

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

▶ **FILE #:** 4-SC-17-C

AGENDA ITEM #: 19

AGENDA DATE: 4/13/2017

▶ **SUBDIVISION:** ROEFIELD
 ▶ **APPLICANT/DEVELOPER:** M.A. & J.C. SCHUBERT
 OWNER(S): M A Schubert, Trustees

TAX IDENTIFICATION: 144 07807

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS:

▶ **LOCATION:** East and west sides of Vale View Rd.
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Ten Mile Creek
 ▶ **APPROXIMATE ACREAGE:** 14.54 acres

▶ **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.

▶ **NUMBER OF LOTS:** 41
 SURVEYOR/ENGINEER: Richard LeMay
 ACCESSIBILITY: Access is via Beechvale Dr. and Mesa Verde Ln., and Vale View Rd. all of which are local streets with a pavement of 26' within a 50' right-of-way.
 ▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

- ▶ **APPROVE the concept plan subject to 5 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. Eliminate lots 63-65, 68, 69, 109-111 from the concept plan because they have already been approved and recorded previously (11-SO-09-F)
 5. 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 a concept plan for a portion of Roefield Subdivision. The original concept plan for this development was approved in 2003. That plan expired and was reapproved in 2009 (1-SA-09-C). That concept plan expired in 2014. All of the road and utility construction has been completed. 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 originally 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 common 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. Significant improvements have been made to Westland Dr. since this project was originally approved in 2003. Due to these improvements and the limited number of lots proposed by this plan, an update to the traffic impact study was not felt to be warranted in order to proceed with this concept plan.

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 2.82 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: 456 (average daily vehicle trips)

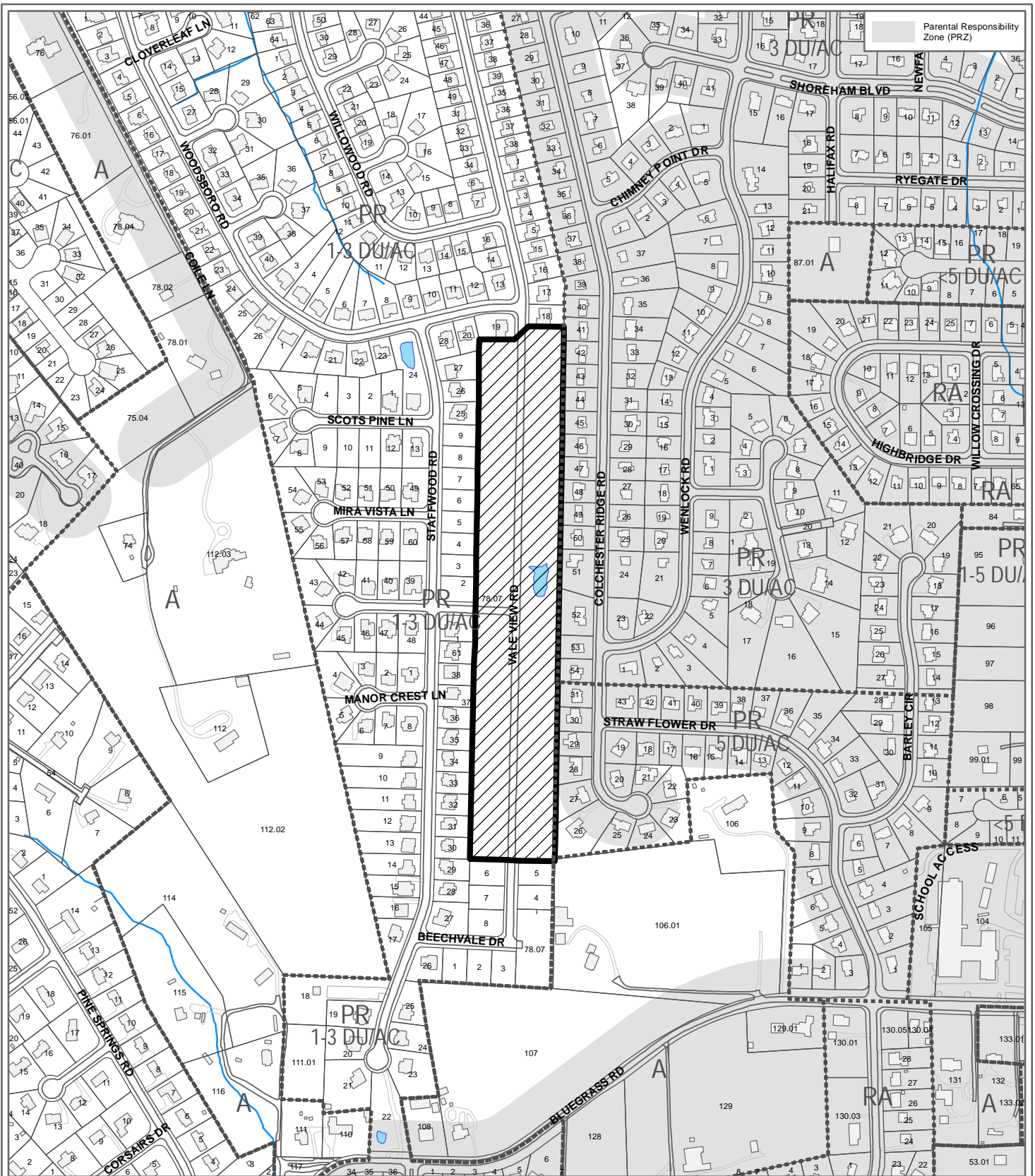
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 26 (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 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.



**4-SC-17-C
CONCEPT PLAN**

Subdivision: Roefield



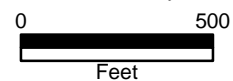
Approval of Concept Plan

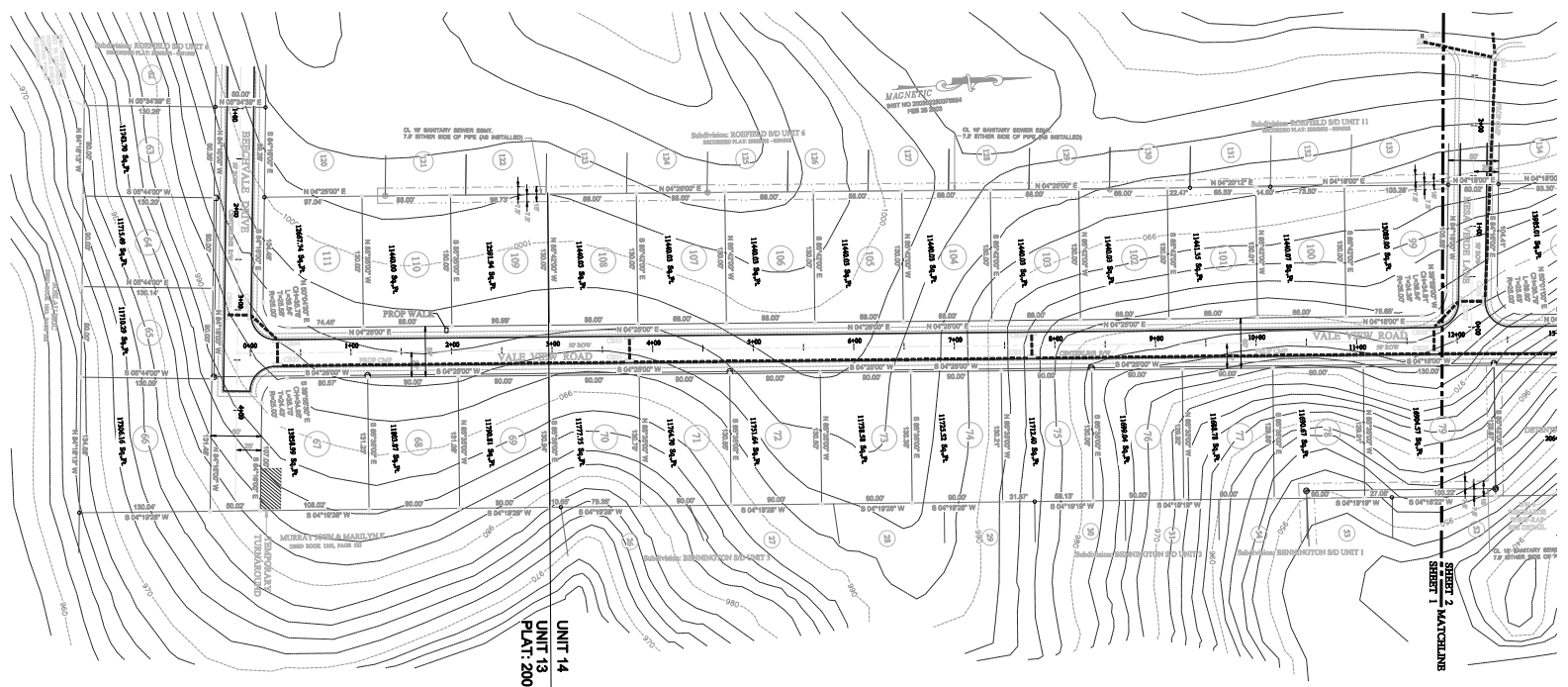
Map No: 144

Jurisdiction: County

Original Print Date: 3/14/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





UNIT 14
 UNIT 13
 PLAT: 20091209-0039609

SITE NOTES

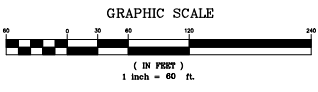
- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, 8' EACH SIDE ALL INTERIOR LOT LINES PER KNOXVILLE / KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS SECTION (88-16).
- PROPERTY RECORDED: 20091120028556 (DEED)
- CLT MAP 144, PART OF PARCEL 78.03
- PROPERTY ZONED: (PR) - PLANNED RESIDENTIAL
- TOTAL AREA: 14.54 ACRES - 633318.90 sq.ft.
- TOTAL LOTS: 39 LOTS
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 4-88-03-3 AND 4-D-03-UR.
- VERTICAL DATUM TBM ELEVATION TAKEN FROM K.G.I.S.
- ALL STRUCTURES, UTILITIES AND / OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
- EXISTING CONTOURS SHOWN HEREON ARE AT 2 FOOT INTERVALS.
- TOPOGRAPHICAL INFORMATION TAKEN FROM KNOXVILLE - KNOX COUNTY G.I.S.
- COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD ONLY.
- TRAFFIC STUDY TO DETERMINE IF LEFT TURN LANE IS REQUIRED.
- ALL SIDEWALK INTERSECTIONS TO HAVE (ADA) HANDICAP RAMPS.
- A 10' UTILITY EASEMENT EITHER SIDE OF WATER AND / OR SEWER LINES AS INSTALLED, (VERIFY LOCATION PRIOR TO BUILDING OR DIGGING)
- ALL PIPES TO BE 18" CMP EXCEPT AS NOTED.
- TOPOGRAPHY OUTSIDE ROADWAY PROFILE TAKEN FROM KGIS, TO BE FIELD VERIFIED AFTER CLEARING OF SITE.
- SIDEWALKS TO BE INSTALLED ON BOTH SIDES OF ALL ROADS. (4' WIDE WITH 2' PLANTING STRIP).
- TRAFFIC CALMING WILL BE INSTALLED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.

OWNER / DEVELOPER
 SCHUBERT M.A.R. & JOHN C. TRUSTETS
 1601 TRINDO CREEK ROAD
 KNOXVILLE, TN 37921
 865-594-6677

CERTIFICATION OF CONCEPT PLAN
 I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. Further, I certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Tennessee-Knox County Subdivision Regulations as well as has been reviewed and described in a report filed with the Metropolitan Planning Commission.



Surveyor
 Tenn. Reg. No. 788



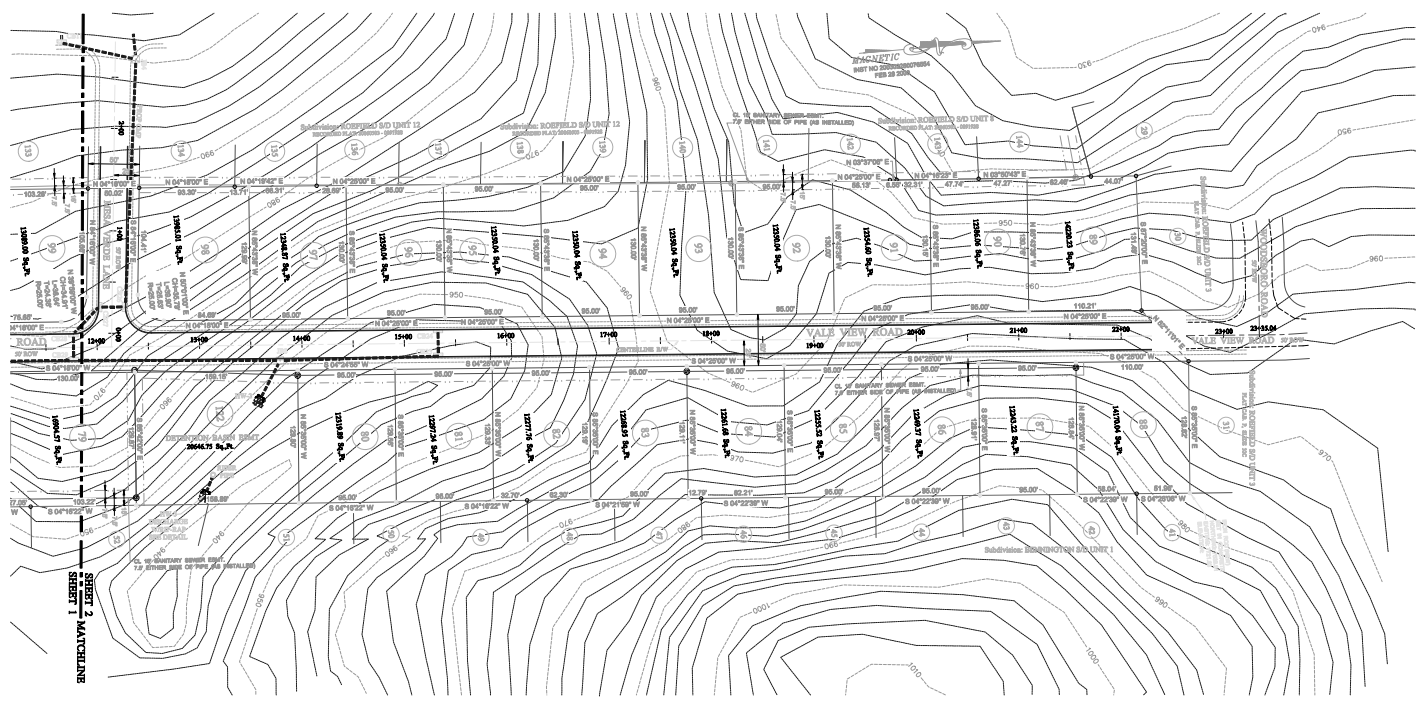
NOTE:
 *A 10' utility easement exists, 7.5' either side of water and/or sewer lines as installed.

SPACED 75' (PLANNED RESIDENTIAL) SETBACKS
 FRONT YARD: 30'
 SIDE YARD: 5'
 REAR YARD: 15'
 PERIMETER: 30'

4-SC-17-C
 Revised: 3/30/2017

LeMAY AND ASSOCIATES
 CONSULTING ENGINEERS
 PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

CONCEPT & DEVELOPMENT PLAN		SHEET 1 OF 3	
Roefield Subdivision		UNIT 14 PHASE 1	
divided by KNOX COUNTY • TENNESSEE			
DESIGNED BY: GMS	APPROVED BY: REL	DATE: 09-29-2009	SCALE: 1" = 60'
		DATE: 03-27-2017	PROJECT NO: 4221-13



SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY. IF EACH SIDE ALL INTERIOR LOT LINES PER KNOXVILLE / KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS SECTION (89-10).
4. PROPERTY RECORDED: 200519120029885 (DEED)
5. CLT MAP 144, PART OF PARCEL 78.03
6. PROPERTY ZONED: (PRR) - PLANNED RESIDENTIAL
7. TOTAL AREA: 14.54 ACRES - 63318.90 Sq.Ft.
8. TOTAL LOTS: 38 LOTS
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13. VERTICAL DATUM TBM ELEVATION TAKEN FROM K.G.I.S.

14. ALL STRUCTURES, UTILITIES AND/OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
15. SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
16. EXISTING CONTOURS SHOWN HEREON ARE AT 2 FOOT INTERVALS.
17. TOPOGRAPHICAL INFORMATION TAKEN FROM KNOXVILLE- KNOX COUNTY G.I.S.
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26. TRAFFIC CALMING WILL BE INSTALLED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.

OWNER / DEVELOPER
SCHUBERT M A JR & JOHN C TRUSTEES
1601 THIRD CHASE ROAD
KNOXVILLE, TN 37921
865-584-6677

CERTIFICATION OF CONCEPT PLAN
 I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that the site and accompanying easements, encumbrances and all other matters shown on this subdivision map conform to all applicable provisions of the Metropolitan Planning Commission's regulations model as has been reviewed and described in a report filed with the Metropolitan Planning Commission.

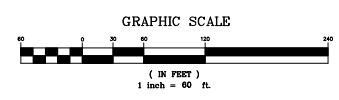


Surveyor
 Tenn. Reg. No. 709

NOTES
 *A 10' utility easement exists, 7.2' either side of water and/or sewer lines as located.

ZONED PR (PLANNED RESIDENTIAL) / RET/BACKS
 FRONT YARD: 30'
 SIDE YARD: 5'
 REAR YARD: 15'
 PDR/RESIDUAL: 30'

4-SC-17-C
 Revised: 3/30/2017



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
 PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

CONCEPT & DEVELOPMENT PLAN				SHEET 2 OF 3	
<i>Roefield Subdivision</i>				UNIT 14 PHASE 1	
SHEET 6 * KNOX COUNTY * TENNESSEE					
DRAWN BY: GMS	APPROVED BY: REL	DATE: 08-26-2006	LATEST REVISION: 03-27-2017	SCALE: 1" = 60'	DRAWING NUMBER: 4221-13

SUBDIVISION - CONCEPT

Name of Applicant: M.A. Schubert + J.C. Schubert

Date Filed: 2-27-17 Meeting Date: 4-13-17

Application Accepted by: M. Payne

Fee Amount: _____ File Number: Subdivision - Concept 4-50-17-C

Fee Amount: — Related File Number: Development Plan —



PROPERTY INFORMATION

Subdivision Name: Poebfield

Unit/Phase Number: 14/1

General Location: E. Side Valekian Rd @ Mesa Verde Ln

Tract Size: 13.83 No. of Lots: 39

Zoning District: PR

Existing Land Use: Open

Planning Sector: SW County

Growth Policy Plan Designation: Planned

Census Tract: 57.11

Traffic Zone: 232

Parcel ID Number(s): 144 07807

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Richard Lemay

Company: Lemay + Associates

Address: 10816 Kingston Pike

City: Knoxville State: TN Zip: 37934

Telephone: 671-0183

Fax: 671-0213

E-mail: rlemay@lemayassociates.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer LCUB

Water LCUB

Electricity TCUB

Gas TCUB

Telephone Bell South

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Surveyor

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Richard LeMay

Address: 10816 Kingston Pike

City: Memphis State: TN Zip: 37934

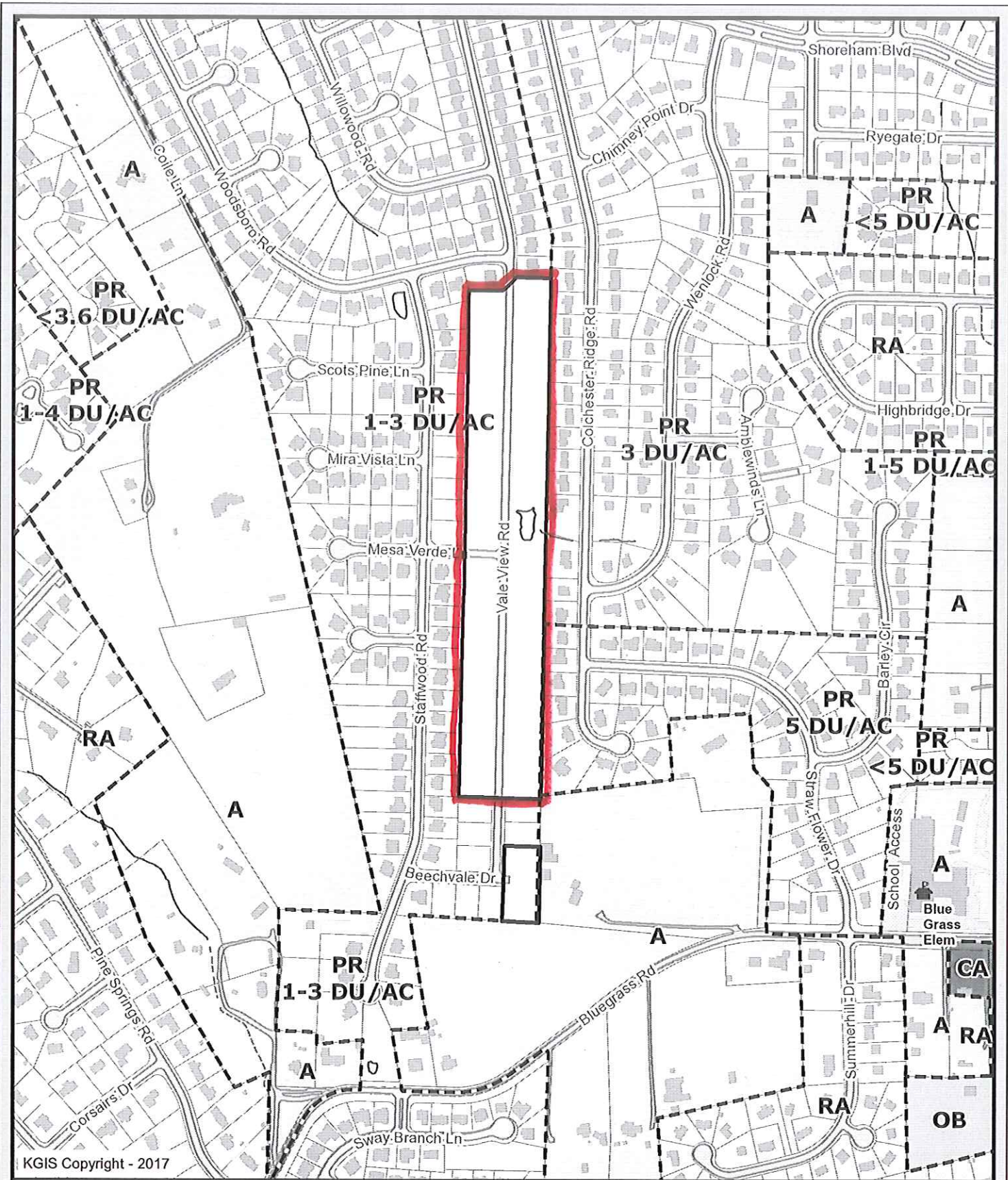
Telephone: 671-0183

Signature: R LeMay (Agent)

Fax: 671-0213

Date: 2-27-17

E-mail: rlemay@lemayassociates.com

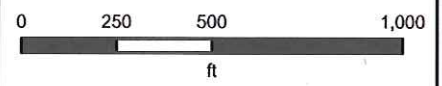


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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