

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Woodcreek Reserve

No. of Lots Proposed: 33 No. of Lots Approved: 0

Variations Requested: VARIANCES

1. Reduce the minimum vertical curve on Pear Wood Dr from K=25 to K=17.54 at PVI STA 2+79.14 (see Concept Plan condition #5)
2. Reduce the minimum vertical curve on Pear Wood Dr from K=25 to K=20.11 at PVI STA 6+63.76
3. Reduce the minimum vertical curve on Road A from K=25 to K=23.38 at PVI STA 3+74.99
4. Reduce the minimum vertical curve on Road A from K=25 to K=20.53 at PVI STA 5+75.00

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius on Road A from 100 ft to 75 ft at STA 5+26

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form

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 the requested variances, except as noted in Concept Plan condition #5, and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), 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 these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
- 4) Provide a sidewalk on the south side of Pear Wood Drive, from the intersection of Poplar Wood Trail to the transitional radius of the cul-de-sac (approximately the eastern boundary of lot 30).
- 5) Provide a minimum vertical curve on Pear Wood Drive of K=20 at PVI STA 2+79.14 (see variance #1)
- 6) Provide a 200 ft sight distance easement inside the Road A horizontal curve with a 75 ft radius.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

This proposal is Phase 2 of the Woodcreek Reserve Subdivision, originally approved in 2006 for 201 lots (4-SF-06-C / 4-I-06-UR). This request reduces the overall lot count by approximately 13. Access is provided via the eastern terminus of Pear Wood Drive. A sidewalk has been installed on one side of most streets. Staff is recommending a condition that a sidewalk be installed on the south side of Pear Wood Drive (condition #4).

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

The applicant requests a reduction of the minimum vertical curve on Pear Wood Drive from K=25 to K=17.54. This is a crest vertical curve just east of the Poplar Wood Trail intersection. At a 25 mph design speed, which is the default for residential subdivisions, a minimum K=20 is required to maintain

sight distance over the crest in the road. Staff is recommending approval of the K=20, but not the requested K=17.54. The other three vertical curve reductions are recommended for approval because they are over K=20.

The horizontal curve reduction on Road A from a radius of 100 ft to 75 ft is recommended for approval because it is near the end of the road where travel speeds will naturally be decreasing, and a sight distance easement is being provided through the inside of the curve.

Action: Approved

Meeting Date: 8/10/2023

Details of Action:

Summary of Action: Approve the requested variances, except as noted in Concept Plan condition #5, and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

Date of Approval: 8/10/2023

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: