CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number: 11-J-02-UR 10/15/2002 **Application Filed:** 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 Access is via Dry Gap Pike, a major collector street, with a 21' pavement width within a 50' right-of-way. Accessibility:

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land Surrounding Land Use: Detached single family dwellings Density: 0.27 du/ac **Proposed Use:** North City Sector Plan: Sector Plan Designation: **Growth Policy Plan:** Urban Growth Area (Inside City Limits) Sterchi Hills Subdivision and Sterchi Hills Villas, located to the north of this site, are large residential **Neighborhood Context:** 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) 1020 Dry Gap Pike

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

Current 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 two detached single family dwellings each on an individual lot subject to 4 conditions.	
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Department of Engineering. Providing a shared access drive for the two lots and certifying on the final plat that the shared access drive meets the sight distance requirements. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 	S
	With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.	
Comments:	The applicant is proposing to subdivide a 7.46 acre tract into 2 lots with a density of 0.27 du/ac. There will be one detached single-family residence per lot. There are two sinkholes on the site. The applicant will have to designate a 50' setback from the outer hatchered contour of the sinkholes. Due to the close proximity of the intersection of Dry Gap Pike and Rifle Range Rd. to the property, Staff is recommending a shared access drive to serve the two lots.	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE	
	 The proposed minor subdivision should have minimal impact on local services since facilities (water, sewer and street access) are already available for the two lots. The proposed lots should have minimal impact on properties in the area due to the low density being proposed. 	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE	
	1. There are no specific use-on-review standards in the Ordinance for a detached single-family dwelling	g.
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS	
	1. At a proposed density of 0.27 du/ac, the use is consistent with the North City Sector Plan which designates this area as being within a Slope Protection Area with a density not to exceed 2 du/ac (for slopes of 15-25%).	
MPC Action:	Approved MPC Meeting Date: 11/14/2002	
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Department of Engineering. Providing a shared access drive for the two lots and certifying on the final plat that the shared access drive meets the sight distance requirements. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 	s
	With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.	
Summary of MPC action:	APPROVE the development plan for two detached single family dwellings each on an individual lot	

subject to 4 conditions.

11/14/2002

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Legislative Body:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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: