

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SB-05-C **Related File Number:** 1-D-05-UR
Application Filed: 12/13/2004 **Date of Revision:**
Applicant: STRATFORD PARK, LLC
Owner: TERRY WEAR

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

Suite 403 • City County Building
400 Main Street
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PROPERTY INFORMATION

General Location: West side of Dry Gap Pike and Jim Sterchi Rd., north of Haynes Sterchi Rd.
Other Parcel Info.:
Tax ID Number: 57 PART OF 125.01 & 125.13 **Jurisdiction:** City
Size of Tract: 72.99 acres
Accessibility: Access is via Dry Gap Pike, a major collector street with a 19' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Residences / A-1 (Agricultural) & A (Agricultural)
East: Commercial businesses, church and vacant land / C-6 (General Commercial Park) & PR (Planned Residential)
West: Residences and vacant land / A (Agricultural) & RA (Low Density Residential)
Proposed Use: Detached single-family subdivision **Density:** 2.69 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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: Stratford Park

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 196 No. of Lots Approved: 196

Variances Requested:

1. Reduction of right-of-way transition radius at the intersection of Road C and Dry Gap Pike, from 25' to 0'.
- Vertical curve variance on Jim Sterchi Rd. at station 0+70, from 146.75' to 100'.
2. Vertical curve variance on Road G at station 4+50, from 125' to 75'.
3. Horizontal curve variance on Road C at station 9+50, from 250' to 175'.
4. Horizontal curve variance on Road E at station 7+00, from 250' to 175'.
5. Broken back curve tangent variance on Road C from 150' to 146'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 15 conditions

Staff Recomm. (Full):

1. Providing a second access into the subdivision from Jim Sterchi Rd. A revised concept plan will be required addressing the connection and any off site street improvements that will be required of the applicant.
2. No more than 150 building permits being issued for dwellings in this subdivision until the street connection to Jim Sterchi Rd. is approved and completed.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
5. Contributing 10% of the total cost of the signalization of the intersection of Dry Gap Pike and Central Avenue Pike. Payment shall be made prior to any final plat approval for this subdivision.
6. Constructing the turn lane improvements at the Dry Gap Pike entrance to the subdivision as identified in the Traffic Impact Study of April 2005 prepared by Wilbur Smith Associates. The design details for the turn lane shall be submitted for review and approval at the design plan stage of the subdivision.
7. Providing a sidewalk extension to Jim Sterchi Rd. with a sidewalk/greenway path to be provided along the property frontage of Jim Sterchi Rd. with a connection to the existing County greenway located just north of the property on the east side of Jim Sterchi Rd. The sidewalks within the subdivision and the sidewalk/greenway along Jim Sterchi Rd. shall meet the design standards of the Knoxville Engineering Division.
8. Prior to final plat approval, establishing a greenway easement across the property frontage along Jim Sterchi Rd. as may be required by the Knoxville Greenways Coordinator and the Knoxville Engineering Division.
9. Prior to final plat approval, establishing a greenway easement to the northwest corner of the subdivision as may be required by the Knox County Greenways Coordinator.
10. If required, detailed plans for the connection of the existing Nature Ln. to the entrance road shall worked out at the design plan stage of the subdivision.
11. Meeting all applicable requirements of the Knoxville Engineering Division.
12. Place a note on the final plat that all lots will have access only to the internal street system.
13. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas and amenities.
14. Meeting all requirements of the approved use on review development plan.
15. 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:

The applicant is proposing to subdivide this 72.99 acre tract into 196 lots at a density of 2.69 du/ac. The Planning Commission recommended approval of a rezoning request (11-C-04-RZ) for this property to RP-1 (Planned Residential) at a density of 1 - 4 du/ac on November 10, 2004. City Council approved the rezoning request on second reading on January 4, 2005.

The latest revision to the Concept Plan identifies a single access off of Dry Gap Pike to serve this subdivision of 196 lots. A traffic impact study was prepared for the subdivision with the proposed access to Dry Gap Pike. The recommendations from the report are attached.

It has been Staff's practice to recommend a second access point for any subdivision/development with over 150 dwelling units. Staff is recommending that a second access (out to Jim Sterchi Rd.) be provided for this development. While the single access with the recommended improvements will handle the projected traffic volumes, it is staff's position that the second access is still needed. The single access street into the development off of Dry Gap Pike extends approximately 1500' before it intersects with any other cross street within the development. If that street is blocked for any reason, emergency vehicles would have no other means of access into the development. The distance from the single entrance to the furthest lot is over 0.8 mile. It is also staff's position that it is important to provide connectivity within a development and to the adjoining street network. By having access to both Dry Gap Pike and Jim Sterchi Rd., additional route options are provided to the residents within the development.

The Knox County Parks Plan identifies a proposed greenway that extends from the Sterchi Hills County Park, west along the creek located along the northern boundary of the subdivision with a tie into the Beaver Creek greenway. The Concept Plan submitted by the applicant includes sidewalks on the major streets within the subdivision with a connection to Dry Gap Pike and a proposed connection to the northwest corner of the property that would allow for a connection to a greenway along the creek. There is some question as to the probability of the extension of the greenway to the west along the creek due to the problem of having to cross the railroad. The Knoxville Greenway Coordinator is requesting that a greenway be established along the Jim Sterchi Rd. frontage of the property that would allow for the eventual connection of the County park and greenway with Sterchi Elementary School to the south. MPC Staff is recommending the condition that the sidewalk system within the subdivision be connected to the existing County greenway that is located just north of the subdivision on the east side of Jim Sterchi Rd. The design of the greenway connection to be worked out during the design plan stage of the subdivision. The greenway connection could be incorporated in the widening of the creek crossing for Jim Sterchi Rd. Prior to final plat approval, the applicant will need to work with both the Knox County and Knoxville Greenway Coordinators to determine the greenway easements that will be required across the property.

MPC Action:

Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

1. (Modified by MPC) Providing a second access into the subdivision from Jim Sterchi Rd. A revised Concept Plan shall be submitted to MPC staff for approval (prior to Design Plan approval) showing the connection to Jim Sterchi Rd., including the required 30' to centerline right-of-way dedication along Jim Sterchi Rd. and the 60' right-of-way dedication for the realignment of Jim Sterchi Rd. at Dry Gap Pike. (This alignment and right-of-way dedication was included on an earlier submission that was before the MPC.)
2. No more than 150 building permits being issued for dwellings in this subdivision until the street connection to Jim Sterchi Rd. is approved and completed.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
5. (Modified by MPC) Contributing 10% of the total cost (not to exceed \$7500.00) of the signalization of the intersection of Dry Gap Pike and Central Avenue Pike. Payment shall be made prior to any final plat approval for this subdivision.
6. Constructing the turn lane improvements at the Dry Gap Pike entrance to the subdivision as identified in the Traffic Impact Study of April 2005 prepared by Wilbur Smith Associates. The design details for the turn lane shall be submitted for review and approval at the design plan stage of the subdivision.
(MPC deleted Staff conditions 7, 8 & 10.)
7. (Modified by MPC) Prior to final plat approval, establishing a greenway easement to the northwest corner of the subdivision (as shown on the approved Concept Plan) if required by the Knox County Greenways Coordinator.
8. Meeting all applicable requirements of the Knoxville Engineering Division.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas and amenities.
11. Meeting all requirements of the approved use on review development plan.
12. 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 variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions

Date of MPC Approval: 5/12/2005

Date of Denial:

Postponements: 1/13/2005-4/14/2005

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: