



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Davis Court  
Surveyor: LeMay & Associates  
No. of Lots Proposed: 54      No. of Lots Approved: 0  
Variances Requested: 1. Vertical curve variance from 125' to 80' at sta. 22+33 of Road A.  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly  
Staff Recomm. (Abbr.): POSTPONE to the January 13, 2005 MPC meeting as requested by the applicant's engineer.  
Staff Recomm. (Full):  
Comments: The applicant is proposing a residential development that will contain 84 dwellings. Forty-four of the dwellings will be on individual lots. The remaining 40 units will be constructed as condominiums with four dwellings on each on a lot.  
  
This site has a very limited amount of frontage on Dante Rd. Due to the limited frontage and the existing topography in the area the required sight distance cannot be attained along the Dante Road frontage. Access to the site is proposed to be via Fredrickstein Ln. a local street that is stubbed into this site from the existing Saint Croix Subdivision. This will result in the traffic from this multi-family development using the streets in a single family subdivision for their only access. Staff has suggested that the applicant consider purchasing additional frontage on Dante Rd. or seeking top obtain and access across the adjoining CA zoned property.  
  
A fairly large wetland has also been identified on this site. Development in the area of this wetland will require the approval of a permit from the Tenn. Dept. of Environment and Conservation.

MPC Action: Denied (Withdrawn)      MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:      Date of Denial:      Postponements:  
Date of Withdrawal: 12/9/2004      Withdrawn prior to publication?:       Action Appealed?: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: