

Community Meeting

Northeast Knox Land Use

January 14, 2025



KNOX COMMUNITY
PLANNING ALLIANCE

Who are we?

Knox Community Planning Alliance (KCPA)

We are community folks who know about land use

Website: www.kcpa.us

4 Issues Tonight

1. Shipe Rd Rezoning
2. Smithbilt on Roberts Rd
3. East Knox Mobility Study
4. Harvest Meadow (Babelay Rd / Harris Rd)

What we'll cover

Issue Background

How To Get Engaged

Questions (at the end of all 4)

1. Shipe Rd Rezoning

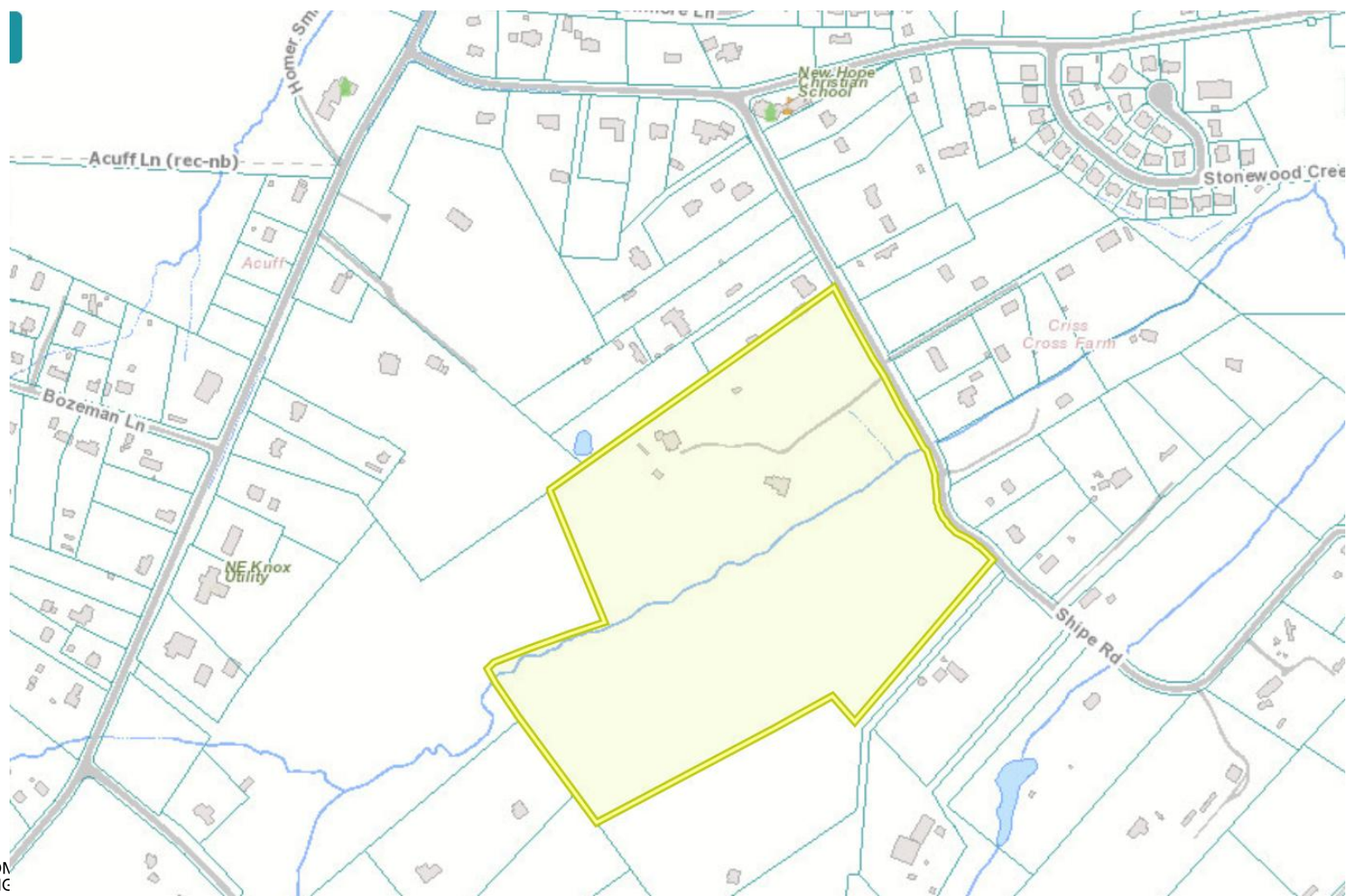
12-B-24-RZ

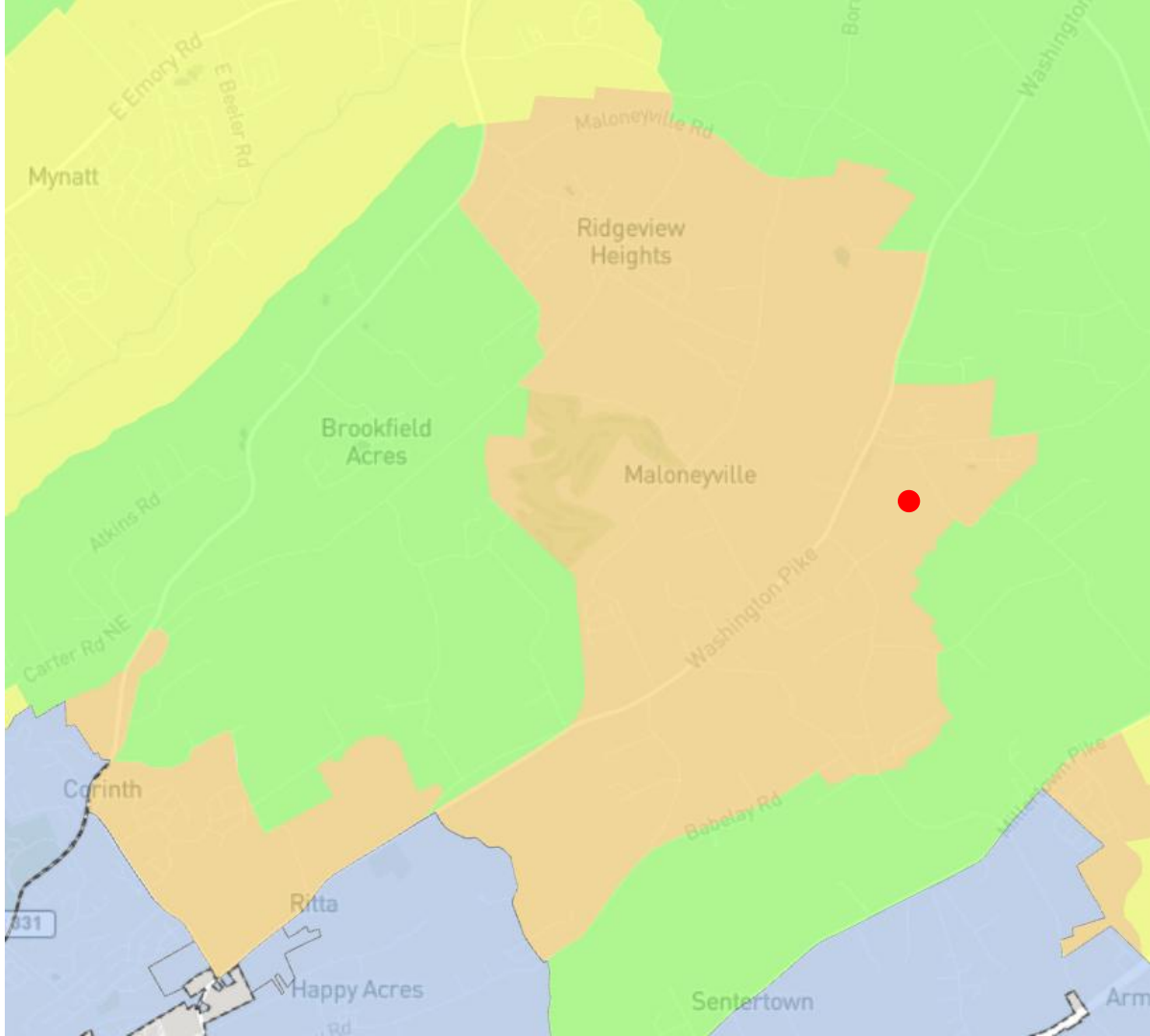
What

34.1 acres

Currently zoned up to 2.5 units / acre Planned Residential

Initially requested 5; applicant now says 3 is what they need - [12-B-24-RZ](#)





Issues

No traffic study at this phase

No requirement for schools, parks, road improvements

Professional staff recommended **DENIAL**

Planning Commission approved

This is a Test Case

Will County Commission start approving new developments in the expanded Planned Growth Area?

What infrastructure and services will they require?

What standards will be in place?

Engage

County Commission - 5PM Wed, Jan 22nd

Email commission@knoxcounty.org

Keep it short. Tell a personal story about inadequate infrastructure or services in the area

Tell them You Agree with Staff Recommendation

2. Simmons Farm on Roberts Rd 11-A-24-DP

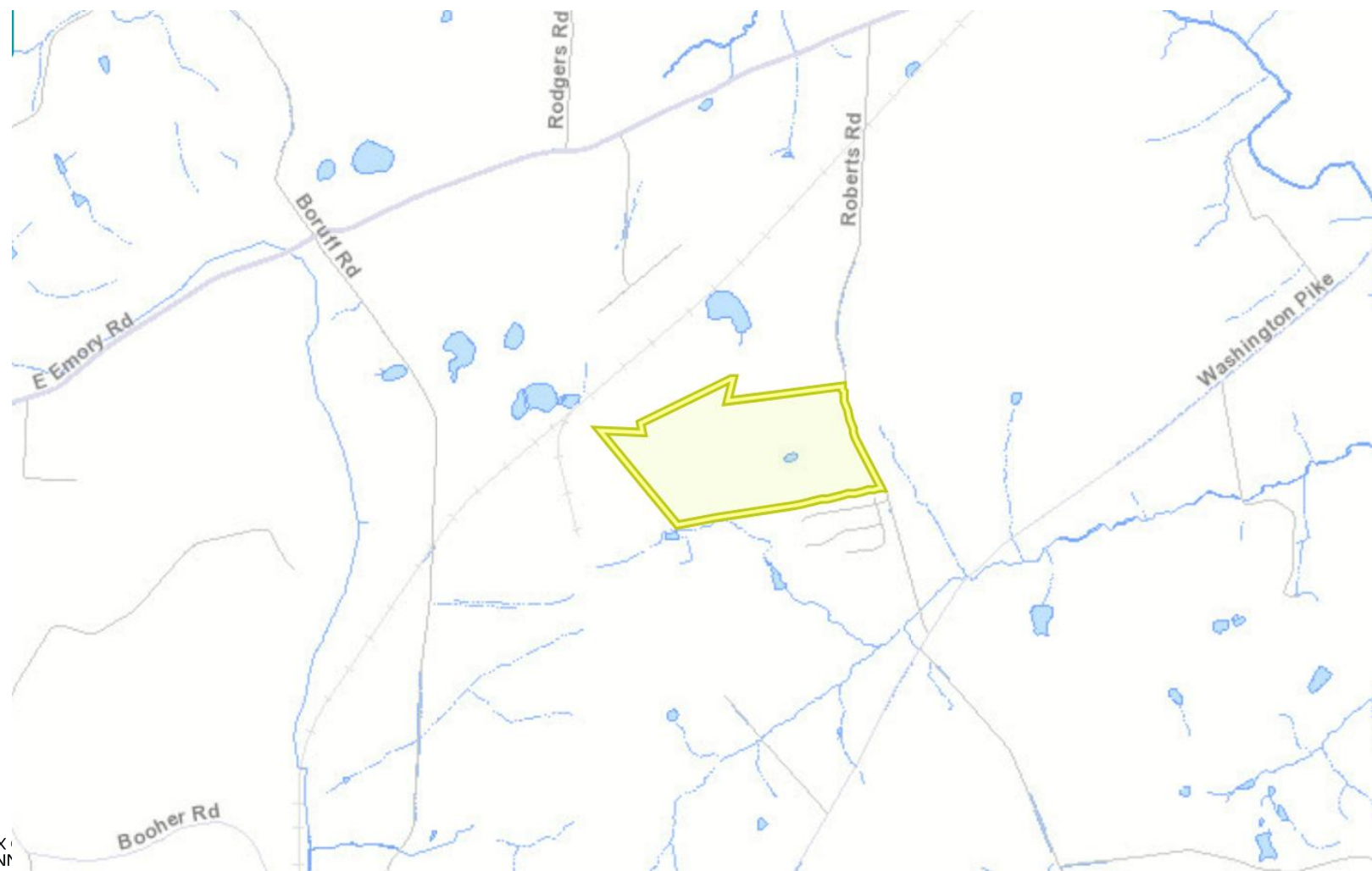
What

Development Plan - Final State of Public Input

Planning Commission Approved in Nov

Neighbors have appealed to County BZA

Thankfully Smithbilt did not “Opt Out” of the BZA hearing



What

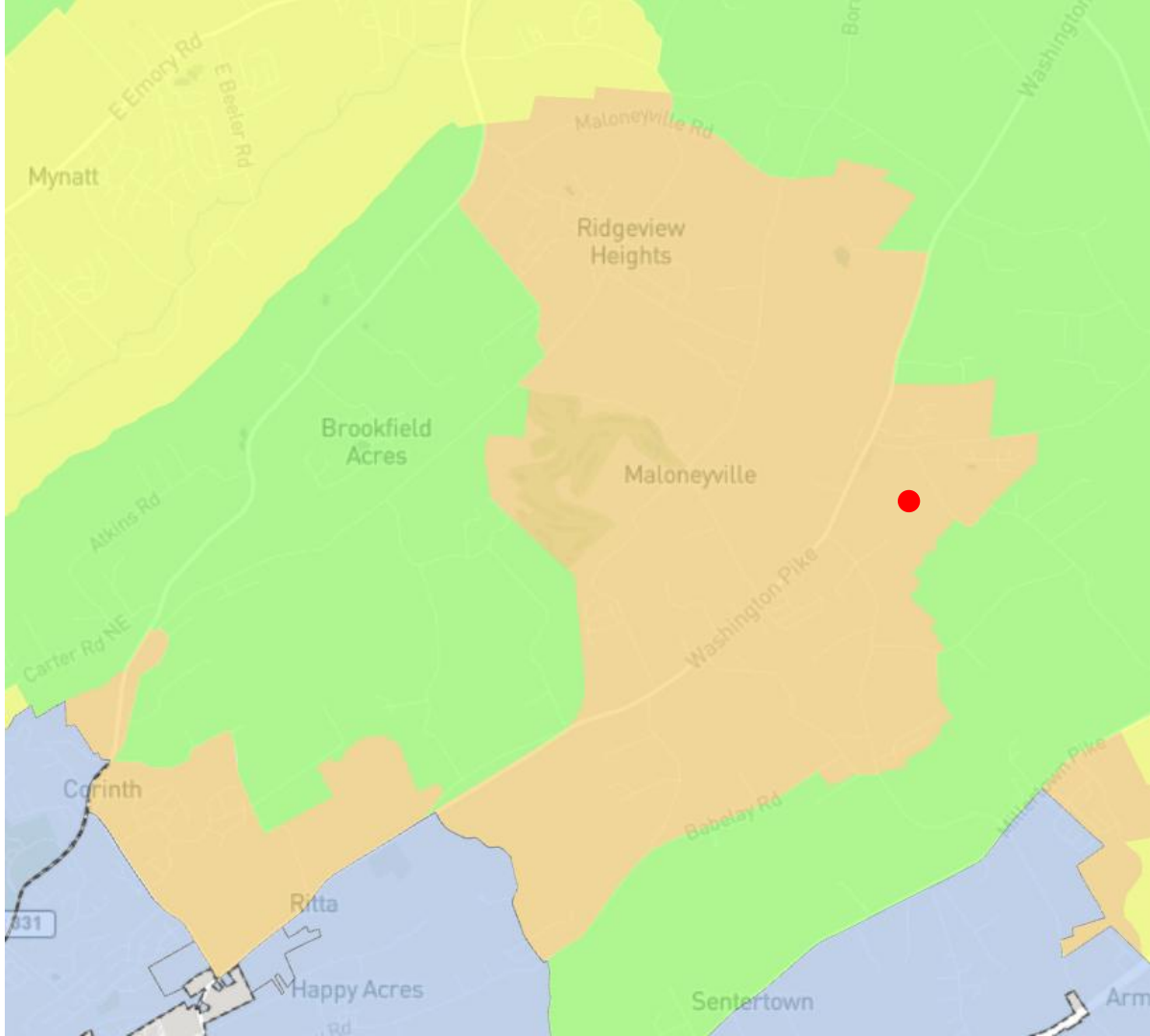
141 lots on the front 26.5 acres

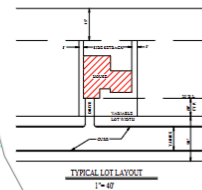
built at 5.3 units / acre

Rest marked “future development”

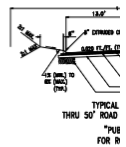
In the Rural Conservation Placetype

Will require improvements on Roberts Rd on both ends - Washington Pike and Emory Rd





- NOTES:
- 1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLATS AND FIELD SURVEY.
 - 2. CONTRACTOR TO VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 3. ALL UTILITIES SHALL BE DEPTHS AS SHOWN ON THIS PLAN.
 - 4. ALL UTILITIES SHALL BE INSTALLED TO THE DEPTHS SHOWN ON THIS PLAN.
 - 5. ALL UTILITIES SHALL BE INSTALLED TO THE DEPTHS SHOWN ON THIS PLAN.
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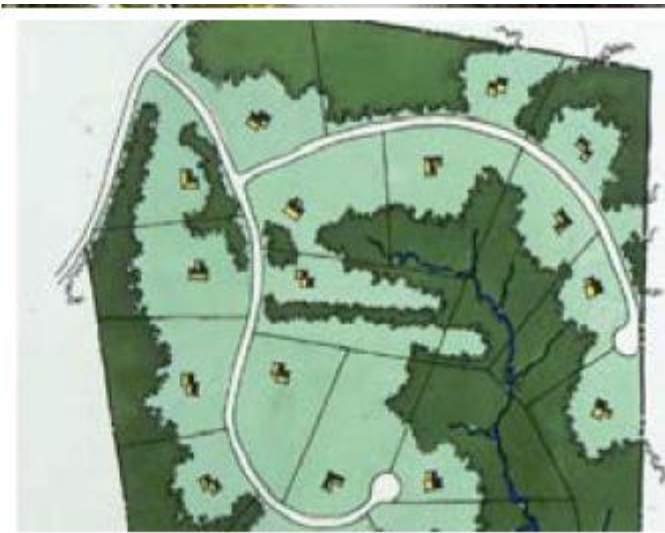


Rural Conservation

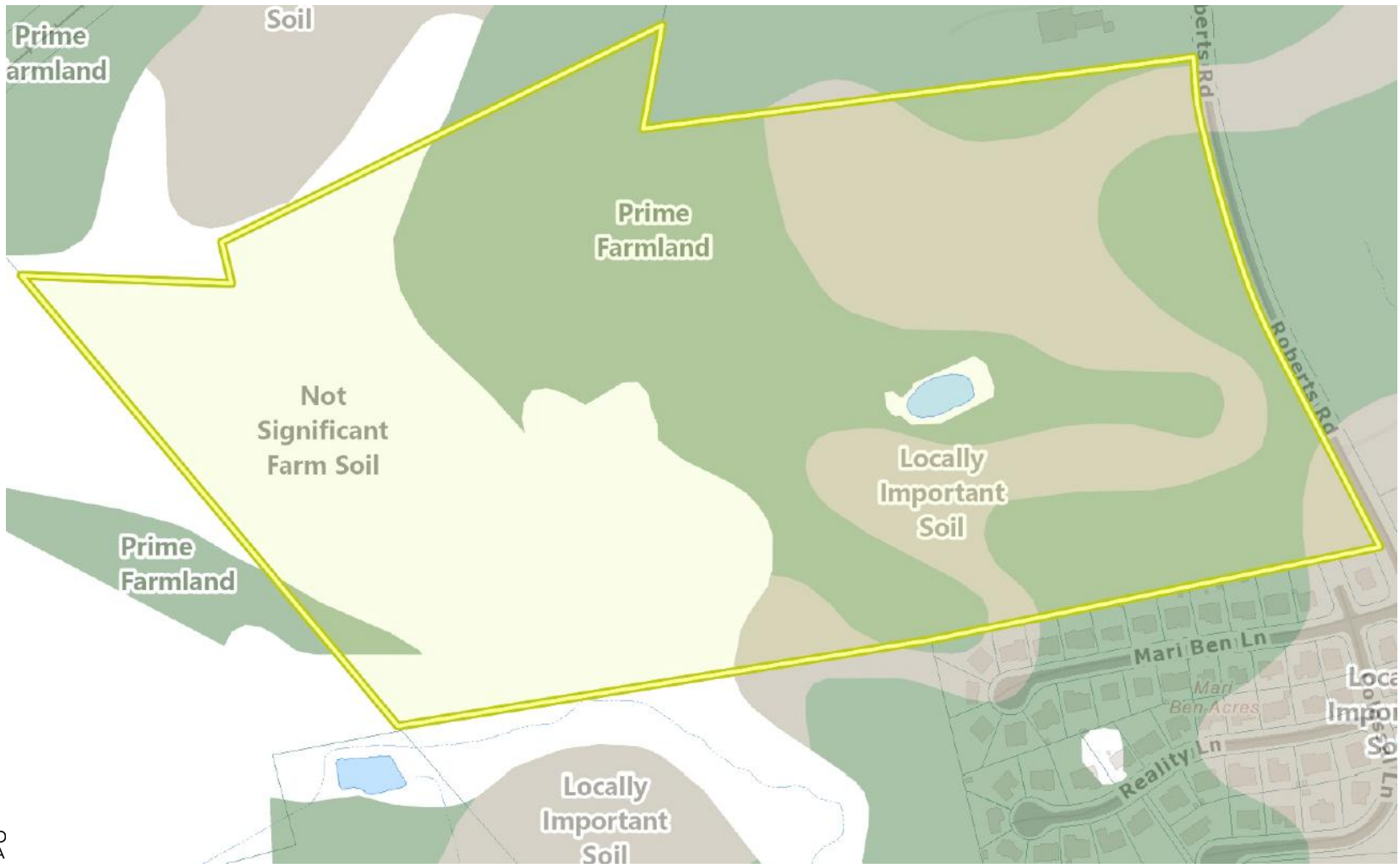
Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space.

HOUSING MIX

- Single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on a given site



Conservation design (above, left) yields the same number of homes on a given parcel as a conventional subdivision design (above, right). The conservation design results in less pavement, shorter distances to run utilities, and greater open space preservation.



Issues

No tree or soil protection plan

No conservation plan for “undisturbed open space”

Clearly Smithbilt is hoping they will be able to use more of this property in the future for houses

Issues (cont.)

No design guidelines for rural character

Smithbilt said that community engagement
“occurred at rezoning”

This is another Test Case

What requirements, if any, will Planning Commission put in place for Rural Conservation developments?

Engage

Knox County BZA - 10AM Wed, Jan 22nd

Email bza@knoxcounty.org

Tell them what you think are important traits of our community character. Demand a conservation plan for the undeveloped space. Conservation of soil.

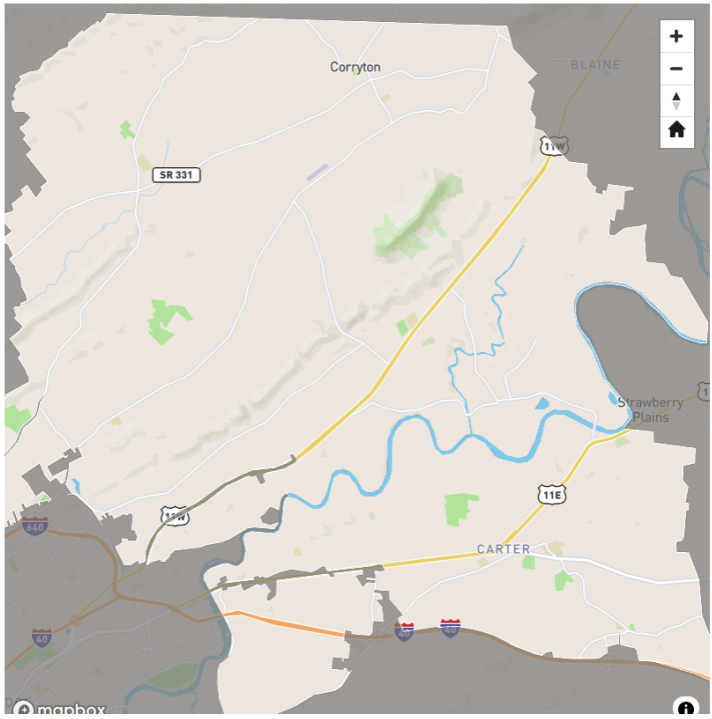
3. East Knox Mobility Study

[Project Page](#)

Project Information	Project Goals	FAQs	Safety Analysis
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The East Knox County Mobility Study is a community-focused initiative designed to enhance transportation planning for the Gibbs, Corryton, Ritta, Strawberry Plains, and Mascot areas. The study will integrate transportation best practices and consider all modes of travel. By identifying key transportation programs and projects, this study aims to accelerate progress toward the communities' transportation goals. The final result will be a comprehensive transportation strategy that supports a safe, vibrant, and connected East Knox County.

East Knox County Study Area



Our team will assess existing studies and plans to identify past proposed projects, such as greenway, road widening, safety, and sidewalk projects.



Safety Assessment

The team will review the last 5 years of crash reports to identify high-risk areas.



Stakeholder Engagement

Bringing together a group of vested individuals who will be the voice for their neighbors and act as champions for the community transportation projects.



Community Engagement

We will meet with the communities to gather information and cultivate meaningful conversations.



Surveying the Public

This website will host a survey and interactive maps to collect feedback from the East Knox County communities.



Data Integration

Existing conditions and community input will be combined to complete a picture of East Knox County's transportation needs. Based on this, a new project list will be drafted.



Project Prioritization

After completing the list of projects, additional meetings will be held with the stakeholder groups to ensure the most impactful projects receive attention and resources.

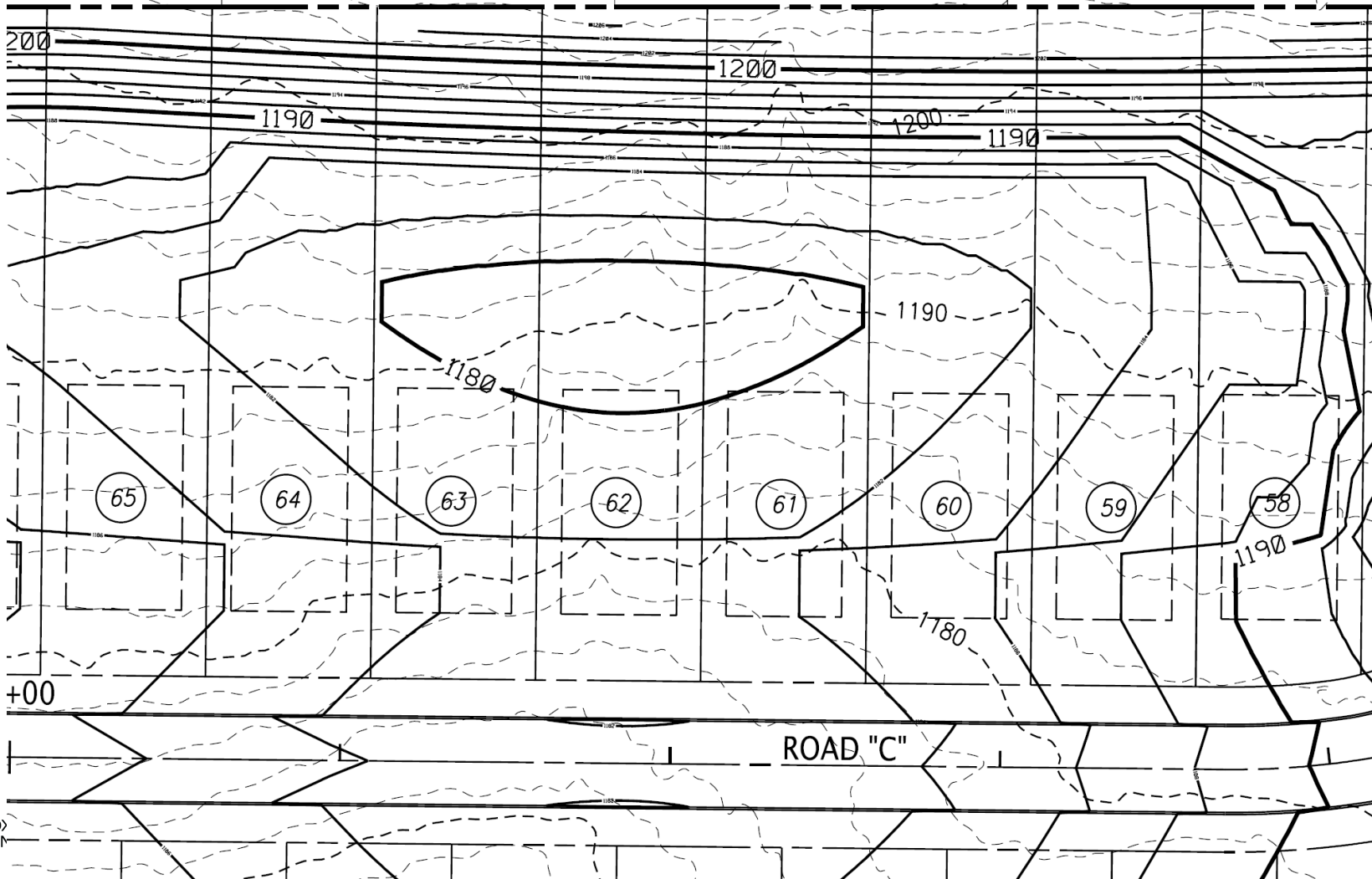


Final Report

Engage

Second Round of Public Input coming very soon!
Respond to the online survey!

4. Harvest Meadow on Babelay and Harris Rd



Engage

File complaints with the Codes department

Tell county commissioners the impact of development on you

Tell your story – let KCPA know, and we will help tell this story