



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

▶ **FILE #:** 3-SA-12-C

AGENDA ITEM # 11

AGENDA DATE: 3/8/2012

▶ **SUBDIVISION:** STRATFORD PARK, UNIT 4

▶ **APPLICANT/DEVELOPER:** SPD PROPERTIES, LLC

OWNER(S): Stratford Park Development Company, LLC

TAX IDENTIFICATION: 57 PART OF 12501

JURISDICTION: City Council District 5

▶ **LOCATION:** Northern end of Lampwick Ln., west of Jim Sterchi Rd.

SECTOR PLAN: North City

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

WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 11.39 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
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)

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: Ward Land Surveying, LLC

ACCESSIBILITY: Access is via Lampwick Ln., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 6 conditions:**

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.

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.