



AGENDA ITEM #: 49

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Dan Kelly, Development Services Manager
DATE: Wednesday, September 02, 2009
SUBJECT: Extension of concept plan for Ashland Springs (Pittman Road) - File # 1-SF-08-C
9-A-09-OB

STAFF RECOMMENDATION:

Approve the requested extension until January 2012.

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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

9-A-09-0B



August 3, 2009

1-SF-08-C

1-I-08-UR

To: MPC Staff

Re: Ashland Springs (Pittman Rd.) Concept Plan Extension

I wish to request that the concept plan for Ashland Springs (Pittman Road) be extended two years from the expiration date. If any other information is needed for the extension of the concept plan, please just give me a call. I would also appreciate if someone would contact me to confirm that this request has been received and is being processed.

Thanks,

A handwritten signature in cursive script that reads "Brett Jackson".

Brett Jackson
Eagle Bend Realty, LLC
(P) 865-256-4075
(F) 865-693-7465



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 1-SF-08-C
1-I-08-UR

AGENDA ITEM #: 21
AGENDA DATE: 1/10/2008

▶ **SUBDIVISION:** ASHLAND SPRINGS

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Eagle Bend Realty

TAX IDENTIFICATION: 129 142

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Pittman Dr., southeast side of Buttermilk Rd., east of Graybeal Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 54.25 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / A (Agricultural)
South: Residences and vacant land / A (Agricultural) & PR (Planned Residential)
East: Vacant land / A (Agricultural) & RA (Low Density Residential)
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 74

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Pittman Dr., a local street with a 16' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 9 conditions:**

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 and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing and impact to Hickory Creek
4. Widening and repaving Pittman Dr. from the eastern property corner on the north side of Pittman Dr. west to Graybeal Rd. to a width of 20 feet except that portion of the street east of the proposed entrance that shall taper from 20 feet down to the existing pavement width at the eastern property corner. The design and timing