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. Final Plats – Major Subdivisions:

3. Manor in the Foothills Phase 1, Unit 1C and Unit 1D Final Plat off of Best Road by Primos Land Company LLC: 40 lots on two plats served by proposed new county roads and a drainage lot with common area.

The preliminary plat for Manor in the Foothills was approved by the City of Maryville Planning Commission in February 19th, 2018. Since that time the City has dissolved its regional planning authority in the county and the continuation of the platting process returns to the County. Staff has previously been advised by legal counsel that plats that have been approved by the City of Maryville, where the developer has made some or all improvements, have a vested right to continue through to final plat. In this case the project is in process and proceeding towards Phase 1B final plat (pending completion of all required outstanding items to be completed) and the entire development in compliance with the previously approved preliminary. The preliminary plat was renewed by the Blount County Planning Commission in August of 2019 for 24 months.

<u>Background:</u> The final plat for Phase 1, Unit 1C is a proposed 5 lot subdivision containing 1.9 acres. The Phase 1, Unit 1D is a proposed 35 lot subdivision plat containing 16.6 acres inclusive of common open space for drainage facilities. Newly paved county road sections are planned to serve the proposed lots off of Best Road. The proposed location of the new county roads and sight distance at this location is satisfactory. The proposed development has been reviewed inclusive of subdivision regulations for small lots along a new county road section

with public water, electric and sanitary sewer and was previously approved by the City of Maryville Planning Commission.

Analysis:

<u>Design of plat, plat description</u>: The parcel is located within the suburbanizing zone and the density lot sizes are appropriate. The final plat for Phase 1C Manor in the Foothills illustrates 5 small lots and the storm drainage for these lots has been recorded on a previous phase. The final plat for Phase 1D Manor in the Foothills illustrates 35 small lots and a detention basin/common area lot (lot 78). As mentioned, new paved county roads shall serve all of the lots. All of the proposed lots are to be served by public sewer and water. All electric shall be underground.

The parcel is slightly sloping open pasture and the bulk of the drainage will be directed towards the drainage facilities constructed within the common area/drainage basin lot(s). Special attention and control measures during all onsite construction shall be required through all phases of construction. These lots shall all become part of a property owner's association and have maintenance responsibility and ownership of the drainage facilities. The parcel is currently vacant of any other activity.

<u>Sanitary Sewer:</u> All of the lots in Manor in the Foothills are served by Maryville sanitary sewer and the proposed lot sizes are adequate for lots on public sewer in the suburbanizing zone. All plans have been supplied by the project engineer to the City of Maryville and the sewer has been installed. The utility is preparing to sign the final plats.

<u>Existing County Road(s)</u>: The proposed development was approved by the Maryville Planning Commission off of Best Road. The county road list indicates that Best Road is 18 feet wide.

<u>Drainage and Erosion Controls:</u> 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 lots in Unit 1D (lot 78). The parcel is gently sloping and the bulk of the drainage will be directed towards the new drainage facilities. These lots 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/common area for the entire development. Updated certification by the project engineer for completion of all road and drainage facilities will be required. This will include as-built certification by the project engineer that the drainage basin(s) will function as designed. All erosion controls and site stabilization must be completed prior to releasing the final plat.

<u>Public Water and Electric Utilities:</u> 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.

<u>Property Owner's Association:</u> The developer shall supply final notarized documentation for a Property Owner's Association for Phase 1, Unit 1C and 1D prior to releasing the final plat inclusive of drainage facility maintenance. <u>The property owner's association shall include that the owners of each lot within the subdivision shall have an undivided shared ownership of any common open space and/or common element not contained within an individual lot and shall be noted on the plat, within the POA documents and within each individual deed.</u>

Construction of Improvements:

On-site construction of Phase 1, Unit 1C is complete.

On-site construction of Phase 1, Unit 1D is nearing completion. Some paving, sidewalks, backfill, erosion controls, and site stabilization are all that is pending completion. The project engineer will certify all road and drainage facilities in writing and provide as-built plans as needed to staff prior to releasing the final plat. Planning, Highway Department and Storm Water have reviewed the preliminary plat including; road profiles, road plan, calculations, drainage plan, erosion control plan, as well as modifications to the road plans and state permit for erosion control.

<u>Administrative Considerations</u>: The proposed Phase 1, Unit 1C and Unit 1D Manor in the Foothills were reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric and sanitary sewer. The Highway Department is reviewing the final plat request and updated comments as to the condition of completion of final items in the field shall be made available at the time of the meeting.

Phase 1 Unit 1C - Outstanding items to be completed:

- 1. Final certification (and as-builts) from project engineer for road and drainage facilities.
- 2. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the common area/detention lot for Unit 1C shall be recorded with the final plat.
- 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/lot fee.

Phase 1 Unit 1D - 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. Final certification (and as-builts) from project engineer for road and drainage facilities.
- 3. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the common area/detention lot for Unit 1D shall be recorded with the final plat.
- 4. 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.
- 5. Final plat/lot 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.

F	SSURVEYOR'S NOTES: 1. 1/2" new iron rods will be set at all internal lot corners.		Certification of the Approx I hereby certify that the water	r improvements have been installed in an acceptable manner and	NOTE: THREE DAY	YS PRIOR TO AN <u>Y EART</u>	HWORK_		N
	 Drainage and utility easements shall be 5 feet on each side of all interior inside of all exterior lot lines and street rights of way. There shall also be e 	easements 5 feet on each side of	proper provisions have been made	he Blount County Subdivision Regulations, except as noted hereon; or for their installation.	OR CONSTI	RUCTION CONTRACTOR	MUST	SEE SEE	1
	all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer 3. Front Building setback shall be 30 feet from all street right-of-way and j otherwise noted in restrictions. Side setback shall be 5 feet (integrated desi	ioint permanent easements, unless	Date 20		TENNES 1-800-35	SSEE ONE-CALL 51-1111		35	1
	otherwise noted in restrictions. Side setback shall be a Seet (integrated des- line and 20' back setback. All other Setbacks shall be in accordance with the 4. Boundary lines shown are from a field survey.	the Zoning Ordinances.	Signature			ND SAVE YOUR ATION NUMBER.	/		1
ı	 The Surveyor has made no attempt to locate underground utilities, under encroachments or underground improvements, except as shown hereon. As 	ctual location of all underground	Position		CONFINIMA	CHON NOWIDER.	No.	L'S GOUNDON VESTELL	7
	utilities should be verified through Tennessee 1 Call (1-800-351-1111) or	the utility provider prior to any	Certification of the Approval of Utilit	les (Municipal Sewer) sents have been installed in an acceptable manner and according to the	<u>LEGEND:</u> A* ARCLI	ENGTH	SETH	UMITET TOPMENT OF	LITTLE BEST RD.
	6. "A property owners association with duties to maintain and repair comm	rictive covenants recorded by the	specifications of the Bloam County Subdivisi been made for their installation.	on Regulations, except as noted hereon; or proper provisions have		RAL ANGLE (DELTA) D BEARING		THUM ON THE SAME	们 —
	developer of this property. A copy of such restrictive covenants shall be at The restrictive covenants as approved shall be recorded in the Blount Cou	pproved in advance by the city. inty Register of Deeds office and a	Date		Ac. ACRES	D LENGTH S RE FEET			\s\ \s\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	copy thereof with recording information shall be provided to the Blount C (5) days of the recordation of the plat by the Developer. Such restictives sl	hall not be amended as they	Signature		R/W RIGHT	T-OF-WAY PIN FOUND		Sand St. Letter	Not to Scale
	relate to the detention facility without the written approval of the Blount C. 7. The total area for this unit is 1.88 acres including 5 single family lots, at 8. The preliminary plat for phase I was approved by the City of Maryville.	nd public right-of-ways.	Position		IPD IROPN I FP FENCE I	PIN SET POST		LOCATION	
	8. The preliminary plan for phase I was approved by the City of Maryvine. February 19, 2018 meeting. 9. All lots shall have a minimum of 7,000 sf; if any lots is less than 7,000 sf.		Certification of Electrical Utility Serv	ice		DARY LINE RIGHT-OF-WAY LINE INE	Certificate of A	Approval for Recording	and anythere we have a
1	footage shall be added to the common area. 10. Stream buffer shall be 30 feet from the top of the bank on each side.		The property shown on this subdivision		ROAD	DING SETBACK LINE CENTERLINE RETE CURB	the Bloom County Pla	that the subdivision plat bereon has been found to comply a mining Region, with the exception of such variances, if any, n, and that it has been approved by that body for recording i	as noted in the minutes of the
	 In the design stage, all utilities and drainage structures will be designed Standards 		The following condition(s) apply:	E 14 18	X FENCE	ELINE ANK OF STREAM	Planning Commission Date	n, and that it has been approved by that body for recording i	The office of the county register.
ł	 Roads Indigo Dr., Dominion Dr. and Song Sparrow Dr. are all 50 feet pavement. 		Lotsur	e served by existing powerlines; or g'will be served by new powerlines as per agreement between owner of	30' STR LIMITS	S FOR GRADING		ning Commission	
1	13. 5' wide sidewalk shall be installed on one side of the road as shown on 14. All sidewalks shall meet ADA's Standards, and shall be handicap ramp.	ps at all road crossings.	subdivision property and utility.	atention of the service connection is the responsibility of the individual	w	ATER	,,	•	
	15. The utilities will not be allowed to bore under the road after the stone I if. Manor in the Foothills, Phase I, Unit-1-A plat is recorded in the Blown Map-File 3386B and Manor in the Foothills, Phase I, Unit-1-B plat is recorded.	nt County Register of Deed in	lot owner, in accordance with the established		x-sn	ORM SEWER	The property sh	of Land-Line Telephone Service (AT & T) nown on this subdivision plat is within the service area of th	e
1	Map-File 33801 and Manor in the recentlity, Phase I, Onti-1-15 plan is reco Register of Deed in Map-File 3904B. 17. Subdivision declaration and restrictions for Manor in Foothills are reco		Date				Telephone Provider The following of	condition(s) apply:	
	Deed in instrument # Deed Book 2565, Page 1550.	, , , , , , , , , , , , , , , , , , , ,	Signature	110	IPS Nove	ŁĘ	Lots Lots 18-	are served by existing telephone lines -55 & 68-69 are/will be served by new telephone lines as po	
1	SUMMARY FOR PHASE I, UNIT-1-C LOT SUMM		Title	SAMESTICE VALLEY LAND LUC SAMESTICE VALLEY LAND	4935 1636	o,	-	roperty and this provider.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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	TAX MAP 091, PART OF PARCEL 060.19 DEED BOOK 2550, PAGE 510	IL,610 3127 DOMINION DRIVE	LUERLAND LIE LOS	Salar Salar	/4 SS 48	Fifth State	Signature		
	DEED BOOK 2550, PAGE 557	AL V	ALEYS LONGON WEATTL 22431		350 / 50	6 THE FOOT LESSAIN	Title/Name of (Сотралу	
	Certification of Ownership and Dedication I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon	dante San	ALERTANET WOMEN 22431	(20)	July July	6 THE STREET STREET	Certification a	of Cable/Multi-Media Service (CHARTER)	
	and that I we) hereby adopt this pian of subdivision with my (our) free consent, establish the minimum building routriction lines, and dedicate all rights-of-way, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.	An.	ING THE	1 50 ac	E S			hown on this subdivision plat is within the service area of th	e
	Date	1 Table	OLD LOT LINE		N. J. J. J. J.	*/	The following	condition(s) apply:	
	Owner(s)	/ E P		THE THE STATE OF THE PERSON IN	X SELECTION OF THE SERVICE SER			are served by existing cable lines; or are/will be served by new cable lin property and this cable provider.	nes as per agreement between owner
	Date 20	125.55	- /_		1000			of the above instances, extension of the service connection	is the responsibility of the individual
	Owner(s)	TOTAL TOTAL		190 mm 19 35 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Stand 1		lot owner, in accorda	arace with the established policies of this provider.	
	Certification of the Approval of Streets I hereby certify that the streets and other related improvements shown have been installed			30 BUFFER	Series .	animinananananananananananananananananan	Date		
	according to county specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted bereou or proper provisions have been made for		14.34'	4.60' 30' BUFFFF UFFFF 17	1 , 1	WANIS ALI ROMES	Signature Title/Name of	Cable/Multi-Media Provider OWNEI	R/DEVELOPER:
	their installation.		78.40'	/ 100.43' - S34°12'W IPF	T	LIE		ATTN: R 4909 BAL	SEE VALLEY LAND, LLC OCKY SMITH LL STREET
	County Highway Superintendent	11	83.00' TOTAL	W	N.	and July		PHONE:	LLE, TN. 37931 (865) 694-7756 5) 693-9699
	Certificate of Accuracy		022.00 M	091 021.02 ATTHEW G BLACKENSHIP	On the second	ENNESSEE NO.		EMAIL: I	RHS3@RHSCO.COM
	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.		G BLACKENSHIP MA /1735	2452/1735		1/19/2020	F	INAL PLAT FOR PHASE MANOR IN THE	
	as shown neroon to the specifications of the profull County Subativision regulations. Date		1		This is to cer	rtify that I have consulted the		CLT MAP 091 PART OF F	PARCEL 021.00
	Registered Surveyor C	CURVE_TABLE:		CERTIFICATE OF CATEGORY AND ACCURACY OF SI I CERTIFY THAT THIS IS A CATEGORY I SURVEY AN	Federal Insu TO THE Hazard Bou	rance Administration Flood ndary Map, and found that the		CLT MAP 091 PART OF I DISTRICT 7TH, BLOUNT C	OUNTY, TENNESSEE
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	conformance with the E-911 System.			60 30 0 60	120 Date: 1/1	3/302d		KNOXVILLE, TENNESSEE 37 PHONE (865) 694-7756 FAX (865) 693-9699	331
	Date			SCALE IN FEET	Signature:	New of office		E-MAIL: wrgnebi@sengconsultants.	com 10-20-I-U-1-C-FP
	E-911 Authority							LFC-01-	. U 2U-1-U-1-U-1-I

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SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOLVOLILE, TENNESSEE 17931 PHONE: (863) 964-7756 FAX: (865) 967-9699 E-MAIL: wrighting person additional norm www. worth landering inverting one norm CHECKED WA	ENGINEER	SCALE HORIZONTAL: 1"= 60' DATE 01-10-2020	50 30 0 60 120	FINAL PLAT FOR PHASE I, UNIT-1-D MANOR IN THE FOOTHILLS CLT MAP 091 PART OF PARCEL 021.00 CLT MAP 091 PART OF PARCEL 060.19 STRICT 7TH, BLOUNT COUNTY, TENNESSEE	PLC-01-10-20-I-U-1-D-FP-1 SHEET 1 OF 2 SHEETS 1-607 COPYRIGHT 2020

Certification of the Approval of Utilities (Water) I hearby certify four the water improvements have been installed in an acceptable assumer and accreting to the specification of the Binand County Solidivision Regulations, except as noted hereon, or proper provisions have been made for their installation. Dre Sugmature Position Certification of the Approval of Dillities (Manufayad Severy) Interdy certify that the saves improvements have been installed in an acceptable nature and according to the specifications of the Bloost County Solidivision Regulations, except as noted herearc or proper provisions have been reader for their installation. 30 [Init.	4	091 019.17 CHARLES EUGENE EASTERDAY 513/326	091 019.05 MARK JON KIRCHOFF 2475/1388	091 019.14 WILLIAM T RO 473/596 N35°00TE 1245.49	HLING FR	091 019.06 RANK MARTIN GREER 2015/2650	691 01907 FRANK MARTIN & ROBIN 2253/1	N SALENA GREER	THE SSSON	THE REST
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corres, (2) the numers of any new roads, whether public or gainets, do not deplicate any calcing numers and said natures are represent, (1) the property numbers of the last shown on this plat are in custorrenance with the 5911 System. Date E-9(1 Audiority) LEGEND:		LPE LIN	TARLE DISTANCE SIC'49E 2119* 510'49E 2119* 550'53'E 98.35' 183'4'7'V 25.00' 185'33'V 96.35' 579'5'9'V 2123' 534'11'V 11.96' 257'33'E 5.37'		encroschments or underground it utilities should be verified throug excavation or construction. 6. "A property owners association to drainage or detention facilities developer of this property. A cop The restrictive covenants as approcopy thereof with recording infor (3) days of the recordation of the relate to the detention facility with 7. The total area for this unit is 10 right-of-ways. 8. The preliminary plat for phase February 19, 2018 meeting.	empt to locate underground utilities, under improvements, except as shown hereon. As gh Tennessee 1 Call (1-800-351-1111) or to in with duties to maintain and repair comm is for storm water will be provided for restry by of such restrictive covenants shall be ap oved shall be recorded in the Blount Cour matton shall be provided to the Blount Cour plat by the Developer. Such restrictives sh thout the written approval of the Blount 6.65 acres including 35 single family lots, I was approved by the City of Maryville 1	ctual location of all under the utility provider prior to non areas including but no ictive covenants recordec proved in advance by the typ Register of Deeds offi wanty Planning Office with lall not be amended as the ounty Planning Office." common area (lot78) and Planning commissioners of	ground o any o timited of by the e city. ce and a thin five ey d public	NUTE: In any of the above instances, tot owner, in accordance with the established Date Signature TelePolame of Campuny Certification of Campuny Certification of Campuny the properly shows on this solid-vision (riske Percolar) The following conditions/st apply: Lots	catession of the service camecation is the reapposability of the individual policies of this Land Line Telephone Provider. Service (CHARTER) a plut in whitin the service was of the
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GENERAL CIVIL & LAND SURVEYORS 699 BALL ROAD KNOXVILLE, TENRESSEE 79931 FAS. (765) 693-9699 E-MAIL: wrgbebidjenegounselants.com www.suchlandargineriongus.com CHECKED	YAR APPROVED ENGINEER	NO. DATE	REVISION APPR.	SCALE RIZONTAL: 1"= 60" DATE 01-10-2020	60 30 0 6	50 120		MANOR CLT MAP 091 CLT MAP 091	FOR PHASE I, UNIT-1-C IN THE FOOTHILLS I PART OF PARCEL 021.00 I PART OF PARCEL 060.19 BLOUNT COUNTY, TENNESSEE	PLC-01-10-20-I-U-1- SHEET 2 OF 2 SHEETS