



## **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.

**Comments:** 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

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:**
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  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.
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**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:**