

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 20th, 2021

SUBJECT: Staff reports on items to be considered for the Thursday, January 28th, 2021 Regular Meeting. 4:30 PM Electronic Meeting

Hearings:

B. Preliminary Plats – Major Subdivisions:

1. **Conor Cove Subdivision Lots 1-15 by Moses Investment Group off Old Niles Ferry Road: 14 lots: 9 lots off the existing county road and 5 served off two common driveway easements.**

Background: The preliminary plat for the Conor Cove Subdivision Lots 1-15 is a proposed 14 lot subdivision with a detention lot containing 12+ acres off Old Niles Ferry Road. In order to meet the requirements of the subdivision regulations two common driveways are planned to serve the lots exclusively off Old Niles Ferry Road. Lots 1-7, 11 and 14 have road frontage off the county road. Lots 8, 9, 10 and the stormwater detention lot 15 are served by a common driveway easement across the flag stem of lot 11. Lots 12 and 13 are served by a common driveway easement across the flag stem of lot 14. Lot 1 shall be restricted to driveway access off the common driveway of lot 11. Likewise, lot 7 shall be restricted to driveway access off the common driveway of lot 14. Staff shall conduct sight distance evaluation for driveway access for lots 2-6 along Old Niles Ferry Road and will occur prior to the scheduling of the preconstruction meeting. Shared driveway access and/or driveway restrictions may be required and added to a future final plat for lots 2-6.

Additionally, a sight distance easement shall be required along the front of all lots along Old Niles Ferry Road for safety purposes and placed on a future final plat and be maintained by a property owners association. The property owner's association shall also be responsible for lot specific maintenance of each common driveway respectively and for maintenance and ownership (by all new

lots) of the detention area lot. All the above information shall be noted on the future final plat, within the property owner's association documentation and in the individual deeds for each lot.

The locations of the proposed common driveways at these locations shall be evaluated for sight distance safety by the County Engineer as a condition of preliminary plat approval.

The proposed new development has been reviewed inclusive of subdivision regulations for small lots along a county road with two proposed common driveways, public water, underground electric and individual septic systems serving each lot. The proposed preliminary plat for the Conor Cove Subdivision Lots 1-15 is a major plat per the Blount County Subdivision Regulation and all requirements shall be met as described in this staff analysis.

Analysis:

Design of plat, plat description: The parcel is located within the Rural District 1 (R-1) zone and lot sizes and density are appropriate for lots served by individual septic systems pending review and approval of a soil map by a state approved soil scientist.

Two private common driveway easements containing a t-turnaround are planned to serve all the new lots off the county road. All proposed lots are to be served by individual electric, public water and individual septic. All electric shall be underground other than any existing lines that may be capable of serving the lots. The parcel is currently vacant, and the bulk of the drainage will be directed towards the natural drainage areas towards the stormwater detention area lot located to the north central portion of the property (lot 15). Special attention and erosion control measures during all on-site construction shall be required. All the new lots shall all become part of a property owner's association and have maintenance responsibility for the sight distance easement, maintenance responsibility for the common driveways and the drainage lot with an undivided shared lot ownership of the drainage lot as well.

Existing County Road(s): Old Niles Ferry Road is 19' wide according to the county road list with adequate shoulders and ditches to accommodate this major subdivision.

Septic, Sanitary Sewer: All the proposed lots are to be served by individual septic systems. The Blount County Environmental Health Department has reported that preliminary soil information has been supplied as required for preliminary plat consideration. High intensity, lot specific soil information for final plat consideration will be required. The Blount County Environmental Health Department has stated that lot line adjustments, combinations and defined areas

for duplication areas may be required pending future high intensity soil information.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are indicated. The parcel is sloping in multiple directions and the bulk of the drainage will be directed to the natural drainage areas and to the proposed stormwater drainage basin to be constructed on lot 15 and along the county road for the road frontage lots. Special attention and control measures during all on-site construction shall be required.

*Any construction activity, earth moving, or grading that occurs prior to a preconstruction meeting with staff is solely at the risk of the developer. Any state erosion control permit(s) shall be supplied to staff prior to the preconstruction meeting. The owner is responsible for erosion control measures and an **Erosion Control Plan** as per Section 5.01.2(h) of the Subdivision Regulations. The Erosion Control Plan has been included with the preliminary plat. The SWPPP permit must be supplied by the time of the preconstruction meeting if required by the State. A county grading permit will be issued upon completion of the preconstruction meeting.*

All erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction.

Next, the owner shall comply with Section 8.02.1 prior to the removal of topsoil and install all erosion controlling devices as per the Erosion Control Plan submitted and in accordance with the Tennessee Erosion and Sediment Control Handbook, 2nd Edition. Planning staff shall inspect and approve on-site erosion controls prior to any earth moving activities. It is further the owner's responsibility to comply with Section 7.01.9 for all site improvements regarding seeding, matting, ditch treatments and other measures to re-establish vegetative cover on all disturbed areas. Staff shall inspect and approve all final site improvements prior to releasing any final plat.

As applicable, it is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for grading and clearing prior to commencing construction for the common driveways. Any changes in the field shall require as-built information at final plat. A final certification letter from the project engineer shall be required after project completion. Adequate building sites for each lot must avoid drainage areas.

Proposed Road Plan: A (two) common driveway plan with profiles, cross section, turn-arounds and proposed road layout has been submitted. As-built plans or profiles may be required for this subdivision prior to final plat.

Public Water and Electric Utilities: Public water and electric are proposed to serve all the lots. Existing electric lines along power poles can be used to serve lots along the county road provided the electric utility can provide service. Any new electric shall be underground. 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. Conduit must be in place for any utility not installed.

Property Owner's Association: The developer shall supply documentation for a Property Owner's Association for the Conor Cove Lots 1-15 subdivision for staff review prior to final plat inclusive of common driveway easements, sight distance easement and ownership of the stormwater detention lot (lot 15).

Construction of Improvements: As of this time there has been no construction of any improvements on site for the proposed subdivision. All utilities, common driveway construction, drainage tiles and ditches shall be constructed within both proposed common driveway easements. As mentioned, the location of the common driveway entrances along Old Niles Ferry Road shall require the review and approval by the County Engineer. The grade of the common driveways appears satisfactory as well. The entrances to the common drives shall be level with the county road and adequate to accommodate the paved entrances. An entrance grading detail has been added to the common driveway construction plan. Improvements required for this subdivision include the construction of the common driveways and drainage pipes, turnarounds, paving of the common driveway entrances, installation of electric and utility water to each lot, drainage swale and detention facility.

All on-site improvements shall be made by the owner. Both common driveways must be fully installed to the last lot. A T-turnaround shall be constructed at the end of each common driveway to be contained within the easement.

The common driveways shall be constructed as follows:

At the entrance along Old Niles Ferry Road, both common driveways must be level with the county road to promote sight distance as much as possible. Additionally, each entrance shall be wide enough to hold two full size vehicles side by side and have sight distance and access in and out of the driveway entrances. Both common driveways shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surfaces shall be a prepared crowned surface a minimum of 16 feet wide between ditches and shoulders on both sides of the driveway. For the new common driveway sections, the gravel surface application shall be spread a minimum of 2 inches thick of gravel the entire length of the common driveways and be a minimum of 10 feet wide (five feet on either side of crown in sub-grade). The three-foot shoulders on

both sides of the 10-foot wide gravel surface shall also be compacted and seeded and covered in straw as soon as the stone surface is applied.

Both common driveway entrances shall be paved as described in Section 6.02.5 (a)(1) of the Subdivision Regulations in order to improve turning movements in and out of the site, reduce wheel spin, keep gravel from migrating onto the county road, and to minimize damage to the existing paved edge of the county road along Old Niles Ferry Road. The paved surface shall be built to county road standards and the paving shall extend 30 feet from the edge of the existing pavement along Old Niles Ferry Road. A turning radius shall be constructed at the entrance on both sides of the drive as identified on the construction plan.

Both proposed new common driveways and drainage facilities shall be built according to the project engineering plans and according to county standards. The utility water and electric shall be completely installed to serve these lots prior to final plat for any lots and to avoid unnecessary disturbance to the driveway after completed. This is also the case for any cable supplier and telephone. Should a surety be posted for the electric and water utility prior to final plat, certification of said surety shall be required in addition to ensuring that conduit has been installed for all driveway crossings. The comments of the Highway Department and County Stormwater Manager are included in this staff analysis. Any modifications to common drives drainage facilities and lot design shall be supplied to staff with an updated construction plan prior to the preconstruction meeting. In addition, the developer shall supply all required permits. Prior to any on-site work the owner shall contact the planning office to schedule a preconstruction meeting.

Developer Notice:

- It is the owner's responsibility to contact the Post Office to make arrangements for postal service. Any revised design to accommodate cluster mailboxes shall be included in the construction plans prior to the preconstruction meeting.
- Any construction prior to a preconstruction meeting with staff or required permits is at the risk of the owner.
- The developer shall supply a full set of construction plans to staff for review to include all the following:
 - Any and all modifications to preliminary plat design from surveyor including cluster mailbox area.
 - All shared driveway, drainage and erosion control plans updated and certified by project engineer

- All utility plans to staff, including electric, water, natural gas, cable and telephone (as applicable to this development) and certified by the appropriate service provider.
- A full set of construction plans with modifications must be approved by staff prior to preconstruction meeting.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC prior to the preconstruction meeting (as applicable).
- The owner shall contact the Planning Department at 681-9301 to schedule a preconstruction meeting.
- The owner, developer, surveyor, project engineer, grading and utility contractor and a representative of all utilities shall attend a preconstruction meeting.
- The owner shall apply for a county grading permit from the Blount County Storm Water Manager at 681-9301 (if applicable). All erosion controls must be fully installed and inspected by the Storm Water Manager prior to any on-site construction activities as per the subdivision regulations.
- Prior to any on-site construction the developer shall contact the Utility Inspector of the Blount Highway Department at 982-4652 regarding any utility construction to be done within the county right-of-way along Old Niles Ferry Road.
- The developer shall coordinate with the Subdivision Inspector/Storm Water Manager at 681-9301 to schedule inspections during construction.
- 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.

Property Owners Association: The owner shall supply property owner's association documentation prior to final plat inclusive of maintenance responsibilities for the common driveways, sight distance easement along Old Niles Ferry Road and the ownership of the detention lot.

Administrative Considerations: The proposed Conor Cove Subdivision Lots 1-15 was reviewed inclusive of subdivision regulations for small lots served by two common driveway easements with public water, electric and individual septic systems.

Outstanding items to be completed:

1. The locations of the proposed common driveways at these locations shall be evaluated for sight distance safety by the County Engineer as a condition of preliminary plat approval.
2. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit (as applicable), revised construction plans, preconstruction meeting and construction of all improvements including common driveways, drainage facilities and all utilities.
3. Supply copy of property owner's documentation to staff for review inclusive of the sight distance easement, maintenance of common driveways and ownership of detention lot 15 as required.
4. Preliminary Plat fee.

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