

Growth Policy Coordinating Committee

October 24, 2023

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Engage in our land use and transportation future.



Agenda

1. Introducing the Growth Policy Plan
2. Advance Knox Plan Background
3. Land Use and Transportation Recommendations
4. Proposed Edits to Growth Plan Policies
5. Proposed Edits to Growth Plan Map
6. Next Steps

Introducing the Growth Policy Plan

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Growth Policy Plan

- TN Public Chapter 1101 requires every City and County government to have a 20-year growth plan.
- Plan adopted in 2000
 - Attempted update in 2019
- Committee is defined by State Law and appointments are made by both Mayor Jacobs and Mayor Kincannon



Growth Policy Plan

- The committee's goal is to establish a growth plan that clearly defines the urban growth boundaries for each municipality and identifies the planned growth and rural areas of the County.
- The committee will consider proposed amendments to the plan to allow growth in areas where infrastructure is in place.



Knox County

Relationship of Adopted Plans





Growth Policy Plan Map vs. Future Land Use Map

Growth Policy Plan Map

- Must designate an urban growth boundary, a planned growth boundary and a rural growth boundary that can accommodate growth projected over 20 years.
 - The **urban growth boundaries** contain the corporate limits of a municipality and the adjoining territory where growth is expected;
 - The **planned growth areas** includes compact sections outside incorporated municipalities where growth is expected;
 - The **rural areas** are not within one of the other two categories and are intended to be preserved for agriculture, recreation, forest, wildlife, and uses other than high-density commercial or residential development.



Growth Policy Plan Map vs. Future Land Use Map

Future Land Use Map

- Visually presents the County's vision for future growth and development
- Incorporates the growth policy plan map but provides additional detail on how land in the county could/should be developed in the future
- Includes specific placetypes to help people visualize the various forms that development can take and to help describe the future envisioned for their community

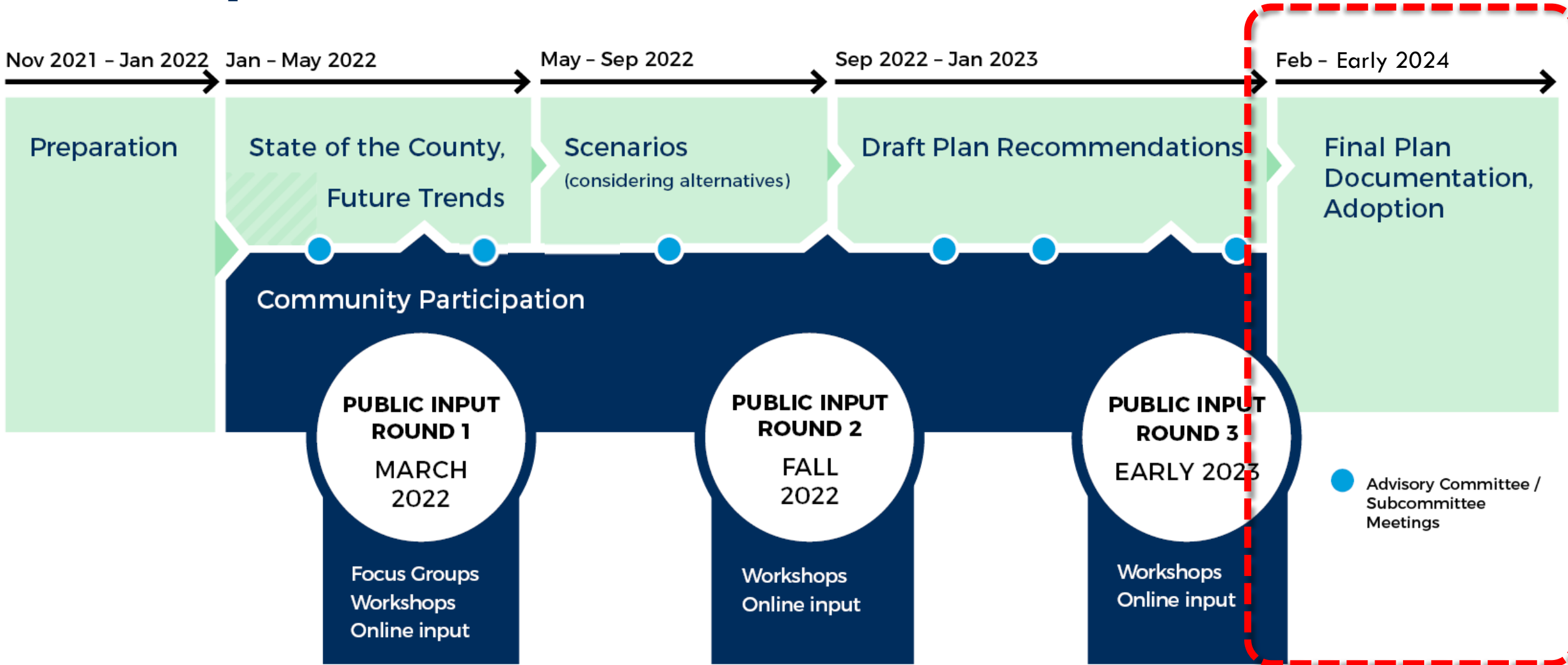
Advance Knox Plan Background

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The process





What is a Comprehensive Plan?



A **blueprint** for the County's future that is laid out in the form of goals and action strategies



A **compass** that guides direction for local-decision making (capital improvements, rezonings, etc.)



A **play book** to provide information to secure project funding, coordinate with future development, and shape policy and program decisions



A **communication** tool that articulates the County's vision and how the private sector can support that vision

In the absence of local planning, someone else will make decisions for you.



Vision

A thriving county that honors its natural beauty and cultural heritage, while supporting diverse people and businesses.





Goals

Community Character

Strong places with distinct identities, including natural areas and development that range from employment centers to rural communities and include walkable neighborhoods and mixed-use centers.

Conservation

Conservation of natural areas and resources that include ridges and valleys, rivers and streams, wetlands, historic and agricultural assets and scenic views.

Infrastructure Investment

Efficient infrastructure investments that support and anticipate planned growth and are maintained through strategic, fiscally responsible decisions.

Economic Growth

A growing and resilient economy with sustained business investments and diverse employment opportunities, strengthening the county's fiscal health and services.

Workforce

Opportunities that attract, foster, and retain an engaged and successful workforce.

Housing Options

Housing and neighborhood options that meet a wide range of types, locations, and affordability to meet the need of a growing and changing population.

Transportation

A safe and connected transportation system that provides options and supports a growing community.

Recreation

A connected network of greenways, parks, and water trails that provide recreational opportunities.





Who was involved?

<p>Advisory Committee</p> <p>Process, substance, and community outreach</p>	<p>Technical Committee</p> <p>Local subject matter experts and advisors</p>	<p>Stakeholders</p> <p>Targeted input</p>	<p>Public</p> <p>Input and feedback</p>
<p>Subcommittees</p> <p>Topical direction</p>	<p>County and Planning Staff</p> <p>Coordination</p>	<p>Elected Officials</p> <p>Monitor and adopt</p>	<p>Consultants</p> <p>Process leadership, expertise</p>



Public Engagement

Three Primary Rounds

1

Listening and Learning

idea generation /
issue identification

2

Making Choices

setting goals /
choosing direction

3

Affirming and Prioritizing

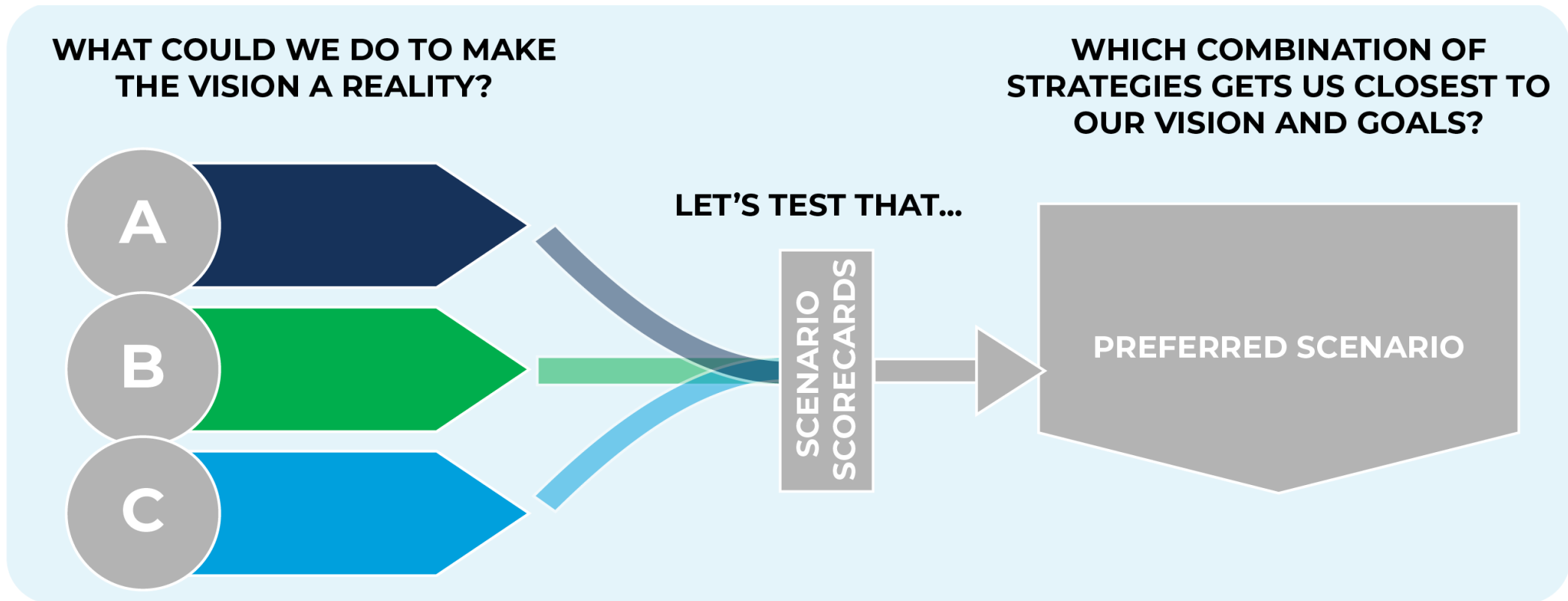
review /
prioritization

Land Use and Transportation Recommendations

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Scenario Planning Process



Future Land Use Map

WALKABLE COMPACT GROWTH

- Traditional Neighborhood
- Corridor Mixed-use
- Town Center Mixed-use

SUBURBAN GROWTH

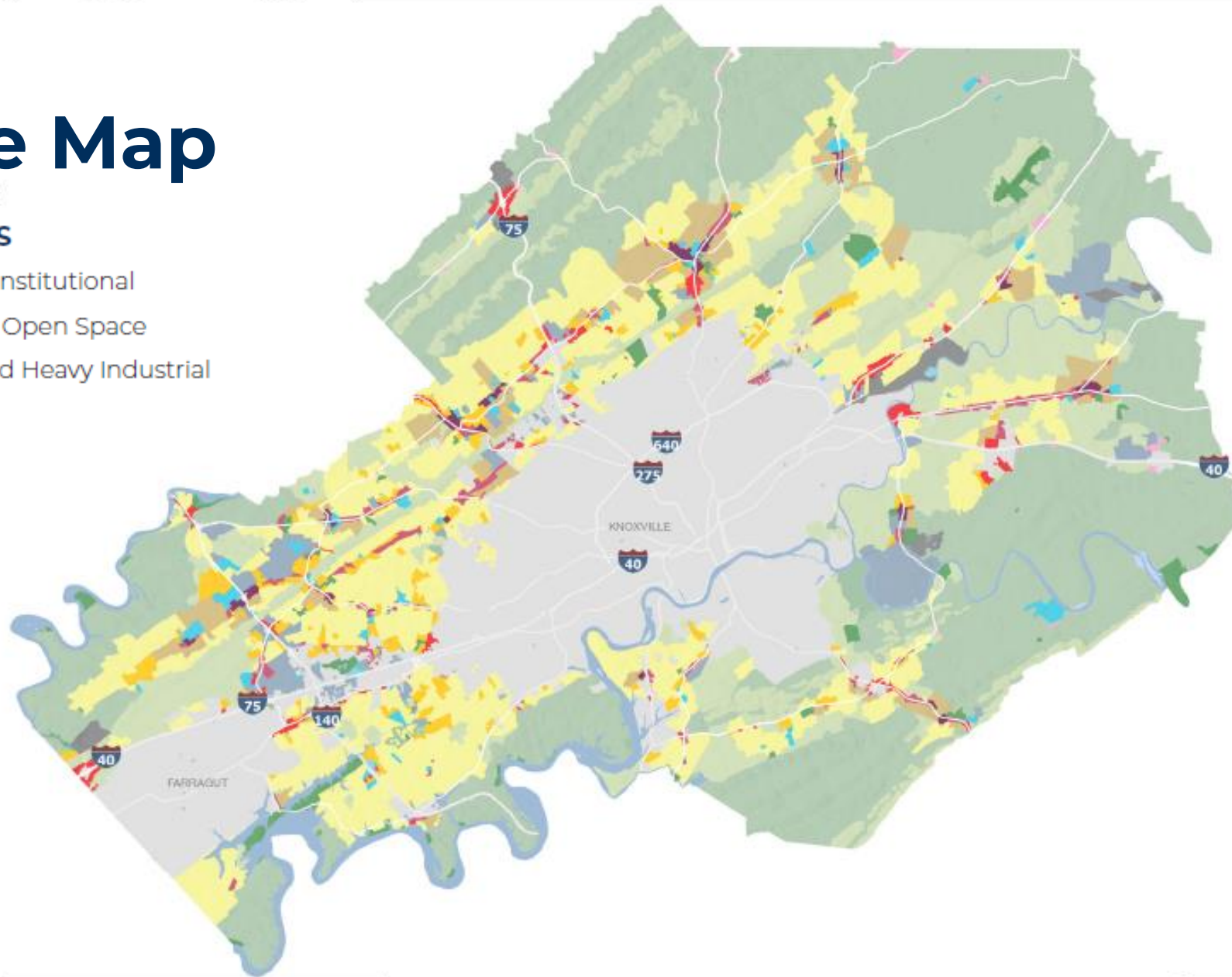
- Suburban Residential
- Suburban Mixed Residential
- Corridor Commercial
- Business Park

RURAL AREAS

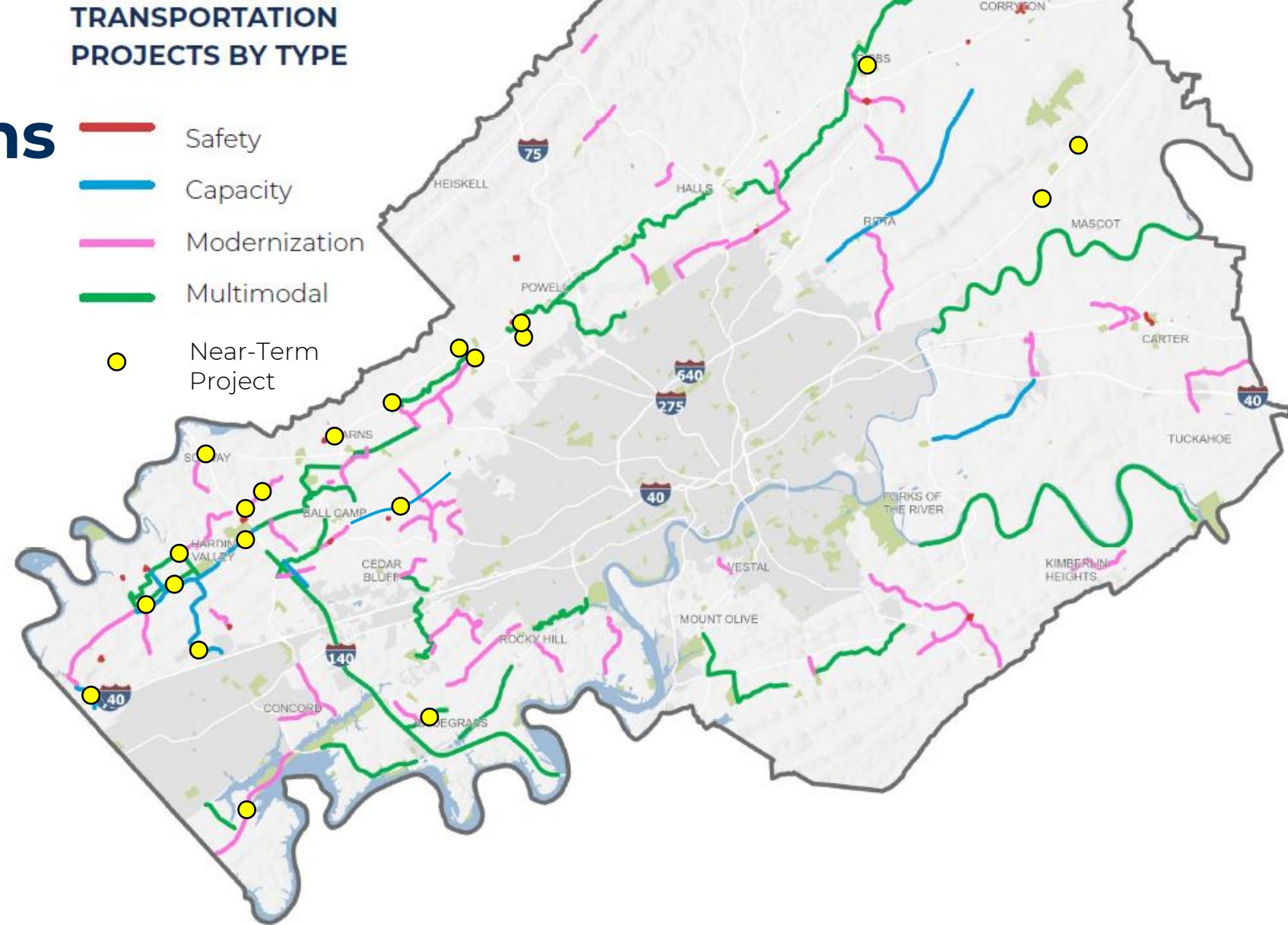
- Rural Living
- Rural Conservation
- Rural Crossroads Commercial

OTHER AREAS

- Civic and Institutional
- Parks and Open Space
- Mining and Heavy Industrial



Transportation Recommendations

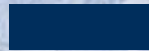




What is fiscal impact?

Revenue Generated

- Property tax
- Sales tax
- Other taxes/fees (wheel tax, fines, etc.)



Cost to Serve

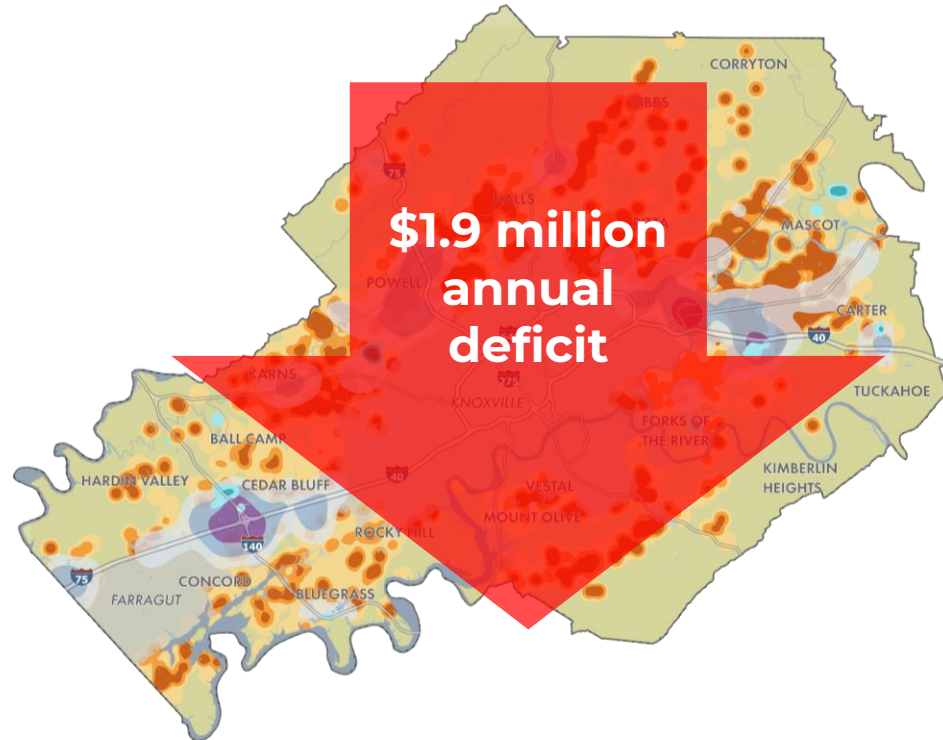
- Stormwater
- Roads
- Public Safety
- General Government (e.g. public health, recreation, etc.)
- Other (e.g. solid waste)



Fiscal Impact

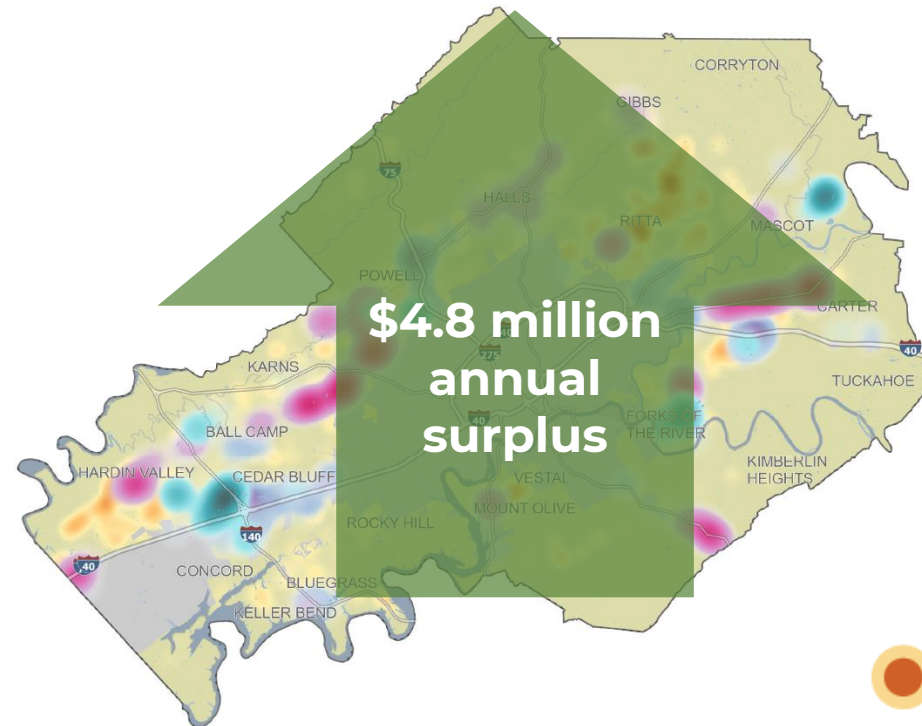


Annual net fiscal impact by 2045



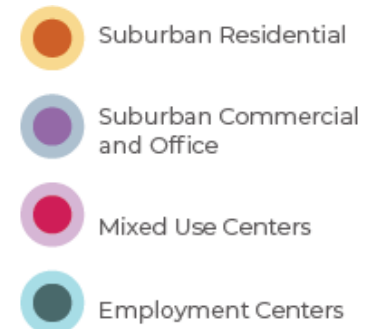
Status Quo

- Continued trend of suburban single family
- Suburban commercial and office centers
- 78,000 new residents by 2045
- 33,000 new jobs by 2045



Preferred Scenario

- Redevelopment in centers and corridors
- Diversity of housing types
- 78,000 new residents by 2045
- 53,000 new jobs by 2045





Policies

- Directly advances the goal
- Supports or reinforces the goal

GOALS

- Community Character
- Conservation
- Infrastructure Investment
- Housing Options
- Transportation
- Economic Growth
- Workforce
- Recreation

1. Improve the predictability and transparency of the development process.	●	●	●	●	●	●	●	●
2. Ensure that development is sensitive to existing community character.	●	●	●	●				
3. Encourage infill and redevelopment of underutilized commercial land.	●	●	●	●		●	●	
4. Incentivize walkable, mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development.	●			●	●	●	●	
5. Create neighborhoods with a variety of housing types and amenities in close proximity.	●			●		●	●	
6. Promote attainable housing that meets the needs of the current and future residents.				●			●	
7. Encourage development practices that conserve and connect natural features and habitat.	●	●						●



Actions

1. Improve the predictability and transparency of the development process.

Goals addressed by this policy:



2. Ensure that development is sensitive to existing community character.

Goals addressed by this policy:



3. Encourage infill and redevelopment of underutilized commercial land.

Goals addressed by this policy:

