

**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

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**File Number:** 4-SC-17-C                      **Related File Number:**  
**Application Filed:** 2/27/2017              **Date of Revision:**  
**Applicant:** M.A. & J.C. SCHUBERT

**PROPERTY INFORMATION**

**General Location:** East and west sides of Vale View Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 07807                      **Jurisdiction:** County  
**Size of Tract:** 14.54 acres  
**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.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Land developed with roads and utilities in place  
**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 residential subdivision                      **Density:** 2.82 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  
**No. of Lots Proposed:** 41      **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 5 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. 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.

**Action:** Approved **Meeting Date:** 4/13/2017

**Details of Action:**

**Summary of Action:** APPROVE the concept plan subject to 5 conditions

**Date of Approval:** 4/13/2017 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**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:**