

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-I-26-DP Related File Number: 2-SF-26-C
Application Filed: 1/13/2026 Date of Revision:
Applicant: DSSD DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: South of Bluegrass Rd, east side of Interstate 140
Other Parcel Info.:
Tax ID Number: 154 044, 045, 046, 04802 Jurisdiction: County
Size of Tract: 9 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision Density: 3 du/ac
Planning Sector: Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 BLUEGRASS RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential with conditions) up to 5 DU/AC
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: 9608 Bluegrass Rd
No. of Lots Proposed: 31 **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: Mike Reynolds

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full): 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:

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.

Action: Approved with Conditions **Meeting Date:** 2/12/2026

Details of Action:

Summary of Action: 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.

Date of Approval: 2/12/2026 **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": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**