CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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

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 side of Crestpark Rd

Other Parcel Info.:

Tax ID Number: 80 H A 02801, 02802 Jurisdiction: City

Size of Tract: 10.3 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: 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)

Proposed Use: Single family detached Density: 4.1

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: 5934 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:

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PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Pleasant Village S/D **Subdivision Name:**

No. of Lots Proposed: No. of Lots Approved: 41

Variances Requested: None

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 concept plan for 41 lots, subject to 9 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) 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.

The applicant is proposing to develop a 41-lot single family subdivision on the north side of Pleasant Comments:

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).

Action: Approved with Conditions Meeting Date: 1/9/2025

Details of Action:

Approve the concept plan for 41 lots, subject to 9 conditions. **Summary of Action:**

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,

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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:

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal:

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