

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: November 1st – November 18th, 2022

SUBJECT: Staff reports on items to be considered for the Monday, December 5th, 2022 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

C. Final Plats – Major Subdivisions:

1. **Little Donnie Estates Lots 1-31 off Lanier Road by Amburn Builders LLC: 30 lots, 25 lots to be served off the existing county road with a common driveway serving 4 lots exclusively and 2 common area lots.**

The preliminary plat for Lindsay Estate Lots 1-30 (Replat of Tracts 5-10) was approved by the Planning Commission at the July 2022 regular meeting. The name has been changed for final plat to Little Donnie Estates Lots 1-31.

Background: The final plat for Little Donnie Estates Lots 1-31 off Lanier Road contains 29 proposed residential lots on 31 acres with two common area lots for detention and the cluster mailbox and parking area. Lots 1-24, lot 29 and the detention lot 30 are to be served off the county road. Lots 25-29 are to be served off a proposed common driveway across the flag stem of lot 29. A note shall be added to the final plat that lots 18 and 19 are to have driveway access off the common driveway only. Sight distance for all proposed lots will be further evaluated and driveway access restrictions may be added to the final plat.

A sight distance easement shall be added to the final plat on lots 1-24 and 29 along Lanier 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.

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 is currently vacant and most of the parcel is sloping in multiple directions. The bulk of the drainage will be directed towards the detention pond to be constructed within the drainage basin lot 30, natural drainage areas and to a ditch to be constructed along the county road by the developer. Special attention and control measures during all onsite construction shall be required. All new lots shall all become part of a property owner's association for Little Donnie Estates Lots 1-31 and lots 1-29 shall have maintenance responsibility of the drainage facilities and all new lots shall have a shared ownership of the common area lots 30 and 31. Additionally, the property owner's association shall have overall maintenance responsibility for the sight distance easement located on lots 1-24 and lot 29 along Lanier Road. The common area lot 31 designated for a cluster mailbox and parking shall be maintained by the property owner's association as well. Additional instructions for drainage easement on lots 1-8 is provided below.

Existing County Road(s)/State Road: The county road list indicates Lanier Road is 18' wide. The Highway Department has required ditch and shoulder improvements and additional drainage improvements by the developer in order to meet the off-site requirements for major subdivision. All items required have been determined by the county engineer and supplied to the project engineer and developer. The bulk of the on-site construction has been completed as of this time. Final punch list items are in the process of being completed by the owner and shall be certified by the project engineer prior to releasing the final plat.

Septic, Sanitary Sewer: The Environmental Health Department has reviewed the preliminary and final soil information and 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 are indicated on lot 30. Lot 30 is served by an access easement between lots 12 and 13. The drainage plan indicates there is to be a new drainage area and detention basin to serve the 29 proposed residential lots and the new common driveway. The parcel is sloping towards the detention area, the county road and natural drainage areas. The detention lot 30 and cluster mailbox lot 31 shall become part of the property owner's association and have maintenance responsibility of the drainage facilities and cluster mailbox area with parking. All lot owners shall be required to have an equal share in ownership of the detention basin/common lot 30 and common area lot 31 for the cluster mailbox and parking

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The area identified on the plat as a drainage easement on lots 1-8 and the access easement on lots 12 and 13 shall be maintained by the individual lot owners with special notes added to the final plat and in the private covenants and within the individual deeds that there shall be no excavation or construction of any type including fences, outbuildings, sheds or structures of any type in the area identified as drainage easement and access easement to detention area on the plat.

Any changes in the field shall require as-built information to be supplied by the project engineer along with a final engineering certification.

Proposed common driveway plan:

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 appears satisfactory and has been evaluated by the project engineer and planning staff.

All on-site improvements are nearing completion by the owner at this time.

Public Water and Electric Utilities: Public water and underground electric are proposed to serve all the lots. Fort Loudon Electric utility and South Blount Utility District shall certify the final plats.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for Little Donnie Estates Lots 1-31 for staff review prior to final plat inclusive of drainage facility maintenance, shared ownership of detention/common area lot 30 and cluster mailbox common are lot 31 (for lots 1-29 to share ownership) A sight distance easement and special notes on lots 1-24 and lot 29 along Lanier Road will also need to be identified in the Property Owner's Association, on the plat in the future deeds. The drainage easement located on Lots 1-8 shall be placed on the final plat with special notes that there shall be no excavating, fences, or structures of any kind in the easement. Common driveway maintenance for lots 25-29 and lots 18 and 19 shall be contained in the Property Owners Association documentation. All of the above shall be noted on the plat, in the property owner's association documentation on in the future deeds for Little Donnie Estates Lots 1-31.

Construction of Improvements: As of this on-site construction is nearing completion. The project engineer shall supply a certification letter with as-builts once all on-site construction is completed, inspected and approved by staff.

The comments of the Highway Department and Storm Water Manager are included in this staff analysis.

Administrative Considerations: The proposed Little Donnie Estates Lots 1-31 preliminary and final plat were reviewed inclusive of subdivision regulations for small lots along existing county road and common driveway with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, drainage calculations and preliminary utility information.

Outstanding Items to Be Completed:

1. The developer shall supply documentation for a Property Owner's Association for Little Donnie Estates Lots 1-31 for staff review prior to final plat inclusive of drainage facility maintenance, shared ownership of detention/common area lot 30 and cluster mailbox common area lot 31 (for lots 1-29 to share ownership) A sight distance easement and special notes on lots 1-24 and lot 29 along Lanier Road will also need to be identified in the Property Owner's Association, on the plat in the future deeds. The drainage easement located on Lots 1-8 shall be placed on the final plat with special notes that there shall be no excavating, fences, or structures of any kind in the easement. Common driveway maintenance for lots 25-29 and lots 18 and 19 shall be contained in the Property Owners Association documentation. All of the above shall be noted on the plat, in the property owner's association documentation on in the future deeds for Little Donnie Estates Lots 1-31.
2. Certification letter and as-builts from the project engineer.
3. Signature plats including electric, water and Environmental Health Department.
4. Environmental Health Department review 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.