

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pershing Hill - Revised
Surveyor: Sullivan
No. of Lots Proposed: 24 No. of Lots Approved: 0
Variances Requested: Variances granted under previous approval.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB
Staff Recomm. (Abbr.): APPROVE the Concept Plan for 24 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: This subdivision was originally approved by the Planning Commission on February 8, 2001 for 22 lots on 6.9 acres. The applicant is requesting a revision to the original concept plan by adding a parcel of approximately one acre to the northwest end of the property. With the addition of the property, the applicant is relocating the proposed drainage detention to an area adjacent to the blueline stream. The cul-de-sac street is being extended approximately 50 feet, and the lot lines have been adjusted to increase the total number of lots to 24. The proposed entrance into the subdivision, including the modification to Pandora Rd., will not change from the previous approval.

MPC Action: Approved MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan for 24 detached single-family lots subject to 8 conditions.

Date of MPC Approval: 6/14/2001 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: