



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Wesley Ridge  
Surveyor: Fulgum MacIndoe & Assoc.  
No. of Lots Proposed: 28      No. of Lots Approved: 28  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko  
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions  
Staff Recomm. (Full):  
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 Action: Approved      MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 9 conditions

Date of MPC Approval: 3/9/2006      Date of Denial:      Postponements:

Date of Withdrawal:      Withdrawn prior to publication?:       Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**