



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 11-SA-09-C

**AGENDA ITEM #:** 11

**AGENDA DATE:** 11/12/2009

▶ **SUBDIVISION:** ROEFIELD  
▶ **APPLICANT/DEVELOPER:** M.A. SCHUBERT  
OWNER(S): M.A. Schubert

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TAX IDENTIFICATION: 144 PT. 07803  
JURISDICTION: County Commission District 5

▶ **LOCATION:** **South of Woodsboro Rd., east of Staffwood. Rd. north & south sides of Beechvale Dr.**  
SECTOR PLAN: Southwest County  
GROWTH POLICY PLAN: Planned Growth Area  
WATERSHED: Ten Mile Creek  
▶ **APPROXIMATE ACREAGE:** 17.53 acres

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▶ **ZONING:** PR (Planned Residential)  
▶ **EXISTING LAND USE:** land developed with roads and utilities in place  
▶ **PROPOSED USE:** Detached residential subdivision  
SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR and RA residential and A agricultural. Development consists of attached and detached single family dwellings, elementary schools and a private country club.

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▶ **NUMBER OF LOTS:** 49  
SURVEYOR/ENGINEER: LeMay & Associates  
ACCESSIBILITY: Access is via Woodsboro and Vale View Rds., both local streets with a pavement of 26' within a 50' right-of-way.  
▶ **SUBDIVISION VARIANCES REQUIRED:** None

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**STAFF RECOMMENDATION:**

- ▶ **APPROVE the concept plan subject to 7 conditions**
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
  2. Installation of traffic calming devices per the requirements of the Knox County Dept. of Engineering and Public Works.
  3. Installation of a 5' wide sidewalk on at least one side of every street with a 2' wide planting strip between the back of the curb and the sidewalk. All sidewalk construction must be ADA compliant
  4. Eliminate lot 122 from the concept plan and designate it as common open space.
  5. Meeting all requirements of the approved use on review development plan (4-D-03-UR).
  6. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
  7. 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 seeking re-approval of the concept plan for a portion of Roefield Subdivision. The existing concept plan has expired, and the applicant is wishing to proceed with the development of the subdivision. All of the road and utility construction is complete. The development is ready to move to the final plat stage of the development process. The actual number of lots that is being proposed on this plan is less than was approved in 2003.

The traffic calming devices are to be approved by and installed in accordance with the Knox County Department of Engineering and Public Works. Secondly, since the site is within the parent responsibility zone of Bluegrass and A.L. Lotts Elementary Schools, sidewalks within the development will be required. Sidewalks will also provide pedestrian access to the pool and open space area. The staff is requiring that sidewalks be installed on at least one side of every street in the development. These sidewalks will connect with the existing section of Roefield and to Westland Dr.

#### 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 residential subdivision is consistent in use and density with the zoning and subdivision development in the area.
3. Access to this project will be limited to Westland Dr. via the internal road system of the project.

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

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The recommended density of this site is 1-3 dwellings per acre. The proposed 2.81 du/ac is within the permitted zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest 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 3.0 du/ac. which is consistent with the Sector Plan and the other development found in the area.

#### ESTIMATED TRAFFIC IMPACT 538 (average daily vehicle trips)

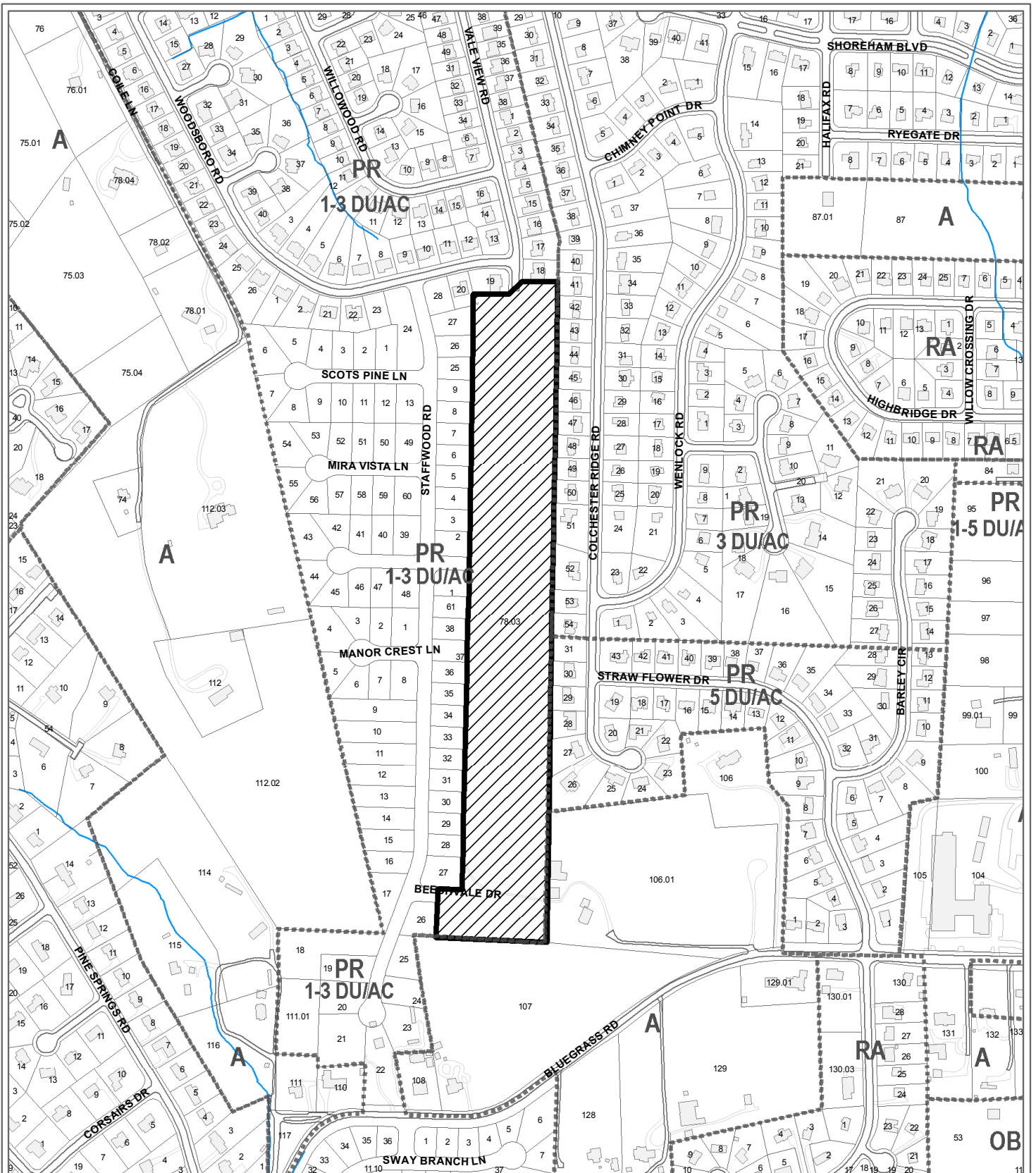
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

#### ESTIMATED STUDENT YIELD: 31 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

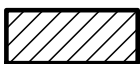
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**11-SA-09-C  
CONCEPT PLAN**

Subdivision: Roefield

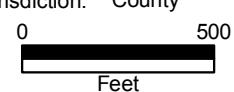


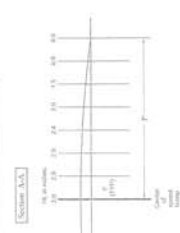
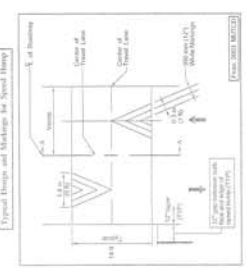
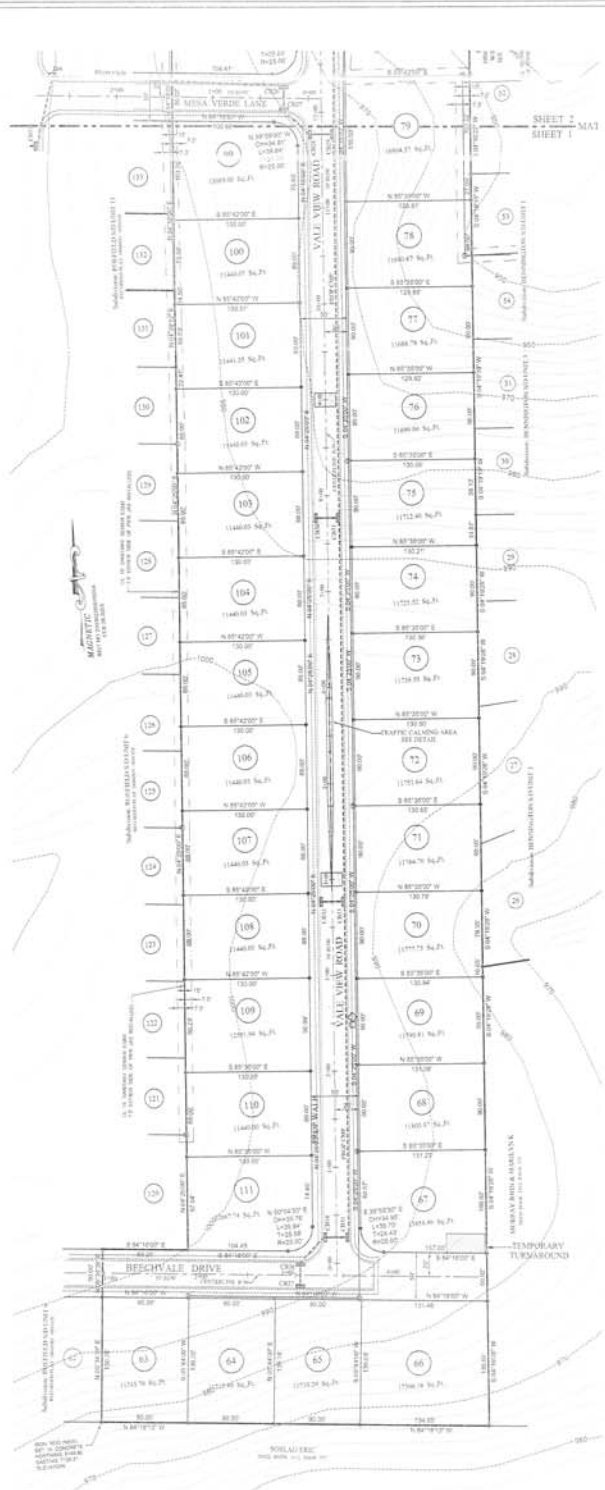
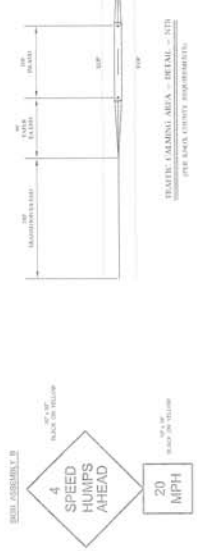
Approval of Concept Plan

Map No: 144

Jurisdiction: County

Original Print Date: 10/26/2009      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



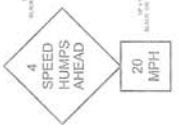


**GRAPHIC SCALE**  
 1 inch = 50 feet

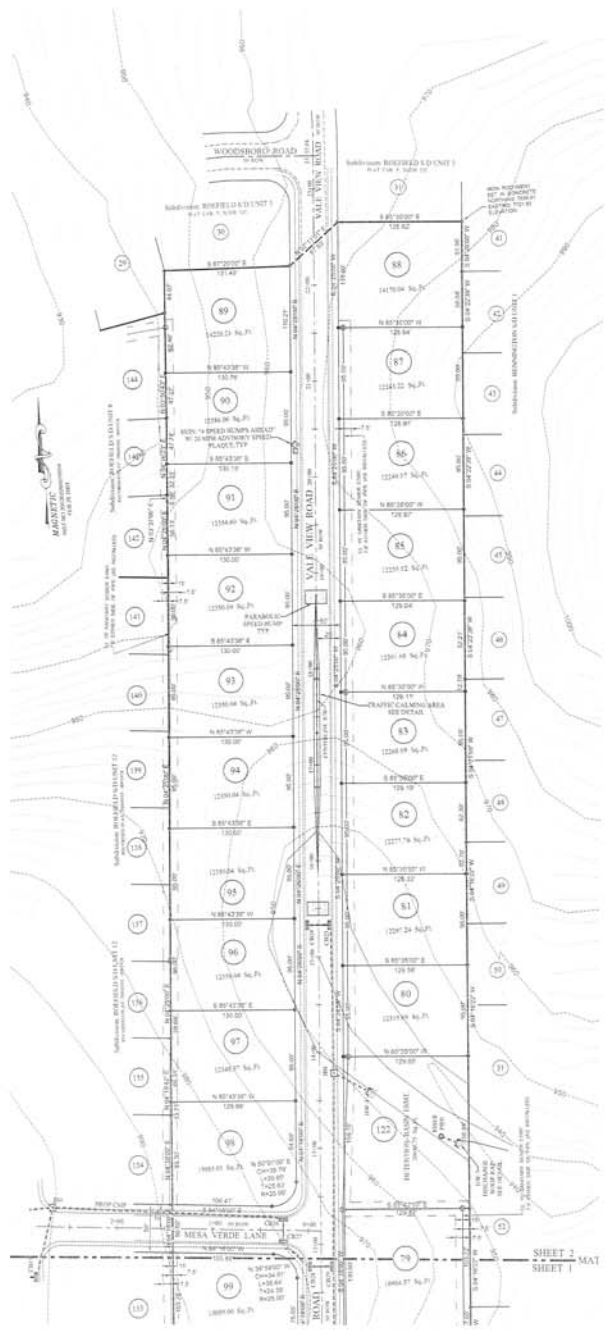
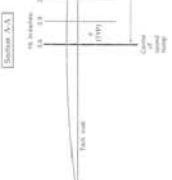
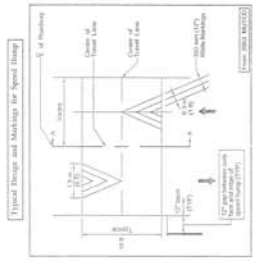
**CONCEPT & DEVELOPMENT PLAN**  
**Roefield Subdivision**  
 PHASE 1  
 AREA 6 • KNOX COUNTY • TENNESSEE  
 DATE: 09-29-2009  
 SCALE: 1" = 60'

**LEMAI AND ASSOCIATES CONSULTING ENGINEERS**  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934  
 PHONE: 865-671-0833  
 FAX: 865-671-0213

- SITE NOTES**
1. CONFORM TO SUBDIVISION MAP AS SHOWN HEREON.
  2. VERIFY EXACT SIZE, LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  3. VERIFY ALL PROPOSED UTILITIES ARE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF KNOXVILLE, TENNESSEE.
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SPEED LIMIT SIGN ASSEMBLY



NOTES:  
 1. THIS PLAN IS A PRELIMINARY PLAN.  
 2. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.  
 3. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION.



SEPARATION OF CONCEPT PLAN  
 This drawing is a conceptual plan and is not intended to be used for construction. It is subject to change without notice. The engineer does not warrant the accuracy of the information shown on this drawing.

OWNER: ENVELOPE  
 10816 KINGSTON PIKE  
 KNOXVILLE, TN 37931  
 865.584.6671



PH: 865-671-0183 FAX: 865-671-0213  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37934

CONCEPT & DEVELOPMENT PLAN  
**Roefield Subdivision**  
 PHASE 1  
 SHEET 2 OF 3

- SITE NOTES**
1. CONCEPT PLAN SUBJECT TO LOCAL GOVERNMENT REVIEW.
  2. VERIFY EXISTING UTILITIES AND LOCATIONS OF ALL UNDERPASSES.
  3. VERIFY AND CHANGE EXISTING EASEMENTS AND ALL UNDERPASSES TO BE SHOWN ON THIS PLAN.
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