

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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File Number: 5-A-08-UR **Related File Number:**
Application Filed: 3/25/2008 **Date of Revision:**
Applicant: BLUEGRASS MEADOWS, LLC.

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
Accessibility: 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:

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:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County 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.

Summary of MPC action:

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.

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: