

▶ **FILE #:** 5-A-08-UR

AGENDA ITEM #: 67

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** BLUEGRASS MEADOWS, LLC.

OWNER(S): BLUEGRASS MEADOWS, LLC.

TAX ID NUMBER: 154 050 & 050.02

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southeast side of Bluegrass Rd., southeast of Teton Ln.

▶ **APPX. SIZE OF TRACT:** 2.35 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bluegrass Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** PR (Planned Residential)

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

▶ **PROPOSED USE:** 9 residential units

3.83 du/ac

HISTORY OF ZONING: Property was rezoned to PR at 1-4 du/ac on April 24, 2006.

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)

South: Residences and vacant land / PR (Planned Residential)

East: Residences / PR (Planned Residential)

West: Residences / RA (Low Density Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is in the midst of low density residential development that has occurred under RA and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 9 detached residential units with the reduction in the peripheral setbacks as designated on the plan, subject to 9 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of

Engineering and Public Works.

6. Certification of at least 300' of sight distance in both directions along Bluegrass Rd. at the development's driveway prior to obtaining a grading permit. Vehicular access to Bluegrass Rd. is only allowed at the development's single driveway shown on the development plan.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. Approval and recording of an administrative plat consolidating the two tax parcels into a single development parcel.

9. Establishment of a homeowners association that will be responsible for the maintenance of the access drives, drainage structures and all other commonly held assets.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 2.35 acre tract as a detached residential condominium with a total of 9 units at a proposed density of 3.83 du/ac. The proposed access drive from Bluegrass Rd., will be approximately 275' west of Autumn Ridge Dr. and 280' east of Teton Ln. All residences will have a two car garage with parking in front. An additional four guest parking spaces are being provided.

The peripheral setback requirement in the PR district is 35'. A reduction of the peripheral setback down to 15' may be approved by the Planning Commission for those property lines adjoining another PR district. The applicant has requested a reduction to 20' along the Bluegrass Rd. (after right-of-way dedication) and down to 15' along the eastern/southern property lines.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are available to serve this site.
2. The proposed detached residential development at a density of 3.83 du/ac, is consistent in use and density with the approved rezoning of the property and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. This proposal will have a minimal impact on schools and the street system

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site with a maximum density of up to 5 du/ac. With a density of 3.83 du/ac, the proposed development is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 113 (average daily vehicle trips)

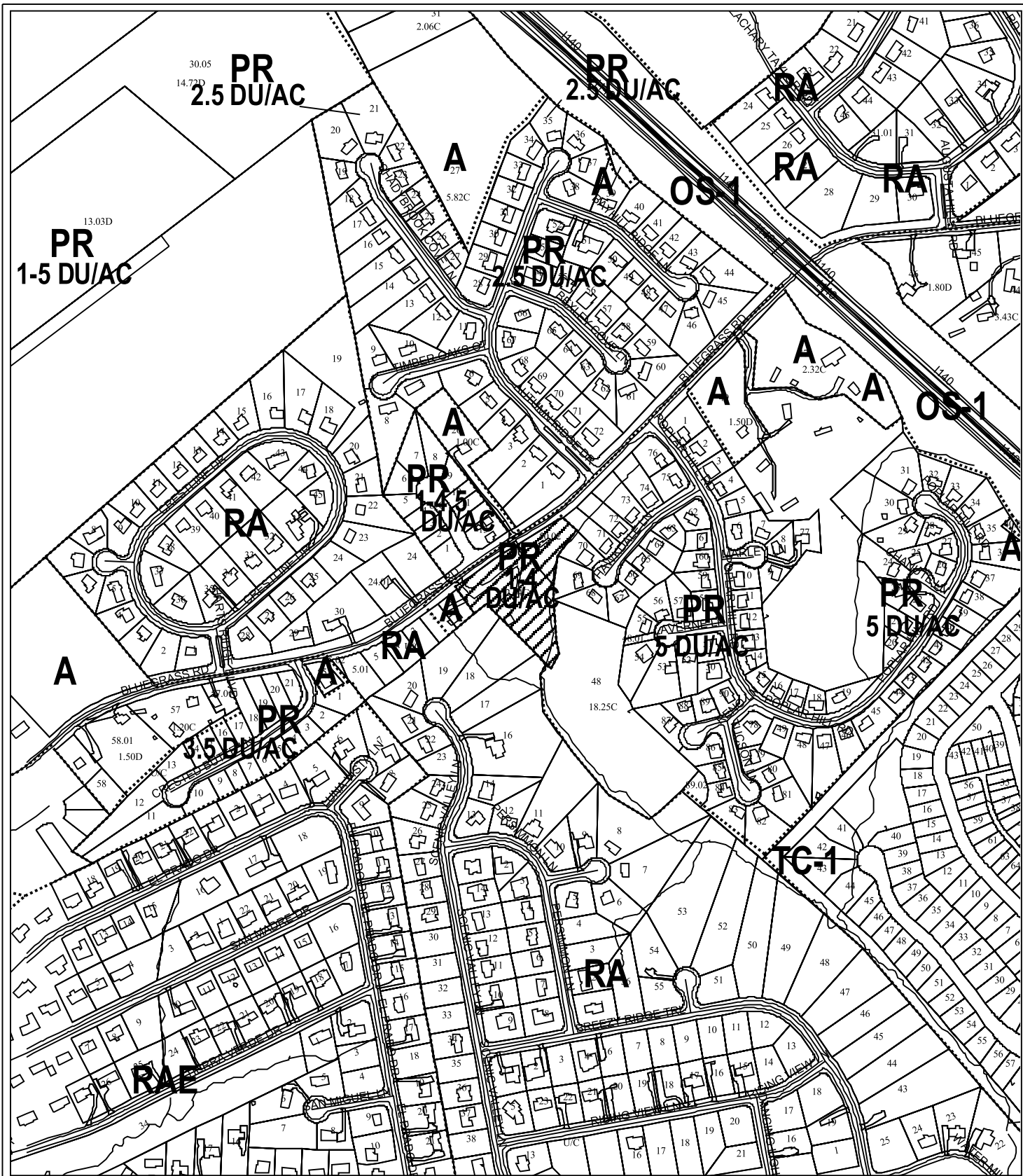
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)


Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



5-A-08-UR
USE ON REVIEW

 9 residential units in PR (Planned Residential) with request for reduction of peripheral setbacks.

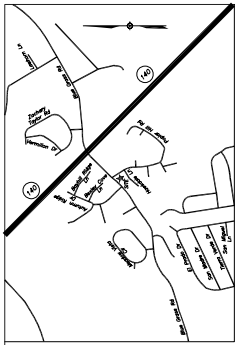
Original Print Date: 04/22/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bluegrass Meadows, LLC.

Map No: 154

Jurisdiction: County





LOCATION MAP

ALL BUILDINGS OR STRUCTURES SHALL BE SET BACK FROM THE FRONT YARD SETBACK LINE AS SHOWN ON THIS SITE PLAN AND SHALL BE SET BACK FROM THE SIDE AND REAR YARD SETBACK LINES AS SHOWN ON THIS SITE PLAN. THE SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS. THE SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS. THE SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS.

ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KNOXVILLE UTILITIES DEPARTMENT SPECIFICATIONS. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION WALLS. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION WALLS.

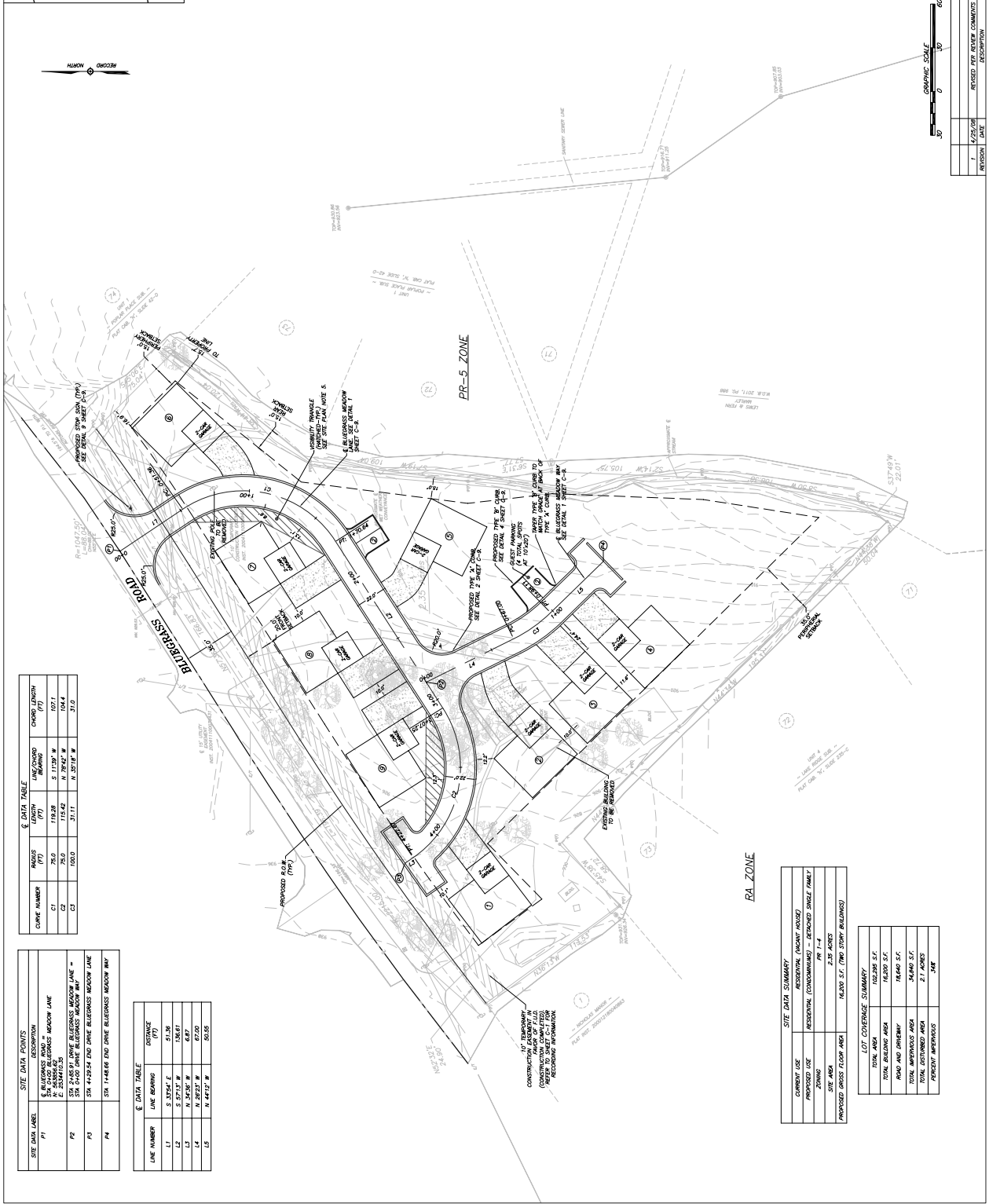
SIZE PLAN NOTES:

1. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KNOXVILLE UTILITIES DEPARTMENT SPECIFICATIONS. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION WALLS.
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4. A FINAL PLAN SHALL BE REQUIRED FROM THE RELEASE OF OCCUPANCY CERTIFICATE. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION WALLS.
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SHEET C-2
3 OF 12

BLUEGRASS MEADOWS	
KNOXVILLE, TN	KNOX COUNTY
CLT MAP 154	PARCELS 50 & 50.02
SCALE: 1"=30'	MARCH 25, 2008
OWNER/DEVELOPER: BLUEGRASS MEADOWS, LLC	
11852 KINGSBORO PINE	
KNOXVILLE, TN 37934	
(615) 861-3719	
URBAN ENGINEERING, INC.	
11852 KINGSBORO PINE	
KNOXVILLE, TN 37934	
(615) 861-1524	
DWG. DATE:	DWG. NO. 080103



§ DATA TABLE

CURVE NUMBER	RADIUS (FT)	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	26.0	189.28	S 117°04' W	107.1
C2	26.0	115.42	N 78°42' W	104.4
C3	100.0	31.11	N 35°18' W	31.0

SITE DATA POINTS

SITE DATA LABEL	DESCRIPTION
P1	S 117°04' W
P2	S 78°42' W
P3	N 35°18' W
P4	S 117°04' W

§ DATA TABLE

LINE NUMBER	LINE BEARING	DISTANCE
L1	S 117°04' W	61.52
L2	S 78°42' W	126.81
L3	N 35°18' W	6.87
L4	N 35°18' W	67.00
L5	N 44°12' W	50.55

SITE DATA SUMMARY

PROPERTY USE	RESIDENTIAL (SINGLE-FAMILY)
PROPOSED USE	RESIDENTIAL (SINGLE-FAMILY)
ZONING	PR-5
SITE AREA	2.35 ACRES
PROPOSED GROSS FLOOR AREA	16,800 S.F. (TWO-STORY BALCONY)

LOT COVERAGE SUMMARY

TOTAL AREA	102,200 S.F.
TOTAL BUILDING AREA	16,800 S.F.
TOTAL DRIVEWAY AREA	16,800 S.F.
TOTAL IMPAVED AREA	33,600 S.F.
TOTAL PAVED AREA	2,140 S.F.
PERCENT IMPAVED	14%

GRAPHIC SCALE

0 30 60

FEET



SHEET C-11
12 OF 12

LANDSCAPE PLAN
BLUEGRASS MEADOWS
KNOXVILLE, TN
KNOX COUNTY
CLT MAP 154
SCALE: 1"=30'
MARCH 25, 2008

OWNER/DEVELOPER:
BLUEGRASS MEADOWS, LLC
11852 KINGSTON PIKE
FARRINGTON, TN 37934
(865) 862-1574

DESIGNER:
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRINGTON, TN 37934
(865) 862-1574



DWG. NO. 081003
BY: CJK



- LEGEND**
- JAPANESE BURNING
 - WAXWING
 - AMORPHOUS
 - HOLLER HOLLY

NO.	DATE	REVISIONS	DESCRIPTION
1	10/25/07	REVISED PER REVIEW COMMENTS	
		APPROVAL	BY: