CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SE-02-C Related File Number:

Application Filed: 2/11/2002 Date of Revision:

Applicant: FRED H. LONG CONSTRUCTION, LLC

Owner: M. A. SCHUBERT



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast corner of the intersection of Canton Place Ln. with Trent Ln.

Other Parcel Info.:

Tax ID Number: 143 L H 030 Jurisdiction: County

Size of Tract: 0.38 acres

Accessibility: Proposed access is via Canton Place Ln., a local street with a boulevard entrance.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence

Surrounding Land Use: North: Single-family residences / RA (Low Density Residential)

South: Single-family residences / RA (Low Density Residential) East: Single-family residences / RA (Low Density Residential) West: Single-family residences / RA (Low Density Residential)

Proposed Use: Single-family residence Density:

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:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Canton Place, Lot 30 Surveyor: LeMay & Associates

No. of Lots Proposed: 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 request to revise Concept Plan condition #2 (2-SG-01-C approved 2/8/01) and allow the

driveway for Lot 30 as constructed, subject to 4 conditions:

Staff Recomm. (Full): 1. Submitting a revised final plat to the Planning Commission for Canton Place that removes the access restriction for Lot 30.

2. Certification on the revised final plat by the applicant's surveyor that there is at least 250' of sight distance from the new driveway in both directions along Trent Ln. and into the subdivision along Canton

Place Ln.

3. Meeting all other conditions of the Concept Plan approval.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

When the Concept Plan was approved for Canton Place (FKA: Trent Lane Estates, Units 1 and 2) a Comments:

condition was placed on access to the six lots proposed for Unit 2. Three of the lots were to have restricted access to Trent Ln. only and the other three lots were to have access to the proposed subdivision street. The condition was placed on the access to these lots due to the curves in Trent Ln., sight distance problems and the proposed boulevard design for the entrance into the subdivision. Since

Lot 30 is located on the curve of Trent Ln. and the entrance street into the subdivision, it was

determined by the Knox County Department of Engineering and Public Works Staff and MPC Staff that it would be safer to have the entrance to this lot off of Trent Ln. This access restriction was also placed

on the final plat for Canton Place Subdivision.

The record is not clear on how a building permit was issued for a house on Lot 30 that by the garage placement required access to this lot at a location that was not permitted by the Planning Commission's previous action and the restriction placed on the final plat. The house has been built and the driveway has been installed. To comply with the previous condition would require the house to be torn down. Both MPC and County Engineering Staff have visited the site and feel that the condition could be removed subject to the final plat being revised to remove the access restriction and the applicant's surveyor certifying that sight distance requirements can be met. This may require a modification of the

sight distance easement over lots 31 and 32.

MPC Action: Approved MPC Meeting Date: 3/14/2002

Details of MPC action:

APPROVE the request to revise Concept Plan condition #2 (2-SG-01-C approved 2/8/01) and allow the **Summary of MPC action:**

driveway for Lot 30 as constructed, subject to 4 conditions:

3/14/2002 Date of MPC Approval: 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: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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