



Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Stratford Park  
No. of Lots Proposed: 55      No. of Lots Approved: 55  
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. 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 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 55 lots on 17.85 acres at a density of 3.08 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. With the existing platted lots, and the concept plan approved for unit 4 of the subdivision on March 8, 2012, this proposed concept plan will complete Stratford Park Subdivision.

The proposed concept plan for unit 5 includes some modification to the original proposed street layout for the subdivision and increases the total number of lots for the subdivision from 196 to 204. This 8 lot increase requires a new use on review approval which is being addressed by this application. With a total of 204 lots, the overall density for the subdivision will be 2.93 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 Knoxville Department of Engineering.

**Action:** Approved      **Meeting Date:** 5/10/2012

**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. 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 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:**

5/10/2012

**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:**

**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:**