

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 4-J-16-UR

AGENDA ITEM #: 56

AGENDA DATE: 4/14/2016

▶ **APPLICANT:** **STERCHI HILLS**
 OWNER(S): Second Baptist Church of Clinton, Inc.

TAX ID NUMBER: 57 125.16 [View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 904 Dry Gap Pike

▶ **LOCATION:** **Southeast side of Dry Gap Pike, southeast end of Jim Sterchi Rd.**

▶ **APPX. SIZE OF TRACT:** **15.07 acres**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Fork Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Church**

▶ **PROPOSED USE:** **New access driveway**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RP-1 (Planned Residential)

South: Residence and vacant land / RP-1 (Planned Residential)

East: Residences / RP-1 (Planned Residential)

West: Mixed businesses / C-6 (General Commercial Park)

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.

STAFF RECOMMENDATION:

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

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.

COMMENTS:

The applicant is requesting approval of a new access driveway for an existing church (The Church at Sterchi Hills) that is located on the southeast side of Dry Gap Pike, at the southeast end of Jim Sterchi Rd.

A use on review approval was granted for the church in 2002 (4-B-02-UR & 7-Q-02-UR). The existing entrance for the church is located directly across from the intersection of Jim Sterchi Rd. at Dry Gap Pike. While the applicant's engineer in 2002 had provided a letter certifying that there was at least 300' of sight distance in each direction at the church entrance, sight distance to the north is limited. The new access driveway will be located approximately 1000' northeast of the existing entrance and just northeast of Beaumaris Way, the access driveway for Beaumaris Park Condominiums. While the new access driveway will have a steeper grade at this location, the sight distance along Dry Gap Pike will be greatly improved.

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

1. The proposed development will have minimal impact on local services since utilities are available to serve this site.
2. The new driveway is being located along a section of the property's street frontage that will maximize sight distance along Dry Gap Pike.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed access driveway meets the standards required in the RP-1 (Planned Residential) zoning district.
2. The proposed access driveway 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, North City Sector Plan and Wireless Communications Facility Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is in an area consisting of larger tracts of land, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

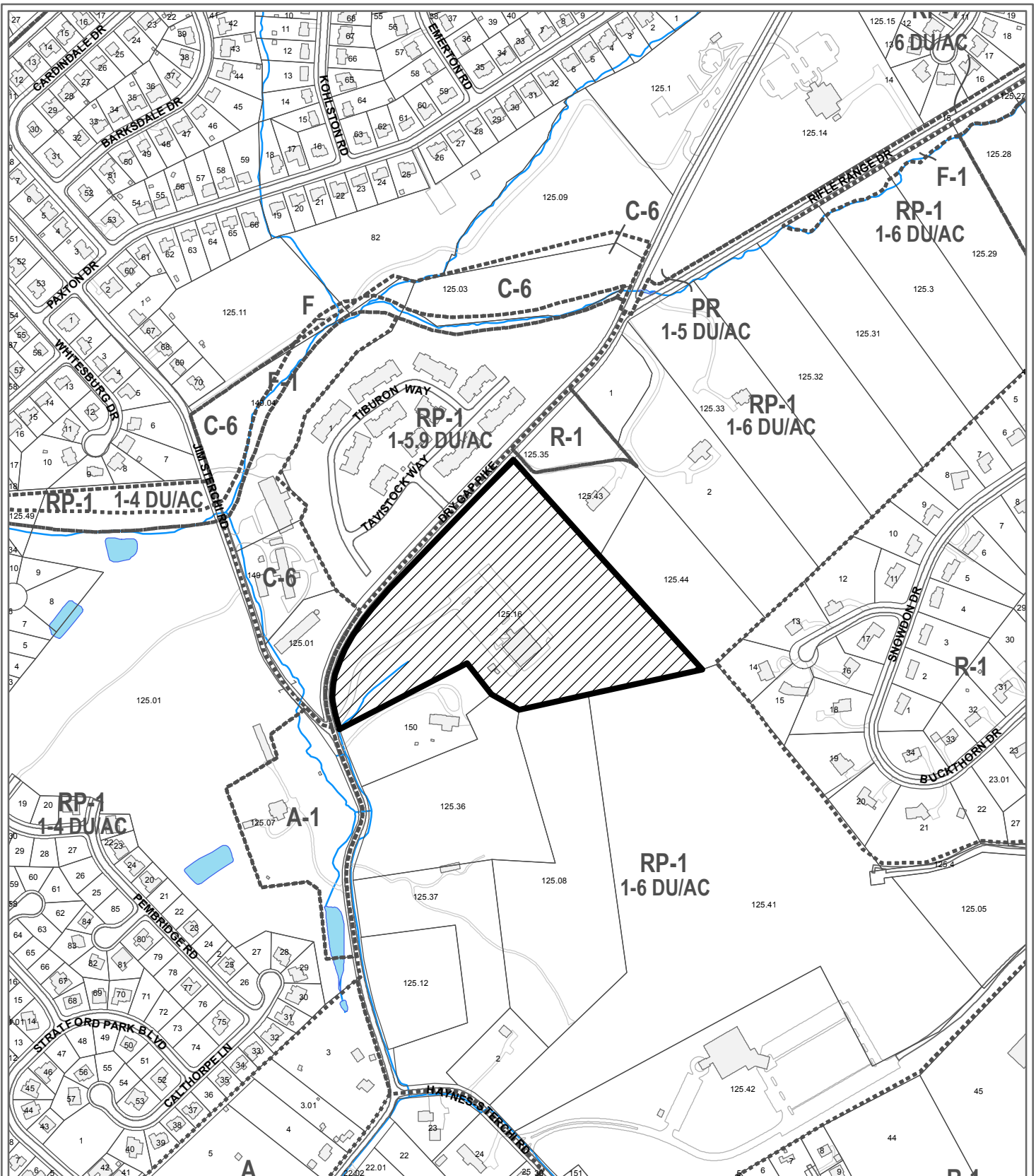
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses on this property and hillside protection.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-J-16-UR
USE ON REVIEW**

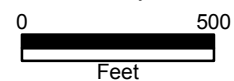


New access driveway in RP-1 (Planned Residential)

Petitioner: Sterchi Hills

Map No: 57

Jurisdiction: City



Original Print Date: 3/22/2016

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

A NEW ROAD DESIGN FOR:

THE CHURCH AT STERCHI HILLS

904 DRY GAP PIKE
KNOXVILLE, TN 37918

Michael Brady Inc.

Architecture · Engineering · Interiors

VICINITY MAP



PROJECT INFORMATION:

OWNER: THE CHURCH AT STERCHI HILLS
CONTACT: MR. JOEL DEW
904 DRY GAP PIKE
KNOXVILLE, TN 37918
(865) 281-8717

CITY BLOCK NO.: 38134
CLT NO.: 57
PARCEL ID: 057 12516

VERTICAL DATUM: KGISNAVD08

SETBACKS: 25' FRONT
15' REAR
5' SIDE

ZONE: RP-1, PLANNED RESIDENTIAL DISTRICT

LIST OF DRAWINGS:

- GENERAL
- CVR COVER SHEET
- SURVEY
- S81.1 SITE SURVEY
- GENERAL
- C0.1 CIVIL LEGENDS & NOTES
- C0.3 OVERALL SITE PLAN
- CIVIL AND SITE ENGINEERING
- C1.1 PHASE 1 EROSION PREVENTION & SEDIMENT CONTROL PLAN
- C1.2 PHASE 2 EROSION PREVENTION & SEDIMENT CONTROL PLAN
- C2.0 SITE DEMOLITION PLAN
- C3.0 SITE LAYOUT PLAN
- C4.0 SITE GRADING & DRAINAGE PLAN
- C6.0 PROFILE
- C7.1 CIVIL DETAILS
- C7.2 CIVIL DETAILS
- C7.3 CIVIL DETAILS

4-J-16-UR

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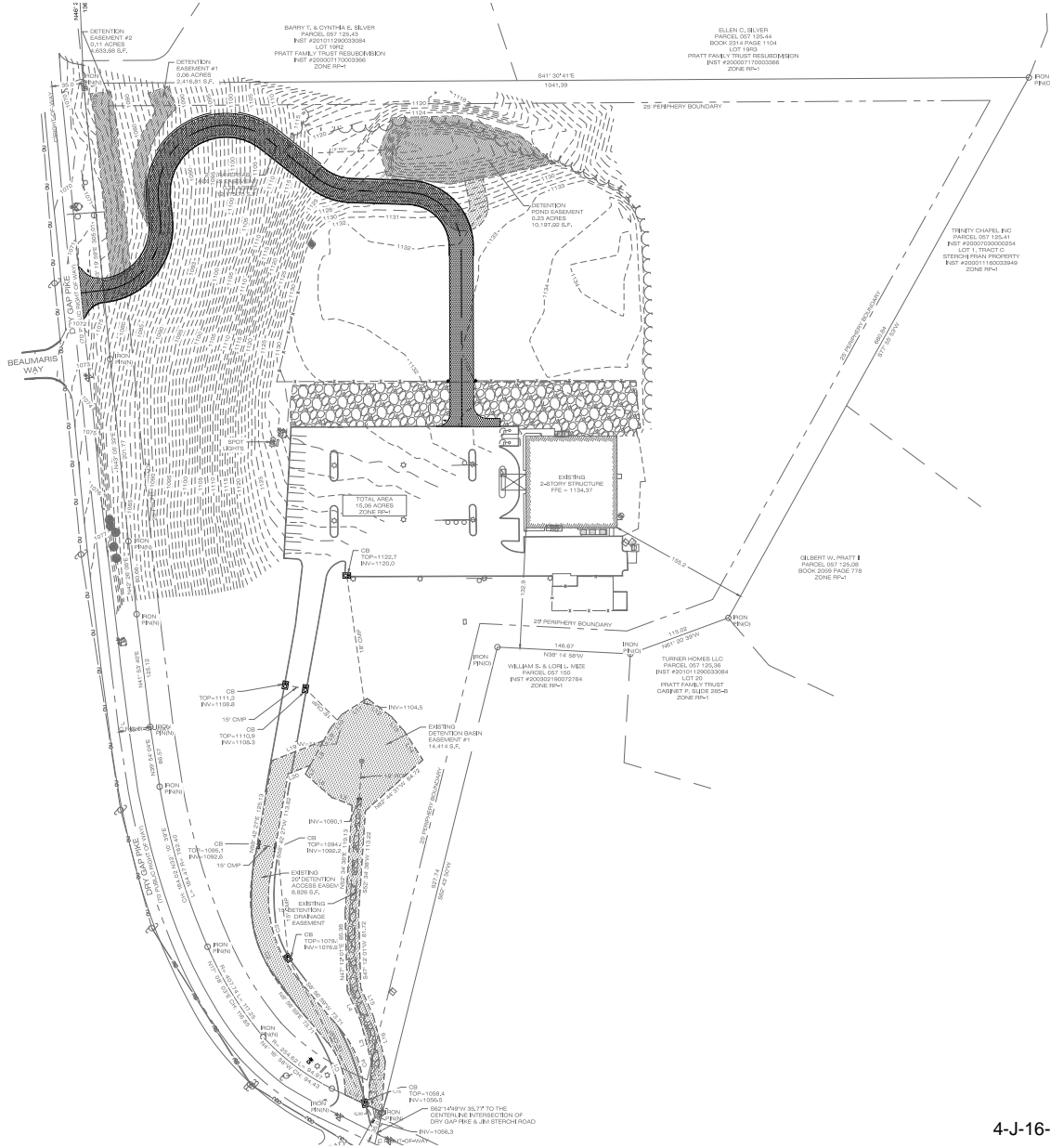
THE CHURCH AT STERCHI HILLS
904 DRY GAP PIKE
KNOXVILLE, TN 37918

THIS DRAWING HAS BEEN PREPARED:
 FOR REVIEW ONLY
 FOR PERMITTING ONLY
 SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
COVER SHEET

Date: 03/22/16
Designed By: D.J.M.
Drawn By: D.M.R.
Reviewed By: D.J.M.
Comm. No. 140528
Revisions:

Sheet: 1 of 1
Sheet No. CVR



GENERAL SHEET NOTES:
 1. SEE SHEET C0.1 FOR C.M.L. NOTES AND LEGENDS

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THE CHURCH AT STERCHI HILLS
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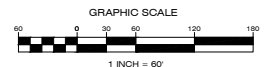
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 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS

Drawing Title:
 OVERALL SITE PLAN

Date: 03/22/16
 Designed By: E.E.G.
 Drawn By: E.E.G.
 Reviewed By: D.J.M.
 Comm. No. 140528
 Revisions:

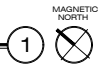


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Sheet No. of C0.3

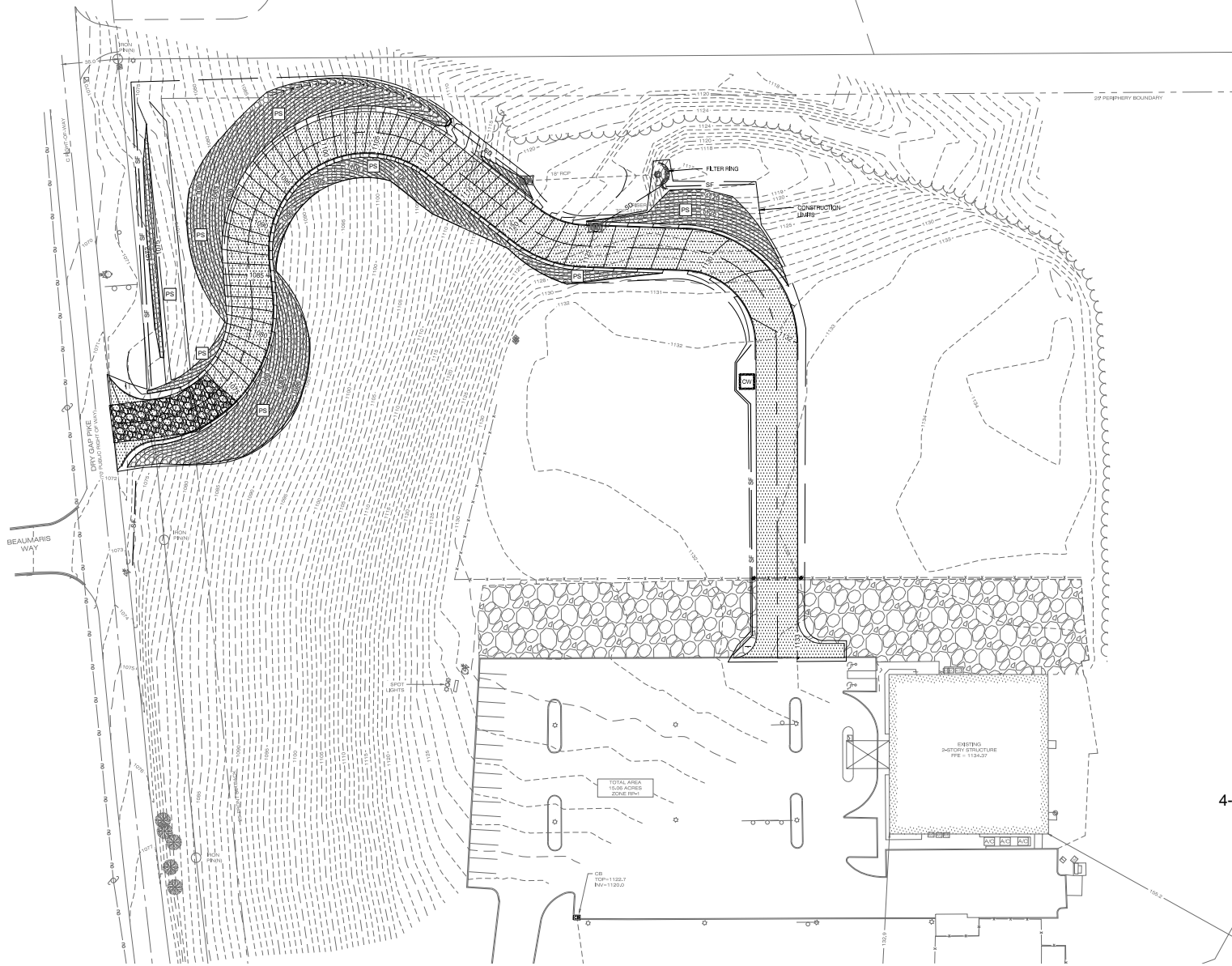
OVERALL PLAN
 SCALE: 1" = 60'-0"



4-J-16-UR

INSET #20101120003004
 LOT 1010
 PRATT PAUL T TRUST RESUBDIVISION
 INSET #2000011100000006
 2006/08/14

PRATT 11



GENERAL SHEET NOTES:
 1. SEE SHEET C0.1 FOR C.M. NOTES AND LEGENDS

EROSION CONTROL LEGEND

	CONSTRUCTION LIMITS
	SILT FENCE; SEE DETAIL 4/C7.1
	CONSTRUCTION ENTRANCE; SEE DETAIL 1/C7.1
	CONCRETE WASHOUT; SEE DETAIL 3/C7.1
	PERMANENT STABILIZATION; SEE SEED MIXTURE TABLES BELOW
	CHECK DAM; SEE DETAIL 3/C7.1
	FILTER RING; SEE DETAIL 2/C7.1
	INLET PROTECTION; SEE DETAIL 3/C7.3
	EROSION CONTROL MATTING; 6/C7.1

PERMANENT SEED MIXTURES

GROUP S	SEEDING DATES	GRASS SEEDS	PERCENT
A	FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	80%
		KOREAN LESPEDEZA	15%
		ENGLISH RYE	5%
B	JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	55%
		ENGLISH RYE	20%
		KOREAN LESPEDEZA	15%
B1	APRIL 15 TO AUGUST 15	BERMUDAGRASS (HULLED)	70%
		ANNUAL LESPEDEZA	30%
		GERMAN MILLET	10%
C	AUGUST 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
		ENGLISH RYE	20%
		WHITE CLOVER	10%
C1	FEBRUARY 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
		CROWN VETCH	25%
		ENGLISH RYE	5%

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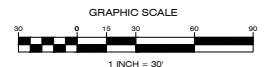
THIS DRAWING HAS BEEN PREPARED FOR REVIEW ONLY FOR PERMITTING ONLY SCHEMATIC DESIGN DESIGN DEVELOPMENT CONSTRUCTION DOCUMENTS

Drawing Title:
 PHASE 2 EROSION PREVENTION & SEDIMENT CONTROL PLAN

Date: 03/22/16
 Designed By: E.E.G.
 Drawn By: E.E.G.
 Reviewed By: D.J.M.
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PHASE 2 EROSION PREVENTION & SEDIMENT CONTROL PLAN
 SCALE: 1" = 30'-0"

