

amendment to the MHI or BP place type.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data or changes to traffic patterns that point to the need for the MHI place type at this location or an expansion of the BP place type.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. A plan amendment to the MHI place type in a floodplain near a stream and a public park would run counter to several Implementation Policies of the Comprehensive Plan. They include Policy 2, to ensure that development is sensitive to existing community character; Policy 7, to encourage development practices that conserve and connect natural features and habitat; Policy 18, to create a park system that is accessible to and meets the needs of all residents; and Policy 20, to use the park system to promote goals for economic vitality, conservation of natural resources, and resiliency to natural hazards. Mining and Heavy Industrial uses here could jeopardize the health and safety of natural and community assets of the area.

2. Expanding the BP place type at the location requested is also not supported by any Implementation Policies of the Comprehensive Plan.

Action: Denied

Meeting Date: 4/9/2026

Details of Action:

Summary of Action:

Deny the MHI (Mining and Heavy Industrial) and the BP (Business Park) place types because they do not meet any of the criteria for a plan amendment and are inconsistent with Comprehensive Plan policies. The SP (Stream Protection) area would be retained.

Date of Approval:

Date of Denial: 4/9/2026

Postponements: 2/12/2026, 3/5/26

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/11/2026

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: