

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

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Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 3-B-03-UR **Related File Number:** 3-SA-03-C
Application Filed: 1/29/2003 **Date of Revision:**
Applicant: WOOD SONG, LLC
Owner:

PROPERTY INFORMATION

General Location: North side of Strawberry Plains Pk., east of Moshina Rd.
Other Parcel Info.:
Tax ID Number: 84 064.03 PT **Jurisdiction:** County
Size of Tract: 6.86 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached single family subdivision **Density:**
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 61 attached single family dwelling on individual lots subject to 5 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Noting on the plan that the minimum front setback for attached dwellings with no garage or a one car garage is 20' and the setback for units with a two or more car garage is 15'. Establish a minimum rear setback of 15' for all interior lots. Establish front, side and rear setbacks for the proposed detached dwellings in the rear of the project. 4. In addition the landscaping proposed, provide a "Type B" landscape screen along the western, northern and eastern boundaries 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. 5. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any grading permits.

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:

MPC Action: Approved MPC Meeting Date: 3/13/2003

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Noting on the plan that the minimum front setback for attached dwellings with no garage or a one car garage is 20' and the setback for units with a two or more car garage is 15'. Establish a minimum rear setback of 15' for all interior lots. Establish front, side and rear setbacks for the proposed detached dwellings in the rear of the project. 4. In addition the landscaping proposed, provide a "Type B" landscape screen along the western, northern and eastern boundaries 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. 5. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any grading permits.

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.

Summary of MPC action: APPROVE the request for up to 61 attached single family dwelling on individual lots subject to 5 conditions

Date of MPC Approval: 3/13/2003 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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: