

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SG-01-C **Related File Number:**
Application Filed: 1/8/2001 **Date of Revision:**
Applicant: ERIC MOSLEY
Owner: SCOTT SMITH

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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PROPERTY INFORMATION

General Location: East side of Trent Ln., south of Tree Ridge Rd.
Other Parcel Info.:
Tax ID Number: 143 101 **Jurisdiction:** County
Size of Tract: 2.18 acres
Accessibility: Access is via Trent Ln., a local access street with a pavement width of 18.5' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: RA (Low Density Residential) / Vacant land and single-family residences
South: RA (Low Density Residential) / Single-family residences
East: RA (Low Density Residential) / Single-family residences
West: RA (Low Density Residential) / Single-family residences
Proposed Use: Detached single-family subdivision **Density:** 2.75 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Trent Lane Estates, Unit 2
Surveyor: LeMay & Associates
No. of Lots Proposed: 6 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB
Staff Recomm. (Abbr.): APPROVE the Concept Plan for 6 detached single-family lots subject to 8 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Placing a note on the final plat that Lots 1-3 shall have access only by the two access drives shown on the plat (as depicted on the concept plan) and Lots 4-6 are to have access via the internal road system only. A permanent access easement 25' in width will be required to provide access from the driveway cut on Lot 2 to Lot 3.
3. 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.
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is at least 250' of sight distance from the two driveway locations for Lots 1-3, in both directions along Trent Lane.
6. Prior to final plat approval, obtaining the necessary sight distance easements across adjacent properties to guarantee condition 5 above.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. A final plat application based on this concept plan for Lots 4-6 will not be accepted for review by the MPC until certification of design plan approval for Trent Lane Estates, Unit 1, has been submitted to the MPC staff .

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

Comments: The applicant is proposing to subdivide this 2.18 acre tract into 6 detached single-family lots. The property is zoned RA (Low Density Residential). The lots are somewhat smaller than the existing lots in Tan Rara Oesta Subdivision located to the south. However, the proposed lots meet or exceed the minimum lot size requirements for the RA Zone. As proposed, three of the lots will have access to the proposed street for Trent Lane Estates, Unit 1, with the three lots fronting on Trent Ln. having access by two driveways. The applicant's surveyor will be required to certify the required sight distance of 250' for the two driveways on Trent Ln. The boulevard entrance for the new street in Trent Lane Estates, Unit 1 will have to be adjusted to allow for safe ingress and egress from Lots 4-6 of Unit 2. 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:

Summary of MPC action: APPROVE the Concept Plan for 6 detached single-family lots subject to 8 conditions. On March 14, 2002 3-SE-02-C was approved to amend condition 2 to this concept plan. (See 3-SE-02-C)

Date of MPC Approval: 2/8/2001 Date of Denial: Postponements:
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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: