



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 5-SD-09-C

AGENDA ITEM #: 17

AGENDA DATE: 5/14/2009

▶ **SUBDIVISION:** STRATFORD PARK, UNIT 2 REVISED

▶ **APPLICANT/DEVELOPER:** STRATFORD PARK DEVELOPMENT COMPANY, LLC

OWNER(S): Stratford Park Development Company, LLC

TAX IDENTIFICATION: 57 N D 20-25, 35-40, 49-53 & PARCELS 69-74 AND 76-85

JURISDICTION: City Council District 5

▶ **LOCATION:** Eastern end of Stratford Park Blvd., northwest of Dry Gap Pike.

SECTOR PLAN: North City

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

WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 10.23 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Detached residential subdivision

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences (Stratford Park Subdivision) / PR (Planned Residential)
South: Residences / A (Agricultural)
East: Vacant land and residence / PR (Planned Residential) & A-1 (Agricultural)
West: Residences (Stratford Park Subdivision) / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Stratford Park Blvd., a local street with a boulevard design entrance off of Dry Gap Pike, a major collector street.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve length variance on Calthorpe Ln. at STA 10+30, from 266.5' to 160'.
2. Vertical curve length variance on Stratford Park Blvd. at STA 0+70, from 127.8' to 110'.
3. Vertical curve length variance on Stratford Park Blvd. at STA 3+25, from 374.75' to 300'.
4. Vertical curve length variance on Pembridge Rd. at STA 3+05, from 295' to 240'.
5. Vertical curve length variance on Pembridge Rd. at STA 6+10, from 236' to 190'.
6. Vertical curve length variance on Balmoral Ln. at STA 0+40, from 84.15' to 50'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-6 because existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances with recommended conditions will not create a traffic hazard.

APPROVE the Concept Plan subject to 4 conditions

1. Meeting all conditions of the Concept Plan and Use-on-Review approval for Stratford Park Subdivision (1-SB-05-C/1-D-05-UR).
2. Posting 25 mph speed limit signs throughout the Subdivision subject to approval by the Knoxville Department of Engineering.
3. Posting a standardized sign on Calthorpe Lane that indicates that there is a cul-de-sac ahead with the location to be approved by the Knoxville Department of Engineering.
4. Meeting all other applicable requirements of the Knoxville Department of Engineering.

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

COMMENTS:

The applicant has submitted a revised Concept Plan for Unit 2 of Stratford Park Subdivision in order to request six vertical curve variances that were not a part of the original Concept Plan approval. When as-built drawings were submitted for the completed streets within this unit of the Subdivision, it was discovered that the street profiles did not match the approved design. While the street grades are still within acceptable limits, there are six vertical curves that do not meet the minimum standards. The applicant has submitted documentation to the Knoxville Department of Engineering justifying support for the variances based on the American Association of State Highway and Transportation Officials (AASHTO) design standards. City Engineering Staff has reviewed the documentation and supports the requested variances with conditions 2 and 3 noted above. While the street profiles were not graded and constructed as approved, the horizontal layout of the streets is in compliance with the approved design.

ESTIMATED TRAFFIC IMPACT 374 (average daily vehicle trips)

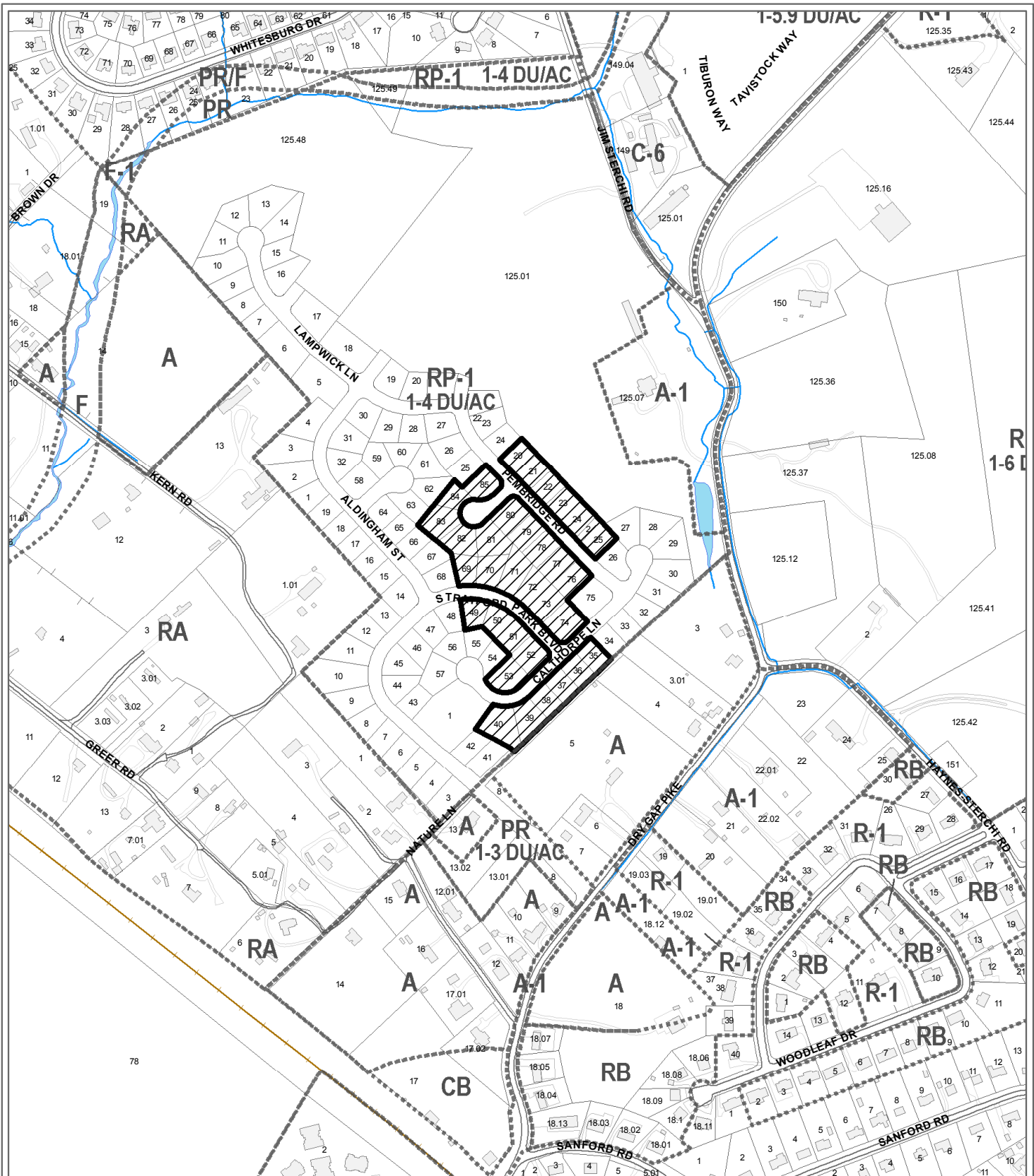
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 13 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**5-SD-09-C
CONCEPT PLAN**

Subdivision: Stratford Park, Unit 2 Revised



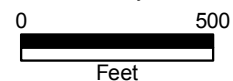
Approval of Concept Plan

Map No: 57

Jurisdiction: City

Original Print Date: 4/17/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





NOT TO SCALE
LOCATION MAP

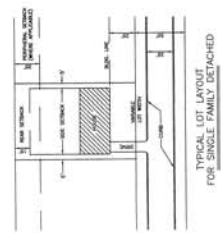
- NOTES:
1. THE PURPOSE OF THIS CONCEPT PLAN IS TO PRESENT REVISED CONCEPT PLANS TO THE CITY OF ANDOVER.
 2. IMPROVEMENTS REQUIRED:
 - A. REVISIONS TO THE CONCEPT PLAN TO REFLECT THE CITY'S COMMENTS.
 - B. REVISIONS TO THE CONCEPT PLAN TO REFLECT THE CITY'S COMMENTS.
 - C. REVISIONS TO THE CONCEPT PLAN TO REFLECT THE CITY'S COMMENTS.
 - D. REVISIONS TO THE CONCEPT PLAN TO REFLECT THE CITY'S COMMENTS.
 - E. REVISIONS TO THE CONCEPT PLAN TO REFLECT THE CITY'S COMMENTS.
 3. THE REVISED CONCEPT PLAN CONTAINS 122 LOTS, CONSISTING OF 33 LOTS.



DATE: 05/22/09
 PROJECT: STAFFORD PARK S/D
 SHEET: 1 OF 2



REV. DATE	REVISIONS	BY



S-D-09-C

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