

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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www.knoxmpc.org

File Number: 7-Q-02-UR **Related File Number:**
Application Filed: 6/17/2002 **Date of Revision:**
Applicant: THE CHURCH AT STERCHI HILLS
Owner:

PROPERTY INFORMATION

General Location: South side of Dry Gap Pk., east of Jim Sterchi Rd.
Other Parcel Info.:
Tax ID Number: 57 125.16 **Jurisdiction:** City
Size of Tract: 15.07 acres
Accessibility: Access is via Dry Gap Pk., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Revised development plan for a 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)

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: Property zoned RP-1 at time of annexation

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a church at this location as shown on the revised development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Combining all of the church owned property into one parcel through the subdivision process.
3. An additional Use on Review will be required at the time any future expansion of the auditorium / sanctuary is proposed that will result in the need for additional parking.
4. Obtaining a variance from the Knoxville Board of Zoning Appeals to permit a driveway in a RP-1 district to be constructed opposite the non-continuous leg of a "T" intersection (Article 5, Section 7 B.2.b.)
- 5.. Meeting all applicable requirement of the Knoxville Dept. of Engineering.
6. Meeting all applicable requirements of the Knoxville City Arborist.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review.

Comments: 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 across from the intersection of Jim Sterchi Rd. and Dry Gap Pike. Only in an R-1 district is a driveway permitted to be located opposite the non-continuous leg of a "T" intersection. At the April 11, 2002 MPC meeting, the development plan for the church was approved requiring the driveway location be offset from the intersection. Additionally, staff expressed concerns regarding the sight distance at the proposed driveway location. Since that time, the church has completed grading the bank back at the proposed driveway location. Their engineer has submitted a letter certifying the sight distance meets or exceeds the current standard of 300' in each direction. Due to the topography of the site and the presence of rock outcroppings, the City Engineer has agreed to support a variance to the Zoning Ordinance to permit the driveway at the proposed location.

MPC Action: Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Combining all of the church owned property into one parcel through the subdivision process.
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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 revised development plan subject to 7 conditions

Date of MPC Approval: 7/11/2002

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: