

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SA-18-C **Related File Number:** 9-B-18-UR
Application Filed: 7/18/2018 **Date of Revision:**
Applicant: RUTHERFORD DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side of Pleasant Ridge Rd, southeast side of I-75 / I-640
Other Parcel Info.:
Tax ID Number: 80 M A 001 **Jurisdiction:** City
Size of Tract: 6.82 acres
Accessibility: Access is via Pleasant Ridge Rd., a minor arterial street with 25' of pavement width within 50-150' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House & vacant land
Surrounding Land Use: This area is developed primarily with low to medium density residential uses under R-1 and RP-1 zoning.
Proposed Use: Attached residential subdivision **Density:** 6.5 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: 44 **No. of Lots Approved:** 0
Variances Requested: 1) Reduce the tangent for a broken back curve between curves C2 and C3 on Road "B" from 150' to 84'.
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 variance 1 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 12 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 the City of Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of sidewalks as identified on the concept plan. 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.
5. Revising the roadway design to meet AASHTO standards, to be reviewed and approved by the Knoxville Department of Engineering.
6. Installation of a turnaround on Road "C" as required and approved by the Knoxville Department of Engineering and City of Knoxville Fire Marshall. On the south end of Road "C", the road can be extended to connect with Road "A" during design plan review, with review and approval by MPC and Knoxville Department of Engineering staff.
7. Certifying sight distance along Pleasant Ridge Rd. 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. Meeting the condition of the zoning by installing a Type "C" landscape screen (see Exhibit A) along the southern boundary of the development.
10. Submitting a landscaping plan for review and approval by MPC staff prior to obtaining design plan approval for the subdivision, that addresses condition #10 above and shows the trees that are to be protected along the I-640 and Pleasant Ridge Rd. boundaries of the development. Planting of new trees may be required by MPC staff along the I-640 and Pleasant Ridge Rd. boundaries if it is determined that the existing tree lines cannot be maintained in accordance with the condition of the zoning.
11. 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 and drainage facilities.
12. 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 proposal is for 44 attached dwelling units on 6.82 acres (approximately 6.5 du/ac). The property is accessed from Pleasant Ridge Rd. and is also bounded by I-640 along the northwest property line. The internal roads will be private and are designed for a speed limit of 25 MPH.

The property was recently rezoned (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 Rd. 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 concept plan does not propose the required landscape screening on the southern property boundary, however, there is a condition that an evergreen landscape screen be installed along this entire boundary that is consistent with the Type "C" landscape screening (see Exhibit A). The condition also references that the existing tree lines along the interstate and Pleasant Ridge Rd. 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 is condition is to maintain healthy, mature trees as part of a vegetative buffer. The majority of these trees are within the right-of-way for the interstate or Pleasant Ridge Rd. so the developer cannot clear these

trees without approval by TDOT or the City. Along Pleasant Ridge Rd., some trees will need to be removed to allow installation of the new road. There will also be a 25' wide common area between the Pleasant Ridge Rd. property line and the adjacent lots. This will provide additional protection for this tree line.

Action: Approved

Meeting Date: 9/13/2018

Details of Action:

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Date of Approval:

9/13/2018

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: