

# 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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**File Number:** 8-G-06-UR **Related File Number:**  
**Application Filed:** 7/10/2006 **Date of Revision:**  
**Applicant:** BENCHMARK ASSOCIATES, INC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side of Sisk Rd., south of Baverton Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 N A 011 **Jurisdiction:** City  
**Size of Tract:** 9.29 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:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential condominium development **Density:** 4.96 du/ac  
**Sector Plan:** Northwest City **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** 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..

## 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:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was zoned RP-1 @ 1-5 Du/ac in January 2006

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



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 4.95 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 4.95 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.

**MPC Action:**

Approved

**MPC Meeting Date:** 8/10/2006

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knoxville (0-280-90)
3. Meeting all applicable requirements of the Knoxville Dept. of Engineering
4. Certification by the applicant's engineer that there is 300' of sight distance in both directions at the intersection of Easterday Way and Sisk Rd.
5. 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
6. Prior to grading plant approval, obtain an off-site drainage if required by the Knoxville Dept. of Engineering
7. Recording a plat (boundary survey) of the site prior to obtaining the first building permit
8. Showing the 25' peripheral setback around the entire site
9. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
10. Construction of sidewalks that provide ready access to each dwelling unit. Sidewalks are to be a minimum of 5' wide and meet all requirements of the Americans with Disabilities Act
11. Provide certification from KUB that adequate sewer system capacity exists prior to MPC staff certification of the grading plan

**Summary of MPC action:**

APPROVE the development plan for up to 46 attached residential condominiums as shown subject to 11 Conditions

**Date of MPC Approval:**

8/10/2006

**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:**