

through the portion of the property with the associated rezoning application (1-L-24-RZ / 1-G-24-SP). These rezoning requests will not change the access to these sites.

2. This portion of the subject property has frontage on Chapman Highway, Whites School Road, and Evans Road. The frontage on Evans Road is very small, but access could be provided through the remaining portion of the property not part of this rezoning. Whites School Road and Evans Road are approximately 16 feet wide for most of their length and will likely require widening if a development accesses them.

3. The PR (Planned Residential) zone requires development plan approval by the Planning Commission. This will allow consideration of the proposed development's impact on the steep slopes and Hines Creek. Staff is recommending conditions that restrict clearing and grading of the site until a development plan is approved for the site, and that the disturbance in the HP area not exceed the recommended disturbance budget of the slope analysis.

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 requested PR density of 3 du/ac is consistent with the subject property's location within the Planned Growth Boundary of the Growth Policy Plan.

2. The requested rezoning is consistent with the Comprehensive Plan's development policy 7, to encourage development practices that conserve and connect natural features and habitat. The requested PR (Planned Residential) zone has flexible development standards that allow clustering development to the least constrained portions of a property, which aligns with policies 7.2 and 7.6 to encourage conservation subdivisions and considering the recommendations of the Hillside and Ridgetop Protection Plan.

3. This application was accepted when the General Plan was still in effect. The subject property was designated as the LDR (Low Density Residential) land use classification in the South County Sector Plan, which allowed consideration of the PR zone with a density of up to 5 du/ac.

Action: Approved with Conditions **Meeting Date:** 6/13/2024

Details of Action: Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to the 2 conditions noted in the staff recommendation.

Summary of Action: Approve the PR (Planned Residential) zone with up to 3 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development, subject to the 2 conditions noted in the staff recommendation.

Date of Approval: 6/13/2024 **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: 7/15/2024

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: