



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

► **FILE #:** 7-SA-24-C

AGENDA ITEM #: 51

7-A-24-SU

AGENDA DATE: 7/11/2024

► **SUBDIVISION:** PLEASANT VILLAGE S/D

► **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS AND ASSOCIATES

OWNER(S): Min Chen and Xinping Wu Pleasant Living Development LLC

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)

WATERSHED: Third Creek

► **APPROXIMATE ACREAGE:** 10.3 acres

► **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)

► **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:**

STAFF RECOMMENDATION:

► Postpone the application for 30 days to be heard at the August 8, 2024 Planning Commission meeting, as requested by the applicant.

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 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

☒ **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 August 8, 2024 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

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

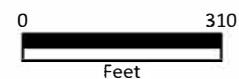
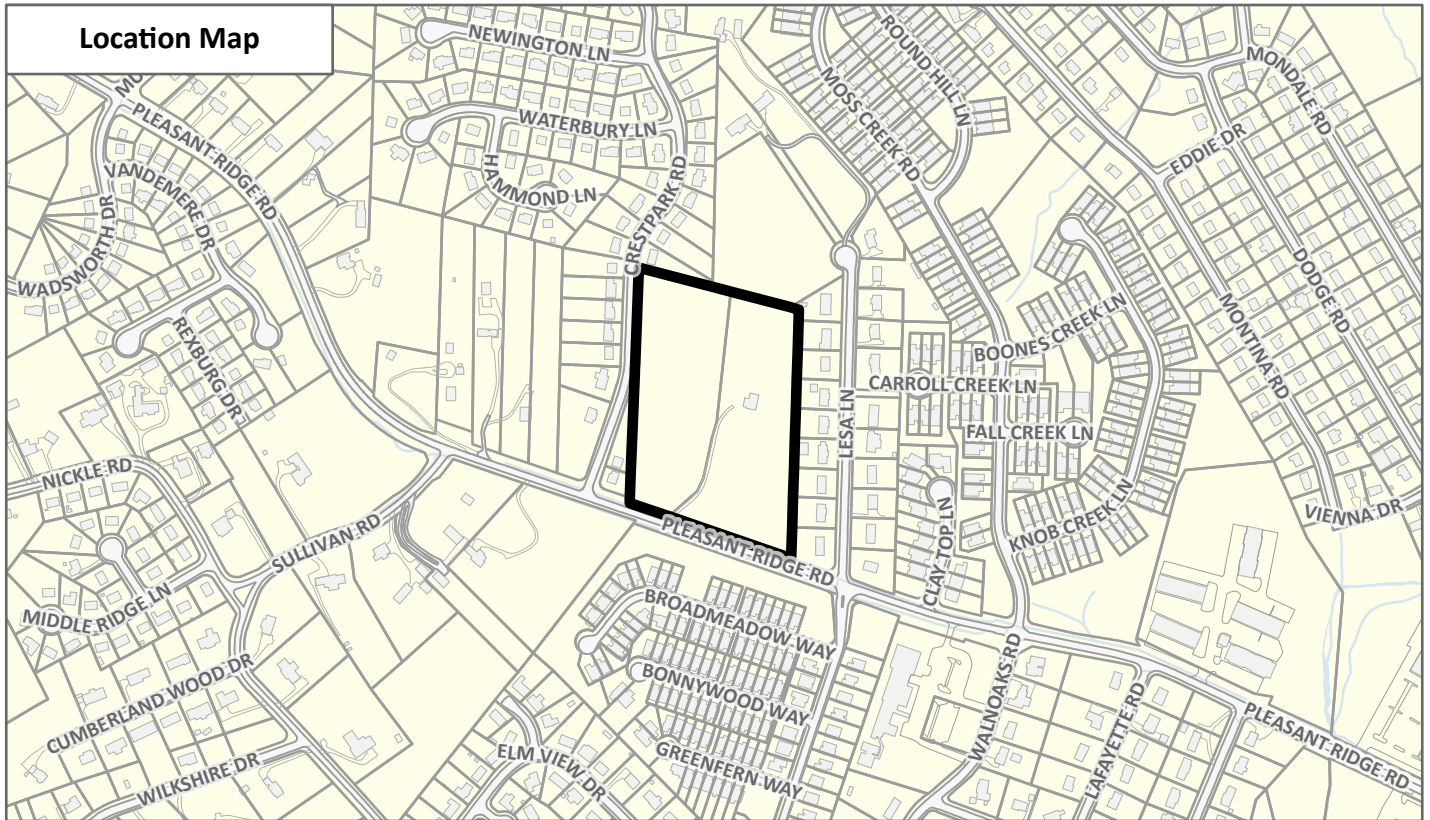
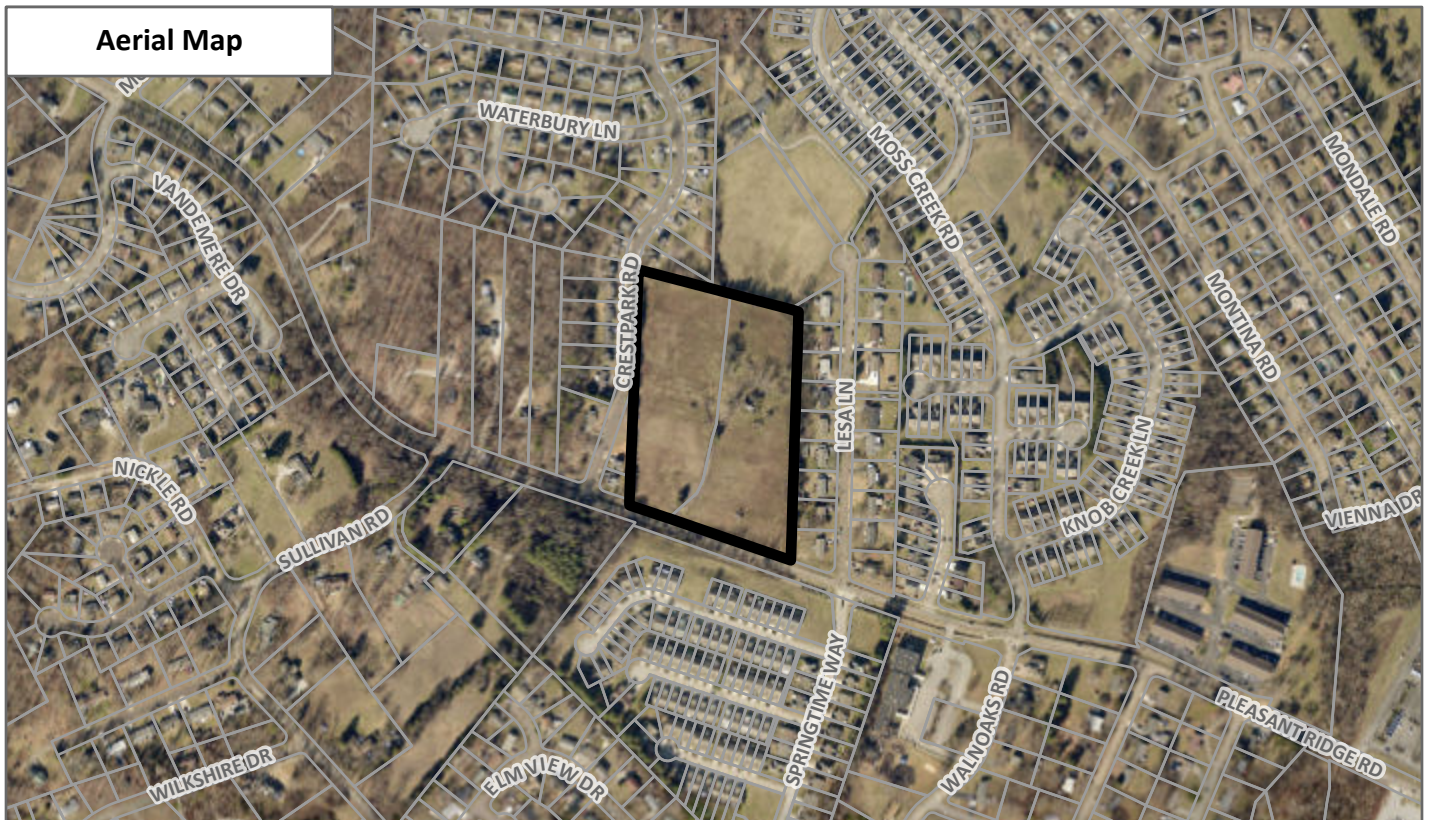


Exhibit A. Contextual Images

Location Map



Aerial Map

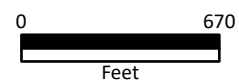


CONTEXTUAL MAPS 1

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

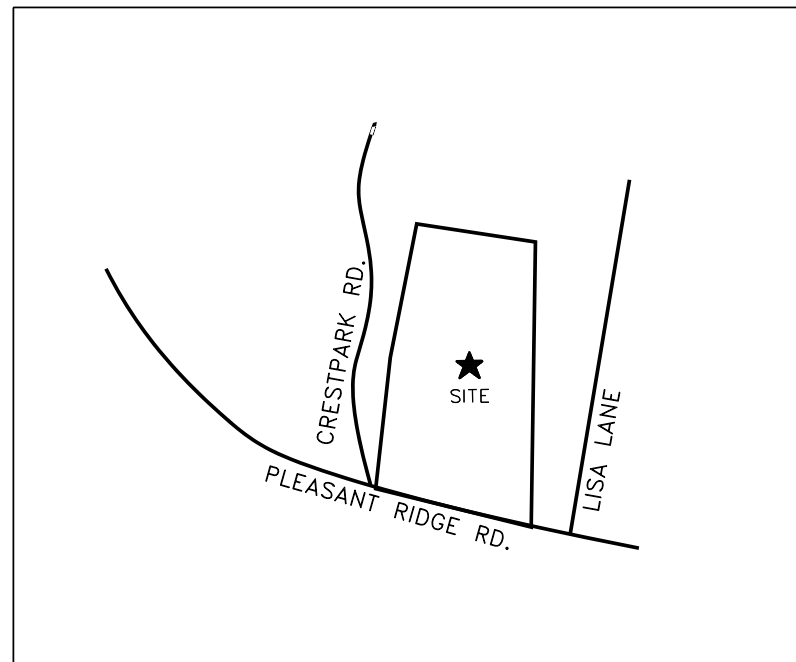


Case boundary



PLEASANT VILLAGE S/D KNOXVILLE, TENNESSEE

7-SA-24-C / 7-A-24-SU
05.23.2024



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



SEPT. 1, 2017
REV.4 Jan 3, 2022

DEVELOPER

ERIC CHEN

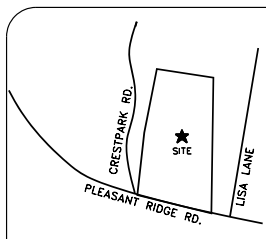
5934 PLEASANT RIDGE RD
KNOXVILLE, TN 37912
646-407-8930

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.

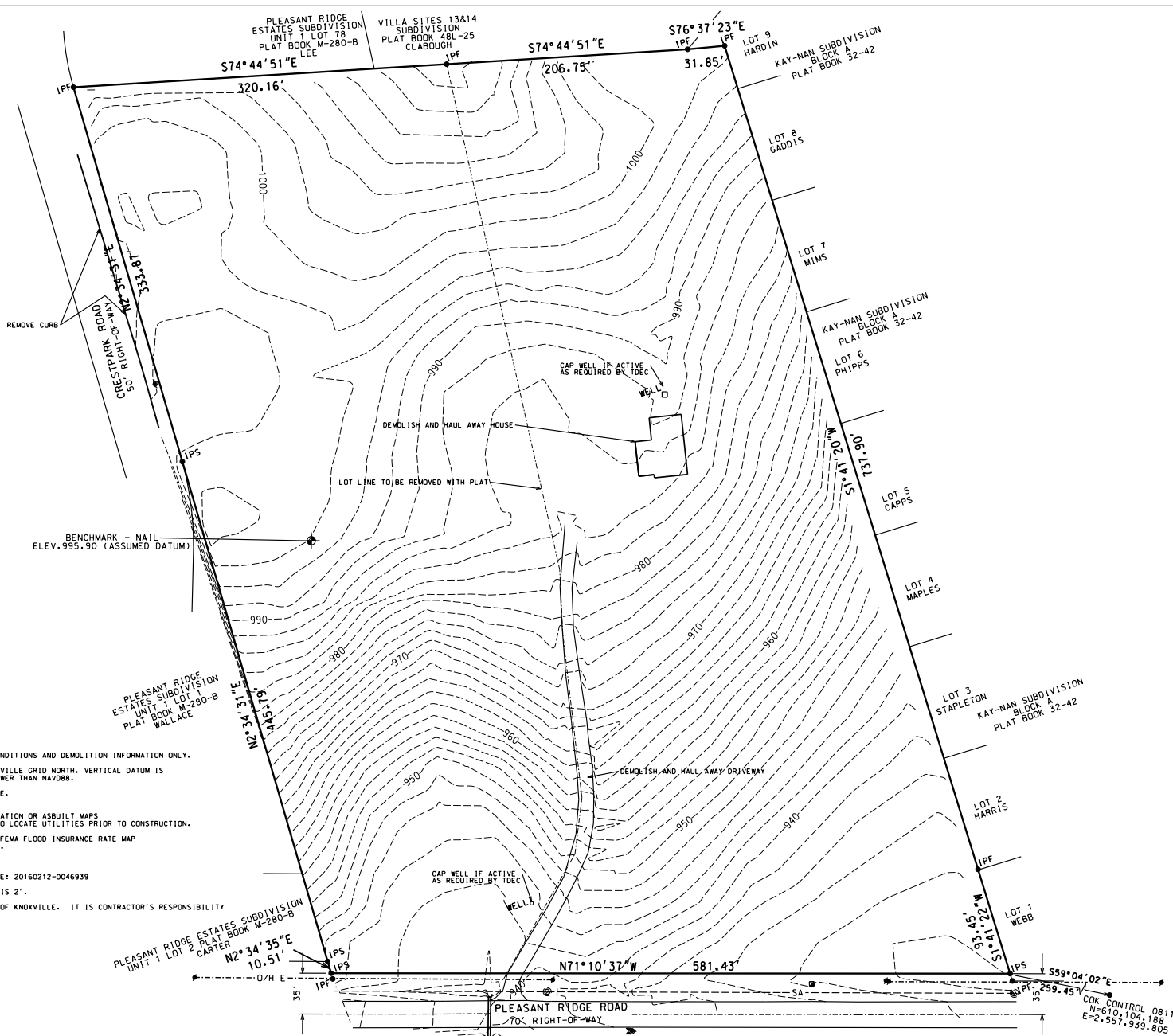
SCALE: 1" = 40'

LEGEND

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

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AND DEMOLITION INFORMATION ONLY.
- 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.
- THIS PROPERTY IS ZONED RP-1 IN CITY OF KNOXVILLE. SETBACKS ARE PER ZONING OR MPC APPROVAL.
- ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. CALL 811 TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.
- THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4703X0257G, EFFECTIVE DATE AUG. 5, 2013.
- TOTAL AREA THIS SURVEY: 10.242 ACRES.
- DEED REFERENCE: 20170104-0042227 PLAT REFERENCE: 20160212-0046939
- TOPOGRAPHY IS FIELD SURVEYED. CONTOUR INTERVAL IS 2'.
- ALL DEMOLITION REQUIRES A PERMIT FROM THE CITY OF KNOXVILLE. IT IS CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS.



NO.	DATE	DESCRIPTION
1	08/07/2017	CITY COMM.

EXISTING CONDITIONS & DEMOLITION PLAN

PLEASANT VILLAGE S/D

3524 PLEASANT RIDGE ROAD
KNOXVILLE, TENNESSEE 37912
CLT MAP 080 45 CITY BLOCK 0000



W. Scott Williams & Associates

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
4538 Annalee Way
KNOXVILLE, TN 37921
PHONE: (615) 692-1889
FAX: (615) 692-1889
E-MAIL: wscott@wscottwilliams.com

CLIENT:

ERIC CHEN

3524 PLEASANT RIDGE RD
KNOXVILLE, TN 37912
08/07/2017

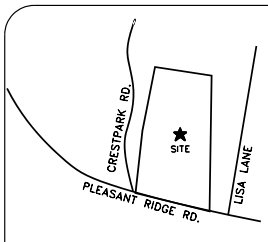
ORIGINAL ISSUE:

SEP. 1, 2017

SHEET NO.

CO

JOB NO. 1738



VICINITY MAP

SCALE: 1" = 40'

LEGEND

- (F) MONUMENTATION 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
- STORM SEWER
- WATER VALVE
- CATCH BASIN
- HYDRANT
- CONCRETE HEADWALL
- BENCHMARK - NAIL
- WATER METER
- PROPOSED FINISHED GRADE ELEVATION
- SIGN
- PROPOSED FINISHED GRADE ELEVATION
- GAS
- PROPOSED DRAINAGE SWALE/DITCH

TIE TO EXISTING ASPHALT GRADE

SEE C3 FOR ROAD CENTERLINE PROFILES

15" DEEP SWALE AT 2% W/ 21" SIDES (TYP)

BENCHMARK - NAIL ELEV. 995.90 (ASSUMED DATUM)

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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 SHALL 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 DISTURBANCES 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.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. EXCESS TOPSOIL 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%.

PLEASANT RIDGE ESTATES SUBDIVISION UNIT 1 LOT 2 PLAT BOOK M-280-B CARTER

PLEASANT RIDGE ESTATES SUBDIVISION UNIT 1 LOT 2 PLAT BOOK M-280-B WALLACE

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PLEASANT RIDGE ESTATES SUBDIVISION UNIT 1 LOT 2 PLAT BOOK M-280-B WALLACE

INSTALL 18" DEEP, 6" BOTTOM SODDED DITCH WITH 2:1 SIDES @ 2%
INSTALL OUTLET PROTECTION COK CLASS II RIP RAP DITCH 18" WIDE X 28" LONG, D50#14-1
EXCAVATE INVERT AND CLEAN EXISTING PIPE

INSTALL 20" WIDE RIP RAP WEIR AT ELEV. 945.11
INSTALL ANTI-SEEP COLLAR @ 4

INSTALL 3H:1V SLOPE MAX. THIS SIDE ONLY

STORM STRUCTURE SCHEDULE (SEE C4 FOR PROFILES)

A	CC BASIN	
B	OUTLET STRUCTURE 1	97
C	HEADWALL	3
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

TOTAL AREA: 10.3 AC
PROPOSED DISTURBED AREA: 10.3 AC
EXISTING IMPERVIOUS AREA: 0.13 AC
POST-DEV IMPERVIOUS AREA: 4.2 AC
ROADS: 0.89 AC
SIDEWALKS: 0.18 AC
NOISES: 1.53 AC
DRIVEWAYS: 0.59 AC
POND: 0.81 AC

SEE D1, D2, & D3 FOR DETAILS

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

INSTALL 18" DEEP, 6" BOTTOM SODDED DITCH WITH 2:1 SIDES

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REVISIONS		
NO.	DATE	DESCRIPTION
1	10/30/17	CITY COMM.
2	3/12/21	CITY COMM.
3	11/12/21	CITY COMM.
4	1/3/22	CITY COMM.
5	5/12/22	CITY COMM.
6	10/3/23	CITY COMM.

[illegible][illegible]

PLEASANT VILLAGE S/D

5934 PLEASANT RIDGE ROAD
KNOXVILLE, TENNESSEE 37912
CLT MAP 080 H A PARCELS 28.01 & 28.02
WARD 40 CITY BLOCK 40700



W. SCOTT WILLIAMS ASSOCIATES

300 Annelee Way
Memphis, Tennessee 37921
Tel: F1 (865) 692-9889
Email: escottwill@comcast.net

CLIENT:

ERIC CHEN

934 PLEASANT RIDGE RD
KNOXVILLE, TN 37912

ORIGINAL ISSUE:

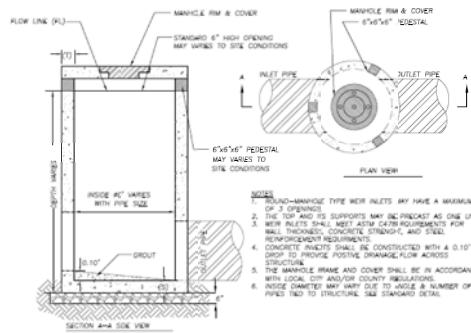
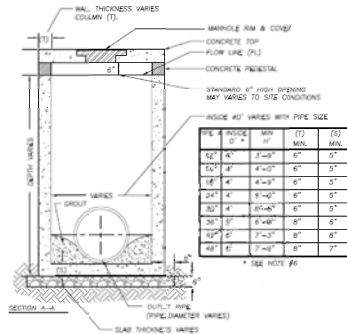
SEP. 1, 2017

SHEET NO.

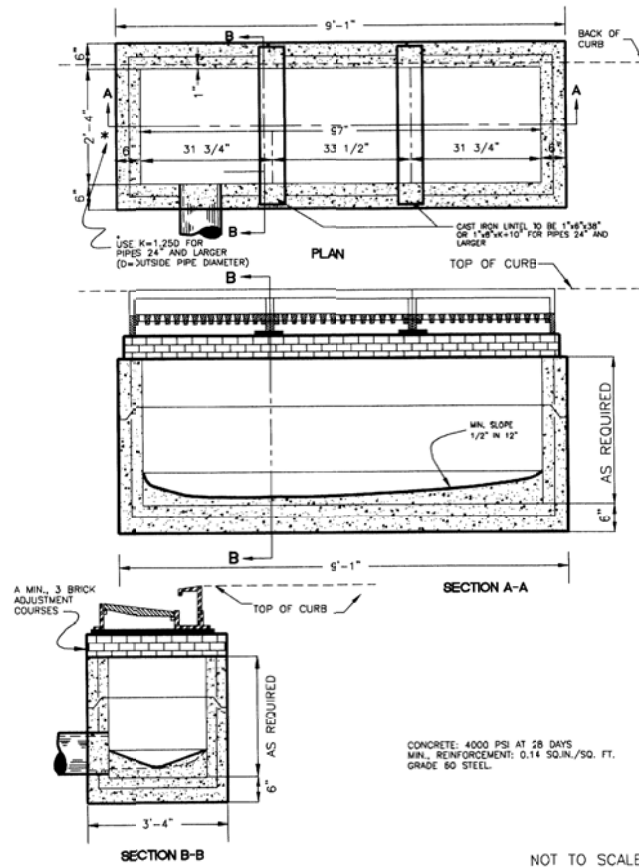
C3

JOB NO. 1738

ORIGINAL ISSUE:
SEP. 1, 2017
SHEET NO.
D2
JOB NO. 1738



AREA DRAIN
N.T.S.



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

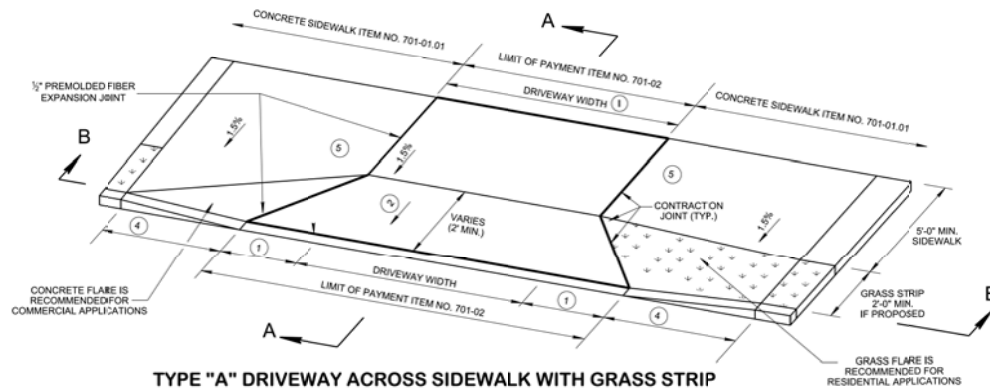


W. SCOTT WILLIAMS & ASSOCIATES
CIVIL ENGINEERING
1200 N. W. 11th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 571-1111
Fax: (954) 571-1112
E-Mail: wscott@wsa-engineers.com

CLIENT:
ERIC CHEN
5534 PLEASANT RIDGE RD
KNOXVILLE, TN 37912
WABD 40 CITY BLOCK 40706

ORIGINAL ISSUE:
SEP. 1, 2017
SHEET NO.
D3
JOB NO. 1738

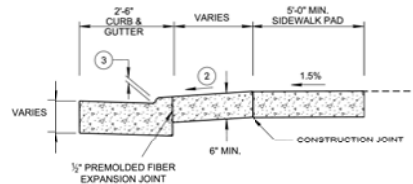
10/16/2020 12:11:35 PM P:\StandardDrawings\Standards Drawings Library\Standard Roadway Drawings - CURRENT\In Progress\10-104.00 Roadway, Pavement Appurtenances and Fence IP104.02 Intersections IP104.02



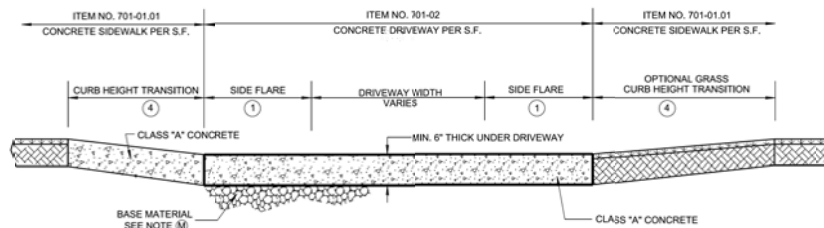
TYPE "A" DRIVEWAY ACROSS SIDEWALK WITH GRASS STRIP

LEGEND

✱ DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE.



SECTION A-A



SECTION B-B

FOOTNOTES

- ① SIDE FLARE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SIDE FLARE WIDTH SHOULD BE A MINIMUM 3'-4" FOR RESIDENTIAL DRIVEWAYS.
- ② DRIVEWAY FUMP GRADE VARIES. 15% MAX. (10% RECOMMENDED) APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 8% MAX. (5% RECOMMENDED) APRON GRADE FOR COMMERCIAL DRIVEWAYS.
- ③ HEIGHT OF LOWERED CURB SHALL BE 2.25 INCHES. SEE STD DWG RP-VC-10 & RP-VC-11.
- ④ THE SLOPE OF THE SIDEWALK AND/OR CURB HEIGHT TRANSITION VARIES TO A MAXIMUM OF 8.33% LENGTH OF TRANSITION IS RELATIVE TO THE LONGITUDINAL ROADWAY GRADE.
- ⑤ COMMERCIAL DRIVEWAY ENTRANCE TYPICALLY (MAX. 40' WIDE) MAY REQUIRE DETECTABLE WARNING SURFACES IF ENTRANCE SERVES MORE THAN 400 VEHICLES PER DAY. SEE STD. DWG. NOS. MM-CR- SERIES FOR DETAILS.
- ⑥ 3R PROJECTS MAY REQUIRE SLOPE CORRECTION, PARALLEL CROSS-WALK MARKINGS (ESPECIALLY AT TWO WAY DRIVEWAY ENTRANCES), AND DETECTABLE DOME SURFACE TO MAINTAIN CONTINUITY AT COMMERCIAL DRIVE ENTRANCES. ADDITIONAL SIGNS (WATCH FOR PED) MAY BE ADDED AT DRIVEWAYS BY THE DIRECTION OF AN ENGINEER IF NEEDED.

GENERAL NOTES

- (A) THIS TYPE OF DRIVEWAY IS PREFERRED OVER THE LOWERED TYPE AS SHOWN ON RP-D-16 BECAUSE THE ELEVATION OF THE SIDEWALK REMAINS A CONSTANT FOR PEDESTRIANS.
- (B) 5'-0" MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1.5% THROUGH DRIVEWAYS.
- (C) DESIGNER TO CHECK GUTTER FLOW DEPTH AT DRIVEWAY LOCATIONS TO ASSURE THAT THE DESIGN FLOW DOES NOT OVERTOP THE SIDEWALK AREA. IF OVERTOPPING OCCURS, PLACE AN INLET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN MITIGATION.
- (D) THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED 1.5% IN THE SIDEWALK AREA.
- (E) DRIVEWAYS TO BE BUILT COMPLETE OR IN PART AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- (F) ALL DRIVEWAYS TO BE 6" UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
- (G) EXPANSION JOINTS TO BE PLACED AS INDICATED ON THE PLANS EXCEPT JOINT AT BACK OF DRIVEWAY WHICH WILL BE PLACED WHEN DRIVEWAY ABUTS A RIGID DRIVEWAY OR BUILDING.
- (H) THE ROADWAY DESIGNER SHALL CONSIDER THE USE OF A CATCH BASIN ON EITHER SIDE OF THE DRIVEWAY. CAREFUL CONSIDERATION TO THE PLACEMENT OF CATCH BASINS SHALL BE TAKEN IF THE DRIVEWAY IS IN A VERTICAL SAG CURVE.
- (I) PAY ITEMS:
ITEM NO: 303-01. MINERAL AGGREGATE, TYPE A BASE, GRADING D. PER TON.
ITEM NO: 701-02. CONCRETE DRIVEWAY, PER SF.
- (J) TYPICAL DRIVEWAY WIDTHS ARE 12' (14' TWO WAY) FOR RESIDENTIAL AND 24' (40 MAX.) FOR COMMERCIAL.
- (K) REFER TO SECTION 5.1.3. IN THE RULES AND REGULATIONS FOR CONSTRUCTING DRIVEWAY ENTRANCES ON STATE HIGHWAY RIGHTS-OF-WAY (2015) FOR RADIUS OF CURVATURE GUIDANCE.
- (L) ALL SIDEWALKS SHALL BE A MINIMUM THICKNESS OF 6" CONCRETE.
- (M) 4 INCH AGGREGATE BASE MATERIAL SHALL BE INSTALLED UNDER NEW CONCRETE DRIVEWAYS.

- REV. 7-15-08: UPDATED SIDEWALK DIMENSIONS.
- REV. 4-8-16: ADDED ITEM NUMBERS. UPDATED SLOPES AND DIMENSIONS. UPDATED NOTES.
- REV. 07-16-18: ADDED NOTES TO CONC. FLARE AND GRASS FLARE IN ISOMETRIC VIEW. ADDED GENERAL NOTE (5). CHANGED REFERENCED STD. DWG. FROM RP-AMC-10 TO RP-VC-14. ADDED NOTE (5) AND RENUMBERED THE REST. ADDED SPECIAL NOTE. REDREW SHEET.
- REV. 01-07-19: CORRECTED SPELLING. REDREW SHEET.
- REV. 10-16-20: ADDED GENERAL NOTE (5) ADDED MINERAL AGGREGATE ITEM NUMBER AND REFERENCE NOTE ON SECTION B-B.

APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD
DRAWING
DEPARTMENT OF TRANSPORTATION
DETAILS OF
STANDARD
CONCRETE
DRIVEWAYS

02-15-2007 RP-D-15

DRIVEWAY AT SIDEWALK DETAIL

REVISIONS	NO.	DATE	DESCRIPTION
	1	10/16/2020	CLT COMM.

SITE DETAILS

PLEASANT VILLAGE S/D
5934 PLEASANT RIDGE ROAD
CLT 1 HAS DAYVILLE, PARKER SSES, 2012
WARD 40 CITY BLOCK 40700



CLIENT:

ERIC CHEN

ORIGINAL ISSUE:

SEP. 1, 2017

SHEET NO.

D4

JOB NO. 1738



REV. 03-04-21: REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE 6-45 FROM THE DRAWING AND REVISED TABLES. REMOVED "COMBINED" FROM THE TITLE AND FROM THE TABLES. ADDED PAY ITEM NO. ON THE DRAWINGS.

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

QUANTITIES FOR CURB AND GUTTER

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

QUANTITIES FOR DETACHED CURB

(A) FOR SPECIFICATION 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.

(B) 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.

(C) 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 SPECIFICATION.

(D) EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:

1. AT TANGENT POINTS OF CIRCULAR CURVES.
2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
3. AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
4. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.

THE MAXIMUM SPACING IS TO BE 100 FEET.

6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

(E) 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.

(F) EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADIUS.

(G) ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.

(H) 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.

(I) 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.

(J) THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT SHALL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

(K) TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

(L) FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.

(M) TO BE USED FOR PROPOSED RAMP OPENINGS.

STATE OF TENNESSEE
STANDARD
DRAWING
DEPARTMENT OF TRANSPORTATION

VERTICAL
CONCRETE CURB
AND
CURB AND GUTTER
(FOR 8" TO 12" GUTTER DEPTH)

① LOWERED CONCRETE CURB DETAIL

SITE DETAILS

PLEASANT VILLAGE S/D

5934 PLEASANT RIDGE ROAD
KNOXVILLE, TENNESSEE 37912
CLT MAP 080 H A PARCELS 28-01 & 28-02
WARD 40 CITY BLOCK 40700



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

Date Filed

7/11/2024

Meeting Date (if applicable)

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

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

Owner Name (if different)

Owner Address

646-407-8930

Owner Phone / Email

0 PLEASANT RIDGE RD / 5934 PLEASANT RIDGE RD

Property Address

80 H A 02801, 02802

Parcel ID

Part of Parcel (Y/N)?

10.3 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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 Parcel42
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

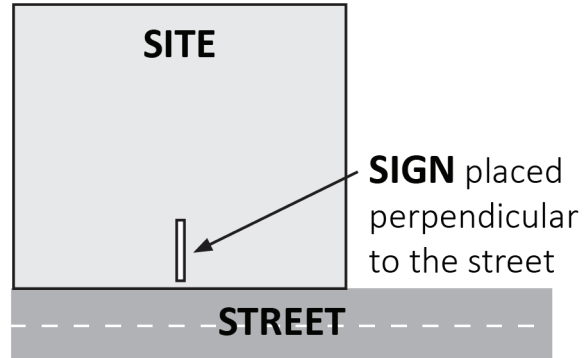
Min Chen

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