



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Woodland Reserve

**Surveyor:** The Campbell Co.

**No. of Lots Proposed:** 35      **No. of Lots Approved:** 35

**Variations Requested:**

1. Horizontal curve variance on Woodland Reserve Dr. at station 2+31, from 250' to 100'.
2. Horizontal curve variance on Woodland Reserve Dr. at station 9+59, from 250' to 125'.
3. Horizontal curve variance on Woodland Reserve Dr. at station 11+79, from 250' to 125'.
4. Horizontal curve variance on Woodland Reserve Dr. at station 15+44, from 250' to 125'.
5. Horizontal curve variance on Woodland Reserve Dr. at station 19+84, from 250' to 125'.
6. Horizontal curve variance on Woodland Reserve Dr. at station 21+99, from 250' to 125'.
7. Horizontal curve variance on Woodland Reserve Dr. at station 28+30, from 250' to 125'.
8. Horizontal curve variance on Woodland Reserve Dr. at station 29+34, from 250' to 125'.
9. Broken back curve tangent length variance on Woodland Cove Ln., at station 1+54.17, from 150' to 47.2'.
10. Reverse curve tangent length variance on Woodland Reserve Dr., at station 28+68, from 50' to 0'.
11. Maximum grade variance on Woodland Reserve Dr. at station 30+17.5, from 12% to 14%.
12. Vertical curve variance on Woodland Reserve Dr. at station 19+40, from

**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE variances 1-12 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 7 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. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions along Lyons Bend Rd.
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Include line of sight easements on the final plat across Lots 1, 4, 21 & 24 in order to provide the needed sight distance for the curves in Woodland Reserve Dr.
7. 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 subdivide this 57.16 acre tract into 35 detached single-family lots at a density of 0.61 du/ac. This property which is zoned A (Agricultural) has a minimum lot size requirement of one acre. The proposed lots range in size from 1.0 acres to 4.13 acres. Sewer service will be provided by KUB.

The property which has frontage on Lyons Bend Rd. and Craig Cove Rd., will only have access to Lyons Bend Rd. All lots within the subdivision will only have access to the internal street system.

**MPC Action:** Approved as Modified

**MPC Meeting Date:** 7/14/2005

**Details of MPC action:**

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. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions along Lyons Bend Rd.

5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Include line of sight easements on the final plat across Lots 1, 4, 21 & 24 in order to provide the needed sight distance for the curves in Woodland Reserve Dr.
7. 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.

**Summary of MPC action:** APPROVE variances 1-12 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard  
 APPROVE the Concept Plan limited to 33 lots (amended 7/14/05) subject to 7 conditions

**Date of MPC Approval:** 7/14/2005                      **Date of Denial:**                      **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**