

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 5-H-12-UR                      **Related File Number:** 5-SA-12-C  
**Application Filed:** 3/26/2012              **Date of Revision:**  
**Applicant:** SPD PROPERTIES, LLC

## **PROPERTY INFORMATION**

**General Location:** West side of Jim Sterchi Rd., west of Dry Gap Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 PART OF 12501                      **Jurisdiction:** City  
**Size of Tract:** 17.85 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached Residential Subdivision                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR, SP & HP  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 6521 Jim Sterchi Rd  
**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:**

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:**  
**Requested 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 development plan for up to 55 detached residential units on individual lots for proposed Unit 5, and an increase in the total number of residential units within the subdivision from 196 to 204, subject to 1 condition.

**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

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

- 1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
- 2. The proposed detached residential subdivision is consistent in use and density with the zoning district designation and existing development in the area.
- 3. Any school age children living in this development are presently zoned to attend Sterchi Elementary, Gresham Middle & Central High Schools.
- 4. With the dedication of additional right-of-way along Jim Sterchi Rd. and to allow the relocation of the intersection of Jim Sterchi Rd. at Dry Gap Pike, the City of Knoxville will be able to move forward on the proposed street improvements for Jim Sterchi Rd.

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

- 1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a RP-1 (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 substantial traffic through residential areas since the subdivision has direct access to a major and minor collector streets.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The North City Sector Plan identifies this property as low density residential and stream protection area. The One Year Plan designates the area as low density residential and floodway. The site is located in the Urban Growth Area of the Growth Policy Plan. The RP-1 zoning approved for this site will allow a density up to 4 du/ac. With a proposed density of 3.08 du/ac, the proposed subdivision is consistent with the One Year Plan, Sector Plan and Growth Policy Plan.

**Action:** Approved

**Meeting Date:** 5/10/2012

**Details of Action:** 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

**Summary of Action:** APPROVE the development plan for up to 55 detached residential units on individual lots for proposed Unit 5, and an increase in the total number of residential units within the subdivision from 196 to 204, subject to 1 condition.

**Date of Approval:** 5/10/2012

**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:**