



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Dante Court

Surveyor: Michael Brady, Inc.

No. of Lots Proposed: 7                      **No. of Lots Approved: 7**

Variations Requested:

1. Intersection spacing variance between the Joint Permanent Easement (JPE) and Dante School Rd., from 400' to 69'.
2. Intersection spacing variance between the JPE and Kern St., from 400' to 235'.
3. Vertical curve variance on the JPE at station 0+50, from 137.5' to 75'.
4. Vertical curve variance on the JPE at station 1+36, from 225' to 75'.
5. Tangent length variance between broken back curves on Road A, 150' to 30.56'.
6. Tangent length variance between reverse curves on Road A, from 50' to 15.1'.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 - 6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan including the JPE design waivers subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that the required sight distance exists in both directions along Dante Rd. at the proposed Joint Permanent Easement (JPE).
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. 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 2.7 acre tract into 7 detached single-family lots at a density of 2.59 du/ac). Access to the proposed lots is via a 40' Joint Permanent Easement (JPE) off of Dante Rd. There will be no direct access from the lots to Dante Rd. The applicant is requesting approval from the Planning Commission for a reduction in the street design standards for a reduction in the right-of-way width from 50' to 40', and a reduction in the pavement width from 26' to 22'.

The concept plan has been revised to locate the entrance road at a point that will meet sight distance requirements subject to site grading and tree removal. The proposed entrance road offset of approximately 69' from Dante School Rd. is acceptable to the Knox County Department of Engineering and Public Works.

The applicant is now proposing to dedicate the required right-of-way of 56' to the centerline of the existing pavement of Dante Rd. The Knox County Department of Engineering and Public Works' proposed Capital Improvement Program Budget includes improvements to Dante Rd. Preliminary design plans for this project show a right-of-way requirement of approximately 100' on the south side of the existing centerline for Dante Rd. Any right-of-way above the 56' to centerline would have to be purchased by the County. The timeline for this project includes engineering design during this fiscal year; right-of-way acquisition in 2004; and, construction in 2005-2006. The revised lot layout should allow Lots 1 and 6 to remain as buildable lots with the Dante Rd. improvement project.

MPC Action: Approved

MPC Meeting Date: 3/13/2003

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 - 6 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan including the JPE design waivers subject to 6 conditions

**Date of MPC Approval:** 3/13/2003

**Date of Denial:**

**Postponements:** 2/13/2003

**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:**