



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

▶ **FILE #:** 10-SD-17-C
10-H-17-UR

AGENDA ITEM #: 19
AGENDA DATE: 10/12/2017

▶ **SUBDIVISION:** STRATFORD PARK, UNIT 5
▶ **APPLICANT/DEVELOPER:** SPD PROPERTIES
OWNER(S): SPD Properties, LLC

TAX IDENTIFICATION: 57 PART OF 125.01
JURISDICTION: City Council District 5
STREET ADDRESS: 6510 Jim Sterchi Rd

[View map on KGIS](#)

▶ **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 November 9, 2017 MPC meeting as requested by the applicant.

▶ **POSTPONE** until the November 9, 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.

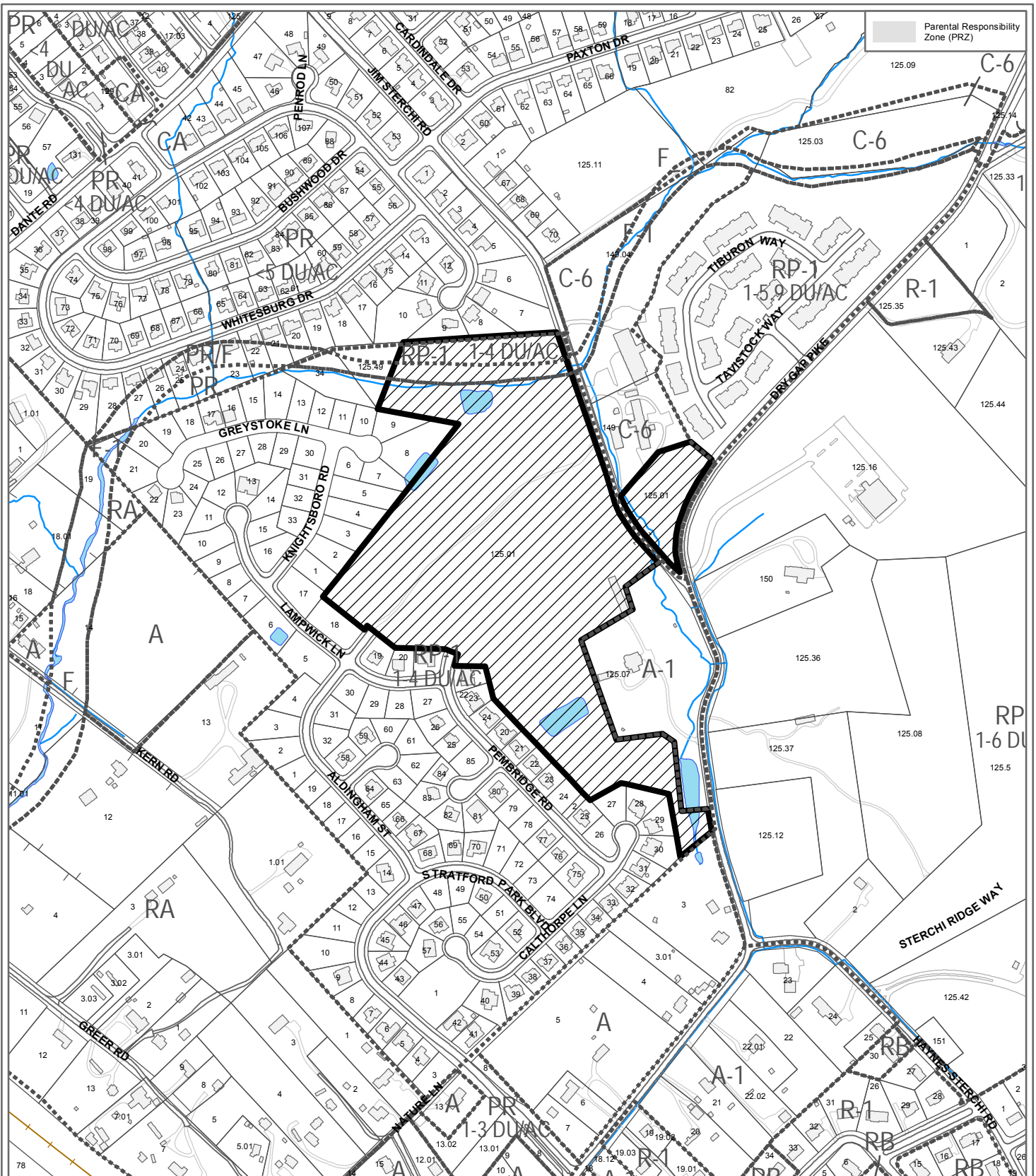
ESTIMATED STUDENT YIELD: 23 (public school children, ages 5-18 years)

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.

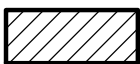
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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**

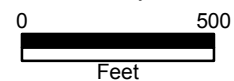
Petitioner: SPD Properties
Stratford Park, Unit 5

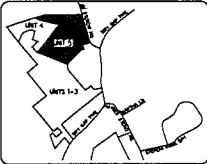


Detached Residential Subdivision in RP-1 (Planned Residential)

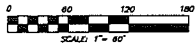
Map No: 57
Jurisdiction: City

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 ANGLES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - 2) TO MAINTAIN UTILITY AND CONSTRUCTION EASEMENTS ABOVE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' ROAD RIGHT OF WAY (ROW) COVERAGE OF EASEMENT RIGHTS IS INSTALLED.
 - 3) THE UTILITY EASEMENT LINES ARE 15' FROM THE 5' COVERAGE OF EASEMENT RIGHTS TO MAINTAIN CITY AND COUNTY LINES.
 - 4) THE PROPERTY IS ZONED R-1.
 - 5) CONTROLS PROVIDED BY HAMILTON COUNTY CALL, SUPPLEMENTED WITH FIELD SURVEY CONTOURS IN THE INDIVIDUALLY DISTURBED AREAS.
 - 6) UTILITIES SHOWN INCLUDE: WATER, SEWER, GAS, TELEPHONE, POWER, AND CABLE TV.
 - 7) UTILITIES SHOWN INCLUDE: WATER, SEWER, GAS, TELEPHONE, POWER, AND CABLE TV.
 - 8) UTILITIES SHOWN INCLUDE: WATER, SEWER, GAS, TELEPHONE, POWER, AND CABLE TV.
 - 9) UTILITIES SHOWN INCLUDE: WATER, SEWER, GAS, TELEPHONE, POWER, AND CABLE TV.
 - 10) UTILITIES SHOWN INCLUDE: WATER, SEWER, GAS, TELEPHONE, POWER, AND CABLE TV.



- SYMBOL LEGEND
- MARK PER FOUND
 - MARK PER SET
 - MARK 3/4" DIAMETER POINT
 - MARK 1/2" DIAMETER POINT
 - MARK 1/4" DIAMETER POINT
 - MARK 1/8" DIAMETER POINT
 - MARK 1/16" DIAMETER POINT
 - MARK 1/32" DIAMETER POINT
 - MARK 1/64" DIAMETER POINT
 - MARK 1/128" DIAMETER POINT
 - MARK 1/256" DIAMETER POINT
 - MARK 1/512" DIAMETER POINT
 - MARK 1/1024" DIAMETER POINT
 - MARK 1/2048" DIAMETER POINT
 - MARK 1/4096" DIAMETER POINT
 - MARK 1/8192" DIAMETER POINT
 - MARK 1/16384" DIAMETER POINT
 - MARK 1/32768" DIAMETER POINT
 - MARK 1/65536" DIAMETER POINT
 - MARK 1/131072" DIAMETER POINT
 - MARK 1/262144" DIAMETER POINT
 - MARK 1/524288" DIAMETER POINT
 - MARK 1/1048576" DIAMETER POINT
 - MARK 1/2097152" DIAMETER POINT
 - MARK 1/4194304" DIAMETER POINT
 - MARK 1/8388608" DIAMETER POINT
 - MARK 1/16777216" DIAMETER POINT
 - MARK 1/33554432" DIAMETER POINT
 - MARK 1/67108864" DIAMETER POINT
 - MARK 1/134217728" DIAMETER POINT
 - MARK 1/268435456" DIAMETER POINT
 - MARK 1/536870912" DIAMETER POINT
 - MARK 1/1073741824" DIAMETER POINT
 - MARK 1/2147483648" DIAMETER POINT
 - MARK 1/4294967296" DIAMETER POINT
 - MARK 1/8589934592" DIAMETER POINT
 - MARK 1/17179869184" DIAMETER POINT
 - MARK 1/34359738368" DIAMETER POINT
 - MARK 1/68719476736" DIAMETER POINT
 - MARK 1/137438953472" DIAMETER POINT
 - MARK 1/274877906944" DIAMETER POINT
 - MARK 1/549755813888" DIAMETER POINT
 - MARK 1/1099511627776" DIAMETER POINT
 - MARK 1/2199023255552" DIAMETER POINT
 - MARK 1/4398046511104" DIAMETER POINT
 - MARK 1/8796093022208" DIAMETER POINT
 - MARK 1/17592186444416" DIAMETER POINT
 - MARK 1/35184372888832" DIAMETER POINT
 - MARK 1/70368745777664" DIAMETER POINT
 - MARK 1/140737491555328" DIAMETER POINT
 - MARK 1/281474983110656" DIAMETER POINT
 - MARK 1/562949966221312" DIAMETER POINT
 - MARK 1/1125899932442624" DIAMETER POINT
 - MARK 1/2251799864885248" DIAMETER POINT
 - MARK 1/4503599729770496" DIAMETER POINT
 - MARK 1/9007199459540992" DIAMETER POINT
 - MARK 1/18014398919081984" DIAMETER POINT
 - MARK 1/36028797838163968" DIAMETER POINT
 - MARK 1/72057595676327936" DIAMETER POINT
 - MARK 1/14411519135265584" DIAMETER POINT
 - MARK 1/28823038270531168" DIAMETER POINT
 - MARK 1/57646076541062336" DIAMETER POINT
 - MARK 1/115292153082124672" DIAMETER POINT
 - MARK 1/230584306164249344" DIAMETER POINT
 - MARK 1/461168612328498688" DIAMETER POINT
 - MARK 1/922337224656997376" DIAMETER POINT
 - MARK 1/1844674449313994752" DIAMETER POINT
 - MARK 1/3689348898627989504" DIAMETER POINT
 - MARK 1/7378697797255979008" DIAMETER POINT
 - MARK 1/14757395594511958016" DIAMETER POINT
 - MARK 1/29514791189023916032" DIAMETER POINT
 - MARK 1/59029582378047832064" DIAMETER POINT
 - MARK 1/118059164756095664128" DIAMETER POINT
 - MARK 1/236118329512191328256" DIAMETER POINT
 - MARK 1/472236659024382656512" DIAMETER POINT
 - MARK 1/944473318048765313024" DIAMETER POINT
 - MARK 1/1888946636097530626048" DIAMETER POINT
 - MARK 1/3777893272195061252096" DIAMETER POINT
 - MARK 1/7555786544390122504192" DIAMETER POINT
 - MARK 1/15111573088780245008384" DIAMETER POINT
 - MARK 1/30223146177560490016768" DIAMETER POINT
 - MARK 1/60446292355120980033536" DIAMETER POINT
 - MARK 1/12089258471024196067104" DIAMETER POINT
 - MARK 1/24178516942048392134208" DIAMETER POINT
 - MARK 1/48357033884096784268416" DIAMETER POINT
 - MARK 1/96714067768193568536832" DIAMETER POINT
 - MARK 1/193428135536387137073664" DIAMETER POINT
 - MARK 1/386856271072774274147328" DIAMETER POINT
 - MARK 1/773712542145548548294656" DIAMETER POINT
 - MARK 1/1547425084291097096589312" DIAMETER POINT
 - MARK 1/3094850168582194193178624" DIAMETER POINT
 - MARK 1/6189700337164388386357248" DIAMETER POINT
 - MARK 1/12379400674328776772714496" DIAMETER POINT
 - MARK 1/24758801348657553545428992" DIAMETER POINT
 - MARK 1/49517602697315107090857984" DIAMETER POINT
 - MARK 1/99035205394630214181715968" DIAMETER POINT
 - MARK 1/198070410789260428363431936" DIAMETER POINT
 - MARK 1/396140821578520856726863872" DIAMETER POINT
 - MARK 1/792281643157041713453727744" DIAMETER POINT
 - MARK 1/1584563286344083427007455488" DIAMETER POINT
 - MARK 1/3169126572688166854014910976" DIAMETER POINT
 - MARK 1/6338253145376333708029821952" DIAMETER POINT
 - MARK 1/12676506290752667416059643904" DIAMETER POINT
 - MARK 1/25353012581505334832119287808" DIAMETER POINT
 - MARK 1/50706025163010669664238575616" DIAMETER POINT
 - MARK 1/101412050326021339328477151232" DIAMETER POINT
 - MARK 1/202824100652042678656954302464" DIAMETER POINT
 - MARK 1/405648201304085357313908604928" DIAMETER POINT
 - MARK 1/811296402608170714627817209856" DIAMETER POINT
 - MARK 1/1622592812216341429255634419712" DIAMETER POINT
 - MARK 1/3245185624432682858511268839424" DIAMETER POINT
 - MARK 1/6490371248865365717022537678848" DIAMETER POINT
 - MARK 1/12980742497730731434045075377792" DIAMETER POINT
 - MARK 1/25961484995461462878090150755584" DIAMETER POINT
 - MARK 1/51922969990922925756180301511168" DIAMETER POINT
 - MARK 1/103845939981845851512360603022336" DIAMETER POINT
 - MARK 1/207691879963691703024721206044672" DIAMETER POINT
 - MARK 1/41538375992738340604944241208944" DIAMETER POINT
 - MARK 1/830767519854766812098884824177888" DIAMETER POINT
 - MARK 1/1661535039709533624197769648355776" DIAMETER POINT
 - MARK 1/33230700794190672483955392967115552" DIAMETER POINT
 - MARK 1/6646140158838134496791078593423104" DIAMETER POINT
 - MARK 1/1329228031767626899358215786844608" DIAMETER POINT
 - MARK 1/2658456063535253798716431573689216" DIAMETER POINT
 - MARK 1/5316912127070507597432863147378432" DIAMETER POINT
 - MARK 1/1063382425414101519486572629475664" DIAMETER POINT
 - MARK 1/2126764850828203038973145258951328" DIAMETER POINT
 - MARK 1/425352970165640607794629051790256" DIAMETER POINT
 - MARK 1/850705940331281215589258103580512" DIAMETER POINT
 - MARK 1/1701411880662562431178516207161024" DIAMETER POINT
 - MARK 1/3402823761325124862357032414322048" DIAMETER POINT
 - MARK 1/6805647522650249724714064828644096" DIAMETER POINT
 - MARK 1/1361129504530049944942812957288192" DIAMETER POINT
 - MARK 1/2722259009060099889885625914576384" DIAMETER POINT
 - MARK 1/5444518018120199779771251829152768" DIAMETER POINT
 - MARK 1/1088903603624039955954253658305536" DIAMETER POINT
 - MARK 1/2177807207248079911908507316611072" DIAMETER POINT
 - MARK 1/4355614414496159823817014633222144" DIAMETER POINT
 - MARK 1/8711228828992319647634029266444288" DIAMETER POINT
 - MARK 1/1742245655798463929526805853288576" DIAMETER POINT
 - MARK 1/3484491311596927859053611706577152" DIAMETER POINT
 - MARK 1/6968982623193855718107223413154304" DIAMETER POINT
 - MARK 1/13937965243977711436214446826308608" DIAMETER POINT
 - MARK 1/27875930487955422872428893652617216" DIAMETER POINT
 - MARK 1/55751860975910845744857787305234432" DIAMETER POINT
 - MARK 1/1115037219518216914971557546104688" DIAMETER POINT
 - MARK 1/2230074439036433829943115092209376" DIAMETER POINT
 - MARK 1/4460148878072867659886230184418752" DIAMETER POINT
 - MARK 1/8920297756145735319772460368837504" DIAMETER POINT
 - MARK 1/1784059511229147063954492073775008" DIAMETER POINT
 - MARK 1/3568119022458294127908984147550016" DIAMETER POINT
 - MARK 1/7136238044916588255817968295100032" DIAMETER POINT
 - MARK 1/14272476089833176511635936590200064" DIAMETER POINT
 - MARK 1/28544952179666353023271873180400128" DIAMETER POINT
 - MARK 1/57089904359332706046543746360800256" DIAMETER POINT
 - MARK 1/114179808718665412093087482721600512" DIAMETER POINT
 - MARK 1/228359617437330824186174965443201024" DIAMETER POINT
 - MARK 1/456719234874661648372349930886402048" DIAMETER POINT
 - MARK 1/913438469749323296744699861772804096" DIAMETER POINT
 - MARK 1/1826876839496446593489399723545608192" DIAMETER POINT
 - MARK 1/3653753678992893186978798447091216384" DIAMETER POINT
 - MARK 1/7307507357985786373957596894182426688" DIAMETER POINT
 - MARK 1/1461501471597157274791519378836453376" DIAMETER POINT
 - MARK 1/2923002943194314549583038757672906752" DIAMETER POINT
 - MARK 1/5846005886388629099166077515345813504" DIAMETER POINT
 - MARK 1/11692011772777258198332155030691627008" DIAMETER POINT
 - MARK 1/23384023545554516396664310061383254016" DIAMETER POINT
 - MARK 1/46768047091109032793328620122766508032" DIAMETER POINT
 - MARK 1/93536094182218065586657240245533016064" DIAMETER POINT
 - MARK 1/187072188364436131173314480491066032128" DIAMETER POINT
 - MARK 1/374144376728872262346628960982132064256" DIAMETER POINT
 - MARK 1/748288753457744524693257921964264128512" DIAMETER POINT
 - MARK 1/1496577507115489489386515839288528256024" DIAMETER POINT
 - MARK 1/2993155014230978978773031678577056512048" DIAMETER POINT
 - MARK 1/59863100284619579575460633571541132096" DIAMETER POINT
 - MARK 1/119726200569239159150921267422822644192" DIAMETER POINT
 - MARK 1/239452401138478318301842534845645288384" DIAMETER POINT
 - MARK 1/478904802276956636603685069691285766768" DIAMETER POINT
 - MARK 1/957809604553913273207370139382571533536" DIAMETER POINT
 - MARK 1/19156192091078265464147402787651430672" DIAMETER POINT
 - MARK 1/38312384182156530928294805575302861344" DIAMETER POINT
 - MARK 1/76624768364313061856589611150605722688" DIAMETER POINT
 - MARK 1/153249536728626123713179222301214445376" DIAMETER POINT
 - MARK 1/306499073457252247426358444602428890752" DIAMETER POINT
 - MARK 1/61299814691450449485271688920485778144" DIAMETER POINT
 - MARK 1/122599629382900898970543377840915552288" DIAMETER POINT
 - MARK 1/245199258765801797941086755681831105568" DIAMETER POINT
 - MARK 1/490398517531603595882173511363662211136" DIAMETER POINT
 - MARK 1/980797035063207191764347022727324422272" DIAMETER POINT
 - MARK 1/1961594070126414385528694055454648444448" DIAMETER POINT
 - MARK 1/392318814025282877105738811089296888896" DIAMETER POINT
 - MARK 1/784637628050565754211477622178593777792" DIAMETER POINT
 - MARK 1/1569275256101131508422955244357175555584" DIAMETER POINT
 - MARK 1/3138550512202263016845910488714351111168" DIAMETER POINT
 - MARK 1/627710102440452603369182097742862222336" DIAMETER POINT
 - MARK 1/125542024880904526673836419548572444672" DIAMETER POINT
 - MARK 1/25108404976180905334767283909714488944" DIAMETER POINT
 - MARK 1/50216809952361810669534567819428977888" DIAMETER POINT
 - MARK 1/100433619904723621339069135638857955776" DIAMETER POINT
 - MARK 1/2008672398094472426781382712777159115552" DIAMETER POINT
 - MARK 1/401734479618894485356276542555431831104" DIAMETER POINT
 - MARK 1/8034689592377889707125530851108636662208" DIAMETER POINT
 - MARK 1/160693791847557794142511061021727334144" DIAMETER POINT
 - MARK 1/321387583695115588285022122042444668288" DIAMETER POINT
 - MARK 1/642775167390231176570044244084889336576" DIAMETER POINT
 - MARK 1/1285550334780462353140088488169778675136" DIAMETER POINT
 - MARK 1/2571100669560924706280176976339557350272" DIAMETER POINT
 - MARK 1/514220133912184941256035395267911470544" DIAMETER POINT
 - MARK 1/1028440267824369882512070790535822941088" DIAMETER POINT
 - MARK 1/2056880535648739765024141581071657882176" DIAMETER POINT
 - MARK 1/411376107129747953004828316214331564352" DIAMETER POINT
 - MARK 1/822752214259495906009656632428631128704" DIAMETER POINT
 - MARK 1/1645504428518998012019313248457262557408" DIAMETER POINT
 - MARK 1/32910088570379960240386264969145251114816" DIAMETER POINT
 - MARK 1/6582017714075992048077252993829042229632" DIAMETER POINT
 - MARK 1/13164035428151984096154857987658084459264" DIAMETER POINT
 - MARK 1/2632807085630396819230971597531616891712" DIAMETER POINT
 - MARK 1/52656141712607936384619431950632337824224" DIAMETER POINT
 - MARK 1/10531228342521587276938883900126675648448" DIAMETER POINT
 - MARK 1/21062456685043174553877767800253351288896" DIAMETER POINT
 - MARK 1/4212491337008634910775553560050670257792" DIAMETER POINT
 - MARK 1/8424982674017269821551107120101340515584" DIAMETER POINT
 - MARK 1/16849965348034539643102214400202681031168" DIAMETER POINT
 - MARK 1/33699930696069079286204428800405362062336" DIAMETER POINT
 - MARK 1/67399861392138158572408857600810724124672" DIAMETER POINT
 - MARK 1/13479972278427631714481771520161448245144" DIAMETER POINT
 - MARK 1/2695994455685526342896354304032289690288" DIAMETER POINT
 - MARK 1/5391988911371052685792708608064579380576" DIAMETER POINT
 - MARK 1/10783977822742105371584417216128115611552" DIAMETER POINT
 - MARK 1/21567955645484210743168834432256231222304" DIAMETER POINT
 - MARK 1/43135911290968421486337668864512462444608" DIAMETER POINT
 - MARK 1/862718225819368429726753377290248248912" DIAMETER POINT
 - MARK 1/172543645163873685445350675458048497824" DIAMETER POINT
 - MARK 1/345087290327747370890701350916096995648" DIAMETER POINT
 - MARK 1/690174580655494741781402701832193991296" DIAMETER POINT
 - MARK 1/1380349161310989483562805403664387982592" DIAMETER POINT
 - MARK 1/2760698322621978967125610873328775965184" DIAMETER POINT
 - MARK 1/552139664524395793425122174665751931136" DIAMETER POINT
 - MARK 1/1104279329048791568850244349331503862272" DIAMETER POINT
 - MARK 1/2208558658097583137700488698663007724544" DIAMETER POINT
 - MARK 1/4417117316195166275400977397326015488896" DIAMETER POINT
 - MARK 1/8834234632390332550801954794652030977792" DIAMETER POINT
 - MARK 1/17668469264780665101603909589304061955584" DIAMETER POINT
 - MARK 1/35336938529561330203207819178608123111168" DIAMETER POINT
 - MARK 1/70673877059122660406415638357216246222336" DIAMETER POINT
 - MARK 1/141347754118245320812831276714432492444672" DIAMETER POINT
 - MARK 1/28269550823649064162566255342886498489144" DIAMETER POINT
 - MARK 1/5653910164729812832513251068577299788888" DIAMETER POINT
 - MARK 1/1130782032945962566502650213715599577776" DIAMETER POINT
 - MARK 1/2261564065891925133005300427431199155552" DIAMETER POINT
 - MARK 1/4523128131783850266010600854862398311104" DIAMETER POINT
 - MARK 1/9046256263567700532021201709724796622208" DIAMETER POINT
 - MARK 1/18092512527135401064042403419449585244416" DIAMETER POINT
 - MARK 1/36185025054270802128084806838899170488832" DIAMETER POINT
 - MARK 1/72370050108541604256169613677798340977664" DIAMETER POINT
 - MARK 1/14474010021708320851233922735558688195552" DIAMETER POINT
 - MARK 1/2894802004341664170246784547111737791104" DIAMETER POINT
 - MARK 1/5789604008683328340493569094223475422208" DIAMETER POINT
 - MARK 1/11579208017366656680987138184469508444416" DIAMETER POINT
 - MARK 1/23158416034733313361974276368939016888832" DIAMETER POINT
 - MARK 1/46316832069466626723948552737878033777664" DIAMETER POINT
 - MARK 1/92633664138933253447897105475756067555328" DIAMETER POINT
 - MARK 1/18526732827786650689579421095151213110656" DIAMETER POINT
 - MARK 1/37053465655573301379158842190302426221312" DIAMETER POINT
 - MARK 1/741069313

KNOXVILLE AND COUNTY

M P C

METROPOLITAN PLANNING COMMISSION

THE PLANNING SERVICE

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

Request to Postpone • Table • Withdraw

Name of Applicant: SPD PROPERTIES
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): (10-SD-17-C)/(10-H-17-UR)

Date Scheduled for MPC Review: MEETING DATE: 10/12/2017

Date Request Filed: 9/20/17 Request Accepted by: Thomas Buchler

REQUEST

Postpone
Please postpone the above application(s) until:
November 9, 2017
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
TIME TO CONDUCT A TRAFFIC STUDY

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

APPLICATION AUTHORIZATION
I hereby certify that I am the property owner, applicant, or applicant's authorized representative.
Signature: [Signature]

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

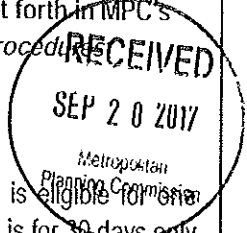
PLEASE NOTE
Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*

POSTPONEMENTS
Any first time (new) MPC application is eligible for automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



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 Adinghams 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

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)

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