



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

▶ **FILE #:** 8-G-06-UR

**AGENDA ITEM #:** 106

**AGENDA DATE:** 8/10/2006

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC

OWNER(S): VICTOR JERNIGAN

TAX ID NUMBER: 80 N A 011

JURISDICTION: City Council District 3

▶ **LOCATION:** West side of Sisk Rd., south of Baverton Dr.

▶ **APPX. SIZE OF TRACT:** 9.29 acres

SECTOR PLAN: Northwest City

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

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

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential condominium development

DENSITY PROPOSED: 4.96 du/ac

HISTORY OF ZONING: The property was zoned RP-1 @ 1-5 Du/ac in January 2006

SURROUNDING LAND USE AND ZONING: North: Single family subdivision / R-1 residential

South: Single family subdivision / R-1 residential

East: West Haven Elementary School / R-1 residential

West: Single family residences / R-1 residential

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..

**STAFF RECOMMENDATION:**

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

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

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**

1. The proposed condominium project will have minimal impact on local services since water and sewer will be provided to this site.
2. 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.
3. Any school age children living in this development are presently zoned to attend West Haven Elementary, Northwest Middle School and West High School.

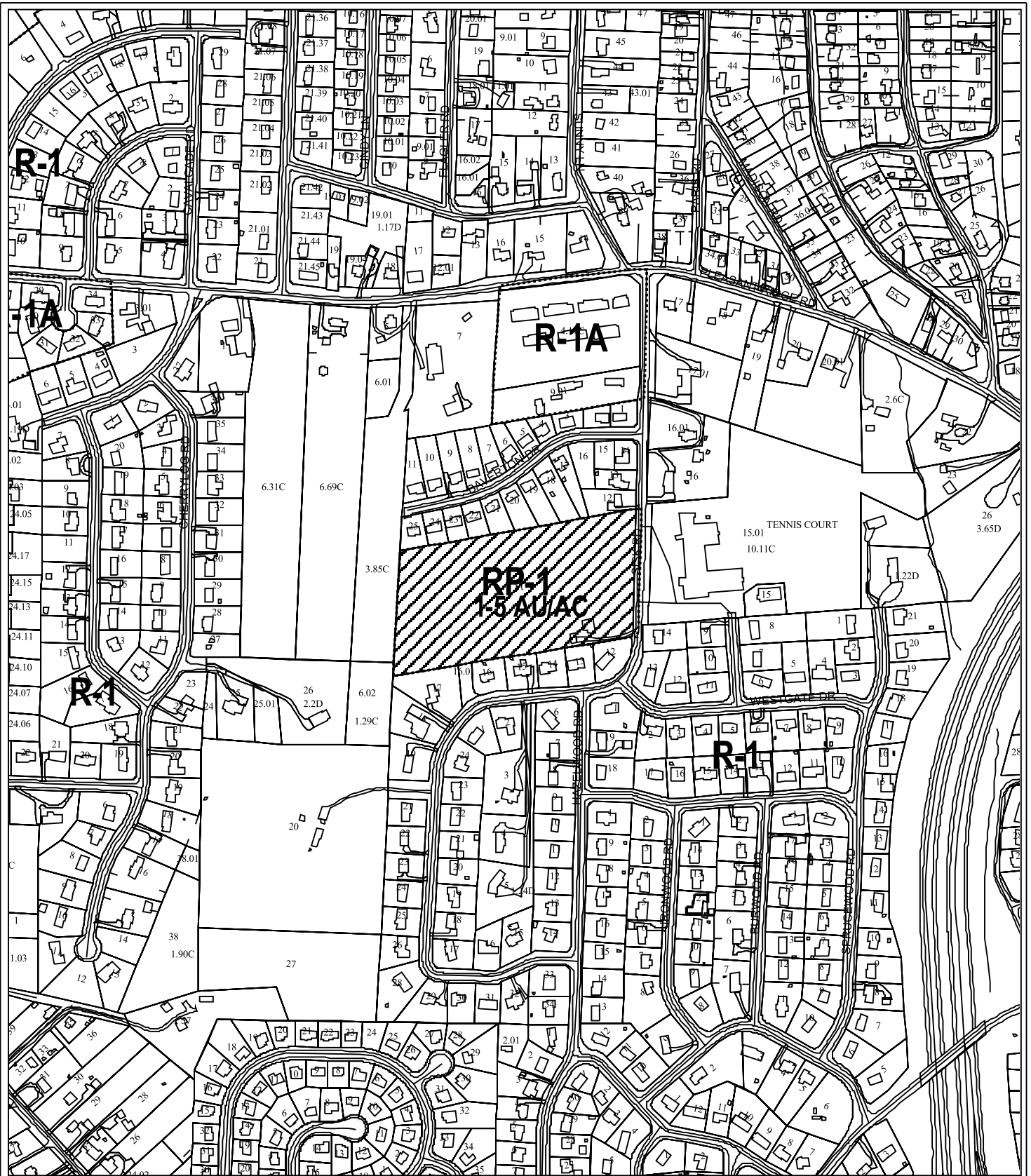
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed condominium project 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 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'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.



8-G-06-UR  
 USE ON REVIEW



Attached residential condominium development in RP-1 (Planned Residential)

Original Print Date: 07/27/06    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

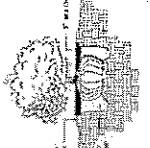
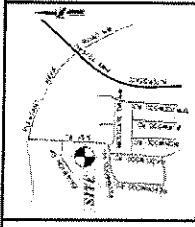
Petitioner: Benchmark Associates, Inc

Map No: 80

Jurisdiction: City







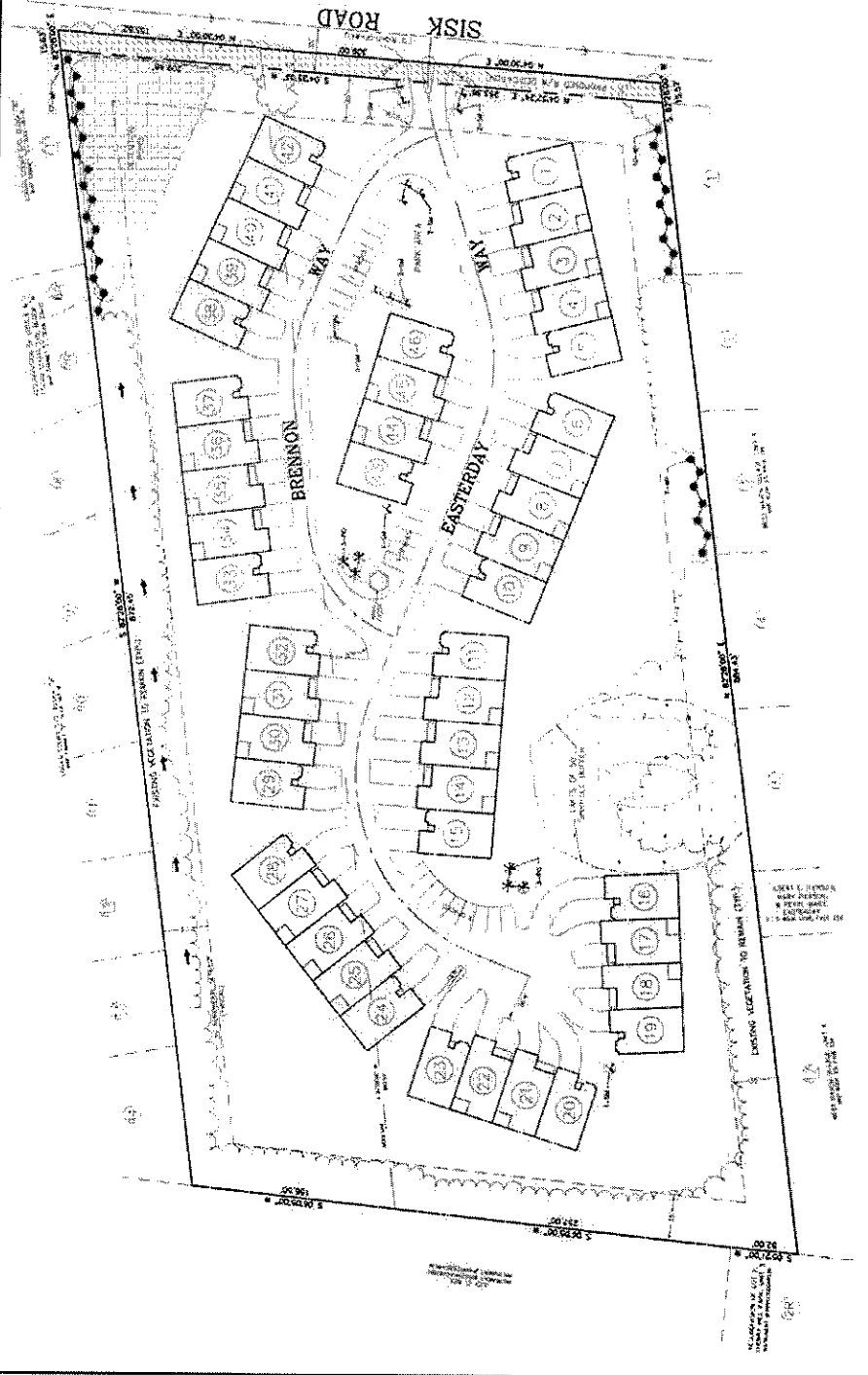
**SHRUB PLANTING**  
 SCALE: 1/4" = 1'-0"



**TREE PLANTING / SCOPES**  
 SCALE: 1/4" = 1'-0"

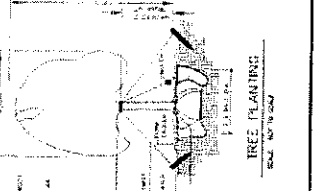
**NOTES:**  
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPING PLAN AND THE SPECIFICATIONS HEREON.  
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**LANDSCAPING PLAN and USE ON REVIEW PLAN**  
**EASTERDAY ESTATES**  
 SUBDIVISION OF THE 37.9 ACRES PARCELS 78-11  
 DENSITY 4.88 DU/AC  
 PROJECT NO. 05-06-01  
 DATE: 05/11/06  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

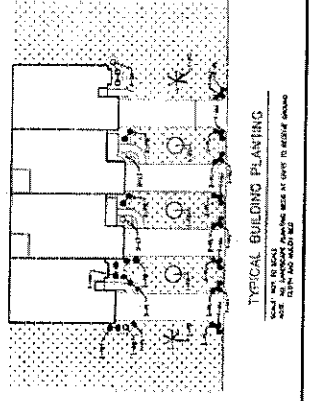


**PLANTING SCHEDULE**

Symbol	Plant Name	Quantity	Notes
○	Small Tree	100	Plant in 10' x 10' grid
●	Large Tree	50	Plant in 20' x 20' grid
○	Shrub	200	Plant in 5' x 5' grid
○	Flowering Shrub	100	Plant in 5' x 5' grid
○	Groundcover	1000	Plant in 1' x 1' grid
○	Grass	10000	Plant in 1' x 1' grid



**TREE PLANTING**  
 SCALE: 1/4" = 1'-0"



**TYPICAL BUILDING PLANTING**  
 SCALE: 1/4" = 1'-0"