

# 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

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**File Number:** 11-SA-14-C                      **Related File Number:**  
**Application Filed:** 9/26/2014              **Date of Revision:**  
**Applicant:** SPD PROPERTIES, LLC

### PROPERTY INFORMATION

**General Location:** Northeast end of Knightsboro Rd., northeast of Lampwick Ln. west of Jim Sterchi Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 PART OF 12501                      **Jurisdiction:** City  
**Size of Tract:** 11.39 acres  
**Accessibility:** Access is via Knightsboro Rd., a local street with a 26' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences (Sterchi Hills Subdivision) / PR (Planned Residential) & F (Floodway)  
South: Vacant land and residence / RP-1 (Planned Residential)  
East: Vacant land / RP-1 (Planned Residential)  
West: Vacant land and residences / RA (Low Density Residential) & A (Agricultural)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 2.9 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) & F-1 (Floodway)  
**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  
No. of Lots Proposed: 33      No. of Lots Approved: 33  
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 8 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.  
4. The final plat shall include all pedestrian access easements as identified on the concept plan.  
5. Within one year of the approval of the final plat for this phase of the subdivision, submitting all required documents for approval and recording of the right-of-way dedication along Jim Sterchi Rd. for the realignment of Jim Sterchi Rd. at Dry Gap Pike. The details for the realignment are to be worked out with the 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.  
6. Meeting all applicable requirements of the Knoxville Department of Engineering.  
7. The minimum front yard setback for Lots 47-68 is 15 feet. The minimum front yard setback for Lots 36-46 is 20 feet.  
8. Including a note on the final plat that the residences on Lots 47-68 shall include a two car garage if the actual front yard setback is less than 20 feet.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant has submitted a new concept plan for Unit 4 of Stratford Park Subdivision that includes a total of 33 lots on 11.39 acres at a density of 2.9 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. While the original concept plan expired on May 12, 2010 (maximum approval life of five years), the use on review approval for 196 detached residential units on individual lots is still valid. A concept plan that was approved for Unit 4 of the Subdivision on March 8, 2012 (3-SA-12-C) expired prior to the approval and recording of a final plat for that unit. This proposed concept plan for Unit 4 of the Subdivision has the same layout and number of lots as the previous approved concept plans. The proposed concept plan includes changes in the pedestrian access easements that will allow for connections between the internal sidewalk system and the existing and future greenway system that adjoin this subdivision. The applicant has requested approval from the Planning Commission of a reduction in the required front yard setback for lots within this phase to 15' for Lots 47-68 and 20' for Lots 36-46. Any lots with a front yard setback of less than 20' will require that the residence include a two car garage.

Based on the original concept plan approval and a previous agreement between the applicant and the City of Knoxville Department of Engineering, the applicant was required to dedicate right-of-way for the realignment of Jim Sterchi Rd. with Dry Gap Pike. 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 original concept plan approval also included a condition that a second access into the subdivision be provided from Jim Sterchi Rd. The street connection to Jim Sterchi Rd. will be addressed with the new concept plan approval that will be required for the future development of the remaining portion of the property that is located southeast of Unit 4.

Action: Approved      Meeting Date: 11/13/2014

Details of Action:

**Summary of Action:** APPROVE the Concept Plan subject to 8 conditions:  
**Date of Approval:** 11/13/2014      **Date of Denial:**      **Postponements:**  
**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:**