

PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is included in the boundaries of the adopted East Knox Community Plan, which primarily focuses on ways to retain the rural character of East Knox County. The subject property is in a designated "Rural Area" of that plan, and Thorn Grove Pike is identified as a "Rural Corridor" where infrastructure expansion should be limited and natural assets preserved. The recommended rezoning from RB to PR up to 5 du/ac is aligned with the intent of this small area plan by reducing existing residential potential with a zone that allows for concentration of development to conserve scenic areas.
2. The subject parcel is in the RC (Rural Conservation) place type in the Comprehensive Plan, which permits consideration of PR up to 5 du/ac as a partially related zone. The subject property meets the additional criteria of a partially related zone by being consistent with the primary and secondary uses of the RC place type, which are detached and attached dwellings in a conservation land use pattern. The conservation development approach permitted in the PR zone is also aligned with the intent of the RC place type, which describes preserving 50 to 70 percent of a site as natural open space.
3. The PR zone at 5 du/ac is consistent with the Comprehensive Plan's Implementation Policy 9 to coordinate infrastructure improvements with development, and more specifically with policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The road and utility infrastructure in this area is not currently suitable for the requested residential intensity of 9 du/ac. There are few nearby amenities, such as service-oriented businesses and schools. The intensive manufacturing and industrial activity nearby is also not supportive of more residential development, with its potentially noxious environmental and trucking traffic impacts.
4. The PR zone at 5 du/ac is aligned with the property's location in the Planned Growth Area of the Growth Policy Plan. The Plan states that housing choices in the Planned Growth Area should be coordinated with the provision of adequate roads, utilities, schools and other facilities and services.

Action: Withdrawn **Meeting Date:** 12/12/2024

Details of Action:

Summary of Action: Withdraw the rezoning application per the applicant's request.

Date of Approval: **Date of Denial:** **Postponements:** 11/14/2024

Date of Withdrawal: 12/12/2024 **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: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**