

# Think Quality - Think Future

## Blount County Planning Department

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### MEMORANDUM

TO: Members of the Blount County Planning Commission

FROM: Planning Department (Tel. 273.5750)

DATE: May 18, 2006

SUBJECT: Staff reports on agenda items for the Thursday May 25th, 2006 regular meeting. 5:30 Hearings and Site Plans

#### Hearings:

A. Concept Plans:

- 1. Concept Plan for William Blount Drive at County Farm Road Subdivision by L.B. Lee Developers: 40 proposed lots a commercial tract and two future church locations off of proposed new county roads.**

#### Background:

The William Blount Drive at County Farm Road Subdivision is located across from William Blount High School. See concept plan attached. The first 1000 feet of the parcel from William Blount right-of-way is located within the Maryville Urban Growth Boundary and Planning Region. The remainder of the parcel to the rear is within the Blount County Planning Region and Rural Area.

A concept plan of the development was presented at a previous meeting. The Planning Commission noted issues with lot size in the portion of the property outside the Maryville Urban Growth Boundary, and in the County Rural Area. The present concept plan was submitted for discussions on whether the Blount County Planning Commission would be willing to accept lots 3, 4, 9, and 37 on the original concept as effectively part of the Urban Growth Boundary since parts of the lots are within the boundary. The lots would thus meet the same criteria for development as the area

contained within the Urban Growth Boundary to be reviewed by and meet the standards for development in the Maryville Planning Region. This request is being made in order that these lots can meet the smaller lot size in the S - Suburbanizing zone of the county to be served by public sewer.

Currently all of the residential lots shown on the plat that are outside of the Urban Growth Boundary must indicate a minimum lot size of 30,000 square feet outside of any area of development hindrance to comply with low to medium density requirements of the 1101 Growth plan for the rural area in the county.

The portion labeled 'future development' containing part of the pond was recently re-zoned commercial for 600 feet off of William Blount Drive. The developer had requested a second extension of the commercial zone, however that request was withdrawn prior to action by the County Commission. Staff Analysis is inclusive of the entire parcel, including the future development that was shown on the previous concept plan. The portion of the parcel within the Maryville Planning Region will need separate review and processing by the Maryville Planning Commission.

Analysis:

*Design of plat, plat description:*

The developer reports that the adjacent tract (labeled Proposed Church Site #1) under different ownership is to contain a church and church school. The Proposed Church Site #2 under developer ownership is to contain another church and several acres for future development. The concept plan shows two proposed smaller commercial tracts along the internal road. Toward the rear of the parcel, the developer is proposing a 40 lot subdivision on 15 acres of the parcel to be served by public sewer. Only those lots in or immediately adjacent to the Maryville Urban Growth Boundary are shown on the present concept plan. A boulevard type of road is planned at intersection with William Blount Drive, providing the only access to the proposed subdivision.

The parcel is relatively flat terrain and appears to have been pasture land. All of the proposed new lots are to have driveway access off of a proposed new county road including the future development tracts on the front of the property. None of the new lots are to have any additional driveway access off of William Blount Drive. The Proposed Church Site #2 would also have access off of County Farm Road.

Any future development of the commercial tract(s) and church site shall require a site plan for permit and staff recommends both sites be engineered to accommodate all parking and drainage facilities for any

future intended uses to be self-contained on each tract respectively. All internal roads within these future sites shall be private including the proposed Road B accessing the Proposed Church Site #1

Any proposed entrance and modifications of access along William Blount Drive will require review and approval from TDOT. The parcel is impacted to the East by an active rail road track. This area will require particular attention for safety purposes and should be buffered and fenced for any residential or school uses.

The design of the proposed subdivision indicates the new boulevard road will access the parcel from William Blount Drive and be aligned with County Farm Road. The internal road system shows a cul-de-sac and will not be a through road. In preliminary discussions with the developer, staff advised that the proposed new boulevard roadway be aligned with County Farm Road opposite to form a four-way intersection. Specific design will need input from a traffic study and approval by the State TDOT.

Staff has requested an updated Traffic Study after the first Concept Plan. That Traffic Study indicated that traffic lights would be warranted based on initial data supplied from the developer to the traffic engineer. The modified Traffic Study was supplied the week of May 8th to planning staff. Staff has requested the model and project description accurately reflect the proposed development and that the traffic study be as inclusive as possible of all site details prior to the engineering firm designing roads and intersections. The traffic study thus should be updated as part of submission for preliminary plat.

The traffic study indicates that both County Farm Road intersections will require signalization and turn lane improvements along and contained within the William Blount Drive right-of-way. The details of the two intersection designs will be based on the traffic study and the projected traffic at both intersections. A detailed intersection design for both intersections and signal designs will be required with Preliminary Plat submission to the Blount County Regional Planning Commission.

Staff has requested the developer supply all plans and engineering to the City of Maryville for a full preliminary review, and recommendation of the entire site, including the portion beyond the Maryville Urban Growth Boundary.

Unresolved design issue(s).

There is one unresolved outstanding design issue with the concept plan. Except for the C-Commercial zone, all the other land shown on the concept plan is presently zoned S-Suburbanizing. Under usual circumstances, the S-Suburbanizing zone would allow high density

development on sewer, as shown on the land outside the Maryville Urban Growth Boundary. However, the 1101 Growth Plan designates the area beyond the Urban Growth Boundary as Rural Area, limited to low to moderate density development. The proposed concept plan is thus not consistent with the 1101 Growth Plan, and should show lot sizes of 30,000 square feet or overall density of 1.2 units per acre, which meets the current lot size and density consistent with low to moderate density designation. The site could accommodate clustering of lots that maintains average density with appropriate designation of open space, and the area within the Urban Growth Boundary could be part of the clustering and averaging of density.

For purposes of the developer moving forward with preparing a preliminary plat, the proponent is requesting that lots 3, 4, 9, and 37 be considered as characteristic of the Urban Growth Boundary. The design of the lots can then meet the same criteria for development as the area contained within the Urban Growth Boundary, to be reviewed by and meet the standards for development in the Maryville Planning Region. Since all of these lots are dissected by the Urban Growth Boundary staff is not opposed to the request. Any residential lots planned beyond the Urban Growth Boundary shall be 30,000 square feet outside of any area of development hindrance. For the sake of simplification this request is appropriate.

Utilities:

All of the proposed lots are to be served by public water and public sewer and underground electric. According to the project engineer, none of the project is located in a floodplain. Sewer has not been installed to the parcel yet.

All utility plans shall be submitted with the preliminary plat. All water and electric improvements shall be fully installed to each lot or a surety posted to the appropriate utility prior to any final plat.

Existing schools and roads:

The proposed subdivision is located within the Mary Blount Elementary School, William Blount Middle School, and William Blount High School zones. The school department lists Mary Blount as “low”; William Blount Middle as “intolerable”; and William Blount High as “intolerable”.

NOTICE: Staff will not recommend for more than four lots per 12 month period for any future proposed preliminary or final plats based on the school criteria under section 6.1(2) of the Subdivision Regulations as of

this time. The proponent has the option to provide “compelling evidence” as provided under the same section of the regulations.

Staff notes that since the lots are within the Maryville planning region, the Maryville Planning Commission Subdivision regulations will apply, and school issues may be addressed differently.

*Drainage, Erosion Control Plan, Road Plan and other Items:*

The general design of the lots conforms to the requirements in the subdivision regulations and zoning regulations for small lots with public water, and public sewer.

Any future preliminary plat will require a full drainage plan and calculations, erosion control plan, road plan and profiles, cross-sections and road details to be supplied for plat submission.

All state and county erosion control permits will be required and the responsibility of the owner. The proposed road design shall be reviewed with plat submission and built to city road standards and meet a commercial road standard for the boulevard section.

*Property Owner’s Association:*

A property owners association shall be established for the maintenance of all common features including all drainage facilities. POA documentation inclusive of maintenance responsibilities shall be supplied to planning staff as required. Staff recommends that drainage easements for access around the pond be established on the commercial tract(s) as well as those of the proposed residential lots and around all dam and other related structures. Staff recommends that the residential POA be responsible for the maintenance of the pond and surrounding facilities as this is the area that drains to the pond.

*Administrative Considerations:*

The proposed William Blount Drive and County Farm Road Subdivision concept plan has been reviewed inclusive of subdivision regulations for small lots served by a public road with public water, sewer and electric. This review does not constitute a complete review for preliminary plat purposes, and further review will be necessary at time of preliminary plat submission. No formal action is required for this Concept Plan. However, the Planning Commission may wish to take formal action on the status of lots 3, 4, 9, and 37.

B. Preliminary Plats: Major Subdivisions:

1. **Highland Springs Unit 2 off of Doc Norton Road by AC Properties GP: 33 proposed small lots along a proposed extension of a new county road (loop road).**

Highland Springs Unit 2 was deferred at the April 27<sup>th</sup> 2006 Regular Meeting.

Administrative Considerations: As of this time no modifications have been submitted for the lots along the creek indicated on the plat to meet the requirements of minimum lot sizes outside development hindrance.

Recommendation: Staff recommends the preliminary plat for Highland Springs Unit 2 be denied without prejudice to future resubmission to clear the item from the agenda.

2. **Overlook at Montvale off Happy Valley Road by Harmony Property Group: 80 lots to be served by new paved private roads contained in a 50' private road easement.**

Background:

The preliminary plat for the Overlook at Montvale is a proposed 80 lot Planned Unit Development (PUD) with a cluster development design and preserved open space along private paved roads.

Analysis:

Design of plat, plat description:

The property is 280 acres located in the R-2 zone. The proposed preliminary plat indicates 80 lots on 140 acres with 120 acres of open space and 20 acres of private road right-of-way. While the minimum lot size in the R-2 zone is 5 acres, the cluster development with a commensurate amount of dedicated open space allows for lots to be a minimum of 1.5 acres each. All of the lots shown on the preliminary plat show area at or greater than the minimum for cluster development. All lots shall have at least 35,000 square feet outside any development hindrance. Actual lot size and configurations will await more detailed soils information and access to the individual lot sites. The dedicated open space acreage shall be recorded along with the future final plat and shall be maintained by a Property Owner's Association.

All of the lots are to be served off of the internal private road system

including a loop road network indicated on the preliminary plat which is appropriate for the number of lots to be served off a single entrance. The developers have indicated that the entrance area will also contain a mail kiosk and other common facilities and the entire community is to be gated. A turnaround will be incorporated into the design before the gate to allow for deliveries and other vehicles to turn around before entering the subdivision. A lodge and cottage are also included in the entrance design, with these particular proposed uses requiring review by the Building Commissioner for compliance with the R-1 zoning.

The parcel is gently rolling to steep terrain and has areas that are relatively flat as well. The parcel is heavily forested and the developers have included additional easements on each lot that contain tree covered buffers to keep the area as natural as possible and preserve the undisturbed mountain sides. The parcel contains several drainage areas including some step grades that are all to have independent drainage controls and drainage easements. The parcel is currently vacant.

According to the preliminary plat all of the lots are to be served by individual well water, underground electric and individual septic systems. According to the surveyor none of the parcel is located in a floodplain. The proposed development has been reviewed inclusive of regulations for mountain development standards with cluster development of lots and preserved open space. The proposal was reviewed with paved private road standards, well water, underground electric and individual septic systems requirements. A slope analysis and impact assessment (attached) were provided for this proposed development as required.

Existing County Roads:

The Highway Department reports that Happy Valley Road is 18' wide with adequate shoulders and is adequate for this subdivision.

County Schools:

The proposed subdivision is located within the Walland Elementary School, Heritage Middle School, and Heritage Blount High School zones. The School Department lists Walland Elementary as "watch"; Heritage Middle as "intolerable"; and Heritage High as "high".

**NOTICE:** Staff will not recommend for more than four lots per 12 month period for any future proposed preliminary or final plats based on the school criteria under section 6.1(2) of the Subdivision Regulations as of this time. The proponent has the option to provide "compelling evidence" as provided under the same section of the regulations. The planning

commission has approved similar type mountain developments under the same section.

*Individual Septic Systems:*

The developer has supplied a preliminary soil map for the property. The Environmental Health Department has reviewed the preliminary soils information and has stated that due to soil types, drainage ways and steep slopes that some of the lots may require modifications to lot lines and designated reserve areas may be necessary for final plat due to development hindrances.

*Drainage Plan and Calculations:*

The developer has supplied a drainage plan and calculations for the entire subdivision along with the preliminary plat as required. All of the road drainage culverts, catch basins, ditches and detention facilities shall be completely constructed prior to any final plat approval for any phased development. The project engineer shall certify in writing that all of the detention facilities for each phase have been built in accordance with the project engineering plans and specifications as required prior to releasing final plat(s). Any modifications to the road or drainage plan shall be supplied prior to changes being made on the ground. Final field inspections will also be required prior to releasing any phased final plat(s).

A copy of the SWPPP permit from the State of Tennessee and a county grading permit shall be supplied to staff prior to any on-site construction. Particular attention will be required for the overall drainage design due to the total number of lots proposed once the entire subdivision is completed. The project engineer supplied a drainage plan and calculations as required for preliminary plat submission, however the overall drainage plan may require modifications as construction and field conditions warrant, and this shall require an updated drainage plan be supplied as design changes are warranted. Any changes in the overall drainage plan may also result in changes in lot design.

All drainage facilities and private road right-of-way(s) shall become the maintenance responsibility of a property owner's association. Adequate building sites for each lot must avoid drainage swales and any other areas of development hindrance.

*Erosion Controls:*

*Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. All*

*state and county erosion control permits shall be supplied to staff prior to the pre-construction meeting.*

The developer shall apply for a county grading permit from the Storm Water Coordinator as required and all erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction for any improvements.

In it is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee or any other applicable state permits for grading and clearing prior to commencing construction on the site. Additionally any stream crossing shall require an Aquatic Resources Alteration Permit (ARAP) from the State of Tennessee. The developers have made application to the state for all stream crossings. A copy of all applicable state and county grading permits shall be supplied prior to the pre-construction meeting with planning and engineering staff.

Erosion controls shall be employed during construction. The Storm Water Coordinator shall inspect all on-site erosion control measures prior to the developer or any contractors commencing any on-site construction.

*Proposed Road Plan:*

A road plan with profiles, cross section and proposed road layout and road drainage facilities have been submitted for the subdivision. The road plan cross section indicates 24' wide internal private roads to be contained in 50' wide easements. The number of lots is appropriate for the internal looping roads shown on the preliminary plat.

The proposed road sections indicated on this plat do not exceed 15% grade and the road design does not require any variances to regulations. Particular attention to road grades shall be required as several sections of the roads are designed at 15% grade. The difficulties in mountain development suggest that the road design at slightly lesser grades would allow for more adjustments on the ground by the road contractors. Staff will monitor the progress, and any road plan changes must be supplied to staff. The entrance road to the entire development is planned to be a boulevard with turnaround area. All of the internal private roads are to be built to country road and drainage standards and will be maintained by the property owner's association for the Overlook at Montvale. Staff has noted some curve data supplied in the preliminary road plan that must be modified prior to the pre-construction meeting. Staff shall discuss these items and the design grade of the steeper road sections with the project engineer. All changes must be supplied to staff prior to the pre-construction meeting. The developer shall supply a certification letter from

a qualified engineer of adequate compaction of the new road sections prior to any base stone application.

*Water and Electric Utilities:*

Public water is not available at this location. All of the lots are to be served by well and any lots sizes may be require adjustment by the environmental health department for required area outside development hindrance for well and individual septic systems.

Underground electric are proposed to serve all of the lots. All electric improvements shall be fully installed to each lot prior to final plat or a surety posted to the electric utility prior to final plat. Written verification that a surety has been posted or the extension of services has been accommodated shall be supplied by the individual utilities prior to any phased final plat(s).

Any additional water study information is at the discretion of the planning commission.

*Construction of Improvements:*

The proposed new road sections shall be built to Subdivision Regulations road standard including compaction rates. All electric shall be completely installed to serve these lots prior to any phased final plat(s) to avoid any unnecessary disturbance to the roadway after paving. Should a surety be posted for the electric utility prior to final plat, certification of said surety shall be required in addition to insuring that conduit has been installed for all road crossings prior to binder surface paving.

The developer shall contact the highway department to schedule a pre-construction meeting prior to any on-site construction. Engineering staff has reviewed the profiles, road plan, calculations and drainage plan submitted for the proposed preliminary plat. The comments of the Highway Department and the Environmental Health Department are included in this staff analysis. Any and all modifications to the road plan, drainage plan and lot design shall be supplied to staff prior to construction or modifications on site. In addition, the developer shall supply all required permits prior to the pre-construction meeting.

*Special Notice Prior to Construction:*

- Construction of all improvements and any necessary county or state permits including a SWPPP permit is the responsibility of the developer to secure. Developer to contact the Tennessee

Department of Environment and Conservation at 594-6035 for determination and application of any required permits.

- All erosion control measures shall be in place prior to any on-site construction and in compliance with the approved SWPPP permit and Erosion Control Plan. Contact the Blount County Storm Water Coordinator at 681-9301 for a County Grading Permit.
- Prior to any on-site construction the developer shall contact the Blount County Highway Department at 982-4652 regarding any utility construction to be done within existing public right-of-way(s).
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the locations of all utilities at least 72 hours prior to any construction at 1-800-351-1111.
- The developer shall contact the Blount County Engineering Department at 984-3421 to schedule a pre-construction meeting and to receive instructions on what contractors and project personnel should be present at this meeting. All permits shall be supplied prior to scheduling this meeting with County Staff.

*Property Owner's Association:*

The developer shall supply a copy of a Property Owner's Association for the Overlook at Montvale for the maintenance responsibility for the drainage facilities, private roads and other common elements including open space for staff review prior to final plat submission.

*Administrative Considerations:* All road and utility construction shall be completed prior to releasing any phased final plat(s).

The proposed Overlook at Montvale preliminary plat was reviewed inclusive of subdivision regulations for cluster development lots along paved private roads without public water, with underground electric, and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan and calculations and preliminary soil information. An impact analysis was also supplied with the plat.

The comments from the Highway Engineering Department and Environmental Health Department are included in this staff analysis. No lot shall be advertised or offered for sale prior to recording of a future final plat.

Recommendation: Planning, Engineering, and Environmental Health Department Staff concur and recommend for approval of the Preliminary Plat for the Overlook at Montvale subject to the comments in this staff analysis and the notes below:

NOTE 1: Preliminary Plat approval is based on the plat design submitted. Any final plat recommendations by staff shall be limited to 4 lots per 12 month period due to the school criteria affecting this particular subdivision at this time unless compelling evidence is supplied and accepted by the Planning Commission.

NOTE 2: Any changes to the road plans, drainage plans (if necessary), utility plans, lot designs, and any other related plans necessitated by consideration of staff analysis shall be supplied prior to a pre-construction meeting.

NOTE 3: The contents of the above staff analysis including all instructions for health department evaluation of lots, erosion control, and road construction, installation of electric utilities, drainage construction and POA documentation.

NOTE 4: Copies of all required permits prior to the pre-construction meeting.

NOTE 5: Copy of POA documentation to be supplied to staff for review prior to final plat submission.

**3. Re-subdivision of Lot 17 Giesler Meadows off Pickens Gap Road by New World Ventures: 4 lots to be served by a 50' common driveway easement.**

***Preliminary Plat Only.** Sight distance to be evaluated once the obstruction (hump) is removed near Pickens Gap Road and the vegetation cut back on the other side.*

Background:

The Re-subdivision of Lot 17 Giesler Meadows is a proposed 4-lot subdivision containing 6.3 acres off of Pickens Gap Road. A 50' common driveway easement with a gravel surfaced common driveway is planned to serve the 4 lots with a T-turnaround at the end. All four of the lots are less than 5 acres each.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone. The parcel is relatively flat terrain on a slight grade that drains towards the rear of the parcel. All of the proposed lots indicate a minimum of 30,000 square feet outside of any area of development hindrance. The parcel is currently vacant of any farming use and contains one home. The lots are to be served by public water and individual septic systems. None of the parcel is located in a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for a minor plat with small lots to be served by a common driveway, public water, electric and individual septic systems.

Individual Septic Systems:

A preliminary soil map was supplied along with the preliminary plat. The Environmental Health Department has reviewed the preliminary plat and has given a favorable preliminary recommendation.

Existing County Roads:

Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to road criteria. The road list for the county shows Pickens Gap Road has an average 11' paved surface.

The Highway Department has indicated that Pickens Gap Road is acceptable for this minor plat request.

County Schools:

The proposed subdivision is located within the Eagleton Elementary School, Eagleton Middle School, and Heritage High School zones. The School department lists Eagleton Elementary as "low", Eagleton Middle as "low"; and Heritage High School as "high". Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to school criteria.

Utilities:

Public water and electric are proposed to serve all 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. The lots shown may be served by overhead power however the developer intends to put the electric underground.

The developer shall set water meters for the four lots on Pickens Gap Road and serve each lot with one inch lines to be bundled and installed prior to final plat in accordance with the Water Utility's installation guidelines.

*Drainage and Erosion Controls:*

Minor plat divisions do not require drainage information be supplied. Any drainage swales that do not follow lot lines shall be contained in drainage easements on the future final plat. The proposed common driveway will require additional road work and ditching and tiles at various locations that shall be sized by a qualified engineer. Any tile installation along Pickens Gap Road shall be coordinated during the pre-construction meeting with staff.

The developer shall be responsible for determining whether a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee for clearing activities and common driveway construction is required. Should the state require this permit the developer shall supply a copy to staff prior to the pre-construction meeting. The developer shall also apply for a county grading permit prior to any on-site construction activity and supply a copy to staff at the time of the pre-construction meeting.

*Special Notice Prior to Construction:*

*Any construction activity prior to any necessary state and county permits and a pre-construction meeting with staff is at the risk of the owner/developer.*

- The owner shall contact the Planning Office at 273-5750 to schedule a pre-construction meeting.
- The owner shall apply for a county grading permit from the Blount County Storm Water Coordinator at 681-9301 and supply a copy of the permit at the time of the pre-construction meeting. All erosion controls must be fully installed and inspected by the Storm Water Coordinator prior to any on-site construction activities.
- The owner shall supply a copy of the Storm Water Pollution Prevention Plan permit (SWPPP) from TDEC and a copy of the erosion control plan at the time of the pre-construction meeting (if applicable).
- 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 Pickens Gap Road.

- 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 Owner's Association or Maintenance Agreement documentation for all common elements including the common driveway to be supplied prior to final plat.

Construction of Improvements:

Prior to construction of the common driveway the owner shall meet with planning staff for a pre-construction meeting as stated above. The common driveway shall be fully installed with a T - turnaround to be constructed within the easement shown. The common drive shall be built on a compacted earth surface void of substandard soil condition in the sub-grade. The entire common driveway shall be constructed on a prepared crowned base. The slope and transition back to the natural grade must also be smooth and not excessively steep. Any fill sections must be rolled in with a sheep's-foot to ensure adequate compaction rates prior to stone surface. Prior to stone application the owner shall contact the subdivision inspector.

The graded surface shall be a prepared crowned surface a minimum of 16 feet wide between ditches on both sides of the driveway. The gravel surface application shall be spread a minimum of 2 inches thick the entire length of the common driveway and on the turn-around 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. Any tiles shall be sized by an engineer hired by the owner.

The grade at the intersection of Pickens Gap Road shall not exceed 4% for the first fifty feet. Slope appears satisfactory for the proposed common driveway. Since Pickens Gap Road is not a collector road, paving of the entrance of the common driveway is not required. Sight distance in both directions at the entrance will be evaluated once the developer has made improvements at the entrance as specified above.

Optional Paved Entrance:

The developer has the option to pave the first 30' of the common driveway. Any paving and drainage improvements including tile installation

shall be coordinated with the highway department. Should the entrance be paved, the first 30 feet shall be paved two lanes wide with a minimum of 40' turning radiuses to tie into the existing county roadway. The paved section shall be a minimum of 2.5 inches of a baby binder on six inches of rolled pug mix, or 1.5 inches of binder and 1 inch of topping on top of 6 inches of rolled pug-mix. The paved surface entrance shall provide for improved turning movements on and off the gravel drive, keep loose material and gravel from migrating across the road, reduce wheel spinning and preserve the paved edge of Pickens Gap Road for a safer intersection.

Property Owner's Association:

The owner shall supply documentation for a Property Owner's Association or Maintenance Agreement inclusive of maintenance responsibilities for the common driveway and drainage facilities for the driveway for staff review prior to final plat. Any future use of the common driveway easement for the addition of another lot later should be included in the private covenants as well.

Administrative Considerations:

The proposed preliminary plat was reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with public water, electric and individual septic systems. As required, the preliminary plat was supplied with topographic information and preliminary soil information. The comments from the engineering department and environmental health department are included in this staff analysis.

Recommendation: Staff recommends for the preliminary plat to be deferred to allow determination of sight distance at the location of the entry to the common driveway after improvements specified in the staff analysis have been addressed by the proponents.

**4. Window Ridge Subdivision Phase 2 by LB Lee Development off Gregory Road: 19 proposed small lots off a proposed new county road section.**

Background: The preliminary plat for Window Ridge Phase 1 was approved at the October 2004 regular meeting and the Final Plat for Phase 1 was approved at the October 2005 regular meeting. The lots shown for Phase 2 shall be re-numbered consecutively beginning from last number from the previous plat and the preliminary plat shall be re-submitted with all lot numbering and road cross section changes prior to a preconstruction meeting.

Analysis:

Design of plat, plat description:

The parcel is in the R-1 zone. All of the proposed lots indicate the minimum lot size requirement of 30,000 square feet outside of any area of development hindrances. The preliminary plat for Window Ridge Phase 2 is a proposed 19 lot subdivision containing approximately 18 acres of development off of Gregory Road. This parcel is gently rolling pasture land. The proposed plat illustrates all new lots to be served by a proposed new paved county road. The subdivision already has two access roads off of Gregory Road what were approved during Phase 1 final plat.

According to the project surveyor, none of the parcel is located in a floodplain. The proposed development has been reviewed inclusive of subdivision regulations for small lots with a new county road section with a cul-de-sac, public water, under ground electric and individual septic systems. A natural gas pipeline and easement dissects the property and certification for driveway access from the utility company was secured by the developer for the Phase 1 lots.

Existing County Road(s):

The Highway Department has supplied a letter stating the terms of the agreement between the developer and the Highway Department have been met in regards to all off-site improvements to Gregory Road associated with Phase 1 final plat. Special instructions for improving sight distance at the location of the entrance along Gregory Road have been completed as per staff recommendation for Phase 1 final plat including sight distance easements. The Highway department reports that Gregory Road is an existing 18' wide with adequate shoulders and that the internal roads are 22' wide between the curbs and all roads are adequate for the addition of these lots.

County Schools:

The proposed subdivision is located within the Lanier Elementary School, William Blount Middle School, and William Blount High School zones. The School Department lists Lanier Elementary as "intolerable"; William Blount Middle as "intolerable"; and William Blount High as "intolerable".

NOTICE: Staff will not recommend for more than four lots per 12 month period for any future proposed preliminary or final plats based on the school criteria under section 6.1(2) of the Subdivision Regulations as of

this time. The proponent has the option to provide “compelling evidence” as provided under the same section of the regulations.

*Individual Septic Systems:*

The developer has supplied a preliminary soil map for Phase 2 as required. The Environmental Health Department has reviewed the preliminary soils information for Phase 2 of Window Ridge. The Environmental Health Department has stated that due to soil types, drainage ways and the closed depression on lot 3 and the natural gas line on 4, some of the lots may require modifications to lot lines, lot combinations, and designated reserve areas may be necessary for final plat due to development hindrances. (Lots to be re-numbered as mentioned above).

*Drainage Plan and Calculations:*

The developer has supplied a drainage plan and calculations for the Window Ridge Phase 2 preliminary plat. All of the road drainage culverts, catch basins, ditches and detention facilities shall be completely constructed prior to any final plat approval for Window Ridge Phase 2. The project engineer shall certify in writing that all of the detention facilities for Phase 2 have been built in accordance with the project engineering plans and specifications as required prior to releasing any future final plat(s). Any modifications to the road or drainage plan shall be supplied prior to changes being made on the ground. Final field inspections will also be required prior to releasing final plat.

A copy of the SWPPP permit from the State of Tennessee and a county grading permit shall be supplied to staff prior to any on-site construction. Particular attention will be required for the overall drainage design due to the total number of lots proposed once the entire subdivision is completed. The project engineer supplied a drainage plan and calculations as required for preliminary plat submission, however the overall drainage plan may require modifications that shall require an updated drainage plan be supplied due to the use of a closed depression located on lot 3.

The developer shall supply a letter from the State of Tennessee, Department of Environment and Conservation, Ground Water Division that the closed depression can be used as a drainage facility prior to the pre-construction meeting. Any changes in the overall drainage plan may also require changes in lot design.

All of the road drainage culverts, tiles, ditches and detention facilities shall be constructed for any proposed future phased development. The project engineer will be required to certify that the detention facilities for Window

Ridge Phase 2 have been built in accordance with the project engineering plans and specifications as required.

All drainage facilities contained outside of the proposed right-of-way(s) shall become the maintenance responsibility of a property owner's association. Adequate building sites for each lot must avoid drainage swales and the closed depression shown on the preliminary plat and any other areas of development hindrance.

*Erosion Controls:*

*Any construction activity, earth moving, or grading that occurs prior to a pre-construction meeting with staff is solely at the risk of the developer. All state and county erosion control permits shall be supplied to staff prior to the pre-construction meeting.*

The developer shall apply for a county grading permit from the Storm Water Coordinator as required and all erosion control measures shall be in place and inspected by the Storm Water Coordinator prior to any on-site construction for any improvements for Phase 2 of Window Ridge.

In it is the developer's responsibility to secure a Storm Water Pollution Prevention Plan (SWPPP) permit from the State of Tennessee or any other applicable state permits for grading and clearing prior to commencing construction for the roads, utilities and drainage facilities. A copy of all applicable state and county grading permits shall be supplied prior to the pre-construction meeting with planning and engineering staff.

The Storm Water Coordinator shall inspect all on-site erosion control measures prior to the developer or any contractors commencing any on-site construction.

*Proposed Road Plan:*

A road plan with profiles, cross section and proposed road layout and road drainage facilities have been submitted for the Phase 2 plat for Window Ridge Subdivision. The road plan cross section indicates a 26' wide road for the remainder of this proposed development. The cross section shall be modified to match up with the existing county road as built for Phase 1 of Window Ridge and shall be built to the same width as the previous section. The road plan shall indicate that the extension of the proposed new county road section to be constructed 22-feet wide between the curbs to accommodate all of the Phase 2 lots and built to country road and drainage standards including curbing, backfilling and erosion control measures. An amended cross section shall be supplied prior to the pre-

construction meeting. The number of lots is appropriate for the internal roads with multiple access points to Gregory Road.

The proposed road sections indicated on this plat do not exceed 13% grade and the road design does not require any variances to regulations.

Public Water and Electric Utilities:

Public water and underground electric are proposed to serve all of the lots for Phase 2 of Window Ridge Subdivision. Staff understands that public water service can be accommodated by South Blount County Utility District to these additional 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. Written verification that a surety has been posted or the extension of services has been accommodated shall be supplied by the individual utilities prior to any phased final plats.

Construction of Improvements:

The lots shown for the proposed Phase 2 of Window Ridge Subdivision shall require the completion of all construction activities for county road improvements including grading, paving, curbing, wearing surface, backfilling, seeding and covering in straw; in addition to all utilities and drainage facilities for all lots shown prior to final plat.

In addition, the proposed new road section shall be built to county road standard including compaction rates. Both water and electric shall be completely installed to serve these lots prior to final plat for Window Ridge Phase 2 to avoid any unnecessary disturbance to the roadway after completed. 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 insuring that conduit has been installed for all road crossings prior to binder surface paving.

The developer shall contact the highway department to schedule a pre-construction meeting prior to any on-site construction for Window Ridge Phase 2. Engineering staff has reviewed the profiles, road plan, calculations and drainage plan submitted for the proposed preliminary plat. The comments of the Highway Department are included in this staff analysis. Any and all modifications to roads, drainage plans and lot design shall be supplied to staff prior to construction or modifications on site. In addition, the developer shall supply all required permits prior to the pre-construction meeting. The developer shall supply a certification letter from a qualified engineer of adequate compaction of the new road sections for Window Ridge Phase 2 prior to any base stone application.

Special Notice Prior to Construction:

- Construction of all improvements and any necessary county or state permits including a SWPPP permit is the responsibility of the developer to secure. Developer to contact the Tennessee Department of Environment and Conservation at 594-6035 for determination and application of any required permits.
- All erosion control measures shall be in place prior to any on-site construction and in compliance with the approved SWPPP permit and Erosion Control Plan. Contact the Blount County Storm Water Coordinator at 681-9301 for a County Grading Permit.
- Prior to any on-site construction the developer shall contact the Blount County Highway Department at 982-4652 regarding any utility construction to be done within existing public right-of-way(s).
- It is the responsibility of the developer and contractors to contact Tennessee One-Call to verify the locations of all utilities at least 72 hours prior to any construction at 1-800-351-1111.
- The developer shall contact the Blount County Engineering Department at 984-3421 to schedule a pre-construction meeting and to receive instructions on what contractors and project personnel should be present at this meeting. All permits shall be supplied prior to scheduling this meeting with County Staff.

Property Owner's Association:

The developer shall supply a copy of an addendum to the Property Owner's Association for Window Ridge for the inclusion of these lots in the maintenance responsibility for the drainage facilities and other common elements including the maintenance of the sight distance easements for staff review prior to final plat submission.

Administrative Considerations:

*All road construction and utility construction shall be completed prior to releasing any phased final plat(s).*

The proposed Window Ridge Phase 2 preliminary plat was reviewed inclusive of subdivision regulations for small lots along county roads with public water, underground electric, and individual septic systems. As required, the preliminary plat was supplied with topographic information, road plan, drainage plan and calculations and preliminary soil information.

The comments from the Highway Engineering Department and Environmental Health Department are included in this staff analysis. No lot shall be advertised or offered for sale prior to recording of a future final plat.

The developer shall supply an updated certification letter from the Natural Gas Line Company for driveway access and road crossing across the Natural Gas Line Easement for the for Phase 2 prior to the pre-construction meeting.

Recommendation: Planning, Engineering, and Environmental Health Department Staff concur and recommend for Window Ridge Phase 2 Preliminary Plat approval subject to the comments in this staff analysis and the notes below:

NOTE 1: A revised preliminary plat shall be supplied to staff with new lot numbers and a revised road cross-section, and any other design changes indicated in staff analysis. A letter from TDEC shall be supplied regarding the use of the closed depression for drainage. Any changes to the drainage plans (if necessary) shall be supplied prior to a pre-construction meeting.

NOTE 2: The contents of the above staff analysis including all instructions for health department evaluation of lots, erosion control, and road construction, installation of utilities, drainage construction and POA documentation.

NOTE 3: Copies of all required permits and all drainage and road engineering changes prior to the pre-construction meeting.

NOTE 4: Copy of addendum to the POA documentation to be supplied to staff for review prior to final plat submission.

C. Final Plats – Major Subdivisions:

**1. Update on recent Kinzel Springs plats.**

The Planning Commission at the last regular meeting approved a final plat of Kinzel Springs Phase 6 with condition that all lots in the R-2 zone reflect area at least minimum 1.5 acres. This was upon recommendation by staff, based on findings that the final plat submitted contained several lots with substantially less than 1.5 acres each.

In reviewing approvals for past phases of Kinzel Springs subdivision, staff found that phase 5 was approved in October 27, 2005 with lots reflecting

substantially less than required 1.5 acres in the R-2 zone for a PUD cluster subdivision. This was a mistake of staff in reviewing the plat based only on considerations of the new alternative sewer system which would allow smaller lots under provisions of the Subdivision Regulations. However, the presence of an alternative sewer system does not negate the application of zone density and lot size requirements.

The reason for the 1.5 acre minimum relates to provisions for PUD cluster subdivisions in the zoning regulations, requiring that lot size may be reduced to one-half the minimum in the zone. In the case of the R-2 zone, the base minimum lot size is five acres, but with provisions that allow density bonus to one dwelling unit per three acres. Taking the three acres as standard for cluster subdivision results in 1.5 acre minimum lot size. This has been applied in the past to other PUD cluster subdivisions, most notably Homestead.

The confusion and difficulties involved in the process of reviewing and making recommendations on phases 5 and 6 of the Kinzel Springs Subdivision spurred staff to review the regulations and propose a possible amendment, presented as an item under long range planning.

D. Preliminary and Final Plats - Major Subdivisions: None

E. Preliminary and Final Plats - Minor Subdivisions:

1. **S. H. Davis Farms off Dry Valley Road by James Parnell: 4 lots served by a 25' common driveway easement.**

Background: The preliminary and final plat for the S. H. Davis Farms is a proposed 4 lot subdivision containing 10 acres located along Dry Valley Road.

Analysis: The parcel is in the R-1 zone and the proposed density is appropriate. The parcel is gently sloping to relatively flat terrain and is heavily vegetated. The parcel currently contains three homes. Lots 1 and 2 have road frontage along the county road while lots 2, 3, and 4 are to be served by a 25' common driveway easement. According to the plat all these lots are to be served by public water, electric and individual septic systems. None of the parcel is located in a floodplain according to the project surveyor. The proposed development has been reviewed inclusive of subdivision regulations for small lots served by a common driveway easement with water and individual septic systems.

The Highway Department has stated that Dry Valley Road is 15-21 feet wide and is adequate for this proposed subdivision. Minor Subdivisions of four lots or less are acceptable as per the Subdivision Regulations with respect to road criteria.

Minor Subdivisions of four lots or less per 12 month period are acceptable as per the Subdivision Regulations with respect to school criteria.

Construction of Improvements: All of the improvements are complete. The existing common driveway meets the requirements of the common driveway standards. Electric and water are in place. The water utility shall set the meter for lot 4 at the county road and is prepared to sign the final plat.

Administrative Considerations:

The proposed S.H Davis Farms plat was reviewed inclusive of subdivision regulations for small lots along the county road, and along a common driveway easement with public water, electric and individual septic systems. Road frontage is adequate as is sight distance. The preliminary and final plat had been supplied with all required information and signatures. The comments from the engineering department are included in this staff analysis. The environmental health department has signed the final plat.

Recommendation: Planning, engineering and environmental health department concur and recommends for preliminary and final plat subject to a \$20.00 per lot platting fee.

**II. Misc. Items/Site Plans:**

**Miscellaneous Items:**

**1. Lots 267-271 and 288-292 of Campers Paradise Replat by Jonathon Kren off Tennessee Street.**

See plat attached. The Planning Commission has granted variance to lot size to allow combination of existing lots of record that still do not meet present minimum lot size requirements and the owner requests that a variance be granted to allow the combination as shown. The variance request is for minimum lot size and the right-of way width dedication.

The issue of road width is one that the Commission has addressed before in similar situations, particularly for substandard lot. The previous actions took into consideration that combination of lots would be an improvement

over the present lots of record situation, and accepted existing right-of-way so that the resulting combination of lots would not be adversely affected. The proposed combination would improve these existing lots of record in an old, established neighborhood, and should not adversely affect the existing road situation.

Staff recommends approval of the plat with variances.

**Site Plans: (See memo from Roger Fields)**

**A-1      A-2      A-3      A-4      A-5**

**B-1      B-2      B-3      B-4      B-5**

**C-1      C-2      C-3      C-4      C-5**

**D-1      D-2      D-3      D-4      D-5**

**E-1      E-2      E-3      E-4      E-5**

**F-1      F-2      F-3      F-4      F-5**

**D-6      C-6      B-6      B-7      F-6**

**C-6      C-7      C-8**

**Rezoning Request 1**

**Rezoning Request 2**

**Rezoning Request 3**

**Request 1      Request 2**

**Request 3      Request 4**

**Request 5   Request 6**