



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 2-F-06-UR

**AGENDA ITEM #:** 78

**AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** STRATFORD PARK, LLC

OWNER(S): STRATFORD PARK DEVELOPMENT, LLC

TAX ID NUMBER: 57 M A 8 & 13.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side of Dry Gap Pike, northeast of Nature Ln.

▶ **APPX. SIZE OF TRACT:** 1.51 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Dry Gap Pike, a major collector street with a 18' pavement width within a 40' right-of-way

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Two detached single-family lots

DENSITY PROPOSED: 1.32 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) at 1-3 du/ac by Knox County Commission on July 25, 2005 (6-E-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Residence & Stratford Park Subdivision / A (Agricultural) & RP-1 (Planned Residential)  
South: Residences and vacant land / A (Agricultural) & A-1 (General Agricultural)  
East: Residences / A (Agricultural)  
West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located along a section of Dry Gap Pike that has developed as single-family residences under A (Agricultural) zoning. The Stratford Park Subdivision that was approved on May 12, 2005 is within the City of Knoxville's RP-1 (Planned Residential) Zoning District.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for two detached single family dwellings, with each dwelling to be on an individual lot, subject to 4 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the approved concept subdivision plan (1-SB-05-C).

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

**COMMENTS:**

The concept plan for Stratford Park Subdivision was approved by the Planning Commission on May 12, 2005 for up to 196 detached single lots. While the majority of the subdivision is located in the City of Knoxville and is zoned RP-1 (Planned Residential), this portion of the subdivision is located within the County. When the concept plan was approved for the subdivision the property was zoned A (Agricultural). The property was rezoned to PR (Planned Residential) at a density of 1-3 du/ac on July 25, 2005. With the PR zoning designation, a use-on-review approval is required for the two proposed dwellings. The public street that will provide access to this subdivision will not be changed by this request.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed dwelling units will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed density of this portion of the subdivision is 1.32 du/ac which is consistent with the approved zoning density (up to 3 du/ac).
3. Any school age children living in this development are presently zoned to attend Sterchi Elementary, Gresham Middle and Central High Schools.

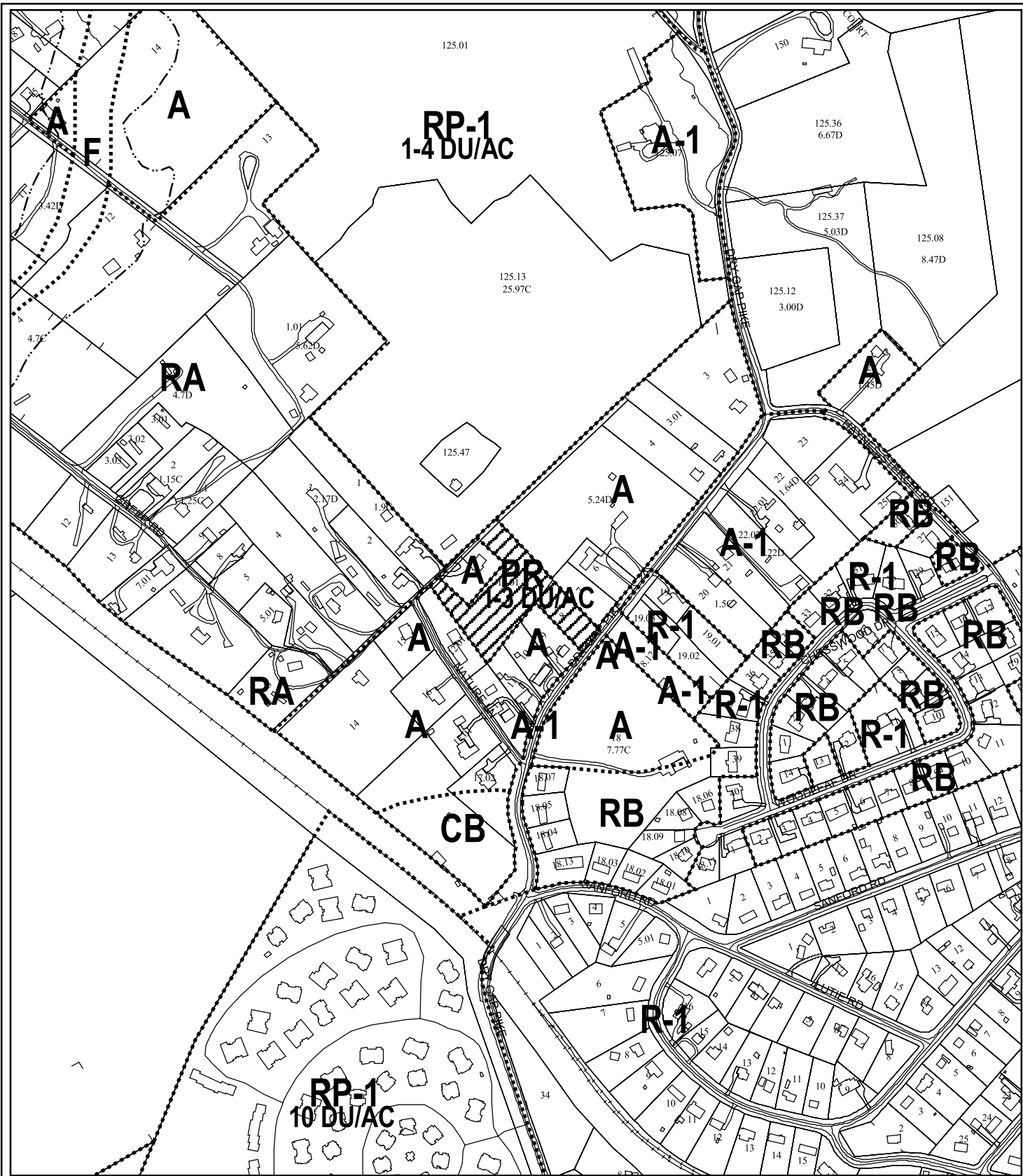
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**


1. The North City Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 3 du/ac. With a proposed density of 1.32 du/ac, the use-on-review request is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



2-F-06-UR  
 USE ON REVIEW

Petitioner: Stratford Park, LLC

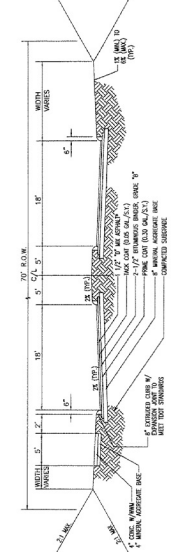
 Two Detached Single-family lots in PR (Planned Residential)

Map No: 57

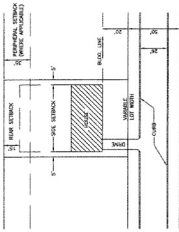
Original Print Date: 01/25/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Jurisdiction: County



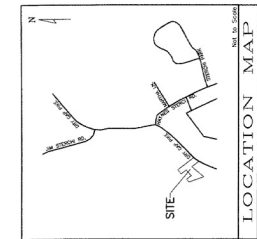
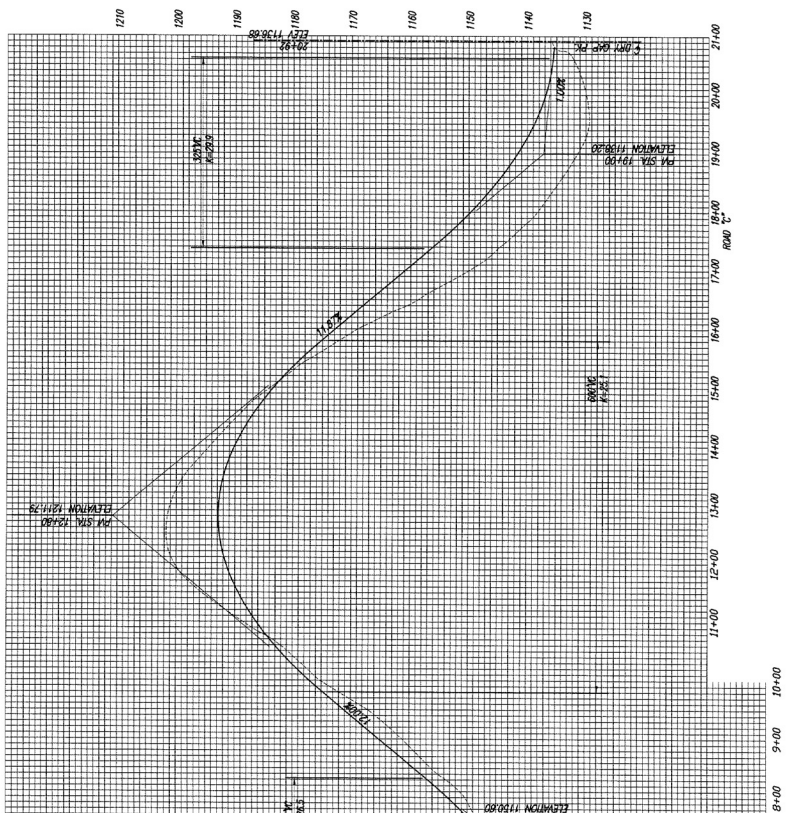
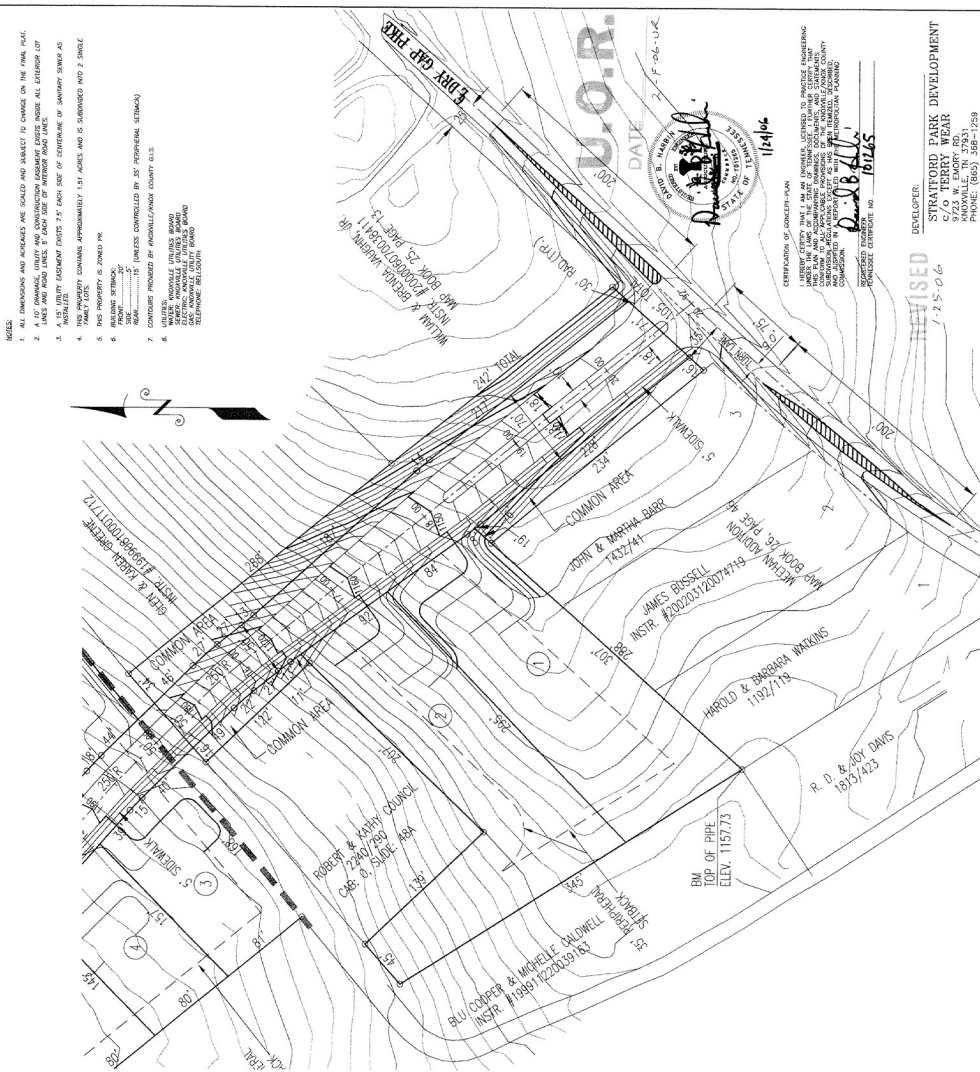


TYPICAL ROAD SECTION  
THRU 70' ROAD  
"PUBLIC ROAD"



TYPICAL LOT LAYOUT  
FOR SINGLE FAMILY DETACHED

- NOTES:
1. ALL DIMENSIONS AND ANGLES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' SETBACK, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXISTING LOT LINES AND ROAD LINES. 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. ALL LOTS SHALL BE 25' WIDE TO THE CENTERLINE OF SANITARY TRENCH AS SHOWN ON MAP BOOK 23, PAGE 13.
  4. THE PROPERTY IS APPROXIMATELY 1.51 ACRES AND IS SUBDIVIDED INTO 7 SINGLE LOTS.
  5. THE PROPERTY IS ZONED PNC.
  6. EXISTING STREETS:
    - 70' PUBLIC ROAD
    - 5' SIDEWALK
    - 7' TRAILWAY  7. CONVEYANCE PROVIDED BY ANNEVILLE/TOWN COUNTY G.L.S.
  8. UTILITIES: ANNEVILLE UTILITY BOARD (ELECTRIC, WATER, GAS, CABLE TV, TELEPHONE); ANNEVILLE/ANNEVILLE/TOWN COUNTY G.L.S. (SEWER, SANITARY); ANNEVILLE/TOWN COUNTY G.L.S. (FLOOD CONTROL).



**DEVELOPMENT PLAN FOR UNIT 1, STRATFORD PARK S/D**  
 DISTRICT 6, ANNE COUNTY, TENNESSEE

DEVELOPER:  
**STRATFORD PARK DEVELOPMENT**  
 C/O TERRY WEAR  
 450 WEST RIVER ST.  
 ANNEVILLE, TN 37831  
 PHONE: (865) 368-1259

DATE: 2/9/06  
 SHEET 1 OF 1 SHEETS

DEED REFERENCES: INSTR. #200111800204  
 SCALE: HORIZONTAL: 1"=50'  
 VERTICAL: 1"=5'  
 DATE: 01/03/06

DESIGNED	DRAWN	CHECKED	DATE	REVISION
DBH	KIL	DBH		
DBH	KIL	DBH		
DBH	KIL	DBH		
DBH	KIL	DBH		
DBH	KIL	DBH		

DESIGNED BY: **BATSON, JAMES, NORVELL & JOE**  
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APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_