

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

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: 12-SA-09-C **Related File Number:** 12-E-09-UR
Application Filed: 10/26/2009 **Date of Revision:**
Applicant: CLAYTON BANK & TRUST

PROPERTY INFORMATION

General Location: West side of Sisk Rd., south of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 N A 011 **Jurisdiction:** City
Size of Tract: 9.32 acres
Accessibility: Access is via Sisk Rd., a collector street with a pavement width of 22' within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Developed site with roads and utilities but no structures
Surrounding Land Use: The site is surrounded by R-1 residential zoning. West Haven Elementary School is directly across Sisk Road from the site. Single family dwellings are in place on all other property adjoining the site..
Proposed Use: Detached residential subdivision **Density:** 3.22 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
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: Easterday Estates - Revised

No. of Lots Proposed: 30 **No. of Lots Approved:** 0

Variations Requested:

1. Vertical curve variance from 299' to 210' at sta 5+09.86 of Floret Wy.
2. Vertical curve variance from 509.5' to 330' at sta 8+63.48 of Floret Wy.
3. Vertical curve variance from 270.75' to 220' 0' at sta 2+24.56 of Sepal Wy.
4. Intersection grade variance from 3% to 4.08% at sta 3+91.68 of Sepal Wy.
5. Horizontal curve variance from 100' to 90' at sta 3+75 of Sepal Wy.
6. Intersection spacing variance from Floret Wy. To Sisk road from 125' to 77'
7. To allow a non conforming turn around at the end of Floret Wy. In lieu of the required cul de sac
8. Vertical curve variance from 156.25' to 95' at sta 0+90 of Floret Wy.
9. To reduce the required pavement width from 26' to 22'

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 variances 1-9 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Certification by the applicant's engineer that there is 300' of sight distance in both directions at the intersection of Floret Way and Sisk Rd.
4. Establishing a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds, storm water facilities and any other commonly held assets
5. Construction of sidewalks on one side of each street. Sidewalks are to be a minimum of 5' wide and meet all requirements of the Americans with Disabilities Act.
6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing a subdivision project that will contain 30 lots on this 9.32 acre site. The site is was zoned RP-1 at up to 5 du/ac in 2006. Subsequent to the rezoning of the site a plan was approved that would have permitted 46 attached condominiums at this location. The roads and utilities were installed based on the approved condominium plan. No dwellings were on the site. This applicant is now requesting the plan be revised to permit detached dwellings on individual lots. A number of variances to the Subdivision Regulations are required because roads were not constructed to the standards that are required for this type of development. The proposed development density is 3.22 du/ac which is a reduction from 4.95 du/ac that was previously approved. Staff has a concern regarding this project. The first concern deals with the sight distance at the entrance. Based on the speed limit on Sisk Rd., 300' of sight distance will be required at the entrance. Due to a hump in Sisk Rd., oncoming vehicles seem to pop up over the hump. The applicant's engineer will be required to certify that the required sight distance can be provided. The site is located directly across from West Haven Elementary School. It is the policy of MPC to require sidewalks within projects that are located within the area that parents are responsible for school transportation.

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 will be provided to this site.
2. The proposed subdivision at a density of 3.22 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend West Haven Elementary, Northwest Middle School and West High School.

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

1. The proposed subdivision meets the standards for development within a RP-1 district and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest City Sector Plan proposes this site for low density residential use and slope protection. The overall development density of the proposed development is 3.22 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the RP-1 (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and Knoxville One Year Plan designates this property for low density residential use. The RP-1 zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.22 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Urban Growth Area inside the City on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 12/10/2009

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of Action: APPROVE variances 1-9 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 6 conditions

Date of Approval: 12/10/2009 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:**