

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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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 8-SB-10-C **Related File Number:** 8-D-10-UR
Application Filed: 6/28/2010 **Date of Revision:**
Applicant: M. A. SCHUBERT, JR.

PROPERTY INFORMATION

General Location: South side of Westland Dr., east side of Woodsboro Rd.
Other Parcel Info.:
Tax ID Number: 144 078.06 **Jurisdiction:** County
Size of Tract: 7.56 acres
Accessibility: Access is via Woodsboro Rd., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed subdivision
Surrounding Land Use: 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.
Proposed Use: Detached Residential 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
No. of Lots Proposed: 29 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 12 conditions
Staff Recomm. (Full):
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.

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.

Action: Approved **Meeting Date:** 9/9/2010

- Details of Action:**
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Summary of Action: APPROVE the concept plan subject to 12 conditions

Date of Approval: 9/9/2010 **Date of Denial:** **Postponements:** 8/12/2010

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:**