

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 11-C-04-RZ **Related File Number:**
Application Filed: 10/6/2004 **Date of Revision:**
Applicant: STRATFORD PLACE DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: West side Dry Gap Pike and Jim Sterchi Rd., north of Haynes Sterchi Rd.
Other Parcel Info.:
Tax ID Number: 57 125.01 OTHER: PORTION ON WEST SIDE JIM STER **Jurisdiction:** City
Size of Tract: 77 acres
Accessibility: Access is via Jim Sterchi Rd., a minor collector street with 17' of pavement width within 30' of right of way, or Dry Gap Pike, a major collector street with 20' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 4 du/ac
Sector Plan: North City **Sector Plan Designation:** LDR, Stream and Slope Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with residential uses under A, A-1, A, PR, RP-1 and RA zoning. There are some commercial uses located to the east of the subject property, zoned C-6.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural) and F-1 (Floodway)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) and F-1 (Floodway)
Previous Requests: None noted
Extension of Zone: Not an extension of RP-1, but is an extension of the similar PR zone from the north.
History of Zoning: None noted

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:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density of 1 to 4 du/ac.

Staff Recomm. (Full):

RP-1 zoning at the recommended density is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. RP-1 zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is less density than the PR subdivision to the north.
3. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density, up to 308 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 3,080 vehicle trips per day to the street system and about 156 children under the age of 18 to the school system.
3. If more than 75 lots are proposed a traffic impact study will be required to be submitted with the development plan as part of the concept plan/use on review process. The development plans will have to provide certification of the 300 feet of required sight distance on Jim Sterchi Rd. and/or Dry Gap Pike from the proposed access drive to the development. Staff may recommend for the development to include more than one access point. The sight distance appears to be sufficient on Jim Sterchi Rd., but is questionable on Dry Gap Pike. The existing 17 feet road width on Jim Sterchi Rd. is marginal for the residential development which would be allowed under the proposed zoning and density. There is also a one-lane bridge on Jim Sterchi Rd., near the intersection with Dry Gap Pike, which creates a hazardous traffic condition. The developer will be expected to work with MPC staff and the engineering department in making any street improvements that may be required as part of this development.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses for the majority of the site and slope protection on two small portions, consistent with this proposal. The applicant will be expected to lay out the development plans in a way that meets slope protection requirements. Because of slope constraints, development at the maximum approved density may not be possible or appropriate.
2. The City of Knoxville One Year Plan proposes low density residential uses for the site, consistent with the proposal.
3. This request should not generate similar zoning requests in this immediate area in the future, because there are no large tracts in the area that are not already zoned for residential development.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by the Knoxville Department of Engineering and MPC staff.

MPC Action:

Approved

MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) & F-1 (Floodway) at a density of 1 to 4 du/ac.

Date of MPC Approval: 11/10/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 12/7/2004

Date of Legislative Action, Second Reading: 1/4/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: