

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

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-SA-13-C                      **Related File Number:** 5-B-13-UR  
**Application Filed:** 3/20/2013              **Date of Revision:**  
**Applicant:** PRIMOS LAND COMPANY, LLC

### PROPERTY INFORMATION

**General Location:** Westside of Cureton Rd., south of Ball Camp Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 214 & 21401                      **Jurisdiction:** County  
**Size of Tract:** 12.42 acres  
**Accessibility:** Access is via Cureton Rd., a local street with 16' of pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Vacant land / A (Agricultural)  
South: Residences / RA (Low Density Residential)  
East: Residences / PR (Planned Residential) & RA (Low Density Residential)  
West: Residences and vacant land / PR (Planned Residential)  
**Proposed Use:** Detached dwellings                      **Density:** 2.74 du/ac  
**Sector Plan:** Northwest 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)

**Current Zoning:** PR (Planned Residential) pending  
**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:** Cureton Road Subdivision  
**No. of Lots Proposed:** 34      **No. of Lots Approved:** 34  
**Variances Requested:** None  
**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 the concept plan subject to 7 conditions  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)  
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
4. Placing a note on the final plat that all lots, except Lots 31-34 shall have access only to the internal street system.  
5. Placing a note on the final plat that Lots 31-34 shall be provided with an on-site turnaround driveway.  
6. Lot 34 shall not be platted until the Schaad Rd improvements are completed allowing approval of the driveway cut onto Schaad Rd., or an access easement is provided across Lot 33 to Cureton Rd. at a location that can be certified to have 300' of available sight distance.  
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** The applicant is proposing to subdivide this 12.42 acre site into 34 lots at a density of 2.74 du/ac. This site was before the Planning Commission for a rezoning request to PR (Planned Residential) at up to 5 dwellings per acre on April 11, 2013 at which time the Planning Commission recommended approval of the request. The Knox County Commission will be considering this request on May 28, 2013.

Thirty of the proposed lots within this subdivision will be served by a public street having access to Cureton Rd near the south side of the property. Three of the proposed lots would have direct frontage onto Cureton Rd. Staff is recommending that those lots be provided with an on-site turnaround for the driveway access. Due to grade changes, Lot 34 is proposed to have access to Schaad Rd. when it is completed. The creation of that lot is subject to the completion of the Schaad Rd. improvements.

The main concern related to this site is the existing condition of the intersection of Cureton Rd. at Ball Camp Pike which is approximately 600 feet northeast of the property. This intersection includes a steep approach for Cureton Rd. at a very sharp angle. This intersection is scheduled to be improved by Knox County as a part of Phase 3 of the Ball Camp Pike/Schaad Rd improvement project which is scheduled for Fiscal Year 2016/2017. The proposed improvements include the elimination of the Ball Camp Pike railroad crossing, which will be replaced by the new Schaad Rd. that includes an elevated bridge crossing of the railroad tracks. Ball Camp Pike will be realigned into a T-intersection with Schaad Rd. The improvements also include the realignment of Cureton Rd as a T-intersection with Ball Camp Pike.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along the Cureton Rd. frontage and a reduction to 15' along the western property line that borders Tippit Village. Staff is recommending approval of the reduction of the peripheral setback from 35' to 25' along Cureton Rd only for Lots 1, 30 and 31. Based on the size of the lots and other site conditions for Lots 13, 14, 16 and 32-34, staff is not recommending approval of the reduction of the peripheral setback in those areas.

**Action:** Approved      **Meeting Date:** 5/9/2013

**Details of Action:**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

System within Knox County (County Ord. 91-1-102)

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of Action:**

APPROVE the concept plan subject to 7 conditions

**Date of Approval:**

5/9/2013

**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:**