

To Knox County Growth Policy Coordinating Committee

November 22, 2023

We appreciate the efforts of the Committee and we look forward to the November 27 and December 19 meetings. There are a number of possible questions about the Proposed Amendment to the Growth Policy Plan, both as to substance as well as to procedure, including the relationship between the Proposed Amendment and the Draft Comprehensive Land Use and Transportation Plan (Advance Knox). The questions below are only some of which might be asked. Hopefully the November 27 meeting will provide some clarification and basis for more informed follow-up discussion between members of the public and the Committee.

1. What projections, determinations, and reports required by TCA 6-58-106 were produced, and where can they be viewed by the public?

The Draft Comprehensive Land Use and Transportation Plan includes a series of [appendices](#) that provide detail on the data analysis conducted as part of the plan development.

2. Is there an updated land capability analysis comparable to the 35-page "Land Capability Analysis" document that was used to support the 2001 Growth Policy Plan? How much land within the existing and proposed Growth Area remains available for development?

During this process, a land use model was created to develop and evaluate alternative scenarios. The model has several components, including the evaluation of land use capacity, which incorporates the "carrying capacity" of land. It also includes a suitability analysis that determines how attractive land is for development. These items can be found in [Appendix B](#) of the Comprehensive Plan.

3. Is information available for existing utilities and planned expansions? The 2022 "State of the County" document shows utility districts but does not show actual infrastructure or expansion plans.

Sewer capacity and accessibility was a consideration in the scenario planning process and confirmed with utility providers through the Utility Subcommittee.

4. What is the proposed process for adoption and implementation? Is the intent that the Proposed Amendment be submitted to legislatures concurrently with the Comprehensive Plan as one action?

The original process established the Growth Plan boundaries prior to the Comprehensive Plan (or General Plan in 2003), but the two plans were updated together this time. The Growth Plan boundaries and place types found in the Future Land Use Map are closely related and inform one another, and because of this, the project team intends to move them through their respective legislative processes at the same time. The amended Growth Policy Plan and map will be considered by the Coordinating Committee and then must be approved by Knox County Commission, Knoxville City Council, and Farragut Board of Mayor and Aldermen. The Comprehensive Land Use and Transportation Plan will first be considered by the Knoxville-Knox County Planning Commission and then by Knox County Commission.

5. How will rezonings be determined if the Proposed Amendment and Comprehensive Plan are adopted before updated zoning rules (Unified Development Code) are written and adopted? If placetypes replace

the current Land Use Classification tables before the zoning rules are updated, how will it be determined which existing zones are allowable within a given placetype?

Please see [Appendix H](#) of the Draft Comprehensive Land Use and Transportation Plan for the matrix that will be used to guide recommendations for rezonings before the new code is developed and adopted.

6. Can the Committee provide more information about the criteria and procedure for designating placetypes and their boundaries? And, as was pointed out in the October informational meeting, the Proposed Future Land Use Map has not yet been made available in sufficient street-by-street or parcel-by-parcel detail to allow adequately informed public reaction about the location of proposed placetypes.

Extensive place type definitions are available in Supplement B of [Appendix B](#) of the Comprehensive Plan. Once defined, those place types were assigned to polygons within each scenario consistent with the concept maps that were presented to the public during the "Choices" round of outreach. The [interactive proposed future land use map](#) is available at advanceknox.org.

7. Is the intent to eliminate sector plans? If so, how will the useful detailed information in sector plans, such as trends specific to an area, be maintained and updated? Similarly, what will happen to related small area plans and studies? There are 10 small area plans, 3 regional transportation plans, 9 corridor studies as well as countywide plans (4), city plans (5). Will we discard these plans or will they be incorporated into the Growth Policy Plan/Comprehensive Plan?

At the time of adoption, the Knox County Comprehensive Land Use and Transportation Plan will replace sector plans within unincorporated Knox County. The county recognizes the important research, community context, and public input that informed those plans, which is why both the sector plans and the sector plan map were used to draft the proposed Comprehensive Plan and Future Land Use Map. Adopted small area studies and corridor studies were consulted during the development of the Comprehensive Plan but will remain as stand alone studies. The Comprehensive Plan will be updated on a five-year cycle, referred to on page 69 of the draft Plan, and the county intends to work on small area plans and corridor studies as future needs arise. Additionally, [Panorama](#) is a tool created by Planning staff to help us stay up-to-date on data related to the people and places of Knox County, serving the same role as the background reports in our sector plans. The data used within this tool is updated frequently and allows users to stay informed of trends and conditions throughout the county. Panorama is set up so that we can continue to monitor sectors or other smaller geographic areas.

8. Please elaborate on the intent behind Section 5.2 of the Proposed Amendment (“Planned Growth Areas may include any land use or development permitted by the Knox County Zoning Ordinance.”). By itself, this might be read to allow heavy industry in a residential area, which seems unintended. It appears the actual effect of 5.2 as to zoning would be limited by 5.3, but if so, what is the purpose of 5.2 being so broadly stated?

This means that any land use that is allowed within the zoning code could be permitted, but that rezonings would be required to be consistent with the Future Land Use Map and Comprehensive Plan.

Thank you for your attention to our questions. We realize the Proposed Amendment and Comprehensive Plan require the Committee to address many potential issues, some of which might not even come to light until there is further discussion and deliberation. We hope the Committee will

consider allowing further meetings and public review and comment following the December 19 meeting.