

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Shalom

Surveyor: Urban Engineering

No. of Lots Proposed: 10 **No. of Lots Approved:** 10

Variances Requested: 1. Vertical curve variance at station 1+08 on Red Hawk Ln., from 275' to 200'.

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 of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 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. Place a note on the final plat that all lots will have access only to the internal street system.
 4. Placing a note on the final plat that the driveway to Lot 6 will be required to be paved at the time a building permit is issued for that lot.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Meeting all requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 8.393 acre tract into 10 single-family detached lots. This proposed subdivision was previously approved by the Planning Commission on 4/8/99. Since that Concept Plan approval has expired, the applicant has submitted the same plan for approval. The majority of the required infrastructure has been constructed and the County is still holding a bond to guarantee completion of the improvements. Due to the steep grade for the driveway for Lot 6, the Knox County Department of Engineering and Public Works will require the driveway to that lot to be paved in order to prevent gravel from washing into the proposed public street. Since the Design Plan had been approved previously for this subdivision, and bonds are in place to guarantee completion of required improvements, the applicant has also submitted a Final Plat for consideration at this meeting (5-SF-02-F).

MPC Action: Approved

MPC Meeting Date: 5/9/2002

- 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).
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With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Summary of MPC action: APPROVE variance 1 because of topography, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions:

Date of MPC Approval: 5/9/2002

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: