



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

▶ **FILE #:** 9-SF-06-C

**AGENDA ITEM #:** 23

**AGENDA DATE:** 9/14/2006

▶ **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:** Vacant land

▶ **PROPOSED USE:** Detached residential 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:** 29

**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 8 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. Meeting all applicable requirements of the Knoxville Engineering Division.
4. 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.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. 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.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. 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:**

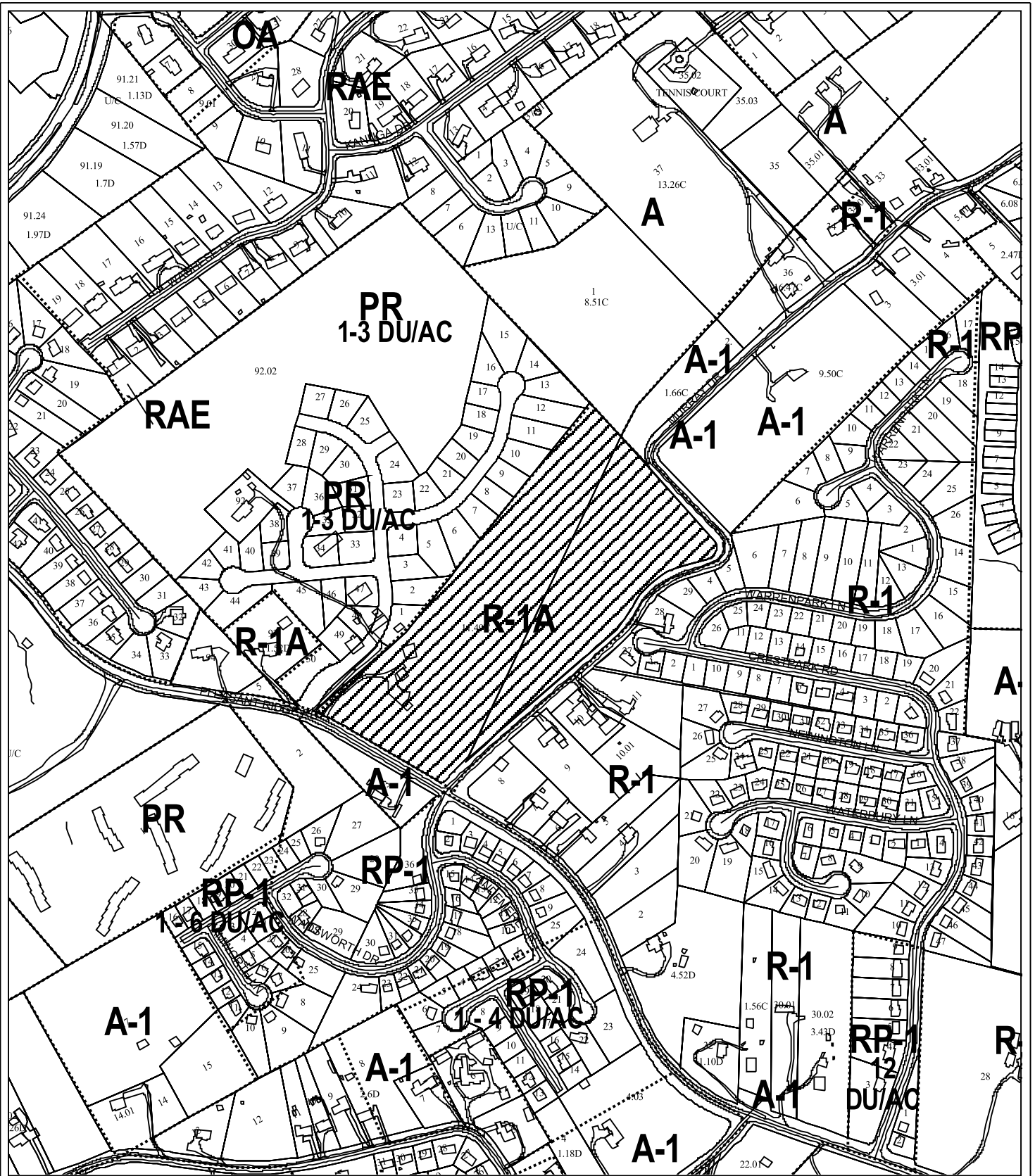
The Planning Commission had approved a concept plan for this site on march 9, 2006 for a subdivision with 28 lots. Due to sight distance problems at the proposed entrance, the applicant has submitted a revised concept plan with a new entrance onto Murray Dr. located closer to Pleasant Ridge Rd. The concept plan also includes a revision to the street layout and one additional lot.

The revised subdivision for this 18.8 acre site includes 29 detached residential lots at a density of 1.54 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 to 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.




9-SF-06-C  
CONCEPT PLAN

Subdivision: Wesley Ridge

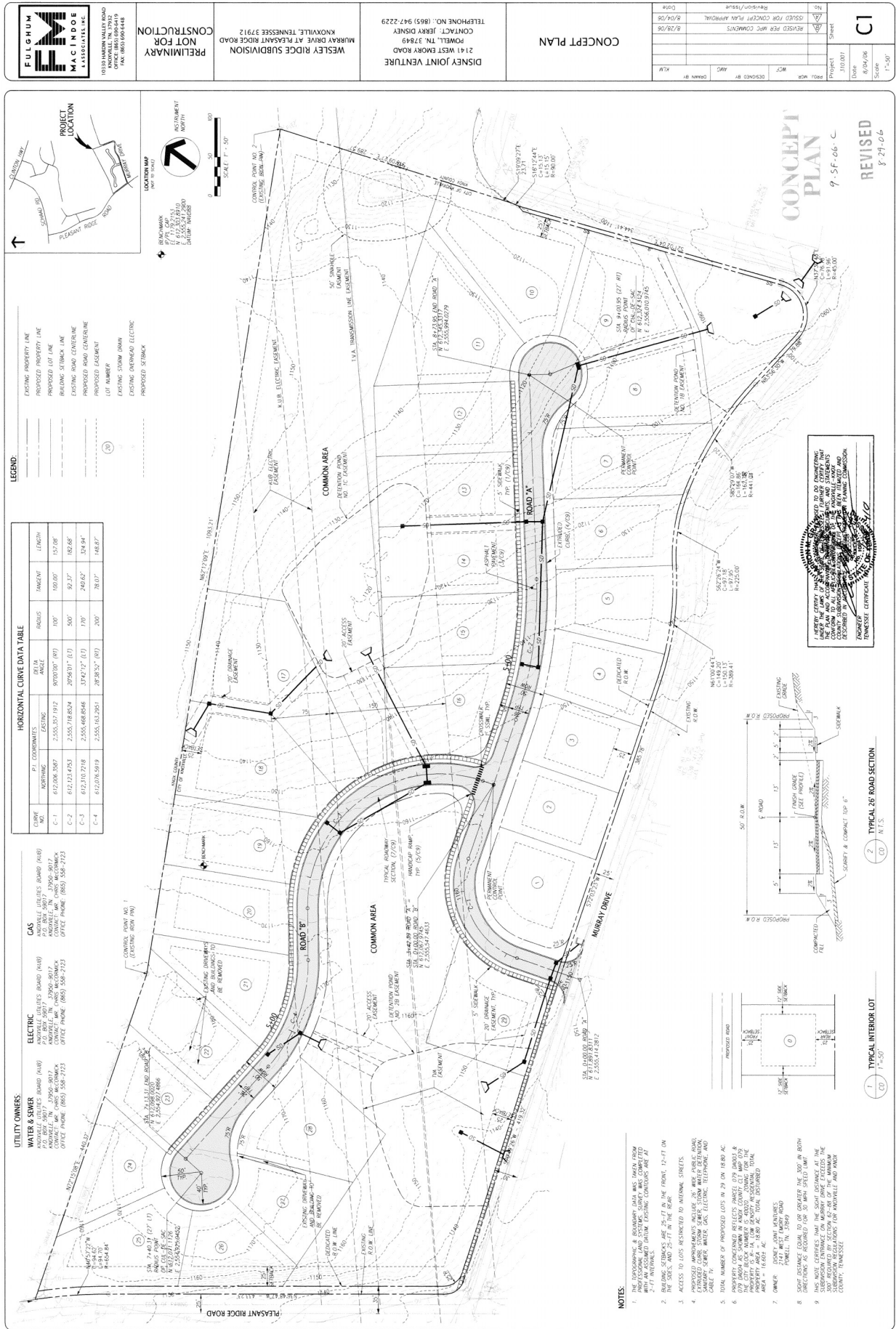
Map No: 79

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 08/24/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





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KNOXVILLE, TN 37922  
TEL: (865) 586-6644

PRELIMINARY CONSTRUCTION  
WESLEY RIDGE SUBDIVISION  
MURRAY DRIVE AT PLEASANT RIDGE ROAD  
KNOXVILLE, TENNESSEE 37912

DISNEY JOINT VENTURE  
2141 WEST EMORY ROAD  
POWELL, TN 37849  
CONTACT: JERRY SMITH  
TELEPHONE NO.: (865) 942-2229

CONCEPT PLAN

NO.	REVISION/ISSUE	DATE
1	ISSUED FOR CONCEPT PLAN APPROVAL	8/6/06
2	REVISED PER MFC COMMENTS	8/29/06

Project: 3710.001  
Date: 8/29/06  
Scale: 1"=50'

REVISIONS  
9-SF-66-C  
REVISED  
8-21-06

