



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 2-SF-26-C
2-I-26-DP

AGENDA ITEM #: 35

AGENDA DATE: 2/12/2026

▶ **SUBDIVISION:** 9608 BLUEGRASS RD

▶ **APPLICANT/DEVELOPER:** DSSD DEVELOPMENT, LLC

OWNER(S): Louis Roberts

TAX IDENTIFICATION: 154 044, 045, 046, 04802

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 0 BLUEGRASS RD (9516, 9524, 9608 BLUEGRASS RD)

▶ **LOCATION:** **South side of Bluegrass Rd, east side of Interstate 140**

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire, Knoxville Fire Department

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 9 acres

▶ **ZONING:** **PR(k) (Planned Residential, with conditions) up to 5 DU/AC**

PLACE TYPE: SR (Suburban Residential)

▶ **EXISTING LAND USE:** **Rural Residential, Single Family Residential, Agriculture/Forestry/Vacant Land**

▶ **PROPOSED USE:** **Detached residential subdivision**

SURROUNDING LAND USE AND ZONING: North: Single family residential, commercial - RA (Low Density Residential), CA (General Business)

South: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

East: Rural residential - A (Agricultural)

West: I-140 right-of-way - ROW

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Chris Sharp Urban Engineering, Inc.

ACCESSIBILITY: Access is via Bluegrass Rd, a minor collector street with 19 ft of pavement width within a 85-95 ft right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES
None**

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way pavement width from 26 ft to 24 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'A' at Bluegrass Road.
2. Increase the maximum intersection grade from 1 percent to 2 percent on Road 'B' at Road 'A'.
3. Reduce the minimum private right-of-way width from 50 ft to 40 ft.

STAFF RECOMMENDATION:

- ▶ **Approve the alternative design standard based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 11 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance, including the one (1) zoning condition outlined in condition #4.
- 4) Installing a sidewalk along the property's Bluegrass Road frontage per the zoning condition and subject to the requirements of the Knox County Department of Engineering and Public Works during the design plan phase.
- 5) If during the design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, as caused by the development, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 6) Certifying that Road 'A' has the minimum required sight distance in both directions along Bluegrass Road before grading permits are issued, with review and approval by Knox County Engineering and Public Works during the design plan phase.
- 7) The community mail kiosk(s) shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase, including but not limited to the location and associated parking (if required).
- 8) Providing a 25 ft wide common area between the lots 1-9 and the Bluegrass Road right-of-way.
- 9) Providing a Type B landscape screen (Exhibit B) along the Pellissippi Parkway (I-140) frontage.
- 10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to the design of the turnarounds at the end of Road 'A' and Road 'B'.
- 11) Before certification of the final plat for the subdivision, establishing a property owner association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

- ▶ **Approve the development plan for up to 27 detached residential lots and the reduction of the peripheral setback from 35 ft to 20 ft along the Bluegrass Road frontage and to 25 ft for the eastern property lines as shown on the concept plan, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including the one zoning condition.
- 2) Providing a Type B landscape screen (Exhibit B) along the I-140 frontage.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a 27-lot detached residential subdivision on this 9-acre site at a density of 3 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential, with conditions) up to 5 du/ac, subject to 1 condition, in November 2025 (10-U-25-RZ). The zoning condition requires the installation of a sidewalk along the property's Bluegrass Road frontage, in accordance with the recommendations of the Comprehensive Plan. A Type B landscape screen (Exhibit B) is provided along the Pellissippi Parkway (I-140) frontage as a visual screen because this is a state scenic highway.

The new internal streets are proposed as private right-of-way with a 40-ft width and 24-ft pavement width. These reductions require alternative design standard approval; the right-of-way width requires approval from Knox County Engineering and Public Works, and the pavement width requires approval from the Planning Commission. Staff recommends approval of both requests.

The proposed access point to Bluegrass Road is on the eastern side of the site's frontage, between Maplegreen Lane and Augusta Hills Road. The minimum required sight distance in each direction is 300 feet. The sight distance to the west appears to be clear, but a dip in Bluegrass Road may limit the sight distance to the east. Staff is recommending a condition that the sight distance be certified during the design plan phase, before grading permits are issued for the site.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR(k) (Planned Residential, with conditions) up to 5 du/ac.

A. The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. This PR zone allows consideration of up to 5 du/ac. The subdivision's density is 3 du/ac.

C. This PR zone has a condition of providing a sidewalk along the Bluegrass Road frontage, which is shown on the plan.

D. Along the western boundary of the property, adjacent to I-140, there is a strip of AG (General Agricultural) zoning, which is a City of Knoxville zoning district. This 0.65-acre strip appears to be the result of an update to the City limit boundary along the I-140 corridor in KGIS. Assuming this AG zoning is still in the City, the proposed development remains consistent with PR zoning and the maximum 5 du/ac.

2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is within the SR (Suburban Residential) place type on the Future Land Use Map. These areas are primarily made up of single-family residential development with lot sizes generally less than one acre.

These areas may feature a range of lot sizes, housing sizes, and styles. The proposed detached residential subdivision with varying lot sizes is consistent with the SR place type.

B. The SR place type recommends limiting dead-end streets and providing street connections to adjacent residential areas. Road stub-outs to adjacent properties are not provided or recommended by staff because the proposed streets are private right-of-way and require approval from the current or future property owners of this subdivision to allow use of the internal roads.

C. The relatively small size of the subject development and adjacent properties allows for the required sidewalk along the Bluegrass Road frontage to provide pedestrian connectivity between developments. Bluegrass Road is identified in the Comprehensive Plan as a near-term priority for installing a sidewalk from the subject property to Bluegrass Elementary School, due to the parental responsibility zone.

3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Providing a landscape screen along frontage of the state scenic highway (I-140) is consistent with Policy 2, to ensure that development is sensitive to existing community character, and Policy 7, which encourages development practices that conserve and connect natural features and habitat.

B. Providing a sidewalk along the Bluegrass Road frontage is consistent with Policy 9, to coordinate infrastructure improvements with development.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Planned Growth Area on the Growth Plan Map. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. – The proposed development is consistent with the growth policy plan.

ESTIMATED TRAFFIC IMPACT: 303 (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.

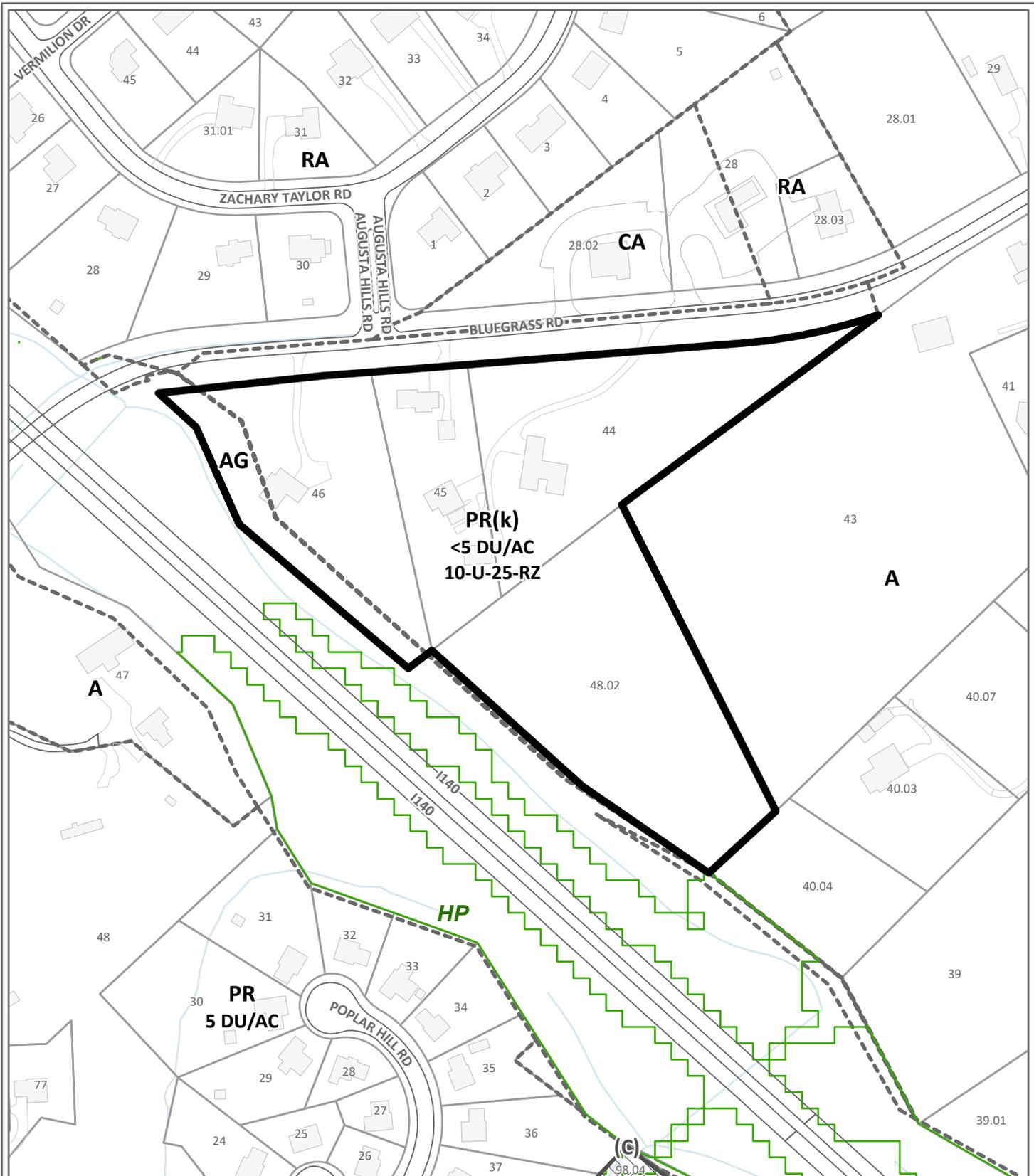
ESTIMATED STUDENT YIELD: 11 (public school children, grades K-12)

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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



CONCEPT PLAN / DEVELOPMENT PLAN

2-SF-26-C / 2-I-26-DP

Petitioner: DSSD Development, LLC



Detached residential subdivision in PR(k) (Planned Residential), <5 DU/AC

Map No: 154

Jurisdiction: City and County

0 210



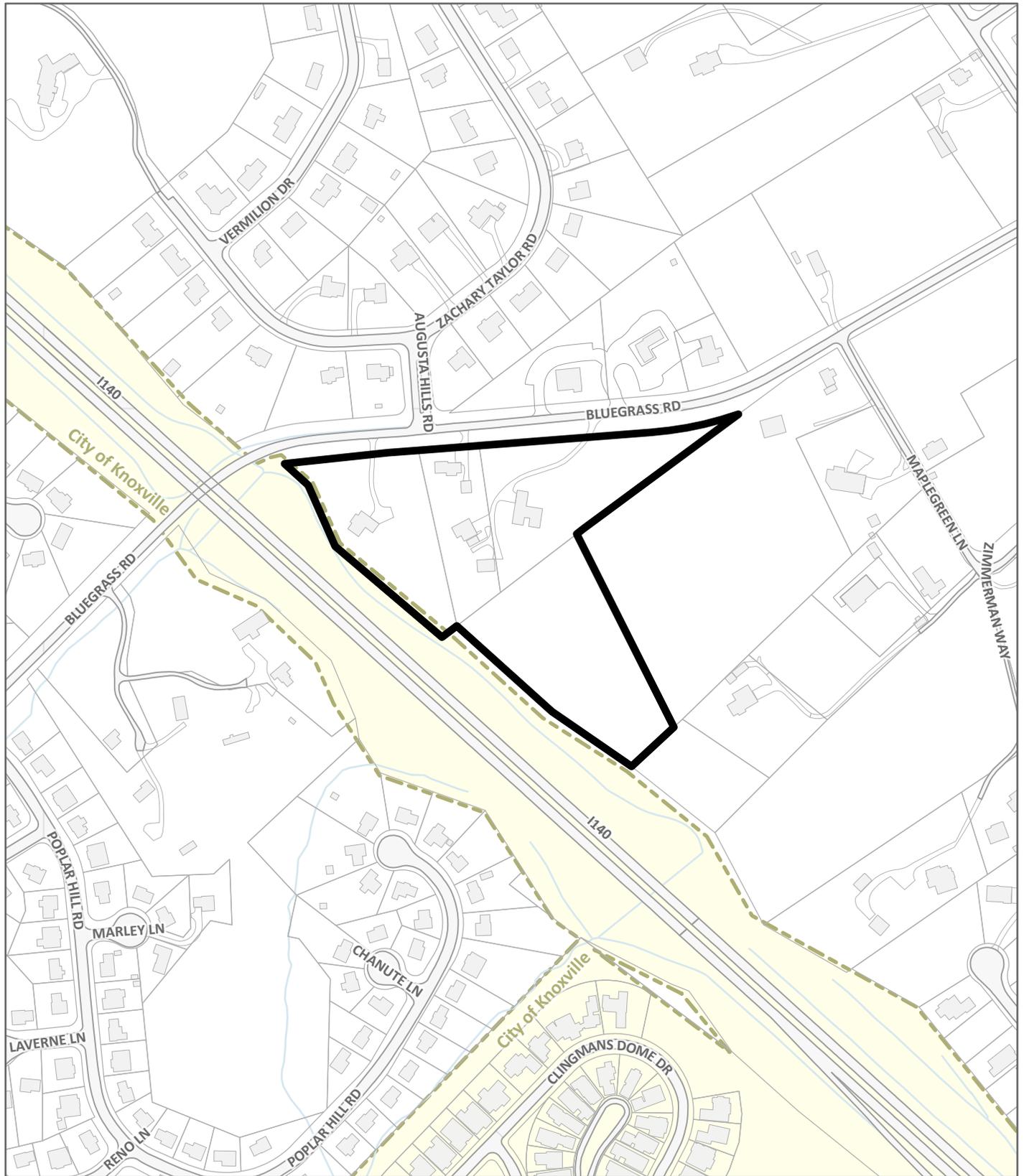
Feet



Original Print Date: 1/14/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



LOCATION MAP

2-SF-26-C / 2-I-26-DP



Case boundary

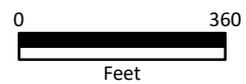


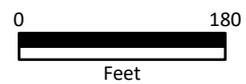
Exhibit A. Contextual Images



AERIAL MAP



Case boundary

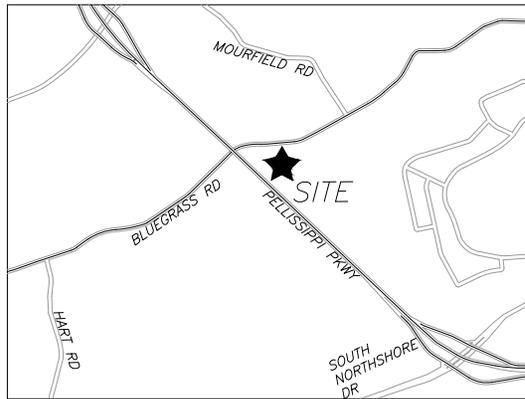


CONCEPT PLAN

U.E.I. PROJECT NO. 2511032

9608 BLUEGRASS ROAD

SITE ADDRESS: 0 BLUEGRASS ROAD, KNOXVILLE, TENNESSEE 37922
 9608 BLUEGRASS ROAD, KNOXVILLE, TENNESSEE 37922
 9524 BLUEGRASS ROAD, KNOXVILLE, TENNESSEE 37922
 9516 BLUEGRASS ROAD, KNOXVILLE, TENNESSEE 37922
 CLT MAP 154, PARCELS 44, 45, 46, 48.02



LOCATION MAP - N.T.S.

DEVELOPER:
MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922


 SITE ENGINEER:
URBAN ENGINEERING, INC.
 CHRIS SHARP
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

SPECIFICATIONS

EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	- AS DIRECTED BY LENOIR CITY UTILITIES BOARD
GAS	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER	- AS DIRECTED BY FIRST UTILITY DISTRICT
SEWER	- AS DIRECTED BY FIRST UTILITY DISTRICT
TELEPHONE	- AS DIRECTED BY AT&T
CABLE	- AS DIRECTED BY COMCAST
SITE DEVELOPMENT	- KNOX COUNTY STANDARDS AND SPECIFICATIONS

ALTERNATIVE DESIGN STANDARDS:

1. INCREASE THE CENTERLINE GRADE FROM 18" TO 24" AT ALL INTERSECTIONS.
2. REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROADS).
3. REDUCE THE PAVEMENT WIDTH FROM 26' TO 24' (PRIVATE ROADS).

Revised: 1/19/2026

PLANNING FILE# 2-SF-26-C/2-I-26-DP

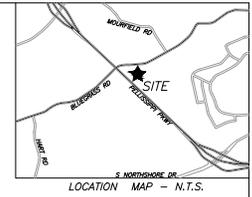
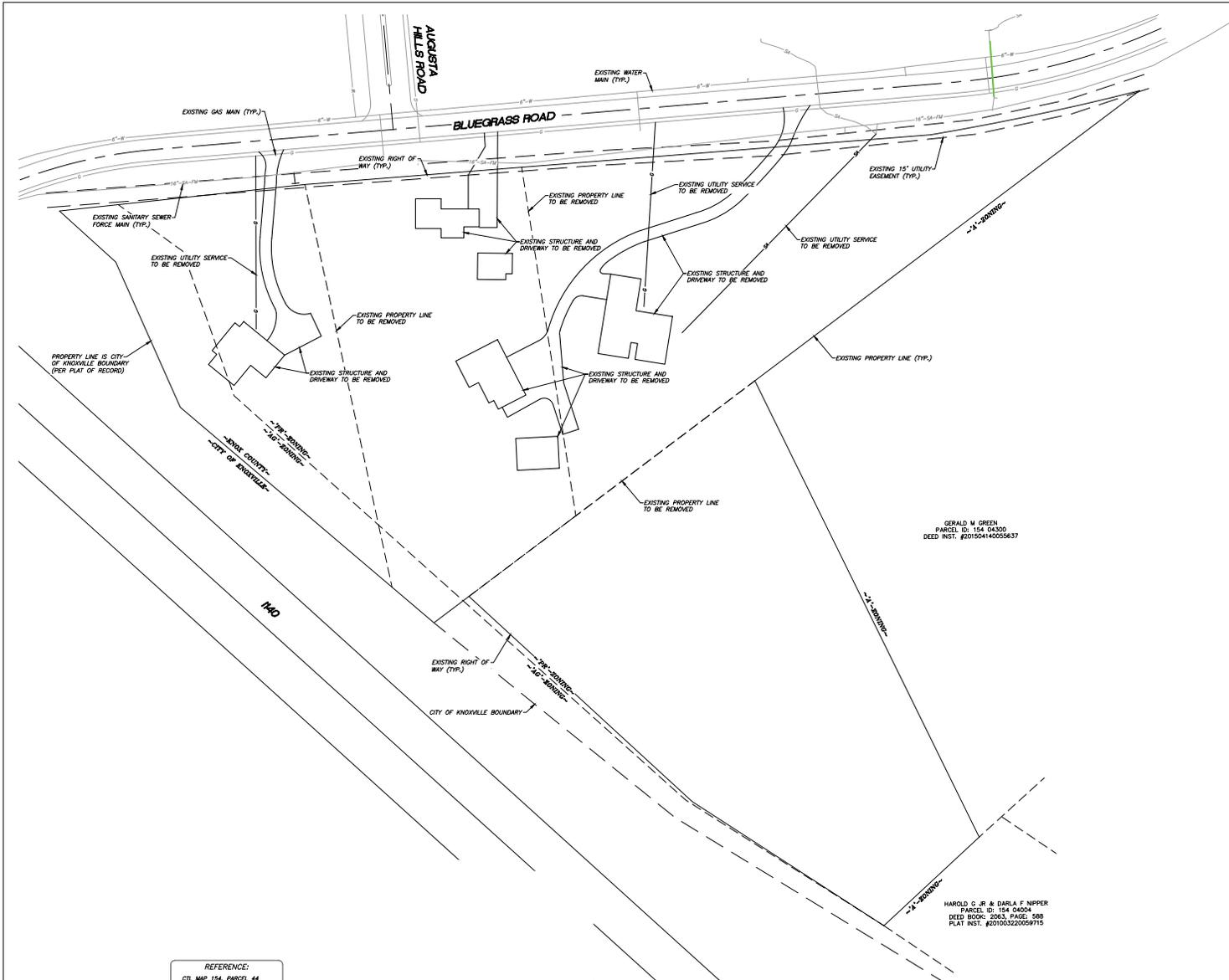
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
DEMOLITION PLAN	C-1
SITE PLAN / TYPICAL SECTION	C-2
ROAD PROFILES	C-3

Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer, 
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 12/29/25



ISSUE NO.	DATE	DESCRIPTION
2	1/19/26	SUBMITTAL 2



- DEMOLITION PLAN NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - 2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
 - 3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS, UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

GERALD M GREEN
 PARCEL ID: 154 04500
 DEED INST. #2018044005637

HAROLD G. JR & DARLA F. NIPPER
 PARCEL ID: 154 04004
 DEED BOOK: 2063, PAGE: 588
 PLAT INST. #20180320059715

Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 12/29/25



SHEET C-1 2 OF 4

DEMOLITION PLAN
9608 BLUEGRASS ROAD
 SITE ADDRESS: 0, 9608, 9524, 9516 BLUEGRASS ROAD (37922)
 DEVELOPER: MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

DIST. NO. SB KNOX CO., TN
 CLT MAP 154 PARCELS 44, 45, 46, 48.02
 SCALE: 1"=50' DECEMBER 29, 2025

U URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

- REFERENCE:**
- CTL MAP 154, PARCEL 44
 DEED INST. #201908080008073
 PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 45
 DEED INST. #202005270078591
 PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 46
 DEED INST. #202001240045978
 PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 48.02
 DEED INST. #2018121003964

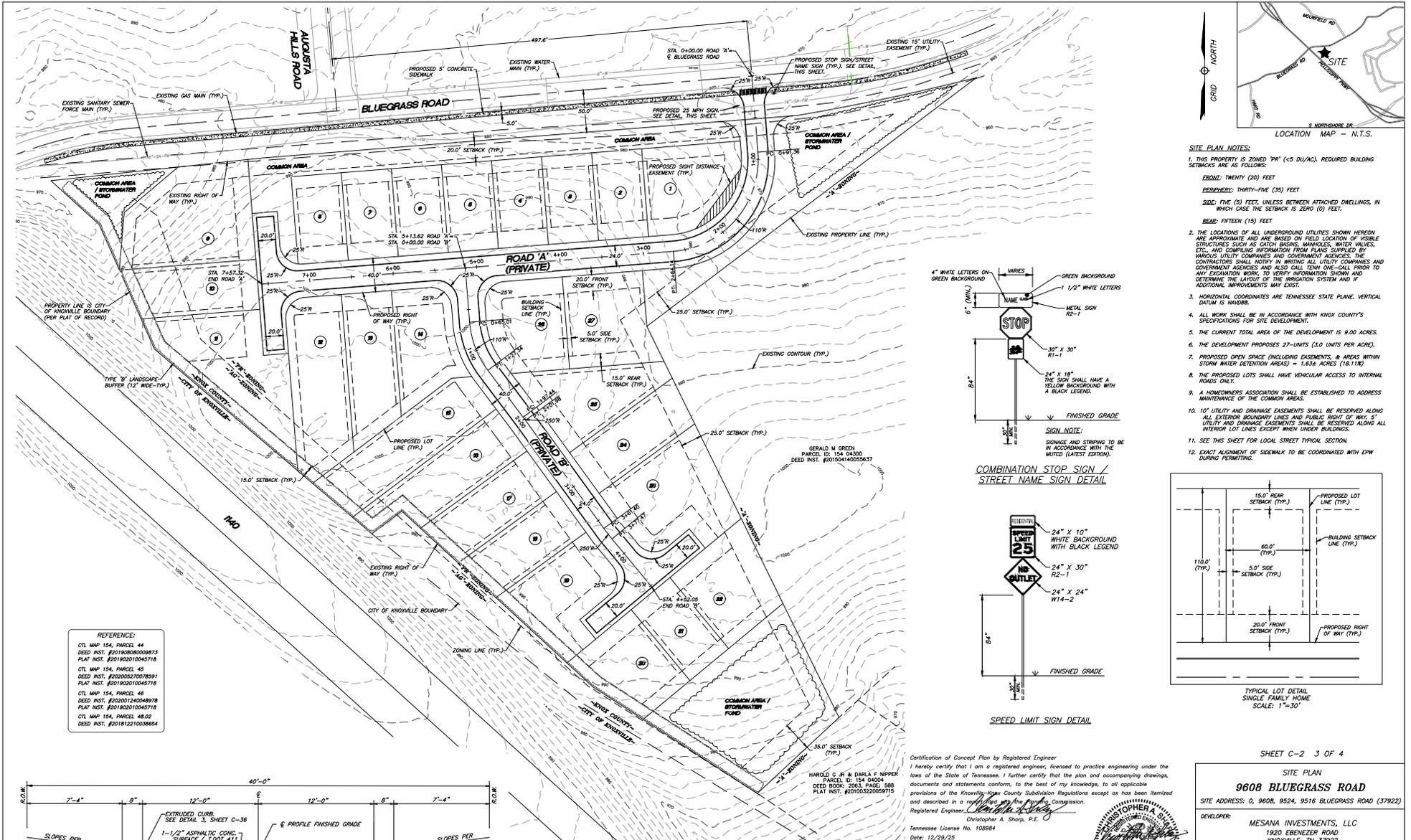
Revised: 1/19/2026

PLANNING FILE# 2-SF-26-C/2-I-26-DP

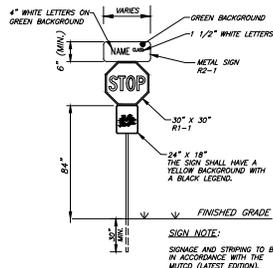


REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2511032

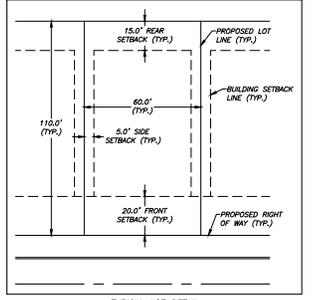
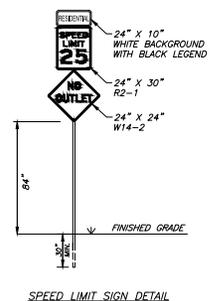




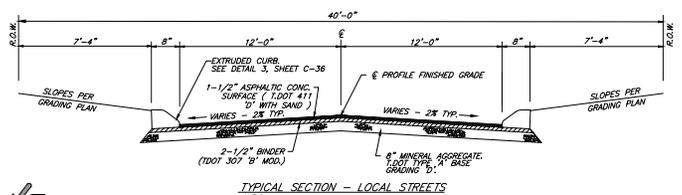
- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'P' (<5 DU/AC), REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
REAR: THIRTY-FIVE (35) FEET
SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE INFORMATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 9.00 ACRES.
 6. THE DEVELOPMENT PROPOSES 27-UNITS (3.0 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.63± ACRES (18.11%).
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. SEE THIS SHEET FOR LOCAL STREET TOPOGRAPHY.
 12. EXACT ALIGNMENT OF SIDEWALK TO BE COORDINATED WITH EPW DURING PERMITTING.



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL



- REFERENCE:**
- CTL MAP 154, PARCEL 44
DEED INST. #20190800000873
PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 45
DEED INST. #20200517079591
PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 46
DEED INST. #20200140048978
PLAT INST. #201902010045718
 - CTL MAP 154, PARCEL 48.02
DEED INST. #20181221003654



- ALTERNATIVE DESIGN STANDARDS:**
1. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ALL INTERSECTIONS.

Revised: 1/19/2026

PLANNING FILE# 2-SF-26-C/2-1-26-DP

Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville-Spacer County Subdivision Regulations except as has been amended and described in a resolution of the Planning Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 109894
 Date: 12/29/25

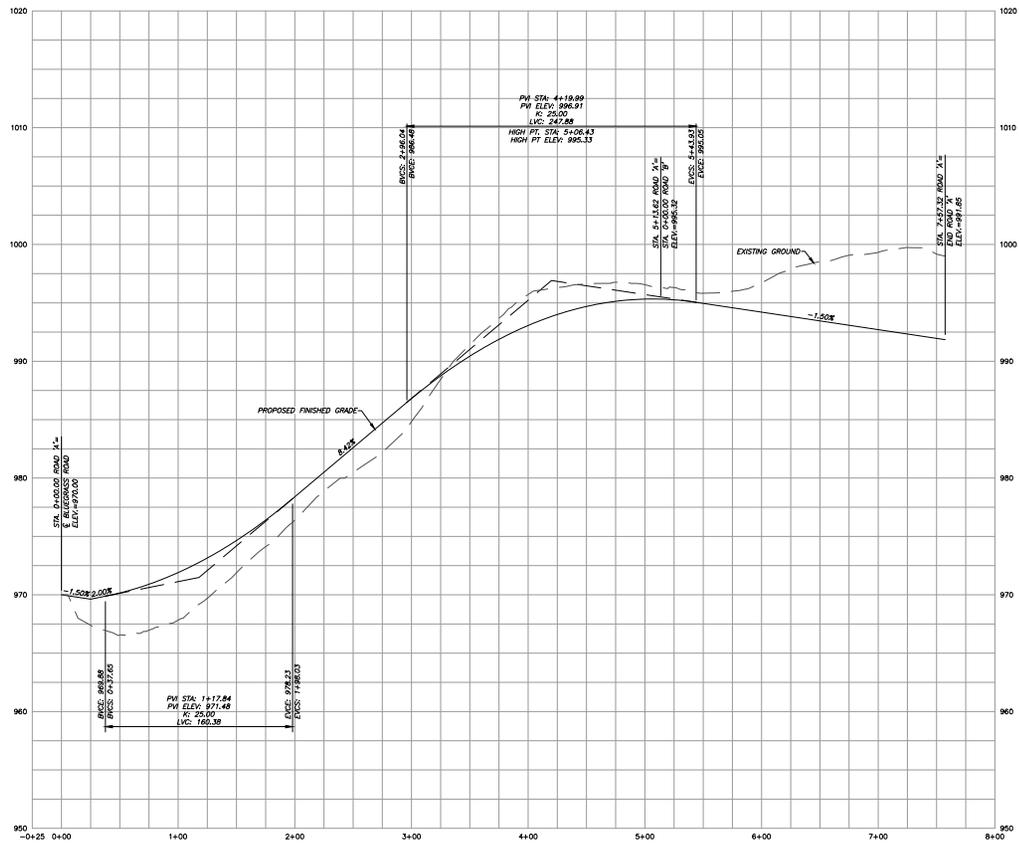


SITE PLAN
9608 BLUEGRASS ROAD
 SITE ADDRESS: 0, 9608, 9524, 9516 BLUEGRASS ROAD (37922)
 DEVELOPER: MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922
 DIST. NO. 58 KNOX CO., TN
 CLT MAP 154 PARCELS 44, 45, 46, 48.02
 SCALE: 1"=50' DECEMBER 29, 2025

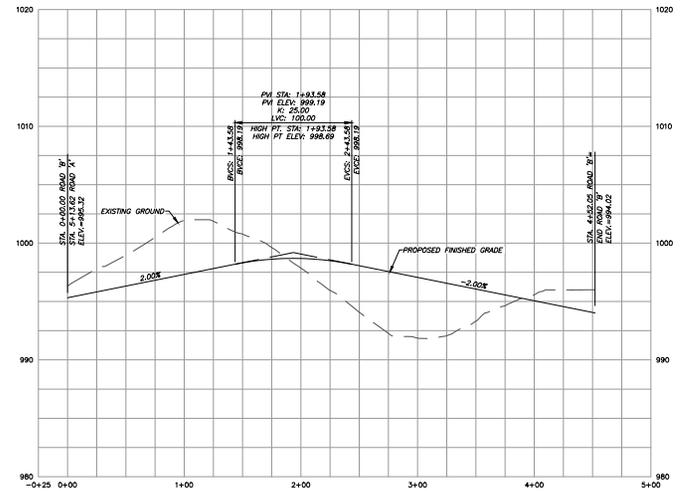
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924
 DWN: CLM CHG: CAS DWG. NO. 2511032

REVISION	DATE	DESCRIPTION	DATE	BY
1	1/19/26	SUBMITTA 2	CAS	





PROFILE-ROAD 'A'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



PROFILE-ROAD 'B'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)

Certification of Concept Plan by Registered Engineer
 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 the best of my knowledge, to all applicable provisions of the Knoxville-Tyler County Subdivision Regulations except as has been itemized and described in a report filed with the proper Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108964
 Date: 12/29/25



SHEET C-3 4 OF 4

ROAD PROFILES
9608 BLUEGRASS ROAD
 SITE ADDRESS: 0, 9608, 9524, 9516 BLUEGRASS ROAD (37922)
 DEVELOPER: MESANA INVESTMENTS, LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922
 DIST. NO. SB KNOX CO., TN
 CLT MAP 154 PARCELS 44, 45, 46, 48, 02
 SCALE: AS NOTED DECEMBER 29, 2025

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY ROAD, SUITE 201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

REVISION	DATE	DESCRIPTION	DATE	BY
1	1/19/26	SUBMITTAL 2	CAS	
			CLM	
			CAS	

Revised: 1/19/2026

PLANNING FILE# 2-SF-26-C/2-I-26-DP



Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

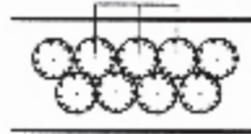
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

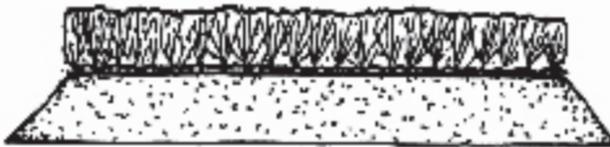


Maximum 4' Centers

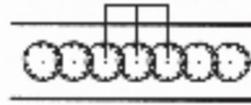


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines

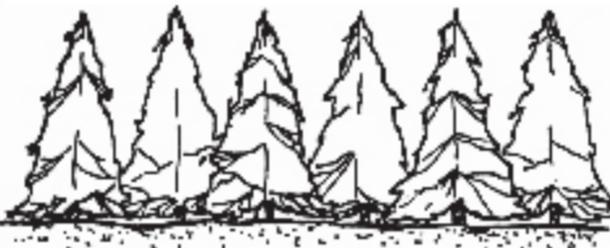


Maximum 50' Centers

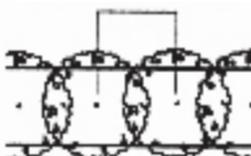


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



OTHER CAPITAL PROJECTS

Recognizing that our needs for enhanced transportation infrastructure often exceed the funding available to address them, it is important to identify the most effective projects for advancement. The projects that have been prioritized into funding tiers initially identified as part of the Universe of Projects and evaluated as part of the project prioritization process. Their ability to advance within a near-term, mid-term, or long-term timeframe was considered based on the likely available revenue during that timeframe and the associated project costs. The table below identifies how the county can best allocate future funding. More information about each near term project can be found within the Transportation Project Sheets (Appendix G).

The projects are prioritized into three funding tiers:

- Near-Term (2024-2028)
- Mid-Term (2029-2033)
- Long-Term (2034-2045)

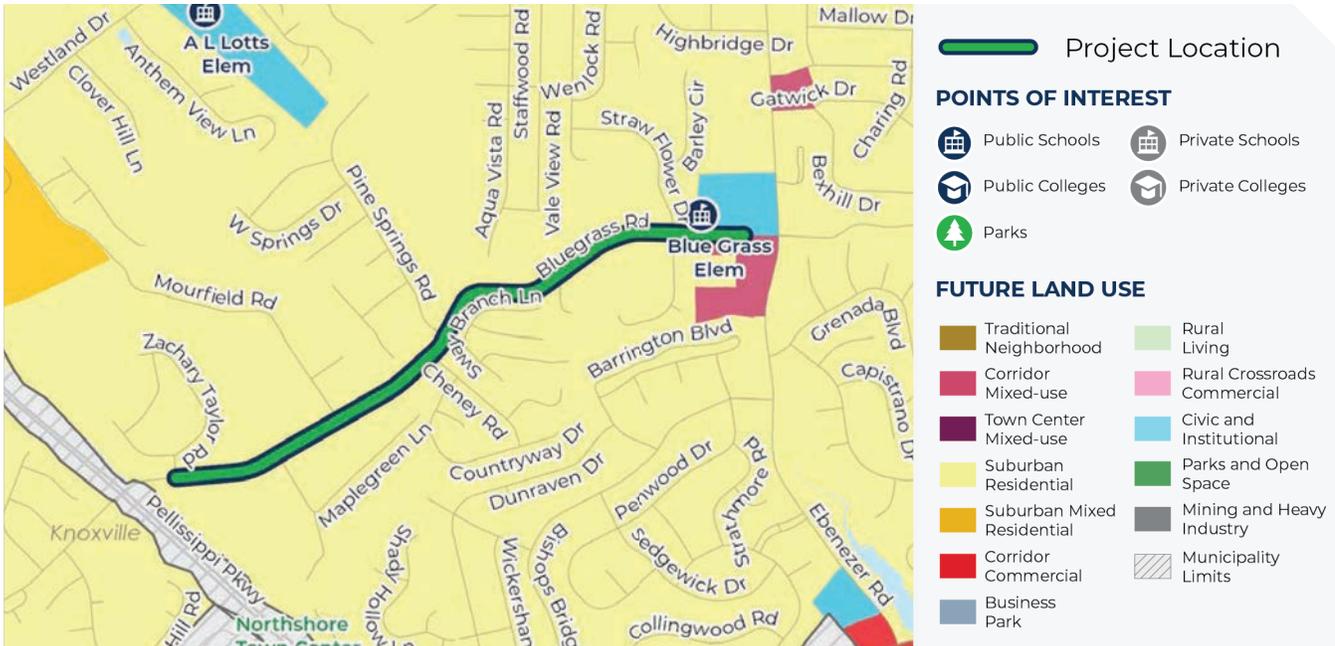
Type	Name	Cost*
Near-Term 2024-2028		
Multimodal	Beaver Creek West Greenway <i>Powell Community Center to Powell Station Park</i>	\$2,035,000
Multimodal	Bluegrass Rd <i>Zachary Taylor Rd to Bluegrass Elementary School</i>	\$1,250,000
Safety	Campbell Station Rd at Fretz Rd	\$540,300
Modernization	Canton Hollow Rd <i>Kingston Pk to Trent and Jenkins Ln</i>	\$12,000,000
Safety	Clinton Hwy and W Emory Rd	\$500,000
Modernization	Coward Mill Rd Phase 1 <i>Pellissippi Pkwy to Mill Creek Elementary School</i>	\$2,066,500
Modernization	Coward Mill Rd Phase 2 <i>Mill Creek Elementary School to East Tennessee Veteran's Home</i>	\$4,600,000
Capacity	Everett Rd / Watt Rd Widening <i>Watt Rd to Buttermilk Rd</i>	\$4,740,000
Multimodal	Gibbs Schools Pedestrian Bridge	\$2,850,000
Safety	Hardin Valley Rd Pedestrian Signal	\$500,000
Capacity	Hardin Valley Rd <i>Hickory Creek Rd to Steele Rd</i>	\$23,600,000
Safety	Harrell Rd/Carpenter Rd/W Emory Rd	\$1,449,400
Safety	Mine Rd and Rutledge Pk	\$500,000
Safety	Roberts Rd and Rutledge Pk	\$500,000
Safety	Roundabout at Marietta Church Rd and Hardin Valley Rd	\$1,600,000

Bluegrass Road

Zachary Taylor Road to Bluegrass Elementary School



Multimodal



NEED AND PURPOSE

This project improves multimodal access along Bluegrass Road. The project is within the parental responsibility zone and a sidewalk is being added.

AT A GLANCE

Length	Minor Collector
Project Cost (2023)	\$1,250,000
Priority Tier	Near-Term

ENVIRONMENTAL CONSIDERATIONS

- Wetlands/Floodplains
- Hillside/Ridgetop Protection Area
- Railroad Crossing

TRANSPORTATION CHARACTERISTICS

Path Type	Sidewalk
Width	5-6 feet
Adjacent Roadway Laneage	2 lanes

POINTS OF INTEREST

Blue Grass Elementary School is along this corridor. There are also two daycares nearby.

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Chris Sharp <small>Digitally signed by Chris Sharp Date: 2025.12.29 12:28:46 -05'00'</small>	Christopher Sharp	12/29/25
Signature	Printed Name	Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the intersection grade from 1% to 2% at all intersections.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

KCEPW supports this request. SE

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the right of way width from 50' to 40' (private streets).

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

KCEPW supports this request. SE

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the pavement width from 26' to 24' (private streets).

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

KCEPW supports this request. SE

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

01/31/2026

02/13/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes No
 No, but I plan to prior to the Planning Commission meeting



Drew Staten

12/23/2025

Applicant Signature

Applicant Name

Date