

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 21st, 2021

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

Hearings:

C. Final Plats – Major Subdivisions:

1. Grace's Way Subdivision by Foothills Excavating LLC off Forest Hill Road: 20 lots off proposed new county road and a common area lot for detention.

The preliminary plat for Grace's Way was approved by the Blount County Planning Commission at the January 2020 regular meeting.

Background: The final plat for Grace's Way Lots 1-20 with detention lot 21 is a proposed 20 lot subdivision with one detention lot and three lots served by a common driveway easement containing 7.11 acres. The parcel is in the suburbanizing zone and served by Mayville sanitary sewer. The lot sizes are appropriate on sanitary sewer and meet the Blount County zoning and subdivision regulations for minimum lot size.

A newly paved county road section is planned to serve the proposed lots off Forest Hill Road for final plat consideration. The proposed location of the new county road and sight distance at this location is satisfactory. A sight distance easement shall be added to the final plat along all lots fronting on Forest Hill Road. 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 as was previously approved by the Planning Commission.

Analysis:

Design of plat, plat description: The parcel is located within the suburbanizing zone and the density lot sizes are appropriate. The final plat for Grace's Way Subdivision illustrates 20 small lots and the stormwater drainage lot 21. As mentioned, a new paved county road shall serve the lots off Forest Hill Road. All the proposed lots are to be served by public sewer and water. All electric shall be underground for the internal lots as required.

The parcel is slightly sloping open land and the bulk of the drainage will be directed towards the drainage facilities constructed within drainage lot 21.

Sanitary Sewer: All of the lots in Grace's Way are to be served by Maryville sanitary sewer. 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.

Existing County Road(s): The county road list shows Forest Hill Road being 20 feet wide with adequate ditches and shoulders for this subdivision.

Drainage and Erosion Controls: Drainage information and calculations were supplied by the project engineer as required and on-site detention facilities are indicated and have been constructed. The drainage plan indicates there is to be a new drainage basin to serve the lots to be contained on lot 21. These lots shall all become part of the property owner's association and have maintenance responsibility of the drainage facilities on lot 21. All lot owners are required to have an equal share in ownership of the detention basin lot 21. A certification letter and as-builts shall be supplied by the project engineer prior to releasing the final plat as required by the subdivision regulations.

All erosion controls and site stabilization must be completed prior to releasing the final plat. Additionally, permanent storm water maintenance documents to be supplied to the Blount County Storm Water Manager for review and approval.

Public Water and Electric Utilities: Public water and underground electric are proposed to serve all 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. Both utilities are preparing to sign the final plat.

Property Owner's Association: The developer shall supply a property owner's association document to staff for review. The property owner's association shall include that the owners of each lot within the subdivision shall have an undivided shared ownership of detention Lot 21 and shall be noted on the plat, within the POA documents and within each individual deed. Additionally, a sight distance easement shall be placed on the plat along the front of lots 1, 19, 20 and 21 to be maintained by the property owner's association as well as maintenance of the common driveway by lots 9-11.

Construction of Improvements:

On-site construction of Grace's Way is nearing completion. Some work with the common driveway requires final attention and completion as well as ditch improvements and erosion controls and stabilization of the shared driveway prior to releasing the final plat.

The condition of the site and progress towards completion will be reported at the time of the meeting by the Highway Department.

Highway Department and Storm Water have reviewed the final plat including; road profiles, road plan, drainage calculations, drainage plan, erosion control plan, as well as modifications to the road plans and state permit for erosion controls.

Administrative Considerations: The proposed Grace's Way final plat was reviewed inclusive of subdivision regulations for small lots along a new county road section 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 - Outstanding items to be completed:

1. Completion of all on-site construction as identified in this staff analysis. Maintenance and repair of all erosion control measures. Stabilization of the entire site with seed and straw is required and shall be inspected and approved prior to releasing the final plat.
2. Permanent Storm Water Maintenance Documents to be supplied to the Storm Water Manager for review.
3. Final certification (and as-builts) from project engineer for road and drainage facilities once all on-site construction is completed, inspected and approved by the county.
4. Final plat to indicate lot 20 to have driveway access off Forest Hill Road. Lots 1 and 19 to have access only off new road only. Additionally, a sight distance easement shall be placed on the plat along the front of lots 1, 19, 20 and 21 to be maintained by the property owner's association as well.
5. Property Owner's Association final notarized declaration for the storm drainage facilities and ownership of the detention lot 21 for Grace's Way, sight distance easement as noted in item 4 and common driveway maintenance for lots 9-11.

6. Signature plats including all utility certifications, or a surety posted to each utility that electric, water and sewer is available to each lot.

7. Final plat 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.