

PLACETYPES

The County's Future Land Use Plan is based on a palette of placetypes. These placetypes indicate the mix of uses and scale of development that are appropriate in an area if that area were to change or develop in the future.

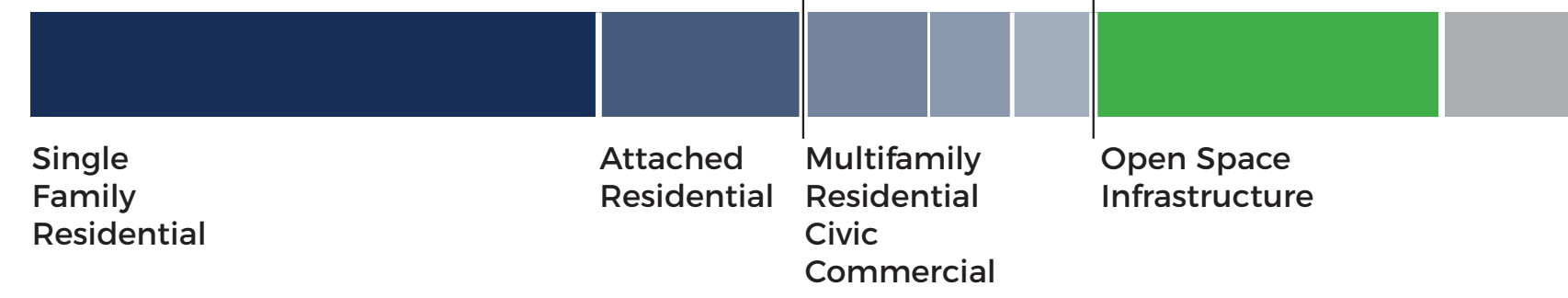
WALKABLE COMPACT GROWTH

Traditional Neighborhood



Residential areas that feature a mix of housing ranging from single family to townhomes and small multi-family buildings. Traditional neighborhoods have a walkable block pattern, a mix of housing types within the neighborhood, and neighborhood amenities such as parks and schools. These areas are typically connected to a mixed-use center.

TYPICAL LAND USE MIX

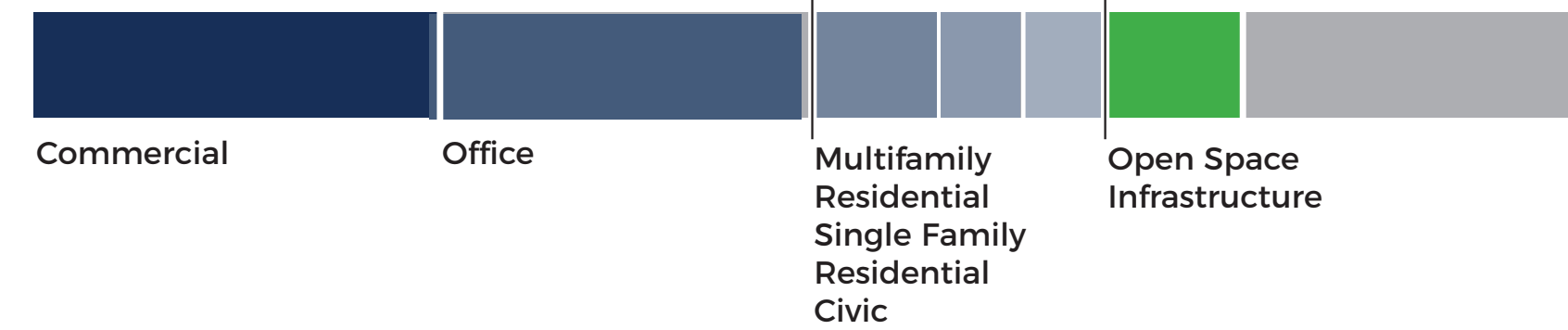


Corridor Mixed-use



Areas 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.

