

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**

**CONCEPT PLAN**

**File Number:** 11-SF-05-C **Related File Number:** 11-C-05-UR  
**Application Filed:** 10/7/2005 **Date of Revision:**  
**Applicant:** SADDLEBROOK, LLC  
**Owner:** B & J ENTERPRISES

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
4 0 0 Main Street  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**PROPERTY INFORMATION**

**General Location:** Southeast side of Bluegrass Rd., east of Pine Springs Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 127 **Jurisdiction:** County  
**Size of Tract:** 17.48 acres  
**Accessibility:** Access is via Bluegrass Rd., a minor collector street with a 20' of pavement width within 40' of right of way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / PR (Planned Residential) & A (Agricultural)  
South: Residences / PR (Planned Residential)  
East: Residences / A (Agricultural)  
West: Residences / RA (Low Density Residential) & A (Agricultural)  
**Proposed Use:** Detached single-family subdivision **Density:** 2.86 du/ac  
**Sector Plan:** Southwest County **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential) Pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Williford

Surveyor: The Campbell Co.

No. of Lots Proposed: 50                      No. of Lots Approved: 50

Variances Requested: 1. Horizontal curve variance on Road B at STA 5+34.94 from 250' to 225'.  
2. Horizontal curve variance on Road B at STA 9+46.62 from 250' to 125'.  
3. Vertical curve variance on Road B at STA 2+32.14 from 299.25' to 180'.  
4. Vertical curve variance on Road B at STA 4+00.92 from 191.75' to 116'.  
5. Vertical curve variance on Popejoy Road at STA 1+60.00 from 191' to 116'.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Design details for the changes to Popejoy Rd. shall be submitted to the Knox County Department of Engineering and Public Works for review and approval during the Design Plan stage of the subdivision.
4. During the Design Plan stage of the subdivision, addressing the timing of the street closure, construction and replatting necessary for the revision to Popejoy Rd., subject to the approval of Knox County Department of Engineering and Public Works and MPC Staff.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in the setback area is subject to approval by the County following review of the report. Engineered footings may be required for these areas.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole and blueline stream.
8. Placing a note on the final plat that all lots will have access from the internal road system only.
9. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Bluegrass Rd. at the proposed entrance.
10. On the final plat, include a line of sight easement across Lots 48-50 in order to provide the needed sight distance for the curve in Bluegrass Rd., and across Lot 30 in order to provide the needed sight distance for the curve in Road B.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
12. Amending the Concept Plan by providing sidewalks on one side of Road B for its entire length up to the cul-de-sac turnaround at each end.
13. Meeting all requirements of the approved use on review development plan.
14. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide this 17.48 acre tract into 50 lots at a density of 2.86 du/ac. The property was recommended for a rezoning to PR (Planned Residential) at a density of 1-3 du/ac by the Planning Commission on October 13, 2005. The Knox County Commission will consider the rezoning request on November 21, 2005.

The proposed subdivision includes a revision to the existing Popejoy Rd., a public street, that divides

the southern portion of the property. The applicant is proposing to close a portion of the right-of-way and reconfigure access through the new street system. Revisions to the redesign of Popejoy Rd. are still needed and can be addressed with Knox County Department of Engineering and Public Works during the Design Plan stage of the subdivision. Issues of timing of the street closure, construction and replatting of the street can also be addressed at that time.

The site also includes a sinkhole that will have restrictions on alteration for the proposed street system. If any building construction is proposed within the 50' setback area around the sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in the setback area is subject to approval by the County following review of the report. Engineered footings may be required for these areas.

The applicant will be providing sidewalks both inside the subdivision and along Bluegrass Rd. Staff is recommending that the Concept Plan be revised to show the sidewalk along Road B being extended to the cul-de-sac turnaround at each end of the street. Sidewalks inside the subdivision will be 4' in width. The sidewalk along Bluegrass Rd shall be ADA compliant and 5' in width.

**MPC Action:**

Approved

**MPC Meeting Date:** 11/10/2005

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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**Summary of MPC action:**

APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions:

**Date of MPC Approval:**

11/10/2005

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**