CONCEPT PLAN ΟΜΜΙSSΙΟΝ Ν 6-SA-10-C 6-F-10-UR File Number: **Related File Number:** Suite 403 • City County Building 400 Main Street 4/26/2010 **Application Filed:** Date of Revision: Knoxville, Tennessee 37902 865•215•2500 BLUEGRASS MEADOWS, LLC Applicant: FAX•215•2068 www•knoxmpc•org PROPERTY INFORMATION **General Location:** Southeast side of Bluegrass Rd., southern end of Teton Ln. **Other Parcel Info.:** 154 B F 001 **Tax ID Number:** Jurisdiction: County 2.35 acres Size of Tract: Accessibility: Access is via Bluegrass Rd., a minor collector street with 20' of pavement within a 50' right-of-way. GENERAL LAND USE INFORMATION Residential development under construction

Existing Land Use:	Residential development under construction			
Surrounding Land Use:	North: Residences / PR (Planned Residential) South: Vacant land / PR (Planned Residential) East: Residences / PR (Planned Residential) West: Residences / RA (Low Density Residential) & A (Agricultural)			
Proposed Use:	Detached Residential Subdivision		Density: 3.83 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)

PR (Planned Residential) **Current Zoning:**

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

SUBDIVISION INFORMATION (where applicable)				
Subdivision Name:	Bluegrass Meadows			
No. of Lots Proposed:	9	No. of Lots Approved: 9		
Variances Requested:	 Variance from the requirement that the Joint Permanent Easements (JPE) serving the subdivision shall meet the same construction standards as a public street and approving the JPE as constructed under Use-on-Review approval 5-A-08-UR. 			
S/D Name Change:				

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTION AND DISPOSITION		
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE variance 1 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.		
	APPROVE the Concept Plan subject to 5 conditions		
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Placing a note on the final plat that all units will have access only to the internal street system. Vehicular access to Bluegrass Rd. is only allowed at the development's single driveway shown on the development plan. Any new documents created for the Joint Permanent Easement, homeowners association or maintenance agreements for the streets, storm water management facilities and all other commonly 		
	held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat.		
Comments:	The Planning Commission approved a use-on-review request for 9 detached residential units on this 2.35 acre site at a density of 3.83 du/ac on May 8, 2008 as a condominium development. Due to changes in mortgage lending practices for residential condominium developments, the developer is requesting approval of a concept plan for the subdivision into detached residential lots.		
	The subdivision will be served by private streets (Joint Permanent Easements). The applicant has requested a variance from the requirement that the Joint Permanent Easements (JPE) serving the subdivision shall meet the same construction standards as a public street and is requesting approval of the private streets as constructed under the previous use on review approval (5-A-08-UR).		
	All residences will have a two car garage with parking in front. 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 Planning Commission approved reductions in the peripheral setbacks to 20' along the Bluegrass Rd. and down to 15' along the eastern/southern property lines with the use on review approval in 2008.		
	Variances were approved by the Knox County Board of Zoning Appeals on May 26, 2010 for street setbacks and a reduction of the peripheral setback to the west for Lot 9.		
Action:	Approved Meeting Date: 6/10/2010		
Details of Action:	 Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Placing a note on the final plat that all units will have access only to the internal street system. 		

Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
Date of Approval:	6/10/2010	Date of Denial:	Postponements:	
Summary of Action:	APPROVE variance 1 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard. APPROVE the Concept Plan subject to 5 conditions			
	 Vehicular access to Bluegrass Rd. is only allowed at the development's single driveway shown on the development plan. 5. Any new documents created for the Joint Permanent Easement, homeowners association or maintenance agreements for the streets, storm water management facilities and all other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat. 			

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: