

# Growth Policy Coordinating Committee

November 27, 2023

**ADVANCE KNOX**

Engage in our land use and transportation future.



# Review of Proposed Amendments

## Amendments to the Growth Policy Plan map

### A. Urban Growth Area

- City of Knoxville grew ~5mi<sup>2</sup>

### B. Planned Growth Area

- 6 areas of expansion totaling 17.5mi<sup>2</sup>
- Allows a greater range of development types



# Review of Proposed Amendments

## Amendments to the Growth Policy Plan text

### A. Additional limitations in the rural area

- **No more than 2 dwelling units per acre**
- **Sanitary sewer and public water must be available**
- **Must be on a collector road with min. 18' width**
- **Rural Living/Rural Crossroads/Rural Conservation**

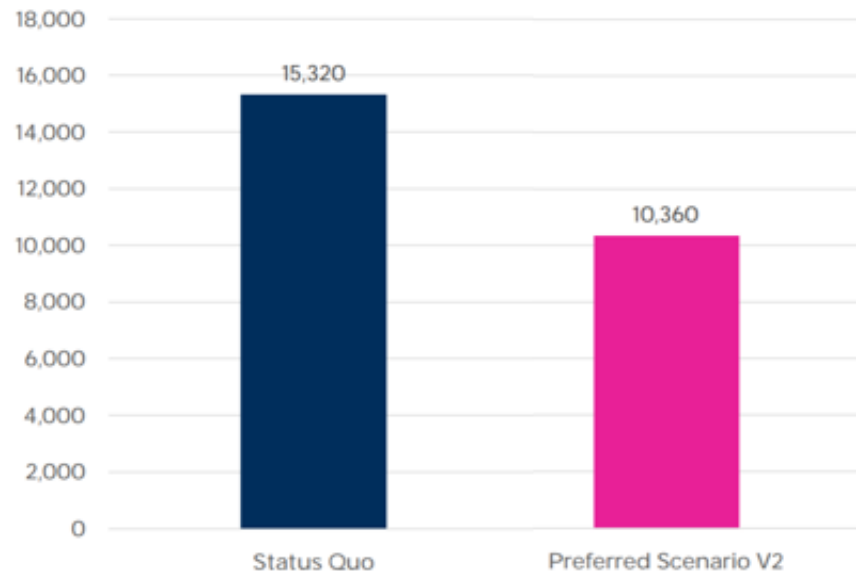
### B. Rezoning of slopes respects local adopted policies



# Questions Raised GPCC #1

Request: How much new land is consumed - Status Quo vs Preferred Scenario?

## Total Land Consumed (acres)



20% reduction in new land consumed



# Questions Raised GPCC #1

Request: Provide GIS Layers and Maps

Interactive Slider Map <https://bit.ly/growthpolicymap>

- Compares existing and proposed Growth Plan boundaries
- Includes a layer representing Prime Farmland (USDA)
- Available at [advanceknox.org](http://advanceknox.org)

The Future Land Use Map (*Knox County's Comprehensive Plan*) is also available for review.

# Questions Raised GPCC #1



Question: How does this plan protect farmland and prime farmland soils?

## What are Prime Farmland Soils?

- Soil Survey finalized in Knox County in mid 1990's

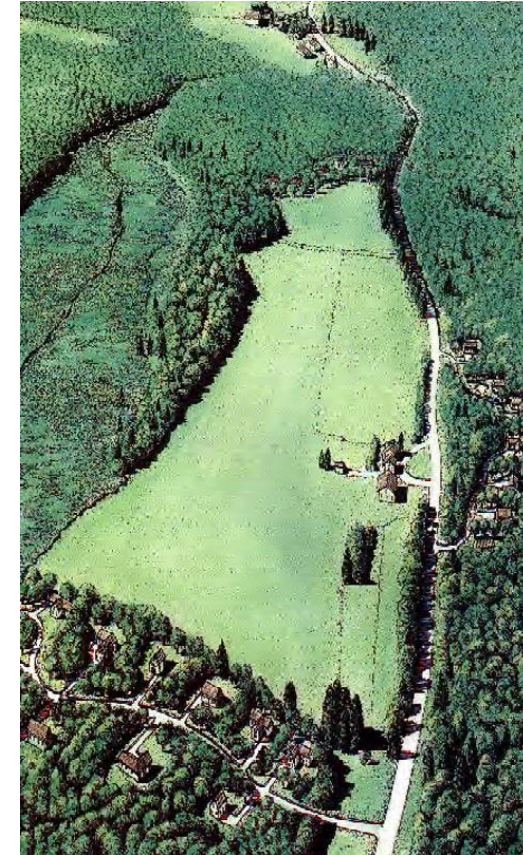
## How does this plan protect farms?

- Focus growth in areas with existing infrastructure availability
- Limit development in rural areas to discourage sprawl

## How does the change to the growth plan designation affect farms?

- More options in how land can be used
- Does not direct new expansions

## How can we permanently preserve farms?





# PGA Expansion Areas Hardin Valley and Karns

**Total Area: 4.86 mi<sup>2</sup>**

Justification:

- WKUD sewer expansion – \$80 million WKUD investment
- Hardin Valley Mobility Plan
- Coward Mill Elementary – \$25 million Knox County BOE investment
- Cheralala Extension/Coward Mill Road widening - \$12 million Knox County investment
- Schaad Road corridor – \$80 million Knox County investment
- Watt Road interchange/Everett Road widening – \$62 million TDOT/Knox County investment
- Roundabouts at Hardin Valley and Marietta Church/E. Gallaher Ferry and Sam Lee and Swafford/Steele – \$5 million Knox County/development partnerships
- Hardin Valley Road improvements (new alignment and operational improvements)



# PGA Expansion Areas Gibbs and Ritta

**Total Area: 11.12mi<sup>2</sup>**

Justification:

- KUB/ HPUD sewer availability
- Washington Pike widening (City of Knoxville) - \$27.5 Million City/TPO investment
- E Emory Rd widening (TDOT) – \$70.6 Million TDOT investment
- Maynardville Highway widening (Knox and Union) – \$130 Million TDOT investment
- New Gibbs Middle School
- Proposed East Knox County Mobility Study
- Urban Growth Boundary adjacent





# PGA Expansion Areas Strawberry Plains and Chapman Hwy

**Total Area: 1.52mi<sup>2</sup>**

Justification:

- KUB sewer availability
- KCUD sewer expansion
- Chapman Highway safety improvements (TDOT) – \$30 Million Public investment
- Population growth in Seymour/Sevier County
- Urban Growth Boundary/Interstate proximity



# Next Steps for Advance Knox

