

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SD-21-C Related File Number: 3-G-21-UR
Application Filed: 1/26/2021 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: North side of Bluegrass Rd., west of Strawflower Dr.
Other Parcel Info.:
Tax ID Number: 144 10601 Jurisdiction: County
Size of Tract: 10.08 acres
Accessibility: Access is via Bluegrass Road, is a minor collector with 20-ft pavement width within 70-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Single family and rural residential - A (Agricultural) and PR (Planned Residential)
South: Rural residential, single family residential, and agricultural - A (Agricultural)
East: Single family residential - A (Agricultural) and PR (Planned Residential)
West: Single family residential, vacant - PR (Planned Residential)
Proposed Use: Detached residential subdivision Density: 3.67 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: 9005 Bluegrass Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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: Bluegrass Subdivision
No. of Lots Proposed: 37 No. of Lots Approved: 0
Variances Requested: None
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 Concept Plan subject to 7 conditions.
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Certifying that the required sight distance is available at the Road 'A' intersection with Bluegrass Road. The sight distance certification shall be provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only from internal streets.
7. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: This proposal is for 37 detached residential lots on 10.08 acres with access to Bluegrass Road at a density of 3.67 du/ac. The property was rezoned to PR up to 4 du/ac in November 2020 (10-R-20-RZ). The development is approximately .25 miles west of Ebenezer Road and 600-FT west of Blue Grass Elementary. The property is within the parental responsibility zone for Blue Grass Elementary so a sidewalk will be required along the Bluegrass Road frontage. The applicant is proposing to reforest the disturbed slopes around the development as shown on sheet C2.

There is a remnant road stub-out in the Roefield subdivision to the west at the intersection of Beechvale Drive and Vale View Road. Beechvale Drive was intended to be extended into the subject property, however, the right-of-way for this road connection was not provided when the plat for the lot was approved and recorded. The adjacent property owner would have to agree to the road connection through their property which is unlikely. For this reason, staff is not recommending this road connection.

Action: Approved Meeting Date: 3/11/2021

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 7 conditions.

Date of Approval: 3/11/2021 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: