

This is a word document of pages (5-8) of the Knoxville-Farragut-Knox County Growth Policy Plan to better understand the proposed changes in the Resolution.

Section 1

Recommended Growth Plan

Original:

~~The Knox County Growth Policy Coordinating Committee worked for over a year to develop a plan that complies with Public Chapter 1101, Tennessee's annexation and growth management law. This plan, which the Coordinating Committee has recommended for adoption by the governing bodies of Knox County, Knoxville and Farragut, is the result of careful consideration of proposals put forward by the three local governments, citizens, community groups and business people. The plan is based on the requirements of existing conditions and trends in land use, population and the natural environment; and input by the citizens and detailed testimony by a wide variety of governmental service providers, including city and county departments, utility districts, emergency services and the school board.~~

~~This section contains the policy recommendations of the coordinating committee, presented in written and graphic form. The remaining sections of the document provide background information used to develop the plan.~~

Proposed:

Knox County embarked on a two-year process to create an integrated land use and transportation plan for the unincorporated county in 2021. The resulting future land use plan and the designation of rural and planned growth areas included in this growth plan was formed through careful consideration of citizens, community groups and businesspeople. It was based on existing conditions and infrastructure, trends in land use, population and the natural environment; and input by the citizens and detailed testimony by a wide variety of governmental service providers, including city and county departments, utility districts, emergency services and the school board.

The updated rural and planned growth areas presented in this plan, as well as the policies that guide development within these areas update the existing growth plan, originally developed in 2001. Terminology has been updated to refer to 'placetypes' which are the unit of land use categorization used in the Comprehensive Land Use and Transportation Plan. No recommended updates were made to any urban growth boundaries which surround the Town of Farragut or the City of Knoxville.

This section contains the policy recommendations of the coordinating committee; in addition to recommendations from the Knox County Comprehensive Plan, presented in written and graphic form. The remaining sections of the document provide background information used to develop the plan.

Growth Policy Map

Original:

~~The Growth Policy Map (follows page 6) shows the recommended Rural and Planned Growth Areas for unincorporated portions of Knox County and Urban Growth Boundaries for Farragut and Knoxville. Knoxville's Urban Growth Boundary contains 47.5 square miles; Farragut's Urban Growth Boundary contains one square mile; the Planned Growth Area contains 147 square miles; and the Rural Area contains 216 square miles (see Appendix D for more details and percentages).~~

Proposed:

The Growth Policy Map (following page 6) shows the recommended Rural and Planned Growth Areas for unincorporated portions of Knox County and Urban Growth Boundaries for Farragut and Knoxville. Knoxville's Urban Growth Boundary contains 40.87 square miles; Farragut's Urban Growth Boundary contains 0.80 square miles; the Planned Growth Area contains 154.44 square miles; and the Rural Area contains 198.27 square miles (see Appendix D for more details and percentages).

Goals-This section remains the same

The following goals have been adapted from the TN Public Chapter 1101:

- In conjunction with the comprehensive plans of Knoxville, Knox County and Farragut, provide a unified physical design for the development of the local community;
- Encourage a pattern of compact and contiguous development to be guided into urban areas and planned growth areas;
- Establish an acceptable and consistent level of public services and community facilities and ensure timely provision of those services and facilities;
- Promote the adequate provisions of employment opportunities and the economic health of the region;
- Conserve features of significant statewide or regional architectural, cultural, historical, or archaeological interest;
- Protect life and property from the effects of natural hazards, such as flooding;
- Take into consideration such other matters that may be logically related to or form an integral part of a plan for the coordinated efficient and orderly development of the local community; and
- Provide for a variety of housing choices and assure affordable housing for future population growth.

Policies

Original: This number remains the same

1. The Rural, Planned Growth, and Urban Growth Boundary designations of this plan shall not impair the rights of a landowner to lawfully use property in accordance with the provisions of the Zoning Ordinances of Knoxville, Knox County and Farragut.

Original: This number remains the same

2. Rezoning decisions shall be consistent with the Growth Plan Map and policies.

Original:

~~3. The following policies shall apply in the Rural Area:~~

~~3.1 The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. A land use listed in the Zoning Ordinance as a "use on review" may be approved by the Planning Commission if they find that the proposed development complies with all applicable standards in ordinance.~~

~~3.2 Rezoning within the Rural area shall be limited to the following zoning districts: Agricultural (A), Estate (E), Open Space (OS), Floodway (F), Planned Residential (PR at densities up to two (2) dwelling units are per acre based on the site's environmental characteristic and Health Department determination of septic system capability (with exceptions noted in #3.3 & #3.5 below), Transition (T), Historic Overlay (H), Planned Commercial (PC), subject to the conditions listed below in #3.4, and Light Industrial (LI) and (I), subject to the conditions listed below in #3.6. By February 1, 2001, MPC shall deliver recommended text of new Planned Business/Industrial Park, Neighborhood Commercial and Rural Community Commercial zoning districts to County Commission for legislative action. Upon the enactment of these shall replace the PC, LI and I zones in the preceding list of zones.~~

~~3.3 Rezoning on slopes of 25 percent or more shall be limited to the following zoning districts: Open Space (OS), Estate (E) and Planned Residential (PR) at densities of one (1) dwelling unit per two or more acres. Rezoning on slopes of 15 to 25 percent shall be limited to zoning districts which have a minimum one (1) acre lot size; Agriculture (A), Estate (E), Open Space (OS), and Planned Residential (PR) on lots of one (1) or more acres are appropriate.~~

~~3.4 In rural areas, rezoning to Planned Commercial (PC) shall only be approved for commercial uses or services needed to serve rural area residents, such as food markets, convenience stores, gasoline service stations and professional or business offices. A site plan shall be reviewed and approved by the Metropolitan Planning Commission concurrently with any rezoning to Planned Commercial in the Rural Area. Such commercial facilities and rezoning shall be consistent with the Sector Plans adopted by the planning commission.~~

~~3.5 Extensions of low density residential development (densities of 1 to 3 dwelling units per acre) into the rural area shall be limited to the following conditions: (a) the property must be~~

zoned Planning Residential (PR); (b) provision of sanitary sewer and public water services; (c) connecting collector and arterial roads from the proposed development to the Urban Growth Boundary or Planned Growth Area which meet the standards of the Knox County Engineering and Public Works Department or its successor; and (d) a traffic impact analysis demonstrating to the satisfaction of the planning commission that the effect of the proposed and similar developments in the traffic analysis zone will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area. The intent of this section is to allow extensions of low density residential development into rural areas when urban services (sanitary sewer, water, and adequate roads) become available. These areas should be growth reclassified "Planned Growth" when the growth plan is periodically revised and amended.

3.6 Land within the Rural area may be rezoned for business parks or industries only under the following conditions:

a.) The rezoning is consistent with the applicable Sector Plan. The Sector Plan may be amended upon recommendation of the Metropolitan Planning Commission in accordance with provisions of state law regarding adoption and amendment of regional plans.

b.) Wetlands, floodways, streams, or hillside lands with predevelopment slopes of 16% or greater, as defined in Section 82-30 of the Knoxville Knox County Subdivision Regulations shall not be rezoned for industrial or commercial use.

c.) The rezoning application must include deed restrictions which specify permitted land uses and to create design standards for landscaping, architecture, drainage, utilities, and transportation access. These restrictions shall be similar to those recorded for East bridge Business Park and in effect as of December 1, 1999. If the rezoning is approved, these deed restrictions, with any changes requested by the Planning Commission or County Commission, shall be filed prior to approval of the rezoning by County Commission.

d.) In the event that the Knox County Commission adopts zoning regulations permitting conditional zoning, approval of a conditional rezoning subject to the above referenced standards may substitute for the filing of deed restrictions.

e.) These areas shall be reclassified "Planned Growth" when the growth plan is periodically revised and amended.

Proposed:

3. Rezoning of slopes shall be based on the adopted policies of each legislative body.

Original:

~~4. In Planned Growth Areas, the following policies shall apply:~~

~~4.1 The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.~~

~~4.2 Planned Growth Areas may include any land use or development permitted by the Knox County Zoning Ordinance.~~

~~4.3 Rezoning in the Planned Growth Area shall be consistent with the applicable Sector Plan adopted by the Metropolitan Planning Commission.~~

~~4.4 After receiving a recommendation from the Planning Commission, the County Commission may amend the Sector Plan if it finds that there has been a change in conditions warranting the amendment.~~

~~4.5 The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.~~

Proposed:

4. The following policies should apply to the Rural Area

4.1 The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. A land use listed in the Zoning Ordinance as a "use on review" may be approved by the Planning Commission if it finds that the proposed development complies with all applicable standards in ordinance.

4.2 Rezoning within the Rural area shall be limited to the following placetypes: Rural Crossroads, Rural Conservation, and Rural Living and be consistent with the adopted comprehensive land use and transportation plan. (See placetypes in Appendix).

4.3 Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer and public water must be available; and (c) must be on a collector road with a minimum width of 18ft and as defined in the Major Road Plan, adopted by City County and County Commission. The intent of this section is to allow residential development into rural areas where utilities and infrastructure are currently available, easily expanded and in accordance with the Rural placetypes.

4.4 Land within the Rural area may not be rezoned for business parks or industry, in accordance with the Rural placetypes and standards.

Original:

~~5. In Urban Growth Boundaries, the following policies shall apply:~~

~~5.1 The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilizes, schools, drainage and other public facilities and services.~~

~~5.2 In Urban Growth Boundaries, any land use permitted in the Zoning Ordinance of the appropriate jurisdiction shall be permitted, subject to all requirements of that jurisdiction. Rezoning in the Urban Growth Boundaries shall be consistent with the applicable Sector Plan adopted by the Metropolitan Planning Commission or the Farragut Land Use Plan, as appropriate or one created hereafter in Knox County under provisions of state law.~~

Proposed:

5. In Planned Growth Areas, the following policies shall apply:

5.1 The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services.

5.2 Planned Growth Areas may include any land use or development permitted by the Knox County Zoning Ordinance.

5.3 Rezoning in the Planned Growth Area shall be consistent with the adopted land use map and comprehensive plan adopted by the Knoxville-Knox County Planning Commission and legislative bodies.

5.4 After receiving a recommendation from the Knoxville- Planning Commission, County Commission may amend the land use map and comprehensive plan.

Original:

~~6. No municipalities other than Farragut, Knoxville or one created under provisions of state law will be allowed to designate urban growth boundaries in Knox County.~~

Proposed:

6. In the Urban Growth Boundaries, the following policies shall apply:

6.1 The purposes of the Urban Growth Boundary destination are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilizes, schools, drainage and other public facilities and services.

6.2 In Urban Growth Boundaries, any land use permitted in the Zoning Ordinance of the appropriate jurisdiction shall be permitted, subject to all requirements of that jurisdiction. Rezonings in the Urban Growth Boundaries shall be consistent with the applicable plan adopted by the Knoxville-Knox County Planning Commission or the Farragut Land Use Plan, as appropriate or one created hereafter in Knox County under provisions of state law.

Original:

~~7. Official determinations of the location of the Urban Growth Boundaries, Planned Growth Area boundaries, or Rural Area boundaries shall be made by the chief zoning enforcement officer of Farragut, Knoxville, and Knox County, as appropriate, using the following standards:~~

~~7.1 Boundaries which appear to follow lot, parcel or property lines on the Official Growth Plan map shall be interpreted to coincide with such lines. If a lot or parcel appears to be split by a boundary, then its classification shall be determined as being the classification which accounts for the largest percentage of area within the lot or parcel. For example, if a parcel is split by the boundary between a rural area and a planned growth area, then the entire parcel shall be classified as rural.~~

~~7.2 Boundaries which appear to follow roads or railroads shall be interpreted to coincide with the right of way lines. When a section of road or railroad right of way abuts an urban growth boundary, that section of right of way shall be designated as being entirely within that urban growth boundary*. A section of the right of away abutting both a planned growth area and a rural area shall be designated as being entirely within the planned growth area.~~

~~7.3 When an urban growth boundary appears to follow a body of water designated by a solid or intermittent blue line on the most recently published United States Geological Survey (USGS) topographic quadrangle map, then all of that portion of the waterway contiguous to the boundary shall be designated as being entirely within the urban growth boundary.~~

~~7.4 When there is uncertainty as to the location of an urban growth boundary then the planning commission with jurisdiction over the boundary creating the uncertainty shall determine the location of the boundary.~~

Proposed:

7. No municipalities other than Farragut, Knoxville or one created under provisions of state law will be allowed to designate urban growth boundaries in Knox County.

Original:

There is not a number 8 in the Policy Section.

Proposed:

8. Official determinations of the location of the Urban Growth Boundaries, Planned Growth Area boundaries, or Rural Area boundaries shall be made by the chief zoning enforcement officer or a designee of Farragut, Knoxville, and Knox County, as appropriate, using the following standards:

8.1 Boundaries which appear to follow lot, parcel or property lines on the Official Growth Plan map shall be interpreted to coincide with such lines. If a lot or parcel appears to be split by a boundary, then its classification shall be determined as being the classification which accounts for the largest percentage of area within the lot or parcel.

8.2 Boundaries which appear to follow roads or railroads shall be interpreted to coincide with the right of way lines. When a section of road or railroad right of way abuts an urban growth boundary, that section of right of way shall be designated as being entirely within the urban growth boundary. A section of the right of away abutting both a planned growth area and a rural area shall be designated as being entirely within the planned growth area.

8.3 When an urban growth boundary appears to follow a body of water designated by a solid or intermittent blue line on the most recently published United States Geological Survey (USGS) topographic quadrangle map, then all of that portion of the waterway contiguous to the boundary shall be designated as being entirely within the urban growth boundary.

8.4 When there is uncertainty as to the location of an urban growth boundary then the planning commission with jurisdiction over the boundary creating the uncertainty shall determine the location of the boundary.

Other Recommendations

Original:

~~These recommendations address significant policy issues raised during the Coordinating Committee's yearlong planning process:~~

Proposed:

These recommendations address significant policy issues raised during the Coordination Committee's previous year-long planning process and the process of developing the Knox County Comprehensive Land Use and Transportation Plan.

Original:

~~1. A standing Growth Policy Coordinating Committee should be in place at all times, so that, if the plan is to be amended, time will not be lost making appointments.~~

Proposed:

1. The Growth Policy Coordinating Committee shall be reconvened based on the need for plan amendments.

Original:

~~2. The Growth Policy Plan should be periodically reviewed and, if warranted by changed conditions, amended. This review should occur every 3 years, beginning with the third anniversary of the effective date of the Plan.~~

Proposed:

2. The Growth Policy Plan should be updated or reviewed in concurrence with the Comprehensive Plan or as needed according to the guidelines in section 7 of Appendix C.