

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

▶ **FILE #:** 9-SA-18-C  
 9-B-18-UR

**AGENDA ITEM #:** 14  
**AGENDA DATE:** 9/13/2018

▶ **SUBDIVISION:** PLEASANT RIDGE STABLES  
 ▶ **APPLICANT/DEVELOPER:** RUTHERFORD DEVELOPMENT, LLC  
 OWNER(S): Tekco, LLC

TAX IDENTIFICATION: 80 M A 001 [View map on KGIS](#)  
 JURISDICTION: City Council District 3  
 STREET ADDRESS: 4109 Pleasant Ridge Rd

▶ **LOCATION:** West side of Pleasant Ridge Rd, southeast side of I-75 / I-640

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

▶ **APPROXIMATE ACREAGE:** 6.82 acres

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

▶ **EXISTING LAND USE:** House & vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed primarily with low to medium density residential uses under R-1 and RP-1 zoning.

▶ **NUMBER OF LOTS:** 44

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Pleasant Ridge Rd., a minor arterial street with 25' of pavement width within 50-150' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Reduce the tangent for a broken back curve between curves C2 and C3 on Road "B" from 150' to 84'.

**STAFF RECOMMENDATION:**

▶ **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.**

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.

► **APPROVE the Development Plan for up to 44 attached residential units on individual lots, subject to 1 condition.**

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

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zone and a Use on Review.

**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.

**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 available to serve this site.
2. The proposed attached residential subdivision at a density of 6.5 du/ac, is consistent in use and density with the existing RP-1 zoning, which allows 24 du/ac.
3. Other residential development in the area has occurred under the RP-1 and R-1 zoning regulations at various densities. The Meadowood Apartment complex across Pleasant Ridge Rd from the subject site was developed in the RP-1 zone. The West Haven Village neighborhood to the south is an older detached

residential neighborhood that is zoned R-1 that has a typical lot size of approximately 12,000 sqft.

4. If the conditions are approved as recommended, an evergreen screen will be installed along the south property boundary, providing a buffer to the adjacent residential neighborhood.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. The proposed detached and attached residential subdivision meets the standards for development within a RP-1 (Planned Residential) zone and all other 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 subdivision has access to a minor arterial street.
3. If the conditions are approved as recommended, the condition of the zoning will be met by installing an evergreen screen along the south property boundary and the tree lines along the I-640 and Pleasant Ridge Rd. boundaries will be retained.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan designates this property for medium density residential uses with a maximum density of 24 du/ac. The RP-1 zoning approved for the site will allow a density up to 24 du/ac. At a proposed density of 6.5 du/ac, the proposed subdivision is consistent with the Sector Plan and One Year Plan, and zoning designation.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 456 (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: 1 (public school children, ages 5-18 years)

Schools affected by this proposal: West Haven Elementary, Northwest Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.

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