

# 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: January 1st– January 16th, 2019

SUBJECT: Staff reports on items to be considered for the Thursday, January 24th, 2019 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Coulter View by Shore Land Company off Coulter Road: 8 lots, 4 with road frontage, 3 served off of a shared easement and 1 drainage lot.**

Background: The preliminary plat for Coulter View Lots 2-9 on Coulter Road is a proposed 7 lot subdivision containing 7 acres. Lots, 4, 6, 7, and 8 have road frontage on Coulter Road and lots 2, 3 and 5 are served exclusively by a common driveway easement across the flag-stem of lot 4. Sight distance at this location is satisfactory. Lot 6 shall access the common driveway for safety purposes and lot 9 is a drainage lot.

#### Analysis:

Design of plat, plat description: The parcel is gently rolling land in the R-1 zone and is vacant. This proposed common driveway division can be accommodated off of Coulter Road at this location provided the instructions in this staff analysis are completed prior to final plat for any of the lots served by the easement. All of the physical common driveway construction, drainage facilities and installation of utilities shall be the responsibility of the owner and be completed prior to releasing the final plat. According to the project surveyor, none of the parcel is located in a floodplain.

Septic, Sanitary Sewer: A preliminary soil map has been supplied. The Environmental Health Department is reviewing the preliminary soil information and has stated the information provided is adequate for preliminary plat approval.

The preliminary plat indicates that areas designated for drain fields and lot line modifications may be required pending final soil evaluation.

Existing County Roads: According to the road list Coulter Road is 18 feet wide with adequate ditches and shoulders and can accommodate this subdivision.

Utilities: Public water and electric are proposed to serve all of 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. Electric is required to be underground.

Construction of Improvements: The proposed subdivision contains four frontage lots, and three additional lots served by a common driveway. 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 Coulter Road is satisfactory. The grade of the common driveway appears satisfactory as well. Improvements required for this subdivision include the construction of the common driveway and drainage pipes, paving of the common driveway entrance, installation of electric and public water to each lot (or a bond posted to the utility companies).

All of the on-site improvements shall be made by the owner. The project engineer has determined that a State erosion control permit (SWPPP permit) is required and that erosion controls shall be put in place, per plan prior to on-site construction. The common driveway must be fully installed to the last lot. A T-turnaround shall be constructed at the end of the driveway to be contained within the easement.

The common driveway shall be constructed as follows:

At the entrance along Coulter Road the driveway shall have adequate sight distance in both directions. Any old fencing and vegetation must be completely removed. This area must be sufficient to hold a full size vehicle for sight distance and access in and out of the driveway entrance.

The common driveway shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches and shoulders on both sides of the driveway. The gravel surface application shall be spread a minimum of 2 inches thick of gravel the entire length of the common driveway, and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three foot shoulders on both sides of the 10 foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied.

The driveway entrance shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the county road. The paved surface shall be built to county road standards and the paving shall extend 30 feet from the edge of the existing pavement along Coulter Road. A turning radius shall be constructed at the entrance on both sides of the drive.

Prior to any on-site work the owner shall contact the planning office to schedule a preconstruction meeting. Any improvements that are made prior to a pre-construction meeting with staff are at the risk of the owner.

Drainage and Erosion Controls: Drainage information and calculations have been supplied for this proposed subdivision. According to the project engineer the site drains in different directions with the bulk of the drainage making its way to the detention pond. The pond shall be contained in a separate lot (lot 9) and ownership shall be equally shared by each lot owner.

Storm Water Pollution Prevention Plan (SWPPP) permit from the state is required according to the project engineer. A common driveway plan with ditches and pipes (sized by the engineer) has been supplied along with erosion control measures as required.

Developer Notice:

- Any on-site construction prior to a preconstruction meeting with staff or required permits is at the risk of the owner.
- The owner shall contact the Planning Office at 681-9301 to schedule a pre-construction meeting.
- All erosion controls must be fully installed and inspected by Planning Staff and the Storm Water Coordinator prior to any on-site construction activities including the silt fence, sedimentation trap, etc. as per project engineer as well as a copy of the SWPPP permit.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652 regarding any utility construction to be done within the county right-of-way along Coulter Road.
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the location of all utilities at least 72 hours prior to any construction at 1-800-351-1111 or 811.

