

Under Constraints:

What flood plain year?

The most current flood hazard maps, as published by FEMA, were used to determine the floodplain for each "panel" of the map.

What % steep slopes?

Hilltop and Ridge Protection Areas with slopes > 15% were used. These were identified by using the [Knoxville-Knox County Hillside and Ridgetop Protection Plan](#).

Under Placetypes:

What is density per acre for: suburban low, suburban medium, suburban high, Town Center, and Mixed Commercial.

The number of dwelling units will be determined by the dimensional requirements and the type of housing that is permitted by the place type and assigned zone district.

What is the housing type difference between suburban medium and suburban high, and why is there no suburban high on the FLU map?

The FLUM does not have a Suburban Low, Medium, or High designation. While these place types were originally allocated to the three scenarios, they were later amended based on feedback from the public about preferred types of new development. Though you will see reference to these in Appendix B, the Suburban Low and Suburban Medium place types were amended and renamed Suburban Residential (SR) and Suburban Mixed Residential (SMR) and the growth originally placed in the Suburban High place type was reallocated to other place types as a reflection of that feedback. To understand the difference between the originally proposed suburban medium and high place types, please see Supplement B in Appendix B (found on page 41 of that appendix), which gives full place type definitions.

All of the place types are present on the FLUM. More detailed information about each place type can be found in [Chapter 2, Future Land Use Map \(Pg. 29\) of the draft plan](#).

What does PMT mean?

This refers to the Project Management Team which was made up of the consultant group and staff from both Knox County and Knoxville-Knox County Planning.

Attached units are a secondary use in suburban. Is this suburban low or medium?

The FLUM does not have a suburban low, medium, or high designation. For more information on where attached units may be considered see the place type descriptions beginning [on page 29 of the draft plan](#).

There is a place type called suburban mixed but it doesn't appear on the FLU map, unless suburban medium = mixed. Please clarify.

The original place types that were defined during the early stages of the scenario planning process were later amended, so there was originally a Suburban Medium, which was later changed to the Suburban Mixed Residential (SMR) designation. There are 148 instances of the SMR place type in the FLUM map. This has the code "SMR" and is a gold color.

Please provide a zoomable map with an environmental features layer overlaid with a unconstrained developable land layer.

This is not available.

What is the Urban Footprint Base Canvass and if it is mapped may I see it?

It is a comprehensive land use database that was used to determine the existing conditions of Knox County and used as the base year dataset in the Land Use Model during the scenario planning process.

And finally (for now) some population questions regarding unincorporated Knox County:

The Comprehensive Plan references the 2045 Mobility Plan for population projections.

Page c-3 of this Mobility Plan compares 2018 population (465,289) to projected 2045 population (570,688) resulting in an increase of 105,063.

The Quick Facts Census estimated 2022 population is 494,574 which when compared to 570,688 results in an increase of 76,114.

The population projections used for the Advance Knox land use and transportation plan were derived from the Knoxville Regional Transportation Planning Organization's (TPO) [Mobility Plan 2045](#). Mobility Plan projections were modeled by Woods & Poole, Inc., a well-established vendor of national demographic data, using a 2018 base year population estimate, with forecast period to 2045. The Woods & Poole data were compared against projections from UT's Boyd Center for Business and Economic Research (CBER) that were in place at that point in time, and they were generally in agreement, but obviously not identical. Additional details of this process are provided in the Mobility Plan document (pages C-3 and I-6, for example). You can read more about the population projections in the Advance Knox plan document, Appendix B, page 23.

The county's share of projected growth is mentioned twice in the Comprehensive Plan: 73% and 75%. Taking the higher % this results in a projected 2045 county population increase of 57,086. If then divided by average household size of 2.4 the demand for residential units is roughly 23,786. Not the estimated 31,000.

The 73% estimate is derived from traffic analysis zone (TAZ) data in the Knox TPO model. Because the TAZs are more coarse than the city/county boundaries, there is some overlap (in this case, small portions of the county boundary overlaps with TAZs defined as being in one of the cities). The number was ultimately increased to 75% to account for this overlap.

While the 75% share is higher than what has been represented historically in the Census data, local trend data suggests that the unincorporated county is growing at a faster pace than the cities. Knox Planning's 2021 Development Activity Report indicated significant growth in single family homes in the unincorporated county (2,600) compared to the City (1,380) and Town (400). Single family homes have higher average household sizes, resulting in greater population.

I would be curious to know the number of residential units approved by not yet built.

Though this is from 2021, we reported the following in the State of the County Report: 7,048 approved lots and 1,379 vacant platted lots.

And if we could have any data that is more accurate that would help. What do you think of this analysis?

Using the average household size is a good number for a ballpark estimate, but we believe using the County's own trend in job growth is a better indicator of future job growth.

What is the assumption behind so little attached housing shown on the FLU map? And so much suburban? How does this meet the public's priority for conservation and affordable housing? How does

this meet the desire for nodal development? Nodal development doesn't have to be a Town Center. It can be clusters of higher density located near arterial and connector roads.

A significant portion of the yellow on the future land use map reflects land that has already been built out with lower density residential neighborhoods and developments. Community input indicated a strong preference to balance an increase in housing types and mix of uses with a suburban development pattern. The range of place types developed reflects this input. Newly defined place types include a range of housing, including Town Center Mixed Use (TCMU), Traditional Neighborhood (TN), Corridor Mixed Use (CMU), Suburban Mixed Residential (SMR), Corridor Commercial (CC), and Rural Crossroads Commercial (RCC). These place types are intended to provide a range of housing options and mix of uses and they all expand the number and type of housing forms that can now be considered in the county. The locations where mixed-use centers were applied in the FLUM attempt a very intentional transition from higher to lower intensity development.

Sewer is given an extremely high weighting. Is this existing or does it include proposed? By including proposed (if it is included) aren't we letting utility companies dictate the extent of growth. That is, just because it can be serviced doesn't mean it should be.

The sewer suitability factor includes both existing and proposed expansion. While it is an important consideration, the suitability analysis was also influenced by active transportation, community amenities, constraints, cost of land, growth policy, parcel size, proximity to interchanges, and proximity to transportation.