

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Double R Development on Pleasant Ridge Rd.

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 107 **No. of Lots Approved:** 107

Variations Requested:

1. Right-of-way corner radius variance at the northeast corner of the intersection of Road A and Pleasant Ridge Rd., from 25' to 0'.
2. Road grade variance on Road A between station 14+65 and 19+25, from 12% to 15%.
3. Vertical curve variance on Road D at station 4+25 of Road G. from 200' to 125'
4. Vertical curve variance on Road G at station 7+00 of Road G. from 375' to 300'

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1-4 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 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Providing sidewalks meeting the requirements of the Knox County Department of Engineering and Public Works on at least one side of all streets within the subdivision except Roads C and F, and Road A from the intersection with Road D to the end of the cul-de-sac.
4. Posting a bond with the City of Knoxville for construction of the turn lane improvements in Pleasant Ridge Rd. at the subdivision entrance. The amount of the bond will be determined by the City Engineering Division.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that there is 400' of sight distance in both directions on Pleasant Ridge Rd. from the proposed entrance road.
7. Including on the concept plan the depression/sinkhole with a 50' building setback that is located in the area of Lot 32.
8. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
9. Meeting all requirements of the approved use on review development plan.
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to subdivide this 41.98 acre site into 107 detached single-family lots at a density of 2.55 du/ac. A request (10-CC-04-RZ) to rezone the property to PR (Planned Residential) at 1-3 dwellings per acre was recommended for approval by the Planning Commission on October 14, 2004. The rezoning request will be heard by the Knox County Commission on November 15, 2004.

With 107 lots, a traffic impact study was required for this subdivision. The traffic impact study prepared by Wilbur Smith Associates recommended turn lane improvements in Pleasant Ridge Rd. to serve the subdivision. There is a planned State/City road improvement project for Pleasant Ridge Rd. in this area. Construction of that project is expected to begin in 2006. To address the timing of the road project improvements and development of the proposed subdivision, a bond will have to be provided to

the City (in an amount to be determined by the City Engineering Division) to guarantee the construction of the turn lane improvements.

The applicant's surveyor will have to certify that 400' of sight distance is available in each direction along Pleasant Ridge Rd. prior to approval of the final plat.

Since this property is located within the Knox County School District's Parental Responsibility Zone (meets the distance requirements for both the Northwest Middle School and Pleasant Ridge Elementary School located to the southeast along Pleasant Ridge Rd), sidewalks will be required for the subdivision. The applicant has submitted a plan that does not include sidewalks. The applicant is requesting that the Planning Commission approve the concept plan without sidewalks. Staff is recommending a condition of the approval that the applicant provide sidewalks meeting the requirements of the Knox County Department of Engineering and Public Works on at least one side of all streets within the subdivision except Roads C and F, and Road A from the intersection with Road D to the end of the cul-de-sac.

MPC Action: Approved **MPC Meeting Date:** 11/10/2004

- Details of MPC action:**
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 4. Posting a bond with the City of Knoxville for construction of the turn lane improvements in Pleasant Ridge Rd. at the subdivision entrance. The amount of the bond will be determined by the City Engineering Division.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Certification on the final plat by the applicant's surveyor that there is 400' of sight distance in both directions on Pleasant Ridge Rd. from the proposed entrance road.
 7. Including on the concept plan the depression/sinkhole with a 50' building setback that is located in the area of Lot 32.
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Summary of MPC action: APPROVE variance 1-4 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 10 conditions

Date of MPC Approval: 11/10/2004 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: