

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

▶ **FILE #:** 8-SB-10-C **AGENDA ITEM #** 16
 8-D-10-UR **AGENDA DATE:** 9/9/2010

POSTPONEMENT(S): 8/12/2010

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

TAX IDENTIFICATION: 144 078.06
 JURISDICTION: County Commission District 5

▶ **LOCATION:** South side of Westland Dr., east side of Woodsboro Rd.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 7.56 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Partially developed subdivision

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR (Planned Residential). Development consists of attached and detached residential development. Gettysvue Country Club and A.L. Lotts Elementary School are located in close proximity to this site.

▶ **NUMBER OF LOTS:** 29

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Woodsboro Rd., a local street with a pavement width of 26' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 12 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Provision of 40' of right-of-way and a standard 26' wide pavement cross section for the proposed joint permanent easements
5. Provision of the required 35' peripheral setback along the Westland Dr. frontage

6. Dedication of the required 44' from the centerline of Westland Dr.
7. Constructing the sidewalks as shown on the concept plan
8. Connecting the proposed sidewalk along Woodsboro Rd. with the existing sidewalk, extending it to Westland Dr. and installing all other sidewalks as shown on the development plan.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and any commonly held assets.
10. Review and approval of the proposed gate location and operating mechanism by the Knox County Dept. of Engineering and Public Works and the Knox County Fire Marshall's Office
11. Placing a note on the final plat that all lots will have access from the internal road system only.
12. 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.

► **APPROVE the development plan for up to 29 detached single-family dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in PR (Planned Residential) zone and the other criteria for approval of a use on review

COMMENTS:

The applicant is proposing to divide this 7.56 acre site into 29 lots. This will result in a development density for this portion of Roefield at 3.84du/ac. Roefield subdivision was originally approved by MPC in 1995. Since that time revised concept plans for all or parts of this subdivision have been approved in 2003, 2005 and again in 2009. The entire subdivision contains 128.69 acres. Previously, 332 lots have been approved in Roefield. This development will bring the total number of units in Roefield up to 361 total dwellings. That calculates to be a development density of 2.81 du/ac. The site is zoned PR at 1-3 du/ac. This specific section of the development was the subject of a concept plan in 2005. At that time the developer obtained approval of a 37 lot, detached residential, development. The revised concept plan now proposes only 29 dwellings on individual lots.

As noted, the concept plan for this section of the development was approved in 2005. Since a final plat was not approved by MPC within two years from the date of that approval, the concept plan expired. The site is partially developed. It appears that the underground utilities have been installed and the roads have been brought to grade. Access within this section of Roefield is planned to from joint permanent easements. The applicant has stated that gating of the community is something that he is considering. The proposed gate location will have to reviewed and approved by the Knox County Engineering Department and the Fire Marshall.

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 can be provided to this site.
2. The proposed detached single-family subdivision at a density of 2.81 du/ac, is consistent in use and density with the recent development in the area.
3. Any school age children living in this development are presently zoned to attend A.L. Lotts Elementary, West Valley Middle and Bearden High Schools.

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

1. The proposed subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 approved zoning density of this site is 1 - 3 dwellings per acre. The proposed 2.81 du/ac does not

exceed the existing zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 3.0 du/ac. and is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 332 (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.

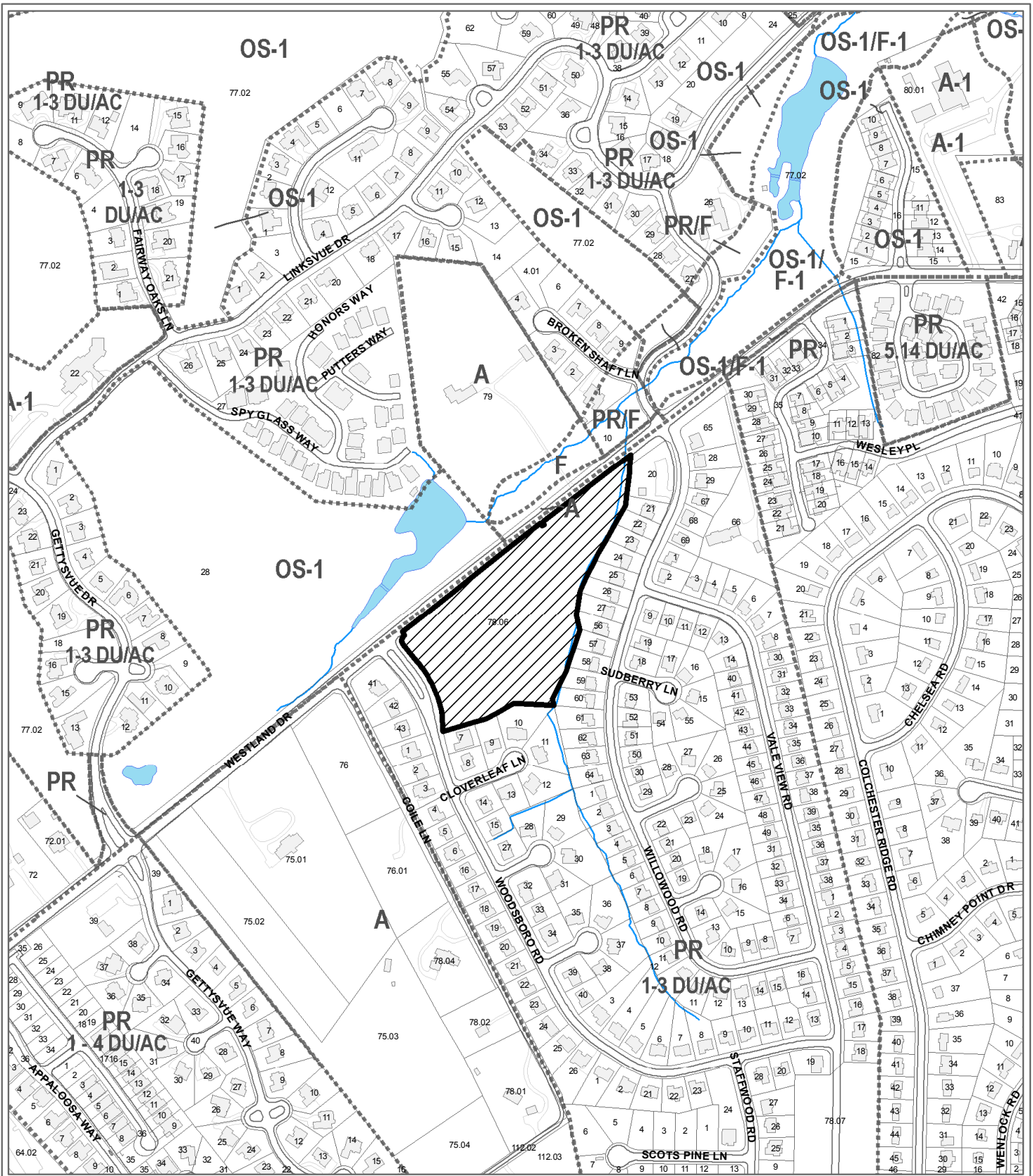
ESTIMATED STUDENT YIELD: 18 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

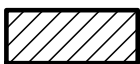
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**8-SB-10-C / 8-D-10-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 7/21/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Schubert, Jr., M. A.
 Roefield

Map No: 144

Jurisdiction: County



