

3. The property currently lacks access to sanitary sewer infrastructure. The site's development will require approval by the Knox County Health Department regarding adequate lot sizing for septic service, an extension of sewer lines to the site, or an on-site sewage system managed by the public utility district and permissible by the zoning district.
4. By maintaining the existing permitted density on the subject property, the recommended rezoning is not anticipated to impact the area adversely.

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

1. The proposed rezoning is permitted within the Southwest County Sector Plan's current RR (Rural Residential) land use classification, which recommends very low density residential and conservation/cluster housing subdivisions in the Rural Area of the Growth Policy Plan.
2. The proposed PR zone up to 1 du/ac is consistent with the Rural Area of the Growth Policy Plan, which allows up to 2 du/ac (Policy 3.2) with reductions in density when the site has steep slopes (Policy 3.3). The maximum density recommendation by the slope analysis (attached) is 1.5 du/ac based on the Hillside and Ridgetop Protection Plan. The maximum density allowed based on Policy 3.3 of the Growth Policy Plan is approximately 1.2 du/ac.

NOTE: The density calculations are based on the land area above the 820 contour along the Tennessee River (approximately 25 acres). TVA has a flowage easement below this contour, which cannot be used toward density.

3. The PR zone requires development plan approval by the Planning Commission. This aligns with Policy 9.3 of the General Plan, which encourages the context of new development, including scale and compatibility, that does not impact existing neighborhoods and communities.
4. The PR zone and recommended density are consistent with the subject property's location in the Rural Area of the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 4/11/2024

Details of Action: Approve the PR (Planned Residential) zone up to 2 du/ac, subject to the condition that no vehicular access is allowed via Caravel Lane. The F (Floodway) zone will be retained.

Summary of Action: Approve the PR (Planned Residential) zone up to 2 du/ac, subject to the condition that no vehicular access is allowed via Caravel Lane. The F (Floodway) zone will be retained.

Date of Approval: 4/11/2024 **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, Second Reading:
Date of Legislative Action:	5/20/2024	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:	Withdrawn	If "Other":
If "Other":		Amendments:
Amendments:		Effective Date of Ordinance:
Date of Legislative Appeal:		