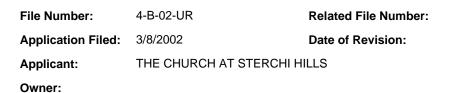
## CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW





Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location:	Southeast side of Dry Gap Pk., east of Jim Sterchi Rd.		
Other Parcel Info.:			
Tax ID Number:	57 125.16	Jurisdiction:	City
Size of Tract:	15 acres		
Accessibility:	Access is via Dry Gap Rd., a collector street with a pavement w	idth of 20' within	a 40' right-of-way.

# GENERAL LAND USE INFORMATION Existing Land Use: Vacant

Existing Land Use.	vacant		
Surrounding Land Use:			
Proposed Use:	Church		Density:
Sector Plan:	North City	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The site is located in a developing residential area. Sterchi Hills Subdivision and Sterchi Hills Villas, located to the north of this site, are large residential developments that contain hundreds of dwellings.		

Another church is being developed in this area at the intersection of Dry Gap Pike and Rifle Range Rd.

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

**RP-1** (Planned Residential)

Street:

904 Dry Gap Pike

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: Property zoned RP-1 at time of annexation

#### 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:	Dan Kelly		
Staff Recomm. (Abbr.):	APPROVE the request for a church at this location as shown on the development plan subject to 7 conditions		
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knox County Health Dept.</li> <li>Meeting all applicable requirements of the Knoxville City Arborist.</li> <li>Installing the proposed landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit.</li> <li>In order to obtain a street connection permit, relocate the driveway entrance at Dry Gap Pike to provide a minimum of 125' of separation from Jim Sterchi Rd. and at a location that will provide at least 300' of sight distance in each direction or locate the driveway as directed by the Knoxville City Engineer.</li> <li>Meeting all applicable requirements of the Knoxville City Engineer.</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> </ol>		
Comments:	other criteria for approval of a use on review. The applicant is requesting approval of a development plan for a church in the vicinity of Jim Sterchi Rd. and Dry Gap Pk. The plan calls for the construction of three buildings. The church sanctuary is to eventually contain seating for up to 750 people. Significant residential development has occurred in this area over the past few years. The site is located across from vacant commercially zoned property. Staff would anticipate this church could be constructed at this location with little or no negative impact on the surrounding area.		
	The City Engineer has previously granted a grading permit to this applicant. The site has been graded. A driveway has been constructed offset from the intersection of Jim Sterchi Rd. and Dry Gap Pike. The current driveway location does not meet the minimum intersection offset requirements. Additionally, the sight distance at the proposed driveway location is very poor when looking to the north. The staff will require the driveway be relocated to provide adequate sight distance and intersection separation.		
MPC Action:	Approved MPC Meeting Date: 4/11/2002		
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the Knox County Health Dept.</li> <li>Meeting all applicable requirements of the Knoxville City Arborist.</li> <li>Installing the proposed landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit.</li> <li>In order to obtain a street connection permit, relocate the driveway entrance at Dry Gap Pike to provide a minimum of 125' of separation from Jim Sterchi Rd. and at a location that will provide at least 300' of sight distance in each direction or locate the driveway as directed by the Knoxville City Engineer.</li> <li>Meeting all applicable requirements of the Knoxville City Engineer.</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the</li> </ol>		
	other criteria for approval of a use on review.		
Summary of MPC action:	APPROVE the request for a church at this location as shown on the development plan subject to 7		

conditions

4/11/2002

Date of Denial:

**Postponements:** 

Date of MPC Approval: 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: