

# 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 10th, 2020

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

#### Hearings:

E. Preliminary and Final Plats – Minor Subdivisions:

**1. Edna Johnson and John Johnson Property off Boat Gunnel Road: 3 lots along the county road**

The preliminary and final plat for the Edna Johnson and John Johnson Property is a 3 lot subdivision containing 7.4 acres off of Boat Gunnel Road. All three lots are to have driveway access off of the existing county road. The proposed plat has been reviewed inclusive of subdivision regulations for small lots along a county road section with public water, electric and individual septic systems. All of the lots meet the minimum lot size requirements pending final review by the Environmental Health Department for septic capability. Driveway access notes and removal of vegetation may be required pending site inspection for sight distance.

#### Analysis:

Design of plat, plat description: The parcel is gently rolling land in the R-1 zone and is currently vacant pasture land. According to the project surveyor none of the parcel is located in a floodplain. The density and lot sizes are appropriate.

Septic, Sanitary Sewer: All of the lots are to be served by individual septic systems. The Environmental Health Department is reviewing the proposed plat.

Existing County Roads: Boat Gunnel Road is 14' to 19' wide or less according to the road list with adequate shoulders and ditches to serve these three lots. Four lots or less are allowed off of a parent tract for roads less than 18' wide.

Utilities: The electric utility and water utility are preparing to certify the final plat.

Construction of Improvements: There is no construction required for this plat.

Drainage and Erosion Controls: Drainage information was not required for this minor plat.

Developer Notice:

- 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 or 811.
- Prior to any on-site construction the owner(s) shall contact the Blount Highway Department at 982-4652 for driveway connection permit.

Administrative Considerations: The proposed Edna Johnson and John Johnson Property was reviewed inclusive of subdivision regulations for small lots served by electric, public water, and individual septic systems.

Outstanding items to be completed:

1. Driveway access notes and removal of vegetation may be required pending site inspection for sight distance.
2. Signature plats with all certifications and a preliminary and final lot platting fee.

In accordance with past actions of the Planning Commission in similar situations, the Planning Commission has options to 1) deny preliminary and final plat due to identified deficiencies, 2) defer preliminary and final plat approval until deficiencies are addressed, or 3) grant preliminary and final plat approval subject to meeting all requirements, applying identified conditions, and addressing deficiencies.

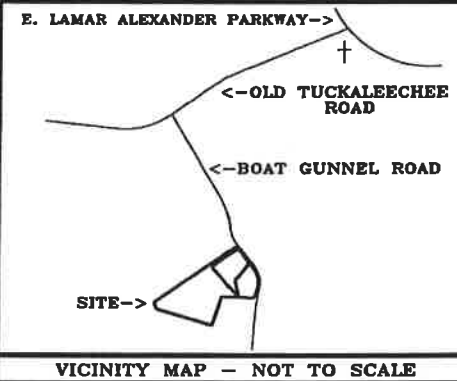
**NOTES:**

- 1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 2) DRAINAGE AND UTILITIES EASEMENTS SHALL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ON THE INSIDE OF ALL LOT LINES EXTERIOR TO THE SUBDIVISION, AND TEN FEET ALONG THE STREET RIGHT-OF-WAY EXCEPT AS OTHERWISE SHOWN HEREON, OR FIVE FEET ON EACH SIDE OF ALL ABUTAL UTILITIES.
- 3) THIS PROPERTY IS ZONED: R-1 (RURAL DISTRICT 1).
- 4) SETBACK REQUIREMENTS: FRONT = 30 FEET  
SIDE = 10 FEET  
REAR = 20 FEET FOR PRINCIPAL STRUCTURE  
5 FEET FOR ACCESSORY STRUCTURE
- 5) IRON ROD SET AT EACH CORNER, UNLESS OTHERWISE SHOWN HEREON.
- 6) EASEMENTS ALONG THE FORMER LOT LINES ARE REMOVED.

7) THE SHEDS ON LOT 3 EXTEND ACROSS THE MINIMUM BUILDING SETBACK LINE HEREON ESTABLISHED. THESE NON-CONFORMING STRUCTURES ARE PERMITTED AND APPROVED BY THE BLOUNT COUNTY PLANNING COMMISSION, BUT WHEN THESE STRUCTURES ARE REMOVED, THEN THE MINIMUM BUILDING SETBACK LINE REQUIREMENTS, AS SHOWN HEREON, SHALL BE MET.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C-1	350.00'	62.80'	S 41°46'49" E 62.72'
C-2	210.00'	209.70'	S 08°01'57" E 201.10'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L-1	S 46°28'39" E	25.62'
L-2	N 56°06'47" E	3.56'



**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plot shown 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 registrar.

Date \_\_\_\_\_  
Secretary, Planning Commission

**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.

Date \_\_\_\_\_  
Registered Surveyor

**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 right-of-way, streets, alleys, walks, easements, parks and other open spaces to public or private use as noted.

Date \_\_\_\_\_  
EDNA MARIE JOHNSON  
JOHN R. JOHNSON  
JAMILYN D. JOHNSON

**CERTIFICATE OF THE APPROVAL OF UTILITIES**  
I hereby certify that the improvements have been installed in an acceptable manner and according to the specifications of the Blount County Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date \_\_\_\_\_  
Signature \_\_\_\_\_ Position \_\_\_\_\_

**CERTIFICATE 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 plot are correct; (2) the names of any new roads, whether public or private, do not duplicate any existing names and said names are approved; and (3) the property numbers of the lots shown on this plot are in conformance with the E-911 System.

Date \_\_\_\_\_  
E-911 Authority

This subdivision lies along an existing public road, the improvements related to streets have been installed according to County specifications, and according to the specifications of the Planning Commission's Subdivision Regulations, except as noted hereon; or proper provisions have been made for their installation.

Date \_\_\_\_\_  
County Highway Superintendent

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

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.

**CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THAT I HAVE SURVEYED THE HEREON DESCRIBED PROPERTY, THAT THIS PLAN CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATEGORY II ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000+ OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS.

**BLOUNT SURVEYS, INC.**  
KEVIN EDGAR FITZ, RLS NO. 2324  
1710 W. LAMAR ALEXANDER PARKWAY  
MARYVILLE, TENNESSEE 37801  
PHONE (865) 883-8484

LEGEND		TAX MAP	96	GROUP	96	PARCEL	8.02	MAP CHECK	153	DATE:	12-20-19
IRON	= 0.3" IRON ROD (FOUND)										
IRON	= 0.3" IRON PIPE (FOUND)										
IRON	= 1/2" IRON ROD (SET)										
IRON	= IRON BUILDING SETBACK LINE										



**SUBDIVISION OF THE  
EDNA MARIE JOHNSON PROPERTY  
& COMBINATION OF THE  
JOHN R. JOHNSON PROPERTY**  
DISTRICT 15, BLOUNT COUNTY, TENNESSEE  
TENNESSEE  
REF.: W.D.B. 240-482 - EDNA JOHNSON  
W.D.B. 532-655 - JOHN JOHNSON  
TOTAL AREA = 7.467 Ac.  
OWNER: EDNA JOHNSON  
310 BOAT GUNNEL ROAD  
TOWNSEND, TN. 37882  
JOHN R. & JAMILYN D. JOHNSON  
308 BOAT GUNNEL ROAD  
TOWNSEND, TN. 37882  
GRAPHIC SCALE

