

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 6-SA-20-C **Related File Number:** 6-A-20-UR
Application Filed: 4/20/2020 **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 & Single family residential
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: Multi-dwelling development **Density:** 2.6 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: 1 No. of Lots Approved: 1

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1) Reduction of vertical curve K value from 25 to 12, Edwards Place Blvd at STA 0+49.
2) Reduction of vertical curve K value from 25 to 12, Edwards Place Blvd at STA 1+48.3.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
1) Reduction of horizontal curve radius on Lawgiver Circle from 250 feet to 100 feet at STA 0+26.

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 variances 1-2 and the Alternative Design Standard based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions.

Staff Recomm. (Full):
1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2) Meeting all applicable requirements of Knox County Engineering and Public Works.
3) Installation of sidewalks into the cul-de-sacs as identified on the development plan.
4) Providing a 50' wide sidewalk easement from the Lawgiver Circle cul-de-sac to the property boundary to the east, along the southern boundary of Lot 30, Edwards Place Unit 4. This easement may be reduced in width with the approval of Knox County Engineering and Public Works once the final alignment of the sidewalk is determined. If this sidewalk easement is approved, the proposed sidewalk easement shown on the Concept Plan that extends south from Lawgiver Circle to Beaver Creek can be eliminated.
5) A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.

Comments: Summary

Construction of an 80-unit multi-dwelling (apartment) development located at the terminus of Edwards Place Boulevard on an unbuilt portion of the Edwards Place subdivision (approximately 30.75 acres). The proposal also includes the installation of cul-de-sacs, with sidewalk extensions, at the terminus of Edwards Place Boulevard and Lawgiver Circle. There are three, 3-story apartment buildings clad with brick foundations and vinyl siding for the majority of the facades. There are shutters on the elevations facing the internal parking lot and the north elevations of the two buildings closest to the houses. A dense evergreen landscape screening is proposed along the north property boundary to buffer the development to the adjacent houses. A sidewalk will be extended from the apartment development to the public sidewalk on Edwards Place Boulevard. A greenway easement is provided on the south side of Beaver Creek and a 50' sidewalk easement is recommended from the Lawgiver Circle cul-de-sac east to the property boundary, on the south side of Lot 30. The property to the east had a Concept Plan approved in 2017 (Twin Oak Landing – 4-SA-17-C) with a 10' sidewalk easement that extended to the Edwards Place boundary just south of the recommended 50' easement. The 2017 Concept Plan is now expired so the easement on the adjacent property will need to be reestablished when that property is developed sometime in the future. The recommended 50' easement on the subject property is recommended so there is some room to adjust the sidewalk to and meet ADA standards once the layout and grades of the adjacent property are known. If the subject property proposes lots around the Lawgiver Circle cul-de-sac, the width of the sidewalk easement can be reduced with the approval of Knox County Engineering and Public Works so that a sidewalk connection to the adjacent property is still feasible.

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. This forested hillside area is now intended to remain undisturbed.

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.

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.

Density

The PR (Planned Residential) zoning allows up to 4 dwelling units per acre (du/ac). The apartment development will have a density of 2.6 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 apartments is approximately 3.3 du/ac (175 units on 53.25 acres). An additional 38 dwelling units could be constructed based on the current zoning of PR up to 4 du/ac. The Traffic Impact Study (TIS) states that if Lawgiver Circle is extended further toward Beaver Creek and the eastern end of the apartment development, an additional 22 lots could be created. If additional lots were proposed, a new Concept Plan and Use on Review approval would be required. The TIS took these additional lots into consideration to ensure the maximum amount of potential traffic was considered.

Proposal -- Concept Plan (Cul-de-sacs)

The Concept Plan is for the dedication of right-of-way and the installation of the cul-de-sacs at the end of Edwards Place Boulevard and Lawgiver Circle. The cul-de-sacs are necessary to provide the turnaround at the end of a public road required by the subdivision regulations. The sidewalks in the neighborhood will be extended into the cul-de-sacs.

The two vertical curve (K value) variances are for the crest curves on both ends of the proposed Edwards Place Boulevard cul-de-sac. The reduced K values at the end of the existing Edwards Place Boulevard roadway will allow less of the existing road to be regraded and have less impact on the adjacent properties. The other K value reduction is for the transition from the cul-de-sac to the apartment parking lot. The horizontal curve reduction is for cul-de-sac at the end of Lawgiver Circle and is a requested alternative design standard. The Knox County Department of Engineering and Public Works supports these requests. The requested K value of 12 meets AASHTO standards for streets with a 25 mph design speed and the 100' horizontal curve would be allowed if Lawgiver Circle was less than 1000' long (the existing road is approximately 1050' long before the cul-de-sac is added).

Action: Denied **Meeting Date:** 8/13/2020
Details of Action:
Summary of Action: DENIED
Date of Approval: **Date of Denial:** 8/13/2020 **Postponements:** 6/11/2020
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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: