

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:

E. Preliminary and Final Plats – Minor Subdivisions:

2. **Lots 7, 8 & 9 Graham and Chumley Property by David Graham and Adina Chumley: 3 lots along Marble Hill Road and a remainder greater than 5 acres.**

Background: The preliminary and final plat for Lots 7, 8 and 9 of the Graham & Chumley Property is a proposed 3 lot subdivision containing 2.73 acres and a remainder greater than 5 acres off Marble Hill Road. All three of the proposed new lots front along the county road as does the remainder. The property is sloping pasture land and the proposed lots meet the minimum lot size requirements. Sight distance for the road frontage has been evaluated and is satisfactory.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone and the density and lot sizes are appropriate. This proposed division can be accommodated off of the county road at this location provided the instructions in this staff analysis are completed prior to releasing the final plat for any of the lots. According to the project surveyor, none of the parcel is located in a floodplain. The proposed plat has been reviewed inclusive of subdivision regulations for small lots served by county road frontage with public water, electric and individual septic systems.

Septic, Sanitary Sewer: The Environmental Health Department is reviewing the preliminary and final soil information and has stated that the lot line modifications

may be required pending final soil evaluation and adjusted accordingly on the plat prior to certifying the final plat.

Existing County Roads: The Highway Department has indicated that Marble Hill Road is less than 18' wide with adequate ditches and shoulders and is adequate for this minor subdivision.

Utilities: Public water and electric are proposed to serve all lots. Friendsville Water Works has confirmed water service is available along the county road at this location. Fort Loudon Electric Coop has confirmed that these lots can be served off of the existing lines along Marble Hill Road. Both utilities are required to sign the final plat that service is available to all three lots.

Drainage and Erosion Controls: Drainage information and calculations have been supplied. No detention facilities are required for this phase of development according to the project engineer.

Developer Notice:

- Prior to any on-site construction the developer shall contact the Blount County Highway Department at 865-982-4652 regarding any utility construction to be done within the right-of-way along the county road and for driveway connection permits.
- 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.

Administrative Considerations: The plat was submitted with topographic information and soil information as required for a minor subdivision. The proposed Graham and Chumley Property has been reviewed inclusive of subdivision regulations for small lots along a county road with public water, electric and individual septic systems and is satisfactory.

Outstanding items to be completed:

1. Signature plats including water, electric and Environmental Health Department certification and a \$20 per lot platting fee.

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

Certificate of Ownership and Dedication:
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Signature(s) _____ Date _____

Signature(s) _____ Date _____

Certificate of Accuracy:

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Blount County Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Subdivision Regulations.

_____, 20____

Date

Registered Surveyor

Certification of the Approval of Streets

This subdivision lies along an existing public County road. The improvements related to streets have been installed according to County specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

County Highway Superintendent _____ Date _____

Certification of the Approval of Utilities (Water)

I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Signature _____ Date _____

Position

Certificate of Electrical Utility Service

The property shown on this subdivision plat is within the service area of the _____

The following condition(s) apply:

Lots _____ are served by existing powerlines; or
Lots _____ are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

NOTE: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Date: _____, 20____

Signed: _____

Title: _____

Certification of Approval of Road Names and Property Numbers (E-911):

I hereby certify that (1) the names of existing public roads shown on this plat are correct, (2) the names of any new roads, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots are shown in conformance with the E-911 system.

Date _____ E-911 Authority

Certificate of Approval for Recording

I hereby certify that the subdivision plat hereon has been found to comply with the Subdivision Regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved by that body for recording in the office of the county register.

Signed: _____

Secretary, Planning Commission

Date: _____, 20____



DRAINAGE
EASEMENT

Certification for Subsurface Sewage:

Approval is hereby granted for lot(s) #7, 8, & 9 defined as

Graham & Chumly Property, Blount County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Environmental Health. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

Director of Environmental Health _____ Date _____
Blount County Health Department

CERTIFICATION FOR SUBSURFACE SEWAGE SIZING

House design, size, location, and driveway design will determine the actual number of bedrooms for which a permit may be issued.

Lots: 7, 8, & 9 are approved for standard individual subsurface sewage disposal system serving a maximum of _____ bedrooms.

LEGEND

- IRON PIN FOUND (IPF)
⊙ IRON PIN SET (IPS)
— LOT LINE



SHANE D SNODERLY, PE, RLS
911 OXFORD HILLS DR.
MARYVILLE, TN 37803
(865)705-7172

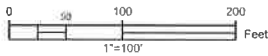
PROJECT:

GRAHAM & CHUMLEY PROPERTIES
LOTS 7, 8, AND 9

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 and this survey was done in compliance with current Minimum Standards for the State of Tennessee.

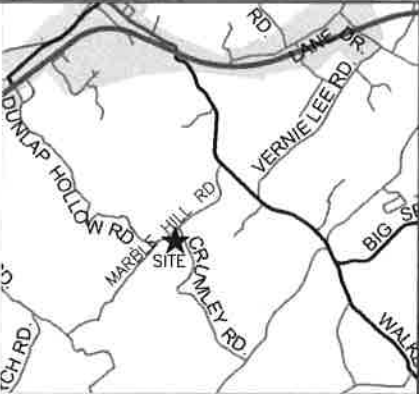
Surveyor _____

Tenn. Reg. No. _____ #2385



NOTES:

1. NORTH DIRECTION BASED TN STATE PLANE GRID
2. THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE
3. THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
4. ALL IRON PINS SET SHOULD BE CAPPED WITH "SNODERLY RLS#2988" ON CAP.
5. MINIMUM BUILDING SETBACKS: FRONT-30', REAR-20', SIDE-10', & FROM EASEMENT-10'.
6. TOTAL ACREAGE OF PLAT: 2.73 ACRES (3 LOTS)
7. 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.
8. DRAINAGE AND UTILITY EASEMENTS SHALL BE 5 FEET WIDE ON EACH SIDE OF INTERIOR LOT LINES AND AS-BUILT UTILITIES AND 10 FEET WIDE ALONG EXTERIOR LOT LINES AND STREET RIGHT-OF-WAY UNLESS SHOWN OTHERWISE.
9. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN BY FIRM 47009C0225C DATED 9/19/07



LOCATION MAP (N.T.S.)