

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 23rd, 2020 Regular Meeting. 5:30 PM Room 430 Courthouse

Hearings:

E. Preliminary and Final Plats – Minor Subdivisions:

2. KLV Property Phase II by KLV LLC off Bert Garner Road: 3 lots along the county road, 1 served off an easement.

The preliminary and final plat for the KLV Property Phase II is a 4 lot subdivision containing 11 acres off of Bert Garner Road. All three lots are to have driveway access off of the existing county road. Lot 2 is served by an easement across lot 3. One lot served exclusively off of an easement does not require any improvements be made to the driveway. 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.

Analysis:

Design of plat, plat description: The parcel is gently rolling land located in the S - Suburbanizing 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 has reviewed the proposed plat and has added the appropriate certification to the plat.

Existing County Roads: Bert Garner Road is 16.5' – 19' wide according to the county road list with adequate shoulders and ditches to serve these four 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 KLV LLC Phase II 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. 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.

Certification of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Blount County Subdivision Regulations with the exception of such variances, if any, as are 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.

Signed: _____ Date: _____
Secretary, Planning Commission

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 and establish the minimum building restriction lines, and dedicate all streets, alleys, parks and other open spaces to public or private use as noted.

Signature(s) _____ Date: _____
KLV LLC, Jay Blevins

Certification of the Approval of Streets

I hereby certify that the streets and other related improvements shown have been installed according to county specifications; and according to the specifications of the Blount County Planning Commission's Subdivision Regulations, except as noted hereon or proper provisions have been made for their installation.

Date _____ 20____

County Highway Superintendent _____

BLOUNT COUNTY HEALTH DEPARTMENT

Approval is hereby granted for lots _____ defined as _____, being suitable for subsurface sewage disposal (SSD) with the listed or 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 alteration of the soil conditions may void this approval.

Director, Environmental Health, _____ Date _____
Blount Co. Health Department

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

Lot(s) _____ are approved for standard individual subsurface sewage disposal system serving a minimum of three bedrooms.

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 plat 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 plat are in conformance with the E-911 System.

Date _____ 20____

E-911 Authority _____

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 Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the Blount Co. Subdivision Regulations.

Signature _____ Date: _____
Registered Land Surveyor

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon.

Tenn. Reg. No. _____ #2629

DANIEL K. OLIVER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2629

- NOTES:
1. NORTH DIRECTION TN 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. TOTAL ACREAGE OF WHOLE PLAT: 11 ACRES±, TOTAL LOTS: 4.
 5. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 4 LOTS FROM PARENT TRACT, PARCEL 116.00.
 6. IN ACCORDANCE WITH H.U.D. FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 47009C0234C, DATE SEPTEMBER 19, 2007, THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD ZONE.
 7. ALL IRON PINS SET SHALL BE CAPPED AND MARKED OLIVER 2629.
 8. ZONING IS S-SUBURBANIZING.
 9. ALL SETBACKS AS PER BLOUNT COUNTY ZONING.
 10. FLAG LOT TO LOT 1 CONTAINS AN ACCESS EASEMENT TO LOT 2.

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