

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-K-08-UR
Application Filed: 1/14/2008
Applicant: RON KILGORE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Strawberry Plains Pk., east of Moshina Rd.
Other Parcel Info.:
Tax ID Number: 84 06403 OTHER: 084 FC 001-031 & 084 FB 008-031 **Jurisdiction:** County
Size of Tract: 32.79 acres
Accessibility: Access is via Strawberry Plains Pk., a minor arterial street with a pavement width of 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Developing subdivision & vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 4.00 du/ac
Sector Plan: East County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned A agricultural and CA commercial. Development in the area consists of single family dwellings and a church.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned to PR (Planned Residential) at 1-4 du/ac in 1997. The last development plan for this portion of the site was proved in March, 2003

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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

Variances Requested:

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 the request for up to 67 attached dwellings as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. In addition to the landscaping proposed, provide a "Type B" landscape screen along the western boundary of the project. Install all landscaping, within six months of the issuance of occupancy permits for this project, or post a bond with the Knox County Dept. of Engineering & Public Works to guarantee such installation.
3. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any grading permits.
4. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
5. Submission of a concept subdivision plan and final plat that propose cul de sacs at the end of the existing roads in Woodsong. The cul de sacs are to be constructed prior to the issuance of any occupancy permits within this new phase of the project.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Comments: This is a revised development plan for what was a portion of Wood Song Subdivision. The plan original plan for Woodsong Subdivision approved in August 1999. The plan at that time proposed one entrance and a left turn lane on Strawberry Plains Pk. That plan was approved with up to 131 attached dwellings. The current plan proposes to separate the developed portion of Woodsong from this section by cul de sacing the existing roads and providing a second access to Strawberry Plains Pk. Separating the two sections is being proposed because the development is changing from a "zero lot line" subdivision to multi-story garden style residences.

As noted previously the concept plan approved in 1999 would permit 131 units on this 33.5 acre site at a development density of 3.91 du/ac. The revised portion of the concept plan proposes a development density of 3.91 du/ac on the 15.17 acres that is the subject of the revised plan. The original plan contains a number of acreage tracts on the rear of the site. Those tracts are still a part of this plan and the overall development density when the project is completed will remain 3.91 du/ac or less.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed attached residential development is consistent in use and density with the zoning and the other residential development in the area.
3. Access to this project will be limited to Strawberry Plains Pk. via the internal road system of the project.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed attached residential development meets the standards for development within a PR

(Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. The proposed development is consistent with the general standards for uses permitted on review: The development will be consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

3. The recommended density of this site is 1-4 dwellings per acre. The proposed 3.91 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

MPC Meeting Date: 2/14/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication? **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: