

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: February 1st – February 20th, 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:

1. **Farmington View Phase 3 off of Miser Station Road by Farmington View LLC. 80 proposed lots to be served off of new county roads.**

Farmington View Phase 3 Preliminary plat was approved in June of 2016 at the regular meeting. The Phase 3 preliminary plat indicated 77 proposed new lots. The Phase 3 final plat with 80 lots is consistent with the original concept plan. The boulevard entrance (dual entrance and exit roads), internal looping of roads, on-site sewer system, as well the reduced minimum lot size of 23,000 square feet in the Rural 1 (R-1) zone for lots on public sewer and water meets the requirements for the overall design of the Phase 3 plat.

Background: The final plat for Farmington View Phase 3 is a proposed 80 lot subdivision containing 54 acres off Miser Station Road. All of the proposed new lots are to be served exclusively off of new paved county roads. There will be two additional loops to the back of the property which will complete all of the internal roads. All of the lots are to be served by public sewer and will meet the minimum lot size. Sight distance for internal roads has been evaluated during construction due to the vertical curves in the road design and is satisfactory.

Analysis:

Design of plat, plat description: The parcel is in the R-1 zone and is partially wooded, gently to more steeply rolling terrain with a large drainage area crossing the parcel. This proposed division can be accommodated off of Miser Station road and the existing internal looping roads within Farmington View Subdivision

provided the instructions in the staff analysis are completed prior to final plat for any of the proposed new lots. All of the physical proposed new county road sections 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.

The proposed plat for Farmington View Phase 3 has been reviewed inclusive of subdivision regulations for small lots served by new county roads with public water, electric and public sewer.

Sanitary Sewer: All of the lots in Farmington View are served by an on-site sewer system that is operated by South Blount Utility District which is a public sewer provider approved by the Tennessee Regulatory Authority. The proposed lot sizes are adequate for lots on public sewer in the R-1 zone. The project engineer has supplied sewer engineering for the expansion of the on-site sewer facilities to South Blount County Utility District. The utility is preparing to sign the final plats.

Existing County Road(s): According to the county road list Miser Station Road from Louisville Road to the entrance of Farmington View subdivision is 20 feet on average. The internal loop road - Sagegrass Drive is 24' wide and both roads are adequate to serve these additional lots.

Utilities: All of the proposed lots are to be served by public water, public sewer and underground electric. All water, sewer and electric improvements shall be fully installed to each lot or a surety posted to the appropriate utility prior to any final plat. All utilities have been installed and all utilities shall certify the final plats.

Drainage and Erosion Controls: Drainage information and calculations were supplied and are satisfactory. The project engineer has stated that the bulk of the proposed Phase 3 drains towards the middle of the parcel which contains a new drainage basin in addition to one that was previously constructed.

The construction of new on-site detention is required per the analysis of the project engineer as well as other drainage facilities located throughout the project site. Updated certification by the project engineer for completion of all drainage facilities will be required. This will be an as-built certification by the project engineer that the drainage basin will function as designed for this phase of the Farmington View. All erosion controls and site stabilization must be completed prior to releasing the final plat.

Proposed Road Plan: This development is located on land of varying topography including pasture land and woods and a large drainage area crossing the parcel. The natural low areas are to be incorporated into drainage basins as designed by the project engineer; there is also an existing pond that is currently the detention area for the bulk of the property and has had improvements made to

accommodate the bulk of the proposed development as well. All of these features are planned to be in the right-of-way or in easements on lots and become the responsibility of the future property owner's association to maintain.

A road plan with profiles, cross section and proposed road layouts and road drainage facilities has been submitted. The road plan indicates sections of road grades at 12.5% which is less than the maximum grade (13%) allowed. Field profiles were be required to be submitted to the Highway Department prior to stone base application to ensure road grades are as planned. As-built road plans may be required prior to final plat approval at the recommendation of the Blount County Highway Department.

The proposed road design includes two new loops which will be the final phase of road construction for this project. All of the new road shall be 22 feet wide between the face of curbs. Curb design was approved to be consistent with previous phases of development. All roads have been built to county road standard for stone base, binder and topping as per Section 8 of the Blount County Subdivision Regulations.

Property Owner's Association: The developer shall supply a copy of a Property Owner's Association for Phase 3 of Farmington View to include all of the lots for the maintenance of all common elements including drainage facilities prior to any phased development final plats. The property owner's association shall include that the owners of each lot within the subdivision shall have an undivided shared ownership of any common open space and/or common element not contained within an individual lot and shall be noted on the plat, within the POA documents and within each individual deed.

Construction of Improvements: Construction of Phase 3 of Farmington View is nearly complete. Some detention facility work, erosion controls, pipe cleanout, siltation from storm events and site stabilization are all that is pending completion due to weather. The project engineer will certify all road and drainage facilities in writing and provide as-built plans as needed to staff prior to releasing the final plat.

Planning, Highway Department, Environmental Health Department and Storm Water have reviewed the preliminary plat including; road profiles, road plan, calculations, drainage plan, erosion control plan, and preliminary soil information as well as modifications to the road plans and state permit for erosion control.

Administrative Considerations:

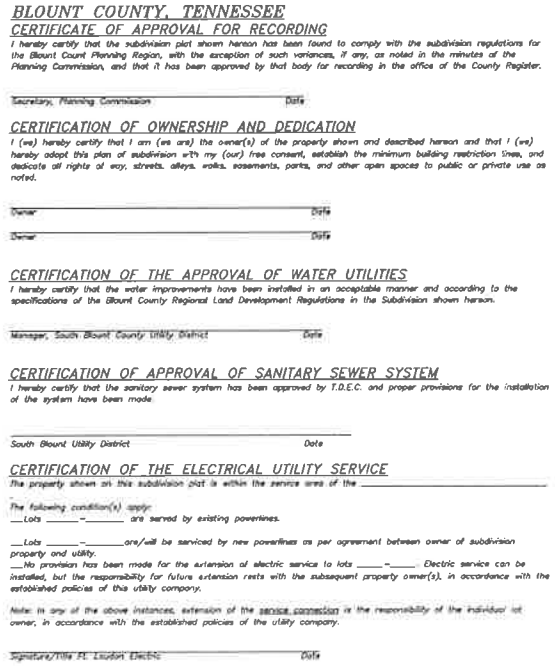
The proposed Phase 3 of Farmington View was reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and on-site sanitary sewer.

The Highway Department is reviewing the final plat request and updated comments as to the condition of completion of final items in the field shall be made available at the time of the meeting.

Outstanding items to be completed:

1. Renewal of Preliminary Plat.
2. Completion of all drainage improvements and site stabilization as listed in staff analysis and final inspection by staff.
3. Final certification (and requested as-builts) from project engineer for road and drainage facilities.
4. A Property Owner's Association shall be required for the storm drainage facilities and the detention lots.
5. Signature plats including electric, water and sewer utilities certifications or a surety posted to each utility that electric, water and sewer is available to each lot.
6. \$40.00 per lot platting fee.

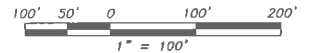
In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny final plat due to identified deficiencies, 2) defer final plat approval until deficiencies are addressed, or 3) grant final plat approval subject to meeting all requirements,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



LOT CALLS					
CURVE TABLE					
No.	Len.	Radius	Delta	Bearing	Chord
C6	157.34'	275.00'	32.47'	N3°48'18"W	155.20'
C7	61.98'	325.00'	10.94'	S70°59'W	61.77'
C8	82.34'	325.00'	14.31'	S5°34'1"E	82.12'
C9	28.32'	225.00'	7.13'	S16°26'30"E	28.30'
C10	9.47'	225.00'	2.25'	S21°15'09"E	9.47'
C11	39.71'	225.00'	10.07'	S27°30'52"E	39.56'
C12	58.42'	245.00'	13.12'	S39°10'06"E	56.30'
C13	87.02'	245.00'	20.21'	S55°56'10"E	85.57'
C14	97.03'	245.00'	22.41'	S77°22'46"E	96.39'
C15	96.13'	245.00'	22.29'	N9°37'06"E	95.51'
C16	148.12'	245.00'	34.11'	N75°37'08"E	144.02'
C17	15.01'	245.00'	3.31'	N29°48'18"E	15.01'
C18	15.01'	245.00'	3.31'	N29°15'42"E	15.01'
C19	71.75'	245.00'	16.47'	N19°07'02"E	71.49'

C20	127.79'	245.00'	29.53'	N4°12'55"W	126.35'
C21	14.11'	245.00'	3.18'	N20°48'30"W	14.11'
C22	58.80'	325.00'	10.22'	N17°16'30"W	58.72'
C23	70.41'	325.00'	12.25'	S55°30'07"E	70.29'
C24	39.22'	225.00'	9.59'	N08°55'09"W	39.17'
C25	29.13'	200.00'	8.78'	N52°11'02"E	26.62'
C26	67.65'	375.00'	10.22'	N17°16'30"W	67.76'
C27	39.27'	25.00'	9'00"	N22°32'30"E	35.36'
C28	39.27'	25.00'	9'00"	N67°24'30"E	35.36'
C29	9.47'	175.00'	3.08'	N20°54'28"W	9.47'
C30	19.92'	175.00'	6.31'	N16°05'19"W	19.91'
C31	122.02'	275.00'	25.25'	S07°31'E	121.02'
C32	41.54'	325.00'	7.19'	S58°52'6"W	41.51'
C33	147.08'	325.00'	25.56'	S74°21'0"E	145.83'
C34	31.42'	200.00'	9'00"	S21°44'30"W	28.28'
C35	89.59'	175.00'	29.20'	S81°24'29"W	86.62'
C36	39.27'	25.00'	9'00"	N22°32'30"E	35.36'
C37	39.27'	25.00'	9'00"	S67°22'30"E	35.36'
C38	10.00'	195.00'	2.58'	S20°59'19"E	10.00'
C39	301.30'	195.00'	88.32'	S24°44'46"W	272.21'
C40	266.89'	195.00'	78.25'	N71°46'48"W	246.54'
C41	30.89'	175.00'	10.06'	N27°30'52"W	30.85'
C42	14.70'	325.00'	2.35'	N21°57'46"W	14.70'
C43	10.71'	325.00'	1.38'	N16°16'23"W	10.71'

OWNER:
LYNN R. MORTON &
MC DEVELOPMENT, INC.
568 S. UNION GROVE RD.
FRIENDSVILLE, TN 37737
DISTRICT 10, BLOUNT COUNTY
WDB 2117 PG 2713
A PORTION OF TAX MAP 34 PARCEL 23.00
80 LOTS - ±54.72 AC.



SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category 1 survey, the ratio of precision of the unadjusted survey is 1: 10,442, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

		REVISIONS	
DATE	BY		
<small>© Copyright, 2012 Sterling Engineering, Inc. All Rights Reserved.</small>			
SHEET		FS	
DESIGNED:		SDJ	
DRAWN:		KAS	
CHECKED:		CMR	
DATE:		9/18/18	
SCALE:		1" = 100'	
DRAWING:		5068B-FS	
PROJECT NO.:		SEI#5068B	