

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 on Dante Road between Fairbanks Way and Dante School Rd from 400' to 69'.
2. Intersection spacing variance on Dante Road between Fairbanks Way and Mundal Rd from 400' to 335'.
3. Intersection spacing variance on Dante Road between Fairbanks Way and Kern Street from 400' to 235'.
4. Vertical curve variances on Fairbanks Way at STA 0+50 from 137.5' to 75'.
5. Vertical curve variances on Fairbanks Way at STA 1+36.09 from 225' to 75'.
6. Broken back curve tangent variance on Fairbanks Way from 150' to 30.56'.
7. Reverse curve tangent variance on Fairbanks Way 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 - 7 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan for 7 lots subject to 5 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.

With the conditions noted, the request meets all requirements for approval of a Concept Plan.

Comments: This concept plan was previously approved by the Planning Commission on March 13, 2003. The design plan has also been approved by the Knox County Department of Engineering and Public Works. The applicant submitted a final plat for approval by the Planning Commission, however, the concept plan expired before the plat was considered by the Planning Commission. The applicant is requesting approval of both the resubmitted concept plan and final plat at this meeting.

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 entrance road is proposed 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 proposed concept plan shows the required right-of-way dedication of 56' to the centerline of the existing pavement of Dante Rd.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

Summary of MPC action: APPROVE variances 1 - 7 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan for 7 lots subject to 5 conditions

Date of MPC Approval: 5/12/2005

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:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: