CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SJ-01-C Related File Number: 6-N-01-UR

Application Filed: 5/14/2001 **Date of Revision:**

Applicant: SCHUBERT BUILDERS / SCHAAD PROPERTIES

Owner: M. A. SCHUBERT



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: East side of Meadow Chase Ln., north of Hickory Knoll Ln.

Other Parcel Info.:

Tax ID Number: 104 192.01PT. OTHER: CLT 105 PARCEL 045 PT. Jurisdiction: County

Size of Tract: 20.29 acres

Accessibility: Access is via Meadow Chase Ln., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned PR residential and A agricultural. Development consists of single family

dwellings.

Proposed Use: Detached single family subdivision Density: 2.16 du/ac

Sector Plan: Northwest 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:

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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 hatchered 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

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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:

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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:

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