

Blount County

Planning and Development Services

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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:

4. Muskatevc Property Subdivision by Mark and Marsha Muskatevc off Tuckaleechee Pike: 9 lots: 5 lots off the existing county road and 4 served off a common driveway easement. Revised Preliminary

The attached preliminary plat was originally approved as a 9 - lot preliminary in March of 2020. The plat was revised by the owner and approved as an 8 - lot preliminary plat in June of 2020. The owner is requesting a revised preliminary plat with the original 9 lot design as shown.

Background: The preliminary plat for the Muskatevc Property subdivision is a proposed 9 lot subdivision containing 4 acres off Tuckaleechee Pike. In order to meet the requirements of the subdivision regulations a common driveway is planned to serve four of the lots off Tuckaleechee Pike. Lots 1, 2, 3, 4 and 6 have road frontage off of the county road while lots 5, 7, 8 and 9 are served by the common driveway easement across lots 6 and 9. All nine of the lots shall be restricted to driveway access off of the common driveway for safety purposes and a sight distance easement shall be included along the front of the property. All the above will be noted on the final plat.

The proposed location of the common driveway at this location is satisfactory. A sight distance easement shall be added along the county road on the final plat and maintained by a property owner's association. The proposed new development has been reviewed inclusive of subdivision regulations for small lots

along a county road section with a common driveway, public water, electric and sanitary sewer.

Analysis:

Design of plat, plat description: The parcel is located within the suburbanizing zone and lot sizes and density is appropriate. A private easement containing a common driveway with a t-turnaround is planned to serve all the new lots. All the proposed lots are to be served by individual electric, public water and sanitary sewer. All electric shall be underground other than any existing lines that may be capable of serving the lots. The parcel currently has one home located in the center of the property and the bulk of the drainage will be directed towards the natural drainage areas and ditches. Special attention and erosion control measures during all onsite 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 and maintenance responsibility for the common driveway.

Existing County Road(s): Tuckaleechee Pike is 18.5' – 21' wide according to the county road list with adequate shoulders and ditches to accommodate this subdivision.

Septic, Sanitary Sewer: All the proposed lots are to be served by Mayville Sanitary Sewer as required. The project engineer is working with the City on the extension of the sewer service. The City of Maryville has confirmed this project will be served by sanitary sewer.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are not indicated. The parcel is sloping in multiple directions and the bulk of the drainage will be directed to the natural drainage areas. Special attention and control measures during all onsite 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 must be supplied by the time 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 roads and drainage facilities.

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 common driveway plan with profile, 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 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 or maintenance agreement for the Muskatevc Property subdivision for staff review prior to final plat inclusive of common driveway easement and sight distance easement.

Construction of Improvements: As of this time there has been no construction of any improvements on site for the proposed subdivision. 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 Tuckaleechee Pike appears satisfactory and has been evaluated by the project engineer. The grade of the common driveway appears satisfactory as well. The entrance is level with the county road and adequate to accommodate the paved entrance. An entrance grading detail has been added to the common driveway construction plan. Improvements required for this subdivision include the construction of the

common driveway and drainage pipes, paving of the common driveway entrance, installation of electric, sanitary sewer and public water to each lot (or a bond posted to the utility companies).

All the on-site improvements shall be made by the owner. The project engineer shall determine if a State erosion control permit (SWPPP permit) is required. All erosion controls shall be in place prior to any on-site construction. The common driveway must be fully installed to the last lot. A T-turnaround shall be constructed at the end of the driveway to be contained within the easement.

A portion of the common driveway is existing; staff will inspect the existing driveway prior to preconstruction. Three foot of compacted stone on compacted earth shall be added to both side of the existing section of driveway. Any areas of the existing driveway identified as substandard shall be removed and replaced completely. The common driveway shall be constructed as follows:

At the entrance along Tuckaleechee Pike the driveway must be level with the county road to promote sight distance as much as possible. Additionally, the entrance shall be sufficient to hold two full size vehicles side by side and have sight distance and access in and out of the driveway entrance. The common driveway shall be built on a compacted earth surface void of substandard soil conditions in the sub-grade. The graded surface 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 section, the gravel surface application shall be spread a minimum of 2 inches thick of gravel the entire length of the common driveway 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.

While the existing driveway entrance is paved, the common driveway entrance 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. 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 Tuckaleechee Pike. A turning radius shall be constructed at the entrance on both sides of the drive.

The proposed new common driveway and drainage facilities shall be built according to the project engineering plans and according to county standards. Water, sanitary sewer 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, water, sanitary sewer, cable and phone 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 Storm Water Coordinator are included in this staff analysis.

Any modifications to driveway, drainage and lot design shall be supplied to staff with an updated construction plans 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 modifications to preliminary plat design from surveyor including cluster mailbox area.
 - All road, 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. If cable or telephone is not to be installed, a letter from the service provider is required.
- 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 (if 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 Coordinator at 681-9301 (if applicable). All erosion controls must be fully installed and inspected by the Storm Water Coordinator 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 Tuckaleechee Pike.
- The developer shall coordinate with the Subdivision Inspector/Storm Water Coordinator 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.

Maintenance agreement for common drive: The owner shall supply property owner's association documentation prior to final plat inclusive of maintenance responsibilities for the common driveway and sight distance easement.

Administrative Considerations: The proposed Muskatevc Property subdivision was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and sanitary sewer.

Outstanding items to be completed:

1. All instructions in this staff analysis including the Developer Notice, utility information, SWPPP permit, revised construction plans, preconstruction meeting and construction of all improvements including common driveway, drainage and utilities. Add a sight distance easement and driveway restrictions to the final plat.
2. Supply copy of property owner's documentation to staff for review.
3. 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.