TYPICAL LAND USE MIX

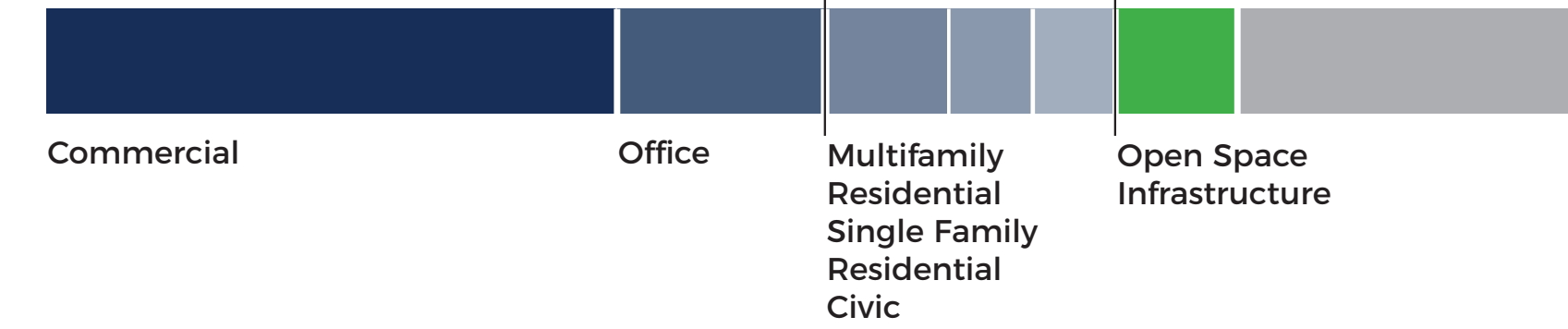


Town Center Mixed-use



Areas appropriate for large and compact walkable developments with employment, commercial, residential, civic, and supporting uses integrated horizontally and vertically with connectivity to surrounding neighborhoods.

TYPICAL LAND USE MIX



The Future Land Use Map expresses the Knox County's intent for where and how it should use its land in the future. For the unincorporated areas of the county, the map identifies a future placetype. These placetypes are defined by various attributes of urban or rural form, mobility and connectivity, and land uses.

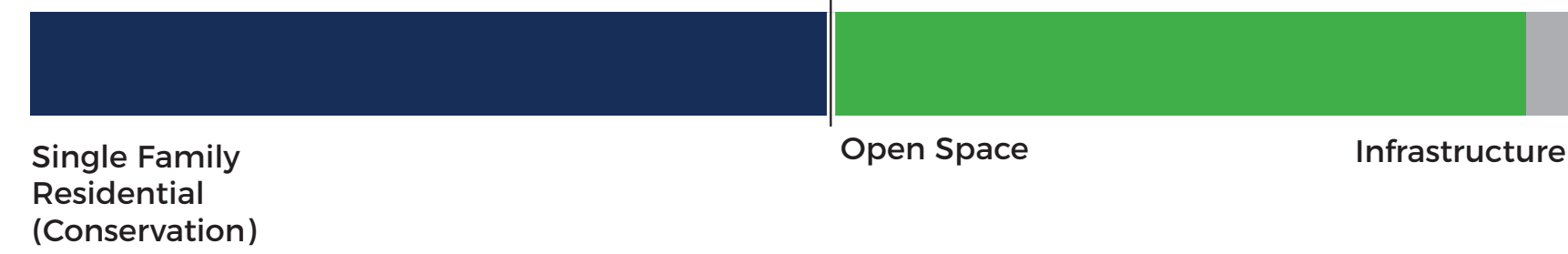
RURAL AREAS

Rural Conservation



Areas primarily made up of single family residential subdivisions in a rural setting. These subdivisions are designed to preserve forested areas, ridges, and other significant natural areas. Like other rural areas, these places may include some limited non-residential uses such as commercial or agriculture.

TYPICAL LAND USE MIX

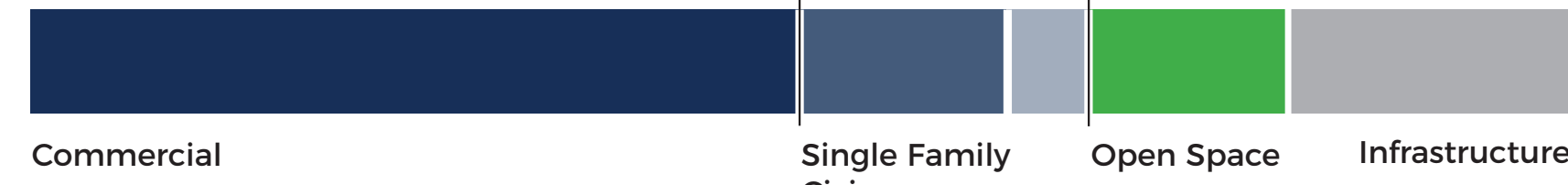


Rural Crossroads Commercial



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.

TYPICAL LAND USE MIX

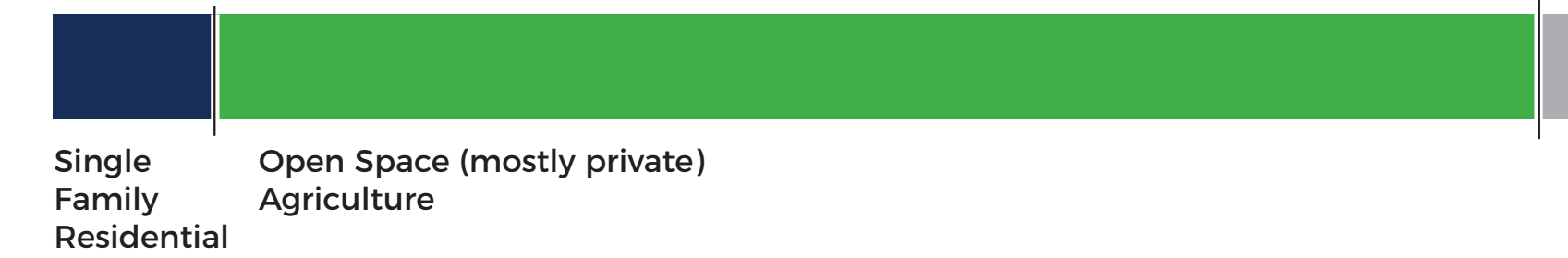


Rural Living



Areas primarily made up of large lot residential within a rural setting. These areas may include some limited non-residential uses such as commercial or agriculture.

TYPICAL LAND USE MIX



The plan is NOT a zoning map and does not change what is existing or permitted today. It is used to inform future decisions about development and infrastructure investment.

SUBURBAN GROWTH

Suburban Residential



Areas of 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.

TYPICAL LAND USE MIX



Suburban Mixed Residential

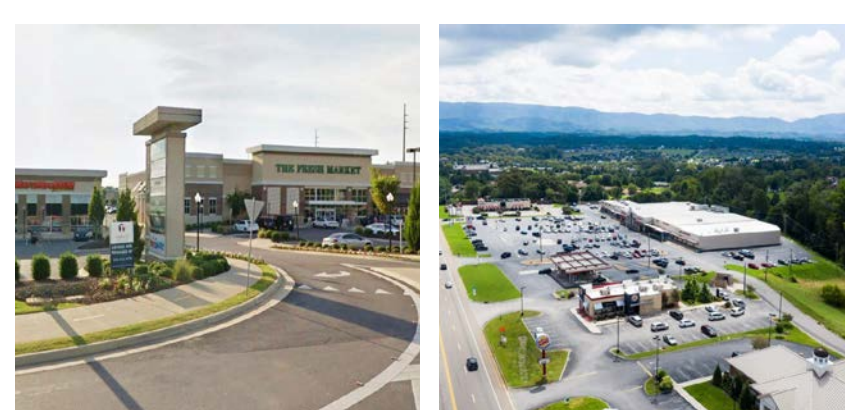


Areas that are similar in pattern to suburban residential but with a greater mix of housing types including attached housing or small-scale multi-family housing. Existing areas exhibit a pattern of curvilinear streets, long blocks, and limited connectivity between neighborhoods and other non-residential areas. Future developments should feature street and path connections to adjacent neighborhoods, walkable proximity to parks, and bikeable proximity to neighborhood commercial areas.

TYPICAL LAND USE MIX

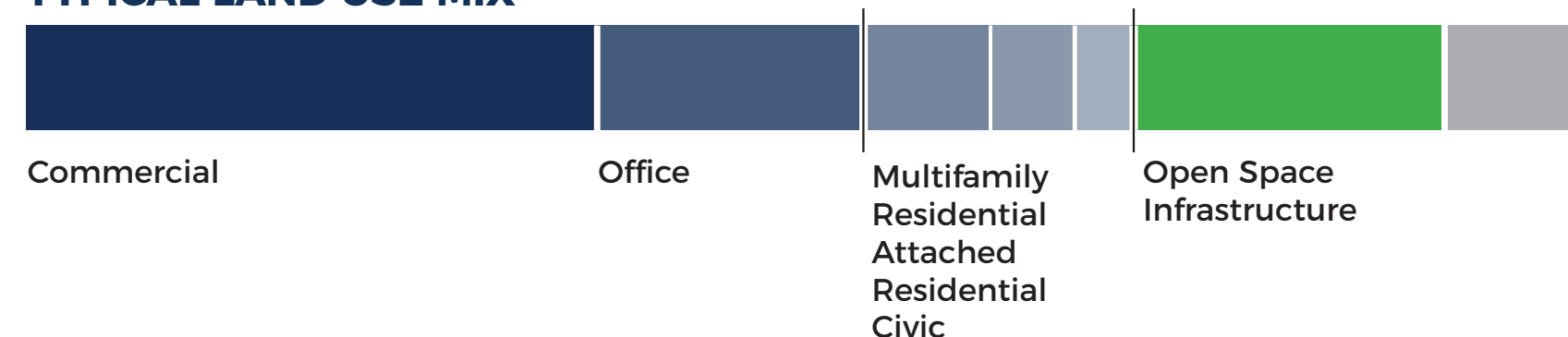


Corridor Commercial



Areas 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.

TYPICAL LAND USE MIX



Business Park



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 "high-bay" 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.

TYPICAL LAND USE MIX

