



**TO:** Knoxville-Knox County Planning Commission  
**FROM:** Jessie Hillman, AICP, Principal Planner  
**DATE:** 3/4/2024  
**SUBJECT:** 3-A-24-OYP

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## Recommendation

Knoxville-Knox County Planning staff recommend approval of the [2024 One Year Plan](#) update.

## Proposed Amendments

The proposed amendments to the 2024 One Year Plan update include 23 plan amendments approved by City Council since the 2023 update.

## Proposed Revisions to the One Year Plan Document

### REMOVAL OF AGC (AGRICULTURAL CONSERVATION) AND RR (RURAL RESIDENTIAL) LAND USE CLASSIFICATIONS

The AGC and RR land use classifications have similar descriptions and location criteria, and they recommend identical zoning districts to the AG (Agricultural) land use classification. Staff recommends removing these redundant land use classifications.

There is one property with the AGC classification and one property with the RR classification that exist in the City. These properties meet the intent and location criteria for the AG land use classification and are proposed to be amended to the AG land use classification.

### ALIGNMENT OF CHAPTER 2 LAND USE DESCRIPTIONS AND THE LAND USE INDEX IN APPENDIX B

The land use descriptions in Chapter 2 were reformatted to better distinguish between intent, location criteria and permitted zoning districts. This is similar to the layout in the Appendix B Land Use Index.

Descriptions and location information were redistributed between the two references so that they are identical.

- Information missing from one reference was added to the other for completeness.
- Information was generally removed only if it was redundant, inaccurate or superfluous, except for the following instance.

- The location criteria that LDR (Low Density Residential) classified parcels have slopes less than 25% was removed. The LDR land use classification is one of the least intensive land use types, with development considerations that are compatible with topographical constraints.

#### CHAPTER 4 ON IDENTIFIED CONFLICTS AND POTENTIAL GENERAL REZONINGS REMOVED

This chapter referencing conflicts between present zoning and land use classifications was removed. There are a multitude of such conflicts due to the different premises of zoning districts and land use classifications. Zoning districts are generally reflective of historic or ongoing uses. The land use classifications represent future visions of land use and permissible zoning districts when a rezoning request is submitted by a property owner. All future rezonings must conform to the One Year Plan's land use classifications, and that process is already described in Chapter 1. Maps of forementioned conflicts were removed.

### Next Steps

If approved by the Knoxville-Knox County Planning Commission, the plan will be forwarded to Knoxville City Council for consideration on April 2, 2024 and April 22, 2024.

