

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Powell Acres
Surveyor: Sullivan
No. of Lots Proposed: 85 **No. of Lots Approved:** 0
Variences Requested: 1. Corner property line radius from 25' to 0' at Ponderosa Dr.
2. Vertical curve variance from 176' to 120' at sta. 0+15 of Road E.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: dk
Staff Recomm. (Abbr.): DENY variance 1
APPROVE variance 2 because of topography and the proposed variance will not create a traffic hazard.
APPROVE the Concept Plan subject to 8 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering system within Knox County, Ord 0-280-90.
3. Placed a note on the final that all lots will have access from the internal road system only.
4. Provide the 25' transition radius at the Ponderosa Dr. entrance.
5. Prior to final plat approval, the applicant's surveyor must certify that 300' of sight distance is available in each direction at both proposed entrances to the subdivision.
6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan has been submitted to MPC staff.
7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
8. Meeting all requirements of the approved use on review development plan.

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Comments: The applicant is proposing a single family subdivision that will contain 85 lots. The access to the development will be through the extension of a public street through a vacant lot in Ponderosa Hills and a connection to Collier Rd. By having two access points traffic will be spread out and no one street will have to experience the total traffic burden.

MPC Action: Approved **MPC Meeting Date:** 5/10/2001

Details of MPC action:
1. Connection to sanitary sewers and meeting any other relevant requirement of the Knox County Health Dept.
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Summary of MPC action: DENY variance 1
APPROVE variance 2 because of topography and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 5/10/2001 **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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: