



## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Wildwood Gardens

**No. of Lots Proposed:** 45      **No. of Lots Approved:** 0

**Variances Requested:**

1. Horizontal curve variance from 250' to 150' at sta 10+50 of Remagen Ln.
2. Horizontal curve variance from 250' to 240' at sta 3+00 of Marston Ln.
3. Broken back curve tangent variance from 150' to 0" at sta 11+20 of Remagen Ln.

**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 existing access and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance. All lots must be a minimum of 75' wide at the building line and have an area of not less than 10,000 square feet. Building setbacks noted on the concept plan need to also reflect the side yard setback for structures containing more than one story
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
3. Prior to final plat approval the applicant must participate in the KUB sewer capacity reservation program
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Provision of 75' transition radii at each cul de sac
7. Installation of the lane/traffic improvements on Marashi Rd. and E. Governor John Sevier Hwy. as recommended in the Traffic Impact Study prepared by Cannon & Cannon, Inc in August 2007, and as approved by the Knox County Department of Engineering and Public Works and the Tenn. Dept. of Transportation.
8. If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in this area is subject to approval by the County following review of the report. Engineered footings may be required for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes.
10. Grading each lot so as the slope of the lot does not exceed a 2 to 1 slope ratio. Lots that are steeper than a 3 to 1 slope ratio must provide a 15' wide usable rear yard between the rear of the dwelling and the slope
11. 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:** On November 10, 2005 a concept plan for Wildwood Gardens, Phase 5 was approved by MPC for 25 of the 70 lots submitted for review. At the time that concept plan was submitted, the staff noted that a large portion of the 38 acre site exceeded grades that would permit the usual RA (Low Density Residential) development of 2-3 dwellings per net acre. At that time the staff recommended the developer consider acreage tracts on the steepest portion of the site. As a result, the applicant revised the plan to show the twenty-five lots on approximately 10 acres of the site and that was subsequently approved by MPC. Since that time the entire 38 acres has been subjected to extensive grading. All vegetation has been removed and the centerlines of the proposed roads are being graded in. MPC has now been presented a new concept plan for that portion of the site that was removed from the plan that was approved in 2006.

The plan as submitted shows 45 lots with the average lot being 75' wide and containing 11,000 square feet. Based on the plans and topographic data submitted to MPC staff for review, practically all of the lots are being developed in areas where the natural topography exceeded 25% grade. A large portion of the lots will be in areas where the topography exceeded 40% grades with the grades of some lots

exceeding 50%. Based on the natural topographic constraints of this site, the development of this site should have been done under the hillside development standards as called for in Section 82-33 of the Knoxville Knox County Minimum Subdivision Regulations. Under those provisions of the Subdivision Regulations, the lots would have to be a minimum of 100' wide and have a lot area of 25,000 square feet.

However, since the grading that has been done on this portion of the site has significantly altered the natural grade, staff has required the applicant to submit plans that will reflect the proposed topographic conditions of the site upon completion of the grading. Staff has received the proposed grading plan and it proposes that no lot will have grades that will exceed a three to one slope.

In addition to the revised site and grading plans, the staff required the applicant submit a traffic impact study (TIS). When the concept plan was submitted in 2006, the plan contained over 75 lots which is the threshold for requiring a traffic impact study. Since the applicant dropped back to 25 lots, staff did not require the TIS. Since the new concept plan proposes a similar number of lots as previously requested, staff required that a traffic impact study be undertaken. The completed traffic study recommends some improvements be made at the intersection of Marashi Rd. and Gov. John Sevier Highway. The MPC staff and the applicant have not discussed the findings of this study.

Wildwood Gardens is a large mixed use residential development using one access point to Governor John Sevier Highway. There does not appear that a viable location for a second access point at this time. Two streets within the existing development have been "stubbed out" and with further development in the area may provide the desired second access point.

Finally, there are two hatched contour areas on the site that have already been altered. Development around the areas will be controlled by the Knox County sinkhole policy. A number of the proposed lots have been eliminated and the fifty foot buffer from the edge of the depressions has been shown on the latest plan. Any construction within the 50' buffer may only be undertaken after the completion of a geotechnical study of the lot has been reviewed and approved by the Knox county Dept. of engineering and Public Works. The Knox County Sinkhole Policy requires that a 5' easement be established 5' outside the highest hatched contour. Staff will require special construction techniques in the vicinity of these depressions and buyer notification.

**MPC Action:** Approved **MPC Meeting Date:** 10/11/2007  
**Details of MPC action:**  
**Summary of MPC action:**  
**Date of MPC Approval:** 10/11/2007 **Date of Denial:** **Postponements:** 6/14/2007-9/13/2007  
**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:**