

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

▶ **FILE #:** 10-SD-17-C **AGENDA ITEM #:** 10  
 10-H-17-UR **AGENDA DATE:** 11/9/2017

POSTPONEMENT(S): 10/12/2017

▶ **SUBDIVISION:** STRATFORD PARK, UNIT 5

▶ **APPLICANT/DEVELOPER:** SPD PROPERTIES

OWNER(S): SPD Properties, LLC

TAX IDENTIFICATION: 57 PART OF 125.01

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 6510 Jim Sterchi Rd

▶ **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)

▶ **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 lots and residences (Stratford Park Subdivision) / RP-1 (Planned Residential)

▶ **NUMBER OF LOTS:** 64

SURVEYOR/ENGINEER: Hayden H. Horton

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:**

▶ **POSTPONE** until the December 14, 2017 MPC meeting as requested by the applicant.

▶ **POSTPONE** until the December 14, 2017 MPC meeting as requested by the applicant.

**COMMENTS:**

The applicant has submitted a new concept plan for unit 5 of Stratford Park Subdivision that includes a total of 64 lots on 17.85 acres at a density of 3.59 du/ac. The original 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. A revised concept plan and use on review approval was granted for Unit 5 of the Subdivision on May 10, 2012. The revised concept plan has now expired.

The applicant has requested a postponement in order to complete an updated Traffic Impact Study and to address comments from staff.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

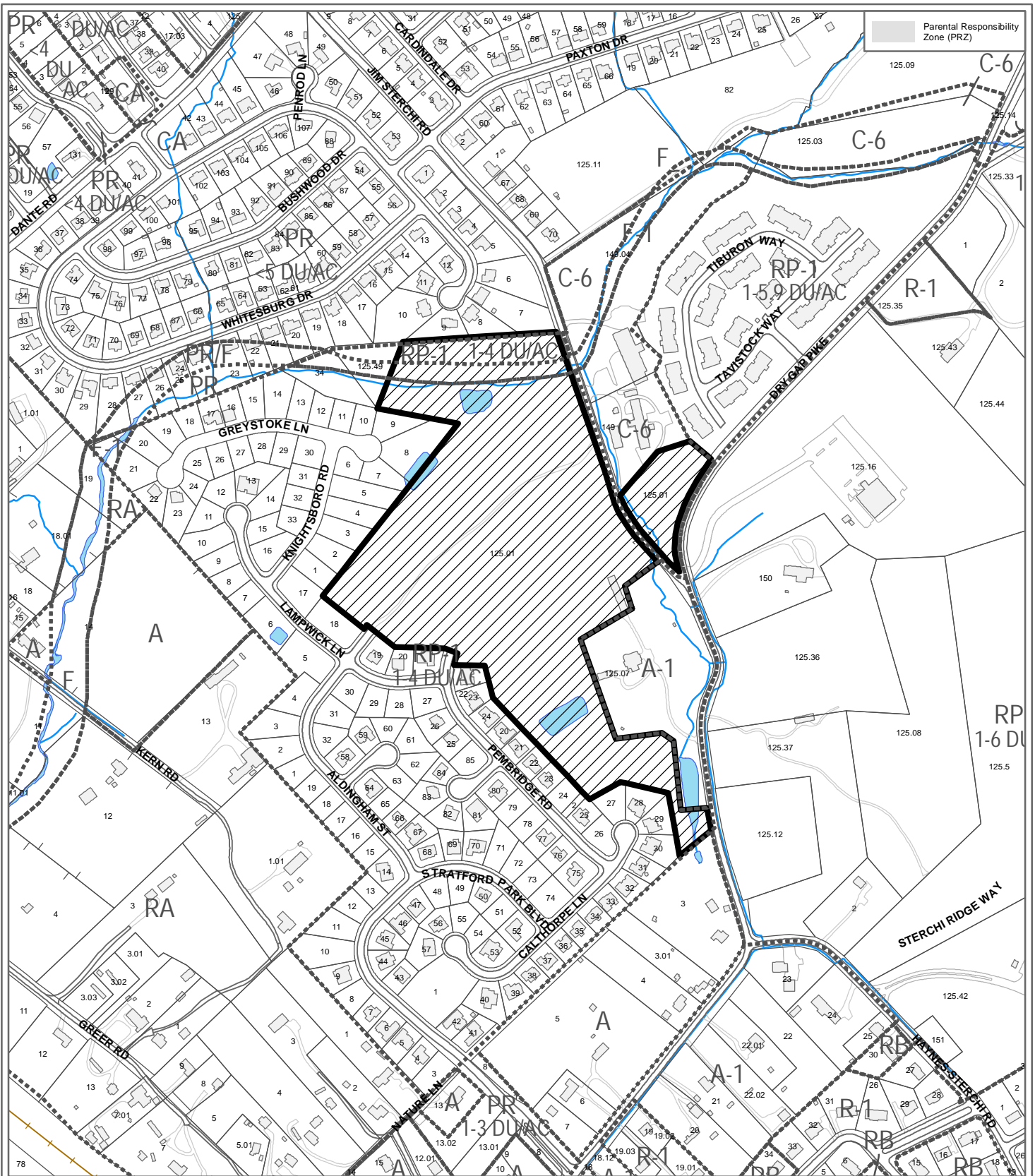
**ESTIMATED STUDENT YIELD:** 23 (public school children, ages 5-18 years)

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.
- 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.

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.



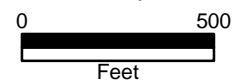
**10-SD-17-C / 10-H-17-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: SPD Properties  
Stratford Park, Unit 5

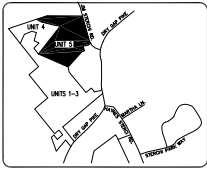


Detached Residential Subdivision in RP-1 (Planned Residential)

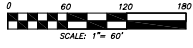
Map No: 57  
Jurisdiction: City



Original Print Date: 9/20/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



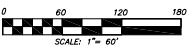
LOCATION MAP N.T.S.



- NOTES:
- 1) ALL DIMENSIONS AND AREAGES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - 2) A TO DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - 3) A TO UTILITY EASEMENT EXISTS TO EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - 4) THIS PROPERTY CONTAINS APPROXIMATELY 1700 SQUARE FEET OF SINGLE FAMILY LOTS AND CHANGING LOTS.
  - 5) THIS PROPERTY IS ZONED SP-1.
  - 6) CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.L.S. SUPPLEMENTED WITH FIELD RUN CONTOURS IN PREVIOUSLY DISTURBED AREAS.
- UTILITIES:
- WATER: KNOXVILLE UTILITIES BOARD
  - SEWER: KNOXVILLE UTILITIES DISTRICT
  - ELECTRIC: KNOXVILLE UTILITIES BOARD
  - GAS: KNOXVILLE UTILITIES BOARD
  - TELEPHONE: AT&T



- SYMBOL LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - ⊙ NON-MONUMENTED POINT
  - ⊕ WATER METER
  - ⊖ WATER METER
  - ⊗ FIRE HYDRANT
  - ⊘ GASE METER
  - ⊙ TELEPHONE POLE
  - ⊖ LIGHT POLE
  - ⊗ CABLE TV
  - ⊙ ELECTRIC BOX
  - ⊖ TELEPHONE BOX
  - ⊗ FENCE LINE
  - ⊘ SANITARY SEWER
  - ⊖ STORM SEWER
  - ⊗ OVERHEAD UTILITIES
  - ⊘ CATCH BASIN
  - ⊖ CURB INLET



I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND CALCULATIONS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE AREA COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED, RECORDED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING

ENGINEER: HAYDEN H. HORTON  
 9900 BARBER LANE, STE. 101  
 DESK: 865.333.8800  
 Project: 201012140036620

NOT FOR CONSTRUCTION

10-SD-17-C / 10-H-17-UR

**CONCEPT PLAN  
 FOR  
 STRATFORD PARK  
 UNIT 5**

Copyright © 2017  
 CITY: KNOXVILLE  
 COUNTY: KNOX  
 STATE: TENNESSEE  
 DISTRICT:  
 WARD: 38  
 G.L.T. MAP: 057  
 ZONING: SP-1  
 PARCEL: PART OF 125.01  
 PLAN:  
 DATED: 201012140036620

JOB NUMBER: 1103002  
 DRAWN BY: HHH  
 CHECKED BY: HHH  
 SURVEY DATE: N/A  
 DRAWING TITLE: UNIT 5 08-28.DWG  
 DRAWING SCALE: 1" = 100'

1 sheet of 2



Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

# SUBDIVISION - CONCEPT

Name of Applicant: SPD PROPERTIES  
 Date Filed: 08/28/2017 Meeting Date: 10/12/2017  
 Application Accepted by: Brusseau 10-SD-11-C  
 Fee Amount: \$2420 File Number: Subdivision - Concept ~~22120~~  
 Fee Amount: 0 Related File Number: Development Plan 16-H-17-UR

**PROPERTY INFORMATION**

Subdivision Name: STRATFORD PARK  
NE ent Adingham St, NE of Stratford  
 Unit/Phase Number: UNIT 5 Park Blvd  
 General Location: BETWEEN DRY GAP PIKE  
& JIM STURCHI ROAD  
 Tract Size: 17.85 ACRES No. of Lots: 64  
 Zoning District: RP-1  
 Existing Land Use: VACANT  
 Planning Sector: NORTH CITY  
 Growth Policy Plan Designation:  
Inside City  
 Census Tract: 49  
 Traffic Zone: 200  
 Parcel ID Number(s): 057 MAP  
PART of 125.01  
 Jurisdiction:  City Council 5th District  
 County Commission 7th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: LARRY A. DOSS  
 Company: SDP PROPERTIES  
 Address: 1201 COLE LANE  
 City: KNOXVILLE State: TN Zip: 37922  
 Telephone: 865.539.6800  
 Fax: 865.539.6813  
 E-mail: HAYDENH@NWKONLINE.COM

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT  
 Name: HAYDEN H HORTON  
 Company: \_\_\_\_\_  
 Address: 9080 BARBEE LN #101  
 City: KNOXVILLE State: TN Zip: 37923  
 Telephone: 865.539.6800 EXT 102  
 Fax: 865.539.6813  
 E-mail: HAYDENH@NWKONLINE.COM

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer K.U.B.  
 Water K.U.B.  
 Electricity K.U.B.  
 Gas K.U.B.  
 Telephone AT&T

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT  
 Name: HAYDENH@NWKONLINE.COM  
 Company: \_\_\_\_\_  
 Address: 9080 BARBEE LN #101  
 City: KNOXVILLE State: TN Zip: 37923  
 Telephone: 865.539.6800 EXT 102  
 Fax: 865.539.6813  
 E-mail: HAYDENH@NWKONLINE.COM

**TRAFFIC IMPACT STUDY REQUIRED**

No  Yes

**USE ON REVIEW**  No  Yes

Approval Requested:

Development Plans in Planned District or Zone  
 Other (be specific): \_\_\_\_\_

**VARIANCE(S) REQUESTED**

No  Yes (If Yes, see reverse side of this form)

**VARIANCES REQUESTED**

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: LARRY A. DOSS

Address: 12735 EVANS RD.

City: Knoxville State: TN. Zip: 37934

Telephone: 865-300-4891

Signature: 

Fax: \_\_\_\_\_

Date: 8/28/2017

E-mail: LDoss@TDS.NET