



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 12-SC-24-C
12-D-24-DP

AGENDA ITEM #: 39
AGENDA DATE: 12/12/2024

▶ **SUBDIVISION:** HUMBERTO RODRIGUEZ PROPERTY - CURETON ROAD

▶ **APPLICANT/DEVELOPER:** HUMBERTO RODRIGUEZ

OWNER(S): Humberto Rodriguez

TAX IDENTIFICATION: 105 00401 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 CURETON RD

▶ **LOCATION:** West side of Cureton Rd, northeast of Andes Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 1.617 acres

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac (pending)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Single family residential subdivision

SURROUNDING LAND USE AND ZONING:
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)

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

ACCESSIBILITY: Access is via Cureton Road, a local street with an 18-ft pavement width within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **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.

STAFF RECOMMENDATION:

- ▶ **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.

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.

- ▶ **Approve the development plan for up to 8 single-family houses on individual lots and reduce to the peripheral setback from 35 ft to 25 ft and 20 ft as shown on the development plan, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County zoning ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

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

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The property is zoned PR (Planned Residential) with a density of up to 5 du/ac. The applicant is proposing to subdivide this 1.617-acre tract into 8 lots. The development will yield a density of 4.95 du/ac. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property is relatively small, under 2 acres. The applicant requests a reduction to the peripheral setback from 35 ft to 20 ft on the north, south, and western property lines and a reduction to 25 ft on the eastern property line as shown on the plan.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's land use classification is SR (Suburban Residential) on the Future Land Use Map. Single

family houses are considered a primary use in the SR place type. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The development complies with the Comprehensive Plan's Implementation Policy 9, to coordinate infrastructure improvements with development. The Schaad Road Re-alignment project, which is in progress 0.4 miles northwest of the subject property, aims to improve connectivity and roadway safety in the area. The intersection of Cureton Road and Schaad Road will be reconfigured to improve sight distance for left-turning vehicles.

B. The area consists primarily of single-family homes and some attached houses. The proposed single-family development is consistent with Implementation Policy 2, ensuring that development is sensitive to existing community character.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 99 (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.

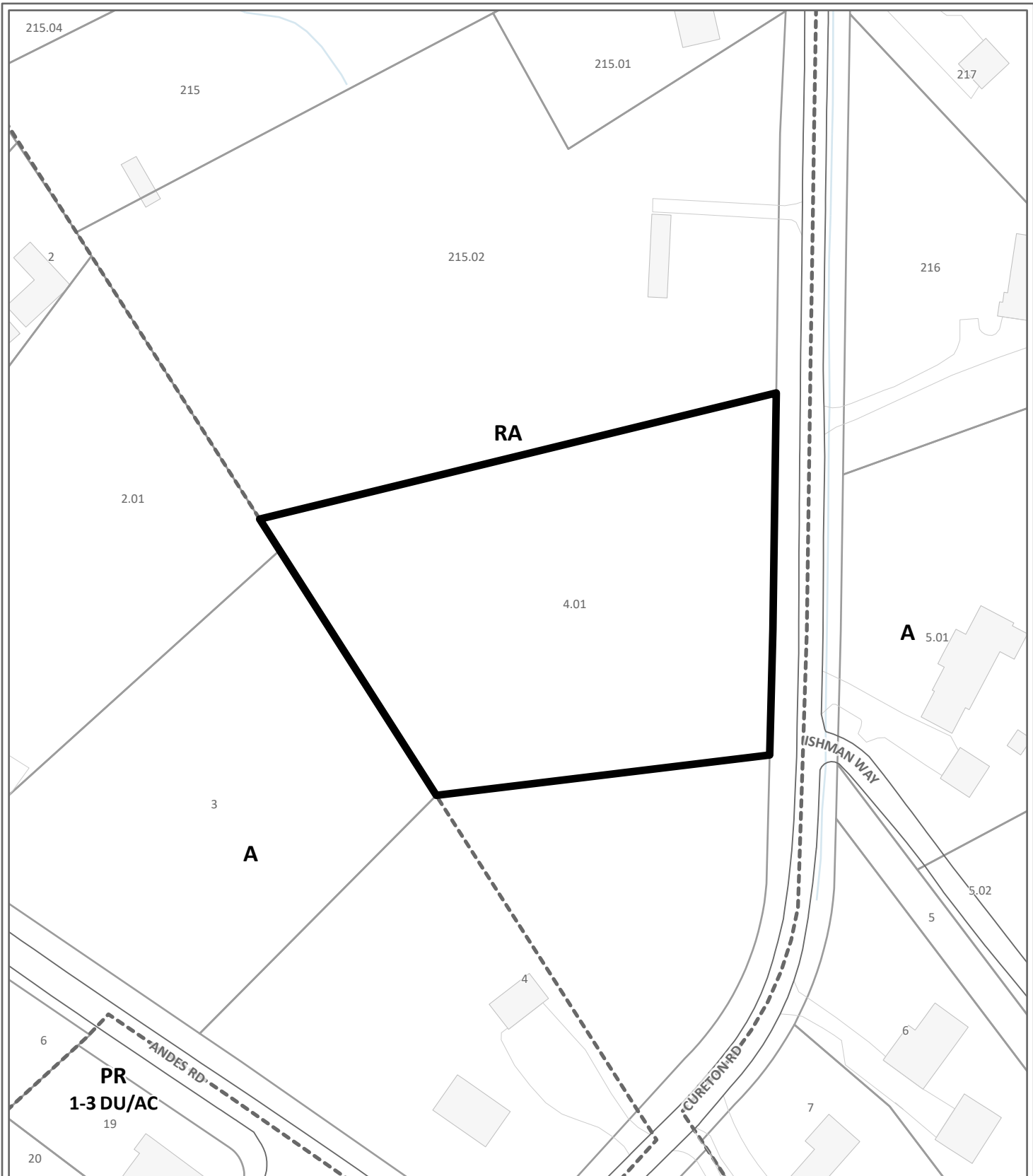
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

12-SC-24-C / 12-D-24-DP

Petitioner: Humberto Rodriguez



Attached residential subdivision in PR (Planned Residential) up to 5 du/ac (pending)

Map No: 105

Jurisdiction: County

Original Print Date: 11/1/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

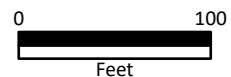
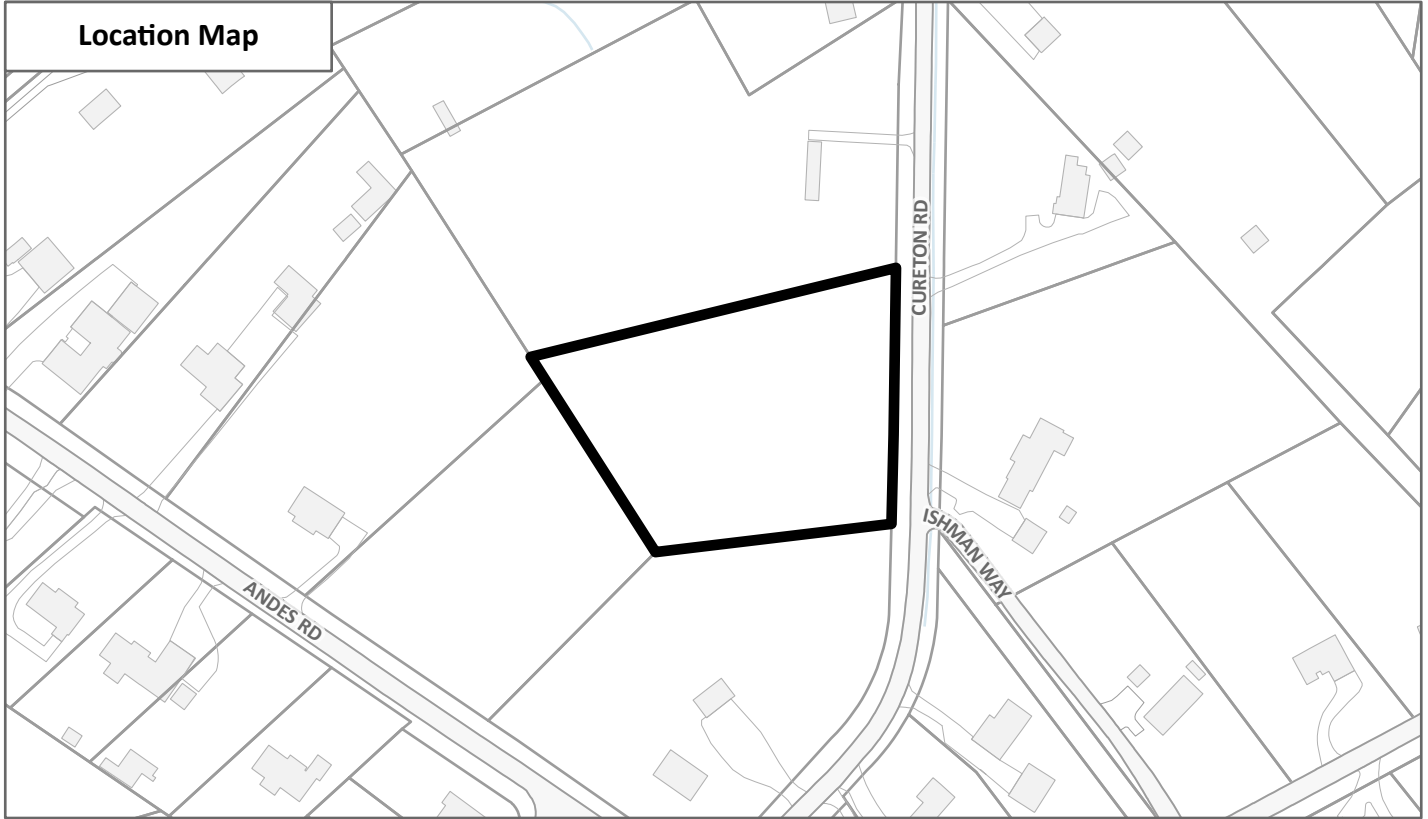


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

12-D-24-DP / 12-SC-24-C



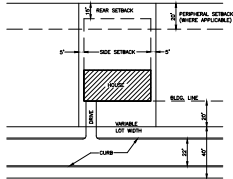
Case boundary



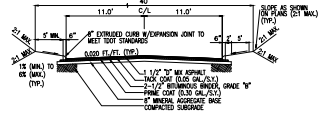
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

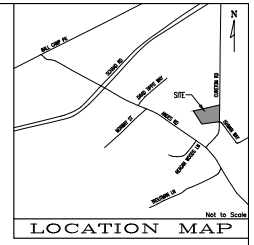
NOTE:
**CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY**
CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN ACC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.



TYPICAL LOT LAYOUT
FOR SINGLE FAMILY DETACHED

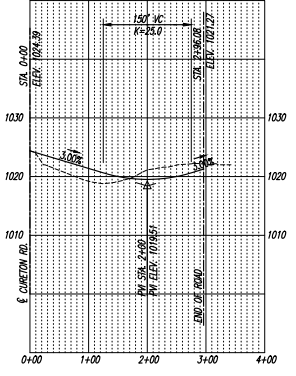
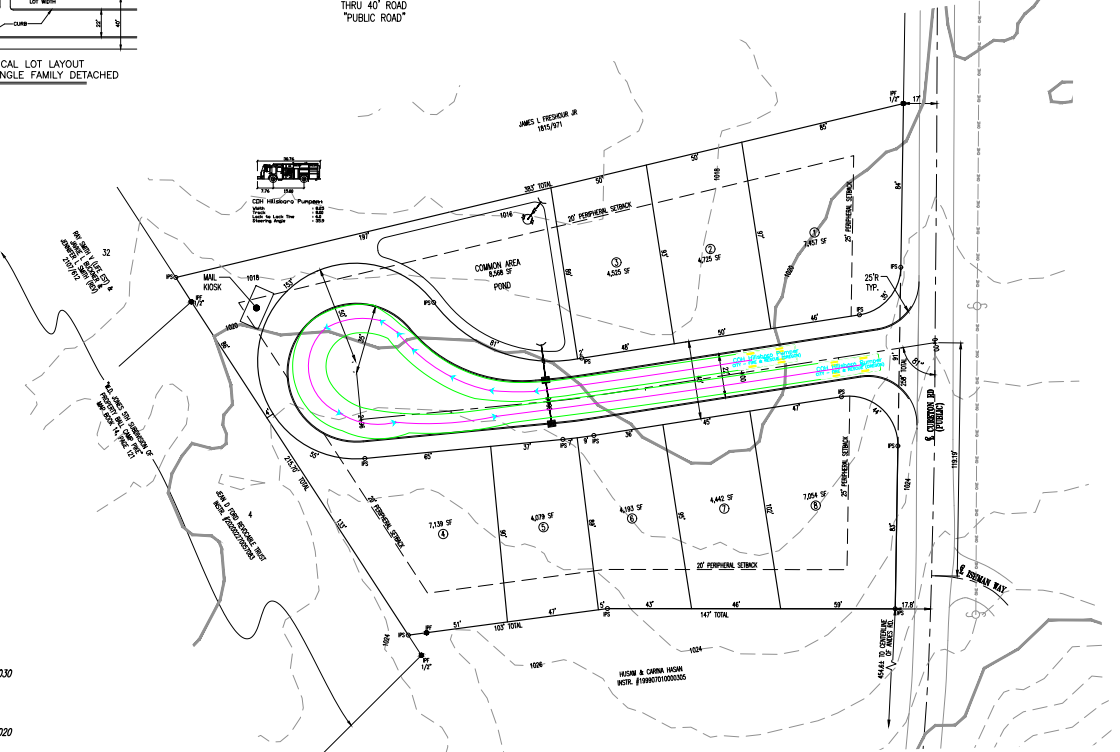


TYPICAL ROAD SECTION
THRU 40' ROAD
"PUBLIC ROAD"



LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 1.617 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY DETACHED LOTS AND 1 COMMON AREA.
 5. THIS PROPERTY IS ZONED P.M.
 6. ALL ROAD PROFILES ARE BASED ON LEAR CONTOURS.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELL SOUTH
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
REAR- 15'
SIDE- 5'
20' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS
 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 11. ALTERNATIVE DESIGN STANDARDS: APPROVED BY KNOX ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS:
a. INTERSECTION GRADE FROM 1% TO 3% @ CURETON RD
b. RIGHT OF WAY REDUCTION FROM 60' TO 40'
c. PAVEMENT REDUCTION FROM 26' TO 22'
d. RADIUS REDUCTION IN THE CUL-DE-SAC FROM 40' TO 35'.



Horizontal Scale = 1:100
Vertical Scale = 1:10

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING EXAMINATIONS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE NATIONALLY-UNIFORM COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DISCUSSED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

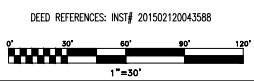
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. _____ DATE: _____



OWNER/DEVELOPER
HUMBERTO RODRIGUEZ
6523 WESTMINSTER RD
KNOXVILLE, TN 37919
(865) 599-3135

12-SC-24-C
12-D-24-DP

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 2" INTERVAL
DATE
10/24/24



SITE PLAN FOR
**HUMBERTO RODRIGUEZ
PROPERTY-CURETON ROAD**
TAX MAP 105 PARCEL 4.01
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25625-C5
SHEET 1 OF 1 SHEET(S)
Q:\25625\25625-CS-TURNING.DWG

BATSON, HIMMS, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD							
CHECKED	DBH							

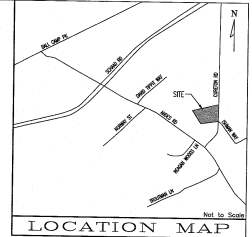
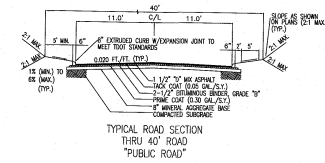
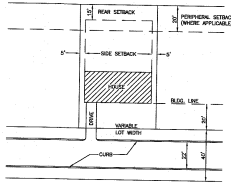
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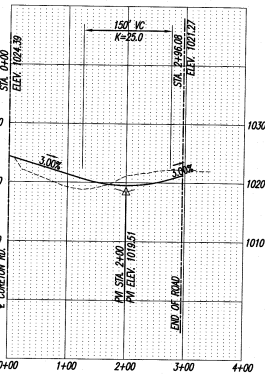
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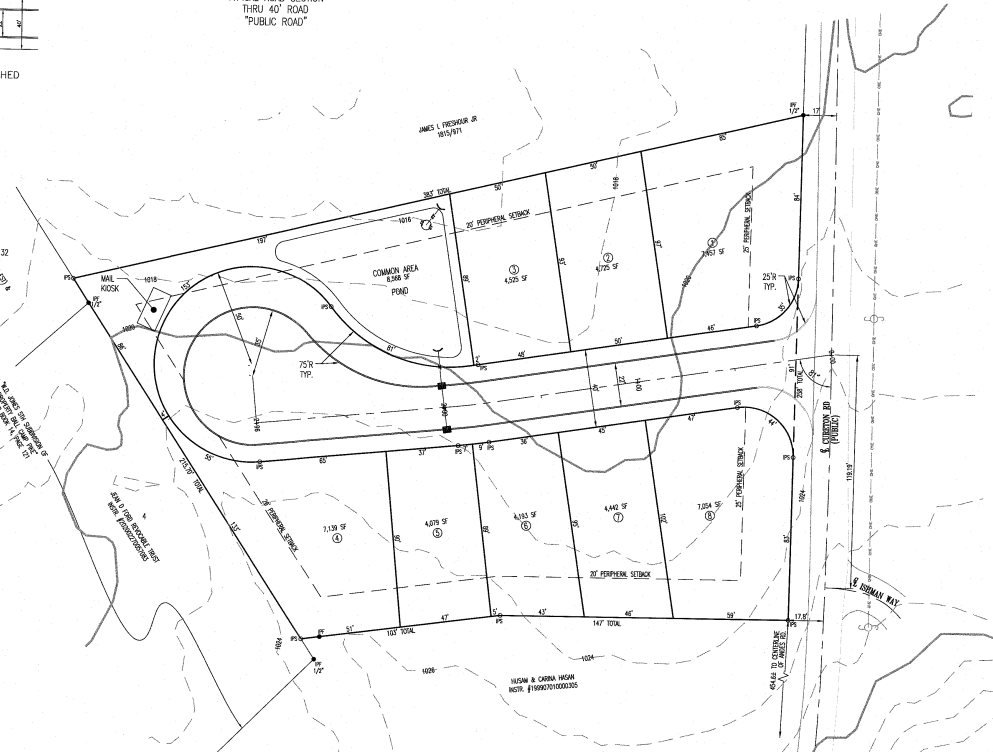
OSHA RULES SHALL BE ABIDED BY.



- NOTES:
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 - ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX ENGINEERING AND PUBLIC WORKS ARE AS FOLLOWS:
a) INTERSECTION GRADE FROM 18' TO 36" CURETON RD
b) RIGHT OF WAY REDUCTION FROM 32' TO 40'
c) PAVEMENT REDUCTION FROM 24' TO 22'
 - VARIANCES APPROVED BY KNOXVILLE/KNOX PLANNING ARE AS FOLLOWS:
a) 64-40' DRAINAGE EASEMENT REDUCTION FROM 60' TO 30'
b) 64-40' DRAINAGE EASEMENT REDUCTION FROM 125' TO 115'



Horizontal Scale = 1 : 100
Vertical Scale = 1 : 10



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER:
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CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE
PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION
REGULATIONS EXCEPT AS HAS BEEN TRIVIALED AND DESCRIBED IN A
REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 2535 DATE: 11/25/24



12-SC-24-C
12-D-24-DP

DEED REFERENCES: INST# 20150212004388

SITE PLAN FOR
HUMBERTO RODRIGUEZ
PROPERTY-CURETON ROAD
TAX MAP 105 PARCEL 4.01
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

OWNER/DEVELOPER
HUMBERTO RODRIGUEZ
6523 WESTMINSTER RD
KNOXVILLE, TN 37919
(865) 599-3130

25625-C5

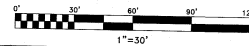
SHEET 1 OF 1 SHEET(S)

9\25625\25625-C5.DWG

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37919
PHONE: (865) 588-6472
FAX: (865) 588-6473
email:bat@bnp.com

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD								
CHECKED	DBH								

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 2"=INTERVAL
DATE
10/24/24



Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.


Signature

David Harlan
Printed Name

11/25/24
Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Intersection Grade from 1% to 3% @ Cureton Rd.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Right-of-way reduction from 50' to 40'

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Pavement width reduction from 26' to 22'

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.


Signature

David Harbin
Printed Name

11/25/24
Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

Reduce pavement radius in cul-de-sac from 40' to 35'

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Property is very narrow.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

Reduction will not create a traffic hazard

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Emergency vehicles will be able to turn within this cul-de-sac

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments:

Steve Elliott

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

2. VARIANCE REQUESTED:

Intersection spacing from 125' to 119' between proposed Road & Fishman way

Specify the hardship that would result for each of the variance criteria:

A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property: *Narrowness of lot*

B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

Location will not create a traffic hazard

C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Placement of proposed road maximizes sight distance,

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments:

Steve Elliott



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Humberto Rodriguez

Applicant Name

Affiliation

10/28/2024

12/12/2024

12-SC-24-C / 12-D-24-DP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Humberto Rodriguez

6523 Westminster Rd Knoxville TN 37919

865-558-8860

Owner Name (if different)

Owner Address

Owner Phone / Email

0 CURETON RD

Property Address

105 00401

1.78 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Attached residential subdivision	

SUBDIVISION REQUEST

Humberto Rodriguez Property - Cureton Road	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____	8 Total Number of Lots Created
<input checked="" type="checkbox"/> Split Parcels	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning _____	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s) _____	
Proposed Density (units/acre) _____	Previous Rezoning Requests _____	
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$750.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 2	
	Fee 3	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) the application and all associated materials are being submitted with his/her/its consent. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature	Humberto Rodriguez Please Print	10/28/2024 Date
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Property Owner Signature	Humberto Rodriguez Please Print	10/28/2024 Date
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Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

HUMBERTO RODRIGUEZ
Applicant Name

Affiliation

10/25/2024

12/12/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

12-SC-24-C
12-D-24-DP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

DAVID HARBIN
Name

BATSON HIMES
Company

HORNELL + POE

4334 Papermill Dr
Address

Knoxville
City

TN
State

37909
ZIP

865-588-0412
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

6523 Westminster Rd
Knoxville, TN 37919

Property Owner Address

865-588-8860

Property Owner Phone

0 Cureton Rd
Property Address

105 00401

Parcel ID

KUB
Sewer Provider

KUB
Water Provider

NO
Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Attached residential subdivision

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

11-E-24-RZ

Unit / Phase Number _____

- Combine Parcels Divide Parcel

8

Total Number of Lots Created

Other (specify) Concept Plan

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total \$750.00
Fee 2		
Fee 3		

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

David Harbin
Applicant Signature

DAVID HARBIN
Print Name / Affiliation

10/25/24
Date

605-588-6472
Phone Number

harbin@bhn-p.com
Email

Rodriguez
Property Owner Signature

Humberto Rodriguez
Please Print

10/28/2024, SG
Date Paid



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/29/2024

12/13/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

DAVID HARBIN

Applicant Name

10/25/24

Date

12-SC-24-C & 12-D-24-DP

FILE NUMBER