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

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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Humberto Rodriguez Property - Cureton Road

No. of Lots Proposed: 8 No. of Lots Approved: 8

Variances Requested: VARIANCES

A. Reduce the pavement radius from 40 ft to 35 ft on the cul-de-sac.

B. Reduce the intersection spacing from 125 ft to 119 ft between the proposed road and Ishman Way.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC

WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

A. Increase the intersection grade from 1% to 3% at Cureton Rd. B. Reduce the right-of-way from 50 ft to 40 ft on a public road.

C. Reduce the pavement width from 26 ft to 22 ft on a public road.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the variance to reduce the pavement radius from 40 ft to 35 ft on the cul-de-sac, based on the following evidence of hardships.

A. The subject property is very narrow, and a larger radius will not work on this property.

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.

Staff Recomm. (Full):

- 1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter an (Memorandum of Understanding) MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

Meeting Date:

12/12/2024

Comments:

This is a request for an 8-lot, single-family residential subdivision that will be accessed off of Cureton Road near Andes Road.

Action: Approved with Conditions

Details of Action:

Summary of Action:

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Approve the Concept Plan subject to 5 conditions.

Date of Approval:

Date of Withdrawal:

Withdrawn prior to publication?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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