



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 8-SC-14-C  
8-H-14-UR

**AGENDA ITEM #:** 14  
**AGENDA DATE:** 8/14/2014

▶ **SUBDIVISION:** CARL PERRY CONSTRUCTION, LLC  
▶ **APPLICANT/DEVELOPER:** CARL PERRY CONSTRUCTION, LLC  
**OWNER(S):** Carl Perry Construction, LLC

**TAX IDENTIFICATION:** 80 H A 003  
**JURISDICTION:** City Council District 3  
**STREET ADDRESS:** 0 Pleasant Ridge Rd

▶ **LOCATION:** Northeast side of Pleasant Ridge Rd., west of Moss Creek Rd.

**SECTOR PLAN:** Northwest City  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**WATERSHED:** Third Creek

▶ **APPROXIMATE ACREAGE:** 2.85 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
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)

▶ **NUMBER OF LOTS:** 13

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via Pleasant Ridge Rd, a minor arterial street with a 22' pavement width within a 60' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
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'.

**STAFF RECOMMENDATION:**

▶ **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

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.

► **Approve the plan for up to 13 detached dwellings units on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

**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.

**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 services since all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with other development in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zone and all other relevant requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General 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 traffic through residential areas since the development has direct access to a minor arterial street..
3. The proposed subdivision density of 4.56 du/ac is consistent with the zoning density of up to 5.9 du/ac permitted by the RP-1 zoning.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan identifies the property as medium density residential with a maximum density of 24 du/ac. The Knoxville One Year Plan identifies the property as low density residential at a density less than six units per acre. With a proposed density of 4.56 du/ac, the proposed development is consistent with the Sector Plan and One Year Plan.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 159 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

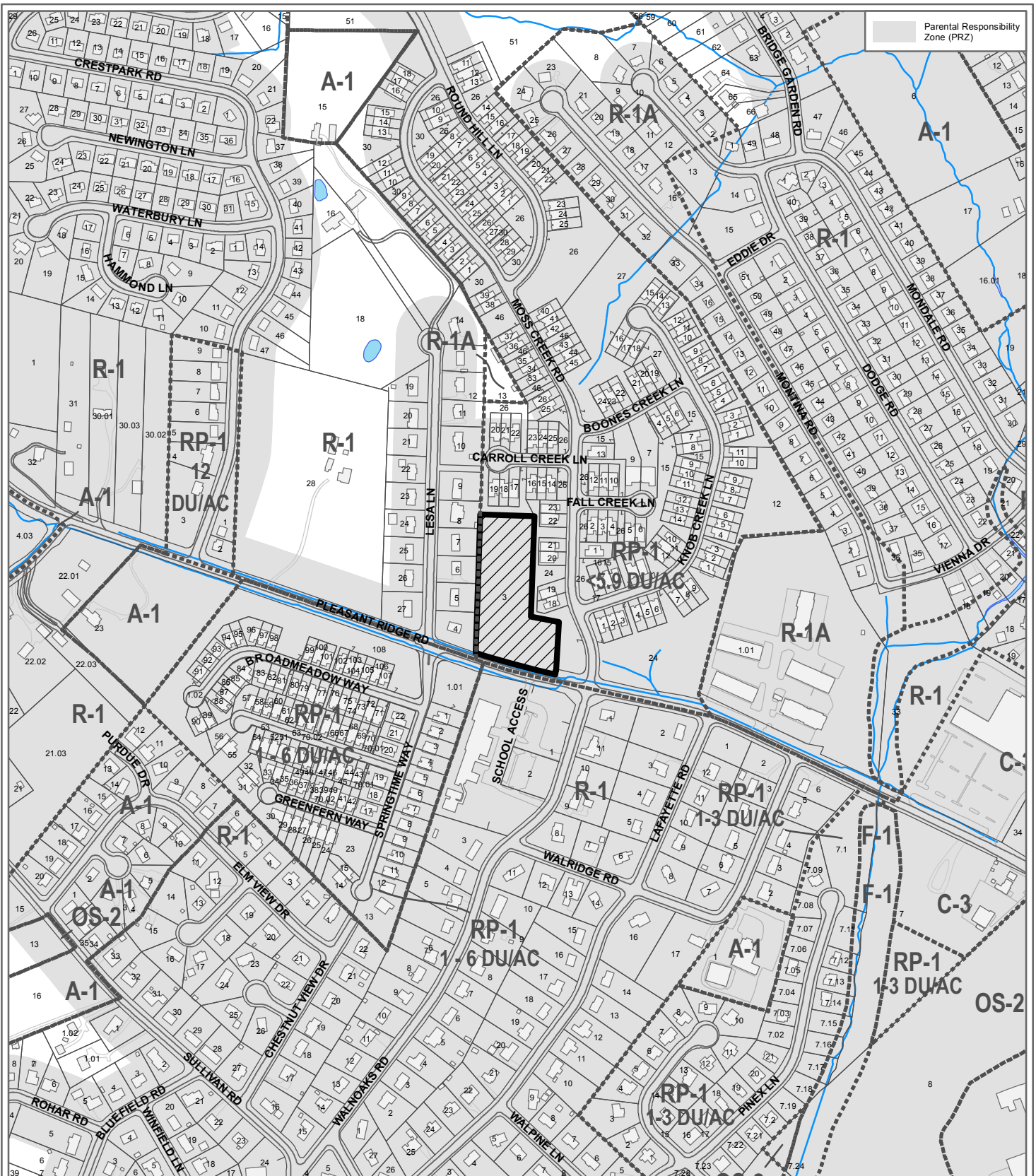
ESTIMATED STUDENT YIELD: 5 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



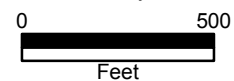
**8-SC-14-C / 8-H-14-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Carl Perry Construction, LLC  
Carl Perry Construction, LLC



Detached Residential Subdivision in RP-1 (Planned Residential)

Map No: 80  
Jurisdiction: City



Original Print Date: 7/16/2014  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

