



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 5-SB-08-C

AGENDA ITEM #: 13

AGENDA DATE: 5/8/2008

▶ **SUBDIVISION:** WOOD SONG

▶ **APPLICANT/DEVELOPER:** RON KILGORE

OWNER(S): Ron Kilgore

TAX IDENTIFICATION: 84 064.03

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Strawberry Plains Pike, terminus of Wood Song Ln.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Swan Pond Creek

▶ **APPROXIMATE ACREAGE:** 24.31

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

▶ **EXISTING LAND USE:** Attached residential subdivision

▶ **PROPOSED USE:** Same

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and CA commercial. Development in the area consists of single family dwellings and a church.

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: Wilbur Smilth Associates

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

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 4 conditions**

1. Meeting all applicable requirements of the Subdivision Regulations
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
3. Meeting all applicable requirements of the previously approved concept subdivision plan.
4. 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 plan proposes to cul-de-sac Wood Song and Love Song Lanes. The applicant obtained approval of a revised development plan a few months ago that changed the type of dwellings that will be built on the vacant portion of the site. As a result, the existing roads in the Wood Song subdivision will be cul-de-saced in order to separate the two development types.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.

