

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Trent Lane Estates
Surveyor: LeMay & Associates
No. of Lots Proposed: 28 **No. of Lots Approved:** 0
Variances Requested: 1. Intersection grade variance from 1% to 2%.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB
Staff Recomm. (Abbr.): APPROVE variance 1 due to the topography of the site, and the approval of this variance will not create a traffic hazard.
APPROVE the Concept Plan for 28 detached single-family lots subject to 9 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. The design of the boulevard entrance is to be worked out with the Knox County Dept. of Engineering and Public Works during the design plan phase.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that there is at least 250' of sight distance from the entrance road to the south along Trent Lane.
7. Prior to final plat approval, obtaining the necessary sight distance easements across adjacent properties to guarantee condition 6 above.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. 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: The applicant is proposing to subdivide this 9.85 acre tract into 28 detached single-family lots. The property is zoned RA (Low Density Residential). The lots are somewhat smaller than the existing lots in Lovell Hills Subdivision located to the north. However, the proposed lots meet or exceed the minimum lot size requirements for the RA Zone. The entrance road for this subdivision will require sight distance easements across adjacent property in order to achieve the required 250' sight distance to the south along Trent Ln. A right-of-way of approximately 95' in width is being provided at the entrance to the subdivision in order to allow the property to the south (Trent Lane Estates, Unit 2) to tie into the proposed road. The boulevard entrance will have to be adjusted to allow for safe ingress and egress from the three lots fronting on the subdivision street from Unit 2 of the subdivision. The details of the design can be worked out with the Knox County Dept. of Engineering and Public Works during the design plan phase.

MPC Action: Approved **MPC Meeting Date:** 2/8/2001

Details of MPC action:
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.
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8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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With the conditions noted, the request meets all requirements for approval of a concept plan.

Summary of MPC action: APPROVE variance 1 due to the topography of the site, and the approval of this variance will not create a traffic hazard.
APPROVE the Concept Plan for 28 detached single-family lots subject to 9 conditions.

Date of MPC Approval: 2/8/2001 **Date of Denial:** **Postponements:** 1/11/01

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: