

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SA-20-C **Related File Number:** 12-A-20-UR
Application Filed: 10/23/2020 **Date of Revision:**
Applicant: WC WOODBURY CROSSING LIMITED PARTNERSHIP

PROPERTY INFORMATION

General Location: Southeast terminus of Edwards Place Blvd., southeast of Thompson School Rd.
Other Parcel Info.:
Tax ID Number: 21 00203 **Jurisdiction:** County
Size of Tract: 30.748 acres
Accessibility: Access is via Edwards Place Blvd, a local street with 26' of pavement width within 50' of right-of-way, and via Lawgiver Circle, a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The subject site is located within the Edwards Place subdivision and general area has been transitioning from a rural area to a residential area with small, single-family lots. Rezonings to PR began in the mid-1990s, with PR developments being built through the early 2000s. Gibbs Elementary, Middle, and High Schools are nearby to the south off of Tazewell Pike.
Proposed Use: Detached residential subdivision **Density:** 2.57 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7605 Twin Oak Ln.
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: Woodbury Crossing

No. of Lots Proposed: 79 No. of Lots Approved: 0

Variations Requested: VARIANCE

1) Reduce the minimum tangent for a broken back curve on Lawgiver Circle at STA 13+87.42 from 150 feet to 38.669 feet.

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS

1) Increase the maximum intersection approach from 1% to 1.5% for Lawgiver Circle at Edwards Place Boulevard.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a greenway easement on the southeast side of Beaver Creek, as shown, or as otherwise approved by Knox County Engineering and Public Works and Knox County Parks and Recreation.
4. Certifying that the required sight distance is available at the Lawgiver Circle intersection with Edwards Place Boulevard. This documentation is to be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
5. Platting either a 20' wide easement or common area between lots 51 and 52 for a pedestrian connection to the Twin Oak Landing subdivision (see file number 8-SA-20-C / 8-B-20-UR). This sidewalk is to be installed at a time determined by the Knox County Department of Engineering and Public Works during design plan review.
6. Platting either a 20' wide easement or common area for the sidewalk between lots 40 and 41 for a pedestrian connection to the future Beaver Creek greenway. This sidewalk is to be installed at a time determined by the Knox County Department of Engineering and Public Works during design plan review.
7. Providing the necessary sight distance and safety improvements at the mid-block crossing on Lawgiver Circle, taking into consideration the location of on-street parking, as required by Knox County Engineering and Public Works during design plan review.
8. Installing the sidewalk on Edwards Place Boulevard to the west side of the street, unless otherwise approved by Knox County Engineering and Public Works during design plan review.
9. Providing a maximum cross slope of 2% for all crosswalks at a stop sign unless otherwise approved by Knox County Engineering and Public Works during design plan review.
10. Meeting all applicable requirements of Knox County Engineering and Public Works.
11. Meeting all applicable requirements of the Knox County Zoning Ordinance.
12. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.

Comments: Summary

Construction of a 79-lot detached residential subdivision in the undeveloped portion of the Edwards

Place subdivision (approximately 30.75 acres). The proposed subdivision will extend both Edwards Place Boulevard and Lawgiver Circle, similarly to the original road design for the Edwards Place subdivision. Also, Road 'A' is in the same general location as a road that was originally proposed to cross Beaver Creek to provide access for lots on the south side of the creek. This current proposal does not have house lots on the south side of the creek. A greenway easement is provided on the south side of Beaver Creek and a sidewalk connection to the future greenway is proposed from Lawgiving Circle, between lots 40 and 41. There is also a sidewalk connection from Lawgiver Circle, between lots 51 and 52, that extends to the shared property line with the approved Twin Oak Landing subdivision that also has a sidewalk connection at this point (8-SA-20-C / 8-B-20-UR).

Background

The Edwards Place subdivision was originally approved in 2007 (2-SI-07-C / 2-K-07-UR) with 187 single family residential lots. The unbuilt portion of the subdivision was reapproved in 2013 (11-SA-13-C) with the same layout and number of lots. Lawgiver Circle was intended to wrap around Forest Willow Lane and connect to the southern portion of Edwards Place Boulevard, and there was to be a street that extended to the south side of Beaver Creek with lots in the hillside area adjacent to the Gibbs school property.

Sidewalks were required throughout the subdivision and there was a requirement to make a pedestrian connection to the school property, if desired by Knox County Schools. Because the number of lots within the subdivision, the planning commission also required an amenity area that was to be located on the south side of Beaver Creek, near the terminus of Twin Oak Lane. The amenity was never constructed and the location is now part of the subject property. The 2007 Use on Review approval also had a requirement to connect to the terminus of Twin Oak Lane. (NOTE: The portion of Twin Oak Lane that terminates into the subject property has since been closed by Knox County)

The installation of the required sidewalks began with the construction of houses sometime between 2016 and 2018. Most of the sidewalks were installed in areas with the least amount of vehicle traffic. Edwards Place Boulevard will be the most heavily traveled road in the neighborhood and it is currently without a sidewalk for the majority of its length.

The 2007 and 2013 Concept Plan approvals had a condition that allowed Knox County Engineering and Public Works to require traffic calming to be installed. This could still be an option going forward to help slow down traffic, particularly on Edwards Place Boulevard.

In August 2020, the planning commission denied the request for an 80-unit apartment complex on this same site, as well as the associated cul-de-sacs at the existing termini of Edwards Place Boulevard and Lawgiver Circle (6-SA-20-C / 6-A-20-UR).

Density

The PR (Planned Residential) zoning allows up to 4 dwelling units per acre (du/ac). The proposed subdivision will have a density of 2.57 du/ac. The existing neighborhood consists of 95 lots on approximately 22.5 acres (4.22 du/ac). The combined density for the Edwards Place subdivision and the Woodbury Crossing subdivision is approximately 3.27 du/ac (174 dwellings on 53.25 acres). Approximately 39 additional dwelling units could be constructed based on the current zoning of PR up to 4 du/ac. If additional dwellings are proposed in the future, a new Concept Plan and/or Use on Review approval would be required.

Proposal

The Woodbury Crossing subdivision will be an expansion of the existing Edwards Place subdivision and extends Edwards Place Boulevard and Lawgiver Circle similarly to the original Edwards Place subdivision design. There will be sidewalks on one side of all new road segments, as well as a sidewalk connection to the future Twin Oak Landing subdivision to the east and a sidewalk connection to the proposed greenway on the south side of Beaver Creek. The sidewalk to the greenway easement will terminate at the closed Twin Oak Lane creek crossing which still exists and can hopefully be used as a pedestrian crossing. The old roadbed for Twin oak Lane also exists which could potentially be used as part of the pedestrian network that makes a connection to the nearby Gibbs school property.

A 60' wide greenway easement is being provided on the southeast side of Beaver Creek at the request of Knox County Parks and Recreation. The Knox County Greenway Corridor Study proposes a greenway along Beaver Creek and the preferred route in this area runs through this property (see Exhibit A). The previous approvals for Edwards Place and the adjacent Twin Oak Landing subdivision (approved and not developed) had requirements to make a pedestrian connection to the Gibbs school property. In conversations with the school system, the preferred location for a pedestrian connection is the one approved in the Twin Oak Landing subdivision that is at the end of the Gibbs Elementary

School driveway, just as the driveway forks and extends up the hill to Gibbs Middle School. The sidewalk connections to Twin Oak Landing and the future greenway will provide two potential paths to making the pedestrian connection to the school property which the community has expressed as a need for the area.

Traffic Impact Study

The Woodbury Crossing Traffic Impact Study (CDM Smith, Revised October 2020) was prepared to address the impact of the proposed development on Thompson School Road. The Edwards Place subdivision was previously studied in 2007 for 187 single-family lots. This revised study only analyzed impact of the development on the Edwards Place Boulevard and Thompson School Road intersection, it did not analyze the impact on the internal neighborhood streets. The conclusion of the TIS was that no improvements are necessary at the Thompson School Road intersection and that the new internal roads must connect to the terminus of Edwards Place Boulevard and Lawgiver Circle in accordance with the requirements of Knoxville-Knox County Planning and Knox County Engineering and Public Works.

Open Space

The 2007 Use on Review approval had a condition of providing both active and passive recreational uses on a 1.63 acre common area. According to the staff report, this is because the subdivision was going to have more than 150 houses. The total lots within the existing and proposed subdivision will be more than the stated threshold to warrant the inclusion of an amenity. This proposal does not specify an amenity but does provide pedestrian connections to the future Twin Oak Landing subdivision and the future greenway along the south side of Beaver Creek. The creek crossing of the closed roadbed of Twin Oak Lane still exists and is intended to be used as a pedestrian crossing of the creek.

Action: Approved as Modified **Meeting Date:** 12/10/2020

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a greenway easement on the southeast side of Beaver Creek, as shown, or as otherwise approved by Knox County Engineering and Public Works and Knox County Parks and Recreation.
4. Certifying that the required sight distance is available at the Lawgiver Circle intersection with Edwards Place Boulevard. This documentation is to be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
5. Platting either a 20' wide easement or common area between lots 51 and 52 for a pedestrian connection to the Twin Oak Landing subdivision (see file number 8-SA-20-C / 8-B-20-UR). This sidewalk is to be installed at a time determined by the Knox County Department of Engineering and Public Works during design plan review.
6. Platting either a 20' wide easement or common area for the sidewalk between lots 40 and 41 for a pedestrian connection to the future Beaver Creek greenway. This sidewalk is to be installed at a time determined by the Knox County Department of Engineering and Public Works during design plan review.
7. Providing the necessary sight distance and safety improvements at the mid-block crossing on Lawgiver Circle, taking into consideration the location of on-street parking, as required by Knox County Engineering and Public Works during design plan review.
8. Installing the sidewalk on Edwards Place Boulevard to the west side of the street, unless otherwise approved by Knox County Engineering and Public Works during design plan review.
9. Providing a maximum cross slope of 2% for all crosswalks at a stop sign unless otherwise approved by Knox County Engineering and Public Works during design plan review.
10. Meeting all applicable requirements of Knox County Engineering and Public Works.
11. Meeting all applicable requirements of the Knox County Zoning Ordinance.
12. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
14. [ADDED BY PLANNING COMMISSION] The land in this plan south of Beaver Creek remain as common area and not have any dwelling units on it.

Summary of Action:

APPROVE variance 1 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions.

Date of Approval: 12/10/2020 **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: