

Blount County

Planning and Development Services

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MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 681-9301)

DATE: January 1st – January 15th, 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:

2. New Towne Industrial Park by MRDKP LLC off of National Drive: 6 lots and a common area drainage lot off of proposed new private road.

Background: The preliminary plat for the New Towne Industrial Park is a proposed 6 lot subdivision containing 21 acres with two detention lots/common areas (lots 2 and 6). A new paved private industrial road is planned to serve all of the new lots off of National Drive in Little Brook Industrial Park in the City of Rockford. The proposed location of the new private road and sight distance at this location is satisfactory. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along a new paved private road section with public water, electric and sanitary sewer.

Analysis:

Design of plat, plat description: The parcel is located within the IND - Industrial zone and the lot sizes and density are appropriate. The preliminary plat for the New Towne Industrial Park illustrates 7 lots a pond and a detention basin lot (lot 6). A new paved private industrial grade road with a cul-de-sac is planned to serve all of the lots. All of the proposed lots are to be served by sanitary sewer and public water. All electric shall be underground.

The parcel is rolling pasture and the bulk of the drainage will be directed towards the existing pond, existing drainage swales and drainage basin to be constructed on lot 6. Special attention and control measures during all onsite construction

shall be required. All of the proposed industrial 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 (lots 6. The parcel is currently vacant pasture land.

Existing County Road(s): The proposed New Towne Industrial Park is not to be accessed off of any county roads. The access to the industrial park will be off of a private road easement (National Drive extension) off of the end of the public road section of National Drive in the Little Brook Industrial Park in the City of Rockford.

The City of Rockford has supplied a letter acknowledging the use of National Drive in the city for access to the New Towne Industrial Park and stated:

"The City of Rockford has no objection to access, via private easement, from public roadways National Drive and/or Continental Drive, to property located in Blount County's jurisdiction. City of Rockford is not held responsible for any road maintenance on the private easement".

Likewise, Blount County will not be responsible for any maintenance of the roads or drainage facilities for New Towne Industrial Park.

Improvements to the existing easement and the extension of the private road easement with a new pave industrial road will be the responsibility of the owner. The future lot owners shall share ownership of the new roadway, cul-de-sac and drainage/common area lots and share in their maintenance responsibility.

Staff is awaiting confirmation of the easement agreement across the existing private easement.

Septic, Sanitary Sewer: All of the proposed lots are to be served by Alcoa Sanitary Sewer as required. The project engineer is working with the City on the extension of the sewer service. The City of Alcoa 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 lot (lot 6) with a detention basin to serve the 6 industrial lots and the new private road in addition to an existing drainage pond on lot 2. The parcel drains in several directions and the bulk of the drainage will be directed towards the pond, large swale and new drainage facility on lot 6. Special attention and control measures during all onsite construction shall be required. The detention lot 6 and common area lot 2 (and private road easement) 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 lots and road easement.

*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.

NOTICE: This property is in the urbanized area and falls under the Phase 2 storm water requirements for pre and post storm water controls and water quality management. The owner shall supply a completed Water Quality Management Plan (WQMP) and associated engineering and predevelopment maintenance documentation to the Blount County Storm Water Supervisor prior to the preconstruction meeting. The predevelopment maintenance agreement must be recorded in the Register of Deeds office prior to obtaining a Blount County Grading Permit or any onsite construction.

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 private 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 for the Industrial illustrates a 24' wide roadway with compacted shoulders and ditches. All conduit must be in place prior to binder surface application in order to reduce the short and long term damages to the private road. All road work is to be coordinated between the developer and the engineering department and only after a preconstruction meeting with staff.

The new roads for these 6 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 7%. 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 industrial private road section, the graded surface shall be a prepared crowned surface. The gravel surface application shall be spread a minimum of 10' 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 3" thick and the top course of asphalt shall be 1.5" thick. The shoulders on both sides shall also be constructed on compacted sub-grade and stone compacted to wearing surface of pavement.

All exposed areas outside of roadbed, including the ditch shall be backfilled if necessary, made smooth, seeded and covered in straw as soon as practical. The paving shall be tied into the edge of the existing pavement along the existing private road. The developer shall also make repairs to the existing paved section of private road that accesses this property as part of the approval process for adequate access.

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. The City of Alcoa has provided verification that both electric and public water will be provided with an agreement with the developer.

Property Owner's Association: The developer shall supply documentation for a post development (separate from WQMP requirements) Property Owner's Association for the New Towne Industrial Park for staff review prior to final plat inclusive of drainage facility maintenance, roadway easement, and ownership of detention lots 2 and 6.

Construction of Improvements: As of this time there has been no construction of any improvements on site for the New Towne Industrial Park.

The proposed new roads and drainage facilities shall be built according to the project engineering plans and according to Blount County subdivision regulation road standards. Sanitary sewer, 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. Should a surety be posted for the

electric, water or sewer 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 Engineering 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. 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.
- 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 utility/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 the Water Quality Management Plan and pre development agreement to the Storm Water Supervisor prior to applying for a county grading permit. The predevelopment agreement must be recorded in the Blount County Register of Deeds office prior to grading permit being issued.
- 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.

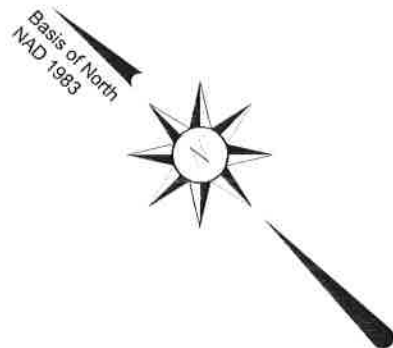
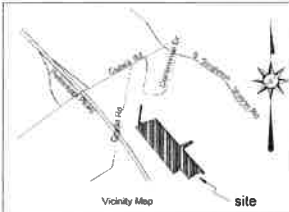
- The owner, developer, surveyor, project engineer, grading and utility contractor and a representative of all utilities shall attend a preconstruction meeting.
- The owner shall apply for a county grading permit from the Blount County Storm Water Supervisor at 681-9301. All erosion controls must be 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-ways.
- 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 New Towne Industrial Park preliminary plat was reviewed inclusive of subdivision regulations for small lots along private road 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. No lot shall be advertised or offered for sale prior to recording of any final plat.

Outstanding Items to Be Completed:

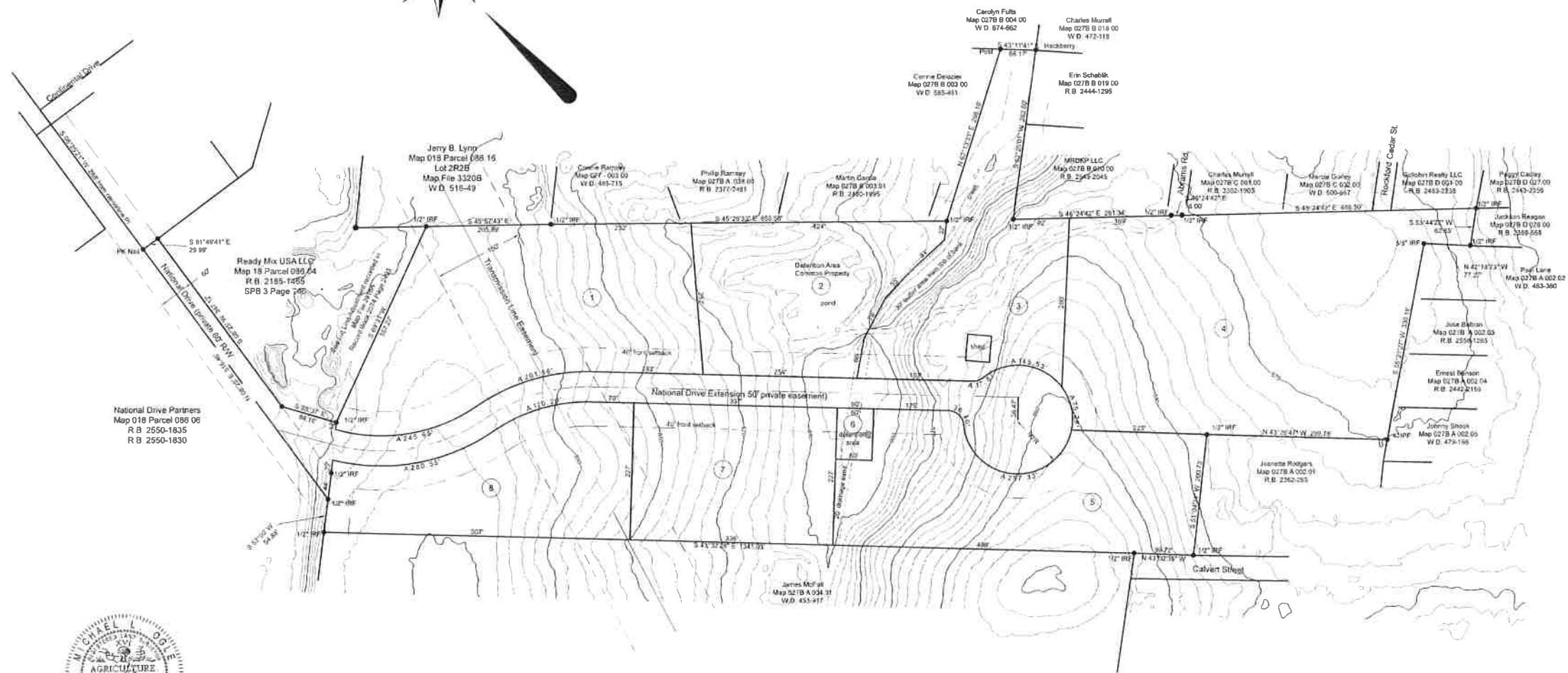
1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, WQMP, revised construction plans, preconstruction meeting and construction of all improvements including road, drainage and utilities.
2. Copy of Property Owner's Association documentation to 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.



Lot #	Acres	Sq. Feet
1	3.370	146815
2 common	1.917	83510
3	2.224	95884
4	4.885	212797
5	2.566	111784
6 common	0.117	5111
7	1.754	75389
8	1.929	83997
9 common	2.254	98197
Total Area	21.017	915453

Lots 2 and 6 are common property serving drainage and retention
Lot 9 is common property containing the private road



Lot # | Acres | Sq. Feet

NOTES:
1. IRF = Iron Rod Found
2. IRF = Iron Rod Set
3. IRF = Iron Pipe Found
4. VFD = Varnish Found
5. RLB = Reference Deed Book and page
6. In accordance with FEMA Flood Insurance rate map 47090C0129C this property is not in a flood zone.

Building setbacks
Front 40'
Side 40'
Rear 40'



CERTIFICATION
I hereby certify that this is a Category I
survey and the date of preparation of the
unpublished survey is 11/09/2019 as shown herein,
and is in compliance with the current
Tennessee Minimum Standards of Practice.

Michael L. Ogle
Tennessee Registered Surveyor # 1479
235 John Bouldin Dr. - Maryville, TN 37801
Phone: (931) 991-2739

Lot # | Acres | Sq. Feet



Preliminary

Preliminary Plat of the New Towne Industrial Park

Tax Map 027B Group A Parcel 001.00
Civil District 11, Blount County, TN.
Scale 1" = 100' Date 12-26-19
Total Area to be Subdivided 19.167 Acres
Reference Deed Book 2549 Page 2045
Reference Deed Book 2574 Page 2493

Owner: MPRDP, LLC 2225 Schenck Ave., Knoxville TN 37931