



	GROWTH POLICY PLAN	GENERAL PLAN	SECTOR PLAN	ONE YEAR PLAN	REZONING	USE ON REVIEW	SUBDIVISION			BUILDING PERMIT
							CONCEPT PLAN	DESIGN PLAN	FINAL PLAT	
<b>LEGAL AUTHORITY</b>	Public Chapter 1101 <i>Comprehensive Growth Plan</i> Tennessee Code 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	Tennessee Code 13-7-101-105 Knox County Zoning Ordinance Knoxville Zoning Ordinance	Tennessee Code 13-7-101-105 Knox County Zoning Ordinance Knoxville Zoning Ordinance	Tennessee Code 13-3-401-411 Knoxville/Knox County Minimum Subdivision Regulations	Knoxville/Knox County Minimum Subdivision Regulations	Tennessee Code 13-3-401-411 Knoxville/Knox County Minimum Subdivision Regulations	Tennessee Code 13-7-117 Knoxville Code
<b>END PRODUCT</b>	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)
<b>PURPOSE</b>	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.
<b>SCOPE</b>	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
<b>LEVEL OF ANALYSIS</b>	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
<b>PLANNING STAFF ROLE</b>	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.
<b>PLANNING COMMISSION ROLE</b>	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