

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-W-25-RZ **Related File Number:**
Application Filed: 8/26/2025 **Date of Revision:**
Applicant: ADDISON SANTACROCE-WITMER

PROPERTY INFORMATION

General Location: East side of Cureton Rd, northeast of Andes Rd
Other Parcel Info.:
Tax ID Number: 91 216 **Jurisdiction:** County
Size of Tract: 0.94 acres
Accessibility: Access is via Cureton Road, a local street with 17 ft of pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in a residential area to the southeast of Schaad Road that features single family and multifamily subdivisions interspersed with large single family lots and forested, undeveloped tracts.

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

Street: 1914 CURETON RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests:
Extension of Zone: No, it is not an extension, but RA is across the street.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:
No. of Lots Proposed: No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Malynda Wollert

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and supported by nearby infrastructure improvements.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. This area has been transitioning from A (Agricultural) to RA (Low Density Residential) and PR (Planned Residential) zoning since the 1980s, with densities ranging from 3 du/ac to 7 du/ac within a mile radius. A 1.78 acre parcel across the street was rezoned from A to PR up to 5 du/ac in November 2024, and a development plan for 8 single family houses on the property was approved in December 2024. A subdivision with 91 attached and 5 detached dwellings along Andes Road was approved in 2022 on a 14.61 acre parcel 0.3 miles southwest of the subject property, which is currently under construction.

2. The Cureton Road and Ball Camp Pike intersection, 0.33 miles northeast of the subject property, was realigned and improved in early 2025. The intersection is 200 ft from access to the Schaad Road extension, which was completed around the beginning of the year.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone is intended to provide for areas with low population densities. It is compatible with the surrounding residential zoning, which includes properties zoned RA, A, and PR ranging from 3-7 du/ac.

2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone primarily allows residential and civic uses, which aligns with the existing residential character of the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The RA zone is a low-density residential zone that allows single family houses and duplexes with use on review approval by the Planning Commission. These uses are consistent with the existing residential character.

2. Cureton Road is a local street bounded by intersections with Andes Road and Ball Camp Pike, both major collectors that would be minimally affected by a development of this size. The improvements to its intersection and the nearby access to the Schaad Road extension can support an increase in residential density.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The property is within the SR (Suburban Residential) place type, which lists the RA zone as directly related. The housing mix of the SR place type calls for single family houses on lots smaller than one acre and attached residential houses such as duplexes, both of which are permitted in the RA zone.

2. The recommended rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that new development is sensitive to existing community character, and Implementation Policy

9, to coordinate infrastructure improvements with development. The lot sizes and allowable uses in the RA zone are consistent with the character of the surrounding area, and the recent infrastructure improvements nearby support an increase in density.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact development pattern. The allowable lot sizes and housing types of the RA zone support the intent of the Planned Growth Area.

Action: Approved

Meeting Date: 10/2/2025

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and supported by nearby infrastructure improvements.

Date of Approval: 10/2/2025

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/10/2025

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: