

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 14th, 2020

SUBJECT: Staff reports on items to be considered for the Thursday, January 23rd, 2020 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Grace's Way Subdivision by Randy Speed off Forest Hill Road: 20 lots off of proposed new county road and a common area lot for detention.**

Background: The preliminary plat for Grace's Way Subdivision is a proposed 20 lot subdivision containing 7.2 acres with a common area/detention lot. A new paved county road is planned to serve all of the new lots off of Forest Hill Road. All of the new lots with the exception of lots 20 and 21 will have driveway access off of the new county road section for safety purposes and to eliminate additional driveways along Forest Hill Road. Sight distance for lots 20 and 21 will be evaluated and driveway restrictions added to the plat. The proposed location of the new county road and sight distance at this location is satisfactory. All vegetation along the county road will be removed and a sight distance easement along lots 1, 19, 20 and 21 will be added to the future final plat to preserve sight distance and be maintained by the property owner's association.

According to the preliminary plat none of the property is located in the floodplain. 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 sanitary sewer. It is the owner's responsibility to contact the Post Office and Highway Department to make arrangements for postal service.

Analysis:

Design of plat, plat description: The parcel is located within the S-Suburbanizing zone and lot sizes and density is appropriate. The parcel is currently vacant and is gently sloping. The bulk of the drainage will be directed towards the drainage facilities to be constructed within the drainage basin lot (lot 21). 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 all new lots shall have a shared ownership of the detention lot 21.

Existing County Road(s): The county road list shows Forest Hill Road being 20 feet wide with adequate ditches and shoulders for this subdivision.

Septic, Sanitary Sewer: All of the proposed lots are to be served by Mayville Sanitary Sewer as required. The project engineer is working with the City on the extension of the sewer service. The City of Maryville has confirmed this project will be served by sanitary sewer.

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 area with a detention basin to serve the 20 residential lots and the new road section. The parcel is sloping towards Forest Hill Road and the bulk of the drainage will be directed towards the new drainage facility on lot 21. A small portion of the parcel slopes towards the county 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.

*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 a 24' wide roadway with curbs indicated contained within a 50' right-of-way. The road width shall be modified to 22' wide and the curbs shown in the detail shall be changed as requested by staff.

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 20 residential lots shall be fully constructed with a full cul-de-sac turn-around 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.

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 Forest Hill Road. Sight distance clearing shall occur along the area and identified as Sight Distance Easement on the 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 Grace's Way Subdivision for staff review prior to final plat inclusive of drainage facility maintenance, access easements, ownership of detention lot 21 and a sight distance easement.

Construction of Improvements: As of this time there has been no construction of any improvements on site for Grace's Way other than removal of vegetation.

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.

Developer Notice:

- Any construction prior to a pre-construction meeting with staff or required permits is at the risk of the owner.
- The developer shall supply a full set of construction plans to staff for review to include all of the following:
 - Any and all modifications to preliminary plat design from surveyor.
 - All road, drainage and erosion control plans updated and certified by project engineer
 - All utility plans to staff, including electric, water, natural gas, public sewer, cable and telephone (as applicable to this development) and certified by the appropriate service provider. If cable or telephone is not to be installed, a letter from the service provider is required.

- A full set of construction plans with modifications must be approved by staff prior to preconstruction meeting.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) Notice of Coverage from TDEC prior to the preconstruction meeting.
- The owner shall contact the Planning Department at 681-9301 to schedule a preconstruction meeting.
- The owner, developer, surveyor, project engineer, grading and utility contractor and a representative of all utilities shall attend a preconstruction 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 Forest Hill 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 Grace's Way Subdivision preliminary plat was reviewed inclusive of subdivision regulations for small lots along new and existing county roads with public water, underground electric and sanitary sewer. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan, calculations and utility information.

Outstanding Items to Be Completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. The proposed lot 1 and 19 shall have driveway access only off of the new road and not off of Forest Hill Road and noted as such on the final plat. A

sight distance easement shall be required on the final plat along Forest Hill Road.

3. Copy of Property Owner's Association documentation to be supplied to staff for review prior to final plat.

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.



SINCE 1979

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PRELIMINARY SUBDIVISION PLAT LOTS 1-21

GRACE'S WAY S/D

RANDY SPEED BLOUNT COUNTY, TN.



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SHEET

PS

DESIGNED: **SDJ**

DRAWN: **SDC**

CHECKED: **CMR**

DATE: **11/15/19**

SCALE: **1" = 100'**

DRAWING: **4389A-PS**

PROJECT NO:

SEI#4389

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 10 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 the Zoning Ordinances.

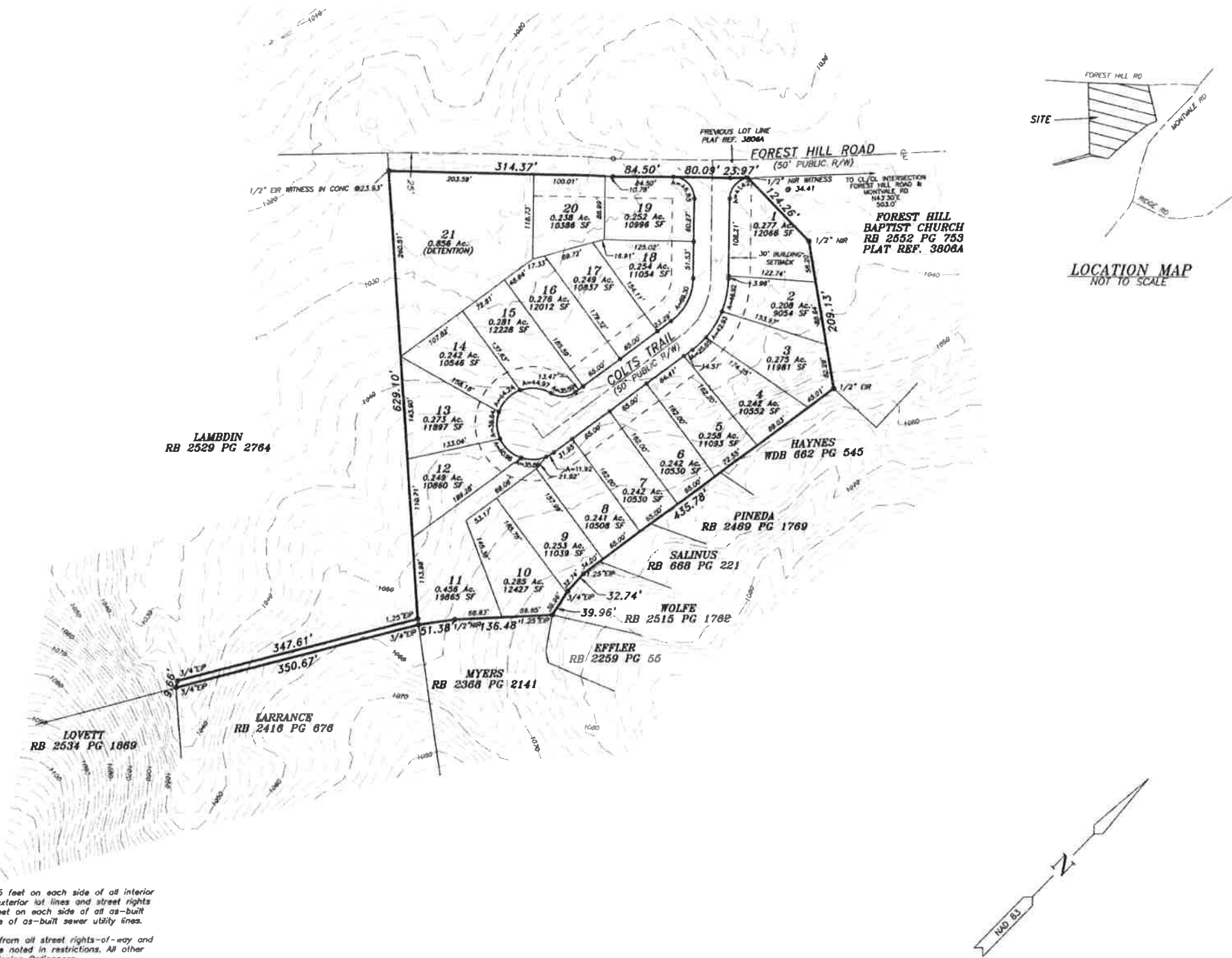
3. Topographic Survey based on photogrammetric data provided by others. 2 foot Contour Interval shown. Elevations shown hereon are based on the North American Vertical Datum of 1983.

4. Boundary lines shown were taken from a previous survey by Sterling Engineering, Inc., Project Number 4389-A, dated 03/28/19.

5. 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.

6. 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.

7. Located in Flood Zone "X" (Area of minimal flooding hazard), according to Flood Insurance Rate Map 47009C0253C, dated 09/19/2007.



LEGEND:

A=	ARC LENGTH
Ac	ACRES
SF	SQUARE FEET
RB	RECORD BOOK
PG	PAGE
R/W	RIGHT-OF-WAY
CL	CENTERLINE
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	LOT LINE
---	PREVIOUS LOT LINE
---	BUILDING SETBACK LINE
---	ROAD CENTERLINE
---	EXISTING INTERMEDIATE CONTOUR
---	EXISTING INDEX CONTOUR

OWNER:

FLYING HORSE FAMILY TRUST
JAMES R. SPEED & PAMELA W. SPEED, TRUSTEES
209 RIDGE ROAD
MARYVILLE, TN 37803
865-405-6525

1 LOT ±7.24 AC.
DISTRICT 8, BLOUNT COUNTY
RB 2521 PG 1803
TAX MAP 80 PARCEL 147.00

100' 50' 0 100' 200'
1" = 100'