

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:
2. **Springview Subdivision Lots 1-16 by Charles Helton and Tim Ivens off South Springview Road: 16 lots, 9 off the existing road and 6 served off two common driveways with a detention area lot.**

Background: The preliminary plat for Springview Subdivision is a proposed 16 lot subdivision containing 14.2 acres with a detention lot. Two common driveways are planned to serve the bulk of the lots off of South Springview Road. Lots 1 – 7, 12 and 15 have road frontage along the county road. While lots 4, 5, 6 and 7 have road frontage along South Springview Road all four will have driveway access restricted to the common driveways for safety purposes and to eliminate additional driveways along South Springview Road. Lots 1-3 will have individual driveway access along the county road. All other lots will have driveway access off of the common driveways as shown on the preliminary plat. The proposed location of the new common driveways and sight distance at this location is satisfactory. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along a county road section with common driveways, 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 Springview Subdivision illustrates 15 lots and a detention basin lot. Two private easements containing common driveways with t-turnarounds 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. The parcel is currently vacant land.

Existing County Road(s): The county road list shows South Springview Road as being a local status road that is 17-18 feet wide with adequate ditches and shoulders for this subdivision. The Highway Department has confirmed that South Springview Road is adequate for this subdivision.

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 15 residential lots and new common driveways. The parcel is sloping in multiple directions and the bulk of the drainage will be directed towards the new drainage facility on lot 16. A portion of the parcel slopes towards South Springview 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 shall 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.

*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 common driveway plan with profiles, cross section, turn-arounds and proposed road layout has been submitted. As-built plans or profiles may be required for this subdivision prior to final plat.

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 Springview Subdivision 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 Springview Subdivision. All utilities, driveway construction, drainage tiles and ditches shall be constructed within the proposed common driveway easements and the drainage lot and drainage easement.

The locations of the common driveway entrances along South Springview Road appear satisfactory. The grade of the common driveways appears satisfactory as well. Improvements required for this subdivision include the construction of the common driveways and drainage pipes, paving of the common driveway entrance, installation of electric and public water to each lot (or a bond posted to the utility companies) and the storm water detention facility. All of the on-site improvements shall be made by the owner.

All erosion controls shall be in place prior to on-site construction. The common driveways must be fully installed to the last lot. A T-turnaround shall be constructed at the end of each driveway to be contained within the easement.

The common driveways shall be constructed as follows:

At the entrance along South Springview Road the driveways must be level or slightly elevated to the county road to promote sight distance as much as possible. This area must be sufficient to hold two full size vehicles side by side and have sight distance and access in and out of each driveway entrance.

Both common driveways shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches and shoulders on both sides of the driveway. The gravel surface application shall be spread a minimum of 2 inches thick of gravel the entire length of the common driveway, and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three foot shoulders on both sides of the 10 foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied.

The driveway entrance shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the county road. The paved surface shall be built to county road standards and the paving shall extend 30 feet from the edge of the existing pavement along South Springview Road. A turning radius shall be constructed at the entrance on both sides of the drive.

The proposed new common driveways and drainage facilities shall be built according to the project engineering plans and according to county 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 driveways 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 driveway crossings.

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 driveway, 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 supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC prior to 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.
- 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 South Springview 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 Springview Subdivision preliminary plat was reviewed inclusive of subdivision regulations for small lots along new common driveways and the existing county road with public water, underground electric and individual septic systems. As required, the preliminary plat was supplied with topographic information, driveway 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 common driveways, drainage and utilities.
2. The proposed lot 4 - 7 shall have driveway access only off of the new common driveways and not off of South Springview Road and noted as such on the final plat.
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.

- approval is hereby granted for lots 1-15 defined as SPRINGVIEW, Blount County, Tennessee, being suitable for surface sewage disposal (SDD) with the listed attached restrictions.

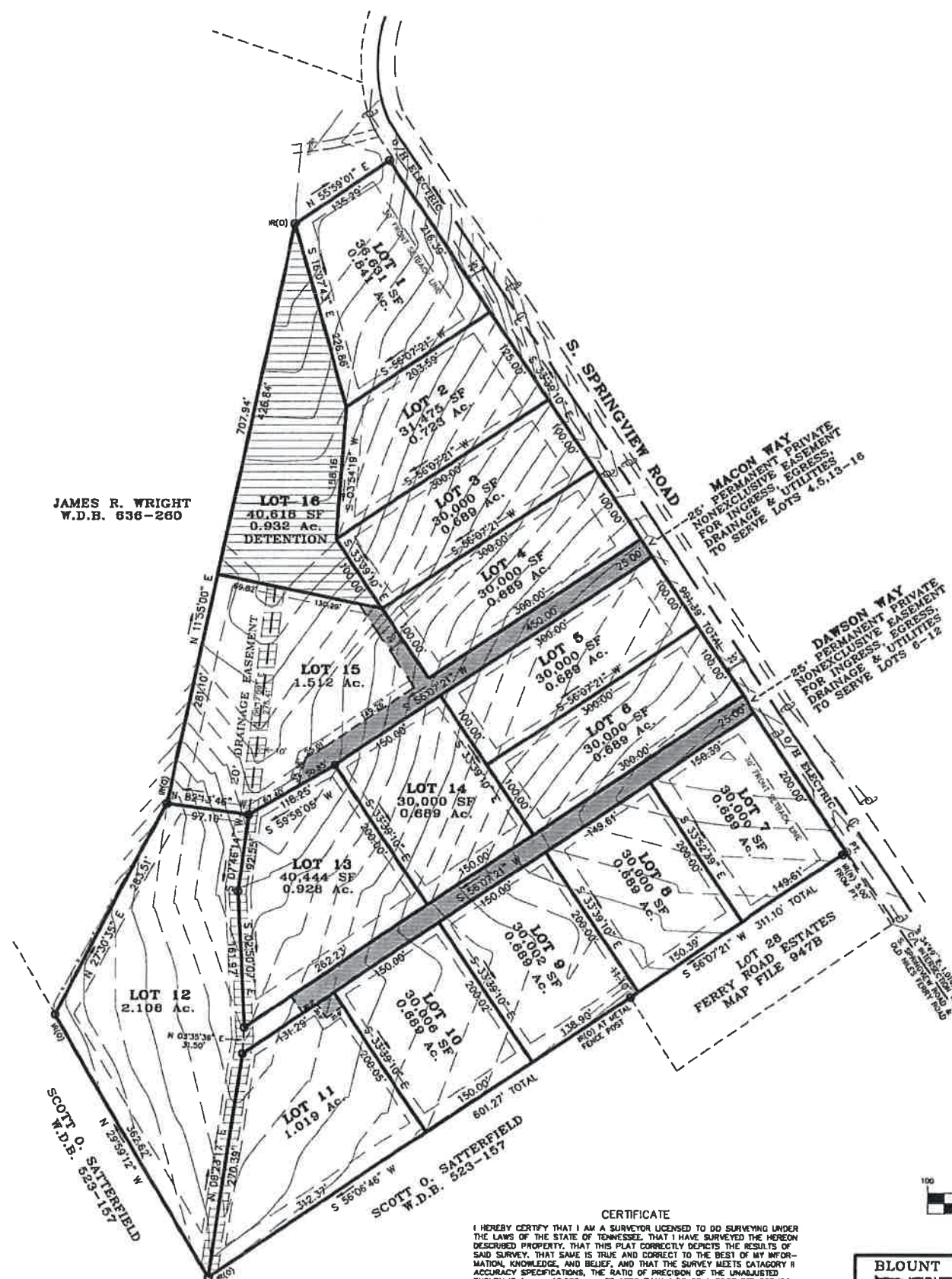
Prior to any construction of a structure, mobile or permanent, the plans for the school house/structure location must be approved and a SDO system permit issued by the Division of Environmental Health. Water tops, water lines, underground utilities and driveways should be located at the site properly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

Director, Environmental Health Date
Blount County Health Department

Lots: 1-15
are approved for standard individual sub-
surface sewage disposal system serving a
maximum of 3 bedrooms.


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

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) wetlands appropriate to the site and 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 areas to be reserved undisturbed for specific field uses.



CERTIFICATE

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THAT THE SURVEY MEETS THE STATUTORY ACCURACY SPECIFICATIONS, THE RATIO OF PRECISION OF THE UNBALANCED SURVEY IS 1: 10,000+ OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS.

BLOUNT SURVEYS, INC.
 **KEVIN EDGAR PITTS, FLS NO. 2324**
1710 W. LAMAR ALEXANDER PARKWAY
MARYVILLE, TENNESSEE 37801
PHONE (865) 983-8484

LEGEND

IRON = OLD IRON ROD OF
SPCS = OLD IRON PIPE OF
IRON = NEW IRON ROD OF
PUB.L. = HIGHWAY BUILDING

TAX MAP	100	DRAWN BY:	SHEET:
GROUP		KP	1 OF
PARCEL	35.02	FIELD WORK	SCALE:
		BY: BN	1"=100'
CENSUS NO		MAP CHECK	JOB NO
			123456

**PRELIMINARY PLAT
LOTS 1-16
NGVIEW SUBDIVISION
6, BLOUNT COUNTY, TENNESSEE
REF.: W.D.B. 422-826
TOTAL AREA = 14.264 Ac.
OWNER: CHARLIE H. HELTON
DEVELOPER: TIM IVENS
GRAPHIC SCALE**



(IN FEET)
1 ipcb = 100 ft

DATE: 07-30-19

60	CHAMBERLAIN	SHOOT
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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TAX MAP 1

GROUP	
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PARCEL 35

00	DRAWN BY: KPS	SHEET 13 1 OF
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FIELD WORK	SCALE:
BY: BM	1:1

5.02	5th BN	3-41
	MAR CHECK	JOE

1201