

# 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:** 2-C-17-UR                      **Related File Number:** 2-SA-17-C  
**Application Filed:** 12/22/2016              **Date of Revision:**  
**Applicant:** W. SCOTT WILLIAMS & ASSOCIATES

## PROPERTY INFORMATION

**General Location:** Northeast side of Pleasant Ridge Rd, southeast of Crestpark Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 H A 028.01, 028.02                      **Jurisdiction:** City  
**Size of Tract:** 10.3 acres  
**Accessibility:** Access is via Pleasant Ridge Rd, a minor arterial street with a 22' pavement width within a 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:** 3.9 du/ac  
**Sector Plan:** Northwest City              **Sector Plan Designation:** LDR (low density residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 5934 Pleasant Ridge Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** RP-1 rezoning application is pending

## PLAN INFORMATION (where applicable)

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

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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:** Mike Reynolds

**Staff Recomm. (Abbr.):** APPROVE the Development Plan for up to 42 detached residential units on individual lots, subject to 2 conditions.

**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
2. Obtaining City Council to rezoning the property from R-1 to RP-1.

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the other criteria for approval of a use-on-review.

**Comments:** 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 utility services.
2. The connection of the residential development to Crestpark Rd. will increase traffic on the local neighborhood road, however, the capacity of the road can handle the anticipated traffic. The Pleasant Ridge Estates neighborhood has approximately 155 lots with the vast majority of those lots beyond the entrance. The proposed subdivision will provide a sidewalk connection to Crestpark Rd. to the internal sidewalk system, which will also connect to the Pleasant Ridge Rd. providing an alternative path for pedestrians that want to access the greenway. In addition, the recommended left turn lane on Pleasant Ridge Rd. will make turning onto Crestpark Rd. safer for all users.
3. The proposed residential development is consistent in use and density with the zoning and community facilities in the area.
4. School age children living in this development are presently zoned to attend Pleasant Ridge Elementary, Northwest Middle, and Karns High School.
5. The proposed development has a density of approximately 4.1 du/ac.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards of the RP-1 (Planned Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the project is located on collector streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Sector Plan identify this property for low density residential use with a maximum density of 6 du/ac. The proposed development density of 4.1 dwellings per acre is within the development density permitted by these plan.

**Action:** Approved

**Meeting Date:** 4/13/2017

**Details of Action:** 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
2. Obtaining City Council to rezoning the property from R-1 to RP-1.

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the other criteria for approval of a use-on-review.

**Summary of Action:** APPROVE the Development Plan for up to 42 detached residential units on individual lots, subject to 2 conditions.

**Date of Approval:** 4/13/2017

**Date of Denial:**

**Postponements:** 2/9/2017

**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:**