

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 12-SC-24-C                      Related File Number: 12-D-24-DP  
Application Filed: 10/28/2024              Date of Revision:  
Applicant: HUMBERTO RODRIGUEZ

## PROPERTY INFORMATION

General Location: West side of Cureton Rd, northeast of Andes Rd  
Other Parcel Info.:  
Tax ID Number: 105 00401                      Jurisdiction: County  
Size of Tract: 1.617 acres  
Accessibility: Access is via Cureton Road, a local street with an 18-ft pavement width within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: North: Rural residential - RA (Low Density Residential)  
South: Multi family - RA (Low Density Residential)  
East: Rural residential, single family residential - A (Agricultural)  
West: Single family residential - A (Agricultural)  
Proposed Use: Attached residential subdivision                      Density: 4.95  
Planning Sector: Northwest County              Plan Designation: SR (Suburban Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 CURETON RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 5 du/ac (pending)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:



B. The radius reduction is necessary because of the narrow property, and it will not cause a traffic hazard.

C. The granting of the variance will not be detrimental to public safety, health, or welfare and fire pumper emergency vehicle will still be able to navigate the cul-de-sac. Knox County EPW recommend approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the intersection spacing between two local streets, the proposed road and Ishman Way, from 125 ft to 119 ft, based on the following evidence of hardships.

A. The subject property is very narrow, and the southern corner is located across Cureton Road from Ishman Way. The proximity of this property to Ishman way causes the need for a variance.

B. The intersection spacing is necessary because of the property's proximity to Ishman Way and because it is narrow. It will not cause a traffic hazard.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road maximizes sight distance. Knox County EPW recommend approval of this variance based on the justifications provided by the applicant.

Approve the Concept Plan subject to 5 conditions.

**Date of Approval:**

12/12/2024

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

Knoxville-Knox County Planning Commission

**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:**