

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SA-19-C Related File Number: 8-J-19-UR
Application Filed: 6/20/2019 Date of Revision: 7/19/2019
Applicant: GARRETT TUCKER, PE / ROBERT CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: West side of Pleasant Ridge Road, southeast of I-75 / I-640
Other Parcel Info.:
Tax ID Number: 80 M A 001 Jurisdiction: City
Size of Tract: 6.88 acres
Accessibility: Access is via Pleasant Ridge Rd., a minor arterial street with 25' of pavement width within 50-150' of right-of-way. An existing sidewalk and a KAT bus stop are on the northeast (opposite) side of Pleasant Ridge Road.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land
Surrounding Land Use: This area is developed primarily with low to medium density residential uses under R-1 and RP-1 zoning. To the south is a neighborhood serving commercial area developed in the C-1 and C-3 zones, and a business/industrial park developed in the I-1, I-2, and I-3 zones.
Proposed Use: Attached residential subdivision Density: 9.88 du/ac
Sector Plan: Central City Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4109 Pleasant Ridge 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:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pleasant Ridge Stables

No. of Lots Proposed: 68 No. of Lots Approved:

Variances Requested: 1) Reduce the minimum lot width from 25' to 20' for lots 2, 5-6, 9-10, 13-14, 17-18, 21, 24, 27, 30-34, 37-39, 41-42, 47, 50-55, 58-59, 62-63, and 66-68.
2) Increase the maximum street grade from 12 percent to 12.5 percent for Road 'C' at STA 34+90.00.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE variances 1-2 because the site's topography restricts compliance with the Subdivision Regulations and variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
- 3) Meeting all applicable requirements of the Knoxville Department of Engineering.
- 4) Installation of sidewalks and crosswalks as identified on the concept plan. The sidewalk and mid-block crosswalk on Pleasant Ridge Road may be modified in the length and location during design plan review. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed, unless approved otherwise by the Knoxville Department of Engineering to guarantee the installation.
- 5) Obtaining approval from the Knoxville Department of Engineering for the vertical curves in Road 'C' that do not meet AASHTO standards during design plan review, or revising the design as necessary to meet the requirements of the Knoxville Department of Engineering.
- 6) Obtaining approval for the design of the secondary gated entrance from Road 'C' to Pleasant Ridge Road during design plan review by the Knoxville Department of Engineering and the Knoxville Fire Marshal.
- 7) Certifying sight distance along Pleasant Ridge Road and at various locations throughout the development during design plan review, as required by the Knoxville Department of Engineering.
- 8) Establishing sight distance easements and identifying driveway locations for lots with these easements during design plan review as required by the Knoxville Department of Engineering, and including the easements and driveway locations on the final plat.
- 9) Coordinating with Knoxville Area Transit (KAT) to determine an appropriate location for a bus stop in front of the development, along Pleasant Ridge Road. If KAT determines that a bus stop is not feasible or wanted in front of this development, this can be eliminated from the plan. The sidewalk and crosswalk along this frontage shall be installed as determined necessary by the Knoxville Department of Engineering to provide a safe crossing to the sidewalk on the opposite side of Pleasant Ridge Road.
- 10) Installation of the off-street guest parking as proposed in the Concept Plan. Minor modifications to the parking are permissible during design plan review with approval by Planning and Knoxville Department of Engineering staff.
- 11) Installation of all landscaping required by the conditions of zoning and as specified on the landscape plan, and posting a bond or other acceptable guarantee with the Knoxville Department of Engineering to ensure the installation.
- 12) Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, required landscaping, and drainage facilities.
- 13) Adding a note to the final plat that the private right-of-way is not a public street and will not be maintained by the City of Knoxville.
- 14) Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

Comments: This proposal is for 68 attached dwellings on individual lots. The road layout is similar to the previous approval for this site that included 44 attached dwellings (9-SA-18-C / 9-B-18-UR). The changes in the

new proposal is it includes 22 more units, 12 off-street parking spaces for guests, and a secondary access to Pleasant Ridge Road for emergency services only at the northeast end of Road 'C'. The secondary access will be gated and locked. A 25' wide common area is provided along the Pleasant Ridge Road frontage so lots 29-43 are not considered double frontage lots that require a depth of 150'. The new private roads have a design speed of 25 MPH and will be signed accordingly.

A sidewalk is being installed on one side of the internal streets, as well as a portion of their frontage along Pleasant Ridge Road. The sidewalk along Pleasant Ridge Road is to provide access to a new bus stop location that is directly across from the stop on the opposite side of the road. A mid-block crosswalk will be installed to provide convenient access to both bus stops, as well as the sidewalk on the opposite side of the street. In this section of Pleasant Ridge Road, there is only a sidewalk on the northeast side of the road. The length of the sidewalk and location of the crosswalk will be determined during design plan review with the City of Knoxville Department of Engineering and Knoxville Area Transit staff, taking into consideration an appropriate location for the bus stop and a safe location for the crosswalk.

The property was rezoned in 2018 (6-I-18-RZ) from R-1 to RP-1 < 24 du/ac with a condition that states, "The existing tree line along the interstate and along Pleasant Ridge Road must be maintained, and a vegetative, evergreen landscaping screen must be installed along the southern property line adjacent to the detached subdivision to the south." The proposal includes a landscape screen along the southern property boundary with small evergreen trees planted approximately 20' on center. This will create a filtered view with some space between trees. In the opinion of staff, this is an appropriate screening between proposed attached houses and the existing detached houses. The zoning condition also references that the existing tree lines along the interstate and Pleasant Ridge Road must be maintained. Staff is interpreting this as to mean that the continuous tree line must be maintained but not every tree has to be maintained. The intent of this condition is to maintain healthy, mature trees as part of a vegetative buffer. The majority of these trees are within the right-of-way of the interstate and Pleasant Ridge Road, so the developer cannot clear these trees without approval by TDOT or the City of Knoxville. Along Pleasant Ridge Road, the majority of the trees will need to be removed to allow installation of the new roads, sidewalk along Pleasant Ridge Road, and general grading necessary for stormwater control. There will also be a 25' wide common area between the Pleasant Ridge Road property line and the adjacent lots. Where the existing tree line cannot be retained, new trees will be planted within the 25' common area along the Pleasant Ridge Road frontage as follows: 2 deciduous and 2 evergreen trees with at least 50 percent of the trees that have a mature height of 50', and using more than one type of deciduous and evergreen tree.

Action: Approved **Meeting Date:** 8/8/2019

Details of Action:

Summary of Action: APPROVE variances 1-2 because the site's topography restricts compliance with the Subdivision Regulations and variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions.

Date of Approval: 8/8/2019 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Chancery Court	Date of Legislative Action, Second Reading:
Date of Legislative Action:		Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:		If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		