

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 3-SC-06-C

**AGENDA ITEM #:** 16

**AGENDA DATE:** 3/9/2006

▶ **SUBDIVISION:** WESLEY RIDGE

▶ **APPLICANT/DEVELOPER:** DISNEY JOINT VENTURE

OWNER(S): DISNEY JOINT VENTURE

TAX IDENTIFICATION: 79 D A 3 & 4

JURISDICTION: City Council District 3

▶ **LOCATION:** Northeast side of Pleasant Ridge Rd., northwest side of Murray Dr.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

▶ **APPROXIMATE ACREAGE:** 18.8 acres

▶ **ZONING:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached single-family subdivision

SURROUNDING LAND  
 USE AND ZONING:

North: Residences / PR (Planned Residential)

South: Residences / R-1 (Single Family Residential)

East: Vacant land / A-1 (General Agricultural) & A (Agricultural)

West: Residences and vacant land / A-1 (General Agricultural) & RP-1  
 (Planned Residential)

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Fulgum MacIndoe & Assoc.

ACCESSIBILITY: Access is via Murray Dr., a major collector street with a 17' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES  
 REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 9 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Revising the concept plan to show a 5' sidewalk with a 2' grass strip or a 7' sidewalk from the face of the curb as required by the Knoxville Engineering Division.
4. Meeting all applicable requirements of the Knoxville Engineering Division.
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Murray Dr. at the subdivision entrance.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until

certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

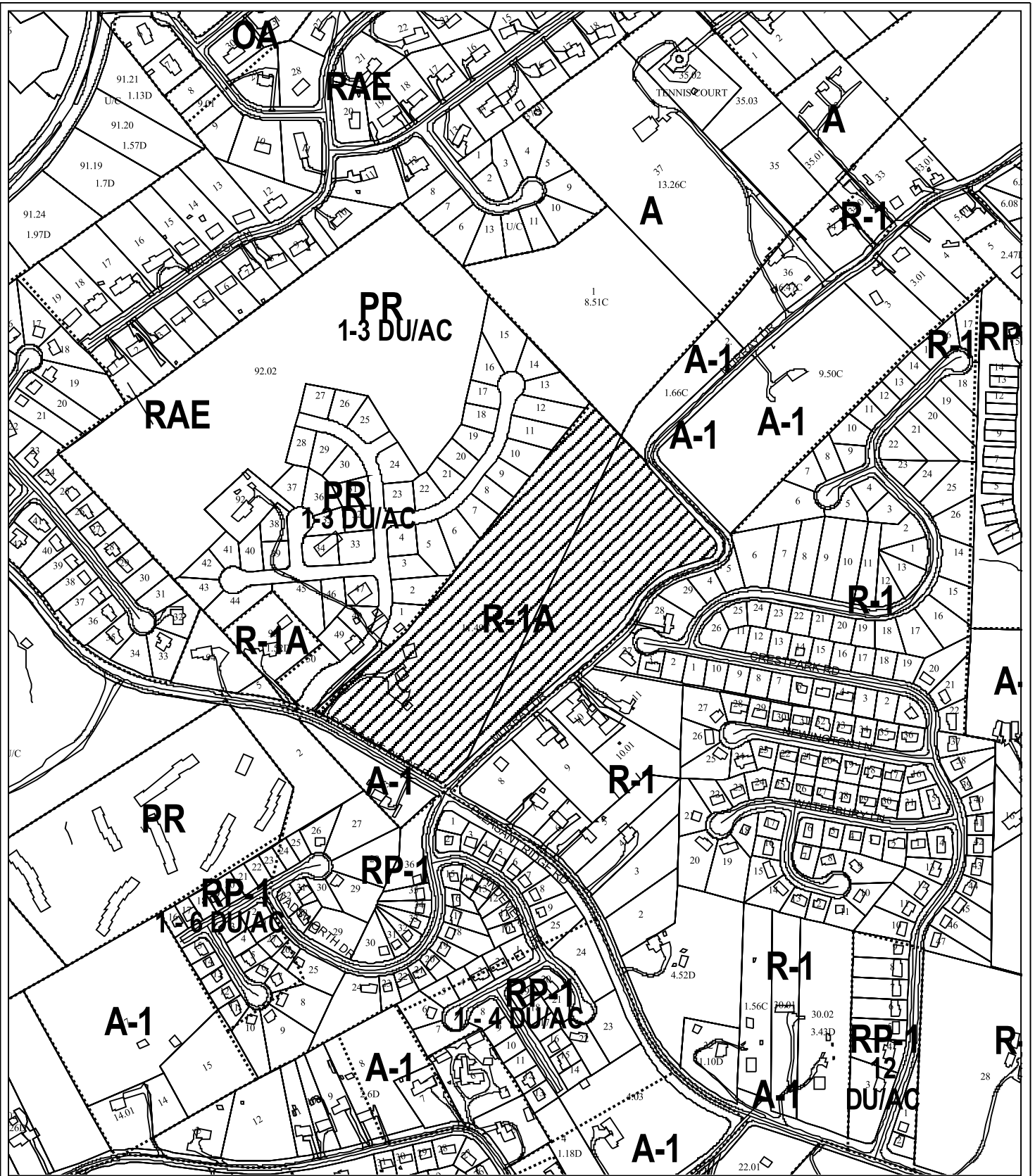
**COMMENTS:**

The applicant is proposing to subdivide this 18.8 acre site into 28 detached single-family lots at a density of 1.49 du/ac. The property is zoned R-1A (Low Density Residential) which requires a minimum lot size of 7500 square feet and a lot width of 75' at the front building line. Any lot that does not meet the lot width requirement at the minimum front setback of 25' shall designate the greater setback line on the final plat. There are two power line easements crossing the property from the northeast corner to the southwest corner. The majority of the easements are located within the common area for the subdivision.

The applicant's surveyor will have to certify that 300' of sight distance is available in each direction along Murray Dr. at the subdivision entrance prior to approval of the final plat.

Since this property is located within the Knox County School District's Parental Responsibility Zone (meets the distance requirements for both the Northwest Middle School and Pleasant Ridge Elementary School located to the southeast along Pleasant Ridge Rd), sidewalks will be required for the subdivision. The applicant is provide sidewalks on one side of each street within the subdivision and along the property frontage on Murray Dr. from the subdivision entrance to Pleasant Ridge Rd.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the Knoxville City Council appeal hearing will depend on when the appeal application is filed.




3-SC-06-C  
CONCEPT PLAN

Subdivision: Wesley Ridge

Map No: 79

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 03/01/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**MEMORANDUM**

DATE: February 28, 2006

TO: The Metropolitan Planning Commission

FROM: David McGinley, City of Knoxville Engineering Department

SUBJECT: Wesley Ridge Subdivision

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The following are the comments from the City of Knoxville for the above referenced Concept Plan.

- 1) Written permission from TVA must be obtained prior to any permits being issued for any work being performed in the TVA powerline easement.
- 2) The ponds must drain to a defined drainage channel or offsite drainage easements must be obtained.
- 3) Please show City spec road section on the plan.
- 4) Please identify all areas of depression on the site.
- 5) Pleasant Ridge ROW should be shown as 35' from centerline.
- 6) Murray Drive ROW should be shown as 30' from centerline.
- 7) Sidewalks are required to be 5' with a 2' grass strip or 7' from face of curb.

We reserve the right to make recommendations, approve, or deny the design plan once we have received engineering documentation in sufficient detail to determine compliance with the City of Knoxville Stormwater and Street Ordinance.

Please let me know if additional information is needed.