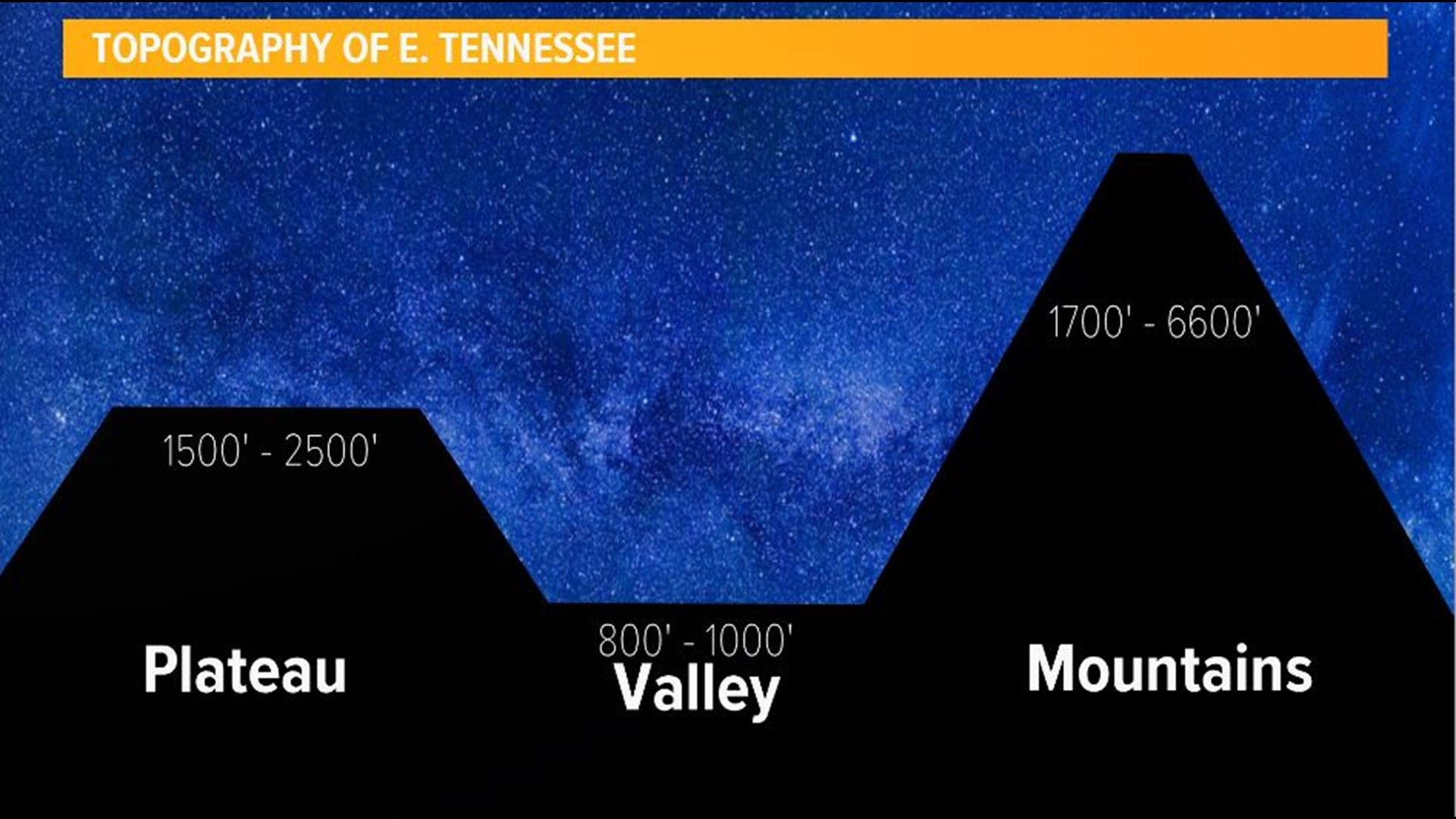
205 N. Wooddale Rd.

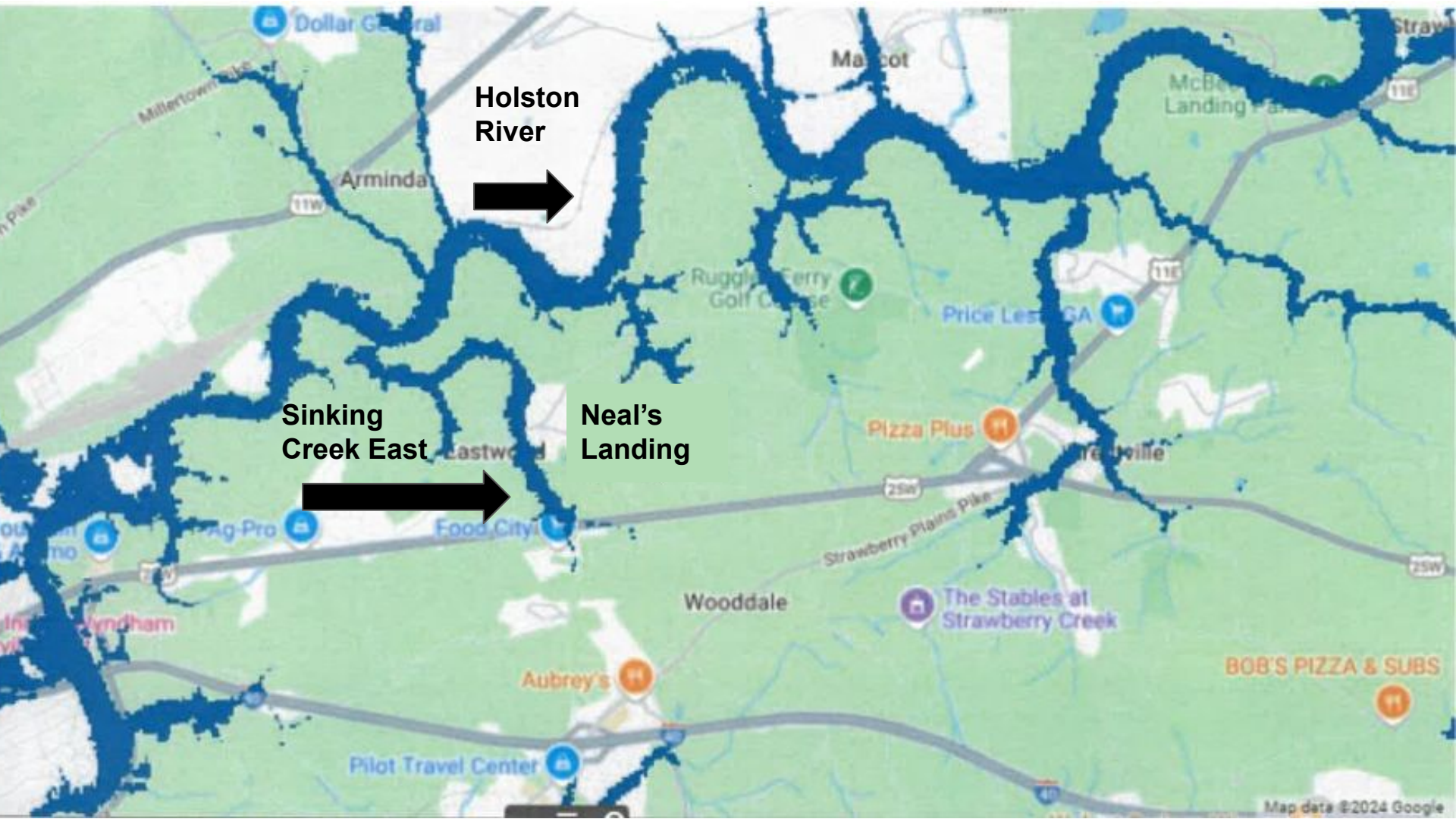
Benefits of Compromise

- Preserve a wildlife corridor between two subdivisions
- Allow for more housing on the front acreage
- Protect neighboring property lines from grading
- Reduce costs for the property owner and developer
- Solve some of the traffic concerns on the narrow road that is Wooddale

Advance Knox Vision, Goals, and Policies

- “A thriving county that honors its natural beauty and cultural heritage, while supporting diverse people and businesses.” - Advance Knox vision statement (p.g. 6 & 26)
- “It is important to ensure that open space is integrated into significant new development and provided throughout the county. Preserved open space is private land on a development site that is set aside in perpetuity for the purpose of preserving environmentally sensitive lands, buffer areas, rural vistas, tree canopy, recreational lands, etc.” (Policies 2.3 & 2.4, p.g. 54)
- “Create standards to encourage conservation subdivisions. These subdivisions devote at least half of their potentially buildable land area to undivided, permanently protected open space.” (Policy 7.2, p.g. 59)


TOPOGRAPHY OF E. TENNESSEE
1700' - 6600'
1500' - 2500'
800' - 1000'
Plateau
Valley
Mountains


Holston River
Sinking Creek East
Neal's Landing
Dollar General
Arminda
Ruggles Ferry Golf Course
Price Less GA
Pizza Plus
Ag-Pro
Food City
Strawberry Plains Pike
Wooddale
The Stables at Strawberry Creek
Aubrey's
BOB'S PIZZA & SUBS
Pilot Travel Center
Map data ©2024 Google

Detention basins temporarily hold excess stormwater runoff then release into downstream infrastructure to minimize flooding. Three were built in Neal's Landing and this is how much water they each hold.

Pond A: At 3.7ft deep, holds 13,500 cubic ft. x 7.48= 100,980 gallons

Pond B: At 2.8ft deep, holds 23,960 cubic ft. x 7.48= 179,220 gallons

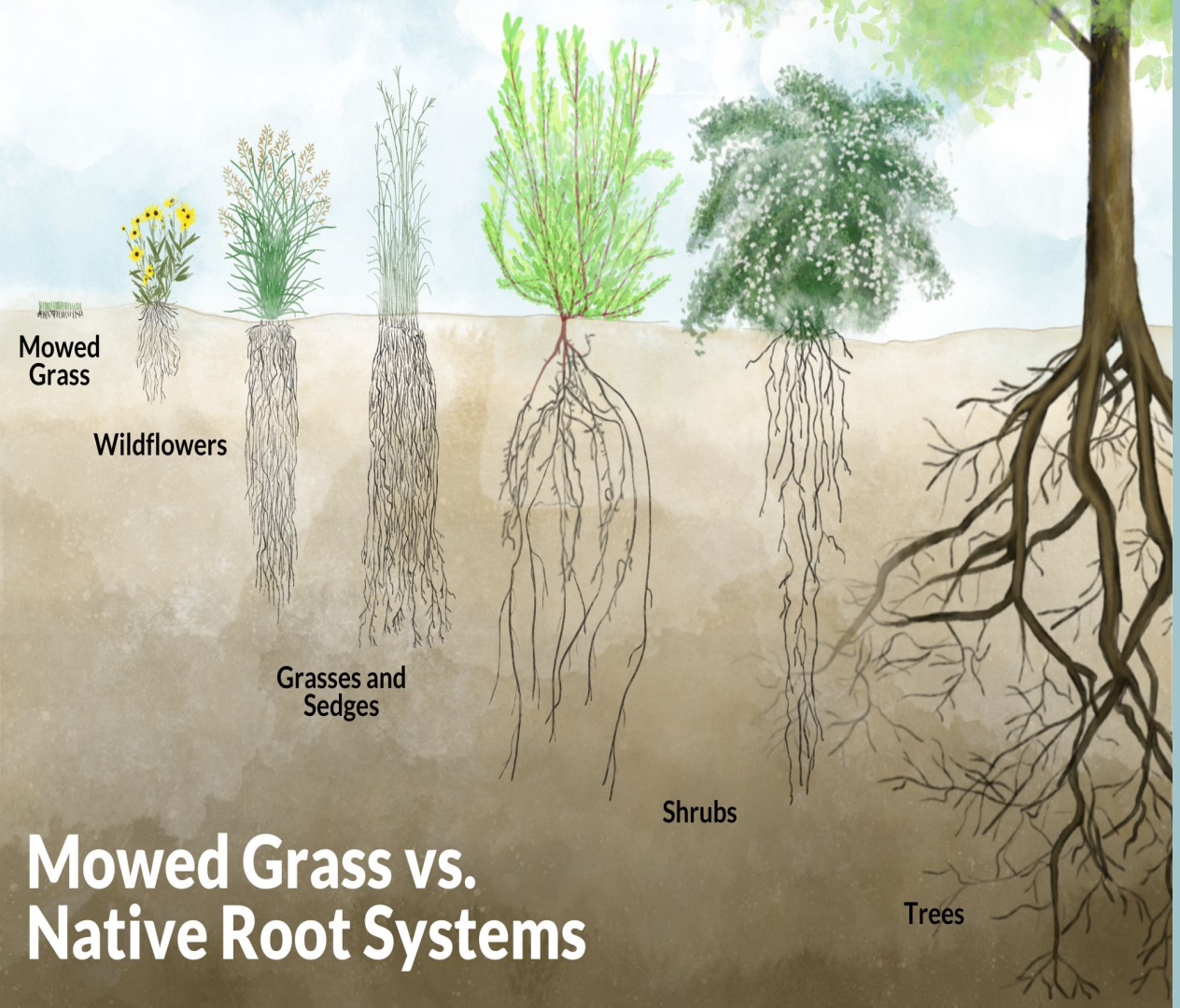
Pond C: At 2.6ft deep, holds 7,400 cubic ft. x 7.48= 55,352 gallons

Total holding capacity for these three detention basins is 335,552 gallons of water.

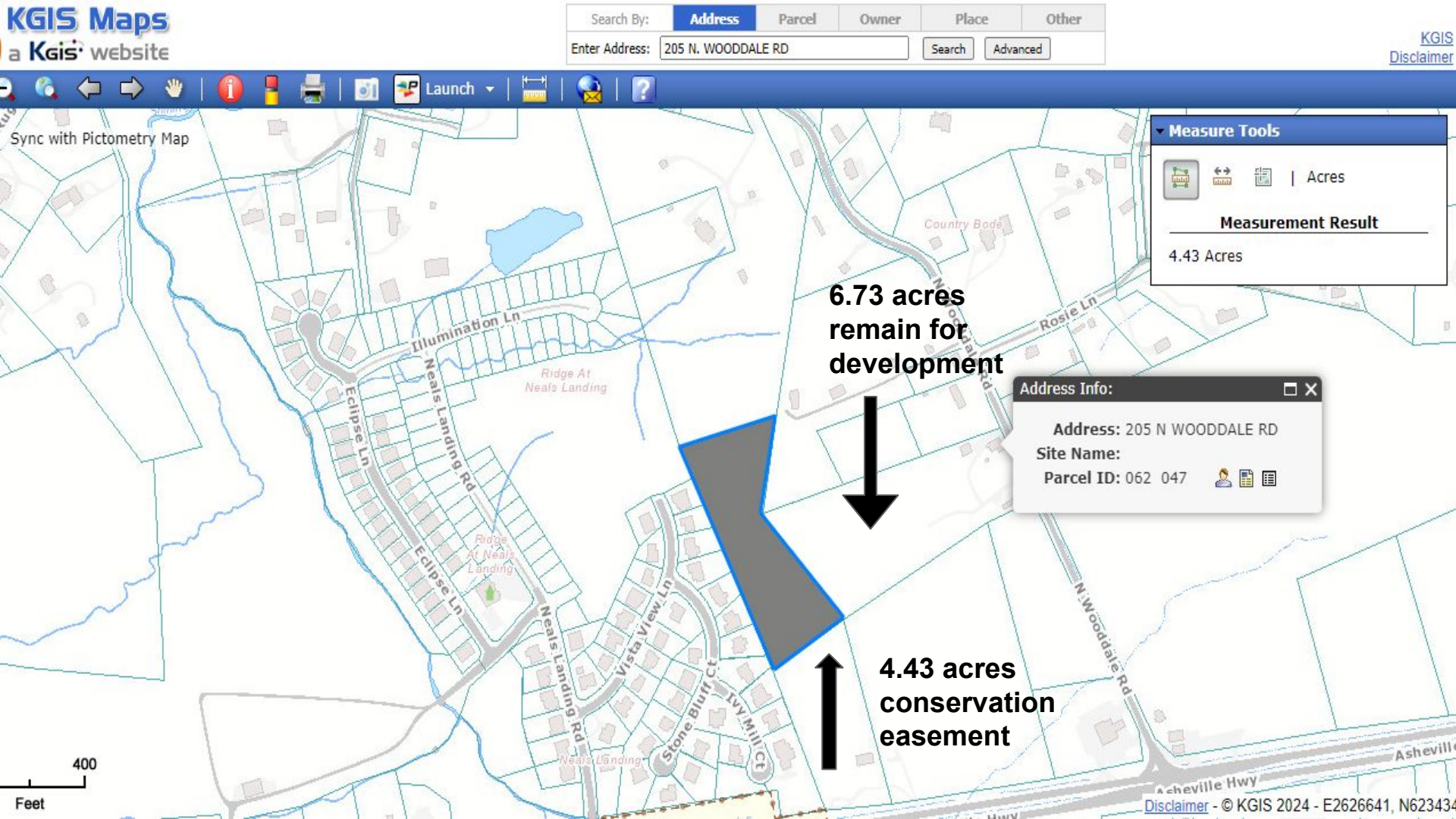

CtC
NnD3
NnD3
CtC
CtB
HeB
NnD3
CtB
CtC
N Wooddale Rd
Vista View Ln

Water holding capacity for 205 North Wooddale Rd.

- The dominant soil texture for the property is Corryton-Townley which is composed of silt, loam, clay loam, and clay. The water holding capacity for silty clay loam is 1.8-2 inches of water per foot of soil.
- Average depth for this soil profile in Tennessee is 3-6ft.
- To determine the total water capacity multiply water per foot by the soil depth. For Wooddale Rd. that is approximately 2 in./ft x 3ft= 6” of water per acre.
- An acre-foot of water is equal to 325,851 gallons of water. To convert inches of water to gallons divide inches of water per acre by 12 inches and then multiply by 325,851.
- For Wooddale Rd. that looks like 2 x 3 = 6” of water per acre, 6 divided by 12 = .5 x 325,851 gallons per acre foot = 162,925 gallons of water per acre, and if we multiply that by the proposed 4.43 acre conservation area our water holding capacity is approximately 721,727 total gallons of water.



- A tree with a 30” diameter can take up 300 gallons of water a day.
- Native plants have extensive root systems that stabilize soil.
- Goldenrod roots grow up to 11 feet deep.


KGIS Maps
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Search By:
Address
Parcel
Owner
Place
Other
Enter Address:
205 N. WOODDALE RD
Search
Advanced
KGIS
Disclaimer
Launch
Sync with Pictometry Map
Measure Tools
Acres
Measurement Result
4.43 Acres
6.73 acres remain for development
Address Info:
Address: 205 N WOODDALE RD
Site Name:
Parcel ID: 062 047
4.43 acres conservation easement
Illumination Ln
Neals Landing Rd
Eclipse Ln
Ridge At Neals Landing
Vista View Ln
Stone Bluff Ct
Ivy Mill Ct
Rosie Ln
N Wooddale Rd
Asheville Hwy
400
Feet
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Conservation Easement Benefits

- Create a safe wildlife corridor
- Preserve the most ecologically valuable part of the land
- Reduce grading and infrastructure costs
- Eliminate the need for expensive detention basins
- Stormwater “credits” provided to developers and site designers as an incentive to implement better site design practices that can reduce the volume of stormwater runoff and minimize the pollutant loads from a site.
- Provide a tax incentive for the land owner through partnership with a land conservancy such as the Tennessee or Foothills Land Conservancy.