

▶ **FILE #:** 2-K-08-UR

AGENDA ITEM #: 85

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** **RON KILGORE**
 OWNER(S): RON KILGORE WOODSONG, LLC

TAX ID NUMBER: 84 06403 084 FC 001-031 & 084 FB 008-031

JURISDICTION: County Commission District 8

▶ **LOCATION:** **North side of Strawberry Plains Pk., east of Moshina Rd.**

▶ **APPX. SIZE OF TRACT:** **32.79 acres**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pk., a minor arterial street with a pavement width of 21' within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Developing subdivision & vacant land**

▶ **PROPOSED USE:** **Attached residential development**

4.00 du/ac

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

SURROUNDING LAND USE AND ZONING:
 North: Detached dwellings / A agricultural
 South: Detached dwellings & a church/ A agricultural
 East: Detached dwellings / A agricultural
 West: Detached dwellings / A agricultural

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.

STAFF RECOMMENDATION:

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

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.

ESTIMATED TRAFFIC IMPACT 666 (average daily vehicle trips)

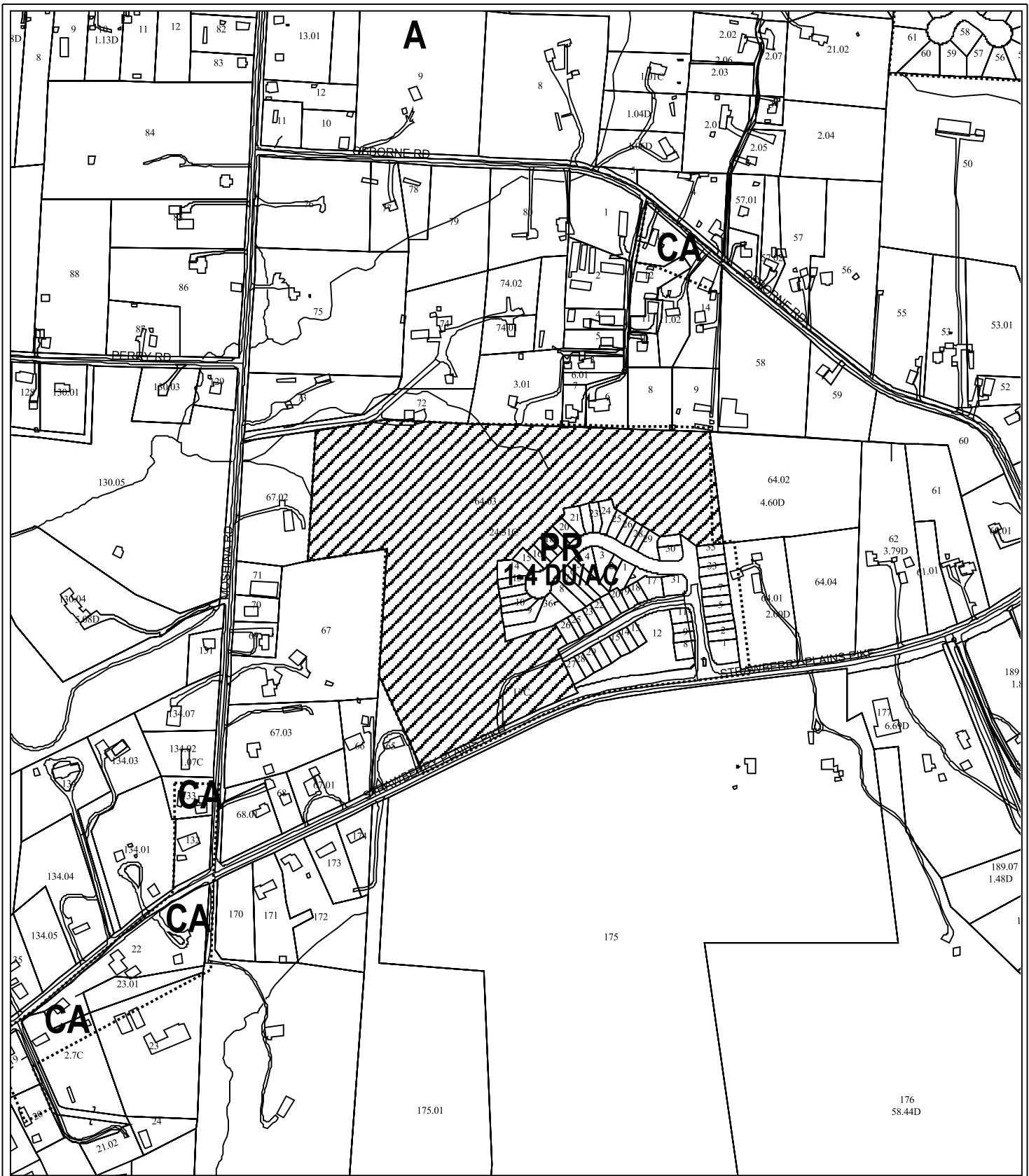
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 25 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



2-K-08-UR
 USE ON REVIEW



Attached residential development in PR (Planned Residential)

Original Print Date: 01/28/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ron Kilgore

Map No: 84

Jurisdiction: County

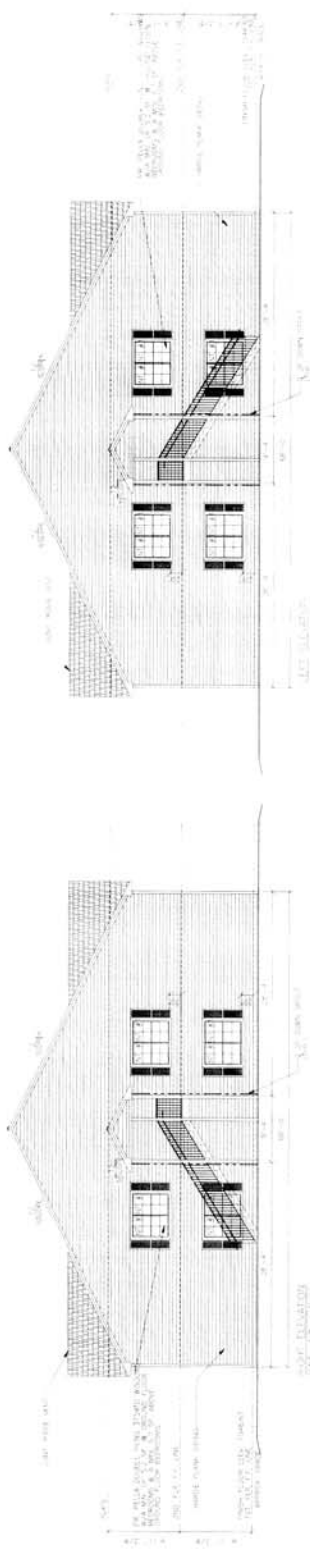
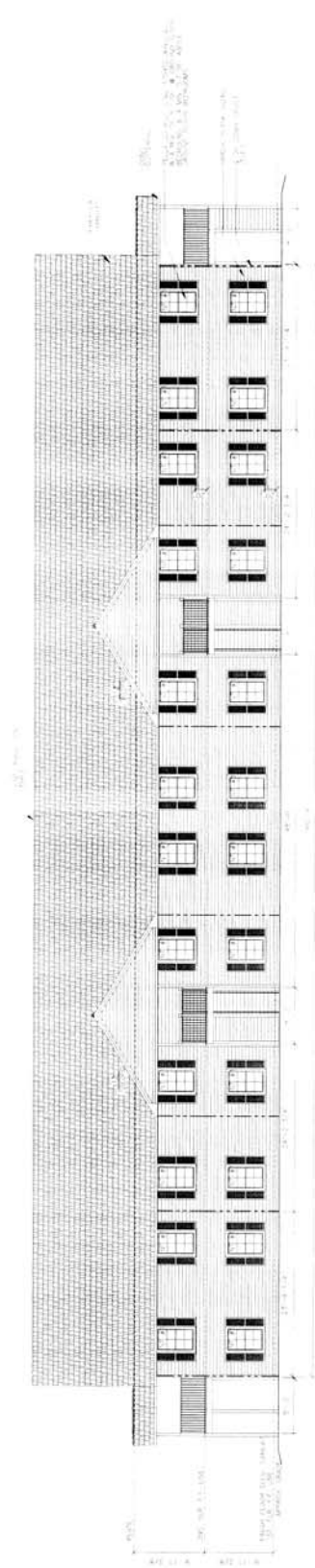


DATE	DESCRIPTION

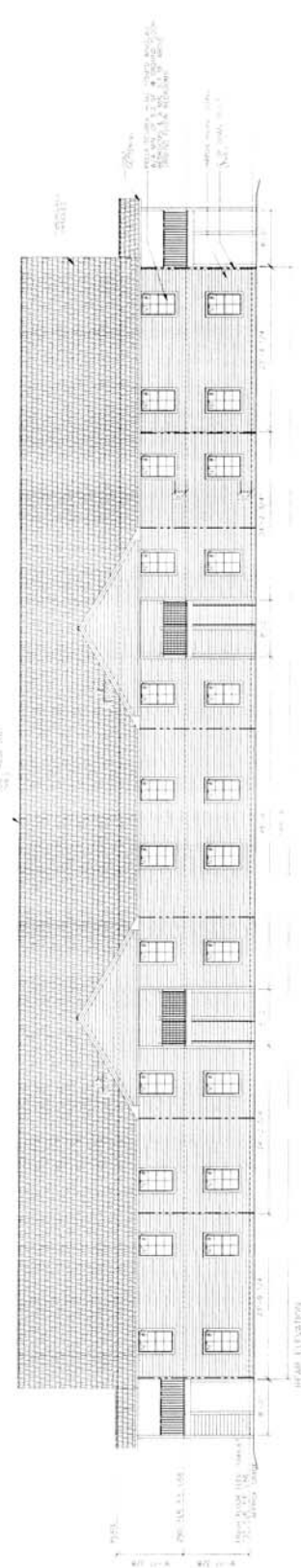


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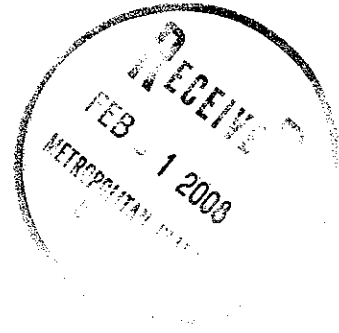
PROJECT NO.	2-K-0506
DATE	1/20/08
SCALE	AS SHOWN
CLIENT	



2-K-0506



2-K-08-UR



January 31, 2008

We, the Wood Song Homeowner's Association directors, support the closing of Wood Song Subdivision at its present size and the remaining units being a part of a separate plan, Country Glen Townhomes.

Lola Smith

Lola Smith

Curtis Bible

Curtis Bible

David Colling

David ~~Doling~~
Colling