

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SG-06-C **Related File Number:** 5-L-06-UR
Application Filed: 4/10/2006 **Date of Revision:**
Applicant: JIM SULLIVAN
Owner: EAGLE BEND REALTY

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southeast side of Dante Rd, south end of Dante School Rd.
Other Parcel Info.:
Tax ID Number: 57 K C 023 **Jurisdiction:** County
Size of Tract: 2.72 acres
Accessibility: Access is via Dante Rd., a minor arterial street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: North: Residences and Knox County Health Department / RA (Low Density Residential) & CA (General Business)
South: Residences / RA (Low Density Residential)
East: Residences / RA (Low Density Residential)
West: Church / RA (Low Density Residential)
Proposed Use: Detached single-family subdivision **Density:** 4.41 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
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) Pending
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: Dante Court

Surveyor: Sullivan

No. of Lots Proposed: 12 **No. of Lots Approved:** 12

Variances Requested: 1. Intersection spacing variance on Dante Road between Fairbanks Way and Dante School Rd from 400' to 83'.
2. Intersection spacing variance on Dante Road between Fairbanks Way and Mundal Rd from 400' to 349'.
3. Intersection spacing variance on Dante Road between Fairbanks Way and Kern Street from 400' to 221'.

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 - 3 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 subject to 8 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. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and drainage system.
7. Meeting all requirements of the approved use on review development plan.
8. 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.

Comments: The applicant is proposing to subdivide this 2.7 acre tract into 12 detached single-family lots at a density of 4.41 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 entrance road is proposed at a point that will meet sight distance requirements subject to site grading and tree removal.

Two concept plans have previously been approved for this site under RA zoning. The applicant just received approval of a rezoning (3-A-06-RZ) of the property to PR at up to 5 du/ac from Knox County Commission on April 17, 2006.

MPC Action: Approved

MPC Meeting Date: 5/11/2006

Details of MPC action: 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. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and drainage system.

7. Meeting all requirements of the approved use on review development plan.
8. 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.

Summary of MPC action: APPROVE variances 1 - 3 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 subject to 8 conditions

Date of MPC Approval: 5/11/2006

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: