



MEDIA RELEASE

OFFICE OF COUNTY MAYOR GLENN JACOBS

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FOR IMMEDIATE RELEASE

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Mayor Jacobs Requests Parties Convene to Discuss Knoxville-Farragut-Knox County Growth Policy Plan

KNOXVILLE, Tenn.—At their general meeting on Monday, Jan. 28, 2019, Knox County Commission requested Knox County Mayor Glenn Jacobs draft a letter to the appropriate entities to inquire about their interest in convening to discuss the Knoxville-Farragut-Knox County Growth Policy Plan. On Friday, Feb. 22, the attached letter was mailed to:

- City of Knoxville Mayor Madeline Rogero,
- Town of Farragut Mayor Ron Williams,
- Knox County Board of Education Chair Terry Hill,
- Knoxville Chamber of Commerce Executive Vice President Rhonda Rice,
- Knoxville Utility Board Chair CEO Gabe Bolas,
- Hallsdale Powell Utility District President/CEO Darren Cardwell, and
- Knox County Soil Conservation District Chair Broadus Hubbs.

Below is a statement from Mayor Jacobs.

“The Knoxville-Farragut-Knox County Growth Policy Plan is obsolete and has become an obstacle for good planning. We need to focus on creating 21st Century planning tools that will help Knox County deal with current and future circumstances while also encouraging retail commercial development in the community.

Community planning is about more than working to ensure developers don’t build more homes than certain acreage can hold, it’s about growing our community in a way that promotes the well-being of every citizen while balancing economic vitality and environmental resource management within the community. Further, that we have the ability to finance the infrastructure necessary to support all community growth.”

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Attachment: Growth Policy Plan Meeting Request Letter
Amendment and Reinstatement of Growth Policy Plan

Additional Information: This release (and the attached letter) will be posted at knoxcounty.org/communications under the Photos & Downloads tab in the Press Releases section. Moving forward all releases can be found here as well.



OFFICE OF COUNTY MAYOR GLENN JACOBS

400 Main Street, Suite 615, Knoxville, TN 37902

February 22, 2019

RE: Convening Growth Policy Coordinating Committee after 21 years

Dear Knoxville Chamber of Commerce:

Pursuant to Tennessee Code Annotated, Section 6-58-104, I, as Mayor of Knox County, am reconvening the Growth Policy Coordinating Committee for the purposes consideration of an amendment to the growth policy plan drafted by the original committee.

The committee has not met since January of 2000. There is no disagreement that this 20 year old Plan needs to be updated to meet the population changes and the business, education and residential needs of the citizens of Knox County.

The law required that the Plan be reviewed every 3 years. There has never been a review. This has left the MPC and Knox County in the precarious position of being unable to meet the present and future needs of the citizenry with regard to growth and planning.

The amendment that is proposed does not in any way affect or modify the planning of the City of Knoxville or the Town of Farragut.

Please immediately send me the name of your designee. I plan on convening a meeting 45 days from this date.

Time is of the essence.

Sincerely,

Glenn Jacobs

Mayor of Knox County Tennessee

AMENDMENT AND REINSTATEMENT OF GROWTH POLICY PLAN

WHEREAS, The Growth Policy Plan was established in 1998 by the state legislature to

1. Eliminate Annexation out of fear, and
2. Establish incentives to annex where appropriate, and

WHEREAS, The legislature has since abolished forced annexations, and

WHEREAS, The Growth Policy Plan specifically enables Farragut and Knoxville to annex within their Urban Growth Boundary, contrary to existing law, and

WHEREAS, T.C.A. § 6-58-104(d)(1) grants the Mayors of the Town of Farragut, The City of Knoxville and Knox County to submit proposed amendments for consideration by a Growth Policy and Co-ordinating Committee (Committee), and

WHEREAS, the existing Growth Policy Plan (Plan) was adopted by the Committee in January 2000, and

WHEREAS, the Plan, by agreement, expired on Dec. 31, 2007, and

WHEREAS, the existing Growth Policy Plan required that the Committee remain intact at all times and such has not been accomplished (p. 8), and

WHEREAS, the existing Growth Policy Plan required that the plan be reviewed every 3 years for amendment to meet changed conditions (p. 8), and

WHEREAS, Nineteen (19) years have passed without a review, and

WHEREAS, Knox County Commission and the MPC director all acknowledge that there have been changed conditions requiring amendment so as to remove obstacles to smart growth as mandated by the Growth Plan to allow such “smart growth” as cluster development (p.8) and

WHEREAS, the Plan acknowledged that housing demand grows faster than the population and that higher residential densities will reduce the long range demand for land. (p. 35), and

WHEREAS, Concerns of “Urban Sprawl” are already addressed in the Plan as being reduced by the City of Knoxville as previously set out in the City’s *Heart of Knoxville Empowerment Zone Plan*, and

WHEREAS, the Plan already grants zoning and planning authority to the affected governments and their citizens as follow:

“The Rural, Planned Growth, and Urban Growth Boundary designations of this plan shall not impair the rights of a landowner to lawfully use property in accordance with the provisions of the Zoning Ordinances of Knoxville, Knox County and Farragut.”, and

WHEREAS, the Plan provides that the the Knox County zoning ordinance shall apply to territory in the rural area of Knox County as follows:

“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...” and

WHEREAS, the Plan lists restrictions contrary to Knox County’s zoning regulations in the Rural Area of Knox County, and

WHEREAS, the Plan does not impose any limitations upon the City of Knoxville’s and the Town of Farragut’s exercise of complete autonomy and discretion in land use planning within their respective jurisdictions, and

WHEREAS, the amendment does not alter the Plan as to zoning the Urban Growth area of the Town of Farragut or the City of Knoxville, and

WHEREAS, the amendment does not alter the Plan as to zoning in the Planned Growth Area surrounding the Town of Farragut or the City of Knoxville.

WHEREAS, the amendment herein proposed by the Mayor of Knox County, simply grants, the County and its citizens the same rights of self determination in land use planning as already present in the City of Knoxville and the Town of Farragut

THEREFORE: It is proposed to amend and reinstate the Plan as follows:

1. **Delete** sections 3.2, 3.3, 3.4, 3.5, and 3.6 under *Section 1, Policies* at pages 5,6, and 7 of the Plan.
2. **Insert** a new Section 3.2 to read as follows:

Rezoning in the Rural Area shall be consistent with and controlled by the applicable Sector Plans as adopted by the Metropolitan Planning Commission and Knox County Commission.