

KNOX COUNTY GROWTH POLICY PLANNING COMMITTEE

The Knox County Growth Policy Planning Committee met on April 22, 2019 at 9:30 a.m. in the Small Assembly Room of the City County Building, Main Street. Those members present were Mr. Glenn Jacobs, Knox County Mayor, Ms. Madeline Rogero, Knoxville City Mayor, and Mr. Ron Williams, Town of Farragut Mayor. Also present were Mr. Richard Armstrong, Knox County Law Director, Mr. Bryon Wood, Fairfax Development, Mr. Russ Watkins, Partners Development, Mr. Brian Simmons, Simmons Property Group, Mr. Alvin Nance, LHP Development, Mr. David Smoak, Town of Farragut Administrator, Ms. Louise Povlin, Town of Farragut Vice Mayor, Mr. David Cardwell, President/CEO Hallsdale Powell Utility District, Ms. Terry Hill, Chair, Board of Education, Mr. Gabe Bolas, Chair, Knoxville Utility Board, Mr. Broadus Hubbs, Chair Knox County Soil Conservation District, and Ms. Amy Nolan, Chair, Knoxville Chamber of Commerce.

Knox County Mayor Jacobs, Chairman, presided.

The following proceedings were had and entered of record to-wit:

IN RE: ROLL CALL – (9:30 A.M.)

Knox County Mayor Glenn Jacobs called the roll.

IN RE: PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Jacobs led the Pledge of Allegiance to the Flag.

IN RE: ADOPTION OF AGENDA:

Mayor Jacobs states the purpose of the meeting is the adoption on the amendment and reinstatement of the Growth Policy Plan as to remove obstacles to smart growth as mandated by the Growth Plan to allow such “smart growth”.

IN RE: SELECTION OF PERSON TO PRESIDE OVER MEETINGS:

A motion was made by Mayor Rogero for Mayor Jacobs to preside over the meeting. Mayor Williams seconded the motion and upon voice vote the motion carried 14-0-0-0.

IN RE: PRESENTATION OF MAYOR JACOBS PROPOSED AMENDMENT TO THE GROWTH POLICY:

Mayor Jacobs read the proposed amendment and reinstatement of the Growth Policy Plan for adoption. See attached.

IN RE: DISCUSSION OF MAYOR JACOBS PROPOSED AMENDMENT:

Mayor Jacobs opened the floor for discussion. He stated that we will not be having a public forum today. We will have 2 more meetings which are open to the public for public discussion. Today's meeting is strictly for the committee only. Mayor Rogero starts by reading her statement regarding the amendments to the Growth Policy. See attached. Mayor Williams calls on David Smoak to speak on behalf of the Town of Farragut. Darren Cardwell, Hallsdale Powell along with Terry Hill, Board of Education, Byron Wood, Fairfax Development, Russ Watkins, Partners Development, Gabe Bolas, Knoxville Utility Board and Alvin Nance, LHP Development all spoke on the matter. Broadus Hubbs, Knox County Soil Conservation District referred to Quinn Sypher to speak on the matter.

IN RE: DISCUSSION OF ANY CHANGES REQUESTED BY COMMITTEE MEMBERS:

Mayor Rogero would like to add to the first whereas, number 3, Preserve rural land and agriculture. Mayor Rogero makes the motion and Mayor Williams seconded the motion. All in favor and upon voice vote the motion carried 14-0-0.

IN RE: SETTING DATE AND TIME OF NEXT MEETING:

Mayor Jacobs stated we need to discuss the next meeting time. Mayor Rogero suggested for chair, Mayor Jacobs' office come up with the dates that work with everyone. Mayor Jacobs asked if there was any other business. No other business.

IN RE: ADJOURN:

Mayor Jacobs thanked everyone for attending. A motion was made by Mayor Jacobs to adjourn. A second was made and upon voice vote the motion carried 14-0-0.

Reconsideration of the Growth Policy Plan

May 8, 2019

Context for Deliberation of the Growth Policy Committee

On April 22, 2019 Knox County Mayor Glenn Jacobs, acting at the request of the Knox County Commission, convened the Knox County Growth Policy Committee to consider amendments to the Knox County Growth Policy Plan. This is the first time the Plan has been subject to review since its taking effect in 2000. The Plan stemmed directly from major state legislation - The Growth Policy Act, often referred to as Public Chapter 1101.

State Legislation (Public Chapter 1101)

The Tennessee General Assembly passed the Growth Policy Act (Public Chapter 1101) in 1998 to encourage orderly growth in Tennessee Counties. The Act had two major points of focus - cities' and towns' annexation procedures and preservation of rural and agricultural land. This necessitated the designation of an urban growth boundary addressing annexation as well as a rural growth boundary. In Knox County, Knox County Government, the City of Knoxville, and Farragut are the designated parties under the Act.

Under the Growth Policy Act, City and County governments were charged with working together to arrive at a Growth Policy Plan. The Act outlined criteria for composition of a Growth Policy Committee tasked to prepare this plan with assistance from MPC staff and others. The committee included County Mayor, City Mayor, and Mayor of the Town of Farragut along with their appointees and representatives of other entities. That plan required the affirmative votes of all three legislative bodies at which time it would go into effect.

If agreement could not be reached then the Act called for unelected administrative law judges to examine all relevant materials and create the Growth Policy Plan. It also provided for a process where unresolved areas of contention within the Plan could be settled through local agreements.

Public Chapter 1101 required that any subsequent alteration of the Knox County Growth Policy Plan follow the same process as was specified for the creation of the plan. This process could be initiated by the Mayor of any of the three governmental jurisdictions in Knox County. This carefully specified amendment process required a new Growth Policy Committee, public hearings, and a positive vote by each legislative body. Prior to 2019, there has been no attempt to reconstitute the committee and revisit the plan.

Local Implementation under Public Chapter 1101

The controlling state legislation was quite specific in outlining a process for arriving at decisions in creating the local Growth Policy Plan. However it was up to local county and municipal leaders to arrive at consensus about which areas are to be contained in each of the designated boundaries and to specify specific limits on land use within the Rural Growth Area.

The very existence of the rural boundary is grounded in limiting development. On the other hand the designation of Urban Growth Boundaries was about City and County governance and control of future growth rather than any details controlling development that would ultimately occur.

Creation of the Growth Policy Plan

The Growth Policy Committee agreed on a recommended Growth Policy Plan on January 12, 2000. This showed agreement among Knox County, Knoxville and Farragut Committee members. However it failed to receive the required positive vote from Knox County Commission. All the sticking points involved the Urban Growth Boundaries that controlled future annexation. There was not much, if any, disagreement regarding the rural areas.

The parts of the Plan dealing with rural areas were quite specific in their control of land use in those areas as follows. (Full text in appendix)

- 3.1 Land use is determined by Knox County Zoning Ordinance and Zoning Map
- 3.2 Rezoning is limited to specified districts at limited densities
- 3.3 Rezoning is limited on slopes.
- 3.4 Commercial rezoning is limited to Planned Commercial (PC)
- 3.5 There are prescribed limits on low density residential development
- 3.6 There are prescribed limits on zoning for business parks

At this point, unable to reach consensus on urban growth boundaries, and rather than turn the matter to administrative law judges, the parties asked and were granted permission to work further to settle the remaining issues. These included disagreement regarding the areas within which annexation could occur and fiscal and tax implications of annexed commercial property.

Local Agreements to settle unresolved disputes in Growth Policy Plan

These remaining issues were resolved through two local agreements :(1) between Knox County and the City of Knoxville, and (2) between Knox County and the Town of Farragut. These agreements dealt primarily with details regarding annexation, the urban growth boundary, and financial details associated with annexation and sales tax revenue.

The agreements also specified spheres of influence for the City of Knoxville and the Town of Farragut relative to changes in zoning in designated rural areas. Roughly speaking, land west of the Pellissippi Parkway was within the sphere of influence of the Town of Farragut while land east of the Pellissippi Parkway was within the sphere of influence of the City of Knoxville.

No zoning change could be made in rural areas without the approval of both Knox County and either the City of Knoxville or the Town of Farragut. The agreements expired in 2007. However the agreement between Knox County and the Town of Farragut automatically renewed each year following 2007 pending 90 day notice.

This leaves the Growth Policy Plan as the controlling authority for zoning in rural areas.

Where are we now? Why Amend the Growth Policy Plan?

By 2019, twenty years after Public Chapter 1101 went into effect, the situation is quite different. The main points of contention - those involving urban growth - have been rendered moot by state legislation. Meanwhile development in Knox County has occurred at a rapid pace. However the land use regulations for designated rural areas agreed to by all parties in 2000 and 2001 remain in effect and **are included as part of the Knox County Zoning Ordinances.**

On April 22nd Mayor Jacobs convened the Growth Policy Committee for the purposes of amending the Growth Policy Plan. A key point of Public Chapter 1101 is the matter in which the Act is amended to reflect changing conditions. This underlies the major issue before the newly reconstituted Committee.

At present any change in zoning in the designated rural area, or change in boundaries for the rural area, cannot occur without an amendment of the Growth Plan. This involves a lengthy process - convening of the committee, public forums, and ultimately an affirmative vote of Knox County Commission, Knoxville City Council, and the Town of Farragut. **The requirement for approval of the municipal legislative bodies for land use decisions not included in their borders is quite unusual in that no elected member of either body has any constituents within the rural growth boundary.**

For all other properties throughout Knox County, including within the City of Knoxville and the Town of Farragut, the rezoning of property involves the process of revisiting the relevant one year plans and sector plans, consideration by Knoxville/ Knox County Planning, and approval by the appropriate legislative body.

The proposed amendment presently before the recently reconstituted Growth Policy Committee removes the extra layer of constraint on land use imposed under state legislation through the Growth Policy Act. The amendment returns the control of zoning in the rural areas to processes put in place locally and applicable elsewhere throughout Knox County.

While the amendment does not alter the zoning itself, which is now reflected in the general and sector plans, it does remove the necessity of convening the Growth Policy Committee and ultimately obtaining a positive vote from each legislative body for each land use decision in the designated rural areas.

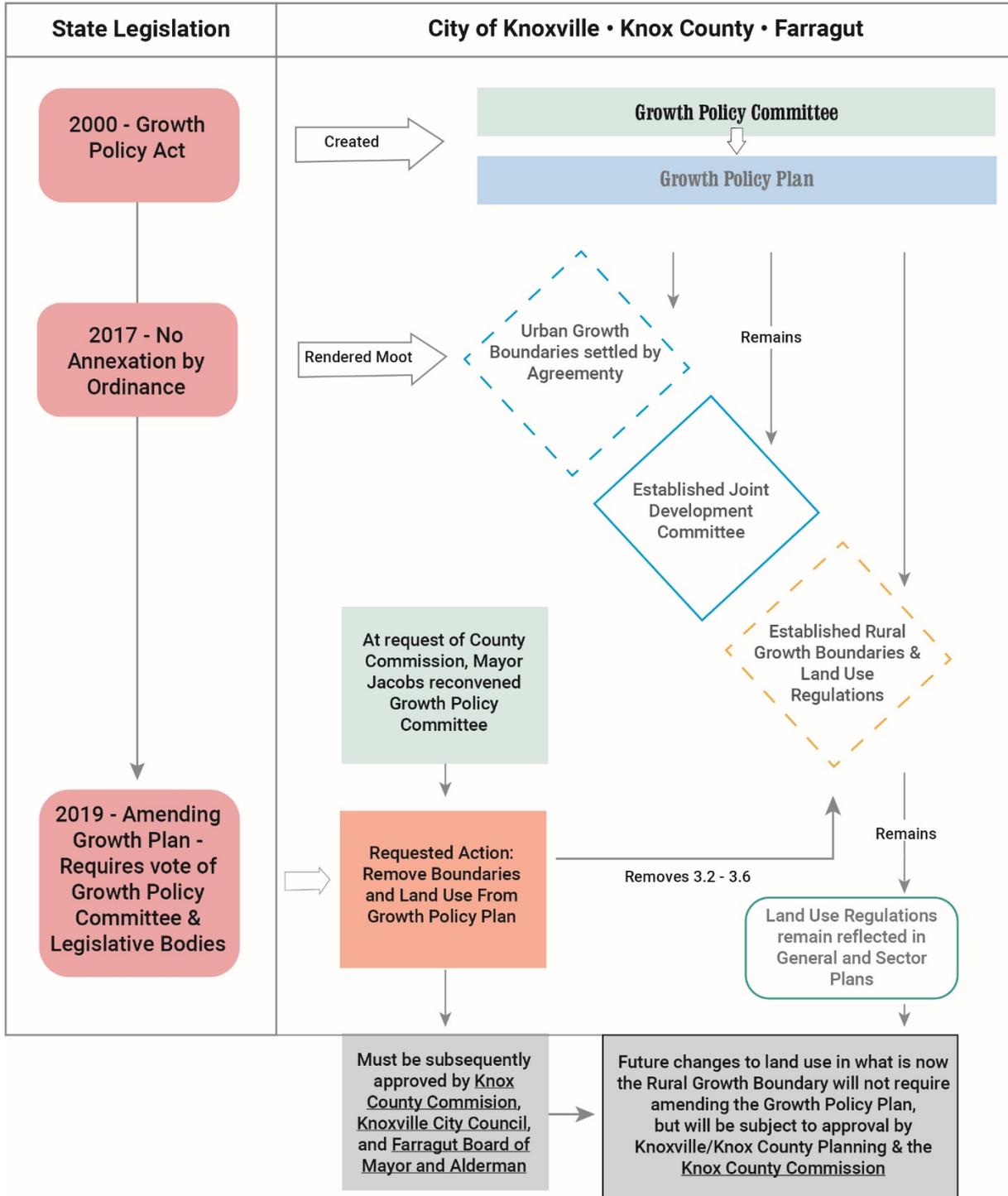
The amendment accomplishes this by removing all language specific to land use in Section 3 of the Growth Policy Plan. The amendment does, however, leave intact the Joint Economic Development Committee.

What would approval of the proposed amendment accomplish?

If the proposed amendment is approved, all the restrictions presently in place within the Rural Growth Boundary will remain in place – because they are included in the Knox County Zoning Ordinance, as previously stated. What would change is the process for rezoning. Any proposed change in the general and sector plans would be subject to the same review as any other parcel in Knox County outside the City of Knoxville and the town of Farragut: Planning staff review, consideration by the Knoxville/ Knox County Planning Commission, and ultimately a vote by the Knox County Commission. The Knoxville City Council and the Farragut Board of Mayor and Aldermen would no longer be involved.

This process of review can certainly be framed to consider any impact a change in land use regulations would have on public funds, public infrastructure, the environment, the availability of utilities, demand placed on public schools, and other factors.

Amending the Growth Policy Act



Appendix

2000 Knox County Growth Policy Plan

Provisions Addressing Rural Areas

The following policies shall apply in the Rural Area:

3.1 The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. A land use listed in the Zoning Ordinance as a "use on review" may be approved by the Planning Commission if they find that the proposed development complies with all applicable standards in ordinance.

3.2 Rezoning within the Rural Area shall be limited to the following zoning districts: Agricultural (A), Estate (E), Open Space (OS), Floodway (F), Planned Residential (PR at densities up to two (2) dwelling units per acre based on the site's environmental characteristics and Health Department determination of septic system capability (with exceptions noted in #3.3 & 3.5 below), Transition (T), Historic Overlay (H), Planned Commercial (PC), subject to the conditions listed below in #3.4, and Light Industrial (LI) and (I), subject to the conditions listed below in #3.6. By February 1, 2001, MPC shall deliver recommended text of new Planned Business/Industrial Park, Neighborhood Commercial and Rural Community Commercial zoning districts to County Commission for legislative action. Upon the enactment of these zoning district regulations, these new zones shall replace the PC, LI and I zones in the preceding list of zones.

3.3 Rezoning on slopes of 25 percent or more shall be limited to the following zoning districts: Open Space (OS), Estate (E) and Planned Residential (PR) at densities of one (1) dwelling unit per two or more acres. Rezonings on slopes of 15 to 25 percent shall be limited to zoning districts which have a minimum one (1) acre lot size; Agriculture (A), Estate (E), Open Space (OS), and Planned Residential (PR) on lots of one (1) or more acres are appropriate.

3.4 In rural areas, rezoning to Planned Commercial (PC) shall only be approved for commercial uses or services needed to serve rural area residents, such as food markets, convenience stores, gasoline service stations and professional or business offices. A site plan shall be reviewed and approved by the Metropolitan Planning Commission concurrently with any rezoning to Planned Commercial in the Rural Area. Such commercial facilities and rezoning shall be consistent with the Sector Plans adopted by the planning commission.

3.5 Extensions of low density residential development (densities of 1 to 3 dwelling units per acre) into the rural area shall be limited to the following conditions: (a) the property must be zoned Planned Residential (PR); (b) provision of sanitary sewer and public water services; (c) connecting collector and arterial roads from the proposed development to the Urban Growth Boundary or Planned Growth Area which meet the standards of the Knox County Engineering and Public Works Department or its successor; and (d) a traffic impact analysis demonstrating to the satisfaction of the planning commission that the effect of the proposed and similar developments in the traffic analysis zone will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area. The intent of this section is to allow extensions of low density residential development into rural areas when urban services (sanitary sewer, water, and adequate roads) become available. These areas should be reclassified "Planned Growth" when the growth plan is periodically revised and amended.

3.6 Land within the Rural area may be rezoned for business parks or industries only under the following conditions:

a) the rezoning is consistent with the applicable Sector Plan. The Sector Plan may be amended upon recommendation of the Metropolitan Planning Commission in accordance with provisions of state law regarding adoption and amendment of regional plans.

b) wetlands, floodways, streams, or hillside lands with pre-development slopes of 16% or greater, as defined in Section 82-30 of the Knoxville-Knox County Subdivision Regulations shall not be rezoned for industrial or commercial use.

c) the rezoning application must include deed restrictions which specify permitted land uses and to create design standards for landscaping, architecture, drainage, utilities and transportation access. These restrictions shall be similar to those recorded for East bridge Business Park and in effect as of December 1, 1999. If the rezoning is approved, these deed restrictions, with any changes required by the Planning Commission or County Commission, shall be filed prior to approval of the rezoning by County Commission.

d) in the event that the Knox County Commission adopts zoning regulations permitting conditional zoning, approval of a conditional rezoning subject to the above referenced standards may substitute for the filing of deed restrictions.

e) these areas shall be reclassified "Planned Growth" when the growth plan is periodically revised and amended.

Statement for Growth Policy Committee Meeting

Mayor Madeline Rogero

April 22, 2019

In 1998 the Tennessee General Assembly enacted Public Chapter 1101, the Growth Policy Act in order to encourage responsible growth in Tennessee cities and counties and to minimize sprawl.

The Act specifically addressed annexation and the limitation of development in designated rural areas. Implementation of the Growth Policy Act in Knox County was a lengthy process that ultimately resulted in an agreement between Knoxville and Knox County and between Knoxville and the Town of Farragut.

This 2001 agreement provided for urban growth boundaries within which annexation could occur by ordinance. It also provided for designated rural areas. The agreement between Knoxville and Knox County expired in 2007. Subsequent state legislation has restricted the ability of cities to annex and thus rendered moot the sections of the Act regarding the urban growth boundary.

Mayor Jacobs, under provisions to the Growth Policy Act, has reconvened the Growth Policy committee to consider an amendment to the agreements. He has placed an item on the agenda to remove this layer of regulation arrived at through state legislation and to revisit land use regulations through the existing local planning process.

I am a strong advocate of local decision-making. We have argued extensively that decisions affecting local matters should be made through the local political process rather than by the state political process.

The extensive process for the consideration of rural areas set forth under state legislation amounts to preemption of local government prerogatives. Moreover, it places the City of Knoxville in the position of voting on the regulation of land well outside its boundaries. The appropriate bodies to regulate land usage outside the City of Knoxville are the Farragut Board of Mayor and Alderman or the Knox County Commission, with guidance from the Knoxville-Knox County Planning Commission.

I strongly believe that any local planning process must strongly consider the environmental and fiscal impact of any new development. Our hope is that the local process makes full use of all analytical tools and data at hand to inform its decisions.

Our region is experiencing significant growth and we anticipate more growth over the next fifty years.

I have appointed two members to this committee, Alvin Nance and Brian Simmons, both of whom have extensive experience in multifamily affordable housing. All three of us live in compact single family neighborhoods in the City and we understand the impact of development at the neighborhood level.

I have also reviewed the position paper of the East Tennessee Community Planning Alliance. They raise similar concerns to mine – the need to analyze the cumulative impact of development and the need to create a responsible and balanced plan for future growth.

Without this joint Growth Policy Plan, it is imperative that Knox County develop its own smart growth plan that preserves rural land for agriculture, preserves land for business and economic development, and manages the construction of new housing so education and public services can be delivered in a fiscally-responsible way.

I look forward to our work on this committee.

	GROWTH POLICY PLAN	GENERAL PLAN	SECTOR PLAN	ONE YEAR PLAN	REZONING	USE ON REVIEW	SUBDIVISION			BUILDING PERMIT
							CONCEPT PLAN	DESIGN PLAN	FINAL PLAT	
LEGAL AUTHORITY	Public Chapter 1101 <i>Comprehensive Growth Plan</i> TCA §6-58-101-115	TCA §13-3-301-304* Regional Planning City Charter Article VIII	TCA §13-3-304* Regional Planning City Charter Article VIII	City Charter Article VIII	TCA §13-7-101-105 Knox County Zoning Ordinance Knoxville Zoning Ordinance	TCA §13-7-101-105 Knox County Zoning Ordinance Knoxville Zoning Ordinance	TCA §13-3-401-411 Knoxville/Knox County Minimum Subdivision Regulations	Knoxville/Knox County Minimum Subdivision Regulations	TCA § 13-3-401-411 Knoxville/Knox County Minimum Subdivision Regulations	TCA §13-7-117 Knoxville Code
END PRODUCT	Growth Plan	General Plan	Sector Plan	One Year Plan	Zoning Ordinance and Map for Knoxville and Knox County	Approved Development Plan	Approved Subdivision Concept Plan	A plan that allows development of a subdivision (approved by City and County departments)	Approved Subdivision Plan	Permit for new construction (issued by City and County Codes Departments)
PURPOSE	Defines appropriate density and land use by designating urban growth boundary, planned growth areas and rural Areas.	Establishes policies, principles, and concepts to guide future development for land use, community facilities, resource conservation, and transportation.	15-year plan for future land use, community facilities and infrastructure. 5-year proposals for capital and other improvements	A tool to bring zoning into alignment with Sector Plans.	Regulates land uses within the community, maintains compatibility with infrastructure and surrounding land uses, and helps to plan for capital improvements.	Applies minimum community standard requirements to proposed development and reviews compatibility with surrounding land uses.	Initial engineering design for roads, utilities, drainage and lot layout.	Final design for roads, utilities, and drainage.	Prepares data necessary for legal transfer of property for the subdivision of land so that applicant can record with the Register of Deeds.	Meets community standards and building codes.
SCOPE	Knox County, City of Knoxville, Town of Farragut**	Knox County, City of Knoxville	12 separate planning areas in Knox County and City of Knoxville	City of Knoxville	Knox County, City of Knoxville	Site Specific	Site Specific	Site specific	Site specific	Knox County, City of Knoxville
LEVEL OF ANALYSIS	Demographics, Infrastructure, Development Patterns, Land Capability, Community Facilities, Projected Growth Needs, Public Involvement	Demographics, Infrastructure, Development Patterns, Community Facilities, Conservation of Natural and Historic Resources, Public Involvement, Projected Growth Needs, Land Capability	More detailed data for geographically small areas that include demographics, infrastructure, development patterns, community facilities, public involvement, conservation of historic and natural resources, projected growth needs	Review existing plan, Development patterns, Existing zoning, Suitability of infrastructure and surrounding land use, Public involvement, Compatibility with General Plan and Sector Plan	Land use compatibility, Suitability of infrastructure, Zoning and development patterns, Adopted plans	Compatibility with surrounding development and adopted plans, Suitability of infrastructure, Zoning and development patterns, Land use values	Road design, drainage, lot layout, Conformity to zoning ordinance, subdivision regulations, and adopted plans	None	Compliance with zoning ordinance and minimum subdivision regulations. Meet all community standards and requirements for subdivision of land ready to record with Register of Deeds	None
PLANNING STAFF ROLE	Data collection and analysis, creation of maps, publish plan.	Data collection and analysis, public involvement, plan preparation.	Data analysis, public involvement, plan preparation.	Maintain zoning consistent with the One Year Plan; accept plan amendments quarterly.	Analyze data, review adopted plans, write report and recommendation.	Analyze data, develop written report and recommendation.	Apply minimum community standards and requirements to proposal. Communicate with developer, engineer, and community. Develop written recommendation.	None (reviewed by Engineering Departments and Utilities).	Final approval on administrative plats. Recommend approval or denial in staff report on all other final subdivision plans.	Certify development plan in a Planned Zone prior to issuance of a building permit.
PLANNING COMMISSION ROLE	No role in plan adoption.	Authority to adopt plan and forward plan to legislative bodies.	Authority to adopt plan and forward plan to legislative bodies.	Authority to adopt and forward recommendation to City Council.	Authority to approve and forward recommendation to legislative body.	Final authority to approve, approve conditionally, or deny.	Final authority to approve or deny.	None.	Final authority to approve or deny.	Approve development plan in some planned zones prior to issuance of a building permit.

*All planning, zoning, and subdivision activities are supported under the State enabling legislation

**Town of Farragut excluded from all but the Growth Policy Plan



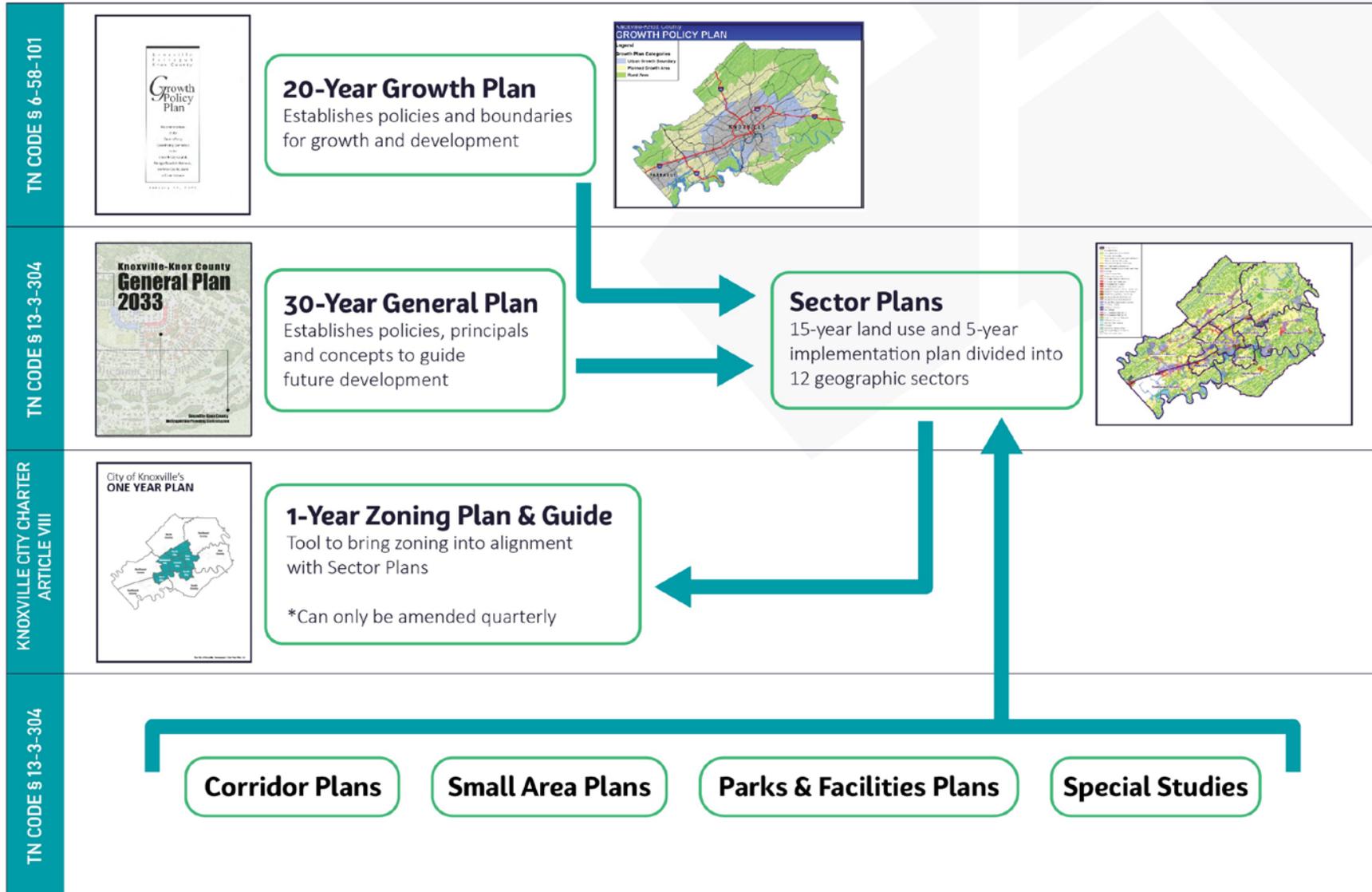
Planning Process Overview

2019 GROWTH POLICY PLAN COORDINATING COMMITTEE

PUBLIC MEETING

JUNE 3 2019

Relationship of Adopted Plans in Knoxville & Knox County



Public, Community, & Constituent Input in the Local Planning Process

State of Tennessee Public Notice Requirement

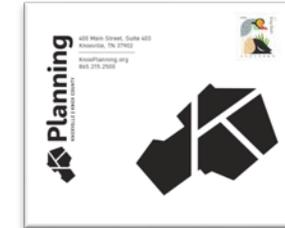
[Tenn. Code Ann. § 13-7-203](#)

- **Newspaper:** 15-day minimum notice before hearing

Knoxville-Knox County Planning Public Notice Policies

- **Newspaper:**
 - 30-day minimum notice for General Plan, Sector Plans, One Year Plan Amendments
 - 15-day minimum notice for all other items (rezonings, use on review, etc...)
- **Sign Posting:** 15-day minimum prior to the meeting.
- **Notification by Mail:** 12-days before hearing all property owners within 200' feet of subject property will be notified by mail.

PUBLIC NOTICE
The following items will be considered by the Board of County Commissioners on Monday, December 17, 2018, at 7:00 p.m. in the Main Assembly Room, City County Bldg, 400 Main St., Knoxville, TN. Data pertinent to these items may be seen in MPC's office, Fourth Fl. of the City County Bldg., Main St. and on MPC's website at www.knoxmnc.org. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at 215-2952 & we will be glad to work with you in obliging any reasonable request.
Rezonings and Plan Amendment/
Rezonings:
KNOX COUNTY COMMISSION/SCOTT DAVIS - Southeast side WENTWORTH DR, Northeast of Heritage Lake Way, Commission District 5. Southwest County Sector Plan Amendment from LDR (Low Density Residential) to HDR (High Density Residential) and rezoning from PR (Planned Residential) at 1.5 du/ac to PR (Planned Residential) at up to 14 du/ac. MPC Action: Approve MJ-SD (Mixed Use Special District) sector plan designation and PR zoning at up to 14 du/ac.
SAM FURROW - East side of Thunder LN, THIRTYONE: Emory Rd, Commission District 7. Rezoning from CA (General Business) to OB (Office, Medical, and Related Services). MPC Recommendation: Approve OB zoning.
FIRST KNOX REALTY, LLC - South side EVERETT DR, West of Yaffell Rd, Commission District 6. Northwest County Sector Plan Amendment from AC (Agricultural) to CC (General Commercial) and rezoning from A (Agricultural) to PC (Planned Commercial). MPC Action: Approve CC sector plan designation and PC zoning.



R
REZONING
215.2500
KnoxPlanning.org / cases

SP
SECTOR PLAN AMENDMENT
215.2500
KnoxPlanning.org / cases

UR
USE ON REVIEW
215.2500
KnoxPlanning.org / cases

Plan Amendment & Rezoning Approvals

PLANNING COMMISSIONS

(RECOMMEND)

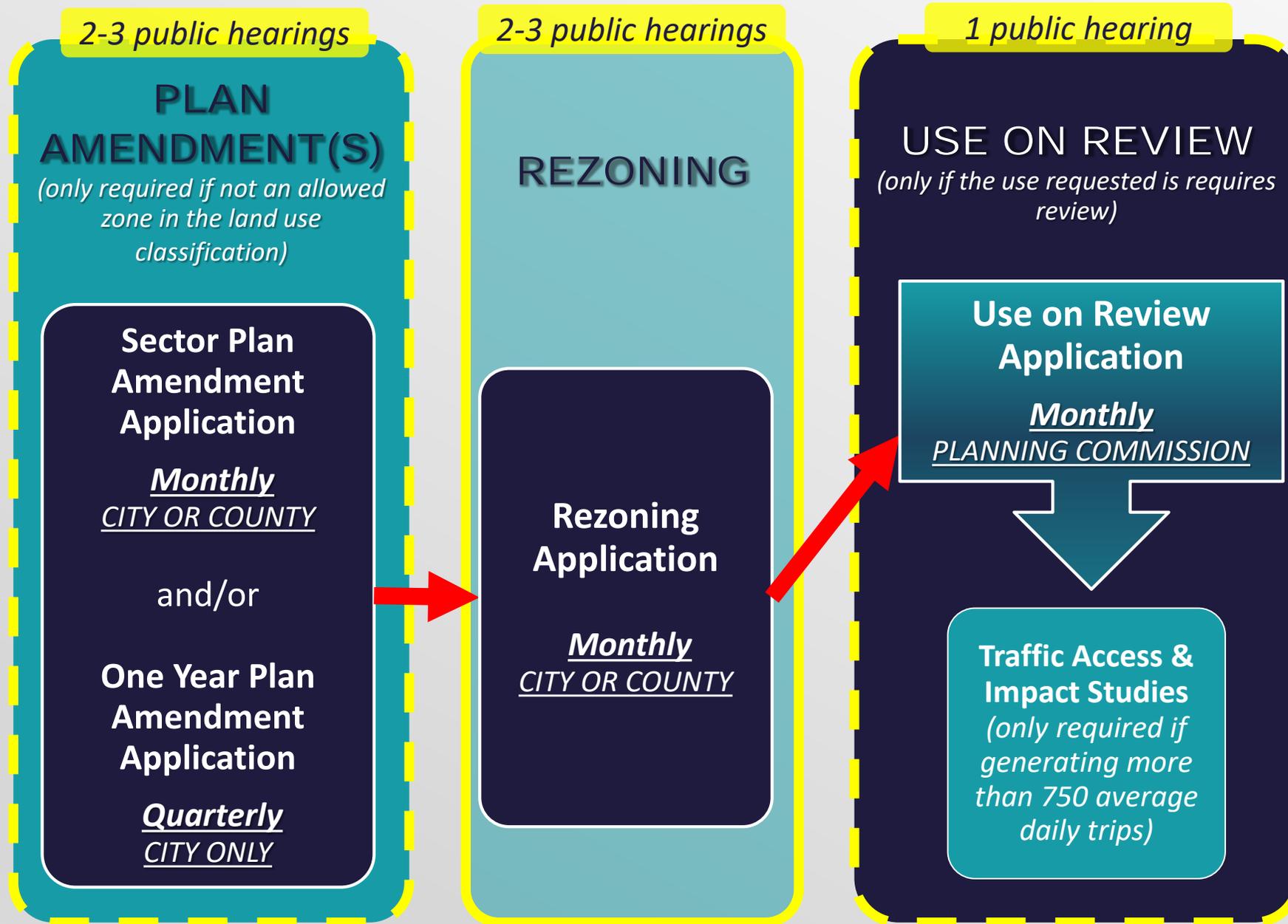
- Knoxville-Knox County Planning Commission
 - *Appointed by the Mayors of Knoxville & Knox County*

LEGISLATIVE BODIES

(ADOPT)

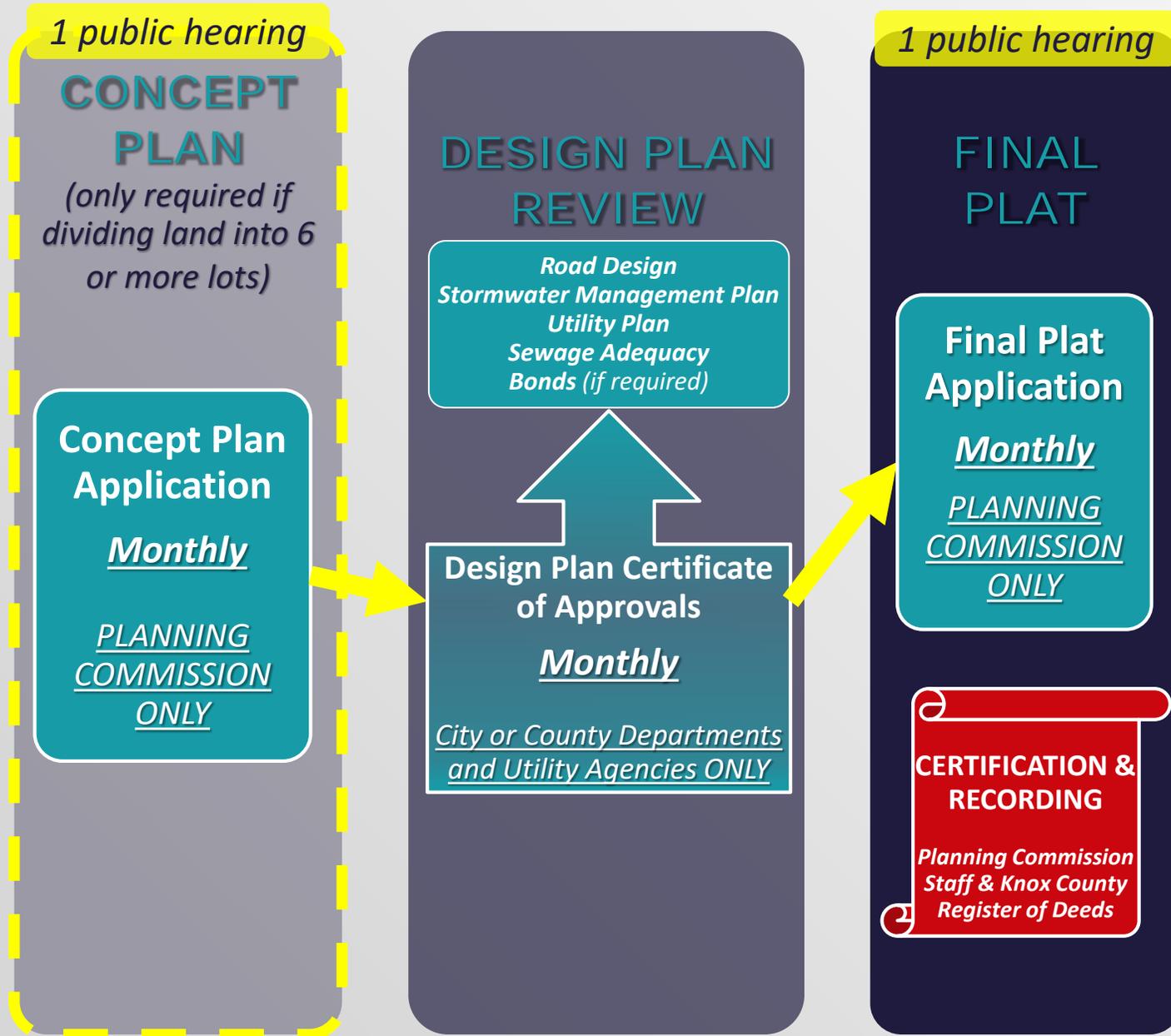
- Knoxville City Council
- Knox County Commission

Plan Amendment, Rezoning & Use on Review



**Planning Commission Review
Only Unless Appealed*

Subdivision Review



**Planning Commission Review Only Unless Appealed*

**Planning Commission Review Only Unless Appealed*

Questions?



To explore more information related to Community Growth Data and Resources, please visit:

<https://knoxmpc.org/growth/resources>