

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 7-A-24-SU                      Related File Number: 7-SA-24-C  
Application Filed: 5/24/2024              Date of Revision:  
Applicant: W. SCOTT WILLIAMS AND ASSOCIATES

## PROPERTY INFORMATION

General Location: North side of Pleasant Ridge Rd and east of Crestpark Rd  
Other Parcel Info.:  
Tax ID Number: 80 H A 02802, 02801                      Jurisdiction: City  
Size of Tract: 10.35 acres  
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.

## GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Single family detached subdivision                      Density:  
Planning Sector: Northwest City                      Plan Designation LDR (Low Density Residential)  
Growth Policy Plan: N/A (Within City Limits)  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 PLEASANT RIDGE RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), C (Former Planned District)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Pleasant Village S/D  
No. of Lots Proposed: 42                      No. of Lots Approved: 0  
Variances Requested:  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Samiul Haque  
Staff Recomm. (Abbr.): Approve the special use for up to 41 single family houses, subject to 3 conditions.  
Staff Recomm. (Full): 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: 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.

**Action:** Approved with Conditions

**Meeting Date:** 1/9/2025

**Details of Action:**

**Summary of Action:** Approve the special use for up to 41 single family houses, subject to 3 conditions.

**Date of Approval:** 1/9/2025

**Date of Denial:**

**Postponements:** 7/11/2024,  
8/8/2024,  
9/12/2024, 10/3/24,  
11/14/24

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**