

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:

3. Re-plat of lot 5R Davis Heirs Property off Dry Valley Road by Ivan and Ann Davalos: 3 lots along the county road.

Background: The preliminary and final plat for the Re-plat of lot 5R Davis Heirs Property is a proposed 3 lot subdivision containing 4.8 acres along Dry Valley Road. The property is wooded land and the proposed lots meet the minimum lot size requirements. Sight distance for the road frontage will be evaluated pending clearing of vegetation along the county road.

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: Dry Valley Road is 15 - 21 feet wide and is adequate for this 3 lot subdivision.

Utilities: The owner 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 are not required for this plat.

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 Re-plat of Lot 5 Davis Heirs 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. The owner shall contact staff prior to tree clearing along the county road, staff will re-evaluate sight distance once improvements have been made. Driveway restrictions may be added to final plat upon completion of removal of vegetation.
2. 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.

BLOUNT COUNTY, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plot shown 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.

Secretary, Planning Commission

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with 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.

Edmund Davalos

Ann Davalos

CERTIFICATION OF THE APPROVAL OF WATER UTILITIES

I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Regional Land Development Regulations in the Subdivision shown hereon.

Manager, Tuckaleechee Utility District

CERTIFICATION OF THE APPROVAL OF ELECTRIC UTILITIES

I hereby certify that the electrical improvements have been or will be installed in an acceptable manner and according to the specifications of the Blount County Regional Land Development Regulations in the Subdivision shown hereon, provided the developer makes proper provisions and pays the required fees to Blount County pursuant to the Rules and regulations of the city pertaining to extension of electrical service.

Manager, Electrical Department - Sevier County Electric System

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 Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount County Regional Subdivision Regulations.

Registered Land Surveyor

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 subdivision plot are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names, and (3) the property numbers of the lots shown on this plot are in conformance with the E-911 System.

Signature

BLOUNT COUNTY HEALTH DEPARTMENT

Approval is hereby granted for lots 5R-1, 5R-2, & 5R-3 defined as: Replat of lot 5R into lots 5R-1, 5R-2, & 5R-3, S.H. Davis Heirs Tract, Blount County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or 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 alteration of the soil conditions may void this approval.

Lots: 5R-1, 5R-2, & 5R-3 are approved for standard individual subsurface sewage disposal system serving a maximum of bedrooms.

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

The shaded areas on Lots 5R-1, 5R-2, & 5R-3 are reserved for field line use only. Any disturbances in these areas may void the approval.

In accordance with the policies of the Tennessee Department of Environment and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSD) on the property represented by this plot. In approving this plat for recording, the Blount County Environmental Health Department makes no representation as to the performance of the existing SSD system, or its future operation.

Director, Environmental Health, Blount Co. Health Department

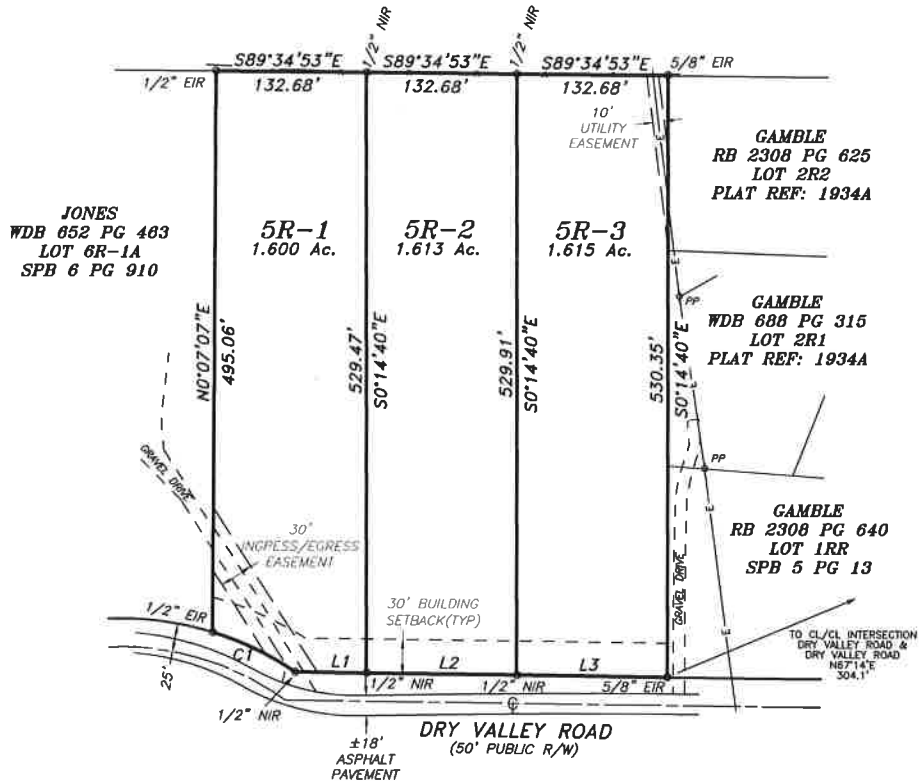
CERTIFICATION OF HIGHWAY DEPARTMENT

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

Signature

Date

EVERETT
WDB 479 PG 203
LOT 11
PLAT REF: 868A



SURVEYOR'S NOTES:

1. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.

2. Front Building setback shall be 30 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with Blount County Zoning Restrictions for Zone R-1.

3. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.

4. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.

5. Located in Flood Zone "X" (minimal chance annual flood), according to Flood Insurance Rate Map 47009C0295C, dated September 19, 2007.

6. 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.

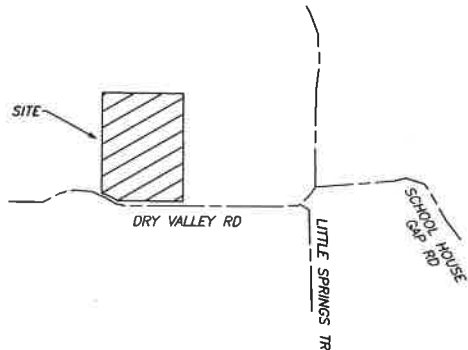
7. The Blount County Highway Department must be contacted prior to the construction of driveway access.

LINE TABLE

No.	Bearing	Len.
L1	N89°23'30"W	63.16'
L2	N89°23'30"W	132.68'
L3	N89°23'30"W	132.68'

CURVE TABLE

No.	Len.	Radius	Delta	Bearing	Chord
C1	80.94'	275.00'	16°52'	N64°30'25"W	80.65'



LOCATION MAP
NOT TO SCALE

LEGEND:

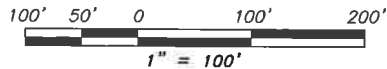
EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
RB	RECORD BOOK
SPB	SMALL PLAT BOOK
PG	PAGE
TYP	TYPICAL
R/W	RIGHT-OF-WAY
C	CENTERLINE
PP	POWER POLE (PP)
BOUNDARY LINE	
ROAD RIGHT-OF-WAY LINE	
EASEMENT LINE	
BUILDING SETBACK LINE	
ROAD CENTERLINE	
EDGE OF GRAVEL/ROAD	
FENCE LINE	
E	ELECTRIC LINE (OVERHEAD)

OWNERS OF RECORD & CLIENT:

IVAN EDMUND DAVALOS & ANN DAVALOS
1170 MAYFIELD MANOR DR
ALPHARETTA, GA 30004

3 LOTS ±4.828 AC.

DISTRICT 15, BLOUNT COUNTY
WDB 515 PG 355
TAX MAP 106 PARCEL 14.09
SPB 2 - PG 587



SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category L survey, the ratio of precision of the unadjusted survey is 1: 15,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929

Date



SINCE 1979

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LAND PLANNING

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FAX: VOL-981-2815
www.sterling.us.com

REPLAT OF LOT 5R INTO LOTS 5R-1, 5R-2, & 5R-3

S.H. DAVIS HEIRS TRACT

DRY VALLEY RD, TOWNSEND, TN 37882



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SHEET

FS

DESIGNED:

DRAWN: CMR, CEG

CHECKED: CMR

DATE: 12/18/18

SCALE: 1" = 100'

DRAWING: 6653-FS

PROJECT NO:

SEI#6653