Estate 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. A preconstruction meeting prior to any on-site work. All instructions in this staff analysis for the identification of the cluster mailbox location, construction of the common driveway, paving of entrance, construction of all utilities, drainage improvements, and stabilization of site.
2. Supply copy of maintenance agreement to staff for review.

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.



Fort Loudoun Electric Cooperative

116 Tellico Port Road
P.O. Box 1030
Vonore, TN 37885-1030

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Fax: 423-844-2116

Wednesday April 9, 2025

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

Cc:
Blount Surveys, Kevin Pitts, K3pitts@bellsouth.net; Amburn Builders, LLC, 2717 Peach Orchard Rd, Maryville, TN 37803, Donnie & Sue Amburn, annamburn1@att.net

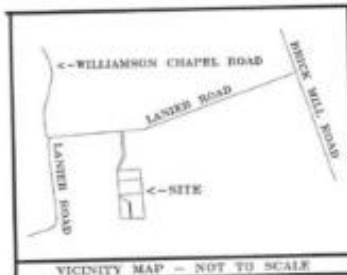
RE: Subdivision of Property, Lindsey Estate, Lanier Rd, Blount County, TN

Fort Loudoun Electric Cooperative is aware of and has reviewed the proposed subdivision to include 4 lots numbered 16R-5, 16R-6, 16R-7, and 16R-8, in Blount County.

Electrical facilities are in place to service these lots. Fort Loudoun Electric Cooperative can serve the proposed subdivision lots of the property via the existing facilities. The subdivision is served.

Sincerely,

Chad Kirkpatrick, P.E.
V.P., Operations & Engineering
Chad.Kirkpatrick@flec.org



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



Date: April 9, 2025

RE: Four New Connections on Traci Way project title RE-PLAT OF TRACT 16R-5 LINDSEY ESTATE-032825

David Campbell

South Blount County Utility District (SBCUD) is aware of the proposed four connections on Traci Way in Maryville, TN. 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 faint, larger signature.

Quentin Caldwell
Assistant District Manager