CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 5-SA-12-C Related File Number: 5-H-12-UR

Application Filed: 3/26/2012 **Date of Revision:**

Applicant: SPD PROPERTIES, LLC



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Jim Sterchi Rd., west of Dry Gap Pike.

Other Parcel Info.:

Tax ID Number: 57 PART OF 12501 Jurisdiction: City

Size of Tract: 17.85 acres

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 land and residences (Stratford Park Subdivision) / RP-1 (Planned Residential)

Proposed Use: Detached Residential Subdivision Density: 3.08 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) & F-1 (Floodway)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

5/18/2012 04:28 PM Page 1 of 3

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Stratford Park **Subdivision Name:**

55 No. of Lots Approved: 55 No. of Lots Proposed:

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

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

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full): 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.

The applicant has submitted a new concept plan for unit 5 of Stratford Park Subdivision that includes a Comments: 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-ofway 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

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.

5/18/2012 04:28 PM Page 2 of 3

Details of Action:

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.

APPROVE the Concept Plan subject to 5 conditions: **Summary of Action:**

5/10/2012 **Date of Denial:** Postponements: Date of Approval: **Date of Withdrawal:** Withdrawn prior to publication?: Action Appealed?:

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

| 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 Appeals | : | Effective Date of Ordinance: |

5/18/2012 04:28 PM Page 3 of 3