

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 4-SD-03-C **Related File Number:**
Application Filed: 3/10/2003 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION COMPANY
Owner: TRANTANELLA CONSTRUCTION CO.

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

Suite 403 • City County Building
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PROPERTY INFORMATION

General Location: East side of Majors Rd., north of Majors Landing Ln.
Other Parcel Info.:
Tax ID Number: 20 L B 021 **Jurisdiction:** County
Size of Tract: 8914 square feet
Accessibility: Approved access is via Majors Landing Ln., a local street with a pavement width of 26' within a 50' right-of-way. The applicant is proposing access via Majors Rd., a minor collector street with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use: North: Residence / A (Agricultural)
South: Residences / PR (Planned Residential)
East: Residences / PR (Planned Residential)
West: Residences / A (Agricultural)
Proposed Use: Detached single-family residence **Density:**
Sector Plan: Northeast 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: PR (Planned 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: Majors Landing
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 1 No. of Lots Approved: 1
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): DENY the applicant's request to allow access to Lot 21 from Majors Rd.
Staff Recomm. (Full): Staff's recommendation is based on the lack of adequate sight distance along Majors Rd., a minor collector street, and the negative impact that it would have on public safety.
Comments: The concept plan (7-SE-00-C) approved for Majors Landing Subdivision by the Planning Commission on July 13, 2000 included a condition that access for all lots be from the internal street system only. The final plat approved for the subdivision on July 12, 2001 also included this condition. The approved access for Lot 21 of the subdivision is provided by an easement between Lots 19 and 20 to Majors Landing Rd. The applicant is now requesting that the access restriction be removed to allow access from Lot 21 directly to Majors Rd.

Staff's original recommendation to restrict access to this lot to the internal street system was based on inadequate sight distance on Majors Rd. The applicant's engineer has measured the sight distance at the proposed driveway location at 226' looking north along Majors Rd. The minimum sight distance needed along Majors Rd. is 300'. It has been staff's practice to not support requests for access that do not meet minimum sight distance standards due to safety concerns.
MPC Action: Denied (Withdrawn) MPC Meeting Date: 5/8/2003
Details of MPC action:
Summary of MPC action:
Date of MPC Approval: Date of Denial: Postponements: 4/10/2003
Date of Withdrawal: 5/8/2003 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: