

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

▶ **FILE #:** 6-SA-10-C **AGENDA ITEM #** 7  
 6-F-10-UR **AGENDA DATE:** 6/10/2010

▶ **SUBDIVISION:** BLUEGRASS MEADOWS  
 ▶ **APPLICANT/DEVELOPER:** BLUEGRASS MEADOWS, LLC  
 OWNER(S): Bluegrass Meadows, LLC.

TAX IDENTIFICATION: 154 B F 001  
 JURISDICTION: County Commission District 4

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

SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 2.35 acres

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

▶ **EXISTING LAND USE:** Residential development under construction

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)  
 South: Vacant land / PR (Planned Residential)  
 East: Residences / PR (Planned Residential)  
 West: Residences / RA (Low Density Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Christopher Urban Engineering, Inc.

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

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance from the requirement that the Joint Permanent Easements (JPE) serving the subdivision shall meet the same construction standards as a public street and approving the JPE as constructed under Use-on-Review approval 5-A-08-UR.

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 5 conditions**

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Placing a note on the final plat that all units will have access only to the internal street system. Vehicular access to Bluegrass Rd. is only allowed at the development's single driveway shown on the development plan.
5. Any new documents created for the Joint Permanent Easement, homeowners association or maintenance agreements for the streets, storm water management facilities and all other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat.

► **APPROVE the development plan for up to 9 detached residential units on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 Planning Commission approved a use-on-review request for 9 detached residential units on this 2.35 acre site at a density of 3.83 du/ac on May 8, 2008 as a condominium development. Due to changes in mortgage lending practices for residential condominium developments, the developer is requesting approval of a concept plan for the subdivision into detached residential lots.

The subdivision will be served by private streets (Joint Permanent Easements). The applicant has requested a variance from the requirement that the Joint Permanent Easements (JPE) serving the subdivision shall meet the same construction standards as a public street and is requesting approval of the private streets as constructed under the previous use on review approval (5-A-08-UR).

All residences will have a two car garage with parking in front. 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 Planning Commission approved reductions in the peripheral setbacks to 20' along the Bluegrass Rd. and down to 15' along the eastern/southern property lines with the use on review approval in 2008.

Variances were approved by the Knox County Board of Zoning Appeals on May 26, 2010 for street setbacks and a reduction of the peripheral setback to the west for Lot 9.

**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 subdivision 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.

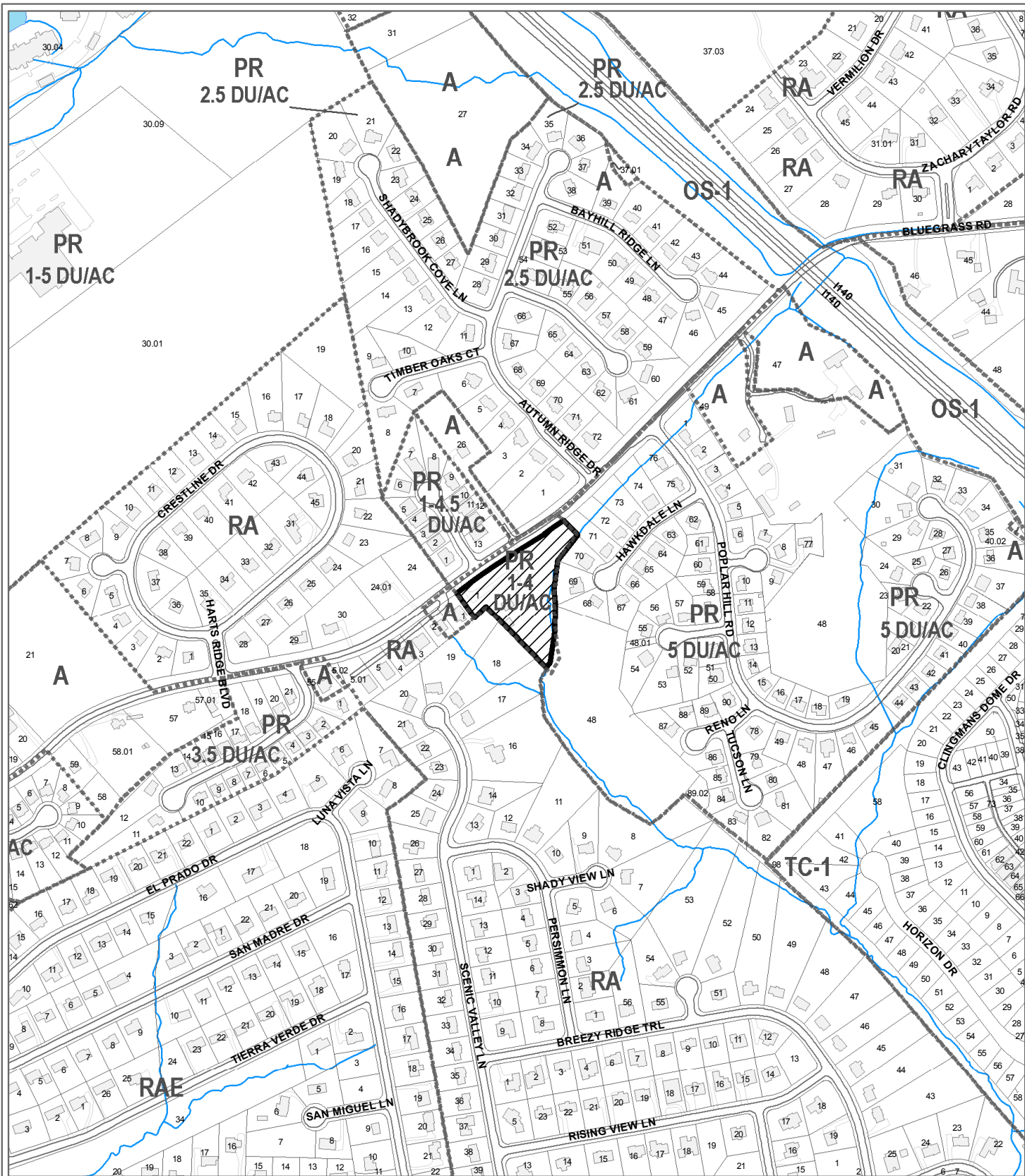
**ESTIMATED STUDENT YIELD: 6** (public and private school children, ages 5-18 years)

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

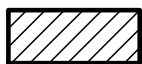
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review 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.



**6-SA-10-C / 6-F-10-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 5/20/2010      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Bluegrass Meadows, LLC  
Bluegrass Meadows

Map No: 154  
Jurisdiction: County

