

**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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-SC-14-C                      **Related File Number:** 8-H-14-UR  
**Application Filed:** 6/30/2014              **Date of Revision:**  
**Applicant:** CARL PERRY CONSTRUCTION, LLC

**PROPERTY INFORMATION**

**General Location:** Northeast side of Pleasant Ridge Rd., west of Moss Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 H A 003                      **Jurisdiction:** City  
**Size of Tract:** 2.85 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:** Vacant land  
**Surrounding Land Use:** North: Residences / RP-1 (Planned Residential)  
South: School and residences / R-1 (Low Density Residential) and RP-1 (Planned Residential)  
East: Residences / RP-1 (Planned Residential)  
West: Residences / R-1A (Low Density Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 4.56 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:** 0 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:** Carl Perry Construction, LLC

**No. of Lots Proposed:** 13                      **No. of Lots Approved:** 13

**Variances Requested:**

1. Intersection spacing variance from proposed street to Moss Creek Rd., from 400' to 319.17'.
2. Intersection spacing variance from proposed street to Lesa Ln., from 400' to 303.75'.
3. Reduction of vertical curve at STA 0+60, from 150' to 90'.

**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 variances 1-3 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 6 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Revising the concept plan to include sidewalks along Peasant Ridge Rd. in addition to the internal sidewalk shown on the plan.
4. Installation of sidewalks, as identified on the revised concept plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act ( ADA). The sidewalks shall be installed at the time the street improvements are installed for the subdivision.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** The applicant is proposing to subdivide this 2.85 acre tract into 13 lots at a density of 4.56 du/ac. The Planning Commission recommended approval of the rezoning of the property from R-1 (Low Density Residential) to RP-1 (Planned Residential) at a density of up to 5.9 du/ac on December 12, 2013. The Knoxville City Council approved the rezoning request (12-A-13-RZ) for this property on January 21, 2014.

Access will be provided to the 13 lots by a public street off of Pleasant Ridge Rd. A sidewalk is proposed on the west side of the proposed street. Staff is recommending a condition that sidewalks also be provided along the Pleasant Ridge Rd. front since the property is directly across from Pleasant Ridge Elementary School. The sidewalk shall be installed at the time the street improvements are installed for the subdivision.

**Action:** Approved

**Meeting Date:** 8/14/2014

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Revising the concept plan to include sidewalks along Peasant Ridge Rd. in addition to the internal sidewalk shown on the plan.
4. Installation of sidewalks, as identified on the revised concept plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act ( ADA). The sidewalks shall be installed at the time the street improvements are installed for the subdivision.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of Action:** APPROVE variances 1-3 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
APPROVE the concept plan subject to 6 conditions

Date of Approval: 8/14/2014

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:

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: