

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Shiloh
Surveyor: Roth Land Surveying
No. of Lots Proposed: 4 **No. of Lots Approved:** 4
Variances Requested: 1. Variance to reduce the intersection radius at the northwest intersection of the proposed Joint Permanent Easement and Pedigo Rd., from 25' to 0'.
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 because the applicant has no control over the adjoining property, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must submitted to the Knox County Department of Engineering and Public Works for consideration and approval. Engineered footings may be required for these areas. Construction is not permitted within the closed contour of the sinkhole/depression.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Pedigo Rd.
7. Place a note on the final plat that all lots will have access only to the internal street system.
8. Revising the concept plan to provide the call-outs and right-of-way lines for the 25' intersection radius at the intersection of the JPE and Pedigo Rd. at Lot 1 and the 75' transition radii at the cul-de-sac bulb.
9. Meeting all requirements of the approved use on review development plan.
10. 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.

Comments: The applicant is proposing to subdivide this 4.48 acre tract into 4 lots at a density of 0.89 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-3 du/ac by the Planning Commission on November 10, 2005. The Knox County Commission approved the rezoning request on December 19, 2005.

The original concept plan submitted for this site included 11 lots served by a public street. Due to the location of a sinkhole/depression on the rear portion of the property, the applicant has revised the concept plan with only 4 lots being served by a Joint Permanent Easement (JPE). If any building construction is proposed within the 50' setback area around the sinkhole/depression, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must submitted to the Knox County Department of Engineering and Public Works for consideration and approval. Engineered footings may be required for these areas. Construction is not permitted within the closed contour of the sinkhole/depression.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration and approval. Engineered footings may be required for these areas. Construction is not permitted within the closed contour of the sinkhole/depression.
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Summary of MPC action: APPROVE variance 1 because the applicant has no control over the adjoining property, and the proposed variance will not create a traffic hazard.
 APPROVE the Concept Plan subject to 10 conditions:

Date of MPC Approval: 2/9/2006 **Date of Denial:** **Postponements:** 1/12/2006

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: