

# 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: February 1st – February 15th, 2019

SUBJECT: Staff reports on items to be considered for the Thursday, February 28th, 2019 Regular Meeting. 5:30 PM Room 430 Courthouse

#### Hearings:

C. Final Plats – Major Subdivisions:

**2. Walters Property off of Davis Ford Road by Walters, McCowan and Fisher:  
8 lots with county road frontage.**

Background: The preliminary plat for the Walters Property was approved as an 8 lot subdivision containing 10.8 acres off Davis Ford Road with a detention basin in September of 2018. Since that time the owners have decided to divide into 4 lots only. According to the project engineer the reduced number of lots does not warrant a detention pond. All of the lots have county road frontage. Sight distance appears satisfactory. Individual driveway restrictions may be added pending additional field inspection. 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 Davis Ford Road at this location provided the instructions in this staff analysis are completed prior to final plat for any of the lots served. Installation of utilities shall be the responsibility of the owner and be completed prior to releasing the final plat or a surety posted with the utility company. 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 and is preparing to sign the final plats.

Existing County Roads: Davis Ford Road is a collector status road at this location and is 18 feet wide with adequate ditches and shoulders to accommodate this 4 lot subdivision.

Utilities: The developer shall ensure that electric and water to each lot is available, make required improvements per each utility (or post a surety) prior to staff signing the final plat. Both utilities are available and shall sign the final plats.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities were previously indicated for the preliminary plat showing eight lots.

The plat has been changed from 8 lots to 4 lots and the project engineer has certified that a drainage basin is not warranted for the four lots as shown on the final plat. A property owner's association is not required for maintenance since there are to be no shared private drainage facilities.

Developer Notice:

- 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 Davis Ford 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.

Administrative Considerations: The proposed Walters Property was reviewed inclusive of subdivision regulations for small lots served by public water, electric and individual septic systems along an existing county road.

Outstanding items to be completed:

1. The lot owners shall contact the Highway Department at 982-4652 prior to any construction for new driveway entrances.
2. Signature plats including utilities. Water and electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the appropriate utility.
3. \$20.00 per lot platting fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant 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 the streets, alleys, parks and other open spaces to public or private use as noted.

20 \_\_\_\_\_  
Owner(s)

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 SERVED UNDISTURBED FOR SEPTIC FIELD USE.

LINE	BEARING	DISTANCE
L1	S40°07'35"E	54.37'
L2	S01°58'45"E	56.44'
L3	N30°15'56"W	20.36'
L4	N72°35'19"E	73.05'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	348.84'	67.58'	67.47'	S34°34'38"E	33.89'
C2	2136.07'	29.36'	29.36'	N72°11'41"E	14.68'

LEGEND

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION 1/2" IRON PIN SET NEW
- WM WATER METER
- PP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- WM WATER METER
- FH FIRE HYDRANT
- WH WELL HOUSE

TN STATE GRID



NOTES:  
1/2" NEW IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

BUILDING SETBACKS:  
30' FRONT

PROPERTY CONSIST OF 4 LOTS WITH THE TOTAL AREA OF 10.81 ACRES.

PROPERTY ZONED: SUBURBANIZED

OWNERS:  
ROGER McCOWAN WALTERS & DOROTHY JEAN W. FISHER  
5826 NAILS CREEK RD.  
SEYMOUR, TN. 37865

JOHN D. & ELSIEL SMALLING  
533/455&453

JOHN F WALTERS JR  
2045/1900

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for BLOUNT County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the BLOUNT County Planning Commission and that have been approved by that body for recording in the office of the County Register of Deeds.

Date \_\_\_\_\_ Secretary, BLOUNT County Regional Planning Commission  
or BLOUNT County Zoning Officer

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY (IS NOT) LOCATED IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY CERTIFY THAT THIS IS A CATEGORY \_\_\_\_\_ SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1/5,000 AS SHOWN THEREON.

\_\_\_\_\_  
SURVEYOR

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. BLOUNT County Subdivision Regulations.

\_\_\_\_\_  
Date 7/18/2018 Surveyor License No. 1544



THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS 1:15,000 AS SHOWN THEREON.

\_\_\_\_\_  
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

0' 100' 200' 300'  
GRAPHIC SCALE

FINAL PLAT:  
WALTERS PROPERTY

Located within the 14th district of BLOUNT county, Tennessee  
within the city of \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_

Tax Map/Group/Parcel# 48/98.01 Deed Ref. Bk/Pg: 2261/36&554/199

Bearing Base: Tn. State Grid

GARRETT  
&  
ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STRAWBERRY PLAINS, TN 37871  
PHONE: (865)-933-5622 FAX: (865)-933-1277  
EMAIL: GARRETT1544@BELLSOUTH.NET

LAND SURVEYORS

DATE 7/18/2018

REVISIONS \_\_\_\_\_

DRAWN BY GAB TDH



SCALE 1"= 100'

DRAWING NO. 18-176