

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SB-20-C Related File Number: 8-D-20-UR
Application Filed: 6/29/2020 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: North of Bluegrass Rd. between Pine Springs Rd. & Sweet Amber Rd.
Other Parcel Info.:
Tax ID Number: 144 11202 (PART OF) OTHER: , 144 111, 11101, 114, 1 Jurisdiction: County
Size of Tract: 22.2 acres
Accessibility: Bluegrass Road is a minor collector with a pavement width of 20.1 feet within a right-of-way width of 70 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, telecommunication tower
Surrounding Land Use: North: Residences / A (Agricultural) and RA (Low Density Residential)
South: Residences / PR (Planned Residential)
East: Residences / PR (Planned Residential) and A (Agricultural)
West: Residences / RA (Low Density Residential)
Proposed Use: Single family residential Density: 2.52
Sector Plan: Southwest County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 , 9125, 9127,9137, 9141 and 9145 Bluegrass Rd., 0 Coile Ln., & 1540 Pine Springs Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) with up to 3.45 du/ac
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 Road Subdivision

No. of Lots Proposed: 56 No. of Lots Approved: 0

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 145-FT BETWEEN STA 0+1.97 AND STA 0+97.59 ALONG ROAD "A".
2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 145-FT BETWEEN STA 2+49.67 AND STA 3+52.46 ALONG ROAD "A".
3. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 230-FT BETWEEN STA 4+03.07 AND STA 4+66.95 ALONG ROAD "A".

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL:

1. INCREASE MAXIMUM INTERSECTION APPROACH GRADE FROM 1 % TO 2% BETWEEN STA 10+ 19.71 AND STA 13+08.51 ALONG ROAD "A".
2. INCREASE MAXIMUM INTERSECTION APPROACH GRADE FROM 1 % TO 2.5% BETWEEN STA 0+ 13.00 AND STA 2+00.00 ALONG ROAD "B".
3. REDUCE RIGHT-OF-WAY WIDTH FROM 50-FT TO 40-FT ALONG ROAD "A" FROM BLUEGRASS ROAD TO JUST BEFORE LOT 1 (STA 3+52.46).
4. REDUCE PAVEMENT WIDTH FROM 26-FT TO 22-FT ALONG ROAD "A" FROM BLUEGRASS ROAD TO JUST BEFORE LOT 1 (STA 3+52.46).

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 variances 1-3 and alternative design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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) If determined feasible by the Knox County Department of Engineering and Public Works during the design plan phase, removing access to Road 'A' for parcels 144-111 (9125 Bluegrass Road) and 144-110 (9119 Bluegrass Road) if these lots retain driveway access to Bluegrass Road.
- 4) Approval of the "eyebrow" designs on Road 'B' and Road 'C' that provides access for lots 11-13 and 32-34 by the Knox County Department of Engineering and Public Works during the design plan phase.
- 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Placing a note on the final plat that lot 39 will have access to Road 'C' only, as provided on the Concept Plan.
- 7) Providing a stream determination to Knox County Engineering and Public Works that documents that the blue line stream shown on the USGS maps is not a stream. If it is determined to be a stream, the appropriate buffers must be provided. The general location of the blueline stream is the common area along Bluegrass Road and extends north across the site along Road 'A' to Road 'B' and crosses the property boundary at Lot 12.
- 8) 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.
- 9) 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, drainage system and any recreational amenities.

Comments:

This proposal is for the construction of 56 detached houses on 22.2 acres. The subdivision will have roads that are 26' wide with 50' right-of-way with the exception of being 22' wide with a 40' right-of-way for the first part of Road 'A', from the Bluegrass Road intersection to just before Lot 1. The property is zoned PR up to 3.45 du/ac and the proposed density is 2.52 du/ac.

The proposed common open space but no specified amenities that are to be provided for the development. The large open space of the west of Road 'A' and south of Road 'B' contains an existing telecommunication tower and proposed detention pond.

There are two existing properties along Bluegrass Road that have driveway access through the triangular shaped property at the entrance of this subdivision. The existing shared driveway connects directly to Bluegrass Road immediately to the east of the lots and the driveway also continues to the west where the driveway turns to the south, back to Bluegrass Road and also north into the portion of the site where lots are proposed. The Concept Plan shows the shared driveway for these two lots connecting to both Bluegrass Road and Road 'A'. Staff has requested that this shared driveway only have access to one of the roads. The applicant has stated he cannot restrict access to either of these roads. There is a recommended condition that this be reviewed further during the design plan stage but it does not rule out the possibility of the shared driveway connecting to both streets.

Action:

Approved

Meeting Date: 8/13/2020

Details of Action:**Summary of Action:**

APPROVE variances 1-3 and alternative design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

Date of Approval:

8/13/2020

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:**