

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Atlee Fields
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 47 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 8 conditions
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Meeting all requirements of the approved use on review development plan.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
5. Note on the concept plan that roads exceeding a 10% grade will require "D" mix asphalt.
6. Clarify the status of the driveway crossing lots 75 & 76 by either granting an easement, relocating the driveway or altering the property boundary to incorporate the driveway on the Inman property.
7. Prior to final plat approval, obtain any off site drainage easements as required by the Knox County Dept. of Engineering and Public Works.
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing a concept subdivision plan that contains 47 lots. The site is zoned PR (Planned Residential) at 1-3 du/ac. The proposed development density is 1.68 du/ac. The development will consist of detached single family dwellings. This will be the final section to Atlee Fields Subdivision. Access to this portion of the development will be via the internal street system from the previously approved portion of the development. Access to Atlee Fields is via Middlebrook Pk. Improvements are being made to Middlebrook Pk. that will result in the road being four lanes with a median. A left turn lane in Middlebrook Pk. will be built at the entrance to this subdivision. A private driveway currently crosses this site that provides access to an adjoining parcel. The status of this driveway will have to be clarified before final plat approval (See condition 6 of the concept plan recommendation).

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to this unit of the development will be limited to the internal road system of Atlee Fields Subdivision.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 1.68 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved

MPC Meeting Date: 8/14/2003

Details of MPC action:

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Summary of MPC action: APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 8/14/2003

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: