



# DEVELOPMENT PLAN REPORT

► **FILE #:** 8-E-22-DP

**AGENDA ITEM #:** 30

**AGENDA DATE:** 8/11/2022

► **APPLICANT:** TAYLOR FORRESTER

OWNER(S): Woodbury Limited Partnership

TAX ID NUMBER: 21 A D 032

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7343 Lawgiver Cir.

► **LOCATION:** South side of Lawgiver Circle, east side of Labrador Lane

► **APPX. SIZE OF TRACT:** 6537 square feet

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lawgiver Circle, a local street with 26' of pavement width within 50' of right-of-way, and Labrador Lane, a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Community center for Woodbury Crossing subdivision

HISTORY OF ZONING: Property rezoned from A to PR <4 du/ac in 2006 (12-O-06-RZ)

SURROUNDING LAND North: Single family - PR (Planned Residential)

USE AND ZONING: South: Single family - PR (Planned Residential)

East: Single family - PR (Planned Residential)

West: Single family - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The subject site within the Woodbury Crossing subdivision, which is the final phase of the Edwards Place subdivision. The general area has been transitioning from rural to residential areas 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 to the south off of Tazewell Pike.

## STAFF RECOMMENDATION:

► **Approve the development plan for a community center and associated accessory uses, as shown in the attachments, subject to 2 conditions.**

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

2) Meeting all requirements of Knox County Engineering and Public Works during permit review.

#### **COMMENTS:**

This proposal is for a community center for the Woodbury Crossing subdivision, located on a corner lot that is centrally located. The corner lot was previously approved as a house lot (12-SA-20-C / 12-A-20-UR). The building is designed similarly to a residential house, with a patio and playground equipment in the rear yard.

#### **DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

##### **1) ZONING ORDINANCE**

PR (Planned Residential) up to 4 du/ac:

- a) The PR zone allows recreational uses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) Recreation uses may include a community center, a golf course, a swimming pool, or parks, playground or other public recreational uses. Any structures involved in such uses, including lighted tennis courts, and swimming pools, shall have a 35-foot setback from all periphery boundary lines.
- c) The proposed community building is not located near the 35-foot peripheral setback for this development.

##### **2) GENERAL PLAN - DEVELOPMENT POLICIES**

- a) Avoid creating small, isolated pockets of residential development; encourage neighborhoods large enough to support cost-effective provision of community facilities and services and to maintain a strong residential quality and stability. (Policy 4.5) – This proposal is adding a community facility to a previously approved subdivision.

##### **3) NORTHWEST COUNTY SECTOR PLAN**

- a) The property is classified LDR (Low Density Residential). The proposed community building is permitted as an accessory in residential developments.

##### **4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN**

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

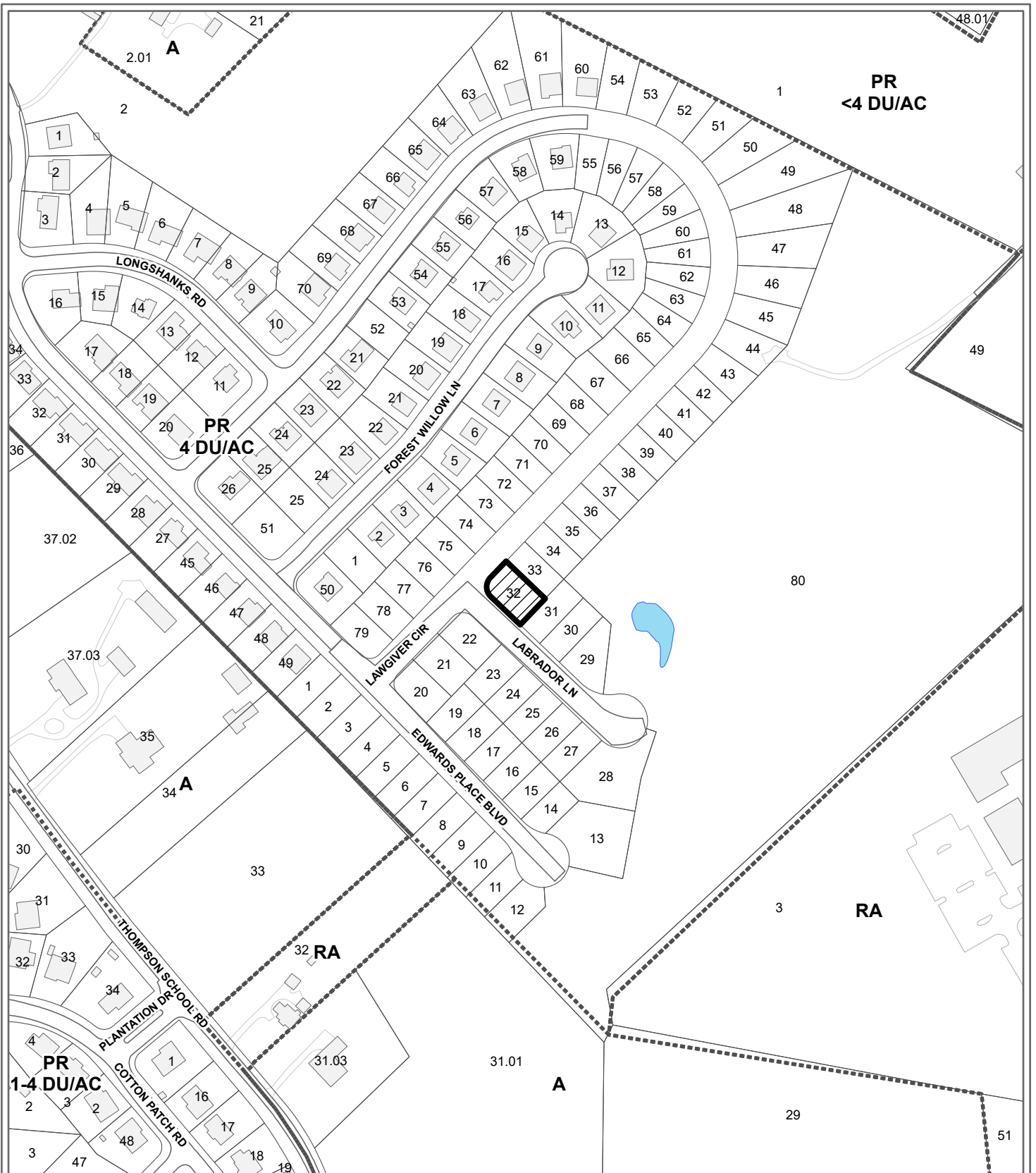
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

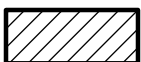
Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**8-E-22-DP  
DEVELOPMENT PLAN**



Community center for Woodbury Crossing subdivision in PR (Planned Residential)

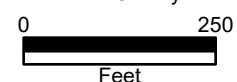
Original Print Date: 7/7/2022  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

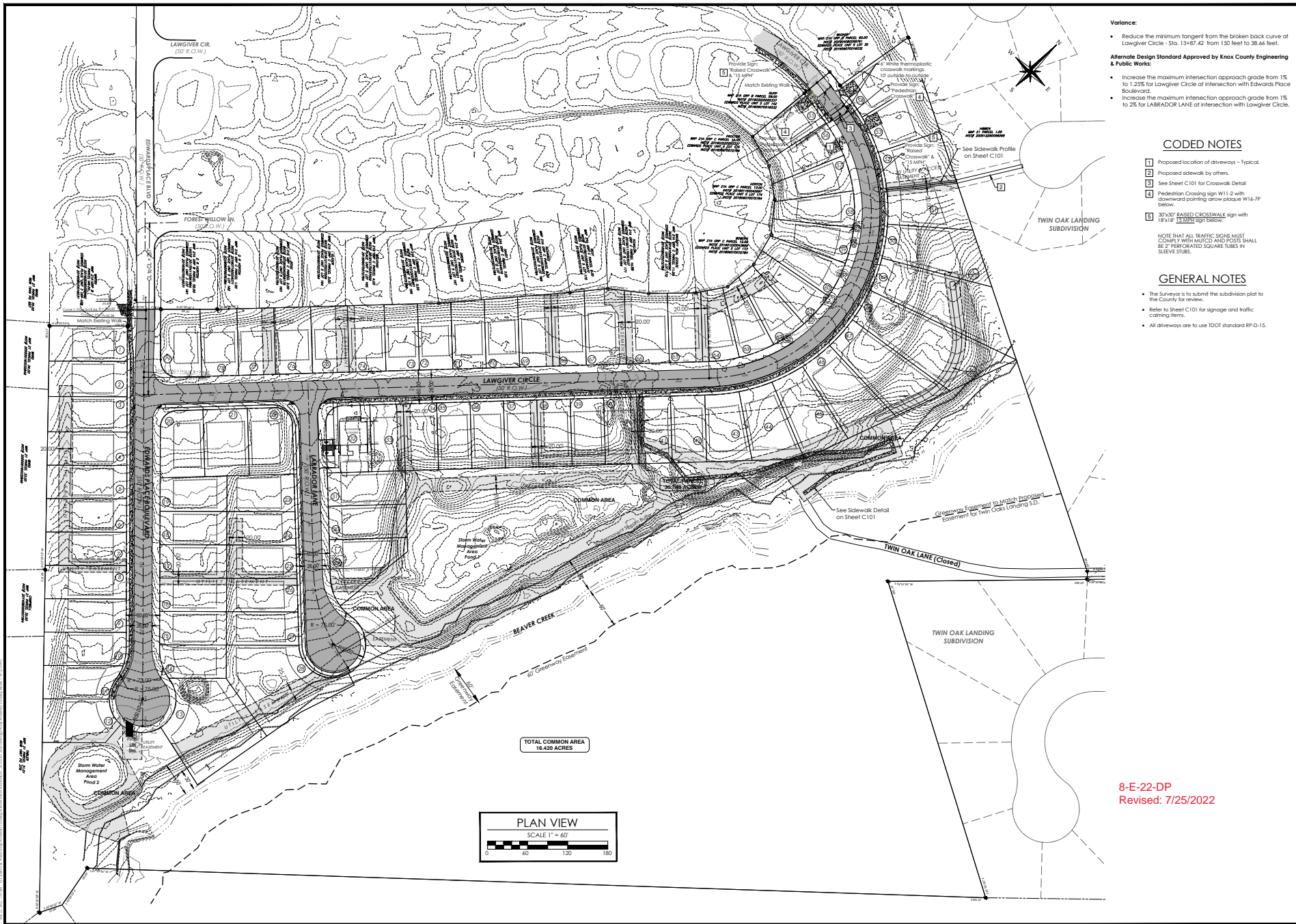
Revised:

Petitioner: Taylor Forrester

Map No: 21

Jurisdiction: County





- Variance:
- Reduce the minimum tangent from the broken back curve of Lawgiver Circle - Sta. 13+87.42 from 130 feet to 38.66 feet.
- Alternate Design Standard Approved by Knox County Engineering & Public Works:
- Increase the maximum intersection approach grade from 1% to 1.25% for Lawgiver Circle at intersection with Edwards Place Boulevard.
  - Increase the maximum intersection approach grade from 1% to 2% for LABRADOR LANE at intersection with Lawgiver Circle.

#### CODING NOTES

- Proposed location of driveways - Typical.
- Proposed sidewalk by others.
- See Sheet C101 for Crosswalk Detail.
- Pedestrian Crossing sign W11-2 with downward pointing arrow plaque W16-7P below.
- 30"x30" BASED CROSSWALK sign with 18"x18" 15-7021 sign below.

NOTE THAT ALL TRAFFIC SIGNS MUST COMPLY WITH MUTCD AND POSTS SHALL BE 2" PERFORATED SQUARE TUBES W/ SLEEVE TUBES.

#### GENERAL NOTES

- The Surveyor is to submit the subdivision plat to the County for review.
- Refer to Sheet C101 for signage and traffic calming items.
- All driveways are to use TDOT standard R9-D-15.



CLIENT:  
Woodbury Crossing Limited Partnership  
Attn: Anne Little  
500 S. Front Street, 10th Floor  
Columbus, OH 43215  
614.396.3200

## WOODBURY CROSSING SUBDIVISION

Edwards Place Boulevard  
Corryton, Knox County, Tennessee

DATE	REVISIONS
04-18-2022	1. Issue for Review & Approval
04-29-2022	2. Corrections to Approval
06-07-2022	3. Corrections to Approval

DATE ISSUED: 04-18-2022  
DRAWN: DUBILL  
CHECKED: CG

NOTES:

Site Plan

C100

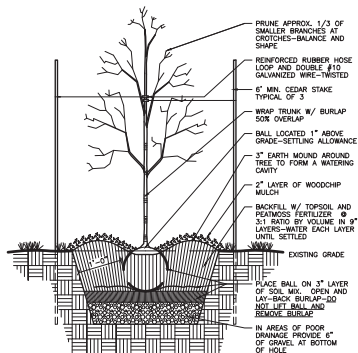


### PLANT LIST

AG AMELANCHIER GRANDIFLORA (AUTUMN BRILLIANCE)  
SR REDBUD  
VC VIBURNUM CASSINOIDES  
WH 'SUNSET' WEIGELA  
JV BUXUS 'DWARF BOXWOOD'

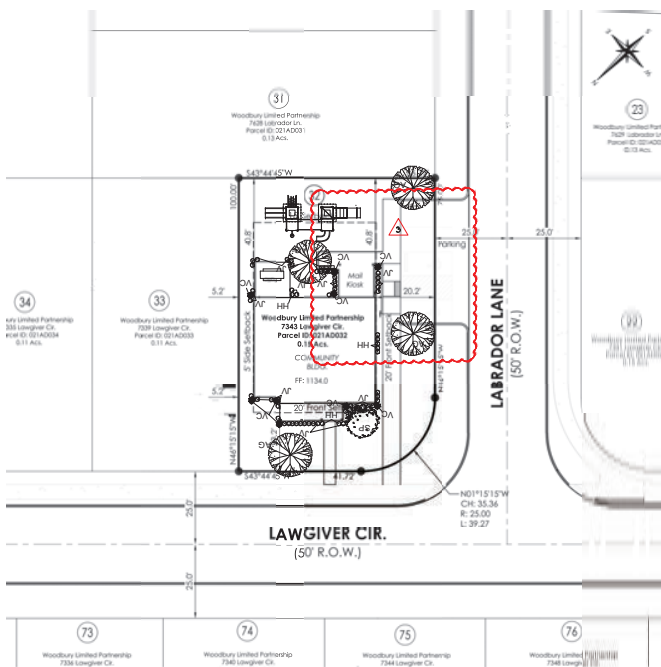
### LANDSCAPE GENERAL NOTES:

- All plants to be installed with identification tags. Tags to be removed after inspection by field architect.
- Provide a 2" thick x 4'-0" diameter mulch area around trees and a 2" thick x 2'-0" diameter mulch area around shrubs.
- 1 Denotes site lights.
- All areas disturbed during construction to be hydroseeded, tined, fertilized, and mulched.
- All areas disturbed during construction to have a minimum of 4" topsoil in place before planting.
- Sod around all yard drains 4' x 4'.
- All splash blocks to drain onto 2' x 3' mulched area.
- Sod all drainage swales to 6'-0" wide.
- Hydroseed all front yards and any side or rear yard that faces parking or drives.
- Sow 'Crown Vetch' or similar planting for all areas with slopes greater than 1 unit of rise in 3 units of run.
- Verify location of trees and bushes so that they do not conflict with the location of buried utility lines.



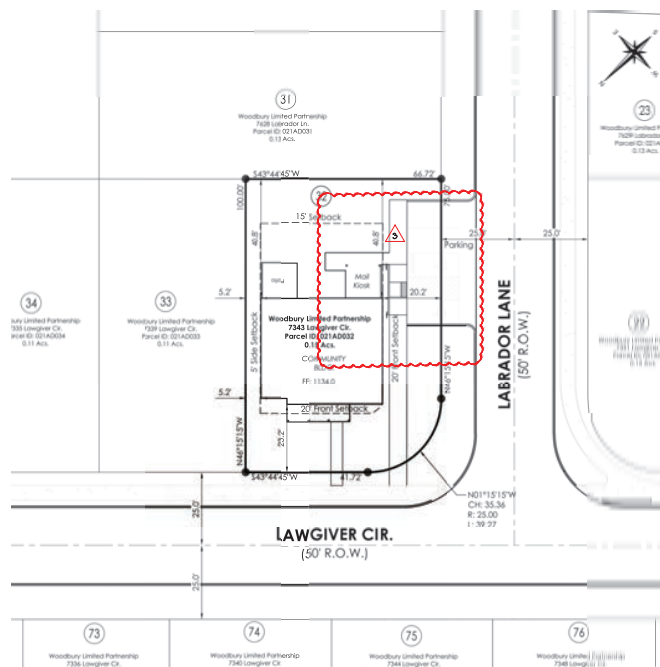
### TREE PLANTING DETAIL

SCALE: 3/4" = 1'-0"



### B LANDSCAPE PLAN

SCALE 1" = 20'-0"




### A SITE PLAN

SCALE 1" = 20'-0"

8-E-22-DP  
Revised: 7/25/2022

ISSUE	DATE	REV
40% PROGRESS	03-19-21	
60% PROGRESS	04-01-21	
100% DRAWINGS	05-31-21	
REV 100% DWG	06-11-21	
AS1 #1	9-13-21	
PERMIT SET	06-09-22	
PERMIT ISSUED		

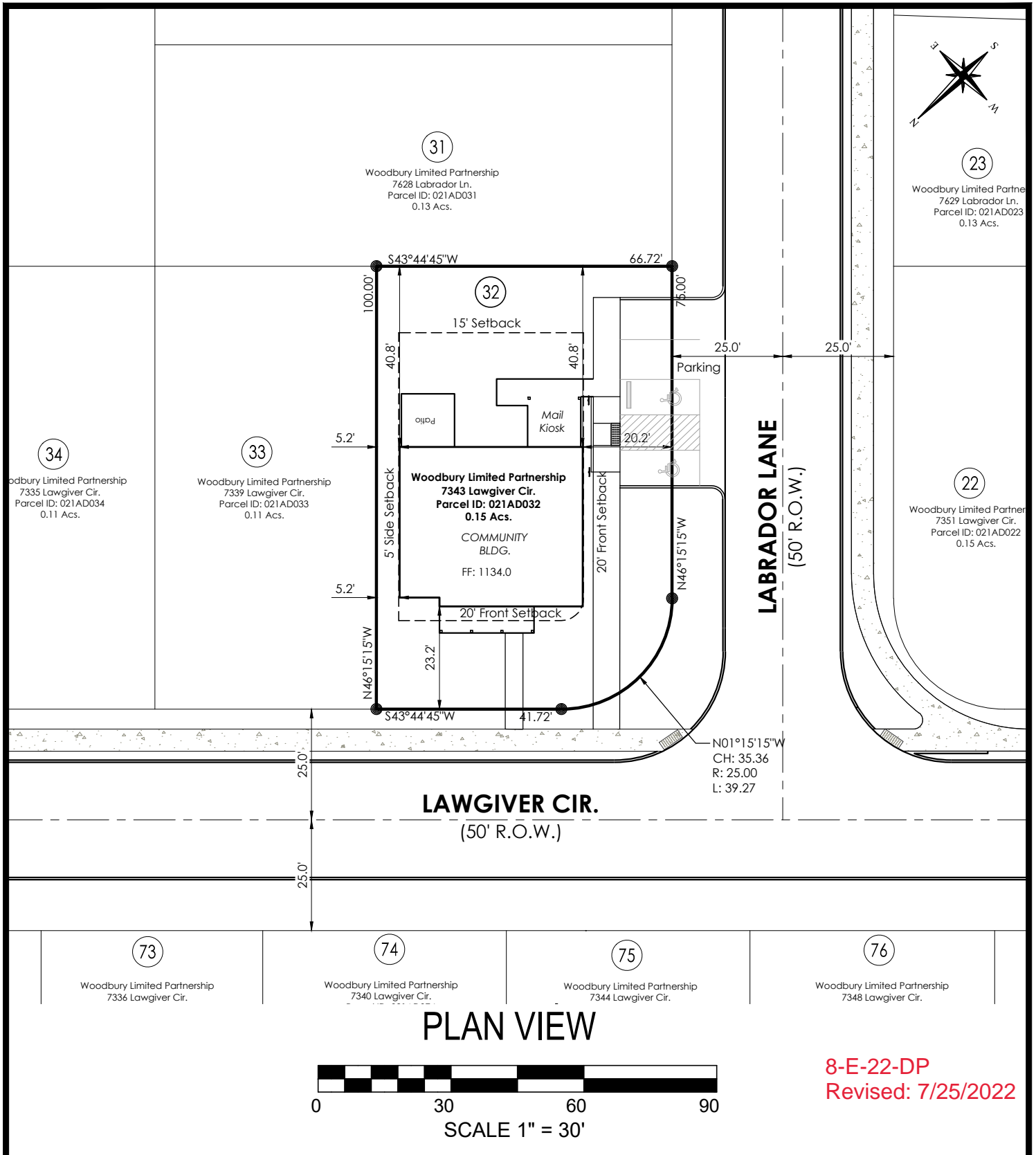


SHEET NO.

C1.1

JOB NUMBER W00242








- 8-E-22-DP  
Revised: 7/25/2022

ISSUE	DATE	REV
40% PROGRESS	03-15-21	
80% PROGRESS	04-01-21	
100% DRAWINGS	05-31-21	
REV 100% DWG	08-11-21	
ASI #1	9-13-21	
PERMIT SET	06-09-22	
PERMIT ISSUED		



**A2.1**

DESIGN GROUP

SHEET NO.

JOB NUMBER: WO0242



# Development Request

## DEVELOPMENT

- ☒ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ Sector Plan  
☐ One Year Plan  
☐ Rezoning

**Taylor Forrester**

Applicant Name

**6/28/2022**

Date Filed

**8/11/2022**

**()**

Planning Commission  
Meeting (if applicable)

Legislative Meeting (if applicable)

**8-E-22-DP**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Taylor D. Forrester Long, Ragsdale and Waters, PC**

Name / Company

**1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919**

Address

**865-584-4040 / tforrester@lrwlaw.com**

Phone / Email

## CURRENT PROPERTY INFO

**Woodbury Limited Partnership**

Owner Name (if different)

**500 S Front St Columbus TN 43215**

Owner Address

**614-396-3200**

Owner Phone / Email

**7343 LAWGIVER CIR**

Property Address

**21 A D 032**

Parcel ID

**6537 square feet**

Tract Size

**HALLSDALE-POWELL SEWER**

Sewer Provider

**NORTHEAST KNOX WATER**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of E Emory Road, west of Findhorn Blvd**

General Location

☐ City **Commission District 8** **PR (Planned Residential)**

☒ County District Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**Northeast County**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation



**DEVELOPMENT REQUEST**

- ☒ Development Plan   ☐ Planned Development   ☐ Use on Review / Special Use  
☐ Hillside Protection COA   ☐ Residential   ☐ Non-residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Community center for Woodbury Crossing subdivision**

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Additional Information \_\_\_\_\_

- ☐
- Attachments / Additional Requirements

**ZONING REQUEST**

- ☐
- Zoning Change

Proposed Zoning \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre)   Previous Zoning Requests

- ☐
- Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Additional Information \_\_\_\_\_

**STAFF USE ONLY****PLAT TYPE**

- ☐
- Staff Review
- ☐
- Planning Commission

**ATTACHMENTS**

- ☐
- Property Owners / Option Holders
- ☐
- Variance Request

**ADDITIONAL REQUIREMENTS**

- ☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
☒ Site Plan (Development Request)  
☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1

**\$450.00**

Total

Fee 2

Fee 3

**AUTHORIZATION***By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Taylor D. Forrester Long, Ragsdale and Waters, PC, 1111 N. Northshore D****6/28/2022**

Application Authorized By

Affiliation

Date

**865-584-4040 / tforrester@lrwlaw.com**

Phone / Email

**Mike Reynolds**

Staff Signature

Please Print

Date Paid



# Development Request

## DEVELOPMENT

- ☒ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

Taylor Forrester

Applicant Name

A. Hornay

Affiliation

6-27-2022

Date Filed

8-11-2022

Meeting Date (if applicable)

File Number(s)

~~12-SA-20-C~~

~~12-A-20-UR~~

8-E-22-DP

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Taylor Forrester

Long, Ragsdale & Waters P.C.

Name

Company

1111 N. Northshore Drive

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

## CURRENT PROPERTY INFO

Woodbury Limited Partnership

500 S. Front St. Columbus, OH 43215

614-396-3200

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7343 Lawgiver Circle

021AD032

Property Address

Parcel ID

HPUD

NEKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

SEE DIGITAL APPLICATION

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

**DEVELOPMENT REQUEST**☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☒ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) **Community Center to serve Woodbury Crossing SD**

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

402

Development  
Plan

Fee 2

Fee 3

Total

\$450.<sup>00</sup>

MR

**AUTHORIZATION**

Applicant Signature

865-854-4040

Phone Number

Taylor Forrester

Please Print

tforrester@lrwlaw.com

Email

6-27-2022

Date

See attached

Property Owner Signature

Please Print

Date

**DEVELOPMENT REQUEST**

- ☒ Development Plan   ☐ Use on Review / Special Use   ☐ Hillside Protection COA  
☐ Residential   ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) Community Center to serve Woodbury Crossing SD

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number ☐ Combine Parcels   ☐ Divide Parcel   Total Number of Lots Created \_\_\_\_\_☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

**ZONING REQUEST**☐ Zoning Change   Proposed Zoning \_\_\_\_\_☐ Plan Amendment Change   Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review   ☐ Planning Commission

**ATTACHMENTS**

- ☐ Property Owners / Option Holders   ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

- ☐ Design Plan Certification (*Final Plat*)  
☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

\$450.<sup>00</sup>**AUTHORIZATION**

Applicant Signature

865-854-4040

Phone Number

Taylor Forrester

Please Print

tforrester@lrwlaw.com

Email

6-27-2022

Date

Property Owner Signature

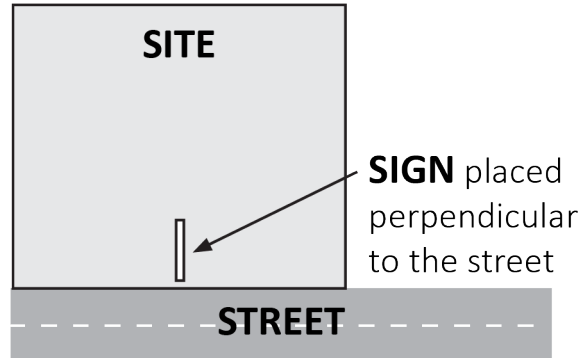
Jeffrey J. Woda

Please Print

6-28-22

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

***The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:***

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

☐

Sign posted by Staff

☐

Sign posted by Applicant