CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	12-SA-04-C	Related File Number:	12-B-04-UR
Application Filed:	11/8/2004	Date of Revision:	
Applicant:	E.L. DUNCAN BUILDERS, INC) .	
Owner:	JERRY DAVIS		

PROPERTY INFORMATION

General Location:	North side of Dante Rd., west side of Fredrickstein Dr.	
Other Parcel Info .:		
Tax ID Number:	57 132	Jurisdiction: County
Size of Tract:	25.2 acres	
Accessibility:	Access is via Fredrickstein Dr., a local street with a pavement width of 26' within a 50' right-of-way.	

GENERAL LAND USE INFORMATION			
Existing Land Use:	Vacant land		
Surrounding Land Use:	Zoning in the area consists of RB and PR residential, A agricultural and CA commercial. Development consists of detached single family dwellings. The CA zoned property has not been developed with any commercial uses.		
Proposed Use:	Detached and attached residential development.		Density: 3.33 du/ac
Sector Plan:	North County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Ar	ea	
Neighborhood Context:			

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

PR (Planned Residential) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



KNOXVILLE·KNOX COUNTY

METROPOLITAN PLANNING

COMMISSION N N E S S E

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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 J	anuary 13, 2005 MPC meeting as reque	sted by the applicant's engineer.
Staff Recomm. (Full):			
Comments:		5	I contain 84 dwellings. Forty-four of the ill be constructed as condominiums with
	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

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:

Legislative Body: