CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-L-05-RZ Related File Number:

Application Filed: 11/14/2005 **Date of Revision:**

Applicant: VICTOR JERNIGAN

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side Sisk Rd. south of Pleasant Ridge Rd.

Other Parcel Info.:

Tax ID Number: 80 N A 011 Jurisdiction: City

Size of Tract: 9 acres

Accessibility: Access is via Sisk Rd., a minor collector street with 22' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Attached residential Density: 1 to 5 du/ac.

Sector Plan: Northwest City Sector Plan Designation:

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

Neighborhood Context: This site is within a predominately single family residential neighborhood that has developed under R-

1and R-1A zoning.

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

Street: 3615 Sisk Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: RP-1 (Planned Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RP-1 (Planned Residential) zoning.

APPROVE a density of 1 to 5 dus/ac.

Staff Recomm. (Full): RP-1 zoning at 1 to 5 dus/ac is compatible with surrounding development that include single family

housing, apartments and a school. The Northwest City Sector Plan and One Year Plan support low

density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1 and R-1A

zoning.

2. RP-1 zoning at 1 to 5 du/ac is compatible with the scale and intensity of the surrounding

development and zoning pattern.

3. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout

and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available in the area to serve the site.
- 2. At the requested density, up to 45 dwelling units could be proposed on the subject property. The development of single family attached dwellings would add approximately 360 vehicle trips per day to the street system and about 6 children under the age of 18 to the school system.
- 3. Due to a curve in Sisk Rd. to the south of the site, the applicant will need to provide a certification that the required sight distance on Sisk Rd. is available for access to the development.
- 4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan proposes low density residential uses and slope protection for the site, consistent with this proposal.
- 2. The site is located within the Urban Growth Area (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This request may generate similar requests for PR on other undeveloped property in this area in the future which are proposed for low density residential uses by the sector plan.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knoxville City Engineering and MPC staff.

MPC Action: Approved MPC Meeting Date: 12/8/2005

Details of MPC action:

Summary of MPC action: APPROVAL of RP-1 (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 12/8/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body: Knoxville City Council

Date of Legislative Action: 1/3/2006 Date of Legislative Action, Second Reading: 1/17/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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