

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 12-D-24-DP Related File Number: 12-SC-24-C
Application Filed: 10/28/2024 Date of Revision:
Applicant: HUMBERTO RODRIGUEZ

PROPERTY INFORMATION

General Location: West side of Cureton Rd, northeast of Andes Rd
Other Parcel Info.:
Tax ID Number: 105 00401 Jurisdiction: County
Size of Tract: 1.78 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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: PR (Planned Residential) up to 5 du/ac (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: Humberto Rodriguez Property - Cureton Road
No. of Lots Proposed: 8 **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: Whitney Warner

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full): 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: 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.

Action: Approved with Conditions

Meeting Date: 12/12/2024

Details of Action:

Summary of Action: 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.

Date of Approval:

12/12/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

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: