

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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www.knoxmpc.org

File Number: 11-J-02-UR **Related File Number:**
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: GARY & JANICE HINES
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Dry Gap Pk., west of Rifle Range Rd.
Other Parcel Info.:
Tax ID Number: 57 125.34 **Jurisdiction:** City
Size of Tract: 7.45 acres
Accessibility: Access is via Dry Gap Pike, a major collector street, with a 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached single family dwellings **Density:** 0.27 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Sterchi Hills Subdivision and Sterchi Hills Villas, located to the north of this site, are large residential developments that contain hundreds of dwellings. The larger tracts of land in the immediate area are being developed as low density residential homesites. Two church sites have also recently been approved within 400' of the site.

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

Street: 1020 Dry Gap Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

subject to 4 conditions.

Date of MPC Approval: 11/14/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: