

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SA-01-C **Related File Number:**
Application Filed: 2/26/2002 **Date of Revision:**
Applicant: 1-SA-01-C EAGLE BEND PROPERTIES
Owner: R.W. GRAF

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of S. Northshore Dr., northeast side of Pandora Rd.
Other Parcel Info.:
Tax ID Number: 133 N A 17.00 & 17.01 **Jurisdiction:** County
Size of Tract: 6.9 acres
Accessibility: Access is via S. Northshore Dr., a major arterial street with a required right-of-way of 88'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: RA (Low Density Residential) / Single-family residences
South: R-1 (Single Family Residential) & RA (Low Density Residential) / Single-family residences
East: RA (Low Density Residential) / Single-family residences
West: RA (Low Density Residential) / Single-family residences
Proposed Use: Detached single-family subdivision **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pershing Hill

Surveyor:

No. of Lots Proposed: 22 No. of Lots Approved: 22

Variances Requested: 1. Intersection grade variance for Road "A" at S Northshore Dr., from 1% to 3%.
2. Intersection grade variance for Pandora Rd. at Road "A", from 1% to 2%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 and 2 due to the topography of the site, and the approval of this variance will not create a traffic hazard.

APPROVE the Concept Plan for 22 detached single-family lots subject to 8 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County Ord. 91-1-102.
3. Placing a note on the final plat that all lots to have access via the internal road system only.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. As a part of design plan review, submit a detailed plan on reconstruction of the entrance road including the plans for providing safe ingress and egress for the residents of Pershing Subdivision during the construction.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, the request meets all requirements for approval of a concept plan.

Comments: The applicant is proposing to modify the first 300 feet of Pandora Rd. starting from S. Northshore Dr. and make the road the entrance into this new subdivision. The existing Pandora Rd. will T into this new road at a point approximately 280 feet from the intersection with S. Northshore Dr. The applicant will also be regrading the first 300 feet of entrance road (existing Pandora Rd.) to help eliminate the existing sight distance problem created by the vertical curve in this stretch of the road. The construction of the new entrance will require a temporary access road to provide continued safe ingress and egress for the residents of Pershing Subdivision. The change in the entrance should not affect the addresses for the existing subdivision.

MPC Action: Approved

MPC Meeting Date: 2/8/2001

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: 2/8/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: