

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



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

PROPERTY INFORMATION

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

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential, Single Family Residential, Agriculture/Forestry/Vacant Land
Surrounding Land Use: 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
Proposed Use: Detached residential subdivision **Density:** 3 du/ac
Planning Sector: Southwest County **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: 27 No. of Lots Approved: 0

Variances Requested: 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.

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 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.

Staff Recomm. (Full):

- 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.

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.

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

Details of Action:

Summary of Action: 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.

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:**