

# 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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**File Number:** 2-F-06-UR                      **Related File Number:**  
**Application Filed:** 1/9/2006              **Date of Revision:**  
**Applicant:** STRATFORD PARK, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Dry Gap Pike, northeast of Nature Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 M A 8 & 13.01                      **Jurisdiction:** County  
**Size of Tract:** 1.51 acres  
**Accessibility:** Access is via Dry Gap Pike, a major collector street with a 18' pavement width within a 40' right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Two detached single-family lots                      **Density:** 1.32 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** The site is located along a section of Dry Gap Pike that has developed as single-family residences under A (Agricultural) zoning. The Stratford Park Subdivision that was approved on May 12, 2005 is within the City of Knoxville's RP-1 (Planned Residential) Zoning District.

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

**Street:** 531 Dry Gap Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was rezoned to PR (Planned Residential) at 1-3 du/ac by Knox County Commission on July 25, 2005 (6-E-05-RZ).

## 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 two detached single family dwellings, with each dwelling to be on an individual lot, subject to 4 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
4. Meeting all applicable requirements of the approved concept subdivision plan (1-SB-05-C).

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The concept plan for Stratford Park Subdivision was approved by the Planning Commission on May 12, 2005 for up to 196 detached single lots. While the majority of the subdivision is located in the City of Knoxville and is zoned RP-1 (Planned Residential), this portion of the subdivision is located within the County. When the concept plan was approved for the subdivision the property was zoned A (Agricultural). The property was rezoned to PR (Planned Residential) at a density of 1-3 du/ac on July 25, 2005. With the PR zoning designation, a use-on-review approval is required for the two proposed dwellings. The public street that will provide access to this subdivision will not be changed by this request.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed dwelling units will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed density of this portion of the subdivision is 1.32 du/ac which is consistent with the approved zoning density (up to 3 du/ac).
3. Any school age children living in this development are presently zoned to attend Sterchi Elementary, Gresham Middle and Central High Schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached single-family subdivision meets the standards for development within a PR (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.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North City Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 3 du/ac. With a proposed density of 1.32 du/ac, the use-on-review

request is consistent with the Sector Plan and zoning designation.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 2/9/2006

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the approved concept subdivision plan (1-SB-05-C).

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, with each dwelling to be on an individual lot, subject to 4 conditions.

**Date of MPC Approval:**

2/9/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knox County Board of Zoning Appeals

**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:**