

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

▶ **FILE #:** 5-SA-12-C  
 5-H-12-UR

**AGENDA ITEM #:** 10  
**AGENDA DATE:** 5/10/2012

▶ **SUBDIVISION:** STRATFORD PARK  
 ▶ **APPLICANT/DEVELOPER:** SPD PROPERTIES, LLC  
 OWNER(S): Stratford Park Development Company, LLC

TAX IDENTIFICATION: 57 PART OF 12501  
 JURISDICTION: City Council District 5

▶ **LOCATION:** West side of Jim Sterchi Rd., west of Dry Gap Pike.

SECTOR PLAN: North City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 17.85 acres

▶ **ZONING:** RP-1 (Planned Residential) & F-1 (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: Ward Land Surveying, LLC

ACCESSIBILITY: 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.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 5 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 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.

► **APPROVE the development plan for up to 55 detached residential units on individual lots for proposed Unit 5, and an increase in the total number of residential units within the subdivision from 196 to 204, subject to 1 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

**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.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning district designation and existing development in the area.
3. Any school age children living in this development are presently zoned to attend Sterchi Elementary, Gresham Middle & Central High Schools.
4. With the dedication of additional right-of-way along Jim Sterchi Rd. and to allow the relocation of the intersection of Jim Sterchi Rd. at Dry Gap Pike, the City of Knoxville will be able to move forward on the proposed street improvements for Jim Sterchi Rd.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a RP-1 (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 substantial traffic through residential areas since the subdivision has

direct access to a major and minor collector streets.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property as low density residential and stream protection area. The One Year Plan designates the area as low density residential and floodway. The site is located in the Urban Growth Area of the Growth Policy Plan. The RP-1 zoning approved for this site will allow a density up to 4 du/ac. With a proposed density of 3.08 du/ac, the proposed subdivision is consistent with the One Year Plan, Sector Plan and Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 598 (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.

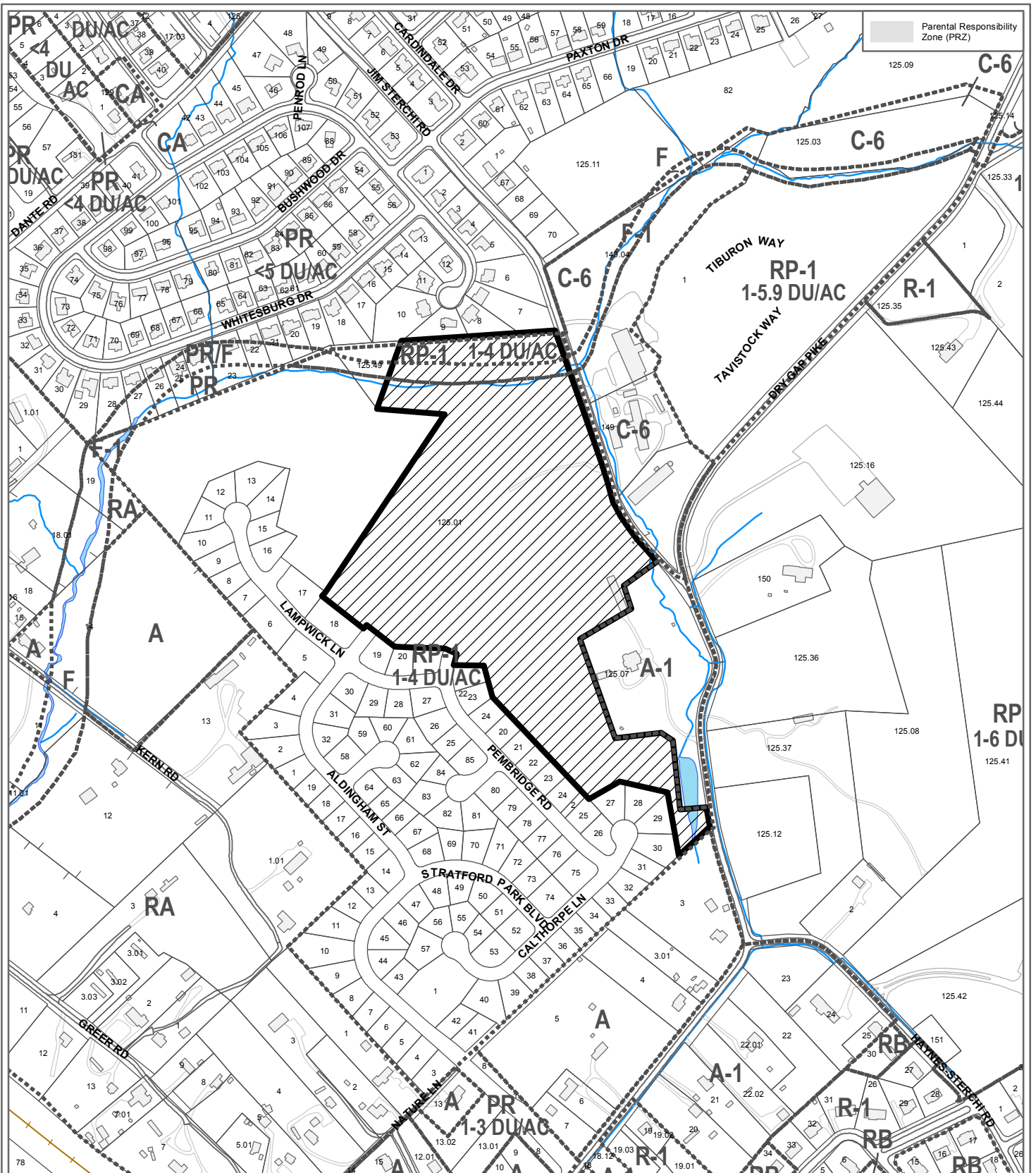
ESTIMATED STUDENT YIELD: 21 (public and private school children, ages 5-18 years)

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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**5-SA-12-C / 5-H-12-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: SPD Properties, LLC  
Stratford Park



Detached Residential Subdivision in RP-1 (Planned Residential)

Map No: 57  
Jurisdiction: City



Original Print Date: 4/23/2012  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

