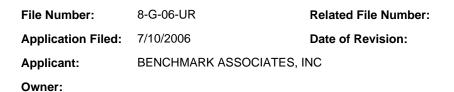
# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



# 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 co	ondominium development	Density: 4.96 du/ac
Sector Plan:	Northwest City	Sector Plan Designation: LDR (Low Density	r Residential)
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:		by R-1 residential zoning. West Haven Element e. Single family dwellings are in place on all othe	

#### 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:



Knoxville, Tennessee 37902

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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:	Dan Kelly			
Staff Recomm. (Abbr.):	APPROVE the development plan for up 46 attached residential condominiums as shown subject to 11 Conditions			
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knoxville 0-280-90)</li> <li>Meeting all applicable requirements of the Knoxville Dept. of Engineering</li> <li>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.</li> <li>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</li> <li>Prior to grading plant approval, obtain an off-site drainage if required by the Knoxville Dept. of Engineering</li> <li>Recording a plat (boundary survey) of the site prior to obtaining the first building permit</li> <li>Showing the 25' peripheral setback around the entire site</li> <li>Meeting all other applicable requirements of the Knoxville Zoning Ordinance</li> <li>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</li> <li>Provide certification from KUB that adequate sewer system capacity exists prior to MPC staff certification of the grading plan</li> </ol>			
	5. Meeting all applicable requirements of the Knox County Zoning Ordinance			
Comments:	The applicant is proposing a condo project that will contain 46 units on this 9.29 acre site. The site is was zoned RP-1 at up to 5 du/ac earlier this year. The proposed development density 4.95 du/ac. Staff has two concerns 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. Staff's second concern deals with drainage. It appears that a good portion of the site drains to a depressed area. If there is no outlet for the depressed area, retention of storm water on the site will be required. 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			
	<ol> <li>The proposed condominium project will have minimal impact on local services since water and sewer will be provided to this site.</li> <li>The proposed condominium project at a density of 4.95 du/ac, is consistent in use and density with the approved zoning of the property.</li> <li>Any school age children living in this development are presently zoned to attend West Haven Elementary, Northwest Middle School and West High School.</li> <li>CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY</li> </ol>			
	ZONING ORDINANCE			

1. The proposed condominium project meets the standards for development within a RP-1 district and

MDC Action.	<ul> <li>all other requirements of the Zoning Ordinance with the recommended conditions.</li> <li>2. The proposed residential development is consistent with the general standards for uses permitted on review:</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>D. The use will not significantly injure the value of adjacent property.</li> <li>E. The use will not significantly injure the value of adjacent property.</li> <li>E. The use will not significantly injure the value of rol w density residential use. The traffic generated from this project will be similar to the traffic through residential use. The traffic developments.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>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.</li> <li>2. The site is located within the Urban Growth Area inside the City on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> </ul>	
MPC Action:	Approved MPC Meeting Date: 8/10/2006	
Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of street names which is consistent with the Uniform Street Naming and Addressing System within Knoxville 0-280-90)</li> <li>Meeting all applicable requirements of the Knoxville Dept. of Engineering</li> <li>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.</li> <li>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</li> <li>Prior to grading plant approval, obtain an off-site drainage if required by the Knoxville Dept. of Engineering</li> <li>Recording a plat (boundary survey) of the site prior to obtaining the first building permit</li> <li>Showing the 25' peripheral setback around the entire site</li> <li>Meeting all other applicable requirements of the Knoxville Zoning Ordinance</li> <li>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</li> <li>Provide certification from KUB that adequate sewer system capacity exists prior to MPC staff certification of the grading plan</li> </ol>	
Summary of MPC action:	APPROVE the development plan for up 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:		
Ordinance Number:	Other Ordinance Number References:	
Disposition of Case:	Disposition of Case, Second Reading:	

If "Other":

Amendments:

If "Other":

Amendments: