



# SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 7-SA-24-C **AGENDA ITEM #:** 12  
7-A-24-SU **AGENDA DATE:** 1/9/2025

POSTPONEMENT(S): 7/11/2024, 8/8/2024, 9/12/2024, 10/3/24, 11/14/24, 12/12/24

▶ **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: 5934 PLEASANT RIDGE RD (0 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

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)

▶ **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** 41-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:** 41

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:**

► **Approve the concept plan for 41 lots, subject to 9 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 3) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 4) Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 5) Prior to issuing building permits in the subdivision, building a 10-ft wide greenway along the Pleasant Ridge Road frontage of the development. The greenway must meet all requirements of the City of Knoxville Department of Engineering and Americans with Disabilities Act (ADA).
- 6) Installing all sidewalks and crosswalks as identified on the concept plan. Sidewalks and ramps shall meet all applicable requirements of the City of Knoxville Department of Engineering and Americans with Disabilities Act (ADA). A bond shall be provided to the City of Knoxville Department of Engineering by the developer in an amount sufficient to guarantee the installation.
- 7) Prior to building any structure within the sinkhole buffer on lots 6-8, obtaining approval of necessary geotechnical studies from the City of Knoxville Department of Engineering.
- 8) Placing a note on the final plat that lot 1 shall have access to the internal street system only.
- 9) Before recording the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

► **Approve the special use for up to 41 single family houses, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 3) The maximum height of the detached dwellings shall be 35 feet.

**COMMENTS:**

The applicant is proposing to develop a 41-lot single family subdivision on the north side of Pleasant Ridge Road, approximately 500 feet northwest of Pleasant Ridge Elementary School. The Planning Commission previously approved a 42-lot subdivision for this property in 2017 (2-SA-17-C / 2-C-17-UR). The previous approval was extended twice before it expired on April 14, 2022 (extension case # 3-A-19-OB, 4-A-21-OB). The existing house on the property will be demolished.

Prior to the adoption of the current zoning ordinance, the property was zoned RP-1 (Planned Residential) with a density up to 4 du/ac (3-A-17-RZ). The transition Rules in Article 1.4.G of the zoning ordinance allows the proposed subdivision to be developed under the former RP-1 district standards with special use approval. This application was reviewed under the RP-1 district standards.

Access to the proposed subdivision will be from Crestpark Road (local road), with a sidewalk connection from Pleasant Ridge Road (minor arterial). The development dedicates 0.74 acres along Pleasant Ridge Road right-of-way for a 10-ft paved greenway, which will align with the City's proposed capital improvement project (Pleasant Ridge Road Phase II Project, Bid 2025).

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)**

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
  - A. The proposed development is consistent with the General Plan's Development Policy 9.3 that recommends ensuring that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. Single family houses are compatible with surrounding detached and attached residential subdivisions in the area.
  - B. Single family houses are consistent with the LDR (Low Density Residential) land use classification of the Northwest City Sector Plan and the One Year Plan.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
  - A. The RP-1 zone was intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments were permitted in the RP-1 district along with some nonresidential uses.
  - B. Including the 0.74-acres area dedicated for right-of-way, the effective density of this development is 3.97 du/ac, which is in conformance with the previous RP-1 district's density of 4 du/ac.
  - C. Front yard setbacks within the RP-1 district are determined by the planning commission (Article 3.1.D.1 of the previous zoning ordinance). The development adheres to the default minimum setback requirements of the

RP-1 district (i.e., front: 25 ft, side: 5 ft, rear: 15 ft). The site plan meets the 25-ft peripheral setback requirement of the RP-1 district (Article 3.1.D.2 of the previous zoning ordinance) and includes a note that stipulates two additional feet of peripheral boundary will be provided for each floor above two.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family subdivision will be consistent with the character of the area which includes a mix of single family houses and townhouses.

B. The recommended condition to limit the maximum height of the houses to 35 ft is intended to ensure that the scale of the houses is compatible with surrounding residential structures.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed development is not anticipated to have any significant adverse effect on adjacent properties since single family dwellings are compatible with other residential uses in the vicinity.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed access via Crestpark Road will increase traffic on the local neighborhood road; however, the capacity of the road should handle the anticipated traffic. All traffic will be directed to Pleasant Ridge Road as there is no through connectivity via Crestpark Road.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

B. Proximity to the Pleasant Ridge Elementary School, Northwest Middle School, Cumberland Estate Park, and Victor Ashe Park and Greenway makes this property a desirable location a residential subdivision.

ESTIMATED TRAFFIC IMPACT: 444 (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



# 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)

## 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 December 12, 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.

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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 & Associates

9/17/24

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

Date of Request

October 3, 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 November 14, 2024 Planning Commission Meeting.

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*Scott Williams*

Scott Williams

Applicant Signature

Please Print

865-692-9809

wscottwill@comcast.net

Phone Number

Email

## STAFF ONLY

*Shelley Gray*

Shelley Gray

09/19/2024

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 & Associates

8-27-24

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

Date of Request

September 12, 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 October 3, 2024 Planning Commission Meeting.

## WITHDRAW

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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



# Planning

KNOXVILLE | KNOX COUNTY

# 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

**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 September 12, 2024 Planning Commission Meeting.

### WITHDRAW

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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

**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.

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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



**CONCEPT PLAN / DEVELOPMENT PLAN**

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

**Petitioner:** W. Scott Williams and Associates

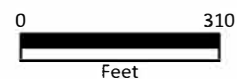


Single family detached subdivision in RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)

**Map No:** 80  
**Jurisdiction:** City

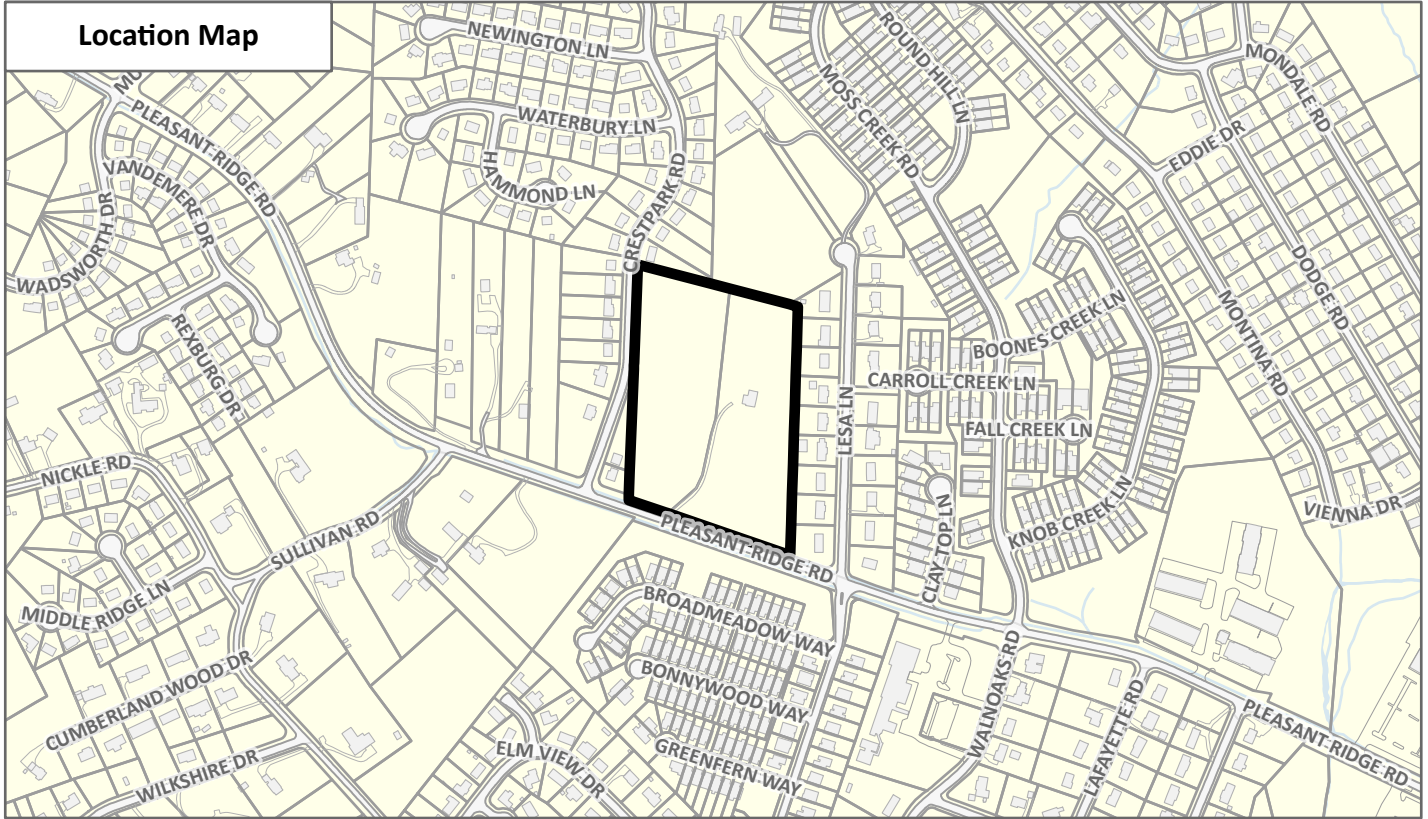
**Original Print Date:** 6/20/2024

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

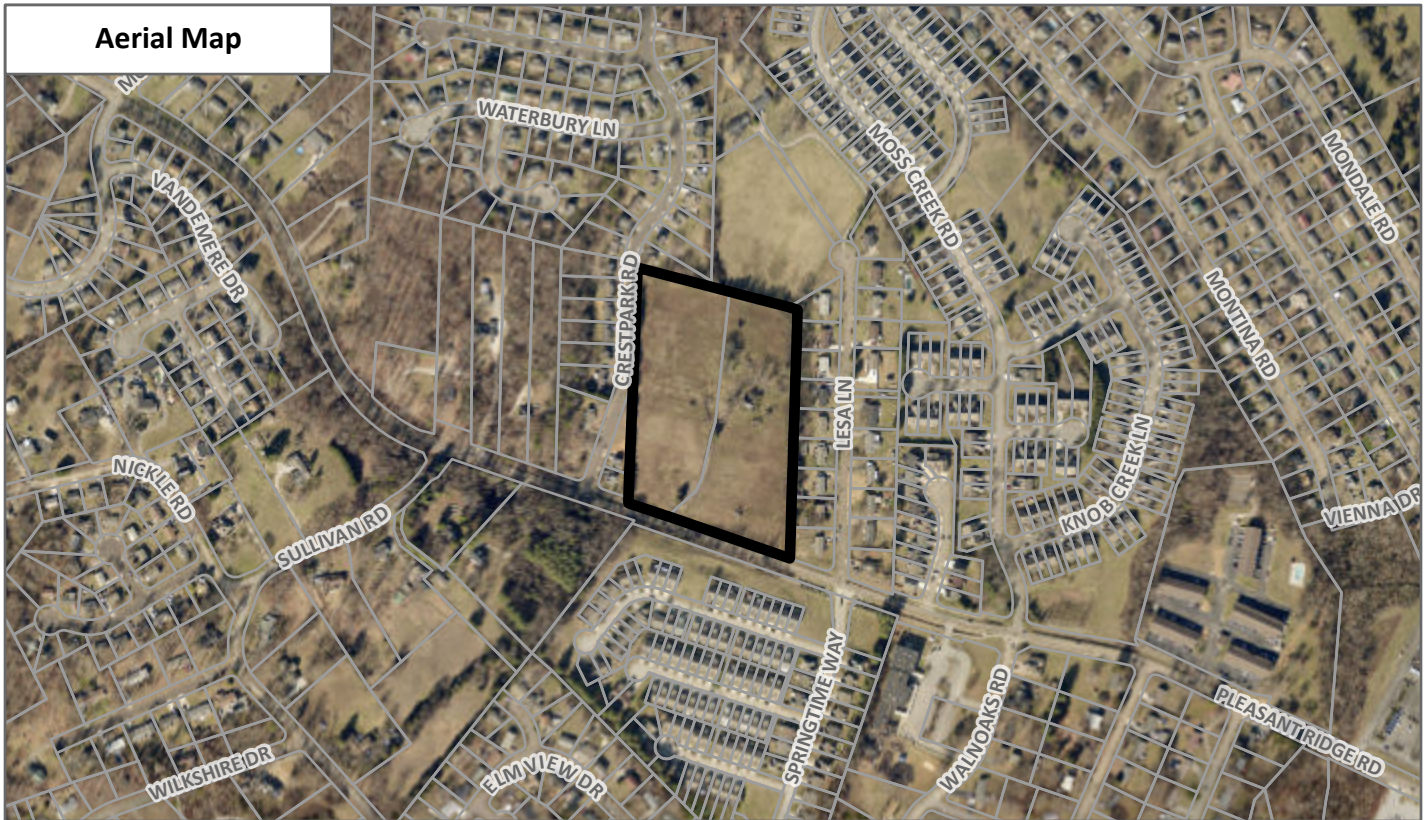


# Exhibit A. Contextual Images

Location Map



Aerial Map

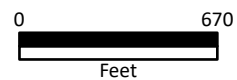


CONTEXTUAL MAPS 1

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



Case boundary

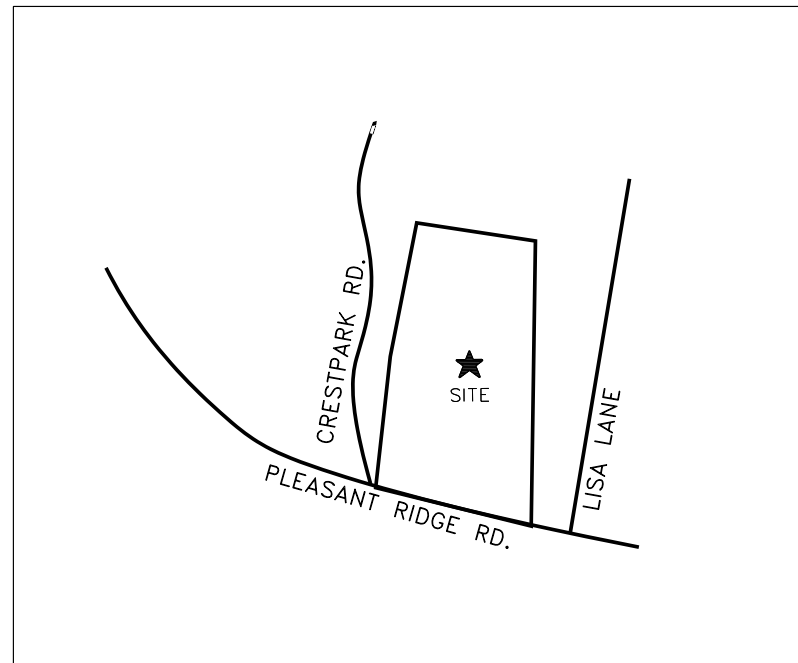


# PLEASANT VILLAGE S/D

## KNOXVILLE, TENNESSEE

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

Rev. 12.17.2024



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.7 DEC. 15, 2024

DEVELOPER

ERIC CHEN

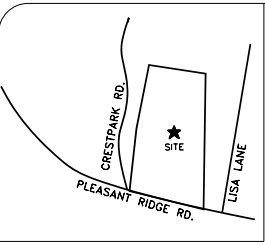
5934 PLEASANT RIDGE RD  
KNOXVILLE, TN 37912  
646-407-8930

*W. Scott Williams*  
*and Associates*

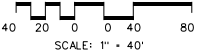
4530 Analee Way  
Knoxville, TENNESSEE 37921  
PHONE: (865) 692-9809  
FAX: (865) 692-9809  
E-MAIL: WSCOTTWILL@COMCAST.NET

CONSULTING  
CIVIL ENGINEERING  
LAND SURVEYING

JOB # 1738

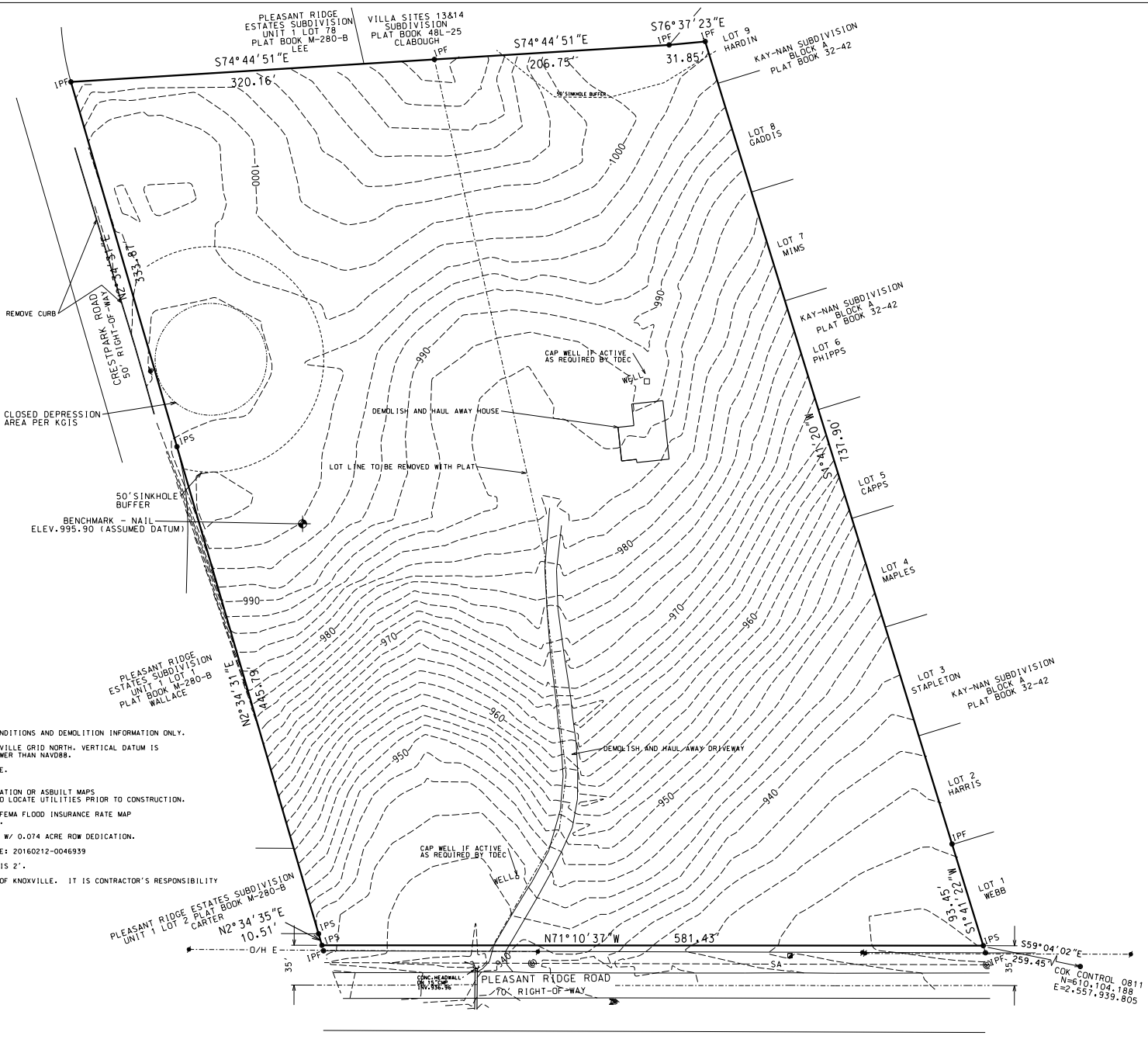


VICINITY MAP  
N.T.S.



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- BUILDING SETBACK
- - - CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA - SANITARY SEWER
- SEWER CLEAN OUT
- WATER
- WATER VALVE
- HYDRANT
- WATER METER
- SIGN
- 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 4703020210 EFFECTIVE DATE AUG. 5, 2013.
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.

CHK CONTROL OR11  
N=610,104,188'  
E=2,557,939,805'

NO.	DATE	DESCRIPTION
1	8/28/21	CITY COM
2	8/28/21	CITY COM

EXISTING CONDITIONS & DEMOLITION PLAN  
PLEASANT RIDGE S/D  
5914 PLEASANT RIDGE ROAD  
KNOXVILLE, TENNESSEE 37912  
CLT MAP BLOCK 40700



**W. SCOTT WILLIAMS & ASSOCIATES**  
CONSULTING ENGINEER  
CIVIL/SURVEYING  
1000 W. BROAD ST., 7TH FLOOR  
KNOXVILLE, TN 37902  
E-MAIL: scott@wswwilliams.com

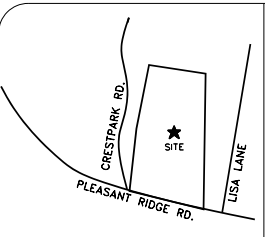
CLIENT:  
**ERIC CHEN**  
5914 PLEASANT RIDGE RD  
KNOXVILLE, TN 37912

ORIGINAL ISSUE:  
SEP. 1, 2017

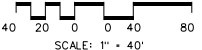
SHEET NO.  
**CO**

JOB NO. 1738





VICINITY MAP  
N.T.S.



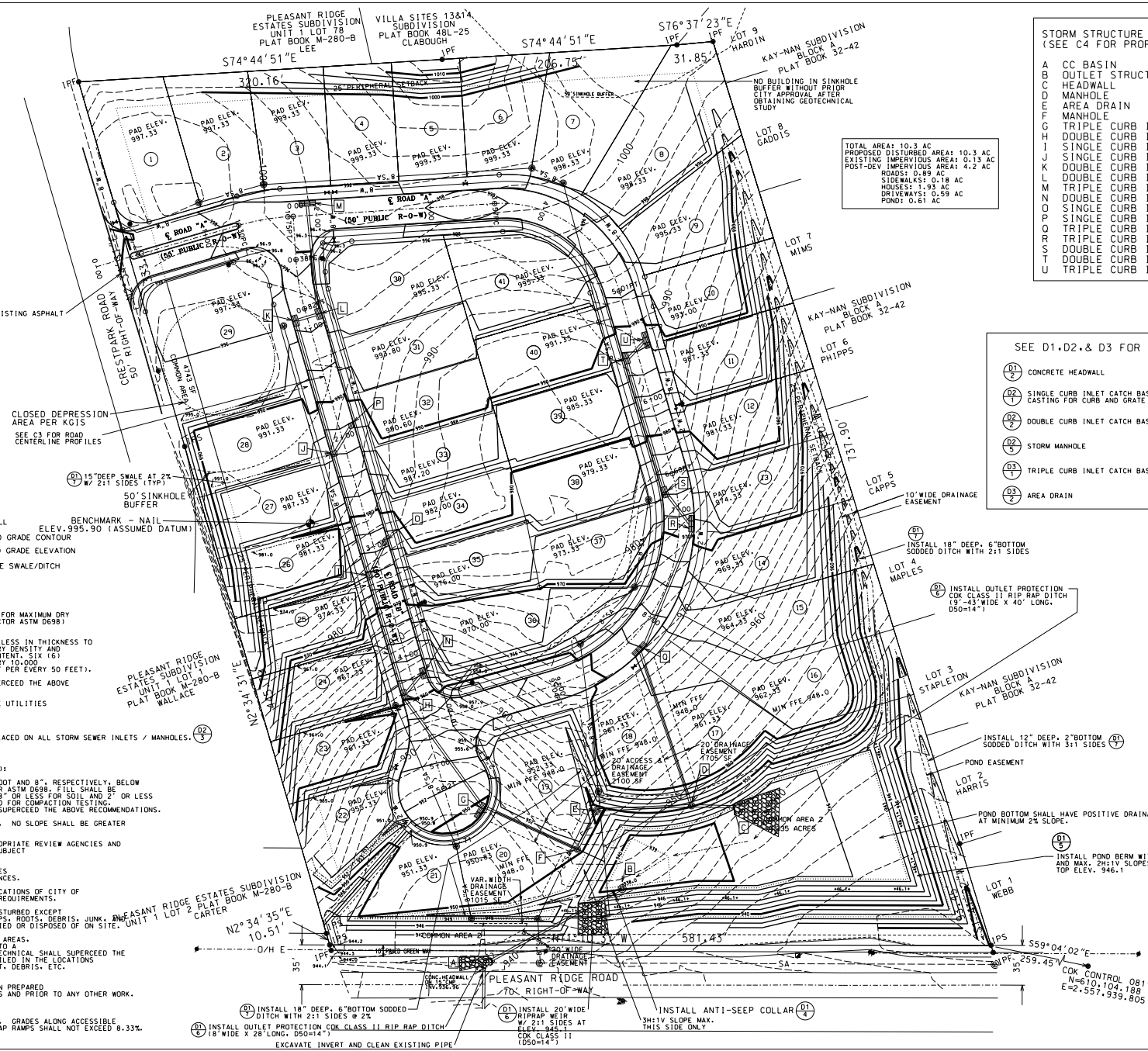
LEGEND

- (F) MONUMENTATION FOUND (OLD) TIE TO EXISTING ASPHALT GRADE
- (IPF) IRON PIN FOUND (OLD)
- (IPS) IRON PIN SET (NEW)
- EASEMENT
- BUILDING SETBACK
- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE SEE C3 FOR ROAD CENTERLINE PROFILES
- SANITARY SEWER
- SEWER CLEAN OUT
- WATER
- STORM SEWER
- ▲ WATER VALVE
- CATCH BASIN
- ◆ HYDRANT
- ◆ CONCRETE HEADWALL BENCHMARK - NAIL
- ◆ WATER METER
- PROPOSED FINISHED GRADE CONTOUR ELEV. 995.90 (ASSUMED DATUM)
- ▽ SIGN
- 926-9 PROPOSED FINISHED GRADE ELEVATION
- G GAS
- 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 (D2)  
SEE D2 FOR TYPICAL ENVIRONMENTAL STATEMENT TO BE PLACED ON ALL STORM SEWER INLETS / MANHOLES. (D2)

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

1. 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 2" 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.
2. ALL SLOPES TO BE 2":11" V UNLESS OTHERWISE NOTED. NO SLOPE SHALL BE GREATER THAN 2":11" V.
3. 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.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
5. ALL GRADING AND DRAINAGE ORDINANCES AND SPECIFICATIONS OF CITY OF KNOXVILLE SHALL BE FOLLOWED INCLUDING ALL DSHA REQUIREMENTS.
6. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. TREES, STUMPS, ROOTS, DEBRIS, JUNK, OR OTHERWISE DELETERIOUS MATERIAL SHALL NOT BE BURIED OR DISPOSED OF ON SITE. UNIT 1 LOT 5 PLEASANT RIDGE ESTATES SUBDIVISION PLAT BOOK M-280-B WALLACE CARTER
7. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. STOCKPILED AND 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.
8. 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.
9. MIN FFE = MINIMUM FINISHED FLOOR ELEVATION
10. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH A.O.A. GRADES ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5%. GRADES ALONG HANDICAP RAMP SHALL NOT EXCEED 8.33%.



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: 0.78 AC  
HOUSES: 1.53 AC  
DRIVEWAYS: 0.59 AC  
POND: 0.61 AC

STORM STRUCTURE SCHEDULE (SEE C4 FOR PROFILES)

NO.	DATE	DESCRIPTION
1	1/27/21	CITY COMM.
2	1/27/21	CITY COMM.
3	1/27/21	CITY COMM.
4	1/27/21	CITY COMM.
5	1/27/21	CITY COMM.
6	1/27/21	CITY COMM.
7	1/27/21	CITY COMM.
8	1/27/21	CITY COMM.
9	1/27/21	CITY COMM.

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
- (D2) AREA DRAIN

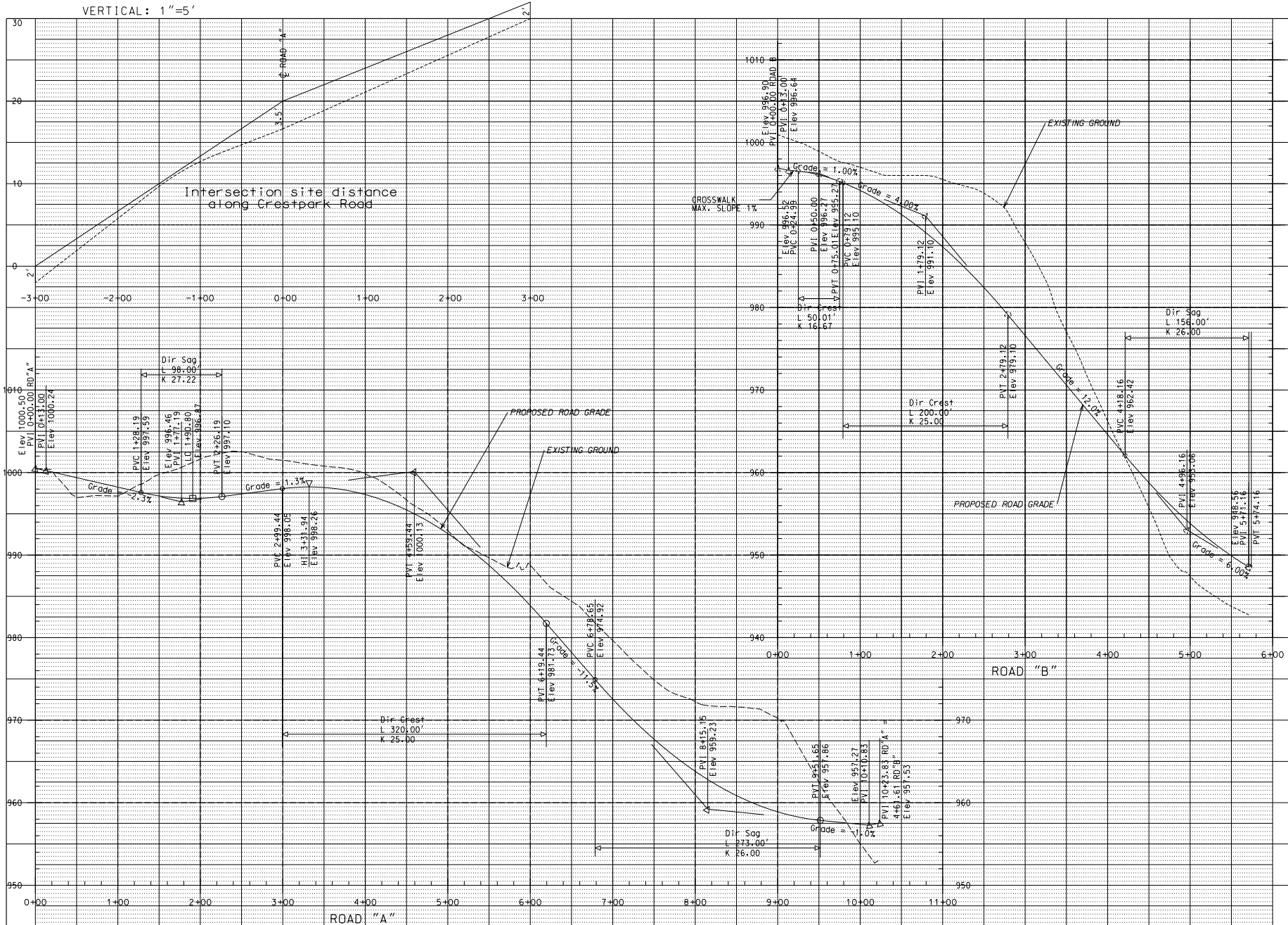
CRADING AND DRAINAGE PLAN  
PLEASANT RIDGE S/D  
5834 PLEASANT RIDGE ROAD  
KAY-NAN SUBDIVISION  
CLT MAP 080-11-1, PARCELS 28, 29, 28-02  
MAP BLOCK 42, CITY BLOCK 40700  
DATE: 01-27-21



W. SCOTT WILLIAMS & ASSOCIATES  
CONSULTING ENGINEERING  
LAND SURVEYING  
2000 W. WASHINGTON BLVD., SUITE 1202  
KNOXVILLE, TN 37921  
E-MAIL: scott@wswwilliams.com

CLIENT: ERIC CHEN  
5834 PLEASANT RIDGE RD  
KNOXVILLE, TN 37921  
ORIGINAL ISSUE: SEP. 1, 2017  
SHEET NO. C2  
JOB NO. 1738

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



NO.	DATE	DESCRIPTION
1	10/22/14	CITY COMM.
2	11/23/14	CITY COMM.
3	07/27/15	CITY COMM.
4	10/25/15	CITY COMM.

ROAD PROF FILES  
PLEASANT VILLAGE S/D  
5934 PLEASANT RIDGE ROAD  
ARNOVA LLE, TENNESSEE 37312  
CLT: M. WARD  
WARD 40 CITY BLOCK 40700



W. SCOTT WILLIAMS & ASSOCIATES  
ENGINEERING  
CONSULTING  
CIVIL SURVEYING  
2025 PLEASANT RIDGE RD  
ARNOVA LLE, TENNESSEE 37312  
E-Mail: wscott@williamsassoc.com

CLIENT:  
ERIC CHEN  
5934 PLEASANT RIDGE RD  
ARNOVA LLE, TN 37312

ORIGINAL ISSUE:  
SEP. 1, 2017

SHEET NO.  
C3

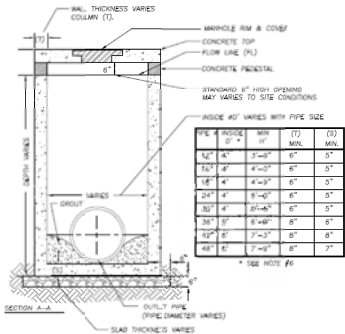
JOB NO. 1738







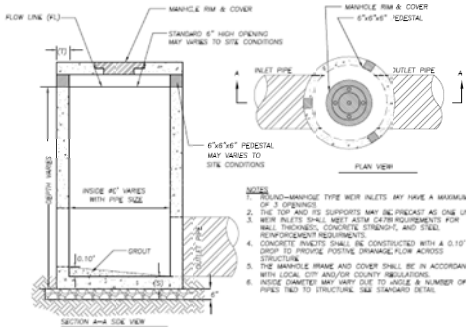




INSIDE 4\"/>

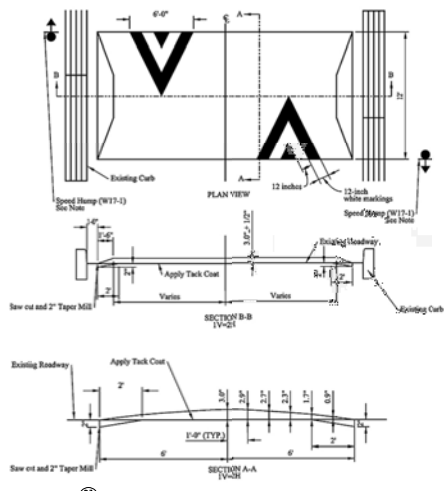
PIPE & PEDESTAL	MANHOLE	COVER	FLOW
D" x H"	D" x H"	MOL.	LINE
12" x 4"	2'-0"	6"	5"
12" x 6"	4'-0"	6"	5"
12" x 8"	4'-0"	6"	5"
24" x 4"	8'-0"	6"	5"
30" x 4"	8'-0"	6"	5"
36" x 4"	8'-0"	6"	5"
42" x 4"	8'-0"	6"	5"
48" x 4"	8'-0"	6"	5"

\* SEE NOTE #6



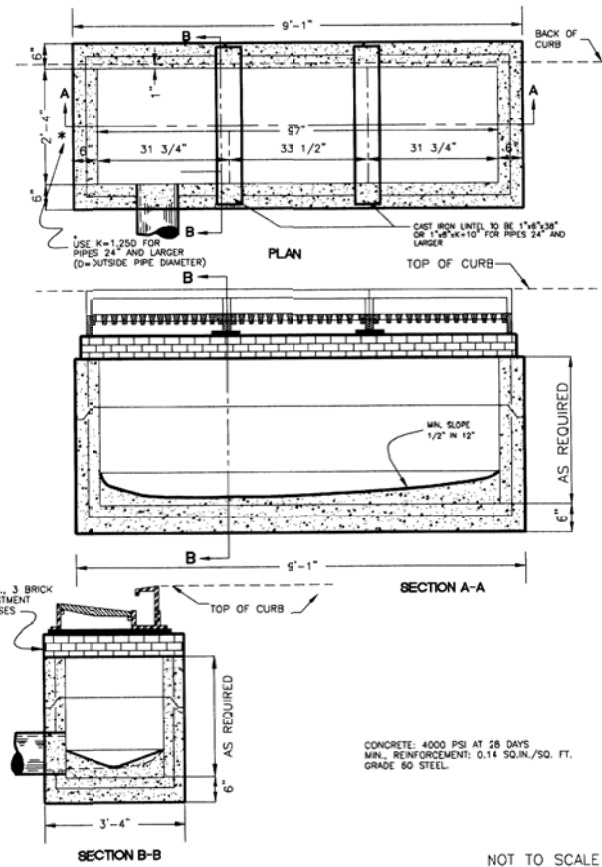
- NOTES:
1. ROUND-MANHOLE TYPE WIRE INLETS MAY HAVE A MAXIMUM OF 3 OPENINGS.
  2. THE TOP AND SIDES SUPPORTS MAY BE PRECAST AS ONE UNIT WITH INLETS SHALL MEET ASTM C478 REQUIREMENTS FOR WALL THICKNESS, CONCRETE STRENGTH, AND STEEL REINFORCEMENT REQUIREMENTS.
  3. CONCRETE INLETS SHALL BE CONSTRUCTED WITH A 0.10\"/>

AREA DRAIN  
N.T.S.



SPEED HUMP  
N.T.S.

NOTE: ALL SIGNAGE AND STRIPING TO CONFORM TO THE LATEST EDITION OF THE MUTCD.



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.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/21/17	CITY COMM.
2	11/21/17	CITY COMM.
3	02/16/24	CITY COMM.

SITE DETAILS  
PLEASANT VILLAGE S/D  
5934 PLEASANT RIDGE ROAD  
KNOXVILLE, TENNESSEE 37912  
CLT MANHOLE BLOCK 40700



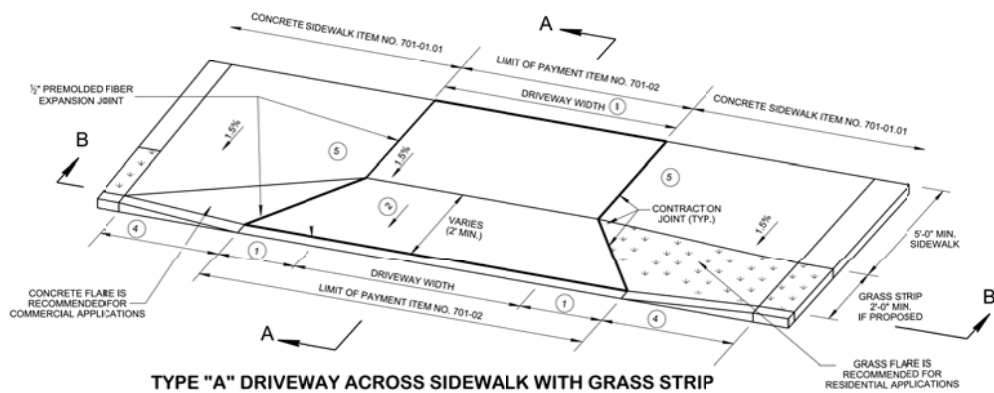
**W. SCOTT WILLIAMS & ASSOCIATES**  
ENGINEERING ARCHITECTURE  
CIVIL ENGINEERING  
1000 W. BENTLEY BLVD., SUITE 2100  
KNOXVILLE, TN 37912  
E: williams@wsa-engineers.com

CLIENT:  
**ERIC CHEN**  
5934 PLEASANT RIDGE RD  
KNOXVILLE, TN 37912

ORIGINAL ISSUE:  
SEP. 1, 2017  
SHEET NO.

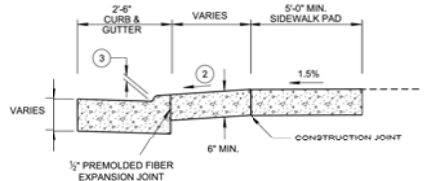
**D3**  
JOB NO. 1738

10/16/2020 12:11:39 PM P:\Standard\Drawings Standards Library\Standard Roadway Drawings - CURRENT\In Progress\10-04-00 Roadway, Pavement Appurtenances and Fence IP\04.02 Intersections IP\RPD15-2

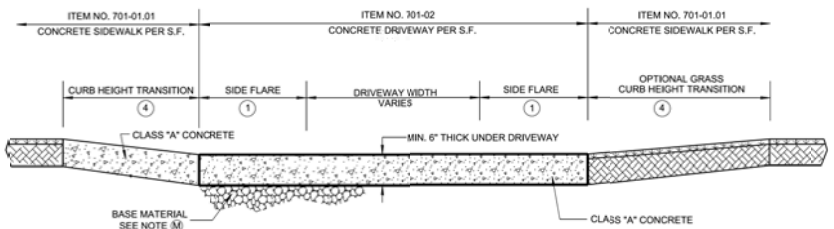


**TYPE "A" DRIVEWAY ACROSS SIDEWALK WITH GRASS STRIP**

**LEGEND**  
 ☒ DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE.



**SECTION A-A**



**SECTION B-B**

NOT TO SCALE

**FOOTNOTES**

- ① SIDE FLARE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SIDE FLARE WIDTH SHOULD BE A MINIMUM 3'-6" FOR RESIDENTIAL DRIVEWAYS.
- ② DRIVEWAY FLARE 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' (1" TWO WAY) FOR RESIDENTIAL AND 24' (4" 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 (E). CHANGED REFERENCED STD. DWG. FROM RP-AMC-10 TO RP-VC-14. ADDED NOTE (E) AND RENUMBERED THE REST. ADDED SPECIAL NOTE. REDREW SHEET.
- REV. 01-07-19: CORRECTED SPELLING. REDREW SHEET.
- REV. 10-16-20: ADDED GENERAL NOTE (E) 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

NO.	DATE	DESCRIPTION	BY	CHKD.

**SITE DETAILS**  
 PLEASANT VILLAGE S/D  
 5934 PLEASANT RIDGE ROAD  
 CLT. MAP QUARTER 11E - PARCELS 568, 212  
 WARD 40 CITY BLOCK 40700



**W. SCOTT WILLIAMS & ASSOCIATES**  
 CIVIL ENGINEERING  
 5934 PLEASANT RIDGE ROAD  
 CLT. MAP QUARTER 11E - PARCELS 568, 212  
 WARD 40 CITY BLOCK 40700

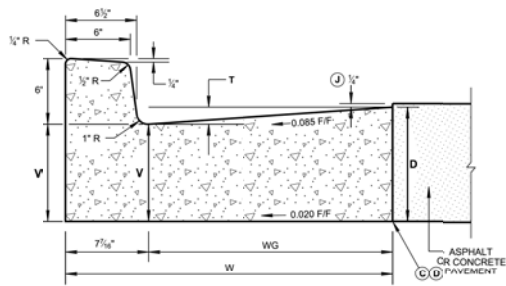
CLIENT:  
**ERIC CHEN**  
 5934 PLEASANT RIDGE RD  
 CLT. MAP QUARTER 11E - PARCELS 568, 212  
 WARD 40 CITY BLOCK 40700

ORIGINAL ISSUE:  
 SEP. 1, 2017

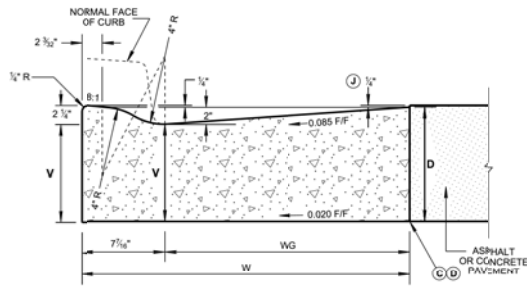
SHEET NO.  
**D4**

JOB NO. 1738

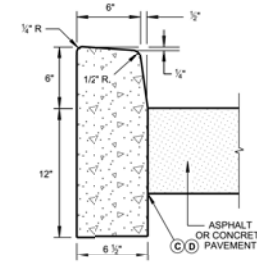
3/10/2021 8:37:32 AM P:\Standard\DESIGN STANDARDS\Standards Drawings - CURRENT\In Progress\10-04-00 Roadway, Pavement Appurtenances and Fence IP\RPVC10-202102



**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 AT FLOW LINE
6-30	30	22 1/4"	2	D - 1 1/2"
6-36	36	28 1/4"	2 1/2	D - 1 1/2"

✳ 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	0.02654

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**
- (A) 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.
  - (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 SPECIFICATIONS.
  - (D) 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.
  - (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" RADII.
  - (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 WILL 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.

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 (E) AND (G). ADDED NOTE (J), MOVED LOWERED CONCRETE CURB NOTES TO NOTE NOS. (E), (K) & (M). ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDREW SHEET.

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

(Replaced Std Dwg RP-NMC-10)

STATE OF TENNESSEE  
STANDARD DRAWING  
DEPARTMENT OF TRANSPORTATION

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

05-15-2018 RP-VC-10

NO.	DATE	DESCRIPTION

**SITE DETAILS**

**PLEASANT VILLAGE S/D**  
5834 PLEASANT RIDGE ROAD  
CLT 1483004114 - PARCELS 212  
WARD 40 CITY BLOCK 40700



**W. SCOTT WILLIAMS & ASSOCIATES**  
CONSULTING ENGINEERING  
CIVIL, MECHANICAL  
1200 W. BENTLEY BLVD., SUITE 1200  
MEMPHIS, TENNESSEE 38117  
P: 901.522.1111  
F: 901.522.1111

CLIENT: **ERIC CHEN**

ORIGNAL ISSUE: **NOV. 12, 2021**

SHEET NO. **D5**

JOB NO. 1738

(M) LOWERED CONCRETE CURB DETAIL



# 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) <b>Single family detached</b>	

## SUBDIVISION REQUEST

<b>Pleasant Village S/D</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>42</b>
<input checked="" type="checkbox"/> Split Parcels	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

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$3,200.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	<b>W. Scott Williams and Associates</b> Please Print	<b>5/24/2024</b> Date
Property Owner Signature	<b>Min Chen and Xinping Wu Pleasant Living Development LLC</b> Please Print	<b>5/24/2024</b> 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

ENGINEER

Affiliation

05/24/2024

Date Filed

July 11, 2024

Meeting Date (if applicable)

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 ANNALEE 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)

5934 Pleasant Ridge Rd Knoxville 37912

3032 Oakwood Hills Ln. Knoxville 37931

Property Owner Address

616-407-8930

Property Owner Phone

0 Pleasant Ridge Rd

5934 Pleasant Ridge Rd.

Property Address

080HA02802

080HA02801

Parcel ID

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

**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 REQUEST**

Pleasant 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

wscttwill@comcast.net  
Email

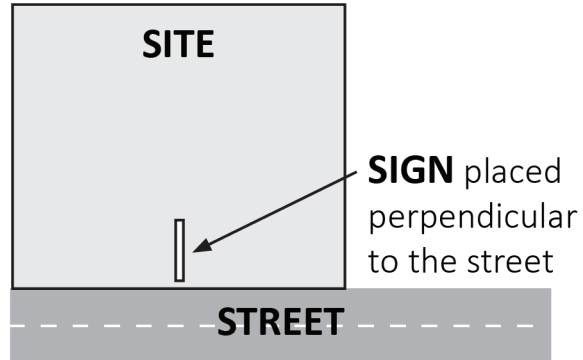
Min Chen  
Property Owner Signature

Min Chen  
Please Print

05/10/24  
Date Paid

05/24/2024, SG

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