



MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: July 1st – July 18th, 2024

SUBJECT: Staff reports on items to be considered for the Thursday, July 25th, 2024 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

C. Final Plats – Major Subdivisions:

- Lakeside Estates Subdivision off Holston College Road by Paragon Development LP. 11 residential lots to be served off a new county road section with 2 common area lots.**

The preliminary plat was approved at the January 26th, 2023 regular meeting.

Background: The final plat for Lakeside Estates contains 11 residential lots and on 16.18 acres a common area lot for a cluster mailbox area and parking and common area lake access lot. A new paved county road is planned to serve all of the proposed lots off of Holston College Road.

All new lots shall have driveway access off the new county road section only for safety purposes and to eliminate additional driveways along Holston College Road. Additional instructions are included below. According to the preliminary plat a portion of the property is in the floodplain and a portion of proposed common area is in the floodway. The proposed new subdivision has been reviewed inclusive of subdivision regulations for small lots along a new county road section with public water, electric and individual septic systems.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 Rural District 1 and lot sizes and density are appropriate. The parcel currently contains a residence and the remainder is wooded, rolling land. According to the project

engineer the bulk of the drainage will be directed towards Fort Loudoun Lake. 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 Lakeside Estates Lots 1-4, 6-9, 11-13, and shall have maintenance responsibility of the common area lots 5 and 10 and have a 1/11 shared ownership of both common area lots as well. To be clear, the property owner's association shall have overall maintenance responsibility the common area lots 5 & 10, for the sight distance easement located on lots 1-13 along Holston College Road and for the maintenance of the 10' wide drainage easement between lots and 8 and 9 and as contained on lot 9. See additional instructions below.

Instructions for Property Owner's Association and shared ownership of common area lot:

Upon completion of the updated final plat, the owner shall supply documentation for a Property Owner's Association for Lakeside Estates Subdivision for staff review prior to releasing the final plat. A revised plat shall be updated by the surveyor and reviewed by staff including the following items:

A 25' access area shall be added to lot 13 on the new road section only and needs to be identified on the plat and a note added to the plat:

Lot 13 to have driveway access off of the new road section only in the area identified for driveway access. There shall be no driveway access for lots 1 or 13 on Holston College Road.

An additional access note along Holston College shall be added to the plat, homeowner's documentation and in the deeds:

Lots 1 and 13 are to have driveway access off the new county road only.

The following shall be addressed and added to the plat, the home owner's documentation and in the deeds. All lot owners shall have an undivided shared ownership of the common area lots 5 and 10 by all residential lots (1-4, 6-9, 11-13) 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 Lakeside Estates including lots 1, 2, 3, 4, 6, 7, 8, 9, 11, 12 and 13 shall have an undivided shared ownership of common area lots 5 and 10 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.

The following drainage easement note shall be noted on the plat, in the home owner's documents and in the deeds:

The 10' drainage easement on lots 8 and 9 shall give primary responsibility for maintenance to the individual lot owner of lots 8 and 9 with the overall maintenance responsibility for the drainage easements by the property owner's association with special note added to the final plat and in the private covenants and within the individual deeds as follows: There shall be no excavation or construction of any type including fences, outbuildings, sheds or structures of any type in the area identified as 10' drainage easement on lots 8 and 9.

A sight distance easement needs to be added to the final plat along Holston College Road on lots 1 and 13. The sight distance easement shall contain the following note:

The area identified on the plat as a sight distance easement shall give primary responsibility for maintenance to the individual lot owner of lots 1 and 13 with the overall maintenance responsibility for the sight distance easement by the property owners association. The sight distance easement shall be identified on the final plat with a special note stating: The area identified as sight distance easement on lots 1 and 13 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.

All of the above shall be noted on the final plat, in the property owner's association documentation and in the individual deeds.

Existing County Road: The county road list indicates Holston College Road is 18' wide and the Highway Department has indicated that there is adequate ditches and shoulders in order to meet the off-site requirements for major subdivision.

Construction of Improvements: As of this time the bulk of the on-site construction for Lakeside Estates has been completed. A few items require attention prior to releasing the final plat including additional grading, site stabilization and fire hydrant.

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

Outstanding Items to be completed:

1. All on-site erosion controls shall be managed and remain in place until the site is revegetated.
2. The developer shall update the final plat with instructions contained herein and supply documentation for a Property Owner's Association for Lakeside Estates inclusive of the Instructions for Property Owner's Association and shared ownership of common area lots contained above in the staff analysis.
3. Completion of all on-site items and a certification letter from the project engineer that all roads, drainage and utilities have been constructed per the project engineers plans.
4. Signature plats including electric, water and the Environmental Health Department.
5. Environmental Health Department fee and 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.