# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 5-A-08-UR Related File Number:

Application Filed: 3/25/2008 Date of Revision:

Applicant: BLUEGRASS MEADOWS, LLC.



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## PROPERTY INFORMATION

**General Location:** Southeast side of Bluegrass Rd., southeast of Teton Ln.

Other Parcel Info.:

Tax ID Number: 154 050 & 050.02 Jurisdiction: County

Size of Tract: 2.35 acres

Access is via Bluegrass Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

## **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence and vacant land

**Surrounding Land Use:** 

Proposed Use: 9 residential units Density: 3.83 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is in the midst of low density residential development that has occurred under RA and PR

zones.

## 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)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** Property was rezoned to PR at 1-4 du/ac on April 24, 2006.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

APPROVE the development plan for up to 9 detached residential units with the reduction in the

peripheral setbacks as designated on the plan, subject to 9 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Staff Recomm. (Full): Health Department.

- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
- 5. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works.
- 6. Certification of at least 300' of sight distance in both directions along Bluegrass Rd. at the development's driveway prior to obtaining a grading permit. Vehicular access to Bluegrass Rd. is only allowed at the development's single driveway shown on the development plan.
- 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8. Approval and recording of an administrative plat consolidating the two tax parcels into a single development parcel.
- 9. Establishment of a homeowners association that will be responsible for the maintenance of the access drives, drainage structures and all other commonly held assets.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use on review.

The applicant is proposing to develop this 2.35 acre tract as a detached residential condominium with a total of 9 units at a proposed density of 3.83 du/ac. The proposed access drive from Bluegrass Rd., will be approximately 275' west of Autumn Ridge Dr. and 280' east of Teton Ln. All residences will have

a two car garage with parking in front. An additional four guest parking spaces are being provided.

The peripheral setback requirement in the PR district is 35'. A reduction of the peripheral setback down to 15' may be approved by the Planning Commission for those property lines adjoining another PR district. The applicant has requested a reduction to 20' along the Bluegrass Rd. (after right-of-way dedication) and down to 15' along the eastern/southern property lines.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY. SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are available to serve this site.
- 2. The proposed detached residential development at a density of 3.83 du/ac, is consistent in use and density with the approved rezoning of the property and is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 3. This proposal will have a minimal impact on schools and the street system

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY **ZONING ORDINANCE** 

- 1. The proposed detached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
- 2. The proposed development is consistent with the general standards for uses permitted on review:

Staff Recomm. (Abbr.):

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Comments:

The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes low density residential uses for the site with a maximum density of up to 5 du/ac. With a density of 3.83 du/ac, the proposed development is consistent with the sector plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 5/8/2008

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval: 5/8/2008 Date of Denial: Postponements:

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

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Board of Zoning Appeals	
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:

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