

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 5-SA-13-C **AGENDA ITEM #:** 8  
 5-B-13-UR **AGENDA DATE:** 5/9/2013

▶ **SUBDIVISION:** CURETON ROAD SUBDIVISION  
 ▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY, LLC  
 OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 91 214 & 21401  
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Westside of Cureton Rd., south of Ball Camp Pk.

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 12.42 acres

▶ **ZONING:** PR (Planned Residential) pending

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 34  
 SURVEYOR/ENGINEER: Southland Engineering  
 ACCESSIBILITY: Access is via Cureton Rd., a local street with 16' of pavement width within a 50' right-of-way.  
 ▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 7 conditions**

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.

► **APPROVE the request as shown on the concept plan for up to 34 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' only for lots 1, 30 and 31, subject to 2 conditions**

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 5 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

**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.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.74 du/ac, is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes attached residential development to the west, zoned PR at a density of up to 5 du/ac.
4. The proposed improvements to the Cureton Rd./Ball Camp Pike intersection will help to improve traffic safety in this area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan.

The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its overall density of 2.74 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 384 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

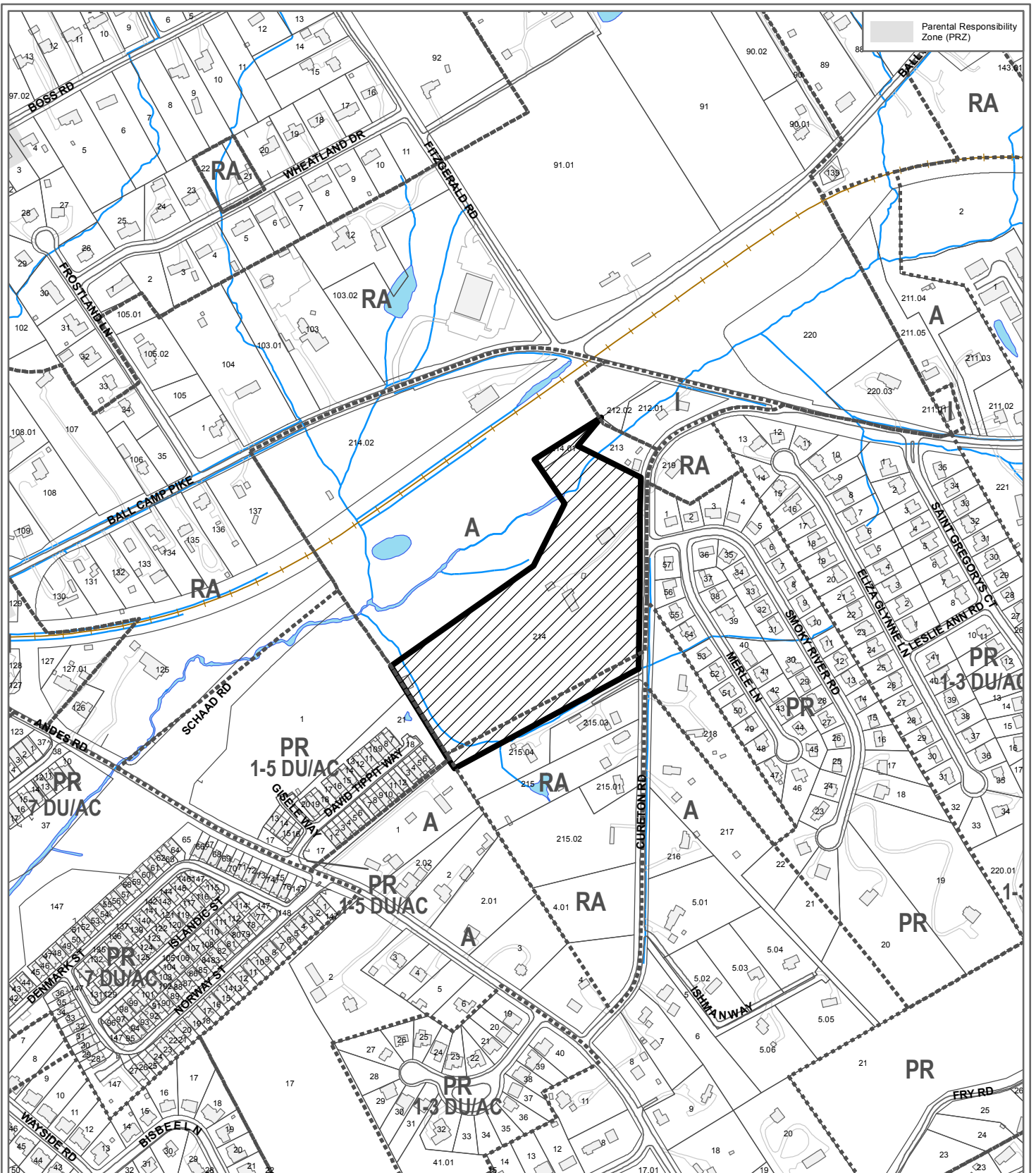
ESTIMATED STUDENT YIELD: 18 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

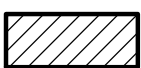
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the . The date of the hearing will depend on when the appeal application is filed.



**5-SA-13-C / 5-B-13-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential) pending

Original Print Date: 4/24/2013  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

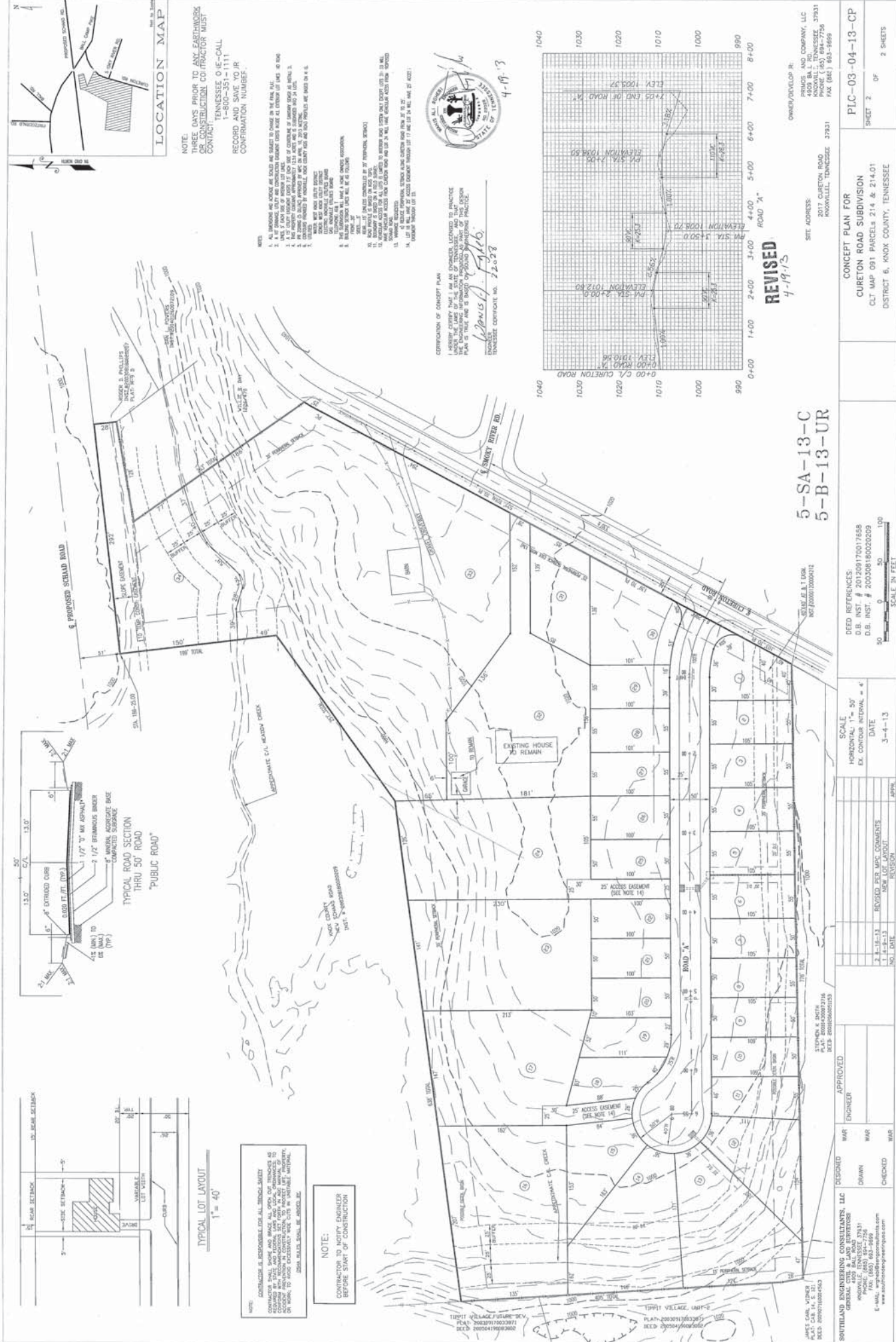
Revised:

Petitioner: Primos Land Company, LLC  
 Cureton Road Subdivision

Map No: 91

Jurisdiction: County





OWNER/DEVELOPER:  
PRIMO AND COMPANY, LLC  
KNOXVILLE, TENNESSEE, 37931  
PHONE (615) 694-7756  
FAX (615) 683-6669

SITE ADDRESS:  
CURETON ROAD  
KNOXVILLE, TENNESSEE 37931

CONCEPT PLAN FOR  
CURETON ROAD SUBDIVISION  
CLT MAP 091 PARCELS 214 & 214.01  
DISTRICT 6, KNOX COUNTY, TENNESSEE

5-SA-13-C  
5-B-13-UR

DEED REFERENCES:  
D.B. INST. # 201209170017658  
D.B. INST. # 200208160020209

SCALE IN FEET  
0 50 100

SCALE  
HORIZONTAL 1" = 50'  
EX. CONTOUR INTERVAL = 4'

DATE  
3-4-13

REVISIONS  
3-1-13-13 REVISED PER MPC COMMENTS  
3-1-13-13 SMOKE LOT LAYOUT

APPROVED  
ENGINEER

DESIGNED  
DWMN

CHECKED  
WAR

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
4829 BULL ROAD  
KNOXVILLE, TN 37931  
PHONE (615) 694-7756  
FAX (615) 683-6669  
E-MAIL: www.southlandeng.com

APPROVED  
ENGINEER

PLAT-200209170017658  
PLAT-200208160020209

PLC-03-04-13-CP  
SHEET 2 OF 2 SHEETS