

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: September 1st – September 17th, 2019

SUBJECT: Staff reports on items to be considered for the Thursday, September 26th, 2019 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Farm of the Smokies Lots 1 - 44 by SBL Investment Properties LLC off Nails Creek Road: 39 lots off of proposed new county roads, 3 off the existing road and 2 common area lots.**

Background: The preliminary plat for the Farm of the Smokies is a proposed 44 lot subdivision containing 39.3 acres with a common area lot and a detention lot. New paved county roads are planned to serve all of the new lots off of Nails Creek Road. While lots 1 and 42 and 43 have road frontage along Nails Creek Road, lots 1 and 42 are to be served off of the new county road for safety purposes and to eliminate additional driveways along Nails Creek Road. The proposed location of the new county road and sight distance at this location is satisfactory. All vegetation along the county road and fences will be removed and a sight distance easement along lots 42 and 43 will be added to the future final plat to preserve sight distance and maintained by the property owner's association.

According to the preliminary plat there are 39 proposed lots (and two common area lots) to be served off of the internal roads. The main boulevard (Road "A") has been designed to be 22' wide between the curbs by the project engineer. The subdivision regulations allow up to 40 lots without internal looping (39 shown). Additionally the subdivision regulations allow up to 50 lots total off of a 22' wide road, therefore 11 more lots could be added with an internal loop in the future as designed. A 24' wide road would allow up to 120 lots total with internal looping, 20 lots per loop.

The proposed new development has been reviewed inclusive of subdivision regulations for small lots along a new county road section with public water, electric and individual septic systems.

Analysis:

Design of plat, plat description: The parcel is located within the R-1 zone and lot sizes and density is appropriate. The preliminary plat for the Farm of the Smokies illustrates 42 lots and a detention basin lot and a common area with a spring house. Two new county road sections with two cul-de-sacs are planned to serve all of the lots. All of the proposed lots are to be served by individual septic systems and water. All electric shall be underground.

The parcel is rolling pasture and the bulk of the drainage will be directed towards the drainage facilities to be constructed within the drainage basin lot. Special attention and control measures during all onsite construction shall be required. All of the new lots shall all become part of a property owner's association and have maintenance responsibility of the drainage facilities and shared ownership of the detention lot 44 and the common area lot 41. The parcel is currently vacant land with two residences.

Existing County Road(s): The county road list shows Nails Creek Road as being a collector status road that is 17-18 feet wide with adequate ditches and shoulders for this subdivision. The Highway Department has confirmed that Nails Creek Road is 18" or wider from the location of the subdivision to Burnett Station Road. Subdivision along Nails Creek Road requires a 30' dedication of right-of-way on the final plat.

Septic, Sanitary Sewer: A preliminary soil map was supplied along with the preliminary plat as required. The Environmental Health Department has reviewed the preliminary soil map and has indicated that lot line adjustments, designated reserve areas and combinations may be required for final plat certification.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are indicated. The drainage plan indicates there is to be a new drainage basin to serve the 42 residential lots and new roadways. The parcel is sloping in multiple directions and the bulk of the drainage will be directed towards the new drainage facility on lot 44. A portion of the parcel slopes towards Nails Creek Road and drainage from that section shall be directed towards the existing county ditch. Special attention and control measures during all onsite construction shall be required. The detention lot and common area lot shall all become part of the property owner's association and have maintenance responsibility of the drainage facilities. All lot owners will be required to have an equal share in ownership of the detention basin lot and common area lot (lots 41 and 44).

*Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. Any state erosion control permit(s) shall be supplied to staff prior to the pre-construction meeting. The owner is responsible for erosion control measures and an **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The Erosion Control Plan must be supplied by the time of the pre-construction meeting.*

All erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction.

Next, the owner shall comply with Section 8.02.1 prior to the removal of topsoil and install all erosion controlling devices as per the Erosion Control Plan submitted and in accordance with the Tennessee Erosion and Sediment Control Handbook, 2nd Edition. Planning staff shall inspect and approve on-site erosion controls prior to any earth moving activities. It is further the owner's responsibility to comply with Section 7.01.9 for all site improvements regarding seeding, matting, ditch treatments and other measures to re-establish vegetative cover on all disturbed areas. Staff shall inspect and approve all final site improvements prior to releasing any final plat.

In it is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for grading and clearing prior to commencing construction for the roads and drainage facilities.

Any changes in the field shall require as-built information at final plat. A final certification letter from the project engineer shall be required after project completion. Adequate building sites for each lot must avoid drainage areas.

Proposed Road Plan: A road plan with profiles, cross section and proposed road layout has been submitted. As-built road plans or profiles may be required for this roadway prior to final plat.

The road cross section supplied illustrates 22' wide roadway with curbs indicated. All conduit must be in place prior to binder surface application in order to reduce the short and long term damages to the county road. All road work is to be coordinated between the developer and the highway department and only after a preconstruction meeting with staff.

The new roads for these 42 residential lots shall be fully constructed with a full cul-de-sac turn-around for each section prior to final plat approval. According to the road profile none of the road is greater than 13%. The entire road shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. Prior to stone application the owner shall contact the subdivision inspector for sub-grade inspection.

For the county road sections, the graded surface shall be a prepared crowned surface. The gravel surface application shall be spread a minimum of 6 inches thick of pug-mix and rolled with a steel drum roller. A consistent depth of stone shall be achieved the entire length of the road and on the cul-de-sac.

The binder course of asphalt shall be 2" thick and the top course of asphalt shall be 1" thick. The curbs on both sides shall also be constructed on compacted sub-grade and placed on the binder surface with stone base. All curbed area shall be backfilled to the top of curb and be seeded and covered in straw as soon as the curb is backfilled. The paving shall be tied into the edge of the existing pavement along Nails Creek Road. Sight distance clearing shall occur along the area identified as Sight Distance Easement.

Public Water and Electric Utilities: Public water and underground electric are proposed to serve all of the lots. 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. Written verification shall be provided that a surety has been posted or the extension of services has been accommodated from the individual utilities prior to any final plat. Conduit must be in place for any utility not installed.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for the Farm of the Smokies for staff review prior to final plat inclusive of drainage facility maintenance, access easements, and ownership of detention lot and common area lot.

Construction of Improvements: As of this time there has been no construction of any improvements on site for the Farm of the Smokies.

The proposed new roads and drainage facilities shall be built according to the project engineering plans and according to county road standards. Both water and electric shall be completely installed to serve these lots prior to final plat for any lots and to avoid unnecessary disturbance to the roadway after completed. This is also the case for any cable supplier and Telephone. Should a surety be posted for the electric, water, cable and phone utility prior to final plat, certification of said surety shall be required in addition to insuring that conduit has been installed for all road crossings prior to binder surface paving.

The developer shall contact the planning department to schedule a pre-construction meeting prior to any on-site construction. The comments of the Highway Department and Storm Water Coordinator are included in this staff analysis. Any and all modifications to roads, drainage and lot design shall be supplied to staff with an updated preliminary plat submission (prior to the preconstruction meeting). In addition, the developer shall supply all required permits and/or road plan changes in writing and at the time of the preconstruction meeting.

Developer Notice:

- Any construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- Prior to preconstruction meeting the owner shall supply copies of all utility plans to staff, including electric, water, natural gas, public sewer, cable and telephone (as applicable to this development). If cable or telephone is not to be installed, a letter from the service provider is required.
- Prior to preconstruction meeting, the developer shall contact the local postmaster for mail service. The developer shall supply a letter from the postmaster for individual house service or show locations of cluster mail boxes and parking areas outside of the public right-of-way on revised engineering and preliminary survey plans.
- All engineering plan modifications must be completed prior to preconstruction meeting and supplied to staff.
- The owner, developer, project engineer, grading and utility contractor and a representative of all utilities shall attend the preconstruction meeting.
- The owner shall contact the Planning Office at 681-9301 to schedule the pre-construction meeting.
- The owner shall apply for a county grading permit from the Blount County Storm Water Coordinator at 681-9301. All erosion controls must be fully installed and inspected by the Storm Water Coordinator prior to any on-site construction activities.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC prior to the preconstruction meeting.
- 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 Nails creek Road.
- The developer shall coordinate with the Subdivision Inspector/Storm Water Coordinator at 681-9301 to schedule inspections during construction.
- 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.

Administrative Considerations: The proposed Farm of the Smokies preliminary plat was reviewed inclusive of subdivision regulations for small lots along new and existing county roads with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, calculations (utility information to be supplied prior to preconstruction meeting).

No lot shall be advertised or offered for sale prior to recording of any final plat.

Outstanding Items to Be Completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised engineering plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The proposed lot 1 and 42 shall have driveway access only off of the new road and not off of Nails Creek Road and lot 43 will have restricted driveway access and noted as such on the final plat. A sight distance easement shall be required on the final plat along Nails Creek Road.
3. Copy of Property Owner's Association documentation to be supplied to staff for review prior to final plat submission.

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

