

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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
Knoxville, Tennessee 37902
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F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-SD-17-C **Related File Number:** 10-H-17-UR
Application Filed: 8/28/2017 **Date of Revision:**
Applicant: SPD PROPERTIES

PROPERTY INFORMATION

General Location: West side of Jim Sterchi Rd., west of Dry Gap Pike.
Other Parcel Info.:
Tax ID Number: 57 PART OF 125.01 **Jurisdiction:** City
Size of Tract: 17.85 acres
Accessibility: Access is via Jim Sterchi Rd., a minor collector street with a 16-18' pavement width within a 30-35' right-of-way (adjacent to the proposed subdivision) and local streets within Stratford Park Subdivision.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences (Sterchi Hills Subdivision) / PR (Planned Residential)
South: Residences / RP-1 (Planned Residential) & A (Agricultural)
East: Mixed businesses and residence / C-6 (General Commercial Park) & A-1 (General Agricultural)
West: Vacant lots and residences (Stratford Park Subdivision) / RP-1 (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 3.59 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: 6510 Jim Sterchi Rd
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, Unit 5
No. of Lots Proposed: 64 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 5 conditions:

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed. The final plat shall include all sidewalk easements as identified on the plan.
4. Prior to or with the final plat approval for this phase of the subdivision, the applicant shall also submit for approval a final plat and all required documents for approval and recording of the right-of-way dedication along Jim Sterchi Rd. and for the realignment of Jim Sterchi Rd. at Dry Gap Pike. The details for the realignment are to be worked out with the City of Knoxville Department of Engineering. Based on a previous agreement between the applicant and the City of Knoxville Department of Engineering, with the applicant dedicating the right-of-way for the street realignment, the applicant would not be responsible for any of the cost associated with that street improvement.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.

Comments: The applicant has submitted a new concept plan for Unit 5 of Stratford Park Subdivision that includes a total of 64 lots on 17.85 acres at a density of 3.59 du/ac. The original concept plan and use on review approvals for Stratford Park Subdivision (1-SB-05-C/1-D-05-UR) were issued on May 12, 2005. A revised concept plan and use on review approval was granted for Unit 5 of the Subdivision on May 10, 2012 for 55 lots. That revised concept plan has now expired.

This proposed concept plan will complete Stratford Park Subdivision. The new plan includes modifications to the previous street layout for the subdivision. The proposed 64 lots will bring the total number of lots for Stratford Park Subdivision to 215, with an overall density of 2.997 du/ac. which is in compliance with the approved zoning density of up to 4 du/ac.

The original concept plan approval included a condition that a second access into the subdivision be provided from Jim Sterchi Rd. The street connection to Jim Sterchi Rd. is being provided with this final unit of the subdivision. The original concept plan approval also included a condition that the applicant dedicate additional right-of-way along Jim Sterchi Rd. and the right-of-way that would be required for the realignment of Jim Sterchi Rd. at Dry Gap Pike. Based on a previous agreement between the applicant and the City of Knoxville Department of Engineering, with the applicant dedicating the right-of-way for the street realignment, the applicant would not be responsible for any of the cost associated with that street improvement. The details for the realignment are to be worked out with the City of Knoxville Department of Engineering.

Action: Approved

Meeting Date: 12/14/2017

Details of Action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed. The final plat shall include all sidewalk

easements as identified on the plan.

4. Prior to or with the final plat approval for this phase of the subdivision, the applicant shall also submit for approval a final plat and all required documents for approval and recording of the right-of-way dedication along Jim Sterchi Rd. and for the realignment of Jim Sterchi Rd. at Dry Gap Pike. The details for the realignment are to be worked out with the City of Knoxville Department of Engineering. Based on a previous agreement between the applicant and the City of Knoxville Department of Engineering, with the applicant dedicating the right-of-way for the street realignment, the applicant would not be responsible for any of the cost associated with that street improvement.

5. Meeting all applicable requirements of the Knoxville Department of Engineering.

Summary of Action:

APPROVE the Concept Plan subject to 5 conditions:

Date of Approval:

12/14/2017

Date of Denial:

Postponements:

10/12/2017-
11/9/2017

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

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: