

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:

Miscellaneous Items:

1. **East Millers Cove Road Concept Plan by Walland Investment Company off of East Millers Cove Road.**

The Walland Investment Company, with contract to purchase the Irwin Property on East Millers Cove Road, offers a concept plan for subdivision on approximately 81 acres. This item comes for discussion of design and development issues. See concept map attached.

The concept shows approximately 57 lots or home sites on land of varying topography. Additionally, while the concept doesn't indicate cluster development, there is a large area dedicated to open space. The concept shows this area as Farmstead without clear indication of what type of open space this is intended to be. This parcel is located in the Rural District 1 (R-1 zone) with a required minimum lot size of 30,000 square feet for lots served by public water, individual septic systems and underground electric. The proposed lot sizes and density of development is consistent with the subdivision regulations and zoning respectively.

The current understanding is that all of the lots are to be served by individual septic systems however there has been no preliminary soil evaluation presented, nor is required for conceptual review and comment. Underground electric is required to serve all of the lots as is public water as indicated by the lot sizes shown on the concept map.

While additional uses have not been presented for discussion, a sign present on the property indicates otherwise. Any matters of use besides individual home sites will need review and approval by the Board of Zoning Appeals under requirements of the zoning regulations.

Staff notes rolling topography, natural swales and drainage areas for this project; special care should be given to drainage design in such cases. The future preliminary plat will require topographic information; a drainage plan with calculations; road plan and road profile as well as preliminary soil information. The project will also require an erosion control plan be submitted to staff and a Storm Water Pollution Prevention Plan (SWPPP) permit from the state. Adequate building sites for each lot must avoid drainage areas. 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 internal road plan is for a split boulevard entrance. While not shown, a deceleration lane may be required. The cluster mailbox area shown cannot be contained in the public right-of-way and a designated parking area will also be required. All of the lots shown along East Millers Cove Road will not be granted driveway access along the existing county road for safety purposes and will be required to be served by the internal roads. The 57 lots will thus be served by a higher order road (boulevard), and then internally by local roads. Road width and curb or non-curb and ditch options will be determined during future preliminary plat for all internal roads. This is an acceptable internal road design that meets with the current regulations.

Maximum grade of roads shall be no greater than 13 percent, with short sections up to 15 percent with approved variances based on engineering review. Internal trails and sidewalks are the option of the developer. No indication has been given at this time if the internal roads are to be public or private. Any plans to gate the community will require all internal roads to remain private with ownership and maintenance the responsibility of the lot owners by way of a property owners association, as will be required for all open space, mail area and drainage facilities as well.

East Millers Cove Road serving the proposed development is shown on the road list as having 13 - 19.5 feet of pavement width. The developer has been advised of the criteria for adequate roads serving the development as required in sections 4.04.2 and 6.01.2(b) of the Blount County Subdivision Regulations. Inspection of East Millers Cove Road has found a stretch of road from the proposed entrance of this concept west and southwest towards Old Walland Highway near Walland Elementary that has width less than 18 feet, and places with less than 2 foot shoulders. The proponent should contact the Road Superintendent to explore further all matters pertaining to improvements of existing roads, ditches and utilities in the county right-of-way.

Other routine requirements of design and preliminary plat submission have been discussed with the developer, and will apply at time of preliminary plat approval. Additional studies may be required by the planning commission. This item comes for discussion only, and no action by the Planning Commission is indicated.



020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling.us.com

CONCEPT PLAN
EAST MILLERS COVE
ROAD PROPERTY
WALLAND INVESTMENT CO., INC. BLOUNT COUNTY, TN

[illegible]

NOT FOR
CONSTRUCTION

Copyright 2015 Bentley Engineering, Inc.
All Rights Reserved

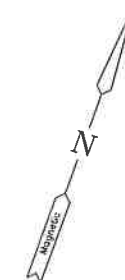
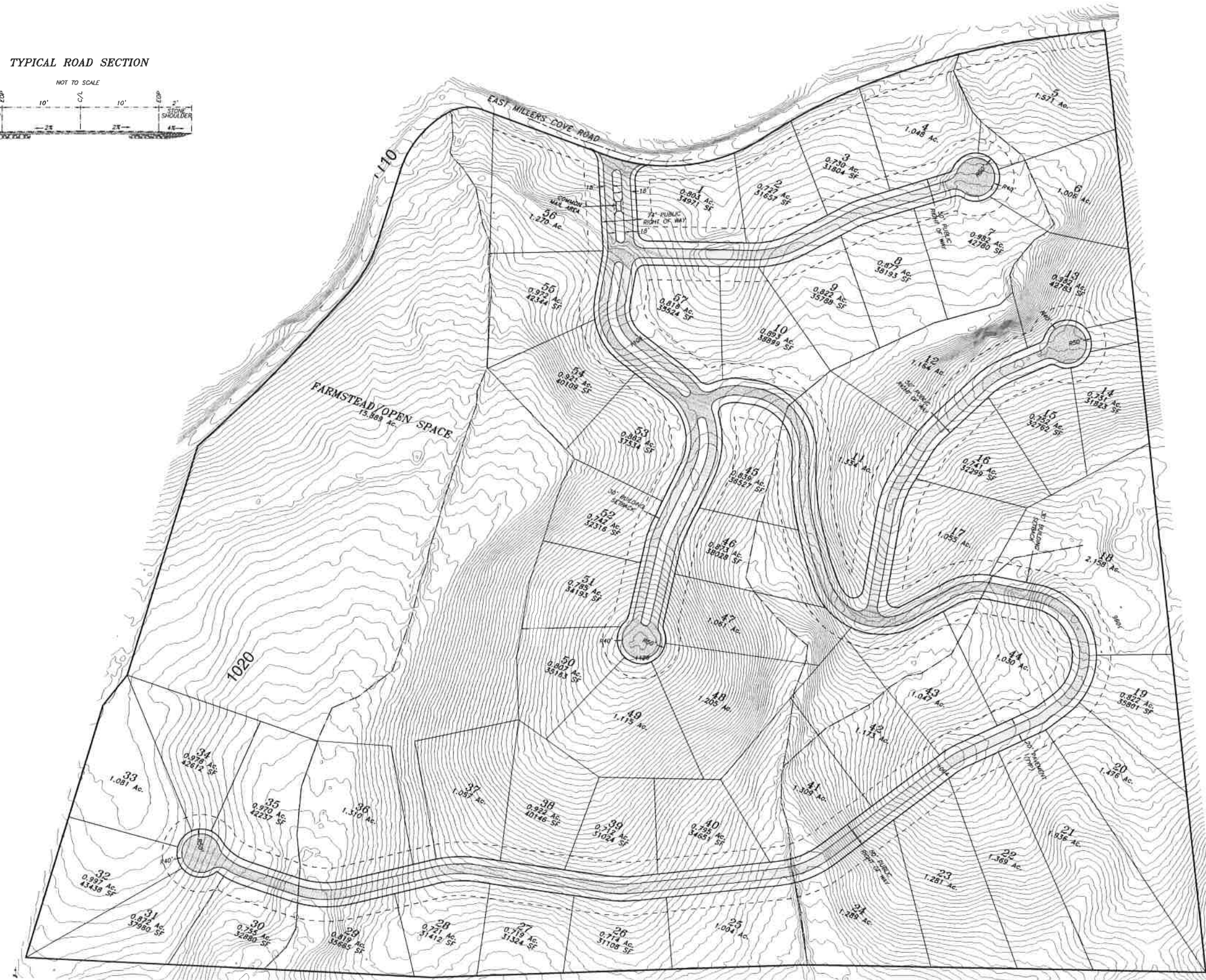
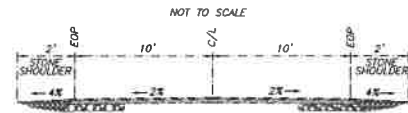
C1

SIGNED:	SDJ
DRAWN:	SDJ

HECKED:	
TE:	12/17/18
ALE:	1" = 100'

AWING:
6491-Concept

SEI#6491



CLIENT:
WALLAND INVESTMENT COMPANY, INC
P.O. BOX 221
WALLAND, TN 37886
58 LOTS + FARMSTEAD ±81.6 AC.
DISTRICT 18, BLOUNT COUNTY

OWNER:
CHARLES AND MARSHA IRWIN
WDB 593 PG 842
TAX MAP 72 PARCEL 30

PROPERTY ADDRESS:
526 EAST MILLERS COVE ROAD

