

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Atlee Fields
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 44 **No. of Lots Approved:** 44
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Placing a note on the final plat that no fill is permitted in the hatched contour area and that no building is permitted within 50' of the sinkhole located on lot 107.
3. Meeting the applicable requirements and obtaining the required permits from the Tenn. Dept. of Environment and Conservation regarding the drainage being directed into the sinkhole.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
5. Prior to final plat approval, obtain needed off site drainage easements.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
8. Meeting all requirements of the approved use on review development plan.

Comments: The concept plan before MPC is essentially the same plan approved in July, 1998. The lot and road configuration are nearly identical. The approved plan contained 184 lots but limited the initial development of this site to 90 homes before turn lane improvements in Middlebrook Pk. had to be in place. The developers are getting close to the 90 home limit and are requesting that MPC remove that condition from the approval of the concept plan. Staff is prepared to permit this project to move forward at this time. The State has scheduled the widening of this section of Middlebrook Pk. to begin in 2 years. Right-of-way acquisition is in progress at this time. MPC could require the applicants to proceed with putting the turn lanes in at their cost. However, the staff believes that would be a waste of resources because, in all likelihood, the privately built improvements would be torn out at the time the State does the Middlebrook Pk. project.

MPC Action: Approved **MPC Meeting Date:** 6/14/2001

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Placing a note on the final plat that no fill is permitted in the hatched contour area and that no building is permitted within 50' of the sinkhole located on lot 107.
3. Meeting the applicable requirements and obtaining the required permits from the Tenn. Dept. of Environment and Conservation regarding the drainage being directed into the sinkhole.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
5. Prior to final plat approval, obtain needed off site drainage easements.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. A final plat application based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
8. Meeting all requirements of the approved use on review development plan.

Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 6/14/2001 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: