

Blount County

Planning and Development Services

1221 McArthur Road

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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:

2. Winnbrook Subdivision off Dunlap Hollow Road and Marble Hill Road by Winnbrook Development LLC: 6 lots along two county roads.

Background: The preliminary plat for the Winnbrook Subdivision is a proposed 6 lot subdivision containing 10.05 acres off Dunlap Hollow Road and Marble Hill Road. All six of the lots have county road frontage. Sight distance will be evaluated further after on site improvements have been completed by the owner including the removal of fence rows and vegetation along both county roads. Driveway restrictions and a sight distance easement may be added to the final plat for one or both roads. All of the lots meet the lot size requirements according to the Environmental Health Department for septic capability.

Analysis:

Design of plat, plat description: The parcel is rolling land in the R-1 zone that is currently vacant. This proposed division can be accommodated off of Dunlap Hollow Road and Marble Hill Road at this location provided the instructions in this staff analysis are completed prior to final plat for any of the lots served. All of the physical construction 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 has reviewed 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: Dunlap Hollow Road is 15-18 feet wide and can accommodate the three lots along this section of county road. The Highway Department has indicated that Marble Hill Road is less than 18' wide with adequate ditches and shoulders and is adequate for the three lots served along this section of county road. County roads less than 18 feet wide with 2 foot shoulders can accommodate up to 4 lots per 12 months.

Utilities: The developer shall ensure that electric and water to each lot is available, make required improvements per each utility (or post a surety to the respective utility) prior to staff signing the final plat. Confirmation that both utilities are available shall be required for final approval and certified on the final plats.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and no on-site detention facilities are indicated. The parcel is gently sloping and the bulk of the drainage will be directed towards both county road ditches. Drainage ditch improvements shall be made by the owner and coordinated with the Highway Department for the realignment of the county ditch along Marble Hill Road along the front of all three lots. Both fence rows and all vegetation along both county roads shall be completely removed. Sight distance will be evaluated upon completion of required improvements.

*Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. Any state erosion control permit(s) shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and an **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The Erosion Control Plan must be supplied by the time of the pre-construction meeting.*

The developer shall ensure all erosion control measures be in place and inspected by the Storm Water Coordinator prior to any on-site construction.

Staff shall inspect and approve on-site erosion controls prior to any earth moving activities. It is the owner's responsibility to comply with Section 7.01.9 for all site improvements regarding seeding, matting, ditch treatments and other measures to re-establish vegetative cover on all disturbed areas. Staff shall inspect and approve all final site improvements prior to releasing any final plat.

It is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee (If applicable) for grading and clearing prior to commencing construction for the ditch improvements. A final

certification letter from the project engineer may be required after project completion. Adequate building sites for each lot must avoid drainage areas.

Construction of Improvements: As of this time there has been no construction of any improvements on site for the Walters Property.

The developer shall contact the planning department to schedule a pre-construction meeting prior to any on-site construction. The comments of the Highway Department and Storm Water Coordinator are included in this staff analysis. Any and all modifications to drainage and lot design shall be supplied to staff with an updated preliminary plat submission. In addition, the developer shall supply all required permits and/or drainage plan changes in writing and at the time of the preconstruction meeting.

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 the Storm Water Coordinator prior to any on-site construction activities.
- 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 Dunlap Hollow Road and Marble Hill 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.

Property Owner's Association: Pending the necessity of any sight distance easements, the developer shall supply documentation for a Property Owner's Association for the Winnbrook Subdivision for staff review prior to final plat inclusive of maintenance of the easements for safety purposes.

Administrative Considerations: The proposed Winnbrook Subdivision was reviewed inclusive of subdivision regulations for small lots served by public water, electric and individual septic systems along two existing county road(s).

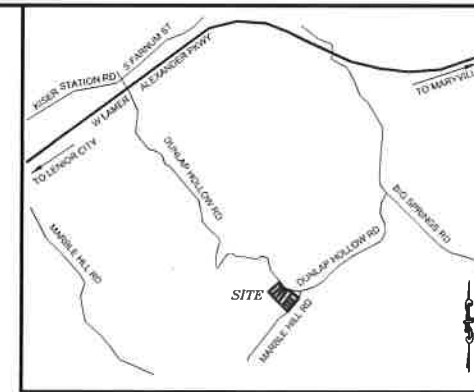
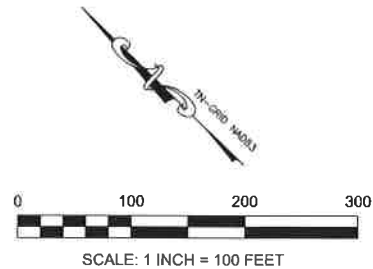
Outstanding items to be completed:

1. All instructions in this staff analysis including pre-construction meeting, SWPPP permit (if applicable) and construction of all improvements including drainage and utilities.
2. Copy of POA documentation to be supplied to staff for review prior to final plat submission.

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.

LEGEND

- IR(N) • IRON ROD (NEW)
1/2-INCH DIAMETER IRON ROD
W/ PLASTIC CAP ENGRAVED WITH
"ROMANS 2116"
- IR(O) ○ IRON ROD OLD
- UNMONUMENTED POINT
- OU— OVERHEAD POWER LINE
- ⊥ POWER POLE
- WV ⊥ WATER VALVE
- FH ⊥ FIRE HYDRANT
- X— FENCE LINE



VICINITY MAP
NOT TO SCALE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	105.38	525.00'	11°29'53"	S 50°54'02" E	105.18'
C2	105.38	525.00'	11°29'53"	S 62°23'55" E	105.18'
C3	60.00'	525.00'	6°32'53"	S 71°25'18" E	59.97'
C4	35.98'	475.00'	4°20'24"	S 39°52'10" W	35.97'

LINE	BEARING	DISTANCE
L1	S 38°50'29" E	34.76'
L2	S 71°19'53" W	9.17'
L3	S 38°02'22" W	35.62'
L4	S 41°22'53" W	60.44'

NOTES

- PROPERTY OWNERS
WINDBROOK DEVELOPMENT LLC
2442 HOUSER RD
KNOXVILLE, TN 37919
- SURVEY REQUESTED BY:
CHRIS TROUTMAN
(865) 607-8183
- SURVEY REQUESTED FOR:
TO RESUBDIVIDE PARCEL 019.04 INTO 6 LOTS.
- TOTAL NUMBER OF LOTS IS 6
LOT 1 = 1.17 ACRES
LOT 2 = 1.31 ACRES
LOT 3 = 3.21 ACRES
LOT 4 = 1.42 ACRES
LOT 5 = 1.35 ACRES
LOT 6 = 1.59 ACRES
TOTAL AREA = 10.05 ACRES
- THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR BLOUNT COUNTY TENNESSEE AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- THERE SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. NO EASEMENTS ARE NOT REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED.



1/2/19

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION THE UNADJUSTED SURVEY IN NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS- STANDARDS OF PRACTICE.

TERR

Terry E. Romans
Tenn. Reg. No. 2116

ROMANS
Engineering

1923 Hopewell Road
Knoxville, TN 37920
Phone (865) 679-5735
romansengineering@gmail.com

PRELIMINARY PLAT
WINDBROOK SUBDIVISION

SURVEY TITLE _____
ADDRESS DUNLAP HOLLOW RD & MARBLE HILL RD
CITY FRIENDSVILLE STATE TN ZIP CODE 37737
DISTRICT 4th COUNTY BLOUNT
TAX MAP 065 INSERT _____ GROUP _____ ZONE R-1
PARCEL 19.04 WARD _____ BLOCK _____ SCALE 1"=100'
DEED BK - PAGE 2530-1696 DATE 1/2/19
MAP BOOK _____ PAGE _____ DRAWN BY MLR
MAP FILE 3660A SHEET 1 OF 1
LOT NO. 4 DWG NO. 18-106-1

FORMER PROPERTY NAME LOT 4 OF BEASLEY PROPERTY