

Position Statement of the Governmental Committee to the Board of Directors – Lakemoor Hills HOA

Subject: Place Types, Zoning, and Future Land Use Considerations in Knox County

Date: October 2, 2025

To: Board of Directors, Lakemoor Hills Homeowners Association

From: Governmental Committee, Lakemoor Hills HOA

I. Purpose and Overview

The Governmental Committee submits this statement to inform the Board of Directors of current land use designations, zoning regulations, and future planning considerations that directly affect the Lakemoor Hills community. Our intent is to clarify how these frameworks function, assess their potential impacts on our neighborhood, and recommend a proactive posture for the HOA as Knox County continues to evolve its planning and zoning policies.

GUIDE TO PLACE TYPES AND ZONING IN KNOX COUNTY

This guide is intended to help residents and property owners understand how place types and zoning classifications work in Knox County, with a focus on the Lakemoor Hills neighborhood.

1. KEY DEFINITIONS

- **Zoning:**
According to Knox County’s Zoning Ordinance, zoning is a system that divides the county into districts (zones), each with uniform regulations for how land and buildings may be used.
 - Every parcel of land in Knox County is assigned a zoning classification.
 - Regulations for each zone including permitted uses, building types, and allowable activities are outlined in the Zoning Ordinance.
 - *Example:* Most of Lakemoor Hills is zoned Agricultural, meaning agricultural uses (including which farm animals may be kept) are allowed “by right” under the ordinance.
- **Place Types (Future Land Use Map):**
Place types come from Knox County’s Future Land Use Map.
 - They serve as a guiding tool for Planning Department staff and County Commissioners when reviewing future zoning change requests.

- Place types do not affect current zoning or property rights. Instead, they describe the county's future vision and potential development patterns.
- In Lakemoor Hills, the predominant place types are SR (Suburban Residential) and TN (Traditional Neighborhood).

2. WHY PLACE TYPES MATTER

- Place types describe future possibilities for development or land use.
- While they do not alter your current rights, they:
 - Provide guidance if you or your neighbor were to apply for a zoning change.
 - Indicate what could potentially be built on adjacent properties in the future.
 - Influence property value and flexibility for future development, or resale.

3. POINTS OF UNDERSTANDING

- Density:
 - SR (Suburban Residential) place types allow for higher density development compared to Rural Living or other lower-intensity categories not currently assigned to Lakemoor Hills.
 - If you wish Lakemoor Hills to remain as it is today, you may be concerned about how these place types could shape future rezoning requests.
- Infrastructure Limitations:
 - Most of Lakemoor Hills relies on septic systems, not sanitary sewer. Meaning each property would need both a drain field and a reserve field, which further limits development potential.
 - Because of this, large increases in housing density are unlikely without costly infrastructure expansion.
- Property Value:
 - Restrictions or more limited place types could such as Rural Living can reduce flexibility for future division, building, or resale.
 - Conversely, keeping the current designation could create future development that a property owner may find less desirable.

4. CHANGING ZONING OR PLACE TYPES

- Who Can Request a Change?

- Only property owners may request a zoning or place type change for their parcel(s).
- **Group Applications:**
 - Property owners may be able to file applications jointly to share costs of the application fees.
 - Larger neighborhood-wide requests (e.g., shifting to a more rural place type) should be discussed with planning staff, as they may require a different process if the group application gets too large.

5. WHAT PLACE TYPES DO *NOT* DO

It is important to clarify:

- Place types do not change your current zoning or property rights.
- Zoning, as defined in the ordinance, is what governs what you may do today.
- Place types only serve as long-term guidance for potential future rezoning requests.

6. IN SUMMARY:

- Zoning = your current property rights.
- Place types = future vision and guidance for rezoning.
- Understanding both helps you stay informed about what may (or may not) happen in your neighborhood's future.

7. Resources

- Link to place type zoning change options [zoning matrix](#)
- - [Knox county zoning regulations](#)
- [Application for re-classification of place type or rezoning](#)
 - [Rezoning process link](#)

Key Distinctions: Zoning vs. Place Types

- **Zoning** is the legally binding framework that governs current land use and development. Each parcel in Lakemoor Hills is zoned under Knox County's ordinance, with most parcels classified as **Agricultural**, permitting agricultural uses and associated activities "by right."
- **Place Types**, by contrast, are non-binding designations from the County's **Future Land Use Map**. They do not change zoning or property rights but guide how planning staff and the County Commission evaluate future zoning requests.

In Lakemoor Hills, the predominant place types are **Suburban Residential (SR)** and **Traditional Neighborhood (TN)**, both of which envision development patterns that could support higher housing density than currently exists.

Key Considerations and Potential Impacts

1. **Future Density and Character:**

While SR and TN place types do not automatically increase density, they create a policy framework that could support rezoning requests for more intensive residential development in the future. Residents who value Lakemoor Hills' current low-density, semi-rural character may find such changes concerning.

2. **Infrastructure Constraints:**

Our neighborhood's reliance on **septic systems** significantly limits feasible increases in density. Without costly infrastructure expansion — such as the installation of sanitary sewer — large-scale development is unlikely. This limitation provides a natural check against dramatic changes in land use.

3. **Property Value and Flexibility:**

Land use designations can influence property values in two ways:

- Broader place types (like SR) maintain flexibility for future subdivision or resale but may lead to less desirable development outcomes.
- Narrower place types (like **Rural Living**) can preserve neighborhood character but might limit property owners' options for future development or reduce resale value.

Role of Property Owners and the HOA

- Only **property owners** can initiate zoning or place type changes.
 - **Group applications** are possible and may be more effective in influencing County planning decisions, but they require coordination and communication across the community.
 - The HOA should play an active role in **educating residents** about their rights, potential impacts, and procedural options, as well as **facilitating collective action** where appropriate.
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V. Committee Recommendations

1. **Educate and Communicate:**

Host an informational session for residents outlining the implications of place types, zoning, and the rezoning process.

2. **Establish a Long-Term Vision:**

Engage the community in defining a shared vision for Lakemoor Hill's future — including preferences for density, character, and growth — and use that consensus to guide HOA positions.

3. **Monitor and Engage in County Planning Processes:**

Maintain active communication with Knox County planning staff and monitor rezoning proposals that could affect the neighborhood. Early engagement is critical to influencing outcomes.

VI. Conclusion

The Governmental Committee believes that proactive engagement with Knox County's land use planning process is essential to preserving the qualities that make Lakemoor Hills a desirable and unique community. While place types and zoning are often complex and technical, understanding their implications — and participating in shaping them — will empower the HOA and its residents to guide the future of our neighborhood rather than react to it.

Respectfully submitted,

Governmental Committee

Lakemoor Hills Homeowners Association