

proposed development is consistent with adopted plans for the area and compatible with the surrounding developments.

3. The subject property has only one potential access point at Tipton Station Road. For emergency services, secondary access is typically discussed for residential developments over 150 units.

4. The estimated traffic generated by the recommended maximum number of units would necessitate a traffic impact study to be performed during the development plan review phase. This would determine if roadway improvements would be required for street safety and functionality.

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 PR zone is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices in coordination with public facilities and services.

2. The Comprehensive Plan's Implementation Policy 7 encourages development practices that conserve and connect natural features and habitat. The proposed partial rezoning, which excludes the stream and forested steep slopes at the rear side property, is consistent with that.

3. The PR zone at 2 du/ac is consistent with the RC (Rural Conservation) place type, which allows consideration of PR up to 5 du/ac.

Action: Approved **Meeting Date:** 6/13/2024
Details of Action: Approve the PR (Planned Residential) zone with up to 4 du/ac.
Summary of Action: Approve the PR (Planned Residential) zone with up to 4 du/ac.
Date of Approval: 6/13/2024 **Date of Denial:** **Postponements:** 5/9/2024
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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 as Modified **Disposition of Case, Second Reading:**
If "Other": **If "Other":**
Amendments: **Amendments:**
Approve PR (Planned Residential) up to 4 du/ac, subject to:
1) a 35 ft peripheral setback with a 15 ft non-disturbance area. Any disturbed area shall have a type B landscape screen; 2) the 70 acres south of the creek shall be a conservation zone.
Date of Legislative Appeal: **Effective Date of Ordinance:**