Relationship of Adopted Plans in Knoxville & Knox County

20-Year Growth Plan
Establishes policies and boundaries for growth and development

30-Year General Plan
Establishes policies, principals and concepts to guide future development

Sector Plans
15-year land use and 5-year implementation plan divided into 12 geographic sectors

1-Year Zoning Plan & Guide
Tool to bring zoning into alignment with Sector Plans
*Can only be amended quarterly

Corridor Plans  Small Area Plans  Parks & Facilities Plans  Special Studies
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.
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(s)
(only required if not an allowed zone in the land use classification)

- Sector Plan Amendment Application
  - Monthly
    - City or County
- One Year Plan Amendment Application
  - Quarterly
    - City Only

Rezoning

- Rezoning Application
  - Monthly
    - City or County

Use on Review
(only if the use requested requires review)

- Use on Review Application
  - Monthly
    - Planning Commission
- Traffic Access & Impact Studies
  (only required if generating more than 750 average daily trips)

*Planning Commission Review Only Unless Appealed
Subdivision Review

**CONCEPT PLAN**
(only required if dividing land into 6 or more lots)

- Concept Plan Application
  - Monthly
  - PLANNING COMMISSION ONLY

**DESIGN PLAN REVIEW**
- Road Design
- Stormwater Management Plan
- Utility Plan
- Sewage Adequacy
- Bonds (if required)

- Design Plan Certificate of Approvals
  - Monthly
  - City or County Departments and Utility Agencies ONLY

**FINAL PLAT**
- Final Plat Application
  - Monthly
  - PLANNING COMMISSION ONLY

- CERTIFICATION & RECORDING
  - Planning Commission Staff & Knox County Register of Deeds

*Planning Commission Review Only Unless Appealed

1 public hearing

*Planning Commission Review Only Unless Appealed
Questions?

To explore more information related to Community Growth Data and Resources, please visit:
https://knoxplanning.org/growth/resources