

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: 4-J-16-UR

Related File Number:

Application Filed: 2/26/2016

Date of Revision:

Applicant: STERCHI HILLS

PROPERTY INFORMATION

General Location: Southeast side of Dry Gap Pike, southeast end of Jim Sterchi Rd.

Other Parcel Info.:

Tax ID Number: 57 125.16

Jurisdiction: City

Size of Tract: 15.07 acres

Accessibility: Access is via Dry Gap Pike, a major collector street with a 22' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: New access driveway

Density:

Sector Plan: North City Sector Plan Designation: LDR and HP

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located in an area that has a mix of residential, institutional and commercial uses that have developed under RP-1 (Planned Residential), R-1 (Low Density Residential) and C-6 (General Commercial Park) zoning.

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

Street: 904 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:

Details of Action:

- 1. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 2. Maintaining at least 300' of sight distance in both directions along Dry Gap Pike at the new entrance.

With the conditions noted above, this request meets all criteria for a use-on-review in the RP-1 zoning district.

Summary of Action:

APPROVE the request for a new access driveway for the existing church as shown on the development plan subject to 2 conditions

Date of Approval:

4/14/2016

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Withdrawn prior to publication?: Action Appealed?: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:

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: