

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:

C. Preliminary Plats – Major Subdivisions:

1. **Adley's Place Subdivision Phase 1 by Nick Hodge off Baumgardner Road and Mint Road: 7 lots and a remainder off two county roads.**

The Preliminary plat was approved in December of 2019 as Mint Road Subdivision as a 10 lot subdivision with four lots to be served by a common driveway. The Phase 1 final plat for Adley's Place has 7 lots with lot 4 for future development.

Background: The final plat for Adley's Place Subdivision is a proposed 7 lot subdivision containing 8.65 acres with a remainder. Mint Road is collector status road and is 19'-20' wide according to county road list with adequate shoulders and ditches to accommodate a major subdivision. Baumgardner Road is a local status road with an average width of 10' according to the road list and is limited to 4 lots off of the parent tract.

In order to meet the requirements of the subdivision regulations a common driveway is planned to serve four of the lots off Mint Road. Lot 4 (and the future re-division of lot 4) will share common driveway access off Mint Road only and not have driveway access off of Baumgardner Road. Additionally, lots 2 and 3 will be restricted to driveway access off of the common driveway and not have additional access along Mint Road. Lot 1 will have restricted driveway access along Mint Road. Lots 5, 6, 7 and the remainder will be the four lots with driveway access off of Baumgardner Road only. All of the above will be noted on the final plat.

Vegetation and fence clearing is in progress. The proposed location of the new common driveways and sight distance at this location is satisfactory. A sight distance easement has been added along Mint Road and Baumgardner Road on the final plat and shall be maintained by a property owner's association. The proposed new development has been reviewed inclusive of subdivision regulations for small lots along a county road section with a common driveway, 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 final plat for Adley's Place illustrates 7 lots along two county roads. A private easement containing a common driveway with a t-turnaround is planned to serve several lots in the next phase. All of the proposed lots are to be served by individual septic systems and water. All electric shall be served by new electric service.

The parcel is currently vacant rolling pasture and the bulk of the drainage will be directed towards the natural drainage areas and ditches along both roads. Special attention and erosion control measures during all onsite construction shall be required.

Existing County Road(s): Mint Road is collector status road and is 19-20' wide according to county road list with adequate shoulders and ditches to accommodate a major subdivision. Baumgardner Road is a local status road with an average width of 10' according to the road list and is limited to 4 lots off of the parent tract.

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. The final soils evaluation is in progress.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are not indicated.

All erosion controls shall remain in place until any disturbed areas are revegetated.

Proposed Road Plan: This phase does not contain the common driveway.

Public Water and Electric Utilities: Public water and existing 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.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association or maintenance agreement for Adley's Place Subdivision for staff review prior to final plat inclusive of the sight distance easements.

Construction of Improvements: As of this time clearing for fence rows is underway as well as planned utility extensions.

Administrative Considerations: The proposed Adley's Place Subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems.

Outstanding items to be completed:

1. Completion of all on-site improvements and site stabilization as listed in staff analysis and final inspection by staff.
2. A Property Owner's Association shall be required for the maintenance of the sight distance easements.
3. Signature plats including all utility certifications or a surety posted to each utility that electric, water and sewer, cable and telephone is available to each lot.
4. Final plat 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.

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 7 1/2 feet on each side of as-built sewer utility lines.

2. 1/2" iron rods will be set at all interior lot corners, unless otherwise shown.

3. Front building setback shall be 30 feet from all street rights of way, unless otherwise noted in restrictions. All other setbacks shall be in accordance with the Blount County Zoning Ordinance.

4. Located in Flood Zone "X" (description of flood zone), according to Flood Insurance Rate Map 47009C0250C, dated 09/19/2007.

5. Lot 4, as shown herein, shall have no direct driveway access to Baumgardner Road. Lot 4 shall only have driveway access to Mint Road.

6. 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 when applicable) septic field lines 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 area to be reserved undisturbed for septic field use.

7. The Property Owner's Association for Proposed Mint Road Subdivision Phase One (and future phases; as registered separate from this plat) shall keep clear and maintain the area identified as "Sight Distance Easement" along Mint Road and Baumgardner Road from any permanent vegetation other than grass or sod (to be mowed regularly). No other planted materials or any permanent or temporary structures or signs above ground of any kind are permitted in the sight distance easement.

8. All fence rows and wooden posts (not electric pole) along the length of both county roads and vegetation must be removed completely.

KAREN WILSON DAILEY
WDB 585 PG 101
REMAINING LAND GREATER THAN 5 AC.
NOT INCLUDED

HAVEN
RB 2378 PG 1009

WILMINGTON SAVINGS
FUND SOCIETY FSB
RB 2543 PG 2498

WILSON (JANICE)
WDB 675 PG 132

WHITEHEAD
RB 2300 PG 201

UTILITY EASEMENT LINE TABLE

No.	Bearing	Len.
L1	N44°35'18"E	16.13'
L3	S33°52'33"E	450.37'
L4	S33°44'31"E	303.15'
L5	S33°27'18"E	235.87'

BLOUNT COUNTY HEALTH DEPARTMENT

Approval is hereby granted for lots defined on Blount County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the filed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plan for the exact house/structure location must be approved and a SSD system permit issued by the Division of Environmental Health. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alteration of the soil conditions may void this approval.

Director, Environmental Health, Blount Co. Health Department Date

Lots are approved for standard individual subsurface sewage disposal system serving a maximum of bedrooms.

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

The shaded areas on Lots are reserved for field use only. Any disturbances in these areas may void this approval.

In accordance with the policies of the Tennessee Department of Environment and Conservation, the Blount County Health Department has not evaluated the existing subsurface sewage disposal system (SSD) on the property represented by this plat. The Blount County Environmental Health Department makes no representation as to the performance of the existing SSD system, or its future operation.

Director, Environmental Health, Blount Co. Health Department Date

CERTIFICATION OF HIGHWAY DEPARTMENT

This subdivision lies along an existing County road. The improvements related to streets have been installed according to County specifications; and according to the specifications of the Blount County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Blount County Regional Subdivision Regulations.

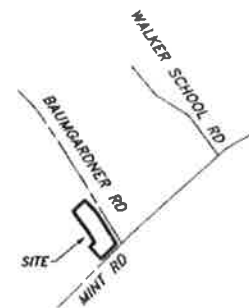
Signature Date

CERTIFICATION OF APPROVAL OF ROAD NAMES AND PROPERTY NUMBERS (E-911)

I hereby certify that (1) the names of existing public roads shown on this subdivision plat are correct, (2) the names of any new roads, whether public or private, do not duplicate any existing names, and (3) the property numbers of the lots shown on this plat are in conformance with the E-911 System.

Signature Date

LOCATION MAP NOT TO SCALE



LEGEND:

EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
PG	PAGE
RB	RECORD BOOK
C	CENTERLINE
---	BOUNDARY LINE
---	ROAD RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	ROAD CENTERLINE
---	EDGE OF ROAD
---	EDGE OF GRAVEL/ROAD

BLOUNT COUNTY, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved by that body for recording in the office of the County Register.

Secretary, Planning Commission Date

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby subject this plat of subdivision with any (our) from owners, including the minimum building restriction lines, and dedicate all rights of way, streets, alleys, easements, parties, and other open spaces to public or private use as noted.

Karen Wilson Dailey Date

CERTIFICATION OF THE APPROVAL OF WATER UTILITIES

I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Regional Land Development Regulations in the Subdivision shown herein.

Manager, South Blount County Utility District Date

CERTIFICATION OF THE ELECTRICAL UTILITY SERVICE

The property shown on this subdivision plat is within the service area of the

The following condition(s) apply:
- Lots are served by existing powerlines.

- Lots are/will be served by new powerlines as per agreement between owner of subdivision property and utility.

- No provision has been made for the extension of electric service to lots. Electric service can be installed, but the responsibility for future extension rests with the subsequent property owner(s), in accordance with the established policies of this utility company.

Note: In any of the above instances, extension of the service connection is the responsibility of the individual lot owner, in accordance with the established policies of the utility company.

Signature/Title P.E. Lucien Electric Date

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Blount County Regional Planning Commission and that the monuments have been placed as shown herein to the specifications of the Blount County Regional Subdivision Regulations.

Registered Land Surveyor Date



SINCE 1979

**STERLING
ENGINEERING, INC.**

**LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING**

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401

P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878

PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

LOTS 1-7
FINAL SUBDIVISION PLAT
ADLEY'S PLACE
S/D - PHASE ONE
NICK HODGE
BLOUNT COUNTY, TN.



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SHEET

FS

DESIGNED: **SDJ**

DRAWN: **KAS**

CHECKED:

DATE: **12/10/19**

SCALE: **1" = 100'**

DRAWING: **6783-FS**

PROJECT NO:

SEI#6783