

# Growth Policy Coordinating Committee

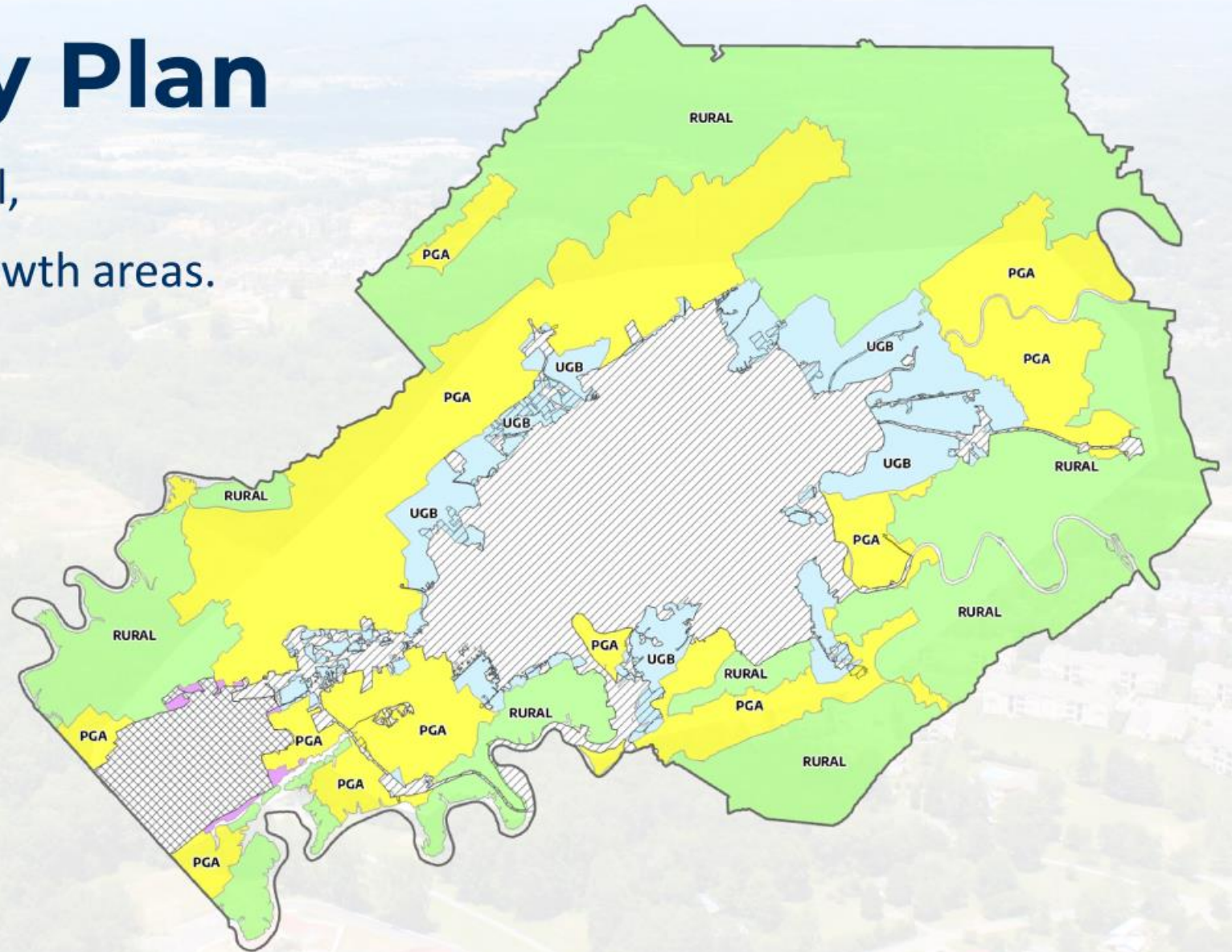
January 10, 2024

**ADVANCE KNOX**

Engage in our land use and transportation future.

# Growth Policy Plan

Establishes boundaries for rural, planned growth, and urban growth areas.





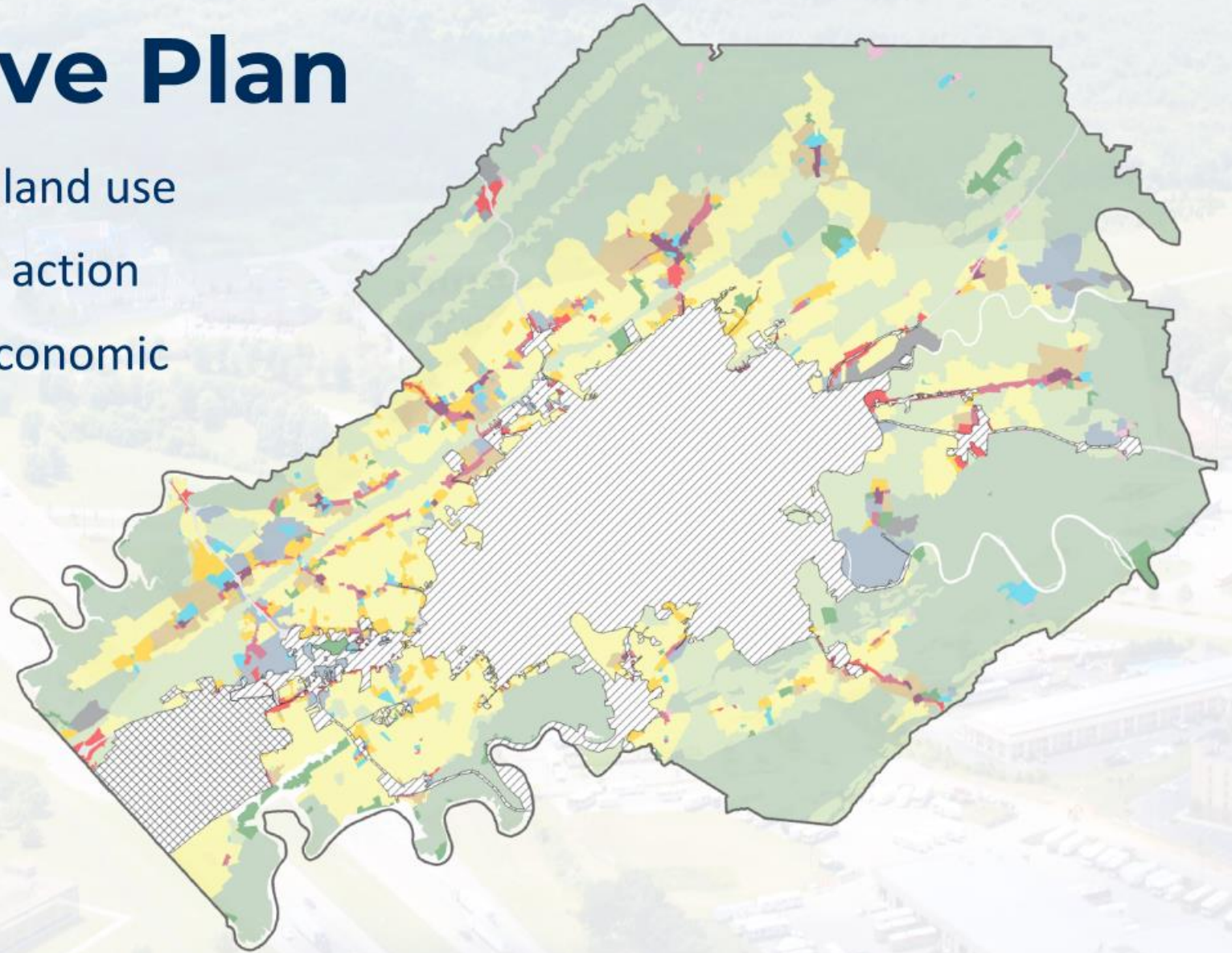
# Growth Policy Plan

Does not:

- Rezone a property
- Dictate development
- Force someone to use their property differently
- Force someone to sell their property

# Comprehensive Plan

Provides recommendations for land use and transportation policies and action steps to guide future growth, economic prosperity, and quality of life.



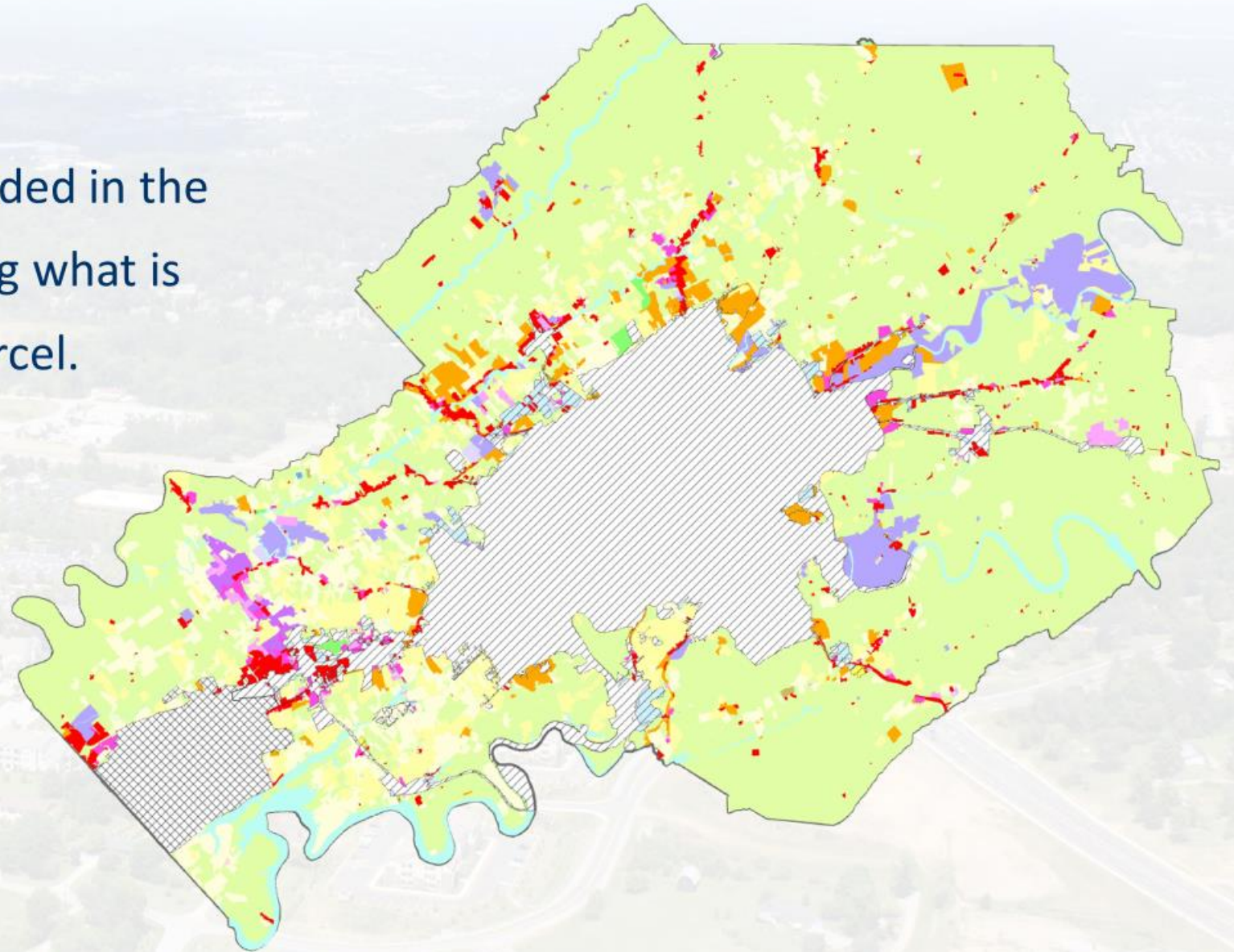


# Process and Relationship

- Advance Knox process and creation of FLUM
- Growth Plan boundaries brought into alignment

# Zoning Code

Regulates land uses recommended in the Comprehensive Plan by defining what is legally allowed on a specific parcel.





# Population Projections



# Population projections inform Advance Knox scenario planning and land use modeling

- Derived from Travel Demand Model of TPO Mobility Plan 2045 (adopted 2021)





# Population Projections Used in Plan Models

## Why tap Mobility Plan for Advance Knox model inputs?

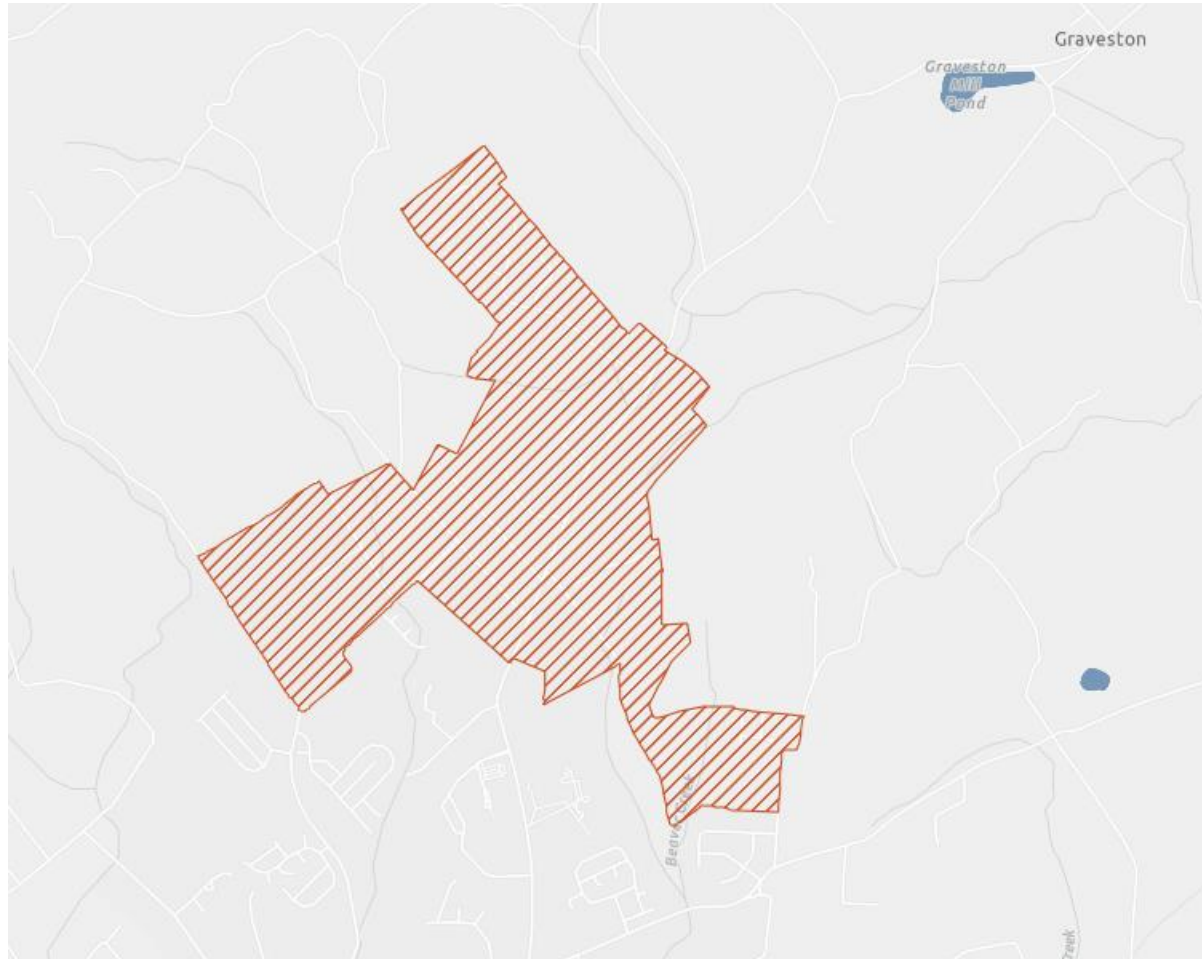
- Advance Knox is effort to plan for future land use and transportation infrastructure, both of which are key elements of Mobility Plan
- Ensures consistency between the two local long-range planning efforts
- Mobility Plan is source of sub-county population, employment, and other demographic projections



# Revised Map Amendments



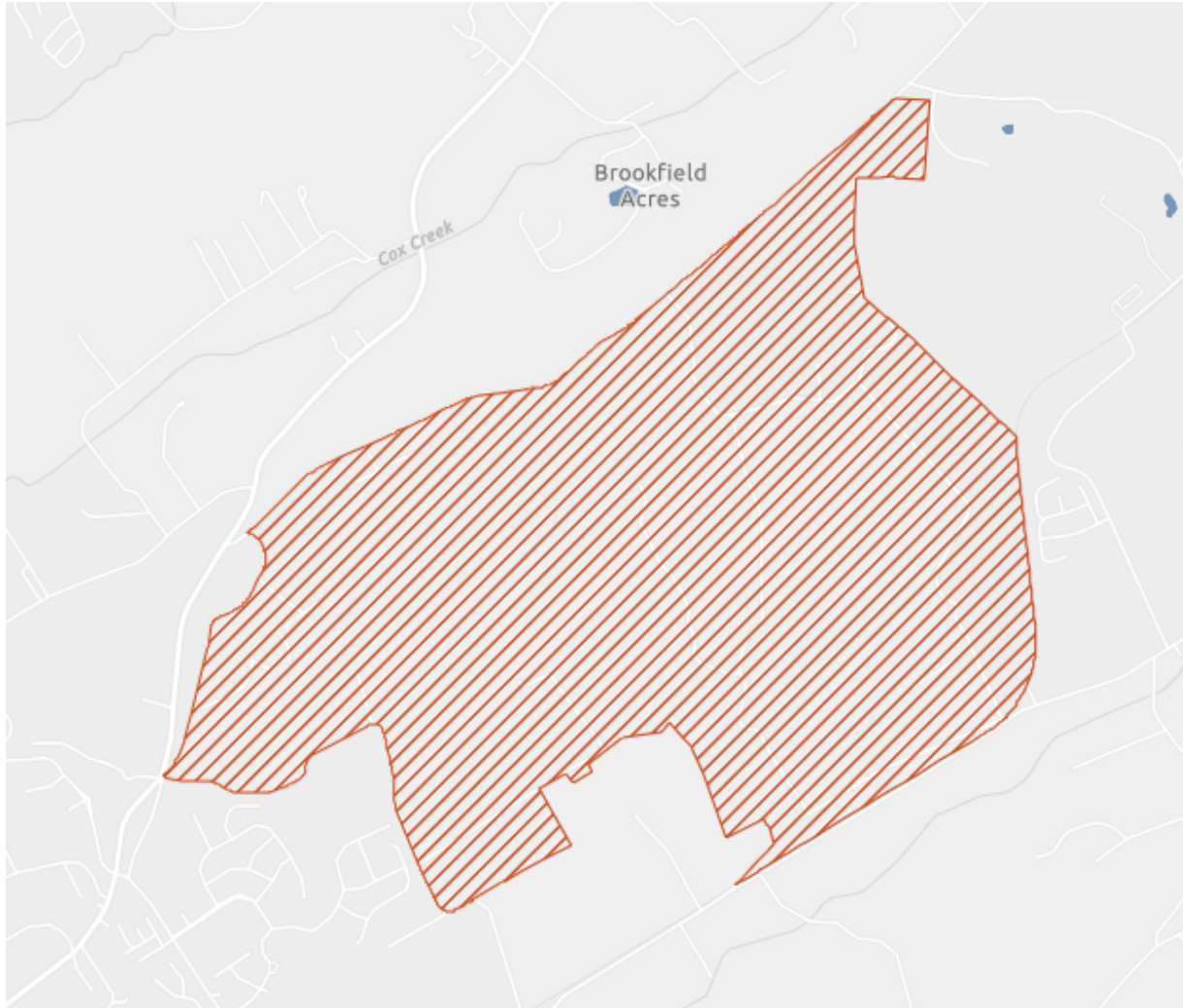
# Map Amendments- Gibbs



- 806.4 acres removed from PGA expansion
- Concerns with Karnes and Gibbs Roads, as well as utility infrastructure

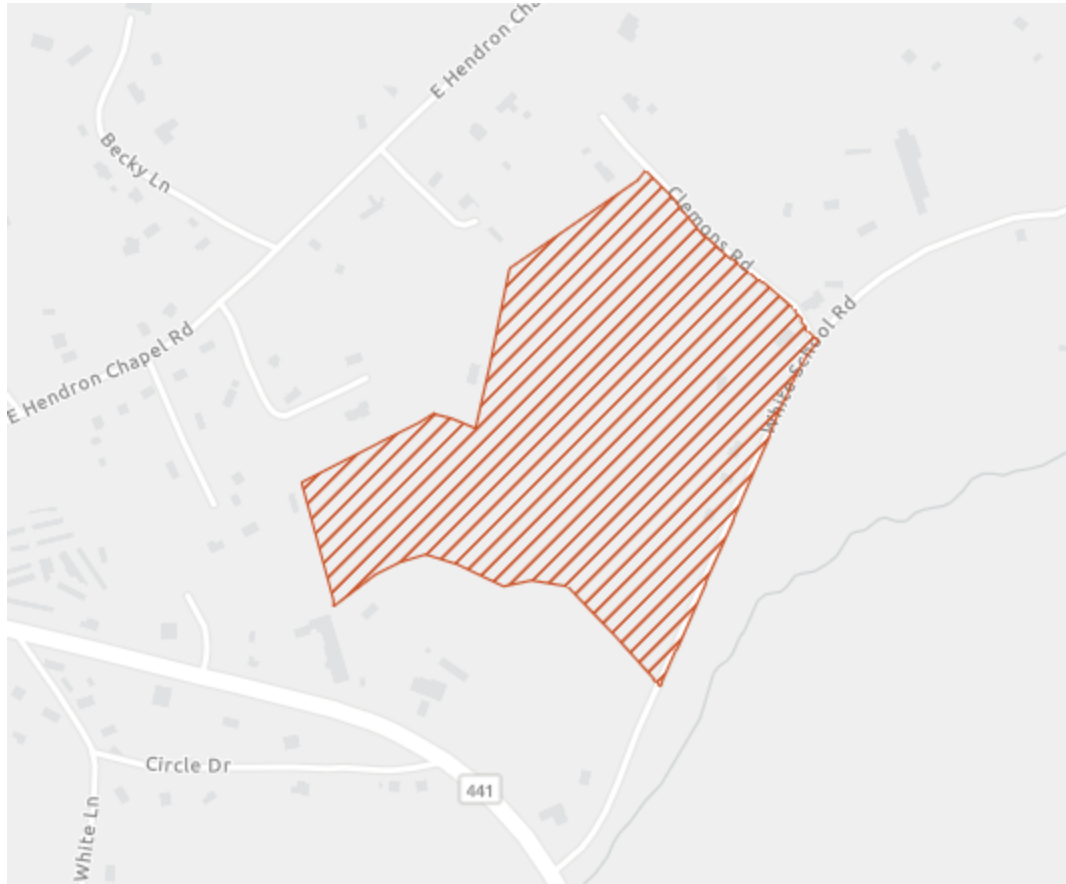


# Map Amendments- Ritta



- 1478.4 acres removed from PGA expansion
- Proximity of railroad and Murphy Creek to existing roadway, as well as utility infrastructure

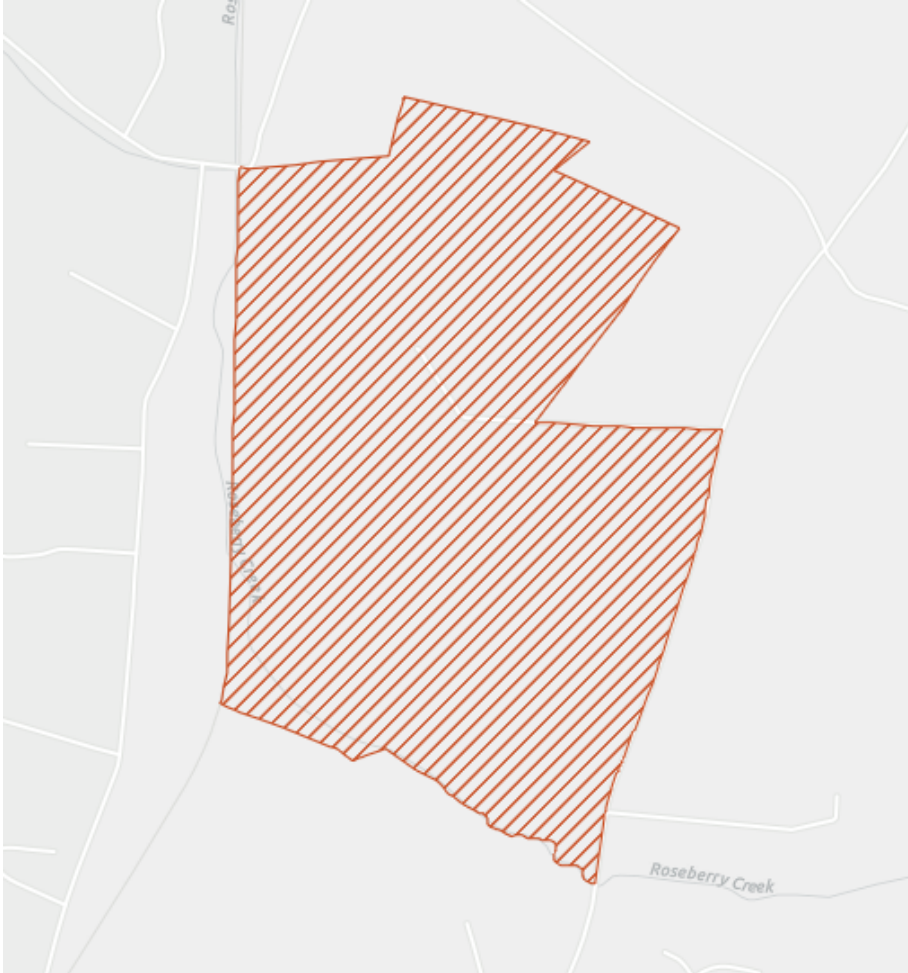
# Map Amendments- South Knox County



- 320 acres removed from PGA expansion
- Narrow road width and no utility infrastructure

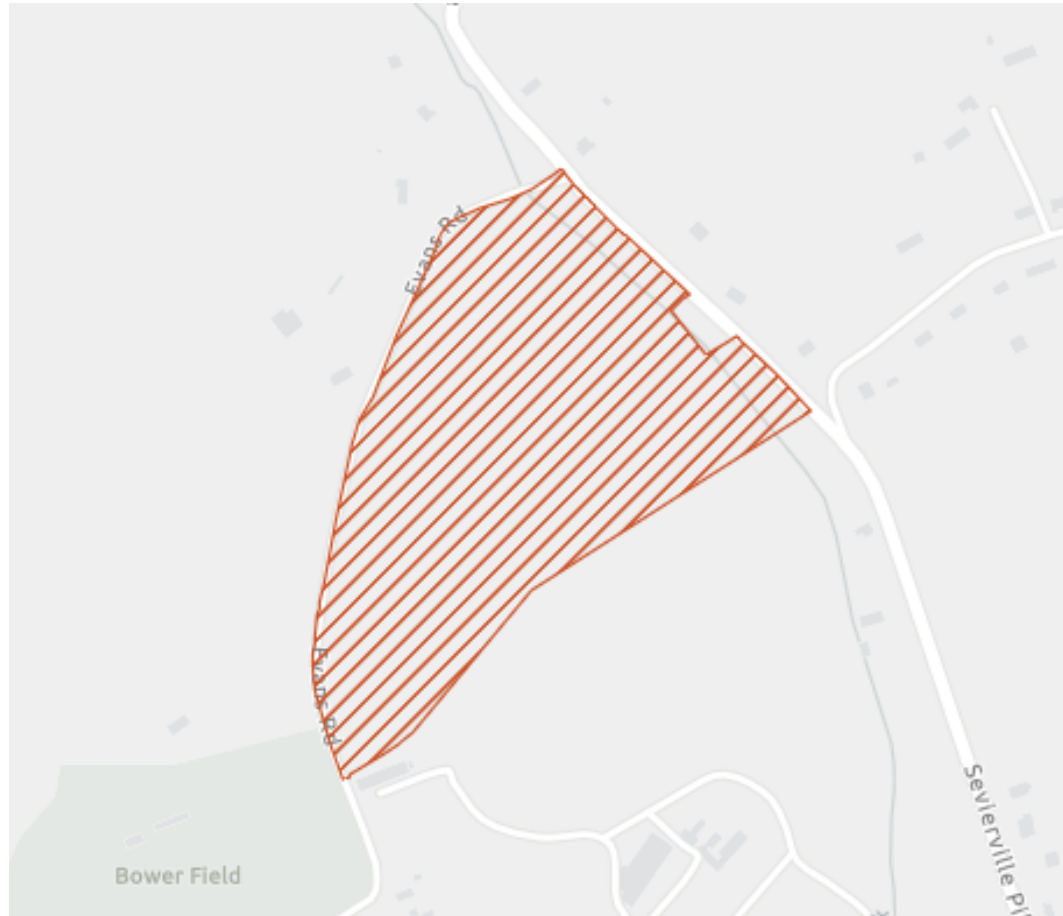


# Map Amendments- Washington Pike



- 300.8 acres added to PGA expansion
- Minor addition to allow for consistent uses of commonly held parcels, supported by roadway and utility infrastructure

# Map Amendments- South Knox County



- 256 acres added to PGA expansion
- Minor addition to allow for consistent uses of commonly held parcels, supported by roadway and utility infrastructure



# Revised Text Amendments

## Proposed:

4. The following policies shall ~~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 the ordinance.

4.2 Rezoning within the Rural area shall be limited to zoning districts that are consistent with 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).





# Revised Text Amendments

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, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18ft pavement, or with an approved memorandum of understanding in place to improve the road to 18ft or greater through the rural area to the adjacent Planned Growth or Urban Growth area, and as defined in the Major Road Plan or superseding documents, adopted by City Council~~ty~~ and County Commission. The intent of this section is to allow residential development into rural areas where utilities and infrastructure are currently available; easily or able to be expanded and in accordance with the Rural placetypes.

4.5 As of the effective date of this plan, all previously approved densities in the Rural Area shall remain in effect and are subject to all plans, regulations, and/or conditions of their approval.



# Revised Text Amendments

6.1 The purposes of the Urban Growth Boundary designation ~~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, utilities ~~utilizes~~, schools, drainage and other public facilities and services.



# Revised Text Amendments

## **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 Appendix C of the adopted Growth Policy Plan from 2000. ~~section 7 of Appendix C.~~



# Resolution Amendments

Effective date of policy 01 May 2024