Maintenance agreement for common drive: The owner shall supply property owner's association (POA) documentation prior to final plat inclusive of maintenance responsibilities for the common driveway and detention lot.

Administrative Considerations: The proposed Coulter View property was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems.

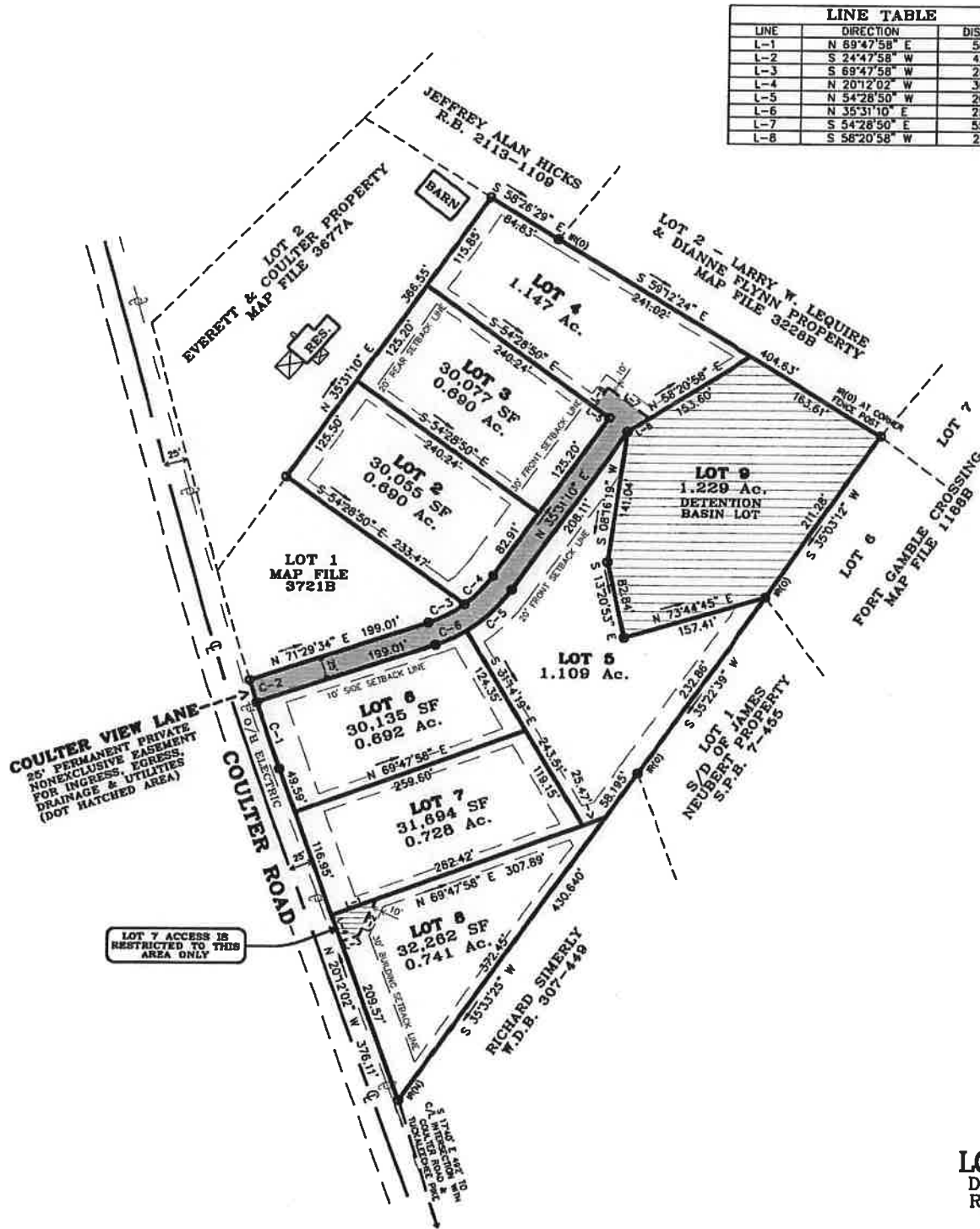
Outstanding items to be completed:

1. A preconstruction meeting prior to any on-site work. All instructions in this staff analysis for the construction of the common driveway, paving of entrance, construction of all utilities, drainage improvements, and stabilization of site.
2. A sight distance easement shall be placed along the front of the property and shown on the final plat. No vegetation (other than grass), signage, fencing or mailboxes shall be placed along Coulter Road within the sight distance easement.
3. Supply copy of POA documentation to staff for review.

