

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

File Number: 4-SA-02-C

Related File Number: 4-C-02-UR

Application Filed: 3/8/2002

Date of Revision:

Applicant: B.L. BALL

Owner: B.L. BALL

### PROPERTY INFORMATION

General Location: North side of Bluegrass Rd., west of Autumn Ridge Dr.

Other Parcel Info.:

Tax ID Number: 154 025

Jurisdiction: County

Size of Tract: 3.05 acres

Accessibility: Access is via Bluegrass Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use: Property in the area is zoned RA and PR residential. Development consists of single family dwellings.

Proposed Use: Detached single family subdivision

Density: 4.27 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:** Landstone  
**Surveyor:** LeMay & Associates  
**No. of Lots Proposed:** 13      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Vertical curve variance from 250' to 80' at sta. 0+40 of Landstone Court.  
2. Intersection grade variance at Bluegrass Rd. from 1% to 2%.  
**S/D Name Change:**

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

**Other Bus./Ord. Amend.:**

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:**

**Staff Recomm. (Abbr.):** APPROVE variances 1 & 2 because of topography and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County, ORD. 91-1-102.
3. Certification on the final plat by the applicant's engineer that there is 350' of sight distance in both directions on Bluegrass Rd.
4. Grading the site in a manner that will not create slopes greater than 3 to 1 between the lots.
5. Place a note on the final plat that all lots will have access from the internal street only.
6. Indicate a minimum right-of-way dedication from the center line of Bluegrass Rd. of 35' or greater.
7. Final approval of the rezoning of this site by the Knox County Commission to PR (Planned Residential) at the needed density.
8. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
10. Meeting all requirements of the approved use on review development plan.

**Comments:** The applicant is proposing a 13 lot, single family, subdivision on this 3.05 acre site. MPC recommended rezoning this site to PR (Planned Residential) at 1-4.5 du/ac at its March, 2002 meeting. The rezoning of this property will be considered by the Knox County Commission on April 22, 2002. The approval of this concept plan is conditioned on the approval of the rezoning at a density that will accommodate the development as proposed. A minimum of 350' of sight distance will be required to be provided at the entrance to this development. Prior to obtaining final plat approval, the applicant's engineer will have to certify that the existing sight distance meets or exceeds the minimum required. The site slopes upward from Bluegrass Rd. In order to insure that each lot is buildable, staff will require that the grading between the lots not result in slopes that are greater than three to one. By grading the site in this manner, mowing between the houses will be made easier and safer.

**MPC Action:** Approved      **MPC Meeting Date:** 4/11/2002

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
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10. Meeting all requirements of the approved use on review development plan.

**Summary of MPC action:** APPROVE variances 1 & 2 because of topography and the proposed variances will not create a traffic

hazard.

APPROVE the concept plan subject to 10 conditions

**Date of MPC Approval:** 4/11/2002

**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:**