

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-E-24-RZ **Related File Number:**
Application Filed: 9/18/2024 **Date of Revision:**
Applicant: HUMBERTO RODRIGUEZ

PROPERTY INFORMATION

General Location: West side of Cureton Rd, east of Andes Rd and south of the forthcoming Schaad Rd extension
Other Parcel Info.:
Tax ID Number: 105 00401 **Jurisdiction:** County
Size of Tract: 1.78 acres
Accessibility: 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:
Proposed Use: **Density:** up to 5 du/ac
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The immediate neighborhood contains a mix of residential uses, including single family homes on large lots, single family subdivisions off of side streets, and a townhouse development. It is within 0.5 miles of the Schaad Road extension to the north.

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: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this is not an extension.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: N/A

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

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 PR (Planned Residential) zoning since the 1980s, with densities ranging from up to 3 du/ac to up to 7 du/ac.

2. Development trends in the surrounding area have primarily been residential in nature, consisting of single-family dwellings and townhouse developments. In 2016, a 34-unit single-family subdivision was constructed 856 ft north of the subject property along Cureton Road.

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

1. The PR zone provides flexibility for residential development in lot sizes and housing types. The surrounding area consists of single-family housing and townhouses.

2. The PR zone also intends to ensure potential development is harmonious with the surrounding area. PR zoning is prevalent in this area, with densities ranging from up to 3 du/ac to up to 7 du/ac.

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. Based on minimum lot area alone, the subject property could yield up to 8 lots. The requested density is consistent with the low-density residential developments in the area. As such, the rezoning is not anticipated to impact the surrounding area adversely.

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 Comprehensive Plan has designated the subject property with the SR (Suburban Residential) Place Type, which allows consideration of the PR zone with a density of up to 5 du/ac.

2. The PR zone is partially related to the SR place type. Per Appendix H of the Comprehensive Plan, additional approval criteria are required for partially related zones. The rezoning meets the first of these criteria, as the allowable land uses in the PR zone with a density of up to 5 du/ac align with the preferred housing mix of the SR place type.

3. The rezoning 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.

4. The subject property is located within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development. The requested density of up to 5 au/ac aligns with its intent.

Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

Action: Approved Meeting Date: 11/14/2024

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and the surrounding development.

Date of Approval: 11/14/2024 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: 12/9/2024 Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:
Disposition of Case: Approved Disposition of Case, Second Reading:
If "Other": If "Other":
Amendments: Amendments:
Date of Legislative Appeal: Effective Date of Ordinance: