

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-SA-17-C **Related File Number:** 2-C-17-UR
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, and Crestpark Rd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: The site is located in an area that has a mix of attached and detached residential development in the R-1, RP-1 and A-1 zones. Pleasant Ridge Elementary School is located about 500 feet away to the southeast.
Proposed Use: Detached residential subdivision **Density:** 4.1 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
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: RP-1 (Planned Residential) 5 du/ac (pending)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pleasant Village
No. of Lots Proposed: 42 No. of Lots Approved:
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 Concept Plan subject to 13 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Crestpark Rd. at the intersection with the access to this project as required in section 62-88 of the Subdivision Regulations.
3. Place a note on the final plat that all lots will have access to the internal street system only.
4. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
7. Prior to issuing building permits in the subdivision, a left turn lane must be built on Pleasant Ridge Road at Crestpark Road meeting all requirements of AASHTO and the City of Knoxville Department of Engineering.
8. Prior to issuing building permits in the subdivision, a 10-foot wide greenway must be built along the Pleasant Ridge Road frontage of the development. The greenway must meet all requirements of the City of Knoxville Department of Engineering and Americans with Disabilities Act (ADA).
9. Provide sight distance easement of 250 feet across lots 23 & 24.
10. Place a note on the final plat that indicates which road lots 19 and 30 are to obtain access.
11. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering. A bond shall be provided to the City of Knoxville Department of Engineering by the developer in an amount sufficient to guarantee the installation of the sidewalks.
12. Obtaining City Council to rezoning the property from R-1 to RP-1.
13. 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 develop a 42 lot subdivision on the north side of Pleasant Ridge Rd., approximately 500 feet northwest of Pleasant Ridge Elementary School. The property has frontage on Pleasant Ridge Rd. (minor arterial) and Crestpark Rd. (local road) in the Pleasant Ridge Estates subdivision. The property is pending rezoning to RP-1 (Planned Residential) with a density of up to 5 du/ac. The proposed density for the subdivision is approximately 4.1 du/ac.

Access to the proposed subdivision will be from Crestpark Rd. with no vehicular connection proposed to Pleasant Ridge Rd. The proposed subdivision will include sidewalks on one side of Roads A and B. To provide better interconnectivity and access to the future public sidewalk/greenway along Pleasant Ridge Rd., there will be a sidewalk connecting the cul-de-sacs of Road A and B, and a sidewalk connecting the cul-de-sac of Road B to the recommended (proposed) greenway along the Pleasant Ridge Road frontage.

The City of Knoxville has plans to improve Pleasant Ridge Rd. in the next 2-3 years, which will include turn lanes at specified intersections and a greenway on one side of the road. The preliminary improvement plan for this section of Pleasant Ridge Rd. is attached, titled "Expedited Project Delivery". On April 11th, City Council will consider entering into a contract with Gresham Smith and Partners to perform design services on this corridor. Because of the timing of the proposed development and future road improvements not aligning, the MPC and City Engineering are recommending that the developer install the proposed greenway along the Pleasant Ridge Rd. frontage as part of this development. Pleasant Ridge Road is not anticipated to be widened in front of the subject property so

the greenway should not need to be modified when the roadway improvements are complete. There is an existing sidewalk to the northwest along the Pleasant Ridge Estates frontage of Pleasant Ridge Rd. that the greenway segment can connect to.

When the adjacent Pleasant Ridge Estates subdivision was approved by MPC in the mid-90's, there was a lot of discussion regarding the need for a left turn lane on Pleasant Ridge Rd. at Crestpark Rd. MPC and City Engineering staff recommended the turn lane be installed, however, the Planning Commission did not require the turn lane because of a commitment from the City Administration at the time to make improvements to Pleasant Ridge Rd., which appeared to be only a few years away. While improvements to Pleasant Ridge Rd. are now likely to begin in the next 2-3 years, there is no guarantee. MPC and City Engineering staff are recommending that a left turn lane be installed on Pleasant Ridge Rd. at the Crestpark Rd. intersection as part of this development because of the high traffic volumes on Pleasant Ridge Rd. and the addition of traffic to Crestpark Rd.

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

- Details of Action:**
1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Crestpark Rd. at the intersection with the access to this project as required in section 62-88 of the Subdivision Regulations.
 3. Place a note on the final plat that all lots will have access to the internal street system only.
 4. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
 5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
 6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
(Deleted condition at MPC)
 7. Prior to issuing building permits in the subdivision, a 10-foot wide greenway must be built along the Pleasant Ridge Road frontage of the development. The greenway must meet all requirements of the City of Knoxville Department of Engineering and Americans with Disabilities Act (ADA).
 8. Provide sight distance easement of 250 feet across lots 23 & 24.
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 11. Obtaining City Council to rezoning the property from R-1 to RP-1.
 12. 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.

Summary of Action: APPROVE the Concept Plan subject to 12 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: Knox County Chancery Court

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:**