



Planning in Knox County



KNOX COUNTY
TENNESSEE

Knox County Commission Chairman's Briefing
June 7, 2021



Requirement to plan

Tennessee Code Annotated

TN Code Title 6-58-101 (PC 1101 “Growth Policy Act”)

- Requires all governments in a county to cooperate in a local planning process and to address growth and annexation issues.

Planning and Zoning in TN

Tennessee Code Annotated Title 13

Authorizes planning and land use regulations

Chapter 3 – Planning Commissions

- Promote the mutual cooperation of municipal planning commissions within the region, coordinate the plans of the municipalities with the regional plan, and confer with and advise municipal and county legislative bodies and officials to promote the coordinated and adjusted development of the region. (TCA 13-3-104).
- Advise county and municipal legislative bodies in the formulation of public improvement programs and the financing thereof. (TCA 13-3- 104)
- Prepare and adopt a general regional plan for physical development of the region. (TCA 13-3-301)

Chapter 3, Section 403 and 406 – Regulations for Subdivisions, Plats, New Roads

- Regulate the development of land through subdivision regulations and site plan review. (TCA 13-3-403)
- Review and approve the design, opening, grading, paving, or lighting of any road or any utilities to be authorized or placed in any such road prior to any public officials or agency's action. (TCA 13-3-406)

Chapter 7, Section 102 and 105 - Zoning

- Zoning ordinances and maps must be certified by the legislative body. (TCA 13-7-102)
- Procedure for reviewing and making recommendations for any amendment to the zoning ordinance and map. (TCA 13-7-105)

Authority to zone

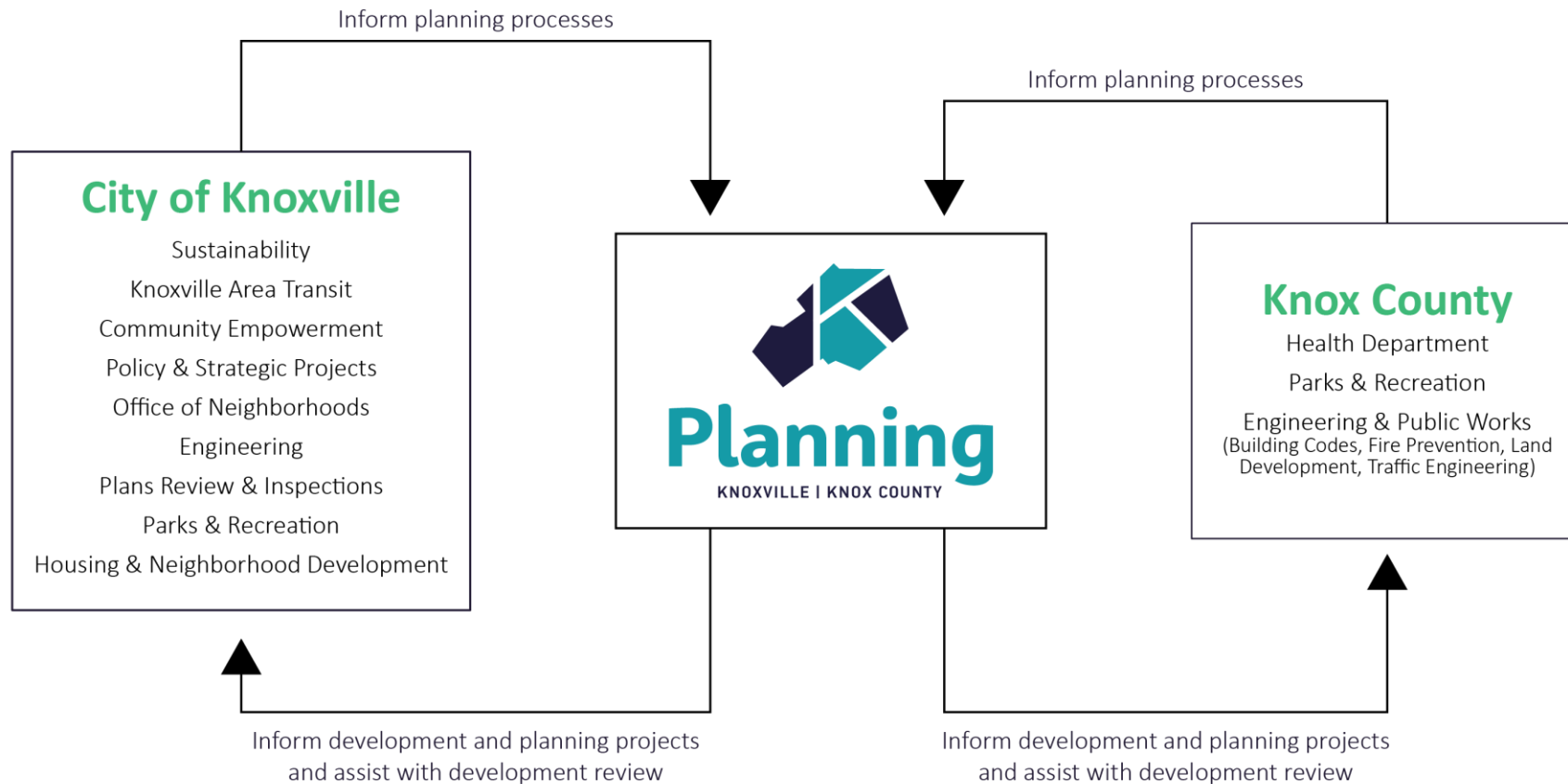
Knox County Code of Ordinances

Article 1.20 – Authority for resolution

Whereas, the metropolitan planning commission of Knoxville and Knox County, after a comprehensive study and mapping of present land uses, development, and development trends, has prepared, adopted, and recommended zones and appropriate regulations to be enforced therein, and public hearings have been held, at which all owners of property affected were given ample opportunity, after public notice as required by law, to file their protests or criticisms thereon, if any.

Working Together

City of Knoxville & Knox County



Knox County

Relationship of Adopted Plans



Hillside and Ridgetop Plan

- Advisory plan – not codified
 - Sets forth the vision and primary means to be used to safely development steep slopes and ridgetops while minimizing offsite environmental damage
 - Recognizes that implementation of these general objectives depends upon future adoption of ordinances and regulations by the legislative bodies of the City and County governments.
 - Informs recommendations on appropriate density for planned residential districts.

Corridor and Area Plans – recent examples

East County Community Plan, 2017

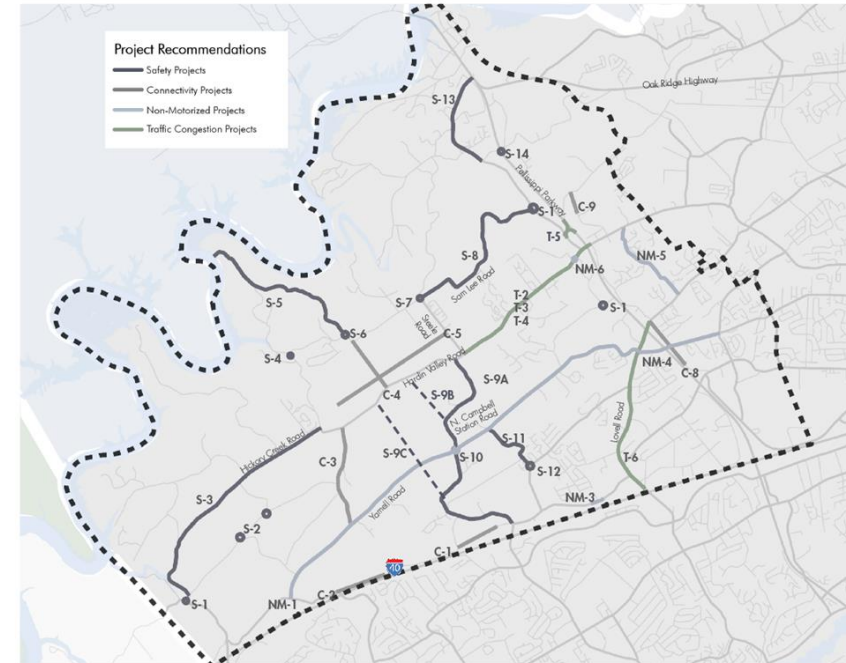
A strategic plan to prioritize infrastructure investment, and provide the public with the opportunity to participate in shaping the community's future.



Corridor and Area Plans – recent examples

Hardin Valley Mobility Study, 2019

Assess the transportation implications of land use decisions in the area and provide recommendations for future study and investments.



Corridor and Area Plans – recent examples



Developed policy recommendations to protect the rich historic assets, rural character, and scenic qualities of the corridor.



Planning

KNOXVILLE | KNOX COUNTY

Plan Amendment & Rezoning Approvals

PLANNING COMMISSION (RECOMMEND)

- Knoxville-Knox County Planning Commission
 - *Appointed by the Mayors of Knoxville & Knox County*

LEGISLATIVE BODY (ADOPT)

- Knox County Commission
- Knoxville City Council



Sector Plan Amendments

Required to meet one of the following:

1. Introduction of significant new roads or utilities.
- 2. An obvious and significant error or omission in the plan.**
3. Changes in government policy.
4. Trends in development, population, or traffic that warrant reconsideration.

(pg. 60 Knoxville-Knox
County General Plan)

Rezoning

A rezoning request must meet all of the following criteria:

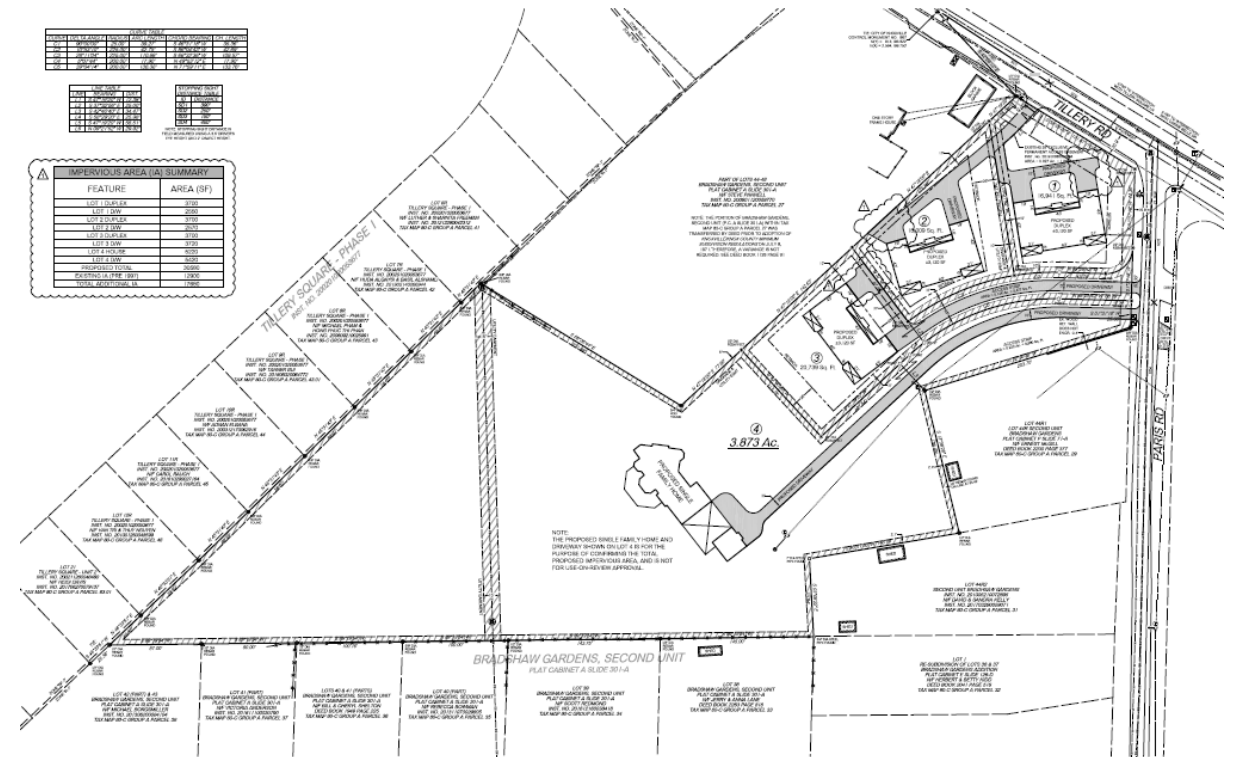
1. Changed or changing conditions in the area and districts affected, or in the city/county generally.
2. Consistent with the intent and purpose of the zoning ordinance.
3. Not adversely affect any other part of the county, nor shall any direct or indirect adverse effects result from such amendment.
4. **Be consistent with the general plan of Knoxville and Knox County**

(Knox County Code,
Appendix A, Article 6.30.01)

Use on Review

6.50.06. *Approval or denial.*

The planning commission may approve a development plan or use permitted on review where it can be shown that the proposed plan or use is: in harmony with the general purpose and intent of the zoning ordinance and with **the general plan and sector plan** and is reasonably necessary for the convenience and welfare of the community.



Planning Resources

Planning website: www.knoxplanning.org

- Agendas & minutes, applications, land use plans, zoning & subdivision regulations, design guidelines, and census data
- Meeting video archive
- Local development and population data
- Growth Resources page: knoxplanning.org/growth/resources
- Board/Committee information:
 - Planning Commission
 - Historic Zoning Commissions
 - Design Review Board
 - Infill Housing Design Review Committee
 - Tennessee Technology Corridor Development Authority

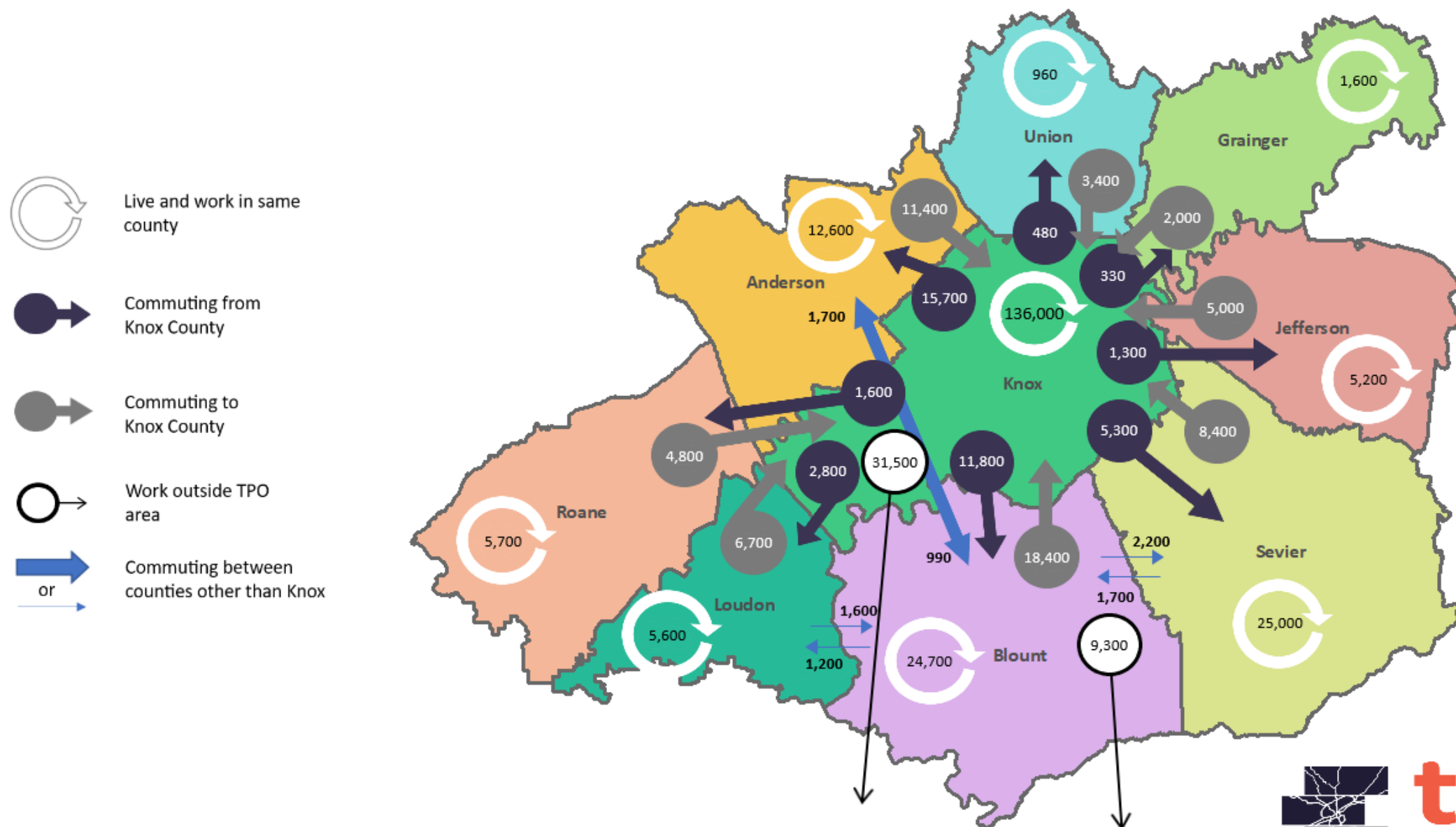
Regional Transportation Planning



Regional Transportation Plans

- Mobility Plan 2045
- Transportation Improvement Plan (TIP) 2020-2023
- TDOT 3 Year Plan
- Knox County Capital Roadway Improvements Plan

Commuting Patterns of Knox County and Surrounding Counties, 2018



Source: Longitudinal Employer-Household Dynamics (LEHD), On The Map application, 2018 flow data for all jobs
Compiled by Knoxville Regional Transportation Planning Organization on February 24, 2021

Knox County Transportation Plans

- Knox County Strategic Transportation Plan – 1995
 - Primarily focused on Traffic Volumes vs. Roadway Width
- Knox County Strategic Transportation Plan – 1998
 - Updated to include Minor Collectors
- Knox County Strategic Transportation Plan – 2000
 - Updated to include growth rates
- Fix – IT Intersection Safety Study – 2002 – 2010
- Knox County Strategic Transportation Plan – 2014 -2017
 - Updated with Crashes, including severity index, roadway width

Ball Camp Corridor
Dry Gap Pike
Dutchtown Road

Karns Connector
Hardin Valley

Ebenezer/Gleason
Gallaher View/Gleason

Knox County Transportation Planning

DATABASE BY PRIORITY RANK

ID	CASE	STREET NAME	BEGIN LIMIT	END LIMIT	RD TYPE	LENGTH	TOTAL WIDTH	AUT	POD	NON	IN	TOTAL	CRASHES	EXPOSURE RATE	CRASH RATE	CRITICAL CRASH RATE	A/C RATIO	SEVER INDEX	MINIMUM STANDARD	FINAL
446	1	SCHAEFFER RD	RAMP TO PELLISSIPPI FWY	HARDIN VALLEY RD	3L	0.13	46	2000	18	4	0	0	22	0.380	17.916	8.900	5.850	1.000		
101	1	CANTON HOLLOW RD	KINGSTON PIKE	FOX RD	2L	1.81	38	4379	74	21	4	0	99	11.580	8.549	2.977	2.872	1.121		
227	1	FOX LONAS RD	CREST FOREST RD	WALKER SPRINGS RD	2L	0.34	18	4580	16	2	3	1	20	2.275	8.791	5.236	1.679	1.400	2.3	
201	1	EBENEZER RD	GLAISON DR	S PETERS RD	2L	0.42	20	3006	27	8	3	0	38	6.563	5.790	3.325	1.741	1.217		
293	1	JOE HINTON RD	BAKERTOWN RD	MIDDLEBROOK PIKE	2L	0.94	38	8040	39	8	6	0	53	11.042	4.800	3.002	1.500			
574	1	W EMORY RD	BRICKYARD RD	COLLIER RD	2L	0.45	23	13572	53	9	3	0	63	8.923	7.060	3.580	1.575			
529	1	WEAVER RD	W BEAVER CREEK DR	OAK RIDGE HWY	2L	0.84	36	3870	12	1	3	1	15	2.295	6.536	5.224	1.251			
195	1	E RACCOON VALLEY DR	TWINVILLE RD	ANDERSONVILLE PIKE	2L	0.57	16	1545	1	2	2	0	5	1.287	3.886	4.565	0.851			
63	1	BOB GRAY RD	N CEDAR BLUFF RD	LOVELL RD	2L	3.06	20	4240	50	9	6	2	67	18.956	1.535	2.750	1.385	1.418		
242	1	GRAY HENDRIX RD	BEAVER RIDGE RD	BYINGTON SOLWAY RD	2L	1.49	26	3459	21	5	1	0	27	3.176	8.501	5.274	1.612	1.113		
240	1	GORDON SMITH RD	PELLEAUX RD	NORRIS FWY	2L	0.82	16	282	7	2	3	0	10	0.838	29.600	10.428	2.839	1.300		
204	1	EDGINGTON RD	CHEMOKEE TRL	WILLOUGHBY RD	2L	0.55	39	2240	11	2	3	0	14	1.860	7.778	5.601	1.389	1.21		
413	1	S GALLAHUE VIEW RD	SOUTH OF GLAISON DR	WESTLAND DR	2L	1.54	18	4210	28	9	3	0	40	9.472	4.223	3.088	1.368			
256	1	HARRELL RD	W EMORY RD	OAK RIDGE HWY	2L	1.06	18	5702	30	6	2	0	38	8.830	4.303	3.130	1.405			

Crashes,
Severity,
Volume,
Road Width



Rank	ID	Road
1	446	Schaeffer Rd
2	101	Canton Hollow Rd
3	227	Fox Lonas Rd
4	201	Ebenezer Rd
5	293	Joe Hinton Rd
6	574	W Emory Rd
7	529	Weaver Rd
8	195	E Raccoon Valley Dr
9	63	Bob Gray Rd
10	242	Gray Hendrix Rd

Com. Dist. 6 – New Road Construction, Completed 2018

Com. Dist. 5 – Total Reconstruction, Utility Permitting

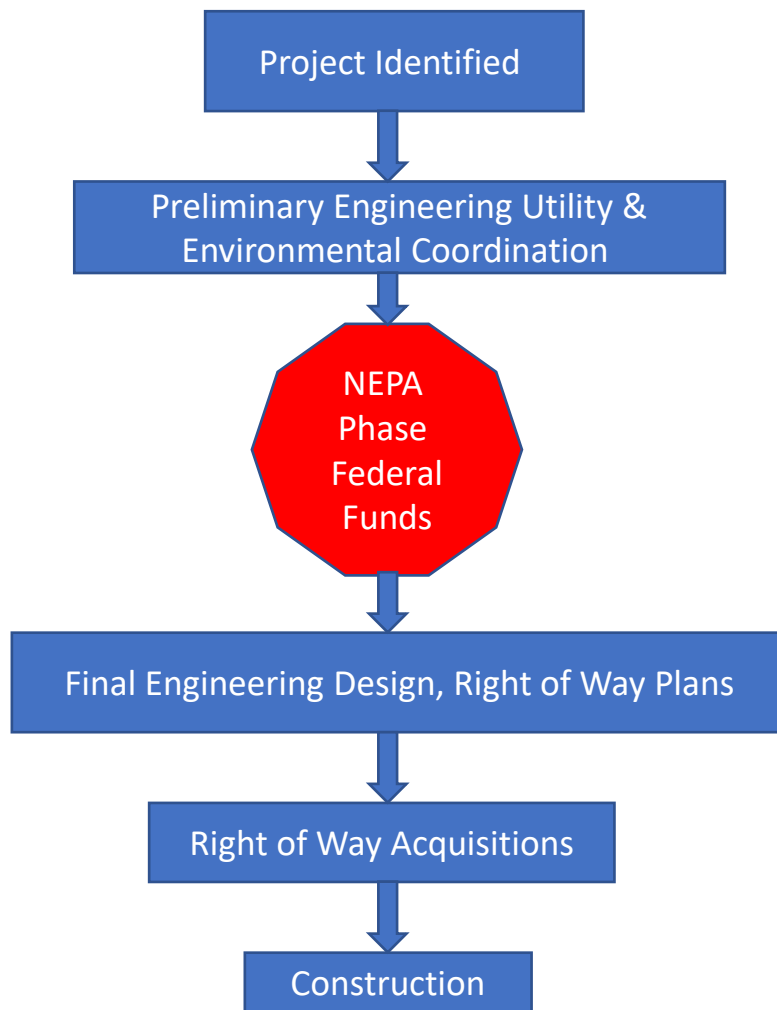
Com. Dist. 3 – Paved, Rumble Stripes, Flashers

Com. Dist. 3 – Paved, Rumble Stripes, Enhanced Signage

Com. Dist. 6 – Paved, Rumble Stripes, Enhanced Signage

Com. Dist. 6 – Two Roundabouts, Completed 2016

Knox County Transportation Planning



Knox County Comprehensive Land Use and Transportation Plan

The **primary objective** for the comprehensive plan is to identify a preferred development and infrastructure investment approach for Knox County, accommodating anticipated growth in a manner that is:

- sustainable,
- prioritizes health and safety and
- is economically viable

Knox County Comprehensive Land Use and Transportation Plan

- Key Outcomes Expected:
 - A blueprint for future land use for the next 20 years
 - A plan to serve as the basis for future zoning and subdivision
 - A long-term strategy for implementation of public capital investments

To stay up to date on the process:

<https://knoxplanning.org/comprehensive-plan>

Knox County Comprehensive Land Use and Transportation Plan

Timeline

LOI released:	May 24, 2021
Consultant Interviews:	Mid August
Consultant team selection:	August 27, 2021
Project kick off:	Fall 2021

Plan development expected to take 18 months from project kick off.

Knox County Comprehensive Land Use and Transportation Plan

Leadership Team

Knox County

Mayors Office

Chris Caldwell – Co-Chief of Staff

Chris.Caldwell@knoxcounty.org, 215.2005

Mandi Benedict – Constituent Services Director

Mandi.Benedict@knoxcounty.org, 215.2005

Engineering and Public Works

Jim Snowden, PE – Senior Director, Engineering and Public Works

Jim.Snowden@knoxcounty.org, 215.5800

Cathy Olsen, GISP, PMP – Strategic Planning Director

Cathy.Olsen@knoxcounty.org, 215.5800

Planning

Amy Brooks, AICP – Executive Director

amy.brooks@knoxplanning.org, 215.4001

Jeff Welch, AICP – Transportation Planning Manager and TPO Director

jeff.welch@knoxplanning.org, 215.3790

Liz Albertson, AICP – Senior Planner

liz.Albertson@knoxplanning.org, 215.3804

QUESTIONS or COMMENTS?