

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Wesley Ridge
Surveyor: Fulgum MacIndoe & Assoc.
No. of Lots Proposed: 29 No. of Lots Approved: 29
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 8 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. 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 Action: Approved MPC Meeting Date: 9/14/2006

Details of MPC action:

Summary of MPC action: APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 9/14/2006 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:

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: