CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

Related File Number:

Date of Revision:

1-SB-05-C



Density: 2.73 du/ac

File Number:	1-D-05-UR
Application Filed:	12/13/2004
Applicant:	STRATFORD PARK, LLC
Owner:	

PROPERTY INFORMATION

General Location: West side of Dry Gap Pike and Jim Sterchi Rd., north of Haynes Sterchi Rd.

Other Parcel Info.:

57 PART OF 125.01 & 125.13 Tax ID Number: Jurisdiction: City Size of Tract: 67.07 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:	Detached single-family subdivision		
Sector Plan:	North City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

RP-1 (Planned Residential) Pending

6517 Jim Sterchi Rd

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	Tom Brechko			
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 196 detached single family dwellings on individual lots subject to 2 conditions.			
Staff Recomm. (Full):	 Meeting all applicable requirements of the approved concept subdivision plan. 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:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE			
	 The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site. The proposed detached single-family subdivision is consistent in use and density with rezoning that was recently approved by City Council. Any school age children living in this development are presently zoned to attend Sterchi Elementary, Gresham Middle & Central High Schools. Upon review of the traffic study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadway to handle the projected traffic with the recommended improvements. As identified above, it is Staff's position that a second access should be provided. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY 			
	 ZONING ORDINANCE 1. With the stated conditions, the proposed detached single-family 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 additional 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 3 du/ac. With a proposed density of 2.69 du/ac, the proposed subdivision is 			
MDC Action	consistent with the One Year Plan, Sector Plan and Growth Policy Plan.			
MPC Action:	Approved MPC Meeting Date: 5/12/2005			
Details of MPC action:	 Meeting all applicable requirements of the approved concept subdivision plan. 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.			

Summary of MPC action:	APPROVE the development plan for up to 196 detached single family dwellings on individual lots subject to 2 conditions.				
Date of MPC Approval:	5/12/2005	Date of Denial:	Postponements:	1/13/2005-4/14/2005	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:				
LEGISLATIVE ACTION AND DISPOSITION					

Legislative Body:	Knoxville City Council	
Date of Legislative Action:		Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:		Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: