

In December, the same planning staff recommended this property be rezoned to PR up to 2 du/acre because, in the opinion of the planning staff, it was consistent with the Northwest County Sector Plan and the Growth Policy Plan. Also, in December, the slope analysis in the rezoning report yielded a maximum of 1.9 du/acre with respect to the Hillside and Ridgetop Protection Plan.

But now, the planning staff is recommending an approval of the development plan at 2.74 du/acre. Suddenly, this is now consistent with the general plan and sector plan AND the slope analysis is no longer of concern. The maximum density has actually been removed from the slope analysis report and now only concerned whether or not the project is consistent with the maximum land disturbance outlined by the hillside protection land disturbance guidelines.

In addition, the use is clearly not compatible with the character of the neighborhood where it is proposed. There is not a single home to the immediate north, south, east or west of this property that only has 10 feet between adjacent homes. This property is in a rural area and not in the planned growth area of the Northwest Sector Plan. The use of this development is not in harmony with the general purpose and intent of the zoning ordinance. The detached residential lot sizes are not comparable to the homes surrounding this property. The residential lots are NOT being clustered on this property in just the buildable area. They are spread from one end to the other with open space only to avoid sinkholes. Please take a closer look at the Sinkhole Site Plan page where you can clearly see the lots cross over the 50 foot buffer of the sinkholes. Not only are these homes not clustered, in fact, they are only buffering the perimeter of the property by 20-25 feet in order to fit as many small lots and maximize the number of homes. This concept plan is clearly not compatible with the character of the neighborhood.

Please take a moment to read this excerpt from page 10 of the Knox County General Plan, Vision Statement, in regards to rural communities and ask yourself if this concept plan fits the bill:

“Rural communities are alive and well. Through the efforts of preservationists and land use planners, rural areas of the county have remained largely undeveloped. Large parcel farming, historic preservation, and the clustering of new land uses have prevented residential sprawl and helped to preserve the agrarian roots of Knox County. We have improved environmental quality by preserving natural vegetation, increasing wildlife habitat, limiting development on slopes and promoting development patterns that reduce negative impacts on air quality.”