



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

FILE #:	7-SA-24-C	AGENDA ITEM #:	7
	7-A-24-SU	AGENDA DATE:	12/12/2024
POSTPONEMENT(S):	7/11/2024, 8/8/2024, 9/12/2024, 10/3/24, 11/14/24		
SUBDIVISION:	PLEASANT VILLAGE S/D		
APPLICANT/DEVELOPER:	W. SCOTT WILLIAMS AND ASSOCIATES		
OWNER(S):	Min Chen and Xinping Wu Pleasant Living Development LLC		
<hr/>			
TAX IDENTIFICATION:	80 H A 02801, 02802	View map on KGIS	
JURISDICTION:	City Council District 3		
STREET ADDRESS:	0 PLEASANT RIDGE RD (5934 PLEASANT RIDGE RD)		
LOCATION:	North side of Pleasant Ridge Rd and east side of Crestpark Rd		
SECTOR PLAN:	Northwest City		
GROWTH POLICY PLAN:	N/A (Within City Limits)		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Third Creek		
APPROXIMATE ACREAGE:	10.3 acres		
<hr/>			
ZONING:	RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)		
EXISTING LAND USE:	Rural Residential, Agriculture/Forestry/Vacant Land		
PROPOSED USE:	42-lot single family detached subdivision		
SURROUNDING LAND USE AND ZONING:	North: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), RN-2 (Single-Family Residential Neighborhood) South: Multifamily residential - RN-3 (General Residential Neighborhood), C (Former Planned District) East: Single family residential - RN-1 (Single-Family Residential Neighborhood) West: Single family residential - RN-2 (Single-Family Residential Neighborhood)		
<hr/>			
NUMBER OF LOTS:	42		
SURVEYOR/ENGINEER:	Scott Williams W. Scott Williams and Associates		
ACCESSIBILITY:	Access is via Pleasant Ridge Road, a minor arterial street with a pavement width of 22 ft within a 65-ft right-of-way, and via Crestpark Road, a local road with a pavement width of 26 ft within a 50-ft right-of-way.		
SUBDIVISION VARIANCES REQUIRED:	None		

STAFF RECOMMENDATION:

- Postpone the application for 30 days to be heard at the January 9, 2025 Planning Commission meeting to allow time for revisions.

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COMMENTS:

In 2017, the Planning Commission approved a 42-lot single family subdivision for this property (2-SA-17-C / 2-C-17-UR). The concept plan was extended twice before it expired on April 14, 2022 (extension case # 3-A-19-OB, 4-A-21-OB). Now the proposal requires a new concept plan and special use approval.

ESTIMATED TRAFFIC IMPACT: 454 (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: 11 (public school children, grades K-12)

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



Request to Postpone • Table • Withdraw

W. Scott Williams & Associates

12/04/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

December 14, 2024

Scheduled Meeting Date

7-SA-24-C / 7-A-24-SU

File Number(s)

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the January 11, 2025 9, 2025 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Scott Williams
Applicant Signature

W. Scott Williams & Associates

Please Print

865-692-9809

wscottwill@comcast.net

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

W. Scott Williams & Associates

11-4-2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

November 14, 2024

Scheduled Meeting Date

7-SA-24-C & 7-A-24-SU

File Number(s)

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Postpone the above application(s) until the December 12, 2024 Planning Commission Meeting.

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Phone Number

wscottwill@comcast.net

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

W. Scott Williams & Associates

9/17/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

October 3, 2024

Scheduled Meeting Date

File Number(s)

7-SA-24-C & 7-A-24-SU

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Planning Commission Meeting.

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Scott Williams

Applicant Signature

Scott Williams

Please Print

865-692-9809

Phone Number

wscottwill@comcast.net

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

09/19/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

W. Scott Williams & Associates

8-27-24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

September 12, 2024

Scheduled Meeting Date

File Number(s)

7-SA-24-C / 7-A-24-SU

POSTPONE

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Applicant Signature

Scott Williams

Please Print

865-692-9809

Phone Number

wscottwill@comcast.net

Email

STAFF ONLY


Staff Signature

Shelley Gray

Please Print

08/30/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

W-SCOTT WILLIAMS & ASSOCIATES
Applicant Name (as it appears on the current Planning Commission agenda)

7-22-24
Date of Request

August 8, 2024
Scheduled Meeting Date

7-SA-24-C
File Number(s)

POSTPONE

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Scott Williams
Applicant Signature

SCOTT WILLIAMS
Please Print

865-692-9809
Phone Number

WSCOTTWILL@Comcast.net
Email

STAFF ONLY

Staff Signature _____ Please Print _____ Date Paid _____ ☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



Request to Postpone • Table • Withdraw

W. Scott Williams and Associates

6/24/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

July 11, 2024

Scheduled Meeting Date

File Number(s)

7-SA-24-C

POSTPONE

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SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the August 8, 2024 Planning Commission Meeting.

WITHDRAW

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Scott Williams
Applicant Signature

Scott Williams
Please Print

865-692-9809
Phone Number

WSCOTWILL@comcast.net
Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



CONCEPT PLAN / DEVELOPMENT PLAN

7-SA-24-C / 7-A-24-SU

Petitioner: W. Scott Williams and Associates



Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)

Original Print Date: 6/20/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 80
Jurisdiction: City

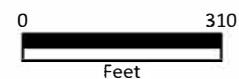
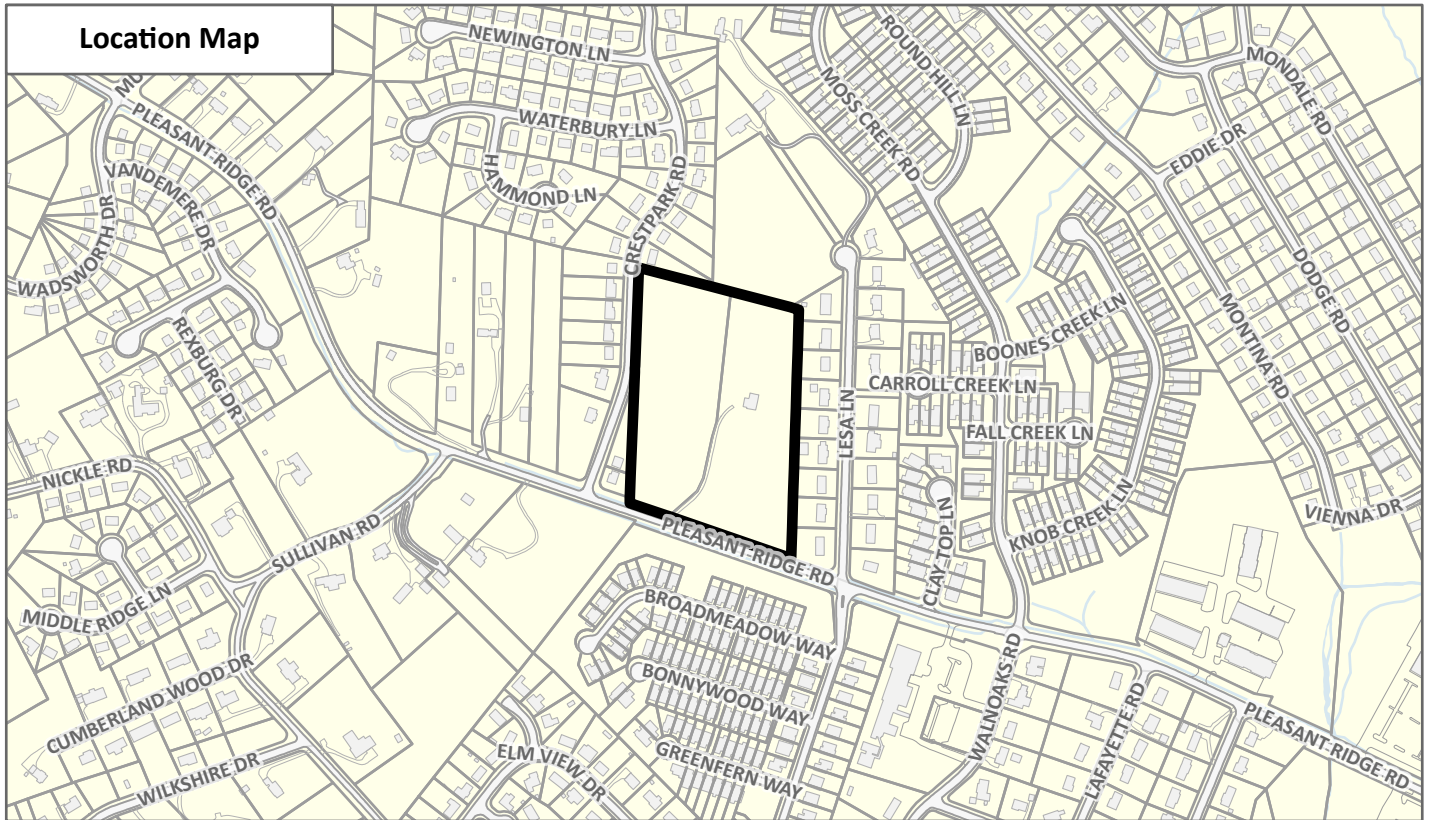
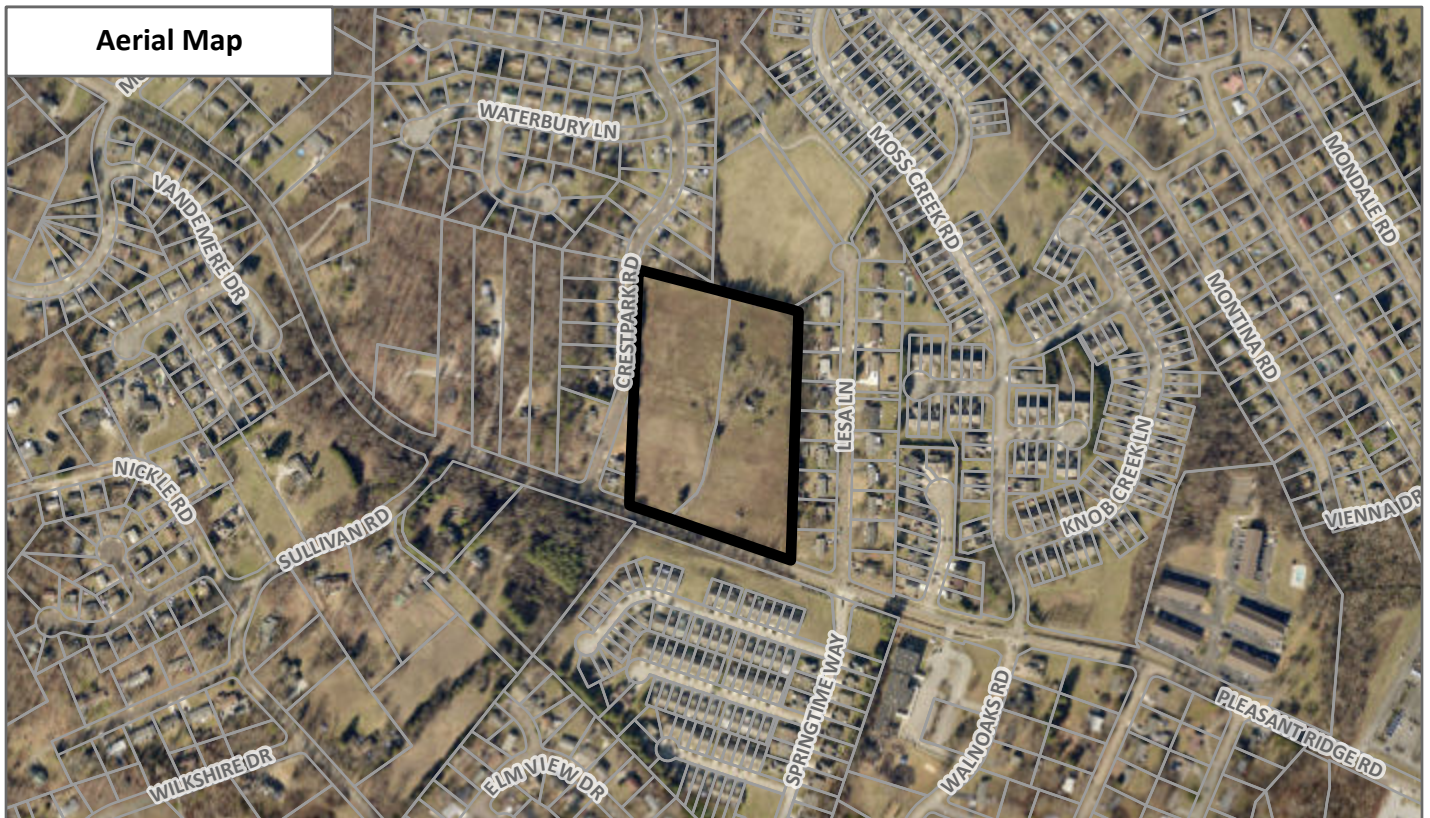


Exhibit A. Contextual Images

Location Map



Aerial Map

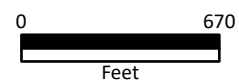


CONTEXTUAL MAPS 1

7-SA-24-C / 7-A-24-SU



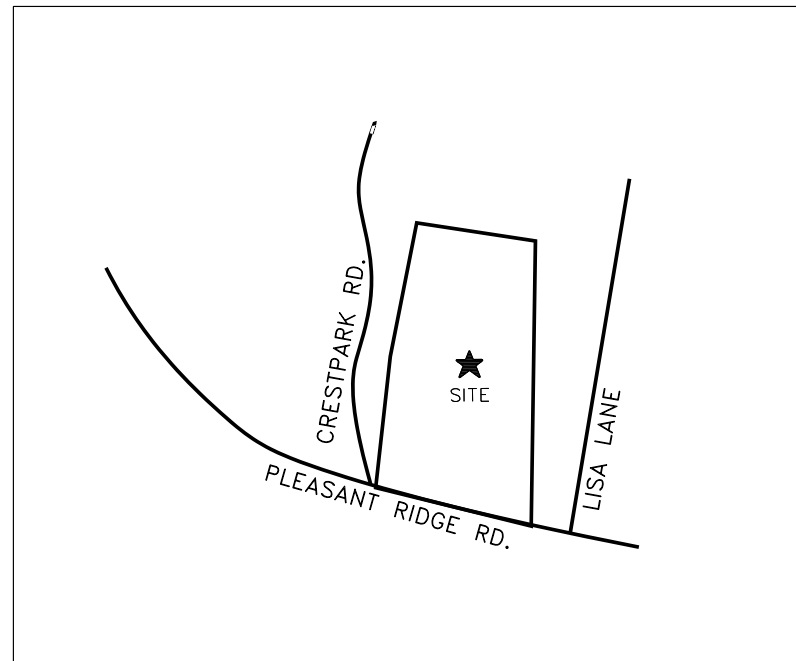
Case boundary



PLEASANT VILLAGE S/D KNOXVILLE, TENNESSEE

7-SA-24-C / 7-A-24-SU

Rev 11.26.2024



VICINITY MAP

SHEET INDEX

C0	EXISTING CONDITIONS / DEMOLITION PLAN
C1	SITE LAYOUT, PAVING, & STRIPING PLAN
C2	GRADING AND DRAINAGE PLAN
C3	ROAD PROFILES
C4	STORM SEWER PROFILES
D1-D5	SITE DETAILS
SWP1-4	STORMWATER POLLUTION PREVENTION PLAN
SA1&2	SANITARY SEWER PLAN & PROFILE
WL1	WATERLINE PLAN

NOT INCLUDED IN THIS SET



SEPT. 1, 2017
REV.6 NOV 25, 2024

DEVELOPER

ERIC CHEN

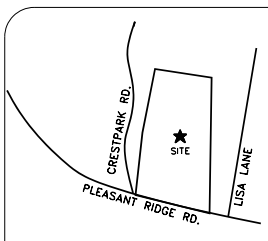
5934 PLEASANT RIDGE RD
KNOXVILLE, TN 37912
646-407-8930

W. Scott Williams
and Associates

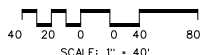
4530 Annelee Way
Knoxville, Tennessee 37921
PHONE: (865) 692-9809
FAX: (865) 692-9809
E-MAIL: WSCOTTWILL@COMCAST.NET

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

JOB # 1738

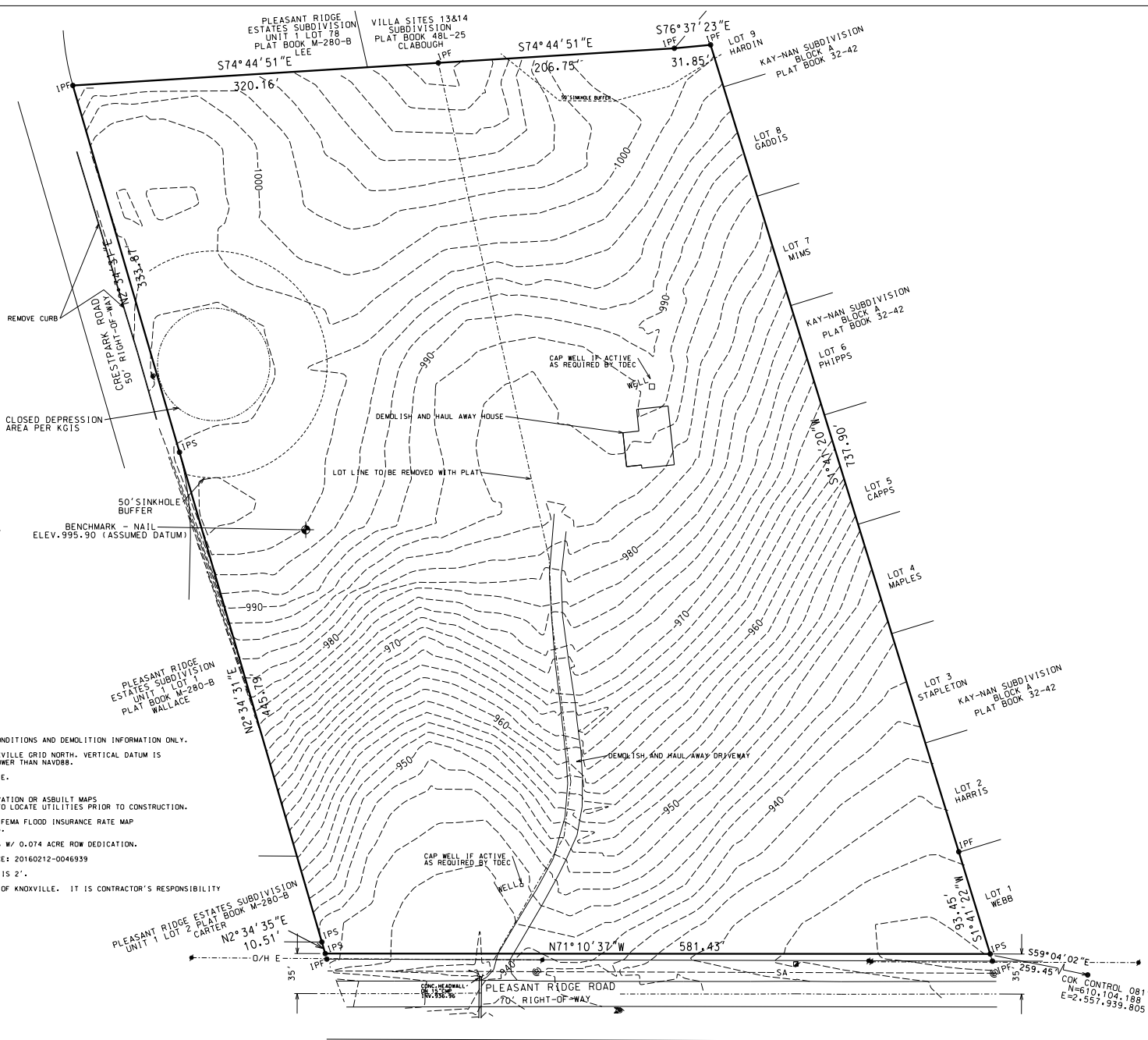


VICINITY MAP N.T.S.



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- BUILDING SETBACK
- C- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA— SANITARY SEWER
- SEWER CLEAN OUT
- W— WATER
- WATER VALVE
- HYDRANT
- WATER METER
- G— GAS
- STORM SEWER
- CATCH BASIN
- ▲ CONCRETE HEADWALL
- 986— CONTOUR



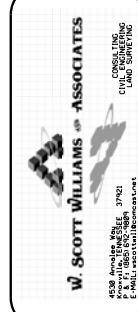
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AND DEMOLITION INFORMATION ONLY.
2. BEARINGS SHOWN HEREON ARE BASED ON CITY OF KNOXVILLE GRID NORTH. VERTICAL DATUM IS BASED ON ASSUMED DATUM AND ARE APPROX. 86.56' LOWER THAN NAVD88.
3. THIS PROPERTY IS ZONED RP-1 IN CITY OF KNOXVILLE. SETBACKS ARE PER ZONING OR MPC APPROVAL.
4. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR AS BUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. CALL 811 TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.
5. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4703020250 EFFECTIVE DATE AUG. 5, 2015.
6. TOTAL AREA: 10.316 ACRES, PROPOSED 10.242 ACRES W/ 0.074 ACRE ROW DEDICATION.
7. DEED REFERENCE: 20170104-0042227 PLAT REFERENCE: 20160212-0046939
8. TOPOGRAPHY IS FIELD SURVEYED. CONTOUR INTERVAL IS 2'.
9. ALL DEMOLITION REQUIRES A PERMIT FROM THE CITY OF KNOXVILLE. IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS.

NO.	DATE	DESCRIPTION
1	8/27/21	ISSUED FOR CITY COM
2	8/27/21	ISSUED FOR CITY COM

EXISTING CONDITIONS & DEMOLITION PLAN

PLEASANT RIDGE S/D
5934 PLEASANT RIDGE RD
KNOXVILLE, TENNESSEE 37912
CLT MAP 45 CITY BLOCK 40100



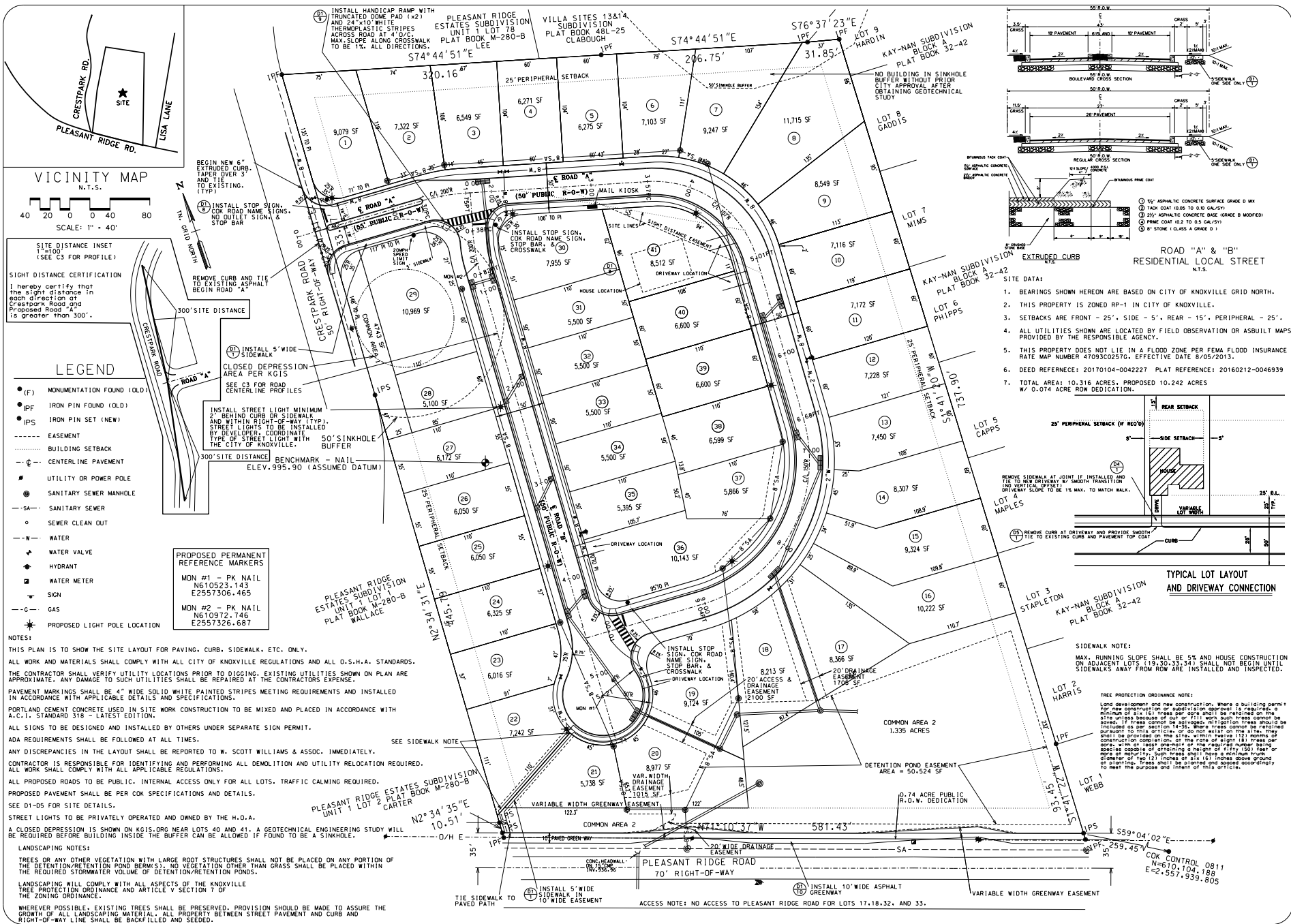
CLIENT:
ERIC CHEN

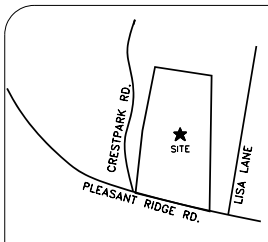
ORIGINAL ISSUE:
SEP. 1, 2017

SHEET NO.

CO

JOB NO. 1738





VICINITY MAP
N.T.S.

SCALE: 1" = 40'

LEGEND

- (F) MONUMENT FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- BUILDING SETBACK
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- SEWER CLEAN OUT
- WATER
- WATER VALVE
- HYDRANT
- WATER METER
- SIGN
- GAS
- STORM SEWER
- CATCH BASIN
- CONCRETE HEADWALL
- PROPOSED FINISHED GRADE BENCHMARK - NAIL
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SWALE/DITCH

GENERAL NOTES:

BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).

A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS.

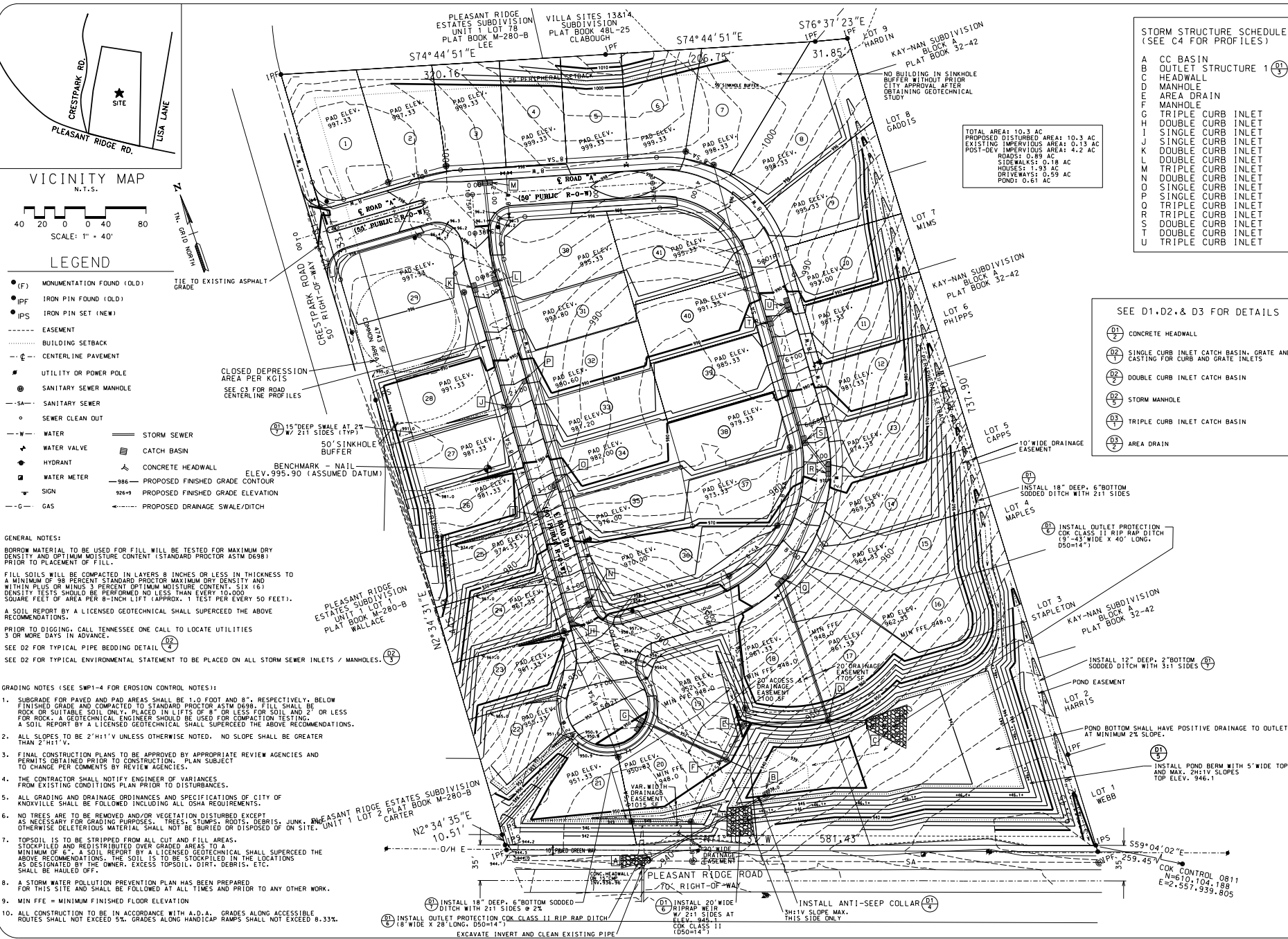
PRIOR TO DIGGING, CALL TENNESSEE ONE CALL TO LOCATE UTILITIES 3 OR MORE DAYS IN ADVANCE.

SEE D2 FOR TYPICAL PIPE BEDDING DETAIL

SEE D2 FOR TYPICAL ENVIRONMENTAL STATEMENT TO BE PLACED ON ALL STORM SEWER INLETS / MANHOLES.

GRADING NOTES (SEE SWP1-4 FOR EROSION CONTROL NOTES):

- SUBGRADE FOR PAVED AND PAD AREAS SHALL BE 1.0 FOOT AND 8", RESPECTIVELY, BELOW FINISHED GRADE AND COMPACTED TO STANDARD PROCTOR ASTM D698. FILL SHALL BE ROCK OR SUITABLE SOIL ONLY. PLACED IN LIFTS OF 8" OR LESS FOR SOIL AND 8" OR LESS FOR ROCK. A GEOTECHNICAL ENGINEER SHOULD BE USED FOR COMPACTION TESTING. A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS.
- ALL SLOPES TO BE 2'H:1'V UNLESS OTHERWISE NOTED. NO SLOPE SHALL BE GREATER THAN 2'H:1'V.
- FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
- THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
- ALL GRADING AND DRAINAGE ORDINANCES AND SPECIFICATIONS OF CITY OF KNOXVILLE SHALL BE FOLLOWED INCLUDING ALL OSHA REQUIREMENTS.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. TREES, STUMPS, ROOTS, DEBRIS, JUNK, AND OTHERWISE DELETERIOUS MATERIAL SHALL NOT BE BURIED OR DISPOSED OF ON SITE. UNIT 1 LOT 2 PLEASANT RIDGE ESTATES SUBDIVISION UNIT 1 LOT 2 PLAT BOOK M-280-B WALLACE CARRIER
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. TOPSOIL TO BE REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6". A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS. THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER. EXCESS TOPSOIL, DIRT, DEBRIS, ETC. SHALL BE HAULED OFF.
- A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS SITE AND SHALL BE FOLLOWED AT ALL TIMES AND PRIOR TO ANY OTHER WORK.
- MIN FFE = MINIMUM FINISHED FLOOR ELEVATION
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH A.D.A. GRADES ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5%. GRADES ALONG HANDICAP RAMPS SHALL NOT EXCEED 8.33%.



STORM STRUCTURE SCHEDULE
(SEE C4 FOR PROFILES)

A	CC BASIN
B	OUTLET STRUCTURE 1
C	HEADWALL
D	MANHOLE
E	AREA DRAIN
F	MANHOLE
G	TRIPLE CURB INLET
H	DOUBLE CURB INLET
I	SINGLE CURB INLET
J	SINGLE CURB INLET
K	DOUBLE CURB INLET
L	DOUBLE CURB INLET
M	TRIPLE CURB INLET
N	DOUBLE CURB INLET
O	SINGLE CURB INLET
P	SINGLE CURB INLET
Q	TRIPLE CURB INLET
R	TRIPLE CURB INLET
S	DOUBLE CURB INLET
T	DOUBLE CURB INLET
U	TRIPLE CURB INLET

SEE D1, D2, & D3 FOR DETAILS

- D1 CONCRETE HEADWALL
- D2 SINGLE CURB INLET CATCH BASIN, GRATE AND CASTING FOR CURB AND GRATE INLETS
- D2 DOUBLE CURB INLET CATCH BASIN
- D2 STORM MANHOLE
- D3 TRIPLE CURB INLET CATCH BASIN
- D3 AREA DRAIN

NO.	DATE	DESCRIPTION
1	11/17/2017	COMM
2	11/17/2017	COMM
3	11/17/2017	COMM
4	11/17/2017	COMM
5	11/17/2017	COMM
6	11/17/2017	COMM
7	11/17/2017	COMM
8	11/17/2017	COMM

GRADING AND DRAINAGE PLAN
PLEASANT RIDGE ROAD
5834 PLEASANT RIDGE ROAD
CLT MAP 080 (L.L. & P. 18.01 & 28.02
WARD 40 CITY BLOCK 20700
11/17/2017 11:42:43 AM



CLIENT:
ERIC CHEN

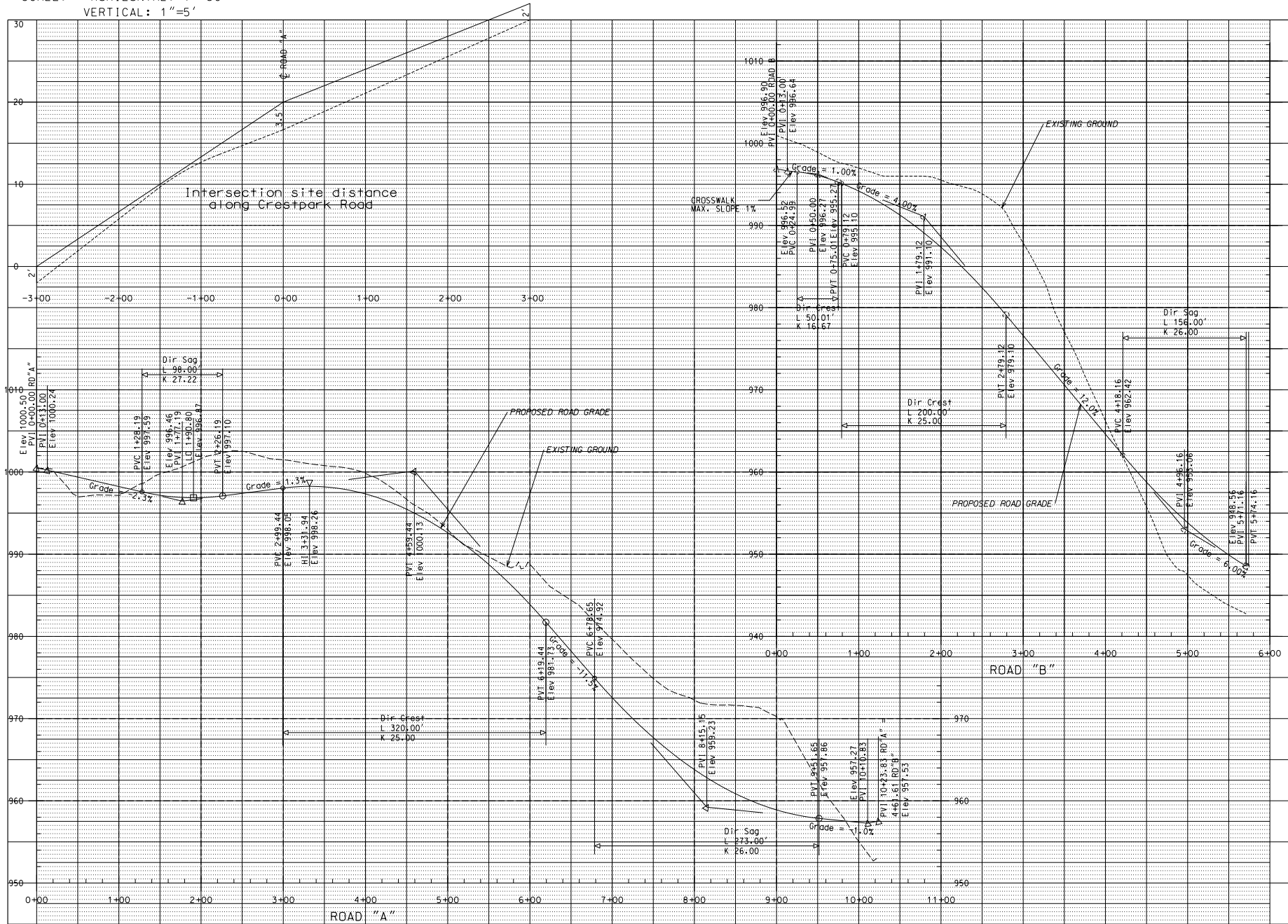
ORIGINAL ISSUE:
SEP. 1, 2017

SHEET NO.

C2

JOB NO. 1738

SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



NO.	DATE	DESCRIPTION
1	10/22/24	CITY COMM.
2	10/22/24	CITY COMM.
3	10/22/24	CITY COMM.
4	10/22/24	CITY COMM.

ROAD PROFILES
PLEASANT VILLAGE S/D
5934 PLEASANT RIDGE ROAD
ANDOVER, TENNESSEE 37012
CL 1 MARYLAND CITY BLOCK 40700



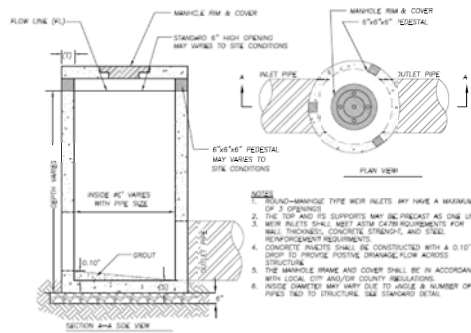
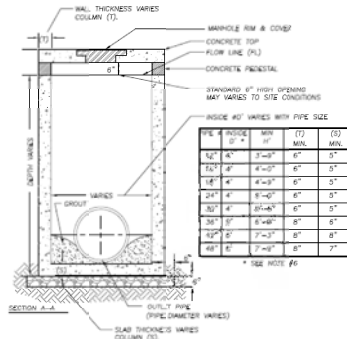
W. SCOTT WILLIAMS & ASSOCIATES
ENGINEERING
CIVIL, MECHANICAL, ELECTRICAL
AND SURVEYING
2025 JAMES H. HARRIS, JR. 37972
E-MAIL: scott@wsa-engineers.com

CLIENT:
ERIC CHEN
5934 PLEASANT RIDGE RD
ANDOVER, TN 37012
423-402-1930

ORIGINAL ISSUE:
SEP. 1, 2017

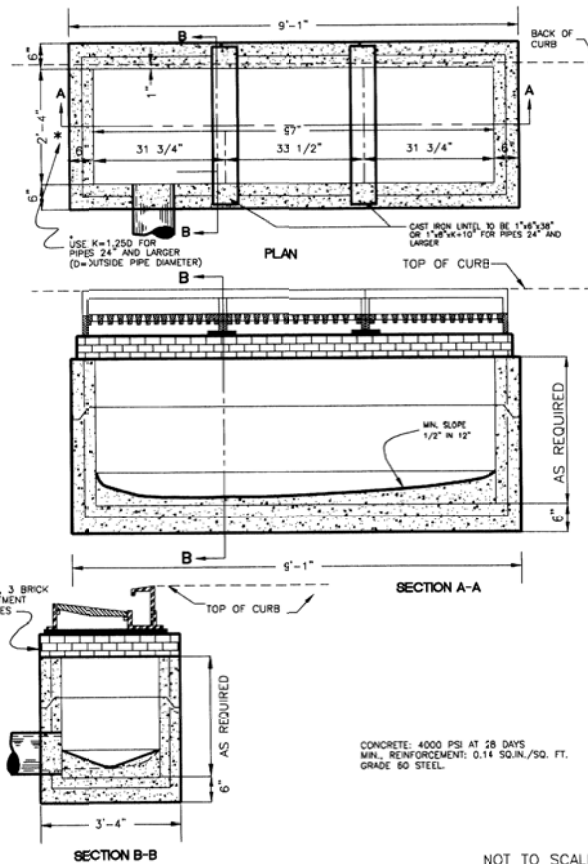
SHEET NO.
C3

JOB NO. 1738



- NOTES:
1. ROUND-MANHOLE TYPE W/INLETS MAY HAVE A MAXIMUM OF 3 OPENINGS.
 2. THE TOP AND ITS SUPPORTS MAY BE PRECAST AS ONE UNIT. W/INLETS SHALL MEET ASTM C939 REQUIREMENTS FOR WALL THICKNESS, CONCRETE STRENGTH, AND STEEL REINFORCEMENT REQUIREMENTS.
 3. CONCRETE INLETS SHALL BE CONSTRUCTED WITH A 0.10" DROP TO PROVIDE POSITIVE DRAINAGE FLOW ACROSS STRUCTURE.
 4. THE MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH LOCAL, CITY AND/OR COUNTY REGULATIONS.
 5. INSIDE DIAMETER MAY VARY DUE TO ANGLE & NUMBER OF PIPES FED TO STRUCTURE. SEE STANDARD DETAIL.

AREA DRAIN
N.T.S.



CONCRETE: 4000 PSI AT 28 DAYS
MIN. REINFORCEMENT: 0.14 SQ. IN./SQ. FT.
GRADE 60 STEEL

NOT TO SCALE

TRIPLE CURB INLET CATCH BASIN
N.T.S.

NO.	DATE	DESCRIPTION
1	10/21/17	ISSUED FOR PERMIT
2	10/21/17	CITY COM.

SITE DETAILS

PLEASANT VILLAGE S/D
5534 PLEASANT RIDGE RD
KNOXVILLE, TENNESSEE 37912
CLT: MARIANNE L. HARRIS
WABD 40 CITY BLOCK 40706



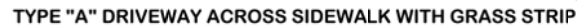
W. SCOTT WILLIAMS & ASSOCIATES
CIVIL ENGINEERING
LAND SURVEYING
2222
5534 PLEASANT RIDGE RD
KNOXVILLE, TN 37912
615-582-1111
E: WSW@wsaonline.com

CLIENT:
ERIC CHEN
5534 PLEASANT RIDGE RD
KNOXVILLE, TN 37912
615-582-1111

ORIGINAL ISSUE:
SEP. 1, 2017
SHEET NO.

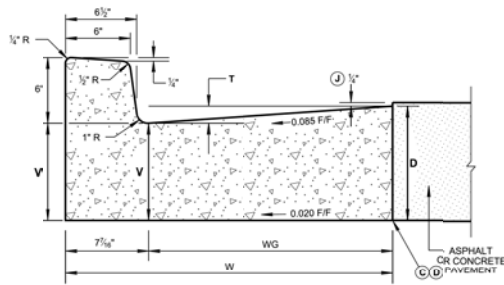
D3

JOB NO. 1738

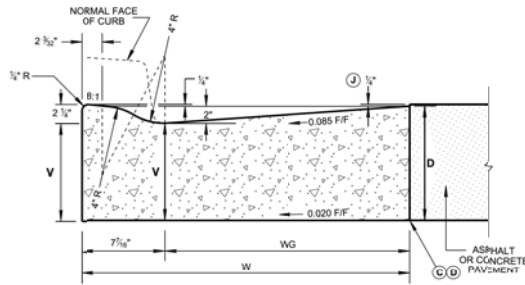
 DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE

NOT TO SCALE

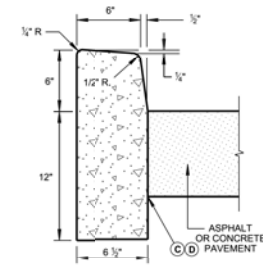
- CLIENT: ERIC CHEN
5934 PLEASANT RIDGE RD
KNOXVILLE, TN 37912
615-407-8930
- ORIGINAL ISSUE: SEP. 1, 2017
- SHEET NO. D4
- JOB NO. 1738



6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

CONCRETE CURB AND GUTTER TABLE				
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER * IN INCHES
6-30	30	22 1/2"	2	D - 1 1/2"
6-36	36	28 1/2"	2 1/2	D - 1 3/4"

* VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02514

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.06409	0.05711
	36	0.07780	0.07085
9	30	0.07181	0.06483
	36	0.08706	0.08011
10	30	0.07953	0.07254
	36	0.09632	0.08934
11	30	0.08724	0.08026
	36	0.10558	0.09860
12	30	0.09496	0.08799
	36	0.11484	0.10786

LEGEND	
D	= VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T	= VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
V	= VERTICAL DEPTH OF GUTTER AT FLOW LINE
W	= TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG	= WIDTH OF GUTTER

GENERAL NOTES

- FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
- THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.
- CONCRETE EXPANSION JOINT MATERIAL, IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
- EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
 - AT TANGENT POINTS OF CIRCULAR CURBS.
 - BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
 - AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
 - TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
 - THE MAXIMUM SPACING IS TO BE 100 FEET.
 - BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.
- CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
- EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADI.
- ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.
- THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.
- PAYMENT WILL BE AS FOLLOWS:

ITEM NO. 702-01. CONCRETE CURB,	PER C.Y.
ITEM NO. 702-03. CONCRETE COMBINED CURB AND GUTTER,	PER C.Y.
- THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.
- LOWERED CONCRETE CURB NOTES
- TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.
- TO BE USED FOR PROPOSED RAMP OPENINGS.

REV. 06-28-19: REVISED DETAILS FOR LOWERED CONCRETE CURB, 6" DETACHED CONCRETE CURB AND 6" CONCRETE COMBINED CURB AND GUTTER. GENERAL NOTES REVISED NOTES (J) AND (K). ADDED NOTE (L), MOVED LOWERED CONCRETE CURB NOTES TO NOTE NOS. (S), (I), & (M). ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDRAW SHEET.

REV. 03-04-21: REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE G-45 FROM THE DRAWING AND REVISED TABLES. REMOVED "COMBINED" FROM THE TITLE AND FROM THE TABLES. ADDED PAY ITEM NO. ON THE DRAWINGS.

(Replaced Std Dwg RP-NMC-10)



05-15-2018 RP-VC-10

LOWERED CONCRETE CURB DETAIL

NO.	DATE	DESCRIPTION

SITE DETAILS

PLEASANT RIDGE S/D
5934 PLEASANT RIDGE ROAD
CLT 1405 (DAVID L. PARNESSES, 2012)
WARD 40 CITY BLOCK 40700



CLIENT: ERIC CHEN

ORIGINAL ISSUE: NOV. 12, 2021

SHEET NO. D5

JOB NO. 1738



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

W. Scott Williams and Associates

Applicant Name

Affiliation

5/24/2024

7/11/2024

7-SA-24-C / 7-A-24-SU

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Scott Williams W. Scott Williams and Associates

Name / Company

4530 Annalee Way Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Min Chen and Xinping Wu Pleasant Livin 5934 Pleasant Ridge Rd Knoxville TN 37912

646-407-8930

Owner Name (if different)

Owner Address

Owner Phone / Email

0 PLEASANT RIDGE RD / 5934 PLEASANT RIDGE RD

Property Address

80 H A 02801, 02802

10.3 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Pleasant Ridge Rd and east of Crestpark Rd

General Location

☒ City

Council District 3

RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)

Rural Residential, Agriculture/Forestry/Vacant Land

☐ County

District

Zoning District

Existing Land Use

Northwest City

LDR (Low Density Residential)

N/A (Within City Limits)

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Single family detached			

SUBDIVISION REQUEST

Pleasant Village S/D	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	42 Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1	Total
\$3,200.00	
Fee 2	
Fee 3	

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	W. Scott Williams and Associates	5/24/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Min Chen and Xinping Wu Pleasant Living Development LLC	5/24/2024
	Please Print	Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

W. SCOTT WILLIAMS + ASSOCIATES

Applicant Name

05/24/2024

Date Filed

July 11, 2024

Meeting Date (if applicable)

ENGINEER

Affiliation

File Number(s)

7-SA-24-C
7-A-24-SU

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

SCOTT WILLIAMS

Name

W. SCOTT WILLIAMS + ASSOCIATES

Company

4530 ANNALIE WAY

Address

KNOXVILLE

City

TN

State

37921

ZIP

865-692-9809

Phone

WSCOTTWILL@COMCAST.NET

Email

CURRENT PROPERTY INFO

Min Chen + Xiping Wu

Pleasant Living Development LLC

Property Owner Name (if different)

0 Pleasant Ridge Rd

5934 Pleasant Ridge Rd.

Property Address

5934 Pleasant Ridge Rd Knoxville 37912

3032 Oakwood Hills Ln. Knoxville 37931

Property Owner Address

080HA02802

080HA02801

Parcel ID

646-407-8930

Property Owner Phone

KUB

Sewer Provider

KUB

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 202

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUESTPleasant Village
Proposed Subdivision Name

Related Rezoning File Number

1
Unit / Phase Number☐ Combine Parcels☒ Divide Parcel

42

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☒ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Scott Williams
Applicant Signature

SCOTT WILLIAMS

Please Print

5/8/24
Date

865-692-9809

Phone Number

wsctwill@comcast.net

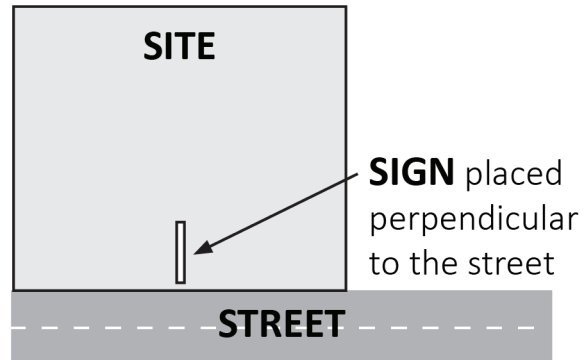
Email

Min Chen
Please Print

05/24/2024, SG

05/10/24
Date PaidMin Chen
Property Owner Signature

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **06/28/2024** _____ and _____ **07/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: W. Scott Williams and Associates

Date: 05/24/2024

File Number: 7-SA-24-C & 7-A-24-SU



Sign posted by Staff



Sign posted by Applicant