

**BLOUNT COUNTY PLANNING COMMISSION
REGULAR SESSION
APRIL 27, 2017
5:30 P.M.**

The Blount County Planning Commission met in regular session on Thursday, March 23, 2017, at the Courthouse. Staff was represented by: Thomas Lloyd – Director/Building Commissioner, Doug Hancock – Senior Planner, and Marlene Hodge - Administrative Assistant.

Commissioners Present: Dave Bennett, Brad Bowers, Shawn Carter Sr., Ron French, Geneva Harrison, Tom Hodge, Bruce McClellan, Ed Stucky – Chairman, Darrell Tipton, and Clifford Walker. Commissioner(s) Absent: Andy Allen.

The minutes for the March 23, 2017, regular meeting were unanimously approved.

ADDITION TO AGENDA:

Motion was made by Commissioner Carter, seconded by Commissioner Walker to add to the agenda re-plat of Lots 1 and 2 of the Hall Property. Motion received unanimous approval.

PUBLIC INPUT ON ITEMS ON THE AGENDA

No one spoke and the public input was closed.

HEARINGS:

Concept Plans:

Re-subdivision of Lot 1 Watershaw Subdivision Concept Plan by Chris and Randall Evans off of Disco Loop Road and Watershaw Drive: 6 lots with county road frontage:

This is a proposed 6 lot subdivision containing 9.4 acres located in the Rural District 1 (R-1) Zone. None of the property is located in the floodplain. Lot 1R-1 has frontage off both roads, the other five lots all have frontage along Disco Loop Road.

Sight distance for the road frontage lots will be evaluated further with Planning and Highway Department staff pending preliminary plat submission and may have driveway restrictions added to the final plat. Additionally, lot 1R-1 may be required to have increased front setbacks along both roads for sight distance at the intersection of the county roads. The proposed concept plan has been reviewed inclusive of subdivision regulations for small lots served by road frontage with public water, electric and individual septic systems.

A future preliminary plat will require the following items to be submitted for staff review: Topographic information, preliminary soil information, drainage plan and

calculations, erosion control plan, SWPPP permit or letter from engineer stating one is not necessary and a surveyed preliminary plat. (Commissioner Bennett arrived during this time.)

Commissioner McClellan inquired about the lake access and if the easement will be accessed by all lots; also the spelling of Fort Loudon Lake needs to be corrected. Staff stated that it will be up the owners if all lots will be using the access to the lake; if necessary, it will be noted on the plat.

No action by the planning commission is required for a conceptual plan.

Preliminary Plats – Major Subdivisions:

Renewal of preliminary plat for Lots 1-28 Grace Crossing subdivision off of Nails Creek Road by Artigue Construction LLC: 28 lots: 12 lots with county road frontage and 14 lots served by 4 common driveway easements.

The preliminary plat was approved in March 2014 for 24 months and renewed for 12 months until March 2017. The owner requested the renewal of the preliminary plat until March 2018.

The preliminary plat for Grace Crossing is a proposed 28 lot subdivision containing 22.8 acres. Twelve of the lots will have road frontage along the county road and 16 of the lots will be served exclusively by four 25' common driveway easements. The lots along Nails Creek Road will have driveway access off of the four common driveways only; there will be no additional driveways coming off of Nails Creek Road. Sight distance for the proposed common driveway locations is satisfactory.

The proposed Grace Crossing subdivision was reviewed inclusive of subdivision regulations for small lots served by four common driveway easements with public water, electric, and individual septic systems. As required, the preliminary plat was supplied with topographic information, preliminary soil information and a drainage plan. The comments from the engineering department are included in the staff analysis.

Outstanding items to be completed:

1. A preconstruction meeting prior to any additional on-site work. All required permits to staff. All instructions in this staff analysis for the construction of the common driveways, paving of entrance, construction of all utility and drainage improvements. Add sight distance easement and note to plat.
2. Add note to plat that the lots off of the common driveway easement will be served by one easement only.
3. Supply copy of Maintenance Agreement to staff for review.

Commissioner French made a motion to approve the renewal for the preliminary plat for Lots 1-28, Grace Crossing Subdivision for 12 months, until March 2018 subject to completion of staff recommendations; seconded by Commissioner Walker. Motion received unanimous approval.

Preliminary and Final Plats - Major Subdivisions:

Hearon Property by Matt Hearon off Happy Valley Road: 3 lots; 2 lots served off a common driveway easement and one with county road frontage:

This is a proposed three lot subdivision containing 10.5 acres located in the R-1 Zone and none of the property lies in the floodplain. Lots 8 and 9 are to be served by a 25' common driveway easement as well as the Drummond parcel. Lot 7 has road frontage. Sight distance has been evaluated for the entrance along the county road.

Subdivision regulations allow for no more than four lots to be served by a common driveway easement. The proposed division will have only three lots exclusively off the easement. The shared drive and the utilities are in place.

The division of the property will be adding two lots exclusively to the common driveway easement, which currently serves 1 lot (Drummond). The owners were supplied a form to confirm they agree or disagree with the addition of the lots to the common driveway. Mr. Hearon requested to Mr. Drummond if they agree or disagree with the new lots sharing the driveway and they are preparing to sign the acknowledgement form.

The proposed plat was reviewed inclusive of subdivision regulations for large lots served by a common driveway easement with well water, electric, and individual septic systems.

Outstanding items to be completed:

1. Maintenance agreement or Property Owner's Association documentation prior to releasing final plat. (Other agreements will be made in the maintenance agreement.)
2. Signature plats with electric and a \$20.00 per lot planning fee.

Commissioner Tipton made a motion to approve the preliminary and final plat for the three lot subdivision of the Hearon Property subject to completion of the outstanding items; seconded by Commissioner Walker. Motion received unanimous approval.

Retreat at Butterfly Gap, Phase 2 by Mike and Becky Johnson off Butterfly Gap Road: 3 lots served off a common driveway easement:

This is a proposed three lot subdivision containing 15 acres located in the Rural District 2 (R-2) Zone. None of the parcels is located in the floodplain. Lot 15, 16, and

17 are to be served by a 25' common driveway easement off of an existing private road easement that has been previously platted. Lot 18 is an exempt tract off of the existing private road easement and is shown for context to the overall layout and lot numbering.

The subdivision regulations allow for no more than four lots to be served by a common driveway easement. The proposed division will have only three lots exclusively off the easement; Lots 15, 16 and 17. The shared drive and the utilities are in place.

The existing driveway is of longstanding and is satisfactory requiring no improvements. In cases where an existing driveway is already in place and being converted to a shared driveway for platting purposes, or where a common driveway is coming off of another gravel road, the requirement for paving the entrance is waived. That is the case here as the drive is of long standing and Gap Creek Road is a gravel private road.

The proposed plat was reviewed inclusive of subdivision regulations for large lots served by a common driveway easement with public water, electric, and individual septic systems. Electrical and water certifications have been signed on the plat.

Outstanding items to be completed:

1. Maintenance agreement or Property Owner's Association documentation prior to releasing final plat.
2. Signature plats with electric and water certifications and a \$20.00 per lot planning fee.

Commissioner Bowers made a motion to approve the preliminary and final plat for the 3 lot subdivision for Retreat at Butterfly Gap subject to completion of outstanding items; seconded by Commissioner Bennett. Motion received unanimous approval.

Re-Plat of Lot 1 and 2 of the Hall Property off of Carnes Road by Steven & Jill Hall served off a common driveway easement and a remainder greater than 5 acres.

This plat was previously approved at the December 2016 meeting and has come back to the Planning Commission because it is two lots and a remainder. (Staff can only approve a one lot and a remainder or one lot into two lots.)

Approximately 25' on the northern side of the property is being added to accommodate the request of the Environmental Health Department. The Environmental Health Department requires 5 feet off the lowest easement. Due to the size of the houses the area for septic was impacted, therefore the increase in lot size was needed.

Commissioner McClellan requested that the distance for L5 be added to the plat.

Outstanding items to be completed:

1. Signature plats.
2. Addition of the dimension of L5 to the plat.

Commissioner Tipton made a motion to approve the re-plat of Lots 1 and 2 of the Hall property subject to completion of the outstanding items; seconded by Commissioner French. Motion received unanimous approval.

MISCELLANEOUS ITEMS:

Re-plat of Lots 1, 2 and 4 Samuel's View by Bob Hearon off of Old Niles Ferry Road:

The lot lines between lot 1 and 2 are being adjusted in order to accommodate the location of the driveway on lot 2. In order for lot 1 to meet minimum lot size a portion of lot 4 is being added to Lot 1.

No variances are required. This plat comes to the Planning Commission since there are three lots being modified. The Environmental Health Department is prepared to sign the re-plat.

Outstanding items to be completed:

1. Signature plats with electric and water certifications.

Commissioner Bowers made a motion to approve the re-plat of Lots 1, 2 and 4 of Samuel's View subject to completion of outstanding items; seconded by Commissioner Carter. Motion received unanimous approval.

Re-plat of Lots 218R and 238R off Mountain Thrush Drive in Big Valley Campground: Variance request:

Lots 218R and 238R are being re-plated in order to remove a lot line that runs through the structure on lot 218R. Both lots have frontage along Mountain Thrush Drive which is a private road and have existing homes. The property is located in the R-1 zone and none of the parcel is located within the floodplain.

The new Lot 218R will contain a total of 2,613 square feet and Lot 238R will contain a total of 3,049 square feet. Both lots are served by a private sewer system. The regulations require a minimum lot size of 30,000 square feet outside of any area of development hindrance in the R-1 zone.

The proposed re-plat of these two lots of record indicates variances as follows: variance to minimum lot size and variance to setbacks for existing structures. The Environmental Health Department will not sign this plat as the lots are served by a private sewer system, to be signed by sewer owner. Zoning variances to setbacks by the BZA are pending Planning Commission consideration of the plat

A note shall be added to the plat for the encroachments. The Planning Commission has routinely granted a blanket variance in similar situations in existing platted campgrounds.

Commissioner McClellan made a motion to approve the re-plat of Lots 218R and 238R in Big Valley Campground along with the variances to minimum lot size and setbacks for existing structures and completion of staff recommendations; seconded by Commissioner Tipton. Motion received unanimous approval.

LONG RANGE PLANNING

Staff Report: Members were reminded of upcoming training opportunities.

PUBLIC INPUT ON ITEMS NOT ON THE AGENDA

No one spoke to this item.

ADJOURNMENT:

There being no further business to conduct, the Chairman declared the meeting adjourned.

Secretary