# **CASE SUMMARY**

### APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

File Number: 3-SA-03-C Related File Number: 3-B-03-UR

Application Filed: 1/29/2003 Date of Revision:

Applicant: WOOD SONG, LLC

Owner: WOOD SONG LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### 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: 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

Surrounding Land Use: Property in the area is zoned A agricultural and CA commercial. Development in the area consists of

single family dwellings and a church.

Proposed Use: Attached single family subdivision Density: 8.9 du/ac

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)

Requested Zoning:
Previous Requests:

Former Zoning:

Extension of Zone:

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 12:43 PM Page 1 of 3

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Wood Song (Revised)

Surveyor: Garrett

No. of Lots Proposed: 61 No. of Lots Approved: 0

Variances Requested: None

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 concept plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
- 4. Place a note on the final plat that all lots will have access only to the internal street system.
- 5. Meeting all requirements of the approved use on review development plan.
- 6. All lots having a minimum of 25' of frontage on the proposed streets.
- 7. Provide the required road cross section that meets the requirements of Knox County Dept. of Engineering and Public Works.
- 8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

This is a revised concept plan for Wood Song Subdivision. The plan was originally 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 a second access to Strawberry Plains Pk. The applicant has had a traffic impact study done that recommends the second access in lieu of the left turn lane as originally proposed. The traffic impact study has been reviewed by MPC staff and the Knox County Dept. of Engineering and Public Works. The staff agrees with the conclusions of the study.

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 8.9 du/ac on the 6.86 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. The applicant has provided a revised plan sheet for the remaining portions of the property which depicts that the overall density may decrease.

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

- 1. The proposed subdivision 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

1/31/2007 12:43 PM Page 2 of 3

Comments:

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: Approved MPC Meeting Date: 3/13/2003

**Details of MPC action:** 

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
- 4. Place a note on the final plat that all lots will have access only to the internal street system.
- 5. Meeting all requirements of the approved use on review development plan.
- 6. All lots having a minimum of 25' of frontage on the proposed streets.
- 7. Provide the required road cross section that meets the requirements of Knox County Dept. of Engineering and Public Works.
- 8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of MPC action:** APPROVE concept plan subject to 8 conditions

Date of MPC Approval:

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:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

1/31/2007 12:43 PM Page 3 of 3