



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 8-SA-19-C (REVISED) **AGENDA ITEM #:** 10
8-J-19-UR **AGENDA DATE:** 8/8/2019

▶ **SUBDIVISION:** PLEASANT RIDGE STABLES
▶ **APPLICANT/DEVELOPER:** GARRETT TUCKER, PE / ROBERT CAMPBELL & ASSOCIATES
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 Road, southeast of I-75 / I-640

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 6.88 acres

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

▶ **EXISTING LAND USE:** House and 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. 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.

▶ **NUMBER OF LOTS:** 68

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. An existing sidewalk and a KAT bus stop are on the northeast (opposite) side of Pleasant Ridge Road.

▶ **SUBDIVISION VARIANCES REQUIRED:**
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.

STAFF RECOMMENDATION:

▶ **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.

- 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.

► **APPROVE the Development Plan for up to 68 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 in the RP-1 zone and the other criteria for approval of a Use on Review.

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.

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 9.88 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 zoned R-1 that has a typical lot size of approximately 12,000 sqft.
- 4) A landscape screen is being installed along the south boundary to buffer the development from the existing detached residential neighborhood.

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

- 1) The proposed 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 Road boundaries will be retained or revegetated as shown on the development plan.

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 9.88 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: 675 (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.

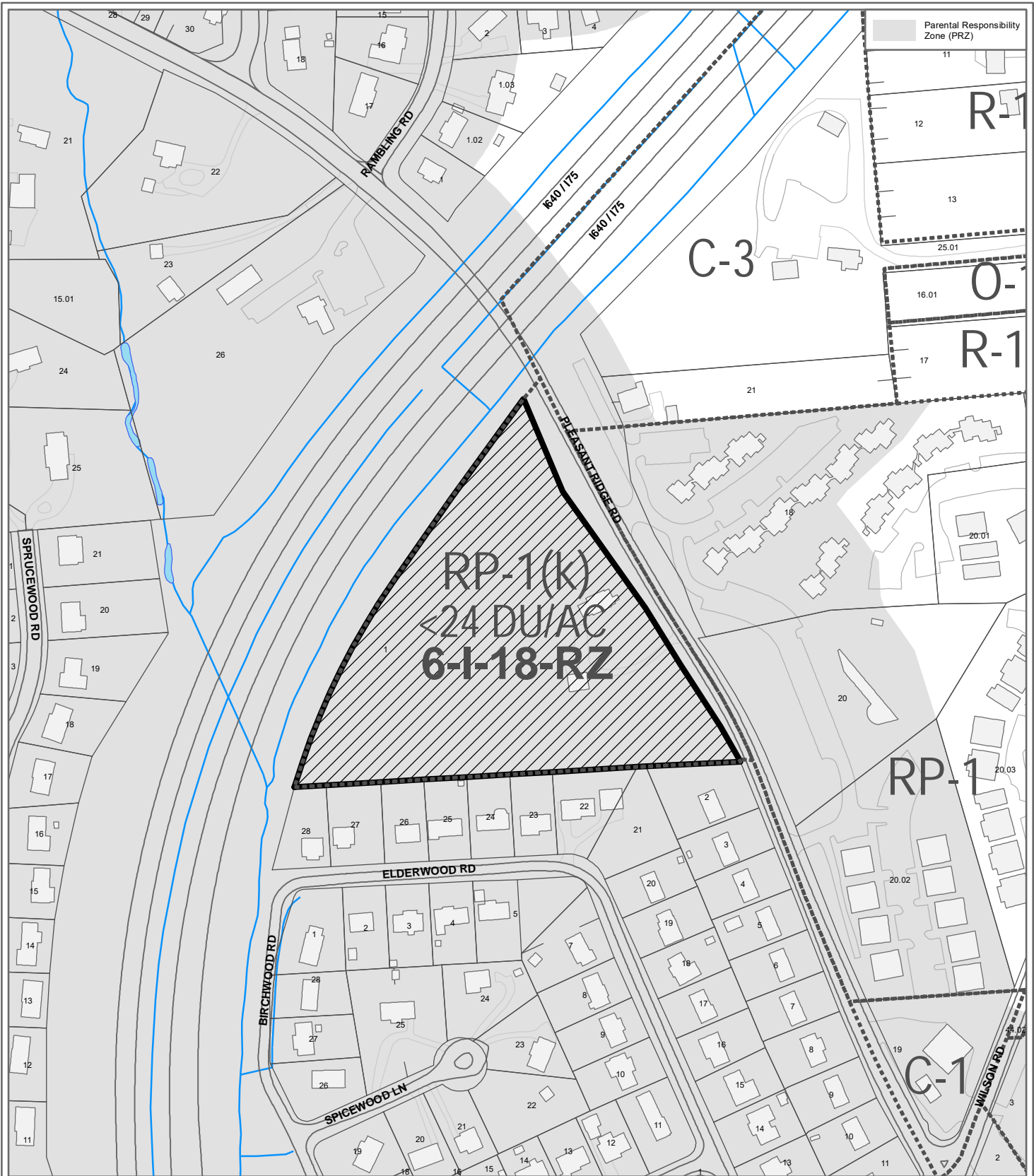
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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

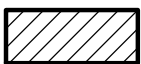
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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-SA-19-C / 8-J-19-UR
CONCEPT PLAN/USE ON REVIEW**

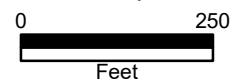


Attached Residential Subdivision in RP-1 (Planned Residential)

Original Print Date: 7/15/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Tucker, PE / Robert Campbell & Associates, Garrett Pleasant Ridge Stables

Map No: 80
Jurisdiction: City



ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

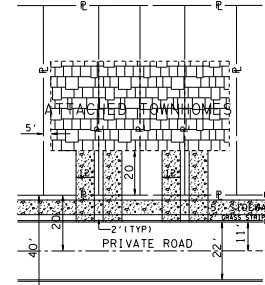
DEVELOPER / OWNER:
TECKO, LLC
A.J. CANIZALES
7412 OLD MAYNARDVILLE PIKE
KNOXVILLE, TN 37938
PHONE: (865) 388-1996



CURVE C5
P.I. 35+50.02
PC 35+36.26
PT 35+72.83
Δ 26° 37' 47" (RT)
D 57' 17" 45"
R 100,000
L 46.48
T 23.67

CURVE C4
P.I. 32+30.41
PC 31+29.76
PT 33+27.14
Δ 38° 27' 41" (RT)
D 19° 05' 55"
R 300,000
L 201.383
T 104.651

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT
(ATTACHED TOWNHOMES)

CURVE C3
P.I. 22+79.91
PC 22+36.28
PT 23+22.68
Δ 19° 48' 03" (LT)
D 22° 55' 06"
R 250,000
L 86.598
T 43.634

CURVE C2
P.I. 20+85.58
PC 20+14.51
PT 21+51.00
Δ 31° 44' 16" (LT)
D 22° 55' 06"
R 250,000
L 138.482
T 71.067

CURVE C1
P.I. 10+92.03
PC 10+28.98
PT 11+52.50
Δ 28° 18' 26" (RT)
D 22° 55' 06"
R 250,000
L 123.514
T 63.044

LEGEND

- MON □ RIGHT-OF-WAY MONUMENT FOUND
- ⊙ IRON PIN FOUND
- W.M. WATER METER
- MANHOLE
- WATER VALVE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ POWER/TELEPHONE/CABLE
- LIGHT POLE
- GUY WIRE
- ⊕ SIGN
- EXISTING GUARDRAIL
- ⋯ PROPOSED WALL

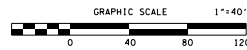
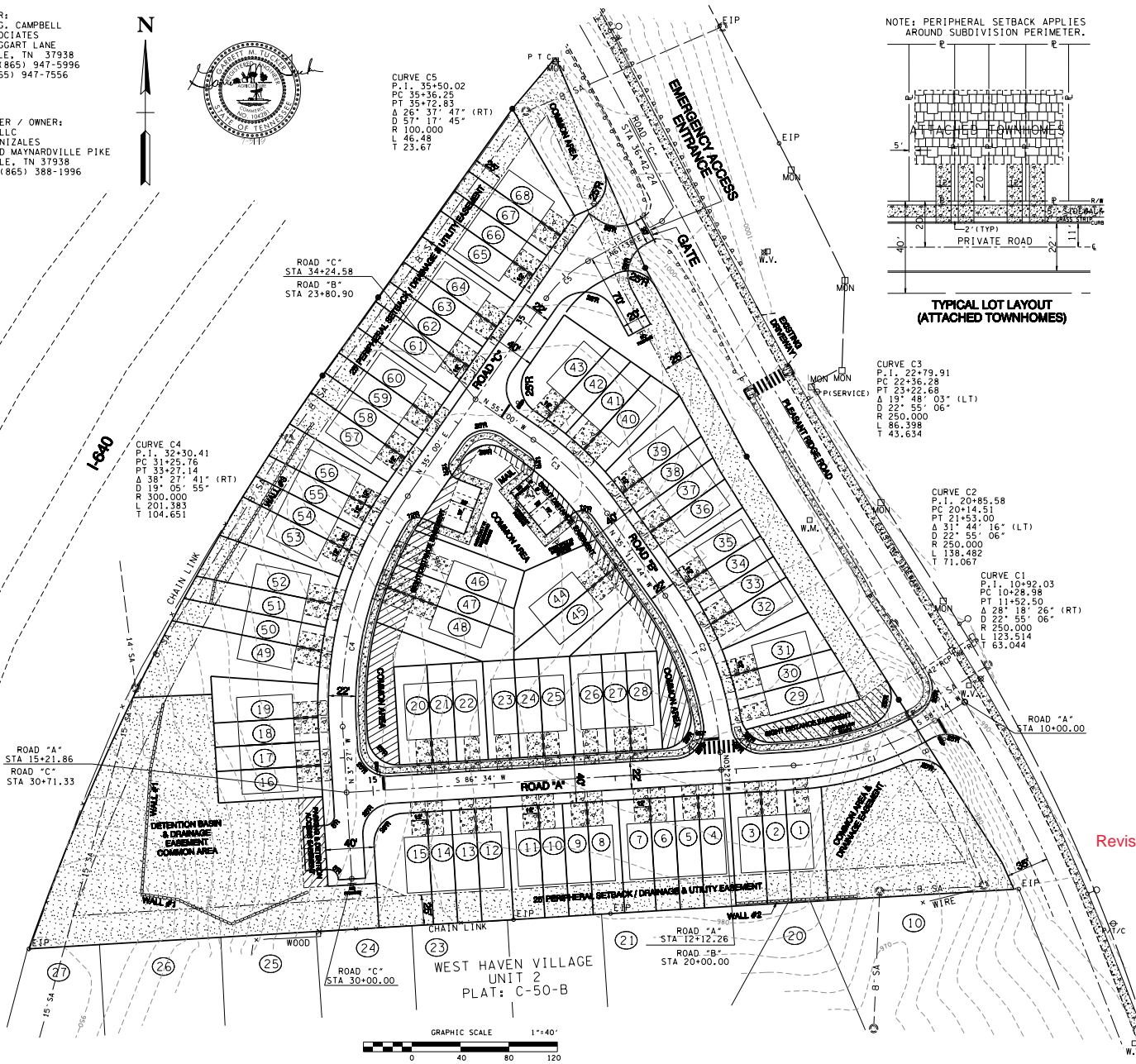
MINIMUM BUILDING SETBACKS:
FRONT - 30'
SIDE - 5' (7' INTERIOR OF BUILDINGS)
REAR - 20' PERIPHERAL (LOTS 1-16, 40-80)
- 0' (LOTS 25-45)
- 10' (LOTS 19-24, 44-48)

Revised: 7/31/2019

- VARIANCES:
- 1) REDUCE THE MINIMUM LOT FRONTAGE WIDTH FROM 25' TO 20' LOTS 2, 6-8, 9-10, 10-14, 17-18, 21, 24, 27, 30-34, 41-42, 47, 50-55, 59-60, & 68-80
 - 2) INCREASE THE MAXIMUM STREET GRADE FROM 12% TO 12.5% FOR ROAD "C" STA 34+00

CLT MAP: 80M GROUP A
PARCEL: 001
DEED REFERENCE: 201706220078126
TOTAL AREA: 6.88 ACRES
NUMBER OF UNITS/LOTS: 68
PROPERTY ZONED: RP-1

PLANNING SERVICES FILE NUMBER: 8-SA-19-C / 8-J-19-UR



NO.	DATE	DESCRIPTION	BY	CKD.



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

PLEASANT RIDGE STABLES

SITE LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.	TWO NO.
GMT	RCC	1" = 40'		2
DRAWN BY	DATE	FILE NO.		
MAS	7-31-19	18053		

NOTES:

- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.
- 3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY MUD. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
- 4) IN ACCORDANCE WITH THE TNCPG, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 12 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
- 5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 10 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.
- 6) ALL SITE LANDSCAPING WILL ADHERE TO THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.



STORM DRAINAGE SUMMARY									
FROM	ELEVATION		TO	ELEVATION		LENGTH	SLOPE	DIAMETER / MATERIAL	
	GRATE	INVERT		GRATE	INVERT				
HW-2	---	950.70	OS-1	---	951.20	46	1.09%	24" RCP	
HW-1	---	960.00	CB-1	966.77	961.27	28	4.54%	24" RCP	
CB-1	966.77	961.27	CB-2	971.25	966.75	92	5.96%	18" RCP	
CB-2	971.25	966.75	CB-3	983.13	978.33	230	5.17%	18" RCP	
CB-3	983.13	974.63	CB-4	983.13	979.13	22	2.27%	18" RCP	
CB-4	983.13	979.13	AD-1	984.50	980.30	118	1.16%	15" RCP	
CB-2	971.25	966.75	CB-5	971.25	967.25	46	1.09%	18" RCP	
CB-1	966.77	961.27	CB-6	971.25	966.25	108	4.61%	24" RCP	
CB-6	971.25	966.25	CB-7	977.37	972.37	118	5.61%	18" RCP	
CB-7	977.37	972.87	CB-8	985.57	981.37	144	5.69%	18" RCP	
CB-8	985.57	981.07	CB-9	986.18	981.38	25	2.44%	15" RCP	
CB-9	986.18	981.68	CB-10	988.14	983.34	56	3.50%	15" RCP	
HW-3	---	973.94	JB-1	983.50	974.30	22	3.00%	42" RCP	
JB-1	983.50	974.60	JB-2	989.00	977.30	80	3.00%	42" RCP	

- CONSTRUCTION SEQUENCE:**
- 1) SURFACE AND PAVE NEW PRIVATE STREETS.
 - 2) CONSTRUCT NEW MULTI-FAMILY BUILDINGS.
 - 3) FINAL GRADE AND CONSTRUCT DRIVEWAYS AND PARKING AREAS.
 - 4) WHEN ALL CONSTRUCTION HAS BEEN COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED, REMOVE SKIMMER AND CONVERT POND TO STORMWATER DETENTION BASIN.
 - 5) PROVIDE AS-BUILT DEVELOPMENT CERTIFICATION FOR BOND RELEASE.
 - 6) SUBMIT NOTICE OF TERMINATION.

LEGEND

- MON □ RIGHT-OF-WAY MONUMENT FOUND
- EIP ○ IRON PIN FOUND
- W.M. WATER METER
- MANHOLE
- WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ P/T/C POWER/TELEPHONE/CABLE
- LIGHT POLE
- SIGN
- SF * SF * SF * SF * SILT FENCE
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- SB TEMPORARY SEDIMENT BASIN
- CD CHECK DAM
- EM EROSION CONTROL MATTING
- OVERLAND DRAINAGE PATTERN
- - - 980 - - - EXISTING GRADE
- 980 — PROPOSED GRADE

Revised: 7/22/2019

NO.	DATE	DESCRIPTION	BY	CKD.

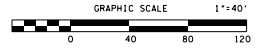
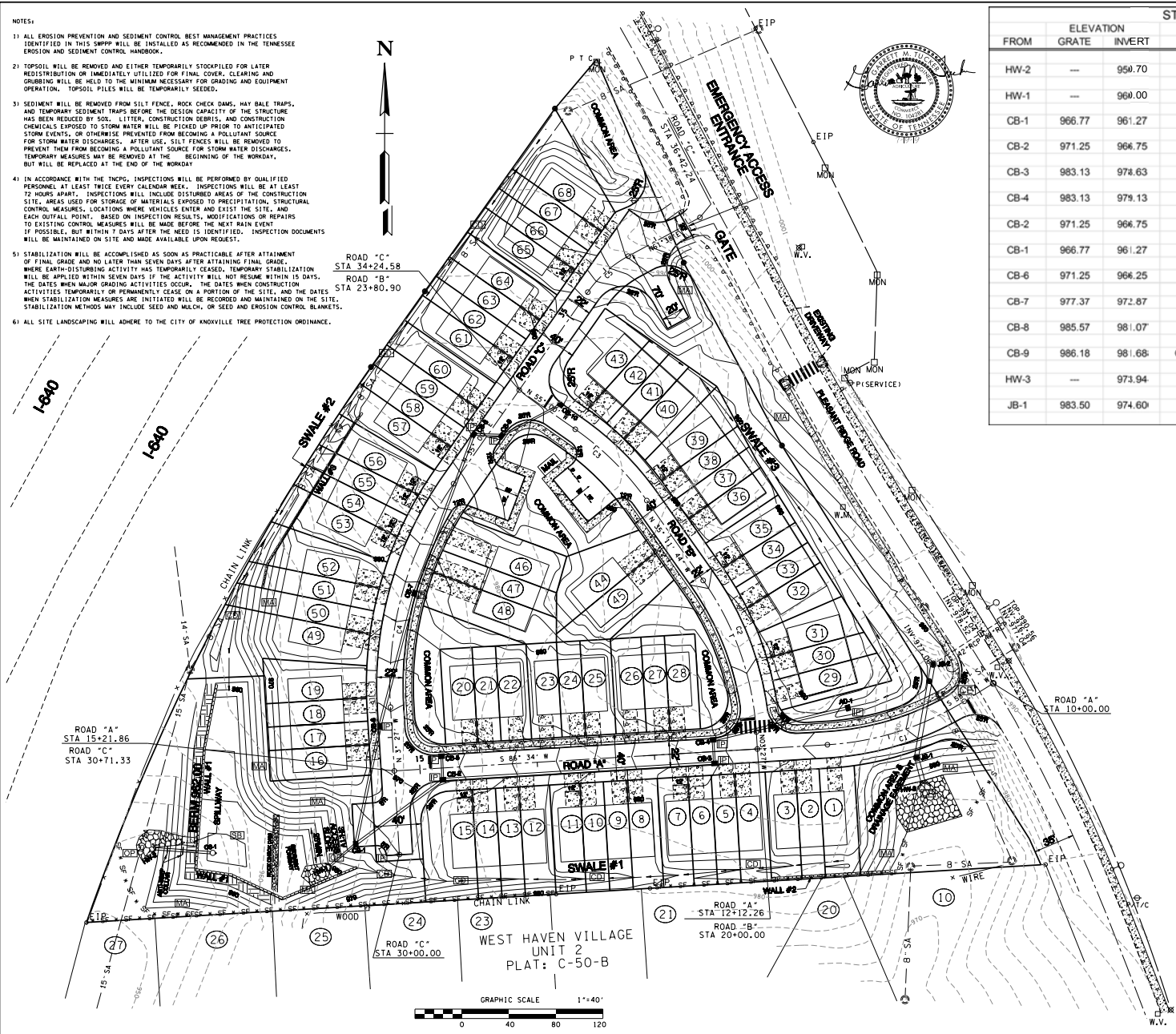


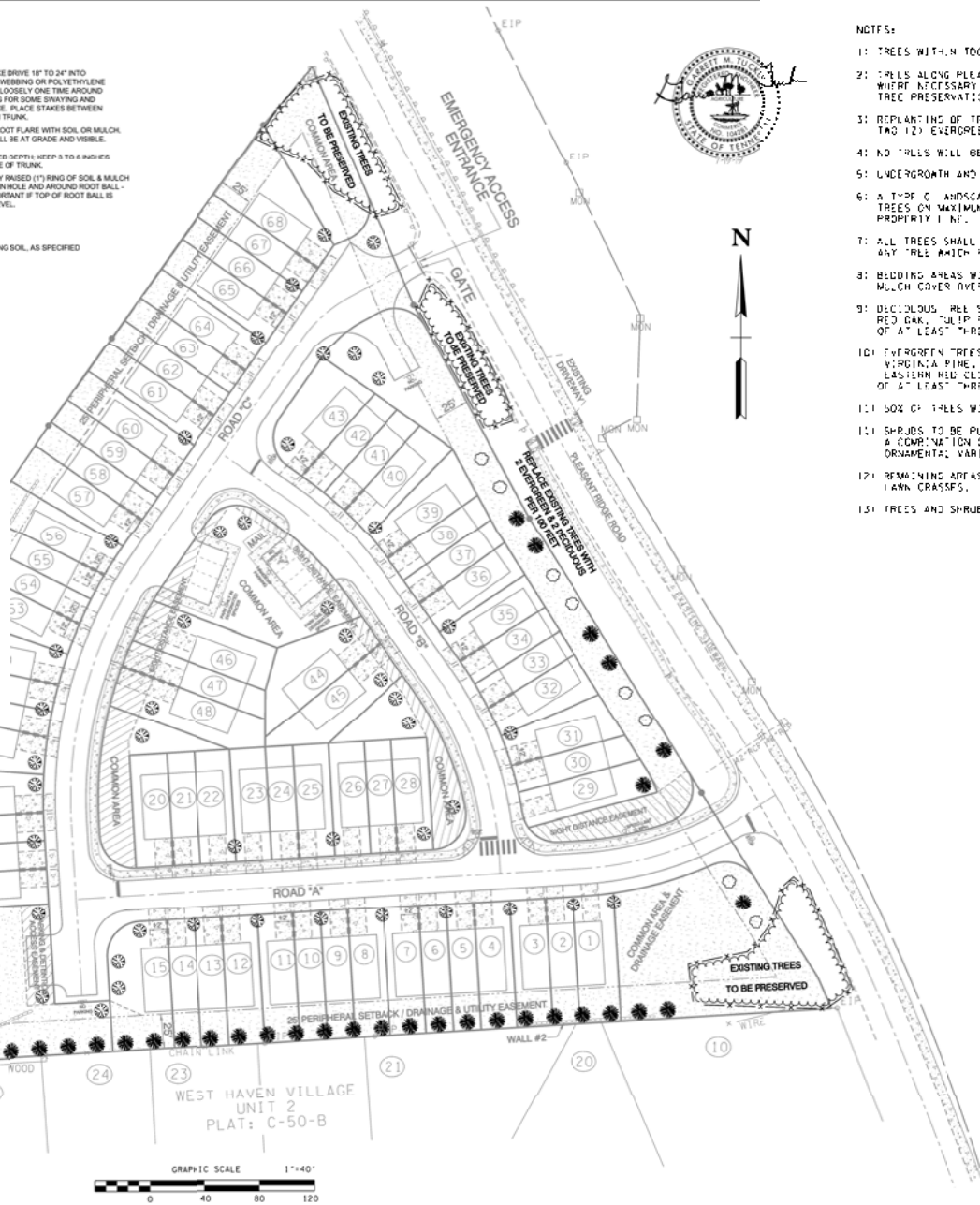
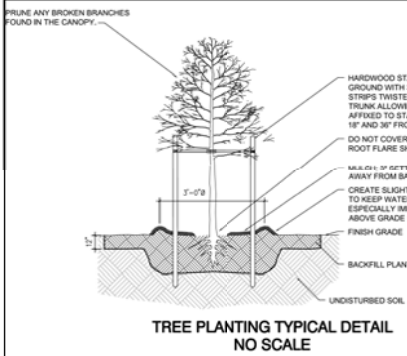
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

PLEASANT RIDGE STABLES

**GRADING & DRAINAGE PLAN
SWPPP - STAGE 3**

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET FIVE NO. 5
DRAWN BY MAS	DATE 7-19-19	FILE NO. 18053	OF ELEVEN SHEETS





- NOTES:**
- 1: TREES WITH IN TOOL RIGHT-OF-WAY WILL NOT BE DISTURBED.
 - 2: TREES ALONG PLEASANT RIDGE ROAD WILL BE PRESERVED, EXCEPT WHERE NECESSARY FOR CONSTRUCTION OF SIDEWALK AND SET GRADING. TREE PRESERVATION AREAS WILL BE MARKED WITH HIGH VISIBILITY FENCING.
 - 3: REPLANTING OF TREES ALONG PLEASANT RIDGE ROAD WILL CONSIST OF TWO (2) EVERGREEN TREES AND TWO (2) DECIDUOUS TREES PER 100 FEET.
 - 4: NO TREES WILL BE PLANTED WITHIN THE RIGHT OF WAY OF PLEASANT RIDGE ROAD.
 - 5: UNDERGROWTH AND UNHEALTHY TREES WITHIN THE TREELINE CAN BE REMOVED.
 - 6: A TYPE 'C' LANDSCAPE SCOPEN CONSISTING OF A SINGLE ROW OF SMALL EVERGREEN TREES ON MAXIMUM 20' CENTERS WILL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINE.
 - 7: ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
 - 8: BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
 - 9: DECIDUOUS TREE SPECIES WILL BE RED MAPLE, FLOWERING DOGWOOD, RED BARK, TULIP POPLAR, SYCAMORE, AND REDBUD. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
 - 10: EVERGREEN TREES WILL INCLUDE AMERICAN HOLLY, EASTERN WHITE PINE, VIRGINIA PINE, SHORT LEAF PINE, CAROLINA HEMLOCK, CANADIAN HEMLOCK, EASTERN RED CEDAR, OR FRASER FIR. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
 - 11: BOX OF TREES WILL HAVE A MAJORITY HEIGHT OF AT LEAST 50 FEET.
 - 12: SHRUBS TO BE PLANTED INCLUDE PEITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
 - 13: REMAINING AREAS WILL BE SEEDED OR SOURED WITH A MIXTURE OF LAWN GRASSES.
 - 14: TREES AND SHRUBS SHALL BE PLANTED OUTSIDE OF SIGHT DISTANCE CASEMENTS.



RETAINING WALL TYPICAL DETAIL NO SCALE

- SEGMENTAL BLOCK GRAY TYPICAL WALLS
- WALL #1 = 6' HIGH
 - WALL #2 = 4' 0" HIGH
 - WALL #3 = 12' HIGH

Revised: 7/22/2019

- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ⊙ SHRUB
 - ⊛ HIGH VISIBILITY FENCING

NO.	DATE	DESCRIPTION	BY	CHKD.

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

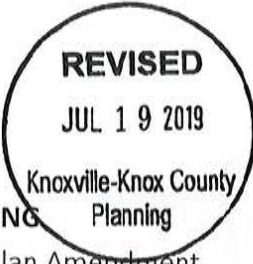
PLEASANT RIDGE STABLES

LANDSCAPING PLAN

DESIGNED BY	CHECKED BY	DATE	SCALE	SHEET NO.	TOTAL SHEETS
GMT	RCF	11-14-19	AS SHOWN	12	12
DRAWN BY					
MAS		7-2-19	13753		



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

6/20/19
Date Filed

8/8/19
Meeting Date

8-5A-19-C / 8-5-19-UR
File Number(s)

APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

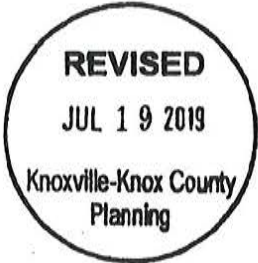


Garrett M. Tucker, PE	Robert Campbell & Associates		
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	Zip
(865) 947-5996	gtucker@rgc-a.com		
Phone	Email		

CURRENT PROPERTY INFO

TECKO TECKO, LLC	7412 Maynardville Pike, Knoxville, TN 37938	(865) 388-1996
Owner Name (if different)	Owner Address	Owner Phone
4109 Pleasant Ridge Road, Knoxville, TN 37912	CLT 080M Group A Parcel 001	
Property Address	Parcel ID	
West side of Pleasant Ridge Road, Southeast side of I-75/I-640	6.88 AC	
General Location	Tract Size	
RP-1	House & vacant land	
Zoning District	Existing Land Use	
Central City	Medium Density Residential	Urban Growth Area (Inside City Limits)
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
City Council District 3		
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City Council <input type="checkbox"/> County Commission	

REQUEST



DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

- Development Plan Use on Review / Special Use
 Residential Non-Residential

- Home Occupation (specify): _____
 Other (specify): _____

Pleasant Ridge Stables

1

Unit / Phase Number

- Proposed Subdivision Name
 Concept Plans in Planned District or Zone

- Parcel Change
 Combine Parcels Divide Parcel Total Number of Lots Created: 66

- Other (specify): _____
 Attachments / Additional Requirements

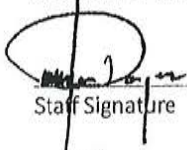


- Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests
 Zoning Change Plan Amendment Change

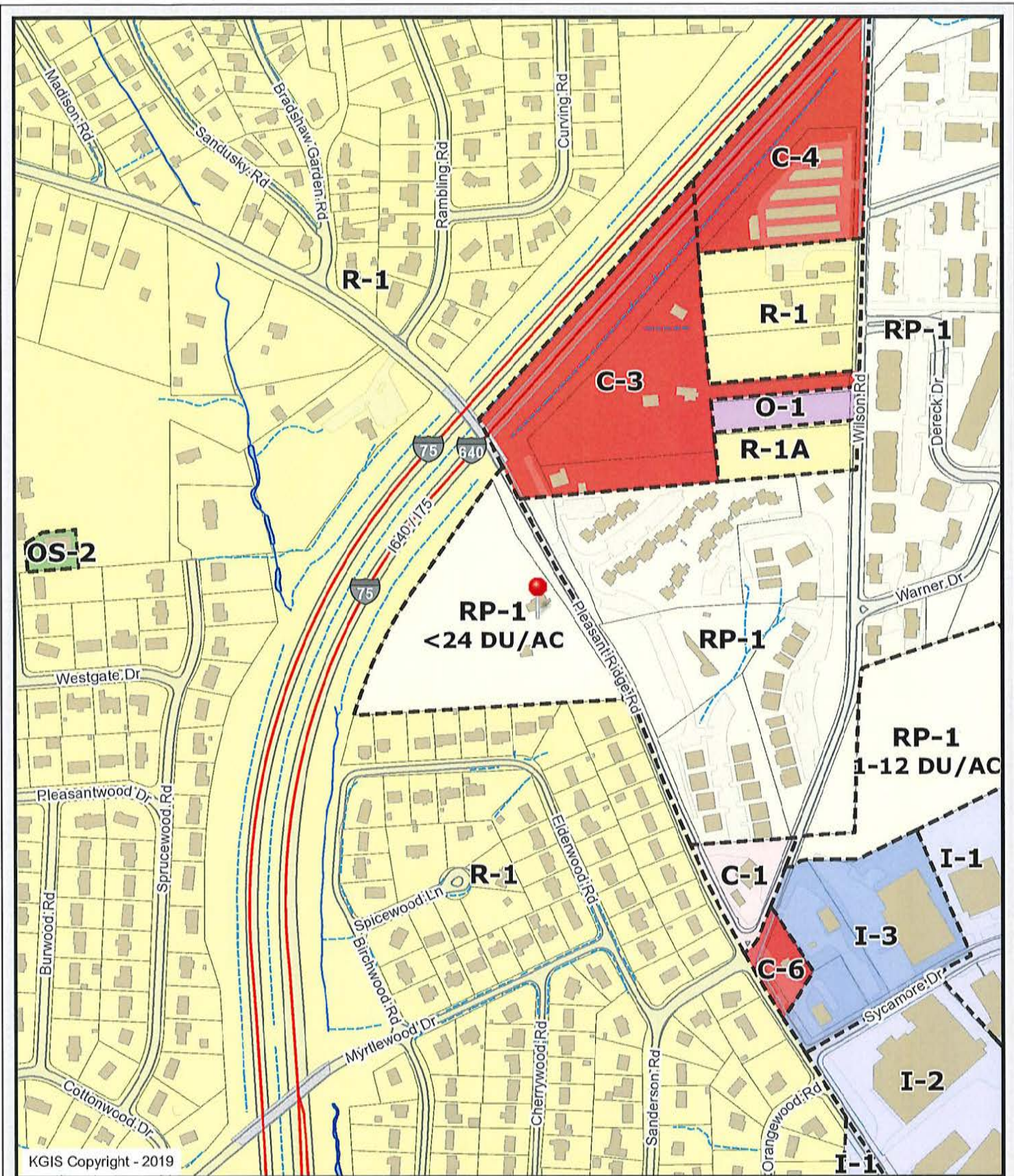
Proposed Zoning Proposed Plan Designation(s)

- Other (specify): _____

STAFF USE ONLY	ATTACHMENTS	FEE 1:	TOTAL:
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<u>2,480.00</u>	
	ADDITIONAL REQUIREMENTS	FEE 2:	
<input type="checkbox"/> Design Plan Certification (Final Plat only)	FEE 3:	<u>2,480.00</u>	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)			
<input type="checkbox"/> Traffic Impact Study			

AUTHORIZATION

 Staff Signature
 Marc Payne Please Print
 6/20/19 Date
 Applicant Signature
 Rutherford Development, LLC Please Print
 6-20-19 Date
 Applicant Signature
7-18-19 Date



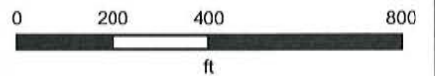
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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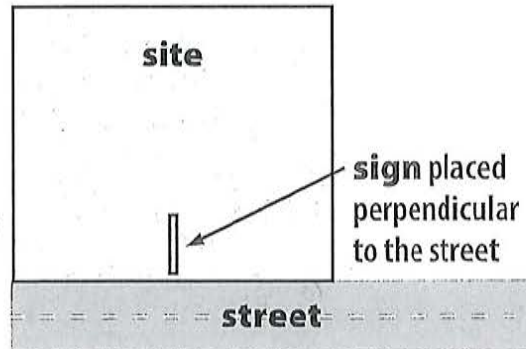
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

7/24/19 and 8/9/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: ROBERT G. CAMPBELL + ASSOC

Printed Name: Robert G. Campbell

Phone: 865-947-5996 Email: _____

Date: 6-20-19

File Number: B-SA-19-C