

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: March 1st – March 16th, 2023

SUBJECT: Staff reports on items to be considered for the Thursday, March 23rd, 2023 Regular Meeting. 4:30 PM Electronic Meeting

Hearings:

C. Preliminary Plats – Major Subdivisions:

1. **Clover Meadow Subdivision off US 411 South by Ball Homes LLC: 90 lots served by proposed new county road sections with new drainage facilities and common area lots.**

The preliminary plat was approved as “Clover Hill Road Subdivision” by the Blount County Planning Commission at the April 22nd, 2021 regular meeting with a 9-0 vote to approve with three absent. The final plat returns to the Planning Commission with the name Clover Meadow subdivision.

Background: The final plat for Clover Meadow subdivision is a proposed 90 lot subdivision off US 411 South near the intersection of Calderwood Highway containing 26.4 acres with common area inclusive of open space and drainage and detention facilities, cluster mailbox and a sight distance easement on 4 additional lots, including lots 91, 92, 93 and 94. The plat shall be corrected to indicate the sight distance easement along the entirety of the road frontage on US 411 on lots 91 and 92. Cluster mailbox locations shall be identified on the final plat in common area lots. Special notes shall be added to the final plat and in the home owner’s association documentation for the undivided shared ownership of the common area (open space) lots and for the maintenance responsibility for the common area lots, drainage storm sewer line easements and sight distance easements and be specific to lot numbers. All common areas are required to be owned by all lot owners on an equal share or 1/90 ownership of all common lots including lots numbered 91, 92, 93 and 94 (and others as needed).

According to the project engineer a portion of the property is located within the floodplain. A portion of the open space lot 92 is impacted by the floodplain while none of the proposed lots are located within the floodplain. A split boulevard road is planned to serve the proposed subdivision. New paved county road sections with a loop road is planned to serve all the new lots off the existing state highway.

As submitted, the final plat conforms to the Blount County Subdivision Regulations for minimum lot size for lots to be served by sanitary sewer with utility water and utility electric service and as approved for preliminary plat and meets the cluster development requirements as identified below:

Cluster Development is a type of subdivision which allows for reduced lot sizes and setbacks in exchange for preserved open space. Cluster Development is regulated in accordance with the Subdivision Regulations and is allowed in any district where a standard subdivision would be allowed, subject to review and approval by the Planning Commission. In approving a Cluster Development, the Planning Commission may vary the dimensional requirements of the various districts with respect to lot size and setbacks provided the overall required density of development by use is maintained; no subdivided lot is less than one-half the minimum applicable lot size by use within the district; setbacks on the perimeter of the cluster development are maintained at district minimum or greater with no variance; and no principal structure is located nearer than ten feet to any other principal structure. Cluster Developments differ from Planned Unit Developments (PUDs) in that the former consists exclusively of single-family homes on detached lots while the latter must include both residential and nonresidential uses. (Resolution 20-12-012).

The proposed new development has been reviewed inclusive of subdivision regulations for small lots along new county road sections with public water, underground electric and sanitary sewer.

Analysis:

Design of plat, plat description: Parcel ID: Tax Map 078, Parcel 167.00. The parcel is located within the C–Commercial and S-Suburbanizing zone and lot sizes and density is appropriate. The lot sizes and open space are consistent with the cluster development specifications. The bulk of the drainage will be directed towards the natural drainage areas and onsite water quality infiltration detention basin. Special attention and control measures during all onsite construction have been required. All the new lots shall all become part of a property owner's association and have maintenance responsibility of the drainage facilities. All new residential lots shall have a shared ownership of the common area lots (lots 91-94) and the property owners association shall also

have maintenance responsibility for the drainage/storm sewer line easements and the sight distance easement.

Existing County Road/State Road: The proposed subdivision is located along US 411 South and the entrance at this location has been approved by the Tennessee Department of Transportation (TDOT). All internal roads are planned to be dedicated to the county.

Septic, Sanitary Sewer: All of the proposed lots are to be served by sanitary sewer. The City of Maryville Water and Sewer Department shall certify the final plat.

Public Water and Electric Utilities: Both utilities are preparing to sign the final plat.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and onsite detention facilities have been constructed for the new roads and lots. The drainage plan indicates the proposed lots were planned for and are accommodated by new detention facilities for water quality and natural drainage areas. Due to the existing situation and water quality calculation model indicates storm water capacity was designed for.

The detention area lots/common area lots shall become part of the property owner's association and have maintenance responsibility of the drainage facilities. All lot owners will be required to have an equal share in ownership of the storm water detention facilities and common area lots. See the Blount County Subdivision Regulations Section 5.03.4 Private Open Space or other Common Element not included within a lot.

Erosion controls shall remain in place until the site is revegetated. Seed and straw shall be placed on all exposed soils and any other stabilization of the site prior to releasing the final plat.

Permanent Storm Water Maintenance Documents shall be supplied to the Storm Water Manager for review once the final plats have been updated to reflect all corrections and items identified in this staff analysis.

Proposed Road Plan: A road plan with profiles, cross section and proposed road layout had been submitted for preliminary plat. As-built plans and a certification letter from the project engineer for the construction of the new road and all drainage facilities is required prior to releasing the final plat.

Administrative Items and Instructions for Property Owner's Association and shared ownership of common area lots:

Corrections to the final plat include:

The two zoning districts need to be added to the notes.

The correct owner's certification with the owner's name and authorized signatory printed on it shall be added to the final plat.

The correct sanitary sewer certification shall be added to the plat.

The cluster mailbox locations shall be identified on the plat.

The sight distance easement shall be identified on the final plat.

A note shall be added for reference to the correct property owner's association documentation when it is recorded.

The surveyor's revision notes shall be removed from the final plat.

Additional corrections to the plat may be required once the on-site infrastructure and erosion controls are completed, inspected and approved.

Upon completion of the updated final plat, the owner shall supply updated documentation for a Property Owner's Association for Clover Meadow Subdivision and Permanent Storm Water Maintenance for staff review prior to releasing the final plats inclusive of drainage facility maintenance, drainage easement/storm sewer line maintenance, sight distance easement maintenance and an undivided shared ownership of all common area lots 90-94 (and any other cluster mailbox lots) by all 90 residential lots as required. See the Blount County Subdivision Regulations Section 5.03.4 Private Open Space or other Common Element not included within a lot. The following note shall be added to the final plat:

The owners of each lot within Clover Meadow development shall have an undivided shared ownership of all common area (open space) lots, and such requirement and stipulation shall be noted on this final plat, shall be noted in any restrictions and covenants, and shall be noted on each deed for lots within the development.

Additionally, the final plat and property owner's documents and all deeds shall contain the above with respect to the maintenance and shared ownership of all common area lots.

The following note shall be added to the final plat and to the property owner's documentation:

Areas identified as drainage easement and/or storm sewer line easement as indicated on lots 1, 3-22, 31-40, 42-51, 62-76, and on common area (open space) lots 92-94 shall be maintained as designed by the Clover Meadow property owner's association

The following note shall be added to the final plat and to the property owner's documentation:

Areas identified on lots 91 and 92 as Sight Distance Easement 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 following note shall be added to the final plat and to the property owner's documentation:

Areas Identified as Sanitary Sewer Easement as identified on lots 1, 82-89 and common area lot 92 shall be maintained in accordance with City of Maryville Water and Sewer Department requirements.

Permanent Storm Water Maintenance Documents shall be supplied to the Storm Water Manager for review once the final plats have been updated to reflect all corrections and items identified in the staff analysis.

Construction of Improvements: As of this time the bulk of the on-site construction is nearing completion.

Administrative Considerations: The proposed Clover Meadow Subdivision final plat was reviewed inclusive of subdivision regulations for small lots along new county road sections and state road with public water, underground electric and sanitary sewer. As required, the preliminary plat was supplied with topographic information, road plan, erosion control plan, drainage plan, drainage calculations and utility information.

Notice: Additional information may be presented by staff at time of the meeting as the onsite construction and administrative items are in progress as of the time this staff analysis was prepared.

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Outstanding Items to be completed:

1. Completion of all on-site construction. Erosion controls shall be managed and remain in place until the site is revegetated.
2. The developer shall supply documentation for a Property Owner's Association for Melton Meadows inclusive of the Administrative Items and Instructions for Property Owner's Association and shared ownership of common area lots: contained above in the staff analysis.
3. Certification letter from the project engineer for sight distance at entrance.
4. A certification letter and as-builts from the project engineer for all roads and drainage facilities upon completion, inspection and approval of all on-site construction.
5. Signature plats including electric, water and sanitary sewer.
6. 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.