

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: 3-SA-12-C **Related File Number:**
Application Filed: 1/23/2012 **Date of Revision:**
Applicant: SPD PROPERTIES, LLC

PROPERTY INFORMATION

General Location: Northern end 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 Lampwick Ln., 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:** 2.89 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, Unit 4
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 6 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. The final plat shall include all sidewalk easements as identified on the plan.
4. Prior to final plat approval for this phase of the subdivision, submitting 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 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.
6. Including a note on the final plat that residences on any lots that may be approved for a front yard setback of less than 20' shall include a two car garage.

With the approved variances and 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 2.89 du/ac. The 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. The concept plan for unit 4 is the same layout and number of lots as in the original concept plan.

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. 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.

The applicant has indicated that they may be seeking approval of a reduction in the required front yard setback of 25' for some of the lots that back up to the creek and power line easement. Any reduction of the front yard setback to less than 20' would require that the residence include a two car garage.

Action: Approved

Meeting Date: 3/8/2012

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 6 conditions:

Date of Approval: 3/8/2012

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: