CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number:	4-J-16-UR
Application Filed:	2/26/2016
Applicant:	STERCHI HILLS

Related File Number: Date of Revision:
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PROPERTY INFORMATION

General Location:Southeast side of Dry Gap Pike, southeast end of Jim Sterchi Rd.Other Parcel Info.:Jurisdiction:Tax ID Number:57 125.16Size of Tract:15.07 acresAccessibility: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

Existing Land Use: Chur Surrounding Land Use:

U			
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.

RP-1 (Planned Residential)

 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: 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:

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 request for a new access driveway for the existi development plan subject to 2 conditions	ng church as shown on the	
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Departr Maintaining at least 300' of sight distance in both directions 		
	With the conditions noted above, this request meets all criteria district.	for a use-on-review in the RP-1 zoning	
Comments:	The applicant is requesting approval of a new access driveway Sterchi Hills) that is located on the southeast side of Dry Gap F Rd.		
	A use on review approval was granted for the church in 2002 (a entrance for the church is located directly across from the inter Pike. While the applicant's engineer in 2002 had provided a le 300' of sight distance in each direction at the church entrance, The new access driveway will be located approximately 1000' r just northeast of Beaumaris Way, the access driveway for Beau new access driveway will have a steeper grade at this location, will be greatly improved.	section of Jim Sterchi Rd. at Dry Gap tter certifying that there was at least sight distance to the north is limited. northeast of the existing entrance and umaris Park Condominiums. While the	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY THE COMMUNITY AS A WHOLE	Y, SURROUNDING PROPERTY AND	
	 The proposed development will have minimal impact on loca serve this site. The new driveway is being located along a section of the pro- maximize sight distance along Dry Gap Pike. 		
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLIS ORDINANCE	SHED BY THE KNOXVILLE ZONING	
	 With the recommended conditions, the proposed access drithe RP-1 (Planned Residential) zoning district. The proposed access driveway is consistent with the genera review: The proposed development is consistent with the adop Plan, North City Sector Plan and Wireless Communications Fa the general purpose and intent of the Zoning Ordinance. Since larger tracts of land, the use will not significantly injure the valu draw additional traffic through residential areas. 	al standards for uses permitted on oted plans and policies of the General icility Plan. The use is in harmony with this site is in an area consisting of	
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		
	 The North City Sector Plan proposes low density residential protection. The site is located within the Urban Growth Area on the Kno Policy Plan map. 		
Action:	Approved	Meeting Date: 4/14/2016	

Details of Action:	 Meeting all applicable requirements of the Knoxville Department of Engineering. Maintaining at least 300' of sight distance in both directions along Dry Gap Pike at the new entrance. 		
	With the conditi district.	ons noted above, this request me	ets all criteria for a use-on-review in the RP-1 zoning
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: