CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SC-06-C **Related File Number:**

Date of Revision: **Application Filed:** 2/6/2006

DISNEY JOINT VENTURE Applicant: Owner: **DISNEY JOINT VENTURE**



KNOXVILLE·KNOX COUNTY

Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side of Pleasant Ridge Rd., northwest side of Murray Dr.

Other Parcel Info.:

Tax ID Number: 79 D A 3 & 4 Jurisdiction: City

Size of Tract: 18.8 acres

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

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use: 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)

Proposed Use: Detached single-family subdivision Density: 1.49 du/ac

Sector Plan: Northwest City **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

R-1A (Low Density Residential) **Current Zoning:**

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:44 PM Page 1 of 3 **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

1/31/2007 12:44 PM Page 2 of 3

Legislative Body:Knoxville City CouncilDate 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:

1/31/2007 12:44 PM Page 3 of 3