



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SD-21-C **AGENDA ITEM #:** 24  
3-G-21-UR **AGENDA DATE:** 3/11/2021

▶ **SUBDIVISION:** BLUEGRASS SUBDIVISION

▶ **APPLICANT/DEVELOPER:** BALL HOMES, LLC

**OWNER(S):** Kyle B. & Helen K. Cruze

**TAX IDENTIFICATION:** 144 10601 [View map on KGIS](#)

**JURISDICTION:** County Commission District 5

**STREET ADDRESS:** 9005 Bluegrass Rd.

▶ **LOCATION:** North side of Bluegrass Rd., west of Strawflower Dr.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Tennessee River

▶ **APPROXIMATE ACREAGE:** 10.08 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Single family and rural residential - A (Agricultural) and PR (Planned Residential)  
South: Rural residential, single family residential, and agricultural - A (Agricultural)  
East: Single family residential - A (Agricultural) and PR (Planned Residential)  
West: Single family residential, vacant - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 37

**SURVEYOR/ENGINEER:** Fulghum, MacIndoe & Associates

**ACCESSIBILITY:** Access is via Bluegrass Road, is a minor collector with 20-ft pavement width within 70-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Certifying that the required sight distance is available at the Road 'A' intersection with Bluegrass Road. The sight distance certification shall be provided to Knox County Engineering and Public Works for review and

approval during the design plan phase.

4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only from internal streets.
7. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 37 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet along the eastern boundary of lots 1-3 and to 20 feet along the southern boundary of lot 1, subject to 1 condition. (The applicant has requested a peripheral setback reduction to 25 feet for lots 9-11 and 34-35, in addition to those recommended for approval).**

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

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

This proposal is for 37 detached residential lots on 10.08 acres with access to Bluegrass Road at a density of 3.67 du/ac. The property was rezoned to PR up to 4 du/ac in November 2020 (10-R-20-RZ). The development is approximately .25 miles west of Ebenezer Road and 600-FT west of Blue Grass Elementary. The property is within the parental responsibility zone for Blue Grass Elementary so a sidewalk will be required along the Bluegrass Road frontage. The applicant is proposing to reforest the disturbed slopes around the development as shown on sheet C2.

There is a remnant road stub-out in the Roefield subdivision to the west at the intersection of Beechvale Drive and Vale View Road. Beechvale Drive was intended to be extended into the subject property, however, the right-of-way for this road connection was not provided when the plat for the lot was approved and recorded. The adjacent property owner would have to agree to the road connection through their property which is unlikely. For this reason, staff is not recommending this road connection.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

**1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. The Southwest County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac and the proposed subdivision has a density of 3.67 du/ac.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have detached residential lot sizes that are comparable to others in the area.

C. The PR (Planned Residential) zoning for this site allows up to 4 du/ac and the proposed subdivision has a density of 3.67 du/ac.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions in this area.

B. The applicant requested peripheral setback reductions along the north and south boundaries but these are not recommended because they are not necessary for the lots and development to be feasible in approximately the same configuration and are adjacent to properties that are agricultural or also have a 35-FT rear setback. Staff is recommending approval of the peripheral reduction for lots 1-3 because they are adjacent

to a driveway for a property to the north which creates separation to the subdivision to the east.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential subdivision is compatible with the surrounding residential uses and will not significantly impact the value of adjacent properties.

B. The development will be required to provide a stormwater retention pond because the water from this site flows to a property downstream with a sinkhole where flooding issues have been documented. A retention pond releases stormwater over a longer period than a standard detention pond which will help with flooding downstream.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Bluegrass Road which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 417 (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.

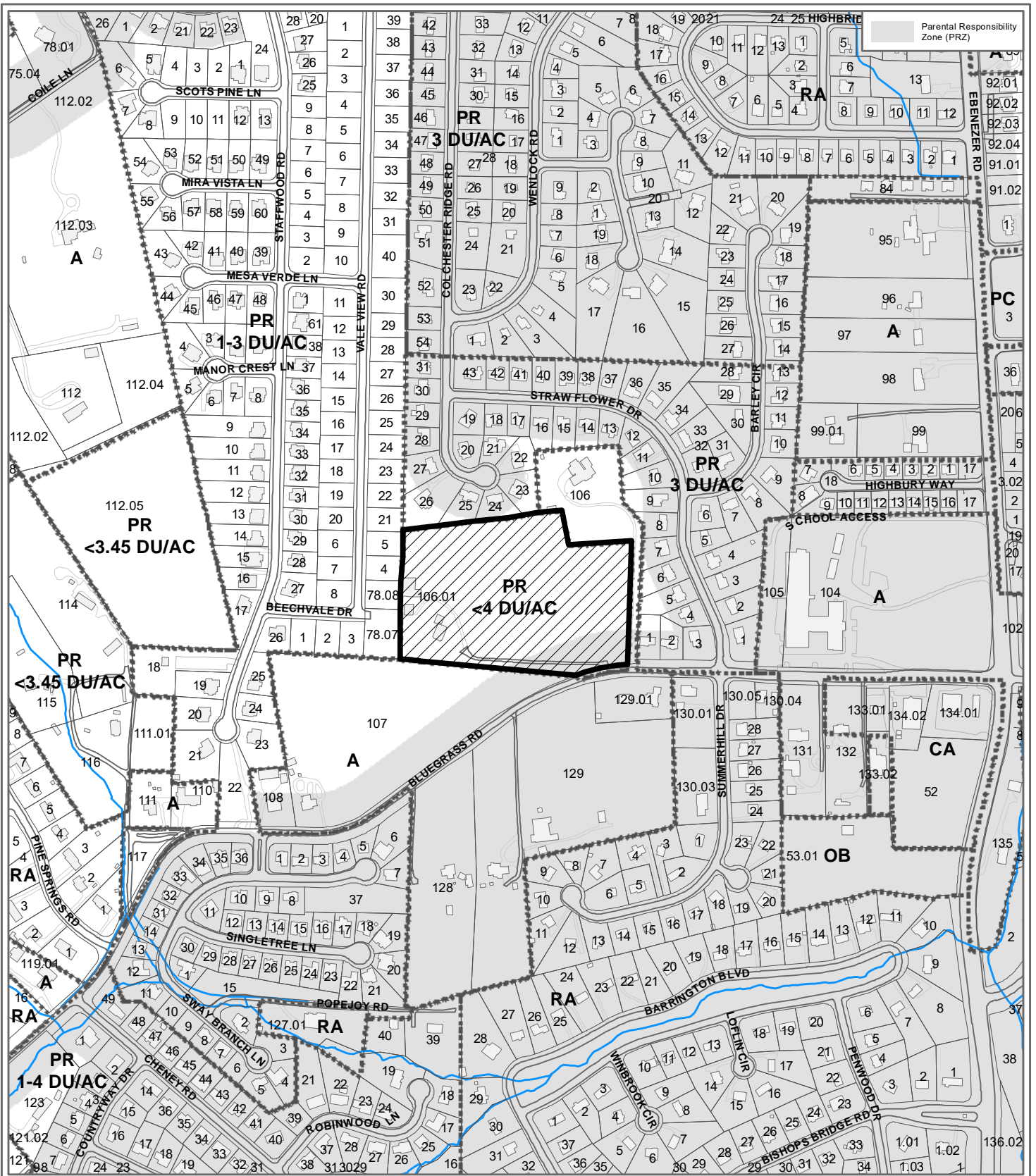
ESTIMATED STUDENT YIELD: 15 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



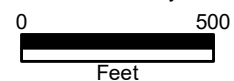
**3-SD-21-C / 3-G-21-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Ball Homes, LLC  
Bluegrass Subdivision

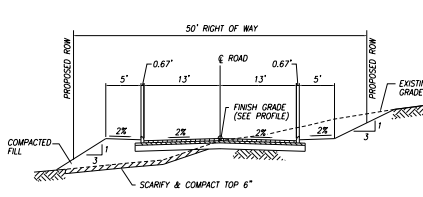


Detached residential subdivision in PR (Planned Residential)

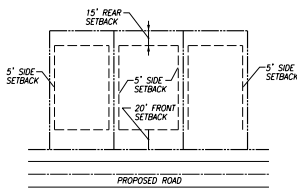
Map No: 144  
Jurisdiction: County



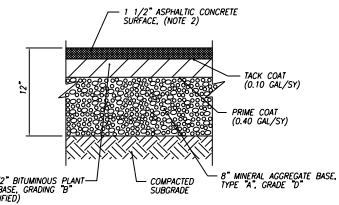
Original Print Date: 2/5/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



1 TYPICAL 26' PUBLIC ROAD SECTION  
NTS

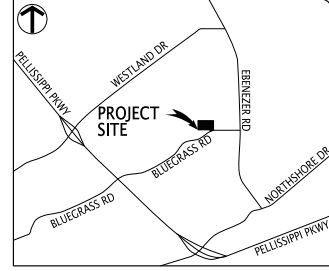
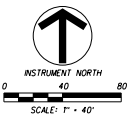


2 TYPICAL INTERIOR LOT  
NTS



3 ASPHALT PAVEMENT SECTION  
NTS

- NOTES:
- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
  - ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "C" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.



LOCATION MAP  
(NOT TO SCALE)

GENERAL NOTES:

- THE BOUNDARY DATA WAS TAKEN FROM AVAILABLE KGIS DATA RECEIVED ON NOVEMBER 5, 2020.
- PROPERTY CONCERNED REFLECTS PARCEL 144 10801 AS SHOWN IN KNOX COUNTY C11 MAP 144, ZONING FOR THE PROPERTY IS PK, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 10.08 ± AC.
- BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT. IN REAR. THE PERIPHERAL SETBACK IS 35'-FT. 25'-FT. PERIPHERAL SETBACK IS REQUESTED FOR LOTS 1-3, 5-11 & 34-35. 20'-FT. PERIPHERAL SETBACK IS REQUESTED FOR SOUTH SIDE OF LOT 1.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
- PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
- PLANNING COMMISSION FILE NUMBERS: 3-SD-21-C/ 3-G-21-UR

PROPOSED DENSITY

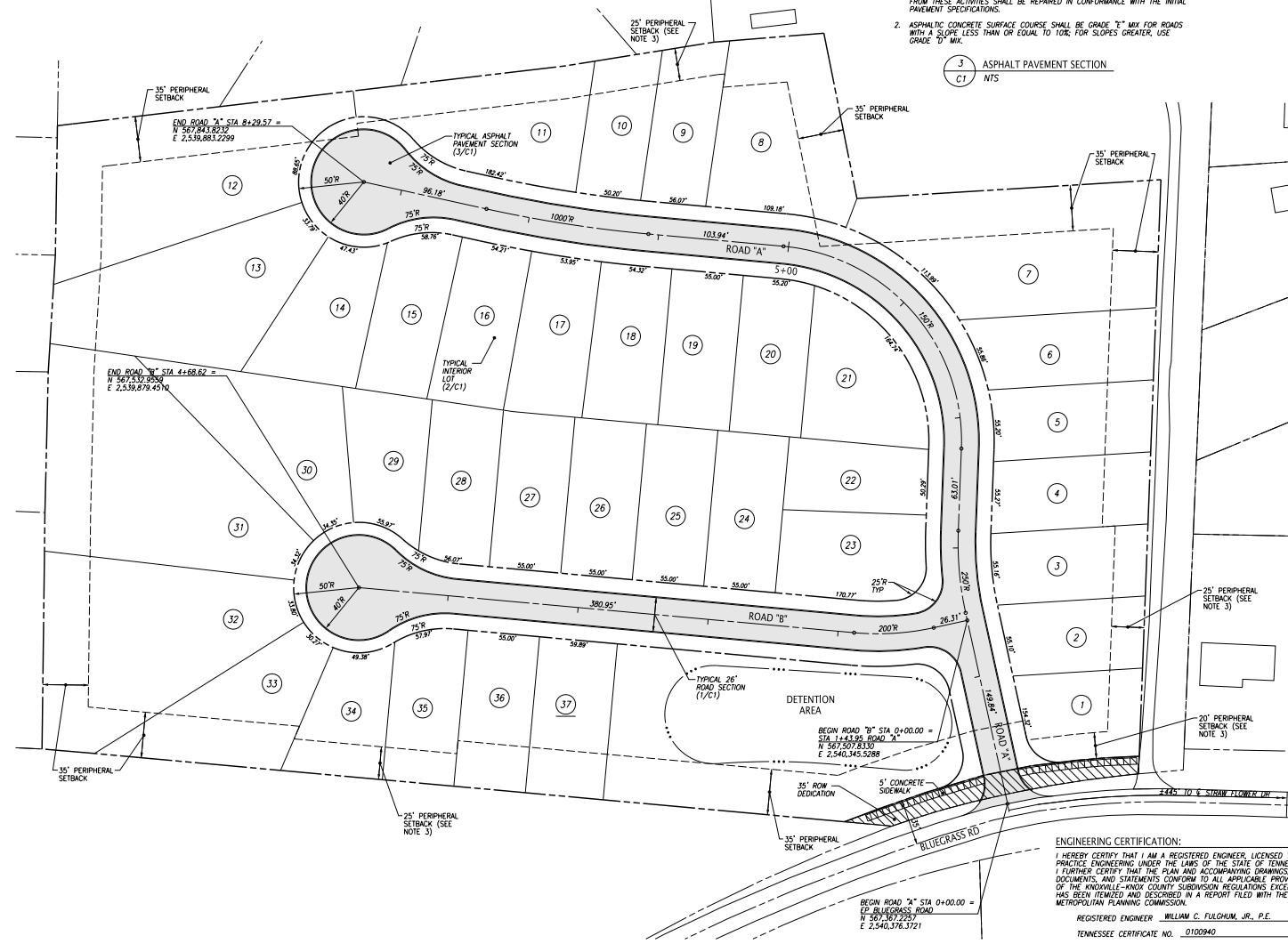
PARCEL ZONED BY ALLOWED DENSITY	4 DU/AC
PROPERTY ZONED PER AREA	10.08 AC
SINGLE FAMILY DWELLING UNITS	37 UNITS
PROPOSED DENSITY	3.67 DU/AC

UTILITY OWNERS:

<b>WATER &amp; SEWER</b> FIRST UTILITY DISTRICT (FUD) 122 SURREYWOOD ROAD KNOXVILLE, TN 37922 CONTACT: MR. TROY MEDKIND OFFICE PHONE: 865.968.9741	<b>GAS</b> KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 58017 KNOXVILLE, TN 37950-9017 CONTACT: MR. CHRIS MCCORMACK OFFICE PHONE: 865.558.2123
<b>ELECTRIC</b> LENOIR CITY UTILITY BOARD (LCUB) P.O. BOX 448 LENOIR CITY, TN 37711 CONTACT: MR. MITCH LEDBETTER OFFICE PHONE: 865.988.0707	<b>TELEPHONE</b> AT&T 9733 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MS. VICKIE DALEY OFFICE PHONE: 865.539.8571

LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE



ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER WILLIAM C. FULGHUM, JR., P.E.  
TENNESSEE CERTIFICATE NO. 0100940

3-SD-21-C / 3-G-21-UR  
2/18/2021



PRELIMINARY  
NOT FOR  
CONSTRUCTION

BLUEGRASS SUBDIVISION  
9005 BLUEGRASS RD  
KNOXVILLE, TENNESSEE 37922

BALL HOMES, LLC  
6309 WALDEN DRIVE  
LEXINGTON, KY 40517  
CONTACT: MR. D. RAY BALL, JR.  
TELEPHONE NO.: 652.266.1151

CONCEPT PLAN

DESIGNED BY	CHC
DRAWN BY	CHC
CHECKED BY	CHC
IN CHARGE	CHC
DATE	02/17/21
REVIEWED BY	WAC, COMMENTS
ISSUED FOR REVIEW	01/29/20
REVISION/ISSUE	
NO.	

Project	592.011
Sheet	C1
Date	01/25/20
Scale	1"=40'

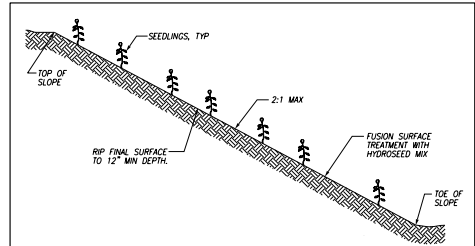
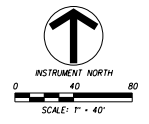
File Name: 3-SD-21-C/3-G-21-UR.dwg  
Plot Name: 2/18/2021

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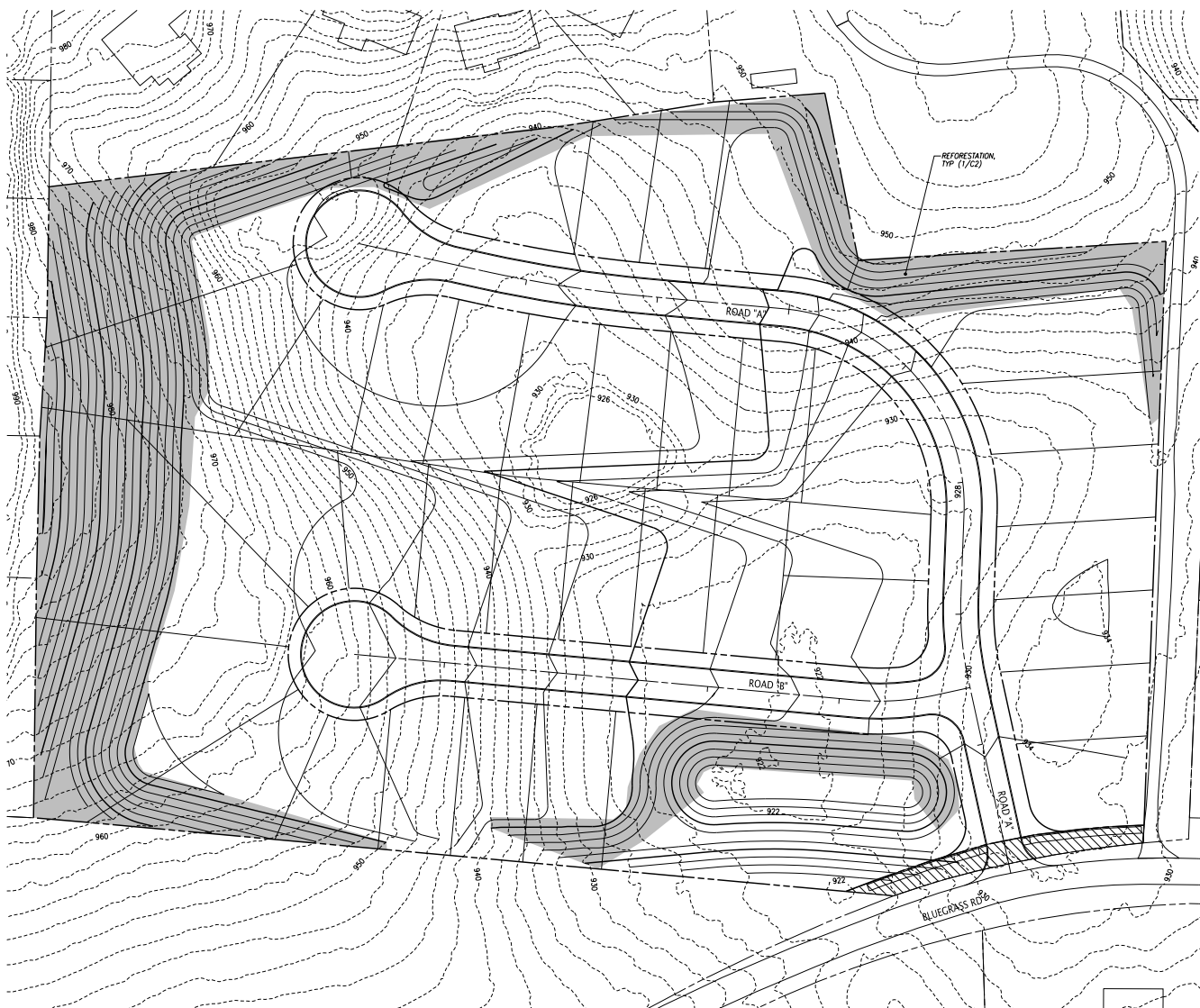
PROJ. NO.	ISSUED BY	DATE
592.011	CHC	02/17/21
REVISION	ISSUED FOR REVIEW	01/29/20
No.	Revision/Issue	Date
1	REVISION	
2	NTS	

**GRADING NOTES:**

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE KGS DATA PROVIDED ON NOVEMBER 5, 2020.



- NOTES:**
- SEEDLINGS SHALL BE A MIX OF AT LEAST 6 OF THE FOLLOWING SPECIES: AMERICAN PLUM, BLACKGUM, NORTHERN RED OAK, TULIP POPLAR, RED MAPLE, REDBUD, SCARLET OAK, SWEETGUM, SYCAMORE AND WHITE OAK; INSTALL ON 12" X 12" GRID OR 300 PER ACRE. PLANTING DATES RANGE FROM DECEMBER TO MARCH-APRIL.
  - HYDROSEED SLOPE WITH ERNST MC MOUNTAINS UPL MEADOW MIX (ERNAK 303). APPLY 20 LBS/AC. ADD FERTILIZER TO THE HYDROSEED MIX. USE 19-19-19 AND APPLIED AT A RATE OF 400 LBS/AC. ADD ANNUAL COVER CROP TO THE HYDROSEED MIX AS FOLLOWS: OATS (JANUARY TO FEBRUARY) APPLIED AT 30 LBS/AC; BROWNSTOP HILLET (MARCH TO MARCH) APPLIED AT 10 LBS/AC; WINTER RYE GRASS (SEPTEMBER TO DECEMBER) APPLIED AT 30 LBS/AC.
  - APPLY FUSION SURFACE TREATMENT (EEN-HILL CONSTRUCTION MATERIALS) AT A RATE OF 4,500 LBS/AC ALONG WITH THE HYDROSEED MIX. OBTAIN A SOIL SAMPLE TO CONFIRM THE APPLICATION RATE. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS.
  - PROTECT FINISHED SLOPE FROM BEING DISTURBED.



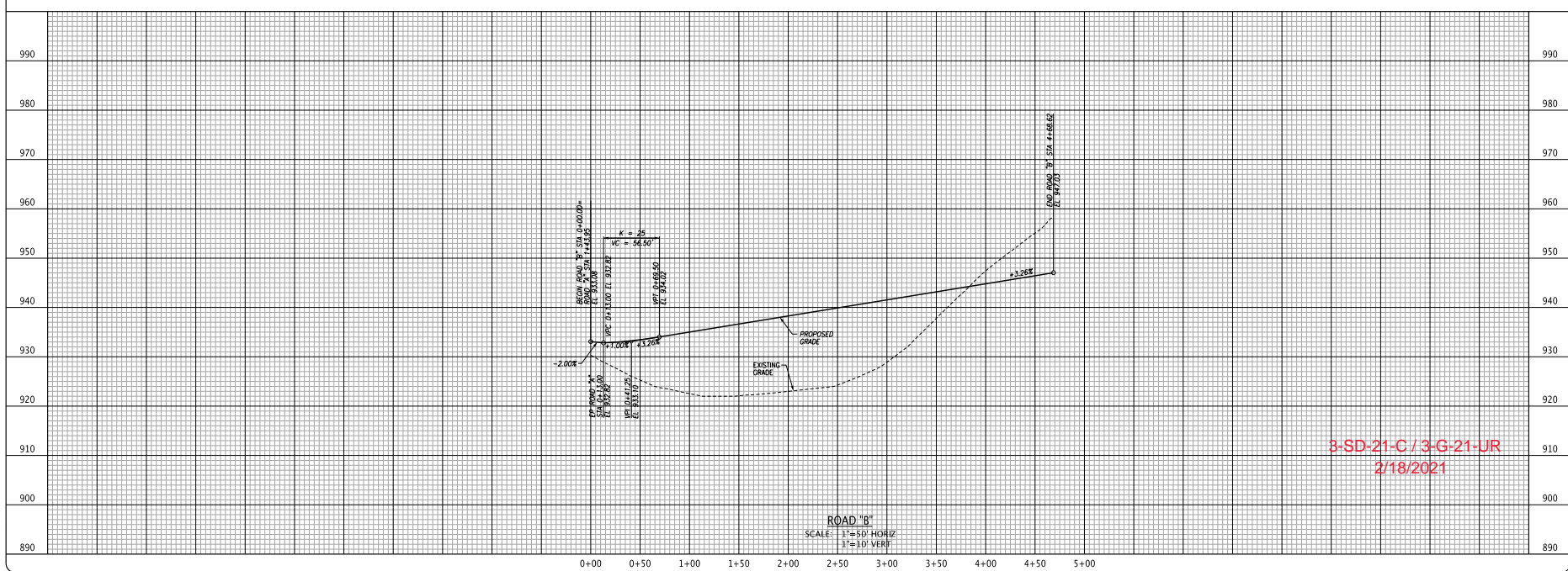
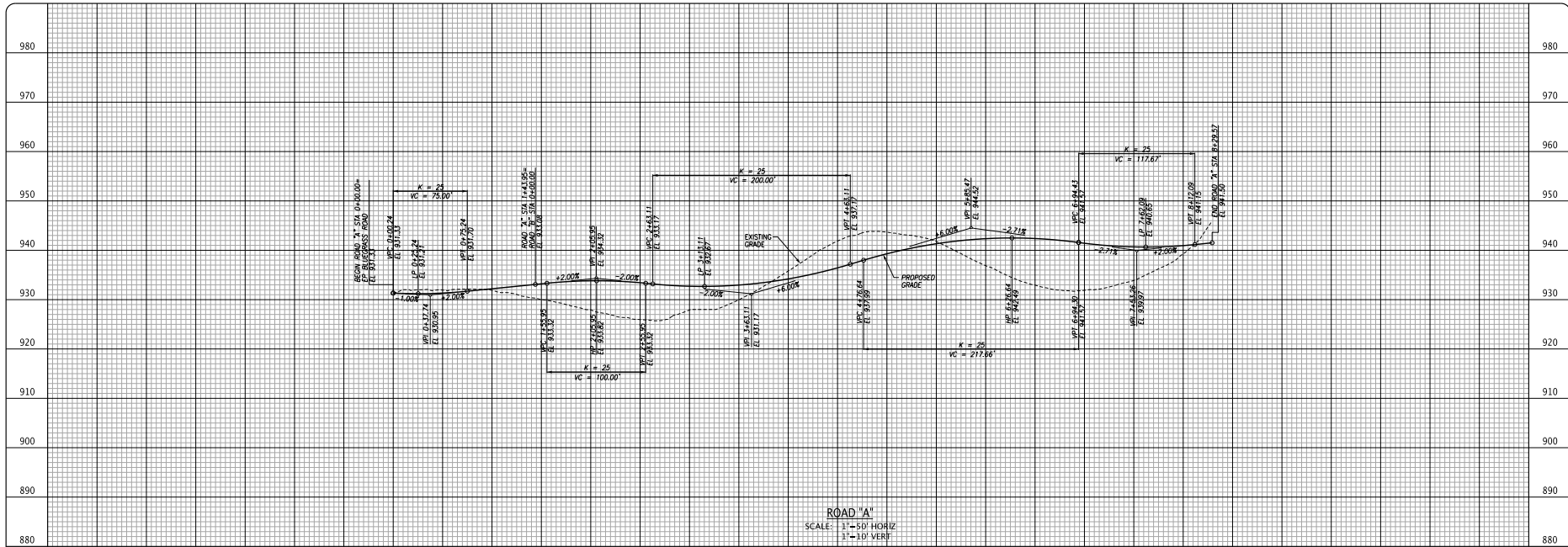
**3-SD-21-C / 3-G-21-UR**  
**2/18/2021**

**LEGEND:**

	PROPOSED REFORESTATION
	PROPOSED PROPERTY/ROW LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE

File Name: 3-SD-21-C (1) (MDS) 10001-10002.dwg  
 Plot Date: 2/18/2021

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8-SD-21-C / 3-G-21-UR  
 2/18/2021

10330 HARDEN VALLEY ROAD SUITE 201 KNOXVILLE, TN 37932 OFFICE: 865.690.6419 FAX: 865.690.6444 www.fulghummacindoe.com	
PRELIMINARY NOT FOR CONSTRUCTION	
BLUEGRASS SUBDIVISION 9005 BLUEGRASS RD KNOXVILLE, TENNESSEE 37922	
BALL HOMES, LLC 6309 WALDEN DRIVE LEXINGTON, KY 40517 CONTACT: MR. D. RAY BALL, JR. TELEPHONE NO.: 652.266.1191	
ROAD PROFILES	
PROJECT NO. 592.011	SHEET NO. C3
DATE 01/25/20	SCALE AS NOTED
DESIGNED BY CHC	CHECKED BY CHC
DRAWN BY CHC	REVISION/ISSUE NO.
REVISION FOR REVIEW 02/17/21	DATE 01/25/20



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Ball Homes, LLC

Developer

Applicant Name

Affiliation

January 25, 2021

March 11, 2021

3-SD-21-C / 3-G-21-UR

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Mr. Brian Stephens

Ball Homes, LLC

Name

Company

3609 Walden Drive

Lexington

KY

40517

Address

City

State

Zip

859.268.1191

bstephens@ballhomes.com

Phone

Email

## CURRENT PROPERTY INFO

Kyle & Helen Cruze

205 Highfield Road, Knoxville TN 37923

Owner Name (if different)

Owner Address

Owner Phone

9005 Bluegrass Road Knoxville, TN 37922

144 10601

Property Address

Parcel ID

West of Bluegrass Elementary Between Straw Flower Dr & Sweet Amber Rd

9.9 ac

General Location

Tract Size

W6 5th district

PR (<4 DU/AC)

Jurisdiction (specify district above)

- City
- County

Zoning District

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

FUD

FUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Home Occupation (specify): <u>Single Family Residential</u> <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<u>Bluegrass Subdivision</u> <input checked="" type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel    Total Number of Lots Created: <u>38</u> <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Attachments / Additional Requirements _____
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ <hr/> Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b>	<b>TOTAL:</b>  <b>\$1,640</b>
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	0108	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> ) <input checked="" type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	<b>FEE 2:</b>	
		<b>FEE 3:</b>	

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Brian Stephens	1/25/21
Applicant Signature	Please Print	Date
859.268.1191	bstephens@ballhomes.com	
Phone Number	Email	
	Sherry Michienzi	1/26/21
Staff Signature	Please Print	Date

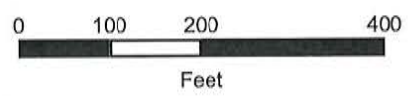


**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION	
Ball Homes, LLC	3609 Walden Dr	Lexington	KY	40517	x	x
Kyle & Helen Cruze	205 Highfield Road	Knoxville	TN	37923	x	

If more space is needed, attach additional sheets.



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