

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 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:

- C. Final Plats – Major Subdivisions:
2. **Hawkins Property off Marble Hill Road by Natalie Hawkins: 3 lots. 1 lot with county road frontage and 2 lots served by a common driveway easement across Graham and Chumley property.**

Background: The final plat for the Hawkins Property is a proposed 3 lot subdivision containing 5 acres off Marble Hill Road. Lot 1 has road frontage along the county road. Lots 2 and 3 are served by a 25' common driveway easement across the Graham and Chumley property. Lot 1 will have driveway access off of the common driveway for safety purposes and no other driveways off of Marble Hill Road. The location of the common driveway is satisfactory. All of the lots meet the minimum lot size requirements pending review of the Environmental Health Department for septic capability. Soil conditions and the TVA easement crossing the property may require lot line modifications and/or lot combinations for Environmental Health Department approval.

Analysis:

Design of plat, plat description: The parcel is rolling land in the R-1 zone and is currently vacant. The proposed common driveway subdivision can be accommodated off of Marble Hill Road at this location. All of the physical common driveway construction and installation of utilities shall be the responsibility of the owner and be completed prior to releasing the final plat. According to the project surveyor, none of the parcel is located in a floodplain.

Sight distance has been evaluated by staff and is adequate for the location of the proposed common driveway.

Septic, Sanitary Sewer: A preliminary soil map has been supplied. The Environmental Health Department is reviewing the final soil information and is preparing to sign the final plat.

Existing County Roads: The Highway Department has indicated that Marble Hill Road is less than 18' wide with ditches and shoulders and is adequate for the three lots served along this section of county road. County roads less than 18 feet wide with 2 foot shoulders can accommodate up to 4 lots per 12 months.

Utilities: Public water and 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.

Construction of Improvements: The proposed subdivision contains one road frontage lot, with all three lots served off of the common driveway easement. All utilities, driveway construction, drainage tiles and ditches shall be constructed within the proposed common driveway easement. The location of the common driveway entrance along Marble Hill Road is satisfactory.

Repairs to the common driveway and stabilization of exposed areas are being coordinated by the Storm Water Supervisor with the owner at this time.

Drainage and Erosion Controls: Drainage information and calculations are not required for this proposed subdivision. All erosion controls must stay in place until all exposed areas are revegetated.

Maintenance agreement for common drive: The owner has supplied a maintenance agreement inclusive of maintenance responsibilities for the common driveway.

Administrative Considerations: The proposed Hawkins Property 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 (driveway and ditch) improvements and site stabilization as listed in staff analysis and final inspection by staff.
2. Notarized maintenance agreement for the maintenance of the common driveway to be recorded with final plat.

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.

Certificate of Ownership and Dedication:
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

Signature(s) _____ Date _____
Natalie Hawkins, Owner

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

_____, 20____
Date
Registered Surveyor

Certification of the Approval of Streets
This subdivision lies along an existing public 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's Subdivision Regulations, except as noted herein; or proper provisions have been made for the their installation.

County Highway Superintendent _____ Date _____

Certification of the Approval of Utilities (Water)
I hereby certify that the water improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted herein; or proper provisions have been made for their installation.

Signature _____ Date _____
Position _____

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

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.

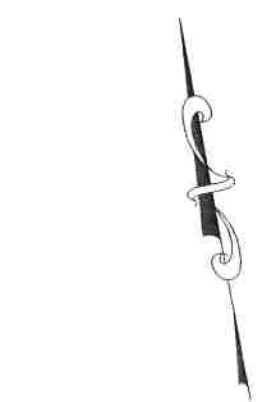
Date: _____, 20____
Signed: _____
Title: _____

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 plat are correct, (2) the names of any new roads, do not duplicate any existing names and said names are approved, and (3) the property numbers of the lots are shown in conformance with the E-911 system.

Date _____ E-911 Authority _____

Certificate of Approval for Recording
I hereby certify that the subdivision plat hereon 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.

Signature _____
Secretary, Planning Commission
Date: _____, 20____



I hereby certify that this is a correct survey and the date of completion of the subdivision survey is 5/1/19. I have been duly sworn and this survey was made in compliance with the Surveying Statutes of the State of Tennessee.

Surveyor: _____
Title: Registered Surveyor

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A) TYPE OF SURVEY: REAL PROPERTY EASEMENT
B) POSITION ACCURACY: 10 CM
C) DATE OF SURVEY: 5/1/19
D) DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
E) SUBSTANTIATED CONTROL: 3150+ TBM CLIP NETWORK
F) USED MODEL: 5000
G) UNKNOWN ONLY FACTOR: 0.999999

Certification for Subsurface Sewage:
Approval is hereby granted for lot(s) #1, 2, & 3 defined as:

Hawkins Property, Blount County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans 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 alterations of the soil conditions may void this approval.

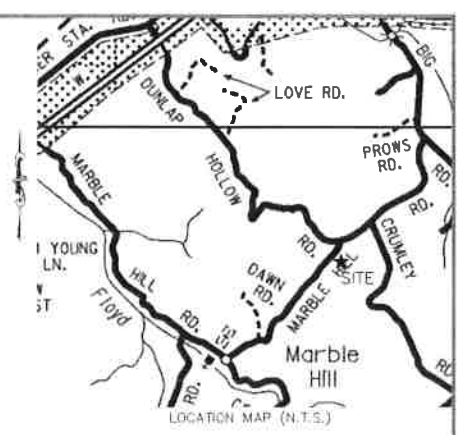
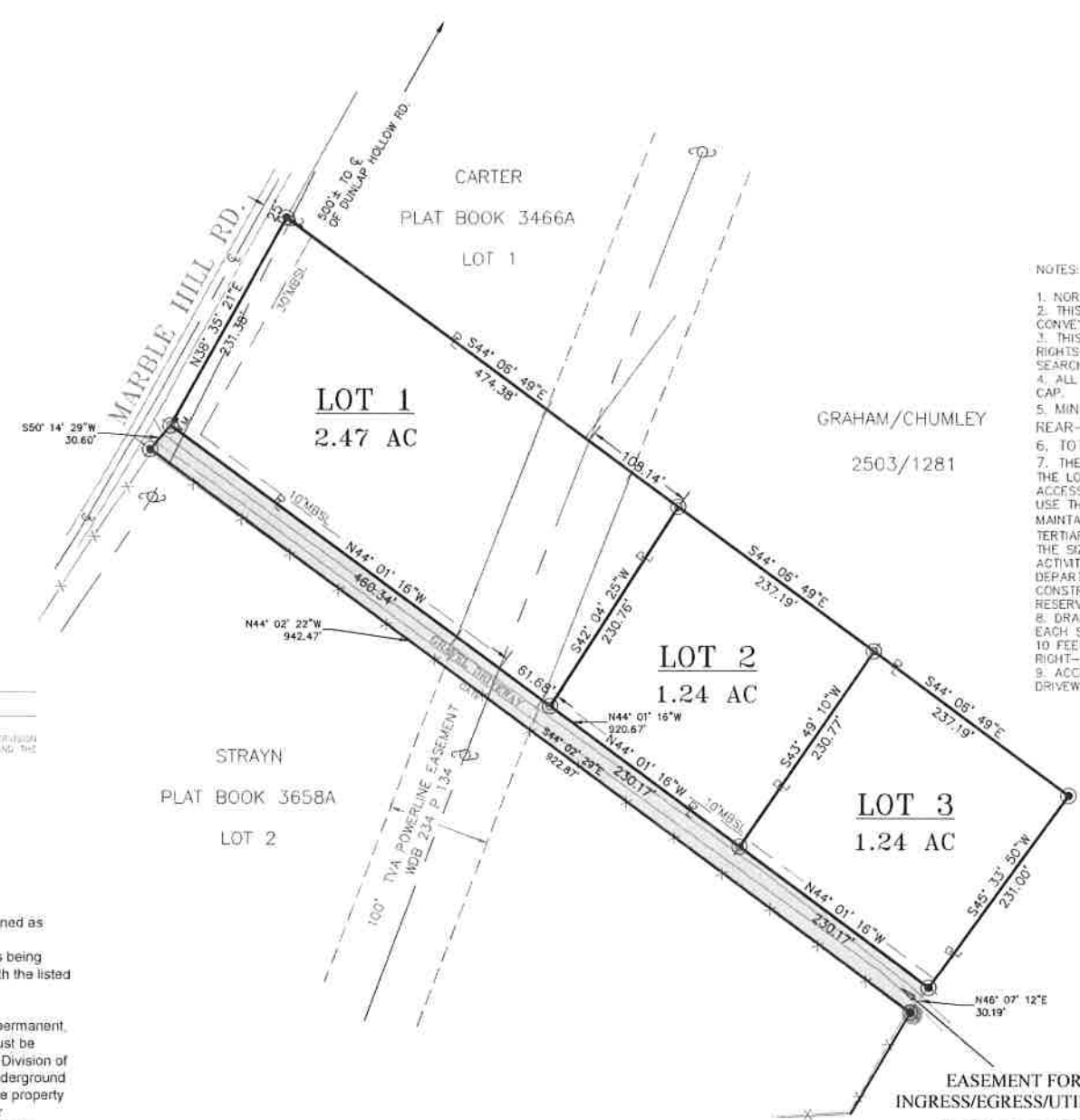
Director of Environmental Health _____ Date: _____
Blount County Health Department

CERTIFICATION FOR SUBSURFACE SEWAGE SIZING
House design, size, location, and driveway design will determine the actual number of bedrooms for which a permit may be issued.
Lots 1, 2, & 3 are approved for standard individual subsurface sewage disposal system serving a minimum of _____ bedrooms.

LEGEND
● IRON PIN FOUND (IPF)
○ IRON PIN SET (IPS)
— LOT LINE



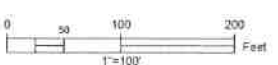
Compass Engineering
Engineering & Surveying
215 S. Hobbs Rd.
Knoxville, TN 37934
865-705-3034



- NOTES:
1. NORTH DIRECTION BASED IN STATE PLANE GRID
 2. THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.
 3. THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
 4. ALL IRON PINS SET SHOULD BE CAPPED WITH RLS#2629 ON CAP.
 5. MINIMUM BUILDING SETBACKS: FRONT (ROW)-30', REAR-20', SIDE-10', & FROM EASEMENT-10'.
 6. TOTAL ACREAGE OF PLAT: 4.95 ACRES (3 LOTS)
 7. 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.
 8. DRAINAGE AND UTILITY EASEMENTS SHALL BE 5 FEET WIDE ON EACH SIDE OF INTERIOR LOT LINES AND AS-BUILT UTILITIES AND 10 FEET WIDE ALONG EXTERIOR LOT LINES AND STREET RIGHT-OF-WAY UNLESS SHOWN OTHERWISE.
 9. ACCESS TO LOTS 1-3 SHALL BE FROM EASEMENT. NO DRIVEWAY CONNECTIONS TO MARBLE HILL RD.

OWNER(S)
NATALIE HAWKINS
228 MEADOW ROAD
FRIENDSVILLE, TN 37737

GRAHAM/CHUMLEY
2503/1281



PROJECT: FINAL PLAT OF HAWKINS PROPERTY
-MARBLE HILL ROAD-

DISTRICT: 4TH, COUNTY: BLOUNT, CLT MAP: 065, PARCEL(S): 017.02 ZONING: RESIDENTIAL (R-1)			
SCALE 1"=100'	JOB NO. 18-032	DATE 5/1/19	SHEET NO. 1/1
INSTRUMENT NUMBER(S) RB2528/937		DRAWN: SDG	