

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 4-SB-03-C **Related File Number:** 4-D-03-UR
Application Filed: 3/10/2003 **Date of Revision:**
Applicant: WIDE HORIZON DEVELOPMENT
Owner: M.A. SCHUBERT

PROPERTY INFORMATION

General Location: North side of Bluegrass Rd., south side of Woodsboro Rd.
Other Parcel Info.:
Tax ID Number: 144 78.03 & 109 **Jurisdiction:** County
Size of Tract: 52.69 acres
Accessibility: Access is via Woodsboro and Vale View Rds., both are local streets with a pavement of 26' within a 50' right-of-way and Bluegrass Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 1 single family dwelling and vacant land
Surrounding Land Use: 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.
Proposed Use: Detached single family subdivision **Density:** 2.81 du/ac
Sector Plan: Southwest 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Roefield
Surveyor: LeMay & Associates
No. of Lots Proposed: 148 **No. of Lots Approved:** 0
Variences Requested:
1. Vertical curve variance from 120' to 100' at sta. 0+50 of Cobia Ln.
2. Vertical curve variance from 106.5' to 100' at sta. 0+50 of Devil Ray Ln.
3. Variance of grade at intersection from 1% to 2% at six locations.
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 variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 12 conditions
Staff Recomm. (Full):
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.
4. Improving the intersection of Woodsboro Rd. at Westland Dr. as called for in the John Heid letter of 5/27/03 per an approved design and under the supervision of the Knox County Dept. of Engineering and Public Works. This improvement is to be done in conjunction with the ongoing Westland Dr. improvement.
5. Provision of a crossover street between Vale View Rd. and Anthias Rd. to align with Devil Ray Ln.
6. Place a note on the final plat that all lots will have access to the internal street system only.
7. Eliminate lot 5 from the concept plan and designate it a common open space.
8. Place a note on the final plat that there is an area that is to remain undisturbed on lots 8 through 14 as shown on the concept plan.
9. Incorporate the detention basins shown on the south side of Woodsboro Rd with lots 59 and 60.
10. Meeting all requirements of the approved use on review development plan.
11. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
12. 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 to add 148 lots to the existing Roefield Subdivision. The revised plan shows all of these lots connecting to the existing subdivision with access to be provided via Westland Dr. The staff has reviewed the plans and has requested the applicant to provide the left turn lane in Woodsboro Rd. as called for by their traffic engineer to be done in conjunction with the improvements to Westland Dr.

Vale View Rd. and Anthias Rd. as proposed are cul de sacs that are straight and approximately one-half mile long. Staff has requested two things to address concerns regarding the streets. Traffic calming devices will be required to be installed in order to slow traffic on the long straight roads. The traffic calming devices are to be approved by and installed in accordance with the Knox County Department of Engineering and Public Works. Secondly, the staff has required that a crossover street be built between Vale View and Anthias Roads. This new street is to align with Devil Ray Ln. This crossover will improve circulation within the development and improve emergency vehicle access.

Since the site is within the parent responsibility zone of A.L. Lotts Elementary School and to provide pedestrian access to the proposed 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. Sidewalks are to be built as part of the Westland Dr. improvement.

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 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 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 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.

MPC Action:

Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

Date of Denial:

Postponements: 4/10/2003-6/12/2003

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: