

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-U-25-RZ Related File Number:
Application Filed: 8/25/2025 Date of Revision:
Applicant: DSSD DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: South side of Bluegrass Rd, northeast side of I-140
Other Parcel Info.:
Tax ID Number: 154 044, 045, 046, 04802 Jurisdiction: County
Size of Tract: 8.98 acres
Accessibility: Access is via Bluegrass Road, a minor collector street with 19 ft of pavement width within a 85-99 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density: up to 5 du/ac
Planning Sector: Southwest County Plan Designation: ROW (Right of Way), SR (Suburban Residential), HP (Hillsi
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in a residential area with single family houses in subdivisions and on large lots, aside from two commercial lots across the street. Pellissippi Parkway (I-140) is southwest of the subject property, and there are undeveloped, forested slopes to the north.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9516 BLUEGRASS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 1992 one of the parcels was part of a request to rezone from A (Agricultural) to PR (Planned Residential) up to 5 du/ac that was approved, excluding the subject parcel (7-V-92-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development, subject to 1 condition.

Staff Recomm. (Full): 1. Future development will incorporate a sidewalk along the segment of Bluegrass Road where the subject property is located in accordance with Exhibit B of the Comprehensive Plan and subject to the requirements of the Knox County Department of Engineering and Public Works.

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This established residential area along Bluegrass Road continues to see a transition of remaining agricultural or natural areas to single-family detached subdivisions. The most recent examples are the Heritage at Bluegrass and the Bluegrass Ridge subdivisions that began construction in 2022 northeast of the subject property.
2. The requested rezoning from A (Agricultural) to PR (Planned Residential) with a density of up to 5 du/ac is consistent with development trends and compatible with the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is intended to provide for optional methods of development that are responsive to environmental constraints on a site. Density can be clustered in the optimal areas of a property as needed, and residential development is characterized by a unified building and site plan evaluated by the Planning Commission. The PR zone also emphasizes compatibility with adjacent zoning districts.
2. While the subject property does not have any apparent environmental issues such as streams or hillside protection areas, there is a 30-ft elevation change on site and approximately 3 acres of forest that could be better accommodated with the design flexibility of the PR zone. PR zoning at a density of 5 du/ac is also compatible with the surrounding RA (Low Density Residential) and PR zones in the area.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. This rezoning could result in the development of 44 additional units and increased traffic along a section of Bluegrass Road that the Knox County Comprehensive Plan identified as needing multimodal improvements such as a sidewalk (see Exhibit B: Capital Improvements). The recommended condition for approval of this rezoning would provide a sidewalk along the segment of Bluegrass Road where the subject property is located. The side of the road for sidewalk installation would be determined by Engineering and Public Works for maximum functionality and safety for users. This condition would support future pedestrian improvements along this corridor that leads to Bluegrass Elementary School to the northeast.
2. With the noted condition, there are no adverse impacts anticipated to occur with this rezoning. The uses and density permitted with this rezoning request are aligned with surrounding development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The PR zone at 5 du/ac is partially related to the SR (Suburban Residential) place type designation in the Comprehensive Plan. It meets the additional criteria required for partially related zones by being

compatible with adjacent zones and permitting primary and secondary uses contemplated in the SR place type.

2. This rezoning is consistent with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character. The PR zone will require development plan review by the Planning Commission to evaluate its harmony with surrounding land uses and development.

2. This residential rezoning is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

Action: Approved with Conditions

Meeting Date: 10/2/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Comprehensive Plan and compatible with surrounding development, subject to 1 condition.

Date of Approval: 10/2/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/10/2025

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: