

# 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 1<sup>st</sup> – April 17<sup>th</sup>, 2025

SUBJECT: Staff reports on items to be considered for the Thursday, April 24<sup>th</sup>, 2025 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

- C. Final Plats – Major Subdivisions:
2. **WW Acres Subdivision off Old Niles Ferry Road by Stone Construction Group. 4 lots served off a proposed new common driveway.**

The preliminary plat was approved at the July, 2024 regular meeting

Background: The final plat for WW Acres Subdivision contains 7.6 acres off Old Niles Ferry Road. A new common driveway is planned to serve all the new lots off the county road. Lot 1 has road frontage along Old Niles Ferry and lots 2-4 are served exclusively off of a shared easement across lot 1. The proposed location of the new common driveway and sight distance at this location has been evaluated. Sight distance improvements have been made at this location including bank and ditch improvements and is satisfactory. A cluster mailbox has been included near the entrance of the common driveway. According to the plat none of the property is located within a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a new common driveway 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 zone and lot sizes and density are appropriate. The parcel is currently vacant and is sloping land. The bulk of the drainage will be directed towards the natural drainage areas and towards the county road. Special attention and control measures during all onsite construction have been required. All the new lots shall

become part of a maintenance agreement and have maintenance responsibility of the common driveway.

Existing Road(s): Old Niles Ferry Road is 19 feet wide and is adequate for these four lots.

Septic, Sanitary Sewer: All of the lots are to be served by individual septic systems. The Environmental Health Department is reviewing the final plat and is preparing to sign the final plat.

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. The water utility has supplied a service letter inclusive of fire hydrant. Both the electric and water are preparing to sign the final plat.

Property Owner's Association/Maintenance Agreement: The developer has supplied documentation for a maintenance agreement for WW Acres Lots 1-4 for staff review inclusive of common driveway maintenance.

Proposed Road Plan: A common driveway plan with cross section and proposed driveway layout has been supplied as required with the preliminary plat.

Drainage and Erosion Controls: All erosion control measures shall remain in place until the sight is revegetated. Drainage information and calculations were supplied by the project engineer and on-site detention facilities were not indicated.

Construction of Improvements: As of this time on-site construction is nearing completion for the proposed subdivision. All utilities, driveway construction, drainage tiles and ditches have been constructed within the proposed common driveway easement.

The location of the common driveway entrance along Six Mile Road has been evaluated by the engineering department. The grade of the common driveway appears satisfactory. The entrance is elevated with the county road and adequate to accommodate the paved entrance. Improvements completed for this subdivision include the construction of the common driveway, paving of the common driveway entrance, installation of electric and public water to each lot and hydrant.

The project engineer has supplied a certification letter as required.

Administrative Considerations: The final plat for WW Acres Subdivision 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. Copy of notarized maintenance agreement for maintenance of the common driveway.
2. Signature plats including the Environmental Health Department, Electric and water.
3. 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.