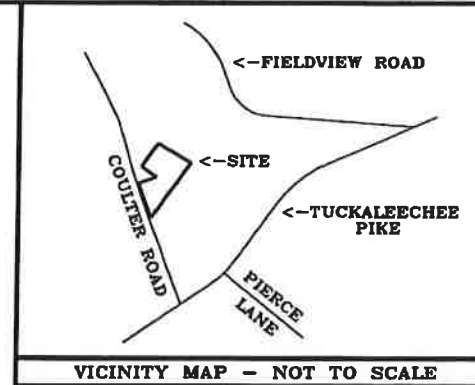
In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary plat due to identified deficiencies, 2) defer preliminary plat approval until deficiencies are addressed, or 3) grant preliminary plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

- NOTES:
- 1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
  - 2) DRAINAGE AND UTILITIES EASEMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON THE INSIDE OF ALL LOT LINES EXTERIOR TO THE SUBDIVISION, AND TEN FEET ALONG THE STREET RIGHT-OF-WAY EXCEPT AS OTHERWISE SHOWN HEREON, OR FIVE FEET ON EACH SIDE OF ALL ADJACENT UTILITIES.
  - 3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1).
  - 4) SETBACK REQUIREMENTS: FRONT = 30 FEET, UNLESS OTHERWISE SHOWN.  
SIDE = 10 FEET  
REAR = 20 FEET FOR PRINCIPAL STRUCTURE  
8 FEET FOR ACCESSORY STRUCTURE
  - 5) IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.
  - 6) LOTS 2-8 & 9 ARE TO HAVE ACCESS FROM COULTER VIEW LANE ONLY.
  - 7) LOT 7 HAS A RESTRICTED ACCESS ON LOT 8, AS SHOWN HEREON.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C-1	2975.00'	79.42'	N 19°28'28" W 75.42'
C-2	2975.00'	25.00'	N 18°30'26" W 25.00'
C-3	137.50'	43.03'	N 62°31'41" E 42.85'
C-4	137.50'	43.30'	N 44°32'29" E 43.12'
C-5	162.500'	65.918'	S 47°08'25" W 65.467'
C-6	162.500'	38.108'	S 65°07'37" W 36.034'



LINE TABLE		
LINE	DIRECTION	DISTANCE
L-1	N 69°47'58" E	50.00'
L-2	S 24°47'58" W	42.43'
L-3	S 69°47'58" W	20.00'
L-4	N 20°12'02" W	30.00'
L-5	N 54°28'50" W	20.00'
L-6	N 35°31'10" E	25.00'
L-7	S 54°28'50" E	55.52'
L-8	S 56°20'58" W	27.12'

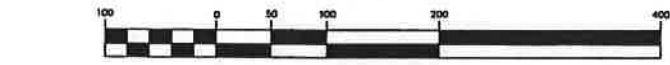


The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, or conducting any development or use that will disturb soils on the lot, shall reserve and maintain area sufficient for primary, secondary (and tertiary when applicable) septic field lines appropriate to the size and use of buildings and other development or activities. The Blount County Environmental Health Department should be consulted prior to any construction to determine appropriate area to be reserved undisturbed for septic field use.

**CERTIFICATE**

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATEGORY II ACCURACY SPECIFICATIONS, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000± OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS.

**PRELIMINARY PLAT**  
**LOTS 2-9 - COULTER VIEW**  
DISTRICT 14, BLOUNT COUNTY, TENNESSEE  
REF.: R.B. 2525-2878 & MAP FILE 3710A  
TOTAL AREA = 7.027 Ac.  
OWNER: SHORE LAND COMPANY, LLC.  
P.O. BOX 6018  
MARYVILLE, TN. 37802  
GRAPHIC SCALE



BLOUNT SURVEYS, INC.		LEGEND		TAX MAP 49		DRAWN BY: SHEET: 1 OF 1	
KEVIN EDGAR FITTS, RLS NO. 2324		1710 W. LAMAR ALEXANDER PARKWAY		GROUP		FIELD WORK SCALE:	
MARYVILLE, TENNESSEE 37801		PHONE (888) 883-8484		PARCEL 36		BY: BC	
				CENSUS NO.		JOB NO. 11835	