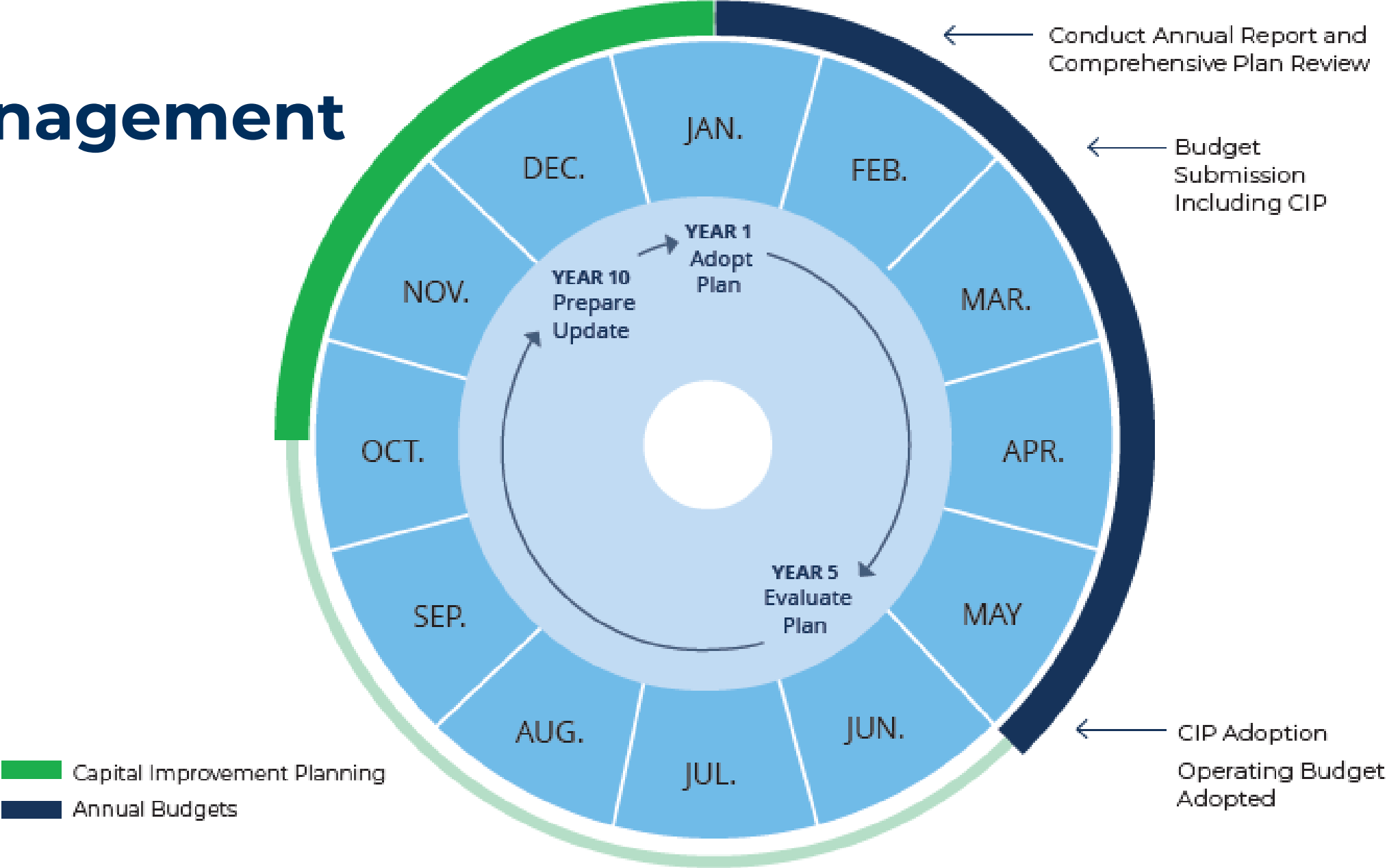


4. Incentivize walkable mixed-use centers, corridors, and neighborhood service nodes as the preferred form of commercial development.

Goals addressed by this policy:



Plan Management Cycle



Proposed Edits to Growth Plan Policies



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Growth Policy Amendment

Proposed Changes

- 1. Rezoning of slopes shall be based on the adopted policies of each legislative body.**

2000 plan stipulated all slopes > 25% shall be limited to A, E, and PR with densities < 1 du/ac

- 2. Rezonings in the Rural Areas shall be limited to the following placetypes: Rural Crossroads, Rural Conservation, and Rural Living (see handouts).**

Placetypes – Rural Areas



Rural Conservation



Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space.

In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low impact site design is expected.

In rural areas, these places are generally appropriate for residential development in a conservation pattern with lots that are smaller than typical rural lots and are clustered to leave natural areas undeveloped.

Rural Crossroads Commercial



Rural Crossroads Commercial areas are appropriate for small commercial nodes occurring at intersections within rural areas. These places provide rural communities with goods and services that meet day-to-day and agricultural needs. These areas may feature multiple small buildings clustered in a walkable pattern.

Rural Living



Rural Living areas are primarily made up of agriculture, open space, and single family residential within a rural setting. These areas may include some limited commercial that supports agriculture and civic uses.

Placetypes – Walkable Compact Growth



Traditional Neighborhood



Traditional Neighborhoods are areas that feature a mix of housing ranging from single family to townhomes and small multifamily buildings. They have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas along major thoroughfares. These areas are typically connected to a mixed-use center.

Corridor Mixed-use



Corridor Mixed-Use areas are appropriate for moderate-scale walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and should provide connectivity to nearby neighborhoods.

Town Center Mixed-use



Town Center Mixed-Use are areas that are appropriate for large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods.

Placetypes – Suburban Growth



Suburban Residential



Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes, housing size and styles, including some small-scale attached dwellings.

Existing areas exhibit a pattern of curvilinear streets, long blocks, and limited connectivity between neighborhoods and other non-residential areas. Future developments should feature street and path connections to adjacent neighborhoods, walkable proximity to parks, and bikeable proximity to neighborhood commercial areas.

Suburban Mixed Residential



Suburban Mixed Residential are areas that are similar in pattern to suburban residential but with a greater mix of housing types including attached housing or small-scale multifamily housing.

Existing areas exhibit a pattern of curvilinear streets, long blocks, and limited connectivity between neighborhoods and other non-residential areas. Future developments should feature street and path connections to adjacent neighborhoods, walkable proximity to parks, and bikeable proximity to neighborhood commercial areas.

Corridor Commercial



Corridor Commercial areas are situated along major transportation corridors that are appropriate for a mix of commercial development including shopping centers, large format retail, and auto-oriented uses. Development is composed of primarily one story, large footprint buildings, but may include a variety of building sizes, including multi-story hotels. These areas have an auto-oriented design but should be well-connected with pedestrian accommodations.

Business Park



Business Parks are areas appropriate for employment intensive uses that may include corporate office, light industrial, advanced manufacturing, research and development, support services, or incubator facilities for start-ups. Buildings tend to be large footprint, 1-2 story, and include highbay spaces, and loading areas. These areas tend to be designed in a primarily auto-oriented setting, but should accommodate transportation alternatives. These areas may be arranged in a walkable campus setting.

Placetypes – Other



Civic and Institutional

Civic and Institutional are areas for existing or future schools, government sites, hospitals, college campuses, and large semi-public facilities. These sites often have a development pattern that is unique to each area and may differ significantly from their surroundings.

EXAMPLE PATTERN



Parks and Open Space

Parks and Open Space are areas that includes existing public parks for active and passive recreation, large private recreational uses (such as golf courses), or land that is permanently protected as a natural area.



Mining and Heavy Industrial

Mining and Heavy Industrial are areas that are used for mining, extraction, and heavy industrial operations. These places mostly represent existing conditions and are appropriate for locations outside of urban growth areas.





Growth Policy Amendment

Proposed Changes, continued

3. Residential development in the rural area shall be limited to the following conditions:

(a) no more than 2 dwelling units per acre; and

2000 Policy – Allowed Zones were AG, E, OS, F, and PR up to 2 du/ac with sanitary. PR up to 3 du/ac were allowed with sanitary, located on collector/arterial roads, and traffic study confirming no adverse Impact to the noted roadways

(b) sanitary sewer and public water must be available; and



Growth Policy Amendment

Proposed Changes, continued

3. Residential development in the rural area shall be limited to the following conditions:

(c) must be on a collector road with a minimum width of 18 ft and as defined in the Major Road Plan, as adopted by the City Council 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 Rural placetypes.

Proposed Edits to Growth Plan Map



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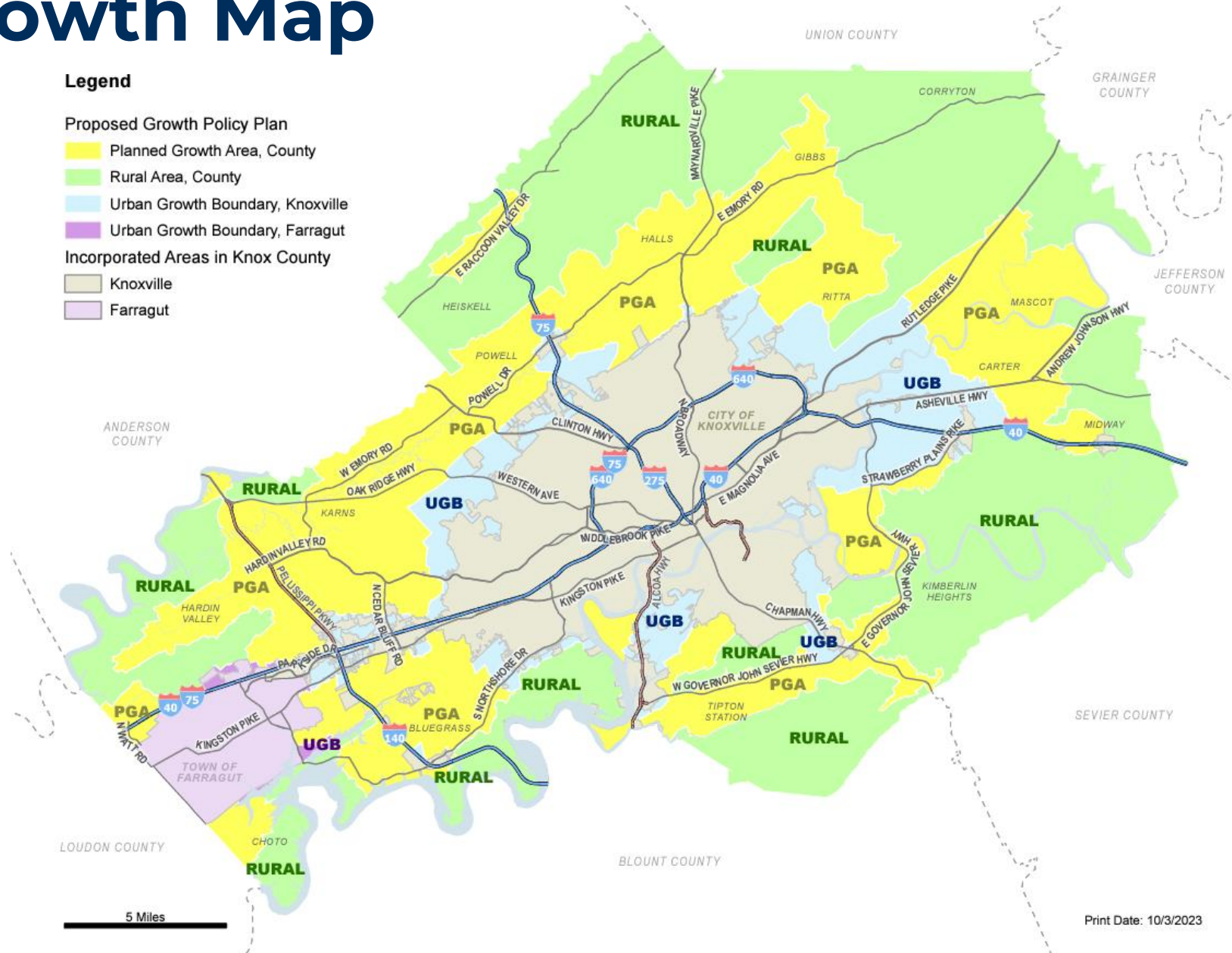
New Growth Map



Legend

Proposed Growth Policy Plan

- Planned Growth Area, County
 - Rural Area, County
 - Urban Growth Boundary, Knoxville
 - Urban Growth Boundary, Farragut
- Incorporated Areas in Knox County**
- Knoxville
 - Farragut



New Growth Map

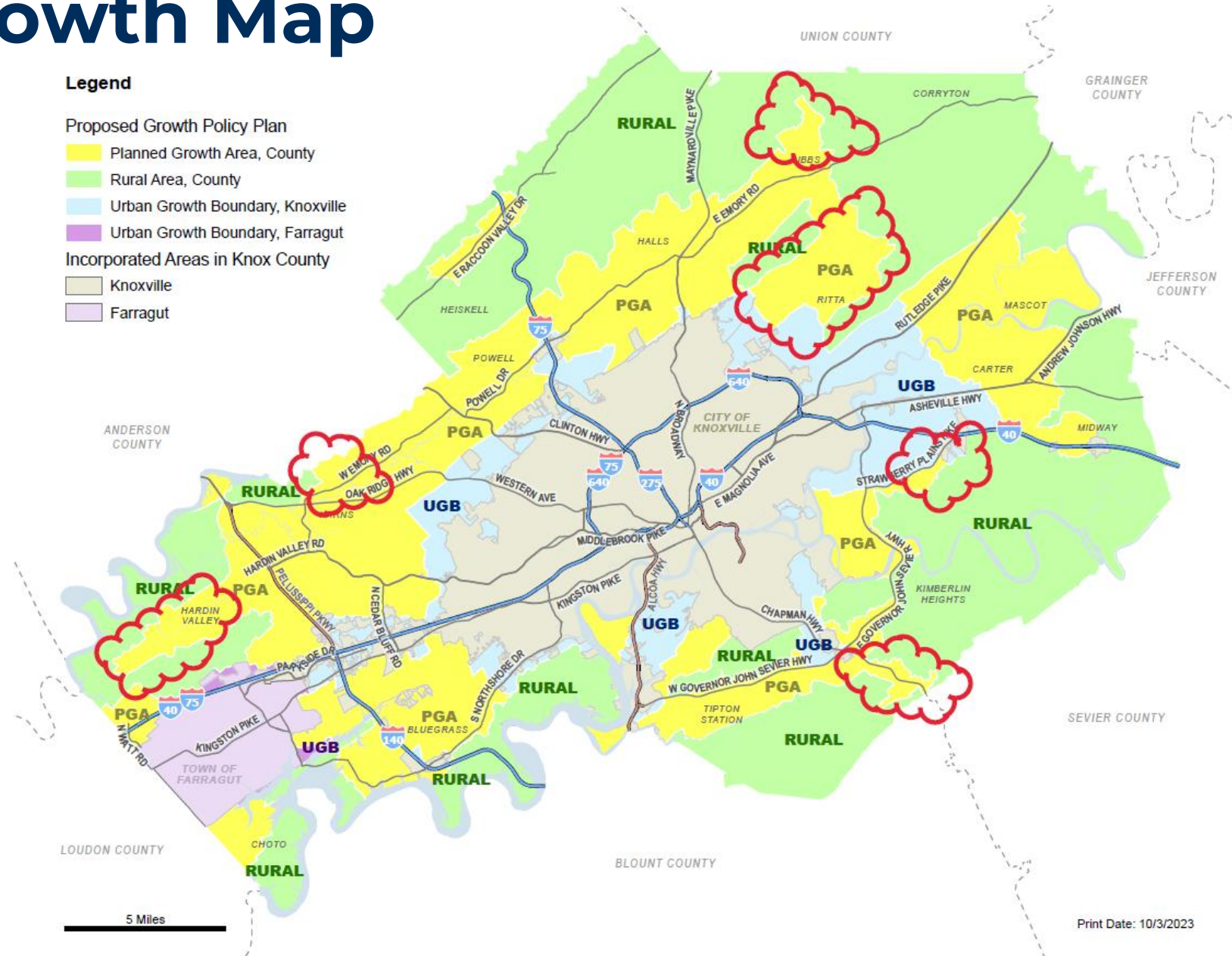


Legend

Proposed Growth Policy Plan

- Planned Growth Area, County
 - Rural Area, County
 - Urban Growth Boundary, Knoxville
 - Urban Growth Boundary, Farragut
- Incorporated Areas in Knox County**
- Knoxville
 - Farragut

Expansion of Planned Growth Area





New Growth Map Details

Features of New Map

1. Addition of 17.58 square miles (11,251 acres) of new Planned Growth expansion
2. Increase of 12.8% from 2000
3. Expansion areas closely align with existing or proposed infrastructure and market trends
4. Alignment of infrastructure is key to maintaining balance in fiscal impact

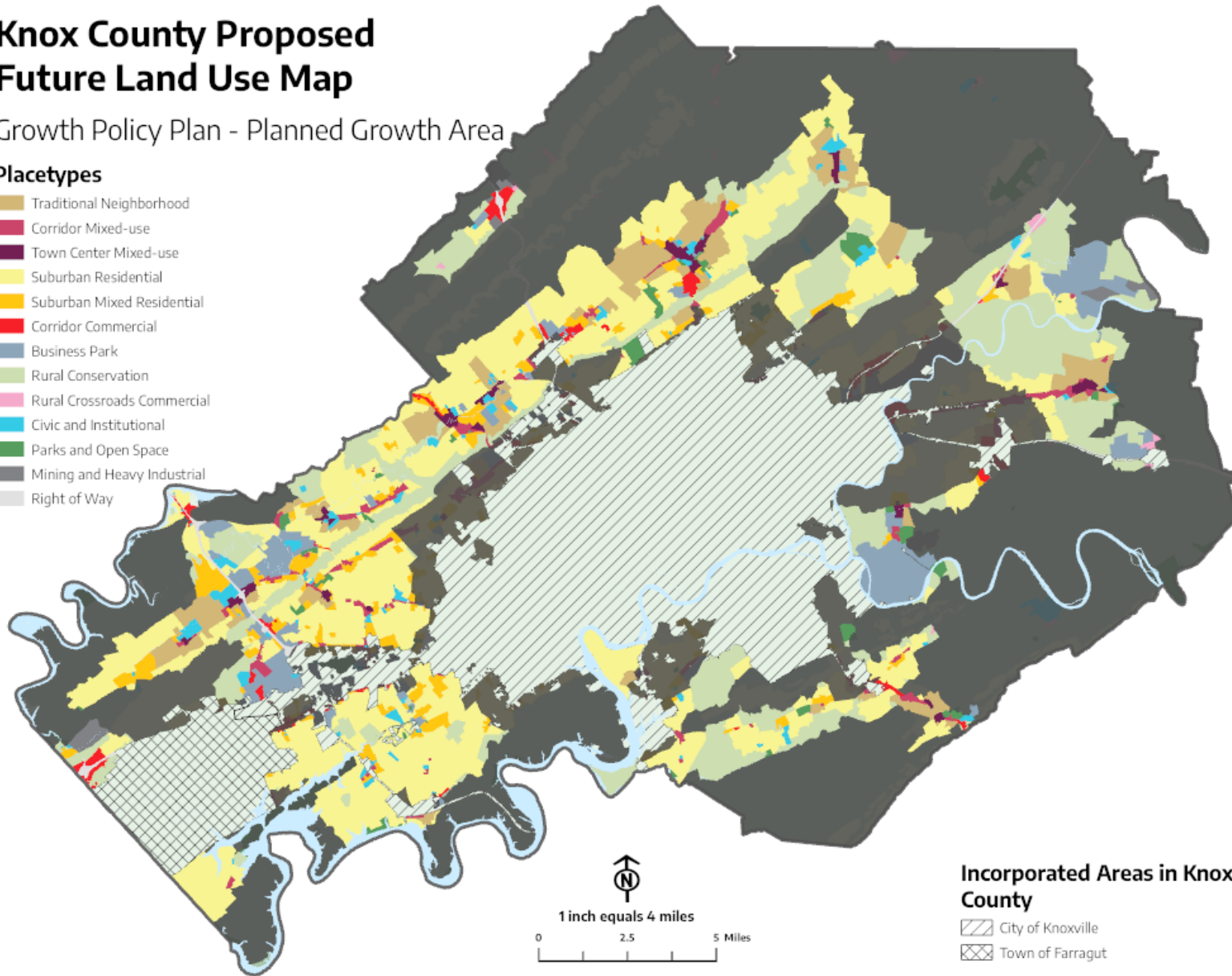


Knox County Proposed Future Land Use Map

Growth Policy Plan - Planned Growth Area

Placetypes

- Traditional Neighborhood
- Corridor Mixed-use
- Town Center Mixed-use
- Suburban Residential
- Suburban Mixed Residential
- Corridor Commercial
- Business Park
- Rural Conservation
- Rural Crossroads Commercial
- Civic and Institutional
- Parks and Open Space
- Mining and Heavy Industrial
- Right of Way



Incorporated Areas in Knox County

- City of Knoxville
- Town of Farragut

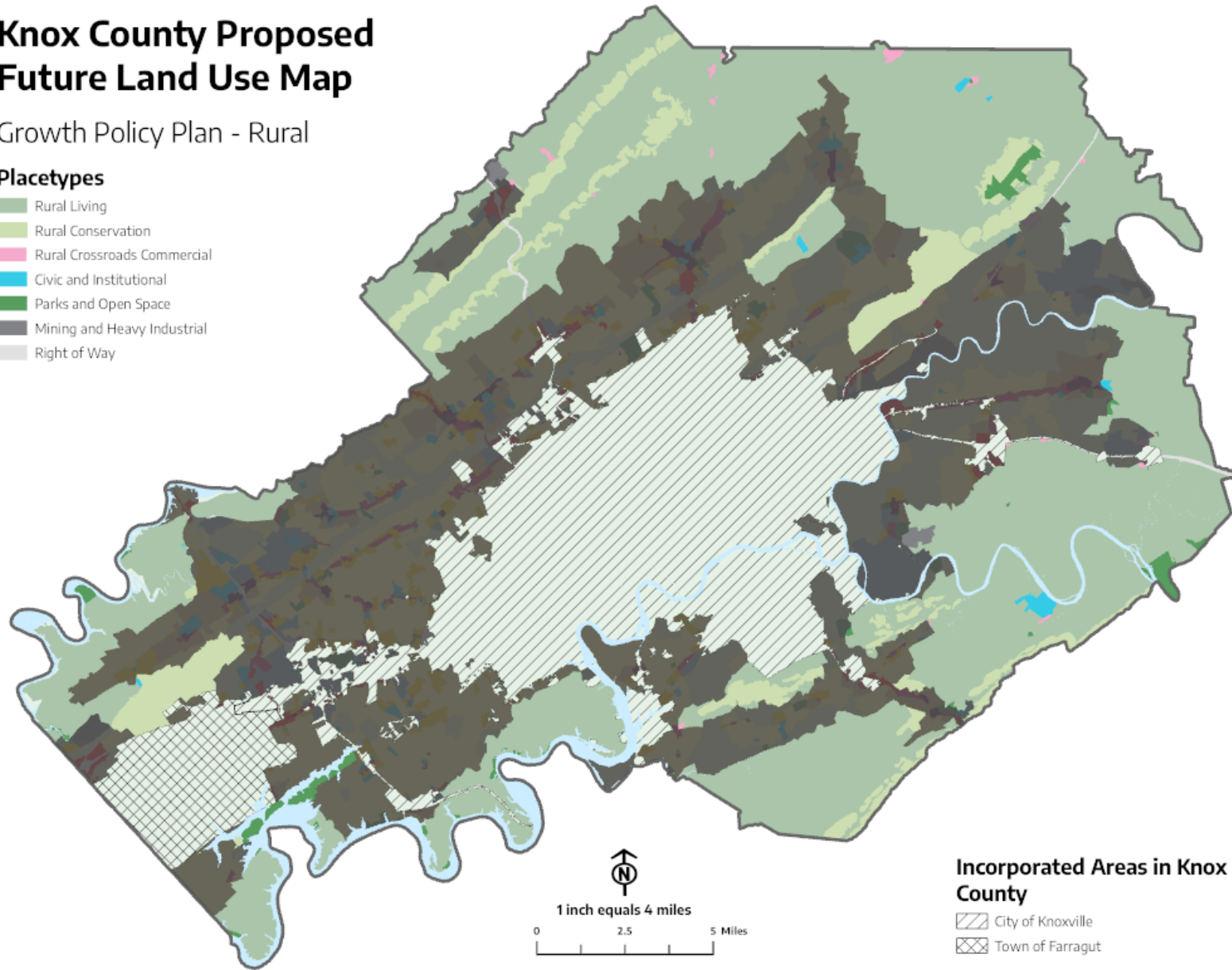


Knox County Proposed Future Land Use Map

Growth Policy Plan - Rural

Placetypes

- Rural Living
- Rural Conservation
- Rural Crossroads Commercial
- Civic and Institutional
- Parks and Open Space
- Mining and Heavy Industrial
- Right of Way



Incorporated Areas in Knox County

- City of Knoxville
- Town of Farragut

Next Steps



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Next Steps

The GPC is required to meet two times.

Thank